



Contact: Mark Schneider
412-231-4444

**GROUNDBREAKING MARKS CONSTRUCTION START OF NEW
STARPOINTE BUSINESS PARK STRUCTURE**

BURGETTSTOWN, PA, April 28, 2010 – Morgan Road Associates, a partnership of Washington County Council on Economic Development (WCCED) and Fourth River Development LLC, reported today that construction of a new Starpointe Business Park building will begin with a groundbreaking ceremony at 11:00 a.m. on Thursday, April 29. The new multi-purpose structure – the park’s sixth operating facility – will add nearly 30,000 square feet of office, industrial, and/or warehousing space to the approximately 200,000 square feet already built and fully occupied. Starpointe is strategically situated at the intersection of Pennsylvania routes 22 and 18 in Washington County’s Hanover Township.

“Capable of being subdivided into six bays of approximately 5,000 square feet, this new building has been deliberately designed to accommodate compatible functions, either for a single occupant or to meet the needs of multiple tenants, said Daniel Reitz, WCCED executive director. “It is almost an exact mirror of an existing flex building that leased promptly following its 2007 completion,” Mr. Reitz added.

Expressing confidence that Starpointe’s newest facility will prove attractive to prospective occupants, Fourth River Development’s Mark Schneider noted that the project’s actual start will accelerate market interest in the site. “Our firm’s leasing professionals will combine the progress of construction with the logistical and financial advantages Starpointe offers in their aggressive marketing of the building,” Mr. Schneider stated. In addition to its role as lead developer, Pittsburgh-based Fourth River is the exclusive leasing agent for the WCCED complex and manages the property for the Starpointe Owners Association.

Construction financing is being provided by Community Bank, complementing funding support from Pennsylvania’s Industrial and Development Authority and the Business in Our Sights program administered by the state’s Department of Community and Economic Development. “Our organization is pleased to participate in this expansion of the Starpointe venture and we look forward to the building’s completion and productive use,” said Barron P. McCune, Jr. Community Bank’s president and chief executive officer. Scheduled to be available for occupancy by 2010’s fourth quarter, the facility will leave six pad-ready parcels in the project’s Phase 1, comprising 148 acres, remaining ready for sale or development. Design, grading and infrastructure work for an additional 200 acres of land designated as Phase 1B is underway.

Joining Messrs Reitz and Schneider as participants in the groundbreaking event will be Washington County Commissioners Larry Maggi, J. Bracken Burns and Diana Irely.

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