



LERNER CORPORATION

July 10, 2007

Mr. Keenan S. Rice
MuniCap Public Finance
6760 Alexander Bell Drive, Suite 220
Columbia, MD 21046

WRITER'S DIRECT DIAL:

Re: CDA Road Update as of June 30, 2007

Dear Keenan:

As requested, the following information regarding the status of our CDA road project is accurate through June 30, 2007.

1. Roads construction status (Per billings as of 06/30/07):

	<u>BILLED</u>	<u>CONSTRUCTED</u>
a. DCB II Blvd.	100%	100% (Open to traffic)
b. DCB I Blvd.	100%	100% (Open to traffic)
c. Nokes Blvd.	100%	100% (Open to traffic/Accepted)
d. City Center Blvd.	100%	100% (Open to traffic/Accepted)
e. Atlantic Blvd.	100%	100% (Open to traffic)
f. Ramps A & E	100%	100% (Open to traffic)

2. Mall construction and leasing status:

a. Sitework	100%	Complete
b. Building Shell	100%	Complete
c. Tenant Build-out	134	Tenants open
	1	Tenants under construction
d. Anchor Stores	Open	Lord & Taylor, Hechts, JC Penny, Sears, Nordstrom
e. Other Large Stores	Open	ECPI, Old Navy, Hennes & Mauritz, Pediatrics @ Nite, Danker Furniture, Champion Billiards & Barstools, Dick's Sporting Goods and LA Fitness

3. As of June 30, 2007, Lerner has 134 fully executed leases totaling 309,637 SF excluding the Anchors, Other Large Stores listed in item 2 above, Kiosks and Tenants under Construction. The square footage includes 60,976 SF in the Nordstrom wing, of which 46,307 SF is occupied. The total number of Kiosks at the end of the quarter was 10.

If you have any questions, please call me at (301) 984-1500.

Sincerely,

Lori Creasy
Sr. Vice-President/Corporate Controller

LC: ls

cc: Mr. Arthur N. Fuccillo, Lerner Enterprises
Mr. Robert K. Tanenbaum, Lerner Enterprises