



Integrated Solutions to Real Estate & Development

PRESS RELEASE

THE FESTIVAL COMPANIES DELIVERS NEW STORES TO SEVERAL OF THEIR SPECIALTY SHOPPING CENTERS

November 3, 2005

Los Angeles, CA - The Festival Companies. brings national retailers to their specialty centers featuring today's most sophisticated stores in Southern California.

Costa Mesa Courtyards is a 171,111 square foot unique retail lifestyle center located in Costa Mesa, California on Newport Boulevard and Harbor at 19th Street. Several new stores will be opening their doors:

MedSpa Boutique is a 1,660 square foot salon, located adjacent to the Food Court. Now open, MedSpa treats their clients with the best that technology has to offer with expert consultations from their skilled medical staff. The trend-setting spa-like facilities offer FDA-approved procedures like Botox, Restylane, Laser Hair Removal, IPL-Skin Rejuvenation, Microdermabrasion, Chemical Peels, Collagen and Leg Vein Treatment.

Opening in December, **Calico Corners** is a specialty fabric store featuring customizable upholstered furniture and a selection of ready-made pillows, bed ensembles, and other decorative accessories. Thousands of fabrics and trims, hundreds of window treatment ideas, furniture frames and accessories are housed in this 4,465 sq. ft. store, located next door to The Right Start. Design associates and In-Home Consultants assist their customers with inspiration and installation.

SuperCuts, opening their new 1,208 sq. ft. location in January 2006, will be located near 24 Hour Fitness and Coffee Bean & Tea Leaf. Giving clients a contemporary and comfortable atmosphere, Supercuts appeals to those in search of today's hot new hairstyles at affordable prices.

Starbucks is coming to **Del Amo Metro**, the 4,800 sq. ft. shopping center located in Lakewood, California on Woodruff and Del Amo Boulevards. Scheduled to open in February 2006, this particular Starbucks will feature a drive through as part of its 1,495 sq. ft. location. Starbucks is the leading retailer, roaster and brand of specialty coffee in the world.

Town Center Plaza, the 6,000 square foot strip center located in Yorba Linda, California at Yorba Linda Boulevard and Lakeview, will open **Juice Zone** in December 2005. Juice Zone is a vibrant and great tasting concept combining refreshing flavors and natural enhancing ingredients. The Juice Zone product line includes made to order smoothies, squeezed and pressed juices and fresh wraps and salads and their own branded nutritional supplements.

In time for tax season, **H&R Block** will open for business in January 2006 at **Crenshaw Gateway**, the 5,100 sq. ft. shopping center located in Inglewood, California on Manchester and Crenshaw Boulevard. H&R Block will take over a 950,000 square foot space. The company they built has transformed itself into America's financial partner, operating out of more than 9,000 tax offices and 98 Financial Centers in the United States. H & R Block specializes in income tax return preparation and is a financial services company that offers tax preparation and online information services.

The Festival Companies is a full-service real estate advisory firm and leading shopping center developer based in Los Angeles, Calif. Its development track record spans more than 100 retail projects, including regional malls,

entertainment centers, street retail and open-air centers in select markets nationwide. The Festival Companies has an extensive track record in redevelopment that has spurred revitalization and economic development in many communities. For more information on The Festival Companies, please call (310) 665-9600 or visit the company's Web site at www.festivalcos.com.

