GREENBERG GIBBONS

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COBB THEATRES SIGNS 65,000 SQUARE FOOT LEASE TO ANCHOR GREENBERG GIBBONS' VILLAGE SOUTH PROJECT

Premium Cinema and Restaurant Concept to Join Wegmans and Target at Expanded Mixed-Use Development

Owings Mills, Md. (May 19, 2008) — Greenberg Gibbons announced today the addition of Cobb Theatres and CinéBistro to the new Village South at Waugh Chapel, a more than 1 million square foot mixed-use project connecting directly to Crofton's existing Village at Waugh Chapel. Village South and its anchor stores are slated to open in 2009.

"Imagine watching the newest movie with all of the comfort and convenience of a luxury sports box, boutique hotel or fine-dining restaurant—it's truly a unique entertainment experience," said Jeremy Welman, chief operating officer, Cobb Theatres. "We think Village South is the ideal setting for our first mid-Atlantic location."

The 65,000 square foot theater complex will feature 14 screens with digital projection and 3D capabilities for newly-released and alternative films, sporting events and concerts. The complex will have a large lobby and box office, expanded snack bar menu, interactive video games and birthday party rooms. Additionally, the theatre will feature a "loge," or upper level reserved seating similar to a performing arts balcony, as well as a separate full-service restaurant on the upper level of the main theater building.

CinéBistro, Cobb's brand for its restaurant and bar area inside the theater, will service the loge level consisting of 350 premium seats and offers concierge services in six of the largest auditoriums. The loge level will also include oversized premium style leather loveseats, and in-seat service for food and beverages.

“The addition of Cobb Theatres and CinéBistro to Village South truly rounds out a premium mix of anchor tenants,” explained Brian Gibbons, CEO of Greenberg Gibbons. “This cinema experience will be unlike anything the region has to offer and it will be a great new entertainment destination for the community.”

Village South is a mixed-use, lifestyle destination in the heart of the Annapolis-Baltimore-Washington corridor and will feature 139,000 square feet of main street retail, 140,000 square feet for Wegmans Food Markets and 137,000 for Target. The 80 acre development will also feature 130,000 square feet of office space and has plans for 462,500 square feet of residential living.

About Cobb Theatres

Cobb Theatres is based in Birmingham, Alabama and has an 87 year tradition in motion picture exhibition. Cobb Theatres currently operates 166 screens in the Southeastern United States and has another 89 in development. Cobb is an innovator in the out of home entertainment arena, offering great family entertainment venues. Visit us at www.cobbtheatres.com for additional information.

About Greenberg Gibbons

Founded in 1968, Greenberg Gibbons is one of the Baltimore-Washington region's premier developers of mixed-use, town center and retail properties. The company’s portfolio includes more than four million square feet of existing and new development. Its signature projects include the award-winning revitalization of Hunt Valley Towne Center and the new $450 million Annapolis Towne Center opening this fall. For more information, visit www.ggcommercial.com.

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