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**UNITED CEREBRAL PALSY OF MARYLAND SIGNS LEASE FOR
21,500 SQUARE FEET OF SPACE AT BALTIMORE CROSSROADS @95**

Non-profit consolidating two locations to 11650 Crossroads Circle

BALTIMORE (March 3, 2011) – United Cerebral Palsy of Central Maryland has signed a lease with St. John Properties, Inc. for 21,500 square feet of space within 11650 Crossroads Circle, a single-story 30,000 square foot office building now under construction at Baltimore Crossroads @95 in Baltimore County. The 1000-acre mixed-use business community is positioned near the intersection of MD Route 43 and Interstate 95 in White Marsh, MD.

According to Diane K. Coughlin, President and CEO of United Cerebral Palsy of Central Maryland (UCP), the non-profit organization made the decision to consolidate locations in Arbutus and Essex into this new site. “In planning for our future, we realized that there were numerous advantages to consolidation besides the obvious cost savings. Not only will the physical space be an improvement aesthetically, but combining the two programs will also enhance the quality and consistency of services,” Coughlin said.

Founded in 1953, the agency serves to advance the independence of the thousands of children and adults afflicted with Cerebral Palsy throughout Baltimore City and eighteen counties in Maryland. Their work helps hundreds of individuals with disabilities - deal with issues involving education, employment, housing and the right to live a full life in the community. Headquartered in Hunt Valley, the organization operates seven separate Agency Centers.

11650 Crossroads Circle is being constructed to satisfy Leadership in Energy and Environmental Design (LEED) Silver certification for features including a high-efficiency HVAC (heating, ventilating and air conditioning) system, high performance windows, lavatories featuring low water volume toilets, faucets and showers as well as waterless urinals. The light sensors will be equipped with motion sensor

controls adjust the amount of artificial light to compensate for natural light when levels are low. In addition, the exterior will incorporate drought-tolerant landscaping to reduce watering needs.

UCP intends to utilize the new building as the site for a day program for adults with disabilities. St. John Properties is working to integrate customized features into the project to address users' needs, including wheelchair accessibility throughout the building with a turnaround area for lift-equipped vehicles. St. John Properties is also building an accessible outdoor pavilion on the site to allow individuals attending the center to enjoy the beautifully landscaped outdoor common area during the warmer months.

“United Cerebral Palsy was attracted to the strategic positioning of Baltimore Crossroads @95 within the Interstate 95 corridor that provides driving convenience to its target audiences from a significant radius,” stated Jerry Wit, Senior Vice President, Marketing for St. John Properties, Inc. “By providing a workable consolidation solution, the agency will be able to save considerable expenses on its future real estate and operating costs. This lease represents a significant win for the company with a requirement that utilizes two-thirds of a new building.”

Upon final completion, Baltimore Crossroads @95 is configured to support more than five million square feet of commercial office, flex/research and development, warehouse and industrial space, as well as two hotels and 450,000 square feet of retail space. The community is positioned off the new MD Route 43 extension that connects Eastern Boulevard with Interstate 95 and is approximately ten miles from downtown Baltimore City.

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