

December 23, 2014

Mattone Group Brings Three New Restaurants to Elmhurst.

Elmhurst, New York— December 23, 2014 — Mattone Group Elmhurst Co. LLC is pleased to announce the grand opening of three new restaurants at its center adjacent to the Queens Center Mall. The three restaurants Olive Garden (8,297 SF), Joe’s Crab Shack (8,000 SF) and Longhorn Steakhouse (8000 SF) have been developed on a former parking lot nestled between the Queens Center Mall and the Long Island Expressway.

The restaurants add to a dynamic mix of local, regional, and national tenants in the area which include over three million square feet of retail and dining options such as Macy’s, J.C. Penney, Sears, Marshalls, Kohls, Target, BestBuy, Costco, Century 21, T.J. Maxx, Dallas BBQ, and Toys “R” Us among others.

This location is one of the strongest retail locations in Queens County. The population within a 1 mile radius is 186,331 people and daily traffic counts for the LIE amount to over 153,000 vehicles. Queens Center Mall is one of the strongest malls in the country generating sales of \$1,059 psf. These three restaurants will add over 300 hundred jobs to the immediate area.

About Olive Garden:

Olive Garden is the leading restaurant in the Italian dining segment with more than 800 restaurants, more than 96,000 employees and more than \$3.6 billion in annual sales. Olive Garden is a division of Darden Restaurants, Inc., (NYSE: DRI), which owns and operates more than 2,100 restaurants that generate over \$8.5 billion in annual sales. Headquartered in Orlando, Fla., and employing more than 200,000 people, Darden is recognized for a culture that rewards caring for and responding to people. In 2014, Darden was named to the FORTUNE "100 Best

Companies to Work For" list for the fourth year in a row. Our restaurant brands — Red Lobster, Olive Garden, LongHorn Steakhouse, Bahama Breeze, Seasons 52, The Capital Grille, Eddie V's and Yard House — reflect the rich diversity of those who dine with us.

About Joe's Crab Shack

The Joe's Crab Shack "100% Shore" menu offers Southern flavors and spices that add a delicious, unexpected twist to fresh seafood from the highest quality sources. Menu standards include Steampots, seafood entrees and mouth-watering crab dishes featuring Dungeness, snow and king crab. The Westbury location will also offer new fall menu promotional items including the Southern Fried Maine Lobster, BBQ Dungeness Crab, Shrimp and Cheddar Grits and the Ragin' Cajun Steampot, along with the new Outlaw Moonshine cocktails. A full list of menu items is available at www.joescrabshack.com.

Founded in Houston, Texas, in 1991, Joe's Crab Shack is quickly becoming everyone's favorite seafood restaurant, with 136 locations in more than 30 states. Joe's serves up fun times and serious seafood, with more than 25 crab items on the menu in addition to fish, lobster, mussels, clams and shrimp. Part of Ignite Restaurant Group's (Nasdaq: IRG) portfolio of restaurants

About LongHorn Steakhouse

Known for a "Passion for Grilling®" fresh, tender, juicy steaks, LongHorn Steakhouse offers guests the widest variety of cuts and numerous preparations, including its signature bone-in Outlaw Ribeye®— all served in a relaxed, warm atmosphere inspired by a rancher's home. LongHorn has more than 445 restaurants across 38 states and is a division of Darden Restaurants, Inc. (NYSE:DRI), the world's largest full-service restaurant operating company. In 2014, Darden was named to the FORTUNE "100 Best Companies to Work For" list for the

fourth year in a row. LongHorn is committed to making a difference in the lives of others in the local community. As part of this commitment, all LongHorn restaurants participate in the Darden Harvest program, which has donated more than 67 million pounds of food to local community food banks across the country.

About Mattone Group

Mattone Group is a Queens, New York-based real estate management and development company involved in residential, retail, and office development. Over the past decade, Mattone Group has been involved in over \$1 Billion in acquisition, financing, and disposition of prime real estate in New York. The company currently manages over 2 million square feet of retail property in New York, Connecticut, Georgia and Florida.