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Media Contact: URBAN RETAIL PROPERTIES, Lisa Bell/ 312.915.3981 (bell@urbanretail.com)



MANSUR&COMPANY

**URBAN RETAIL PROPERTIES, LLC,
CENTER CREEK DEVELOPMENT, LLC AND MANSUR&COMPANY
ANNOUNCE SPRING CREEK OUTLETS OF CHICAGO**
Joint Venture Solidifies Urban Retail's Role as Ground-Up Developer

Chicago, IL (July 26, 2011) - Urban Retail Properties, LLC (www.urbanretail.com), Center Creek Development, LLC (www.centercreekdevelopment.com) and Mansur & Company (www.mansurco.com), are proud to announce their joint venture development to build, lease and manage Spring Creek Outlets of Chicago. Located in New Lenox, Illinois, the ground-up development will be conveniently located immediately north of I-80 on 97 acres of land at the highly accessible interchange of I-355 and Route 6. Spring Creek Outlets of Chicago, is the anchor of a one million square foot mixed-use development scheduled for a grand opening in the second quarter of 2013. The \$225 million outlet shopping center development will include an extraordinary line-up of first class national outlet tenants for an aggregate of 550,000 square feet of outlet shopping. The project will also include several hotels, restaurants, entertainment uses, a senior assisted living facility and highly visible and accessible retail.

Urban Retail brings to Spring Creek Outlets of Chicago more than 35 years of industry experience in leasing, management, development and marketing services. An industry leader in creating premier shopping destinations, Urban Retail was the original developer of properties including 900 North Michigan Avenue and Water Tower Place in Chicago, as well as Copley Place in Boston. The joint venture of Spring Creek Outlets of Chicago is Urban Retail's most recent ground-up project since the highly acclaimed grand opening of Branson Landing in Branson, MO. Ron Simkin, with Urban Retail, and Linda Miller of LM Global Retail, will be responsible for leasing the project.

Located 29 miles from the Magnificent Mile, Spring Creek Outlets of Chicago is minutes from Chicago's populous western suburbs and vibrant southwest suburbs. Two major interstates carry shoppers from across the Midwest making the shopping center a regional destination and gathering place.

"We felt Urban Retail was a great complement with Center Creek Development for this type of dynamic outlet destination in the Chicago market." remarked Austin Mansur, Senior Vice President, Mansur & Company. "With our combined experience, I am confident that Spring Creek Outlets of Chicago will be a strong retail player, drawing shoppers from across the Midwest and beyond."

Commenting on the partnership and project, Jeff Middlebrook, principal with Center Creek Development, regarded the joint venture as "a formidable team of experienced developers and financiers helping to bring long sought after shopping opportunities, as well as several thousand permanent and construction jobs, to Will County, one of the most dynamic growth markets in the country".

Ross Glickman, Chief Executive Officer of Urban Retail states, "Urban is proud to partner with Mansur and Center Creek on this project. The partnership not only affirms Urban Retail's role as industry experts in leasing and management, it also allows us to demonstrate what earned us our reputation for excellence within our industry: Ground-up development."

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About Urban Retail Properties, LLC

Urban Retail Properties, LLC is an independent, privately held company, and has been the developer for more than 75 projects, which include premier, shopping destinations and mixed-use projects. Headquartered in Chicago, IL, Urban has offices in Florida, Massachusetts, Washington DC, Los Angeles, New Jersey and Texas. Urban Retail is also one of the nation's leading third-party real estate managers.

Urban has also played a key role in the Outlet business in Asia. Most recently, the company provided pre-development, management and leasing services for Shanghai Fashion Center, with Phase One opening in the fall of 2011. The project consists of 750,000 sq. ft of outlet retailers along with a 200,000 sq. ft. restaurant building housing 16 sit down restaurants. A fashion component, designer offices, entertainment complex and hotel complete this one of a kind destination.

About Center Creek Development, LLC

Center Creek Development, LLC is a privately held company specializing in ground-up commercial development in the Midwest. Focusing on the Chicago Metropolitan Area, Center Creek's principals have been involved in the development of dozens of retail shopping centers, as well as flex-tech industrial parks, outlet malls, urban parking developments, movie theaters, and restaurant and entertainment ventures. Center Creek's principals provide development and consulting services for a wide range of businesses and municipalities.

About Mansur & Company

Founded 35 years ago, Mansur & Company invests in and develops commercial real estate for its own account and provides investment-banking services to domestic and international institutional real estate investors. Mansur & Company has acquired, developed and operated significant real estate assets throughout the country, including regional mall shopping centers, urban office buildings, hotels, apartments, condominiums, industrial properties, and self-storage totaling in excess of 24 million square feet, valued in excess of \$3.5 billion.

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