

PRESS RELEASE

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Durlach Associates Announces First Office Building in Charleston, S.C. to Receive ENERGY STAR

CHARLESTON, SC – July 9, 2010 - Durlach Associates today announced Parkshore Centre, located at 1 Poston Road, has earned the U.S. Environmental Protection Agency's (EPA) prestigious ENERGY STAR, the national symbol for protecting the environment through superior energy efficiency. Only commercial buildings in the top 25 percent of facilities in the nation may qualify for this rating.

"Parkshore Centre ownership is pleased to accept EPA's ENERGY STAR in recognition of our energy efficiency efforts," said Marcus R. Durlach, IV, President and CEO of Durlach Associates.

"Parkshore Centre is the first office building in Charleston to receive this designation, demonstrating a commitment to environmental stewardship while lowering energy costs for tenants and investors. "

"Energy conservation is important to Durlach Associates, and we will continue to pursue the Energy Star designation in other properties," said Durlach. Parkshore Centre is also registered under the U.S. Green Building Council's LEED® green building certification program with the goal of achieving Existing Buildings: Operations and Maintenance."

"Improving the energy efficiency of our nation's buildings is critical to protecting our environment," said Jean Lupinacci, Chief of the ENERGY STAR Commercial & Industrial Branch.

"Organizations are leading the way by making their buildings more efficient and earning EPA'S ENERGY STAR."

Commercial buildings that earn the ENERGY STAR use an average of 35 percent less energy than typical buildings and also release 35 percent less carbon dioxide into the atmosphere.

Buildings must achieve a score of 75 on a scale of 100 to be certified. At the time of certification, Parkshore Centre's ENERGY STAR rating was 84.

Parkshore Centre improved its energy performance by managing energy strategically and by

making cost-effective improvements to the building. “Replacing the HVAC system with an energy efficient model and state of the art controls and replacing T-12 light fixtures with T-8 fixtures has dramatically reduced energy consumption and electricity costs,” Durlach said. These changes resulted in a reduction of over 704,000 kilowatt hours, equivalent to 506 Metric Tons of Carbon Dioxide (CO₂). This equates to the CO₂ emissions from the annual usage of electricity in 61.4 homes.

Durlach Associates retained the services of Sims Group Consulting Engineers, Inc., a local mechanical, electrical and plumbing engineering consulting firm, to assist in certification.

About ENERGY STAR

ENERGY STAR was introduced by EPA in 1992 as a voluntary, market-based partnership to reduce greenhouse gas emissions through energy efficiency. Today, the ENERGY STAR label can be found on more than 60 different kinds of products, new homes, and commercial and industrial buildings. Products and buildings that have earned the ENERGY STAR prevent greenhouse gas emissions by meeting strict energy–efficiency specifications set by the government. Last year alone, Americans, with the help of ENERGY STAR, saved nearly \$17 billion on their energy bills while reducing the greenhouse gas emissions equivalent to those of 30 million vehicles.

About Parkshore Centre

One of Charleston’s premier Class A office buildings, Parkshore Centre provides metropolitan convenience in a professional suburban office park setting. Parkshore has immediate access to 1-26 and is adjacent to restaurants, banks, business services, and employee neighborhoods.

About Durlach Associates

Durlach Associates is a recognized leader in the Charleston commercial real estate market with over 30 years experience developing, leasing, and managing corporate office facilities. The company is committed to enhancing productivity through exceptional work environments.

Durlach Associates has completed over 1.5 million square feet of Class A facilities valued in excess of \$250 million. Durlach develops facilities to accommodate major corporations, the federal and state government as well as local and regional businesses.