



PRINCE WILLIAM COUNTY OFFICIALLY BRIDGES GAP IN RETAIL

June 8th Opening of Wegmans Marks Opening of Stonebridge at Potomac Town Center, a Lifestyle Community

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Washington, DC —June 2, 2008 - On June 5, Prince William County Board of Supervisors, government officials, and Roadside Development, the developer, and BlackRock, the investment manager of the owner of the Stonebridge at Potomac Town Center, will cut the ribbon and open the bridge to Stonebridge at PTC, an upscale lifestyle community, located at the intersection of I-95 and Dale Boulevard in Woodbridge, Virginia, and the County's first upscale retail development. The ribbon cutting ceremony for the Stonebridge at Potomac Town Center development is scheduled for June 5, 2008 at 11:00am and will take place at the base of the central bridge leading into the over \$300 M project.

With the opening on June 8th of the 138,000-square foot Wegmans, the largest supermarket in Prince William County and the largest of three Wegmans in Northern Virginia, County, residents will experience Wegmans' European open-air market and shop from its selection of 70,000 products.

Current plans call for Wegmans to be joined by over 65 other retailers including high-end fashion, restaurants, cafes, health club and entertainment. Roadside is planning to break ground on the two retail buildings closest to Wegmans later in June. When completed, Stonebridge at PTC is currently expected to bring over 550,000 square feet of retail and to include 500,000 square feet of Class A office space and a residential apartment component with 500 units. Planned for opening in 2010, the Stonebridge at PTC is designed to give residents in Prince William County an urban shopping feeling within the comforts of their suburban community.

As Virginia's second most populous county, Prince William County has one of the highest median household incomes in the nation¹ and has become a highly desirable place to live. By 2011, the Defense Department's Base Realignment and Closure (BRAC) is expected to bring about by 60,000 military, civilian and contractor personnel to Quantico Marine Corp Base and Fort Belvoir. According to Prince William County Department of Economic Development, the county's population of about 386,047 in 2007 is expected to top 550,000 people by 2030.

¹ Prince William County-Department of Economic Development, American Community Survey, 2006, www.pwcecondev.org.



“Prince William County is repositioning itself as a county with lots of economic muscle. Its demographics and economy are growing rapidly and its residents are craving more retail choices so they don’t have travel far distances for basic amenities,” said Richard Lake, principal Roadside Development. “Recognizing there was this huge demand for retail, Roadside designed the Potomac Town Center to give residents that high-end shopping, entertainment and dining experience where they live and work,” added Lake.

About Roadside

Roadside Development (www.roadsidedevelopment.com) is a leading developer of supermarket-anchored mixed-use projects in the Mid-Atlantic region. Among their projects are Cityline at Tenley and City Market at O Street both in Washington D.C., University Town Center and the Village at College Park in Maryland, and the Purcellville Gateway in Loudon County, Virginia.

About BlackRock

BlackRock is one of the world’s largest publicly traded investment management firms. At March 31, 2008, BlackRock’s AUM was \$1.364 trillion. The firm manages assets on behalf of institutions and individuals worldwide through a variety of equity, fixed income, cash management and alternative investment products. In addition, a growing number of institutional investors use *BlackRock Solutions* investment system, risk management and financial advisory services. Headquartered in New York City, as of March 31, 2008, the firm has approximately 5,600 employees in 19 countries and a major presence in key global markets, including the U.S., Europe, Asia, Australia and the Middle East. For additional information, please visit the Company's website at www.blackrock.com.

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