

**Press Release
September 1, 2006**

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Post Oak Mall Goes High Tech!

College Station, TX -- Technology and advertising come together to make a difference to the local economy and businesses. Anuncio, LLC has teamed with CBL & Associates Properties, owners and operators of Post Oak Mall to deploy the latest in digital technology throughout the mall. Post Oak is the first in a series of malls that will receive the digital technology advertising networks.

Countdown to “LIVE” status at Post Oak Mall will occur on Friday, September 1, 2006 at 9:45 am. Digital displays give Post Oak Mall a high tech look, while giving advertisers a new medium to consider. “It’s a fascinating concept,” says Jack Love, General Manager of Post Oak Mall. “People come to the mall to shop, what could be better for an advertiser than to impact those people who are already in a buying mode?”

There is little doubt that consumers will see the screens: twenty large plasma screens hang throughout the mall concourses and food court. Currently no sound is emitted, but six-second views promoting different businesses, stores and product lines offer extraordinary opportunities. Many businesses have sought ways to reach Post Oak Mall’s 11 million visitors a year. Advantages to the stores already in the mall are notifications of sales or “hot” trends that customers may have missed through traditional advertising methods. With the dawning of commercial zapping video recorders such as TiVo, advertisers are scrambling for alternative sources. David Morgan, CEO of Anuncio, LLC says “Anuncio’s digital signage technology model provides a new advertising medium for businesses. It combines the best of billboard, print and video advertising.”

Anuncio, LLC is the brainchild of David J. Morgan (’77), Keith A. Morgan (’83), and Paul D. Morgan (’00) of the Bryan/College Station area. The company is a natural expansion of its owners’ business endeavors in telecommunications services. Anuncio is currently contracted to provide the high-tech digital advertising to four other CBL & Associates Malls throughout Texas and one in Little Rock, Arkansas. Installations began with Post Oak Mall and will move to Richland Mall in Waco next. Plans are to have all six malls up and running by November, 2007.

David J. Morgan ‘77
CEO and Co-founder of Anuncio, LLC.

Mr. Morgan has over 32 years of experience in the telecommunications industry. In addition to Anuncio, Mr. Morgan has business interests in other high-tech telecommunications start-up companies. For the past 5 years Mr. Morgan has been the CEO of PAUnet, LLC, a satellite Internet access company with operations in North American and Latin America. Since 1996, Mr. Morgan has been the President of DJKM Enterprises, LLC, a telecommunications construction and engineering company. Prior to DJKM, he was Vice President – Engineering and Operations for SEVIS Systems, Inc. a network security company. Prior to SEVIS, Mr. Morgan was Vice President of Sales for JRT Enterprises, a telecommunications product distribution

company. Mr. Morgan was Director – Broadband Services for Cathey, Hutton & Associates, Inc., a telecommunications management consulting firm, where he directed all broadband community services consulting activities; and designed and developed large-scale networks for distance learning and telemedicine. Prior to Cathey, Hutton & Associates, Inc., Mr. Morgan held the positions of Director – Broadband Planning for Century Telephone Enterprises; Director – Televideo Services for Century Telephone of San Marcos; and, Director - Network Design Operations for San Marcos Telephone Company. Mr. Morgan was also a Senior Manager with Contel and GTE (Verizon) managing network engineering and network operations for 14 years. Mr. Morgan is on the Board of Directors of DJKM Enterprises, LLC, PAUnet, LLC, Anuncio, LLC and The TeleCommUNITY Foundation. He is also an active member of the Industry Advisory Council, College of Engineering, Engineering Technology -- Telecommunications, at Texas A&M University. Mr. Morgan holds a Bachelors of Science degree in Telecommunications Engineering Technology from Texas A&M University and has completed graduate studies in business management at Mercer University and Redlands University.

Mr. Morgan has multiple generations of his family living in Brazos County. He is a graduate of Stephen F. Austin High School, Bryan, Texas in 1970. He is married to the former Kim Smith, who graduated from Bryan High School, Bryan, Texas in 1972. They reside in Bryan, Texas. They have three children and eight grand-children.

Keith A. Morgan ‘83

Director and Co-founder of Anuncio, LLC.

Mr. Morgan is currently President and COO of PAUnet, LLC in Bryan, Texas; where he has key responsibilities for the company’s satellite VSAT operations throughout the United States, Canada, Caribbean and Latin America. Previously, Mr. Morgan was Vice President of A. G. Edwards & Sons with 12 years leadership experience in business Applications Development, Technical Education, and IT Human Relations, Computer and Network Operations, Telecommunications Engineering and VSAT satellite program management. Prior to A. G. Edwards, Mr. Morgan spent 5 years as a Limited Partner, Satellite Project Manager and Telecommunications Manager with Edward Jones & Company. Mr. Morgan has an earlier additional five years of data communications experience with the McDonnell Douglas Automation Company and the Texas A&M University Data Center. Mr. Morgan holds a Bachelors of Science degree in Telecommunications Engineering Technology from Texas A&M University and a Masters of Information Management degree from Washington University.

Mr. Morgan is a graduate of Bryan High School, Bryan, Texas, 1975. He is married to the former Susan Harston, who graduated from Bryan High School, Bryan, Texas in 1977. They reside in College Station, Texas. They have five children and two grand-children.

Paul D. Morgan ‘00

President and Co-founder of Anuncio, LLC

Mr. Morgan has operational responsibilities for Anuncio sales and marketing and digital signage network roll-outs in the Texas and Arkansas markets. Mr. Morgan was recently the CIO of PAUnet, LLC. Previous to PAUnet, he was President and Owner of PAU Security Systems. Mr. Morgan is knowledgeable in the areas of digital Internet and computer networking security and operations. Prior to forming PAU Security Systems, Mr. Morgan was engaged with Unisys Corporation in the areas of computer and network technical support. Prior to Unisys, Mr. Morgan worked as an Operations Supervisor with DJKM Enterprises, LLC overseeing

construction projects for telephone and cable TV companies. Mr. Morgan is completing a Bachelors of Science Degree in Industrial Distribution from Texas A&M University.

He is married to the former Carrie Garner, who graduated from Texas A& M University in 2003. They reside in College Station, Texas and have two children.

Post Oak Mall is owned and managed by CBL & Associates Properties, Inc. of Chattanooga, Tennessee, (NYSE:CBL) and Post Oak Mall and Associates features more than 120 great specialty shops and is anchored by Dillard's, Macy's, JCPenney and Sears, and is conveniently located at Harvey Road and Highway 6. For more information, visit on-line at www.postoakmall.com.

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