

UNION COUNTY OFFICE COMPLEX UNIQUELY INTERCONNECTS COMMUNICATION NETWORKS TO EUROPE WITHOUT REQUIRING LOWER MANHATTAN CARRIER FACILITIES:

DARK FIBER INFRASTRUCTURE ALLOWS ENTERPRISE CUSTOMERS A NEW ACCESS TO A VARIETY OF COMMUNICATIONS SERVICES AT WHOLESALE RATES

NEW JERSEY CIO CONFERENCE, Plainsboro, NJ – May 6, 2005 –Connell Real Estate & Development Company and 4Connections, a neutral dark fiber provider, announce today to over 60 local CIOs at the New Jersey CIO Conference 2005, that they have added two new Connell Corporate Park tenants to 4Connections' customer roster. These tenants report up to 40% savings in their network operation costs by bypassing the traditional RBOC with direct fiber connection into New Jersey's carrier hotels, meanwhile increasing their network redundancy and level of security.

"It is clear that the tenants at Connell Corporate Park want more than just office space," states Gil Santaliz, the President of 4Connections LLC. "They want a reliable and affordable communications infrastructure. They want their offices to be hot-sites, with access to New Jersey's top carrier hotels. These carrier hotel buildings house a variety of service providers with competitive pricing and the latest, next-generation services and applications. Enterprise CIOs also want enhanced security and disaster recovery options; their networks can now have international access without touching downtown New York City. Connell Corporate Park is one of the few office sites in the area that can provide this high level of access."

"4Connections has built a fiber ring from our class A corporate offices in Berkeley Heights to New Jersey's top carrier hotel, 165 Halsey Street," states Duane Connell, Executive Vice President of the Connell Real Estate & Development Company. "This gives our tenants the required understanding of how diverse their networks really are with the added luxury of having control over their own phone and internet bills. Instead of being forced to pay the premium from retail providers in the area, they now have a selection of service offerings and competitive pricing from dozens of service providers at Halsey Street. Our tenants' domestic calls are now at wholesale prices, less than a penny/minute. They can also receive 100Megs of internet for \$2000/month, and 155 Megs to Europe for less than \$4000/month. And with global carriers available, they can have access to Europe and for less than \$7000/month, without touching lower Manhattan."

"Traditionally, almost every local network must pass through 60 Hudson Street and other highly-populated Manhattan carrier hotels for international access," continues Mr. Santaliz of 4Connections. "Today, if your office complex has dark fiber access to New Jersey's 165 Halsey Street, there are several carriers available who have the ability to bypass New York City entirely and directly offer you global routes. Local businesses can now have the necessary communications continuity and network redundancy they need in case of outage or crisis. Our new route technology is designed with your business security concerns in mind."

About 4Connections, LLC:

4Connections, LLC is a broadband technology enabler of advanced voice, data and video applications that provides first and last mile fiber capabilities utilizing unique and diverse right of ways. Launched in 2001, the 4Connections team has constructed hundreds of miles of fiber cable in New Jersey and thousands of fiber miles throughout the United States. 4Connections maintains a carrier neutral position and does not compete as a service provider. The company's mission is to enable the deployment of broadband technologies by providing the fiber infrastructure for voice, data and video applications to travel at the speed of light. For more info, please visit www.4connections.net or contact:

Jaymie Scotto
Principal, Jaymie Scotto & Associates
201.839.0177
Jaymie@JaymieScotto.com

About Connell Real Estate & Development:

Connell Real Estate & Development Co. owns and manages Connell Corporate Park, located on 170 acres in Berkeley Heights, NJ. The Park consists of four Class A office buildings totaling approximately 1.3 million square feet, with approvals in place for an additional two buildings totaling 450,000 square feet. Connell Corporate Park is strategically located on Interstate 78, just 25 miles from New York City and 15 minutes to Newark Liberty International Airport. The Park offers tenants 24/7 on-site security, two helistops, backup generator padsites, and full service cafeterias. Tenants include Fortune 500 companies in the insurance, financial, pharmaceutical and high-tech industries. Connell Real Estate & Development is a division of The Connell Company. For leasing information please contact Lee Martino at 908.673.3736.