

Washington, Penn. Will Be Home to New Upscale Cambria Suites Hotel - Fifth for the State of Pennsylvania
Choice Hotels Announces Stylish and Contemporary New Lifestyle Hotel for Pittsburgh-area Travelers

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Washington, Penn. will soon be home to a brand new upscale Cambria Suites hotel, after developer Adios Associates LP --- a joint venture between Horizon Properties Group, LLC and Madison Realty Group, Inc. --- recently signed a contract for the new brand with franchisor Choice Hotels International, Inc. . This will be the fifth Cambria Suites hotel for the state of Pennsylvania and the fourth property specifically in the Pittsburgh region. There are 65 Cambria Suites hotels currently under contract nationwide and in Canada.

The new stylishly-designed hotel will feature 103 guest suites that are 25 percent larger than standard hotel rooms. The Cambria Suites Washington hotel will be located at 455 Racetrack Road and will be the second Cambria Suites hotel to be developed by an affiliate of Horizon Properties Group, LLC in the Pittsburgh market --- the first being a 129-suite property in Canonsburg, Penn.

"We're thrilled to be bringing another Cambria Suites hotel to Pennsylvania," said Rod Piatt of Adios Associates LP and owner of the future Cambria Suites Washington hotel. "This brand has everything that we we're looking for in building and developing a new hotel --- modern amenities and comfortable design for the next generation of travelers."

"Travelers who expect their hotel to reflect their lifestyle will feel right at home at this hotel," said William Edmundson, president of the Cambria Suites brand for Choice Hotels. "From its barista bar to its state-of-the-art fitness center to its extra-large guest suites, Cambria Suites has exactly what today's travelers are looking for."

The Cambria Suites Washington all-suite property will feature the latest in technology innovation, from a large-screen television in the open, airy two-story lobby to two flat-screen LCD televisions and Media Hub technology in the guest suites, and complimentary wired and wireless high-speed Internet access throughout the property.

"In building this new upscale brand, we're looking for owners and developers that truly embody and understand what the Cambria Suites brand stands for," said Brad LeBlanc, vice president of franchise sales for Cambria Suites, Choice Hotels.

All Cambria Suites hotels include Reflect, a bistro dining area that features a full barista coffee bar and serves breakfast and dinner; Refresh, a state-of-the-art fitness center with an indoor pool and spa; and Refill, a 24-7 sundry shop that stocks freshly prepared "grab 'n' go" salads and sandwiches as well as typical convenience items and health-conscious and organic foods. In addition, all hotels offer more than 1,000 square feet of meeting space. To request information about Cambria Suites, visit the Cambria Suites website at cambriasuites.com.

About Horizon Properties Group LLC

Horizon Properties Group is a uniquely experienced, full-service real estate development company. The company specializes in strategic consulting and development management

services, including project planning and implementation, site selection, turnkey office, hotel, residential, golf course and mixed use development, construction management and property management. As the developer of landmark projects like Consol Energy's new world headquarters building and NAIOP's "Speculative Building of the Year" 1000 Town Center, Horizon also has a strong pedigree as a developer of strategically-placed hotel projects, including the hotel adjacent to the new Penguins hockey arena. The company continues to revolutionize the Southwestern Pennsylvania commercial real estate market with projects under construction like the Southpointe II mixed-use development and the Dick's Sporting Goods headquarters campus. For more information, please visit Horizon's website at www.horizonprop.net.

About Madison Realty Group, Inc.

Headquartered in Pittsburgh, Pennsylvania, Madison Realty Group, Inc. is a privately held commercial real estate development firm. Madison specializes in the acquisition, construction, development and management of multi-tenant office, lab/medical, and retail properties, as well as single-tenant facilities in the eastern United States. Madison Realty Group is committed to developing successful commercial properties and providing exceptional value to those they serve -- investors, tenants, development partners, and the communities where they work and live. To learn more about Madison, please visit their website at www.madisonrealtygroup.com.

About Choice Hotels

Choice Hotels International franchises more than 5,700 hotels, representing more than 465,000 rooms, in the United States and more than 35 countries and territories. As of September 30, 2008, 955 hotels are under construction, awaiting conversion or approved for development in the United States, representing 76,269 rooms, and an additional 119 hotels, representing 9,647 rooms, are under construction, awaiting conversion or approved for development in more than 20 countries and territories. The company's Comfort Inn, Comfort Suites, Quality, Sleep Inn, Clarion, Cambria Suites, MainStay Suites, Suburban Extended Stay Hotel, Econo Lodge and Rodeway Inn brands serve guests worldwide. In addition, via its Ascend Collection membership program, travelers in the United States, Canada and the Caribbean have upscale lodging options at historic, boutique and unique hotels. In addition, via its Ascend Collection membership program, travelers in the United States, Canada and the Caribbean have upscale lodging options at Historic, Boutique and Unique hotels.

Additional corporate information may be found on the Choice Hotels Web site, which may be accessed at www.choicehotels.com.

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