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U.S. Properties Group Sets Record Through Green Initiative

Careful Site Management Trumps Goal, With More Than 94% of Demolition Debris Diverted From Area Landfills.

COLUMBUS, OH– December 26, 2007 – U.S. Properties Group (USPG) announced another success today in their continued drive to implement sustainable approaches in redeveloping large, abandoned retail spaces, also called “ghost boxes.” USPG’s trademarked process of transforming abandoned retail buildings into thriving community centers is called UpCycling.

When USPG began UpCycling the ghost box at Aviation Plaza in Oshkosh Wisconsin the company set the ambitious goal of diverting 75% of demolition debris from area landfills. The project actually resulted in 94.4% of the debris either being reused or recycled, a rate that dwarfs industry standards. When UpCycling a ghost box, USPG’s first choice is to fill the space with other tenants. Sometimes, as in the case of Aviation Plaza, the company is forced to dismantle a building. When faced with these circumstances, the most environmentally responsible thing to do is find ways to reuse and recycle the debris.

“Most demolition projects recycle 30 or 35% of the debris.” Jim McNally, USPG’s Director of Construction. “Reaching a 94.4% diversion rate takes commitment and organization. From the very beginning we remained organized to prevent cross-contamination THAT allowed us to maximize recycling on this project. I’m proud of our team and of U.S. Properties’ commitment to sustainability, which inspires the team’s creativity.”

The United States produces about 65 million tons of demolition debris every year. The societal cost of simply throwing old buildings away is just too great. USPG believes that creatively repurposing demolition debris with a sustainable vision makes sense as an approach to development and our world.

This table shows the amount of material successfully diverted from area landfills through Reuse and Recycling.

	Material Landfilled	Material Recycled and Reused
Material	Weight (tons)	Weight (tons)
Trash	218.73	
Concrete		3,534.00
Metal		147.07
Wood		5.25
Total	218.73	3,686.32
Recycling Rate by Weight		94.40%

About USPG

U.S. Properties Group Inc. (USPG) was formed in August 2002. The company, based Gahanna, Ohio, a suburb of Columbus, with an office in Columbia, South Carolina, creates value and redevelops commercial property and

shopping centers through the company's unique skill set in redevelopment and management of retail properties throughout the United States

USPG's current portfolio includes more than 4.5 million square feet of retail space. The company is committed to environmentally-sustainable "green" development and redevelopment wherever possible and is continually looking for more sustainable ways of doing business. USPG owns, manages and develops shopping centers in 9 states: Ohio (7 Properties), South Carolina (4), Virginia (1), Wisconsin (2), Georgia (1), Kentucky (1) North Carolina (1), North Dakota (1), Tennessee (1).