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**Stoltz Real Estate Partners and Citizens for Responsible Growth
Reach Agreement on Development Projects in Greenville Area**

(Wilmington, DE) February 25, 2011 – Stoltz Real Estate Partners (Stoltz) and Citizens for Responsible Growth in New Castle County, Inc. (CRG) have reached agreement on conditions which will enable three Greenville area development projects proposed by Stoltz in 2008 to move forward with the support of the community.

The agreement, reached after more than three months of negotiations, results in a significant downsizing of the proposed Barley Mill Plaza, Greenville Center and 20 Montchanin projects while obtaining community support for rezonings and variances for the modified plans. It builds on the framework announced in September of 2010 by former New Castle County Executive Chris Coons and Stoltz as the basis upon which Stoltz would agree to move forward with downsized plans.

“The downsized plans and future restrictions strike a reasonable balance between the legitimate concerns of the community and the rights of Stoltz as the owner of the properties” said Bob Valihura, Chairman of CRG.

“I am pleased that we now have community support for our projects,” Stoltz Chief Executive Officer Keith Stoltz said. “I appreciate the efforts of the leaders of CRG and look forward to moving ahead with our significant investments in New Castle County”.

Stoltz will file revised plans for Barley Mill, Greenville Center and Montchanin in the next 30 days.

Highlights of the agreement between Stoltz and CRG are:

- At Barley Mill Plaza, Stoltz will revise its current plans for a 2.8 million square foot mixed use project and replace it with an office and commercial development of 1.65 million square feet. Approximately 37 acres along Rt. 141 will be rezoned to accommodate construction of up to 454,000 square feet of commercial retail space. The remaining 59 acres of the site will retain its existing office zoning and will be developed with up to 1.2 million square feet of office space. Building and garage heights will be capped. The density will be limited to 1.65 million square feet. The size of single user retail stores will be restricted, as will the number and type of retail sites located along Rt. 141 and Rt. 48.

In addition, Stoltz has agreed to construct a stormwater mitigation facility on the site to capture stormwater running across the site from properties to the north, so as to help alleviate downstream flooding problems in Elsmere. Stoltz will also work with the community as it relates to landscaping, signage and lighting associated with the project.

Although the traffic to be generated by the revised plan will be significantly less than what would have resulted from the original plan, Stoltz and CRG will work together with DelDOT to ensure that traffic concerns are fairly and lawfully addressed.

- At Greenville Center, Stoltz will build a slightly larger two story building to replace an existing two story building at the site, in lieu of the 12 story residential tower previously proposed. A one story 4,000 square foot building will be built at the corner of Kennett Pike and Buck Road, and the building housing the U.S. Post Office and jewelry store will be expanded slightly. Future building heights at the site will be capped, the use of the new 4,000 square foot building will be limited and the entrance at Buck Road will be modified as required by the Department of Transportation.

CRG will support a parking variance needed by Stoltz to obtain approval for the downsized Greenville plan. CRG will also support a variance for 19 additional parking spaces at 3704 Kennett Pike.

- Montchanin Corporate Center, Stoltz will build a one-story, 6,000 square foot building in lieu of the previously proposed 36,500 square foot building, to be set back 90 feet from the Montchanin Road right-of-way. CRG will support the rezoning of two acres of the site for the new building. Existing use restrictions on the site will be replaced with new restrictions consistent with the proposed development. The design of the new building will complement the existing building at the site and its uses will be limited. Future expansions at the site will be limited consistent with the original restrictions.

The agreement between Stoltz and CRG will be binding on future owners by means of deed restrictions enforceable by the Kennett Pike Association, Inc. and Delaware Greenways, Inc.

About Citizens for Responsible Growth in New Castle County, Inc.

Citizens for Responsible Growth in New Castle County, Inc. has been established to preserve the integrity of communities and roads in northern New Castle County in the face of extensive development plans for the area. The mission of the organization is to advocate for responsible and sustainable growth that strikes the appropriate balance between economic development and the preservation of both the unique scenic character of the Brandywine Valley and natural and historic resources surrounding our communities. The organization is made up of concerned citizens, as well as alliance partners – entities that also serve these communities, such as Kennett Pike Association, Delaware Greenways, Council of Civic Organizations of Brandywine Hundred and the Civic League for New Castle County. For more information, visit www.crginnewcastlecounty.com.

About Stoltz Real Estate Partners

Stoltz Real Estate Partners is an established manager of private real estate equity investment funds. With a focus towards owner/operator value creation, Stoltz is a vertically integrated real estate investment, development and services company with more than 50 years of successful operations. Investments are held in multiple, closed-end, commingled investment funds comprised of institutions, high-net worth individuals and sponsor equity. Stoltz provides top down senior management strategic direction and bottom up execution starting at the property level. For more information, visit www.stoltzusa.com.

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