

12-14-13

Mattone Group Brings PGA TOUR Superstore- the Largest Golf Store- to Long Island

Westbury— 12-14-13 — Mattone Group is pleased to announce the grand opening of PGA TOUR Superstore in its **Roosevelt Raceway Center (1254 Corporate Drive, Westbury, New York 11590)**. The 44,000 square-foot store is the first location in New York for PGA TOUR Superstore, and also the largest golf store in Long Island.

This golf superstore brings a new addition to an already exciting retail destination, which includes a 10-screen Loews Multiplex Theater, Home Depot, Fairway Market, Babies R Us, Chili' s, Applebee' s, Cozymel' s and nearly 1.2 million square feet of complementary retail and dining in the immediate trade area.

“PGA TOUR Superstore is recognized as the retail authority for golfers who want to shop like the pros, and we're excited to establish our brand in New York by opening a store in Westbury,” said Dick Sullivan, President and CEO, PGA TOUR Superstore. “We look forward to providing our customers in this market with the number one destination for consulting with certified golf teaching pros, fully interactive training simulators and the best names in golf equipment and apparel.”

“We are incredibly excited to bring the first PGA TOUR Superstore to the Long Island market,” said Michael X. Mattone, the CFO of Mattone Group. “The addition of this store to our Center will only augment the Center's drawing power.”

PGA TOUR Superstores provide unique, interactive experiences to golf enthusiasts of all levels. Each store features certified golf pros, personalized golf lessons and the best in golf technology, equipment, apparel, custom fitting and repairs. The new Westbury store experience, which represents the 19th national store, also includes: – Five performance practice bays with

swing analysis – Eight swing simulators for lessons and custom club fittings

– A 2,000 square foot putting green – Golf apparel, shoes and equipment from brands including Adidas, Bridgestone, Callaway, Cobra-PUMA, ECCO, FootJoy, Mizuno, Nike, PGA TOUR, TaylorMade, Titleist and Under Armour

About PGA TOUR Superstore

PGA TOUR Superstore is operated by Golf & Tennis Pro Shop, Inc., headquartered in Roswell, GA, and is a majority-controlled subsidiary of AMB Group, LLC. As the PGA TOUR's exclusive off-course/off-airport retail partner, PGA TOUR Superstore provides customers with access to the same technology and expertise that PGA TOUR Pros use each week in the TOUR Vans that accompany them. All stores are staffed with certified teaching professionals and have multiple state-of-the-art swing simulators, practice hitting bays and large putting greens. There is also an in-house club making and repair facility. Many stores also include a full-service tennis department with certified racquet stringers. Along with equipment and accessories, PGA TOUR Superstore has an unmatched selection of men's, women's and juniors' apparel and footwear for golf and tennis.

About Roosevelt Raceway Center

Acquired by the Mattone Group in 2008, Roosevelt Raceway Center is a 47-acre, 427,000 square foot power center in Westbury, New York. Easily accessible off the Meadowbrook Parkway and Old Country Road, the Center has over 2800 parking spots and is surrounded by 1.2 million square feet of complimentary retail. The Center's dynamic combination of regional and national retailers include Home Depot, Babies R Us, Loews Multiplex Theaters, Michael's Crafts, Fairway Market, Applebee's, Joe's Crab Shack, Sprint and Chili's among others. The Center is currently 96% leased.

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.