



CONNECTING BUSINESS TO NATURE





Mericle Commercial Real Estate Services believes a sincere commitment to environmental stewardship is essential to any successful real estate development. The great majority of Mericle's 200 employees grew up in Northeastern Pennsylvania and take pride in creating quality jobs for their neighbors in ways that are in harmony with the region's ecosystem. Mericle constructs its buildings with the least possible environmental impact and does its best to maximize the preservation of natural areas.

Mericle is very proud of its efforts to blend business with nature in its most successful project to date, the national award-winning CenterPoint Commerce and Trade Park.

The start of construction in CenterPoint coincided with Mericle's launch of its Green Building Program – a commitment to provide lower operating costs to tenants through the implementation of eco-friendly, energy-saving measures. By constructing tight building envelopes, installing energy-efficient T-bay lighting and HVAC systems, improving ventilation and indoor air quality, and by using native and adaptive landscaping and recycled/regional materials, Mericle is making a concerted effort to “go green.”

Mericle pioneered the development of LEED® certified industrial buildings in Northeastern Pennsylvania. Two of Mericle's design professionals have received USGBC LEED® professional accreditation. They led the effort to obtain LEED® silver certification for interiors for large industrial buildings Mericle developed in CenterPoint for Kimberly Clark and Benco Dental.



Part of CenterPoint had been scarred by mining operations and required extensive reclamation to be suitable for development. A cooperative effort involving Mericle and the Pennsylvania Department of Environmental Protection's Bureau of Abandoned Mine Reclamation (BAMR) resulted in a complete reclamation of a 70.9-acre area of CenterPoint. In 2009, the project received the Office of Surface Mining's

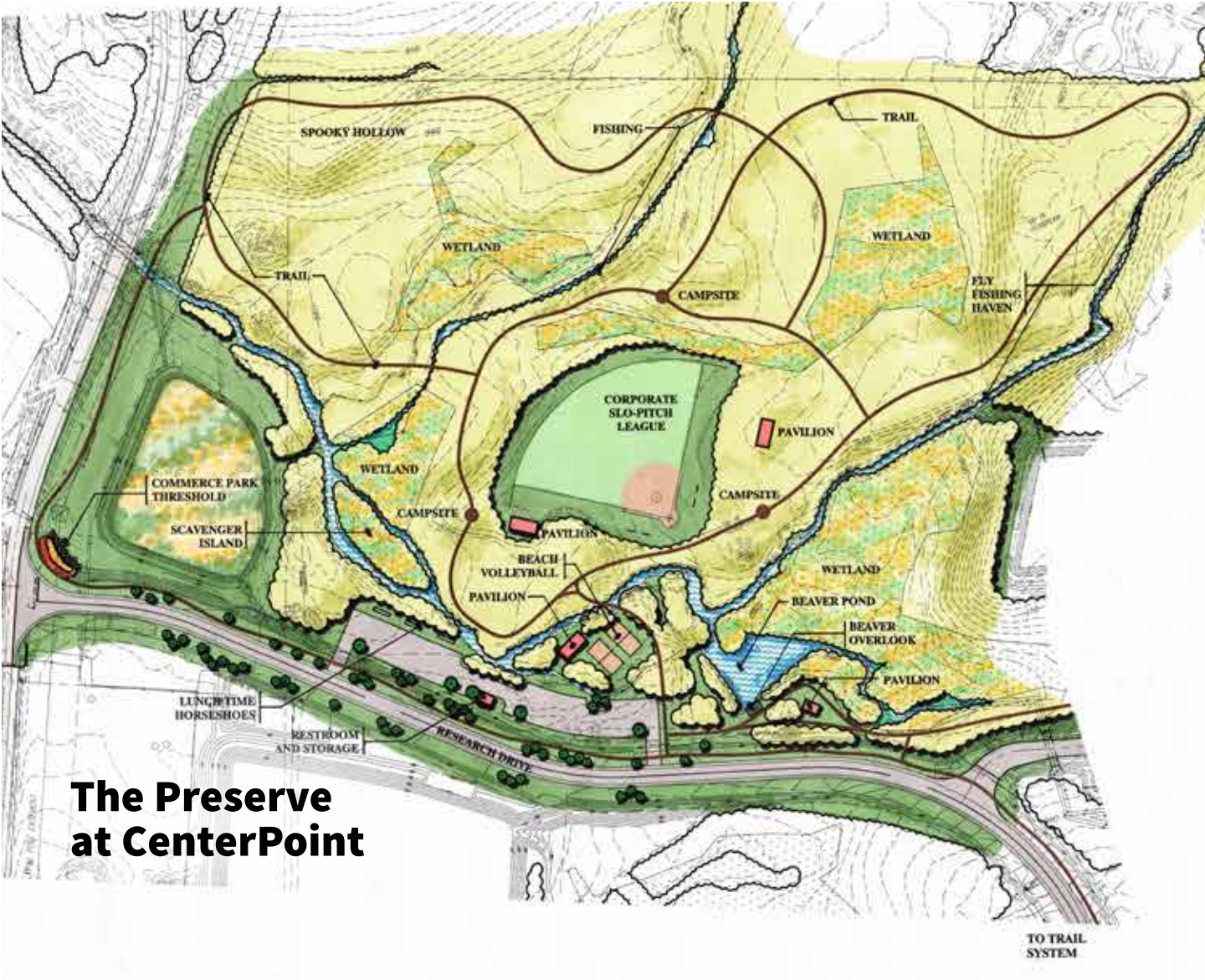
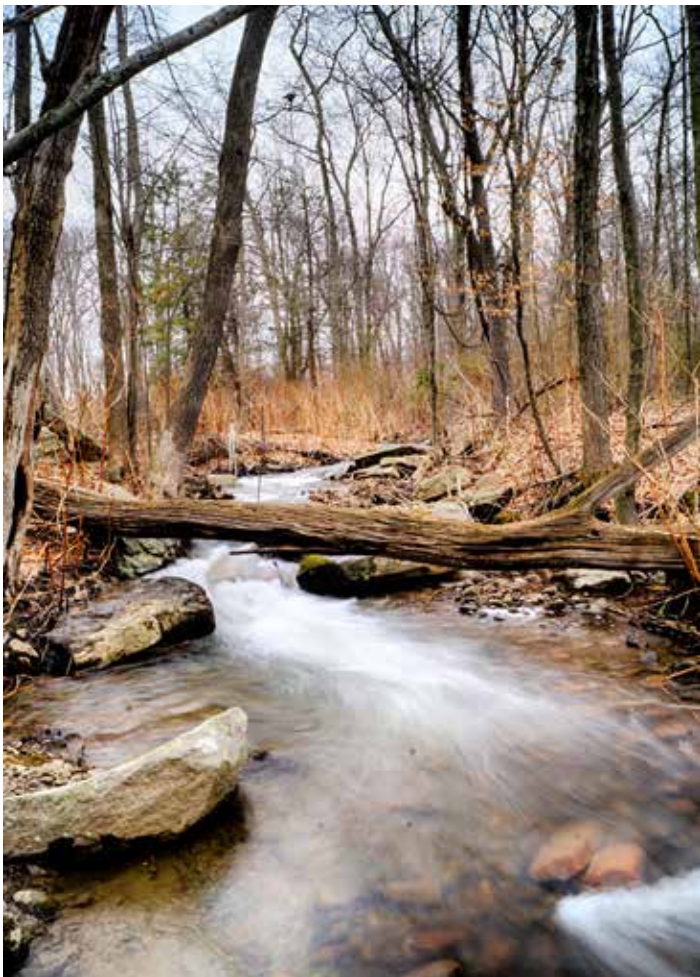
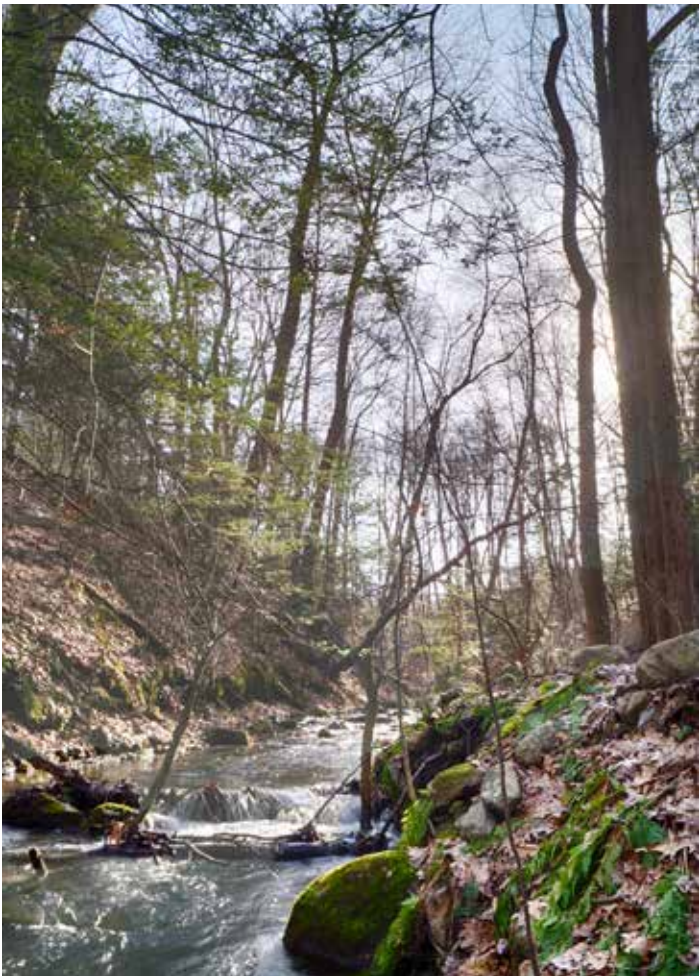
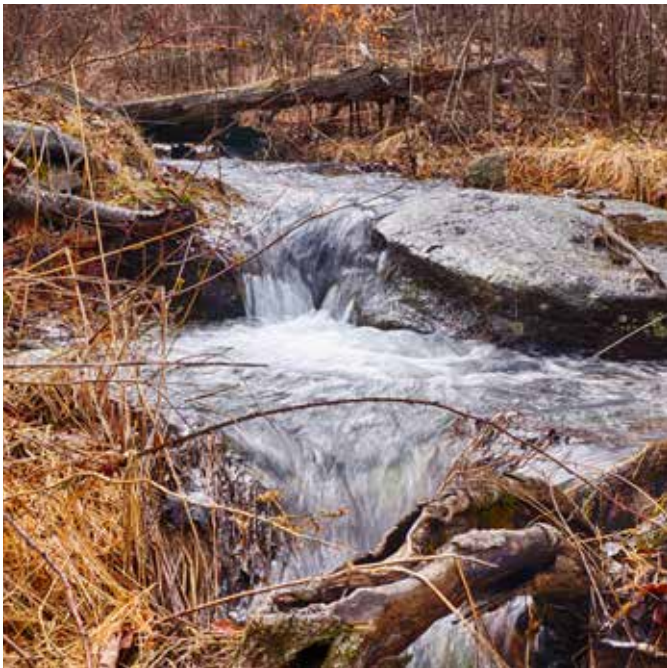
(OSM's) National Award for Abandoned Mine Reclamation. The award is the top honor handed out annually in the United States by OSM.



Mericle’s full-time, in-house excavation team, with dozens of employees and close to 100 pieces of heavy equipment, regularly incorporates and repurposes native materials naturally occurring in CenterPoint into various grades of material that is used on-site for sub-base and landscaping. These materials are also repurposed for use in attractive rock walls, water detention and filtration, as boundaries to parking areas, and more. The native and adaptable landscaping used by Mericle is intended to alleviate the need for irrigation.



Mericle has hired Dave Horn, an acclaimed landscape architect and founding principal of Architerra PC, to develop “The Preserve at CenterPoint,” a natural area located along Research Drive in the park’s Phase IIB area. The Preserves will consist of an extensive system of hiking trails and fishing spots. Sports fields and camp sites are also being considered. Mericle plans to extend the hiking trails throughout CenterPoint. The many natural areas in CenterPoint include a beaver pond, waterfalls, and a pristine trout stream. All park tenants will have free access to these areas



**The Preserve
at CenterPoint**



**ACCESS TO
PA STATE LAND
FROM CENTERPOINT**

Mericle is also working to give park tenants direct access to thousands of acres of state game lands and forest areas that are adjacent to CenterPoint. These lands are home to whitetail deer, black bear, ruffed grouse, squirrel, wild turkey, raccoon, coyote, and beaver. Many trails crisscross these lands.

Pennsylvania State Game Lands No. 91, by itself consisting of 21,137 acres, is immediately adjacent to CenterPoint. A private access point for park tenants will be developed by Mericle near the intersection of Research Drive and Technology Drive in CenterPoint's Phase IIA area.

**PA State
Game Lands
91**

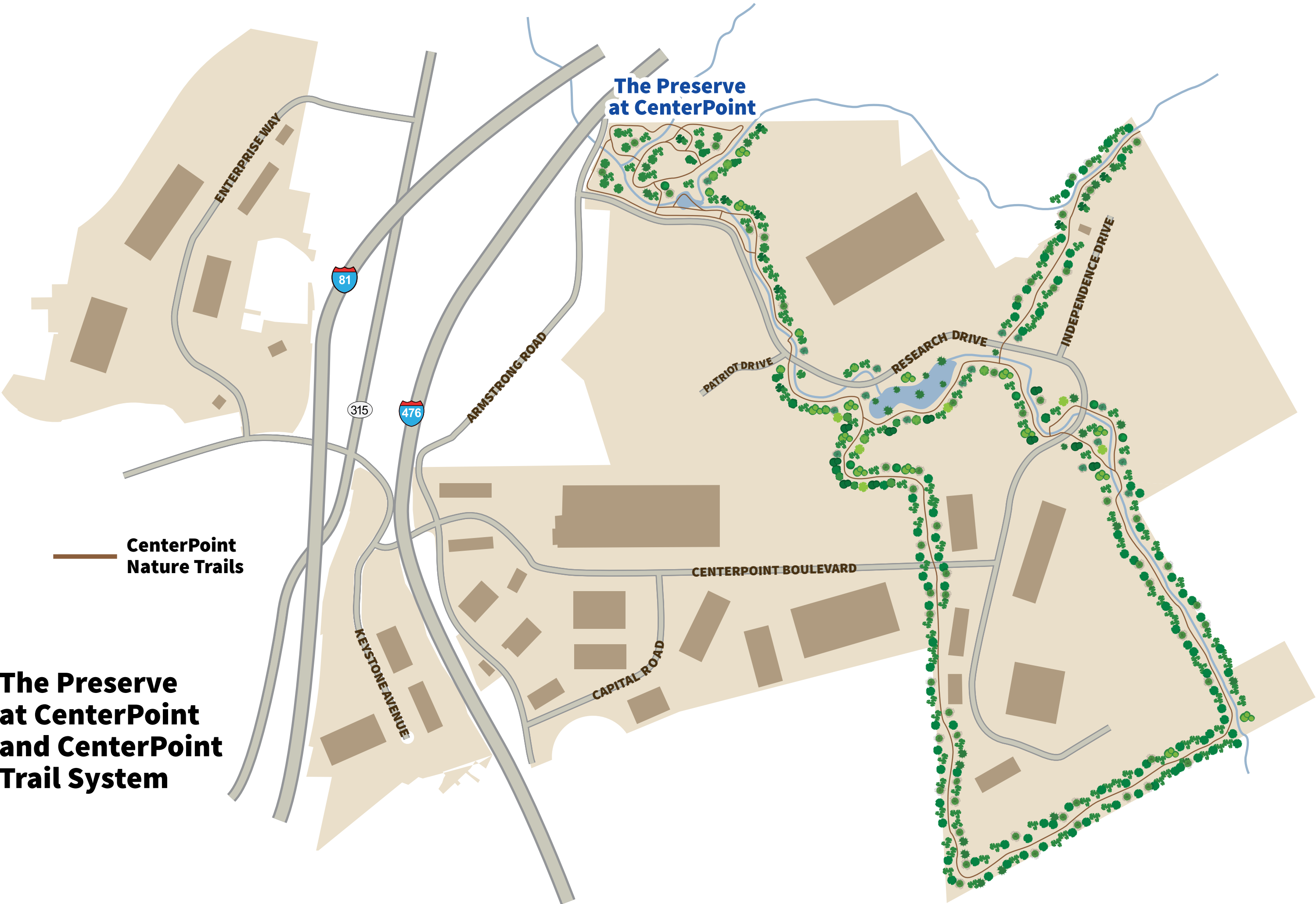
**PA State
Game Lands
91**

**Lackawanna
State Forest**

**PA State
Game Lands
135**



pennsylvania
DEPARTMENT OF CONSERVATION
AND NATURAL RESOURCES



The Preserve at CenterPoint and CenterPoint Trail System