

### FOR IMMEDIATE RELEASE ###

## DOORS TO OPEN ON FOUR NEW BUSINESSES AT FESTIVAL AT RIVA SHOPPING CENTER

Annapolis, Maryland – Festival at Riva is pleased to announce the addition of four new businesses:, Caffé Pronto, California Tortilla, Bay Cleaners and Liberty Tax Service/Edsel M. Brown Jr. Advisors.

Festival at Riva is located at the corner of Forest Drive and Riva Road and is accessible from Route 50, Rt. 2 and West Street Extended.

Caffé Pronto Coffee Roastery – This local Annapolis artisan coffee roasting company focuses on hard-to-find specialty coffees. For the past 5 years, Caffé Pronto's growing popularity has been based on its ability to consistently source the finest coffees available and develop long term relationships with farmers, thereby delivering the highest quality products to its customers. The Caffé Pronto opening in Festival at Riva will be the company's local flagship retail store and introduce a new concept to discriminating consumers. The shop will feature in-store roasting, custom coffee blending, 40 varieties of coffee custom brewed to order, and regular educational seminars. Caffé Pronto will occupy the 1,535 s.f. space next to Framing & Art. Anticipated opening – Spring 2007.

California Tortilla – Since 1995, California Tortilla has been constantly redefining and perfecting the fast-casual Mexican food concept. They put a funky, California twist on the traditional burrito and served up with a lot of fun by spunky employees. Only at California Tortilla can you get their signature Blackened Chicken Caesar burrito, Honey Lime Burrito or Crunchy BBQ Ranch Burrito, to name just a few of their most popular burritos. And only at California Tortilla can you experience zany promotions like Pop-Tart Day, Animal Noise Day, Freeze-Pop Day and their famous Monday Night Mystery Prize Burrito Wheel! California Tortilla will occupy the 2,250 s.f. space between Bath & Body Works and Cheeburger Cheeburger. Anticipated opening – April 2007.

Liberty Tax Service/Edsel M. Brown Jr. Advisors – This new addition comprises two firms: one offering tax preparation, and the other providing financial services. Liberty Tax Service is the third largest tax preparation firm in the country, with over 1,700 offices nationwide. The firm commenced operations in the U.S. in 1999 and has more recently been ranked among the top ten best franchises and as one of the fastest growing tax and accounting companies. Edsel M. Brown Jr. Advisors will offer a comprehensive approach toward meeting the financial needs of individuals, organizations, and businesses. This includes retirement, investments, and insurance. Liberty Tax Service/Edsel M. Brown Jr. Advisors will occupy 733 s.f. on the 2<sup>nd</sup> level of the two-story building next to Blockbuster. Grand Opening – January 13, 2007 from 2-6pm.

Bay Cleaners – Specializing in full-service dry cleaning, laundry, expert tailoring, leather cleaning and shoe repair, Bay Cleaners has been in business since 1990. Bay Cleaners will occupy the 1,200 s.f. space between Nationwide & Weight Watchers. Anticipated opening – January 2007.

Festival at Riva is anchored by the Giant Food Store chain. Tenants also include Michael's, T. J. Maxx, Bombay/Bombay Kids, Carter's, Panera Bread; altogether, over 50 other shops, services and restaurants. This center, built originally in the late 1980's, has been a highly successful center over the past two decades.

CB Richard Ellis, Inc., property managers for the property, is very pleased to welcome these exciting new businesses to Festival at Riva.

Lisa Stoddard and Josh Miller of CB Richard Ellis, Inc. represented the Landlord in these transactions.

### CONTACT:

Eric Fenner, Senior Real Estate Manager  
Retail Property Management  
CBRE Real Estate Services, Inc.  
2303-M Forest Drive  
Annapolis, MD 21401  
410 266 9354 Phone  
410 224 3753 Fax  
[eric.fenner@cbre.com](mailto:eric.fenner@cbre.com)

Website: <http://www.festivalatriva.com>

### END ###