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**MELFORD PLAZA II OFFICE BUILDING EARNS LEED SILVER
CERTIFICATION FROM UNITED STATES GREEN BUILDING COUNCIL**

*Four-story, 145,000 square foot Class “A” office building in
Prince George’s County is project of St. John Properties*

BALTIMORE (November 23, 2009) – Melford Plaza II, a four-story, 145,000 square foot Class “A” office building developed by St. John Properties, Inc. has earned a Leadership in Energy and Environmental Design (LEED) Silver certification for Core and Shell from the United States Green Building Council (USGBC). The project, which was completed in 2008 and mirrors the adjacent Melford Plaza I building, is contained in the company’s Maryland Science and Technology Center @ Melford project in Prince George’s County, MD. The 466-acre business community is situated in Bowie at the intersection of US Route 50 and MD Route 3/301 and will be a 3.2 million square foot mixed-use development upon completion.

According to specifications from the USGBC, the Core and Shell covers base building elements such as the basic structure, envelope and heating, ventilating and air conditioning (HVAC) system. In most cases, the organization provides certification to the building prior to the initiation of any tenant build-out activities, with the understanding that green design and construction practices will be implemented in the future, based on the needs of the tenants.

USGBC has established a secondary rating system for commercial interiors rating system, to encourage developers to implement green office space strategies. Examples of these features, which have been incorporated into Melford Plaza II, include a high-efficiency HVAC system, high efficiency/low-E windows, a white thermoplastic polyolefin (TPO) roofing system, wetland/forest preserves and significant open space and drought-tolerant landscaping.

“Achieving this certification at Melford Plaza II satisfies all of the important elements of our company’s double bottom line approach,” explained Jerry Wit, Senior Vice President - Marketing for St. John Properties, Inc. “Nearly every prospect tenant we speak with is adamant about leasing space in a green building environment to save money and advance their environmentally-friendly approach. In addition, the sustainable features integrated into this building significantly save energy and money, which is a positive benefit to all audiences,” he added.

“St. John Properties has taken a leadership position with the LEED certification process in Prince George’s County, and we believe they set an excellent example to further the sustainable building movement in our region,” stated Kwasi Holman, President and CEO of the Prince George’s County Economic Development Corporation. “We are impressed with the company’s level of commitment and investment of resources to achieve these LEED certification standards,” he added.

St. John Properties, Inc., founded in 1971 as MIE Properties, owns and has developed more than 14 million square feet of R&D/flex, warehouse, office and retail space in Maryland, Colorado, Louisiana, Virginia and Wisconsin. For more information about the company, visit www.sjpi.com.

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