



For Immediate Release

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Merritt 7 Wins National Association of Landscape Professionals' Award of Excellence

Prestigious national award recognizes outstanding sustainability practices and landscape design

Norwalk, CT – November 13, 2018 – Merritt 7, Fairfield County's largest office park, received the Award of Excellence – Silver from the National Association of Landscape Professionals (NALP), in recognition of the property's exemplary landscape and enhancement of the environment. Entrants were reviewed by a jury of professional peers and evaluated on their ability to meet stringent aesthetic and technical requirements, demonstrate forward-thinking approaches, vision and problem solving, and exhibit a high level of knowledge and skill that contributes to exceptional plant health and performance. The property won in the Exterior Category – Commercial Landscape Maintenance, competing against other offices and corporate campuses, retail, hotels and resorts nationwide.

Bruce Moore, Jr., President of Eastern Land Management (ELM), the property's landscape management firm since 2012, accepted the award on behalf of Merritt 7 at NALP's annual green industry expo and professional conference in Louisville, KY on October 18, 2018.

"We are honored to receive this award for our client, Merritt 7. This project sets a new standard for sustainable landscape integration and celebrates having a strategic landscape maintenance plan that links green goals and corporate stewardship to profitability," said Moore.

The six-building, 1.4 million square foot property, owned by an institutional client of Clarion Partners, LLC and managed by Marcus Partners, features a museum-quality outdoor sculpture garden, *Laws of Nature*, created by renowned architect and Norwalk resident Charles O. Perry. The installation is highlighted by high-impact, sustainable landscaping across the 22-acre park. ELM strategically incorporated a number of shade plants and trees to protect the sculptural finish from exposure. To further protect the sculptural material, a granular, direct-to-soil, organic fertilizer was applied, preventing drift and overspray, and no nitrogen, iron compounds or corrosive materials are used.

"By adhering to environmentally-responsible best practices, ELM has created and executed an approach at Merritt 7 that eliminates pollutant runoff, protecting groundwater and the nearby Norwalk River watershed and surrounding habitat. Furthermore, the use of smart controllers and low-impact, high-quality alternative irrigation delivery systems help to achieve our water conservation and drought management goals at the property," said David Fiore, Principal with Marcus Partners.

ELM's four-season service platform at the property includes strategic use of native plants, perennials, and ornamental grasses, seasonal color rotation, tree care, irrigation and water conservation as well as grounds management. The company cares for the property's plants and trees as part of its inclusive sustainability

services platform. This includes green waste reduction, green exterior management, the use of fuel-efficient, noise- and air-pollution-mitigating equipment, comprehensive, integrated pest management, and the use of pollinator and beneficial insect-friendly, non-toxic products and applications which comply with Merritt 7's green goals.

"Our commitment to sustainability and improving the environment is reflected throughout the property, and we are especially proud to have been recognized for our landscaping vision," said Margaret Egan, Senior Vice President, Asset Management, Clarion Partners. "ELM's environmentally sound approach to landscape management at the property not only contributes to maintaining our corporate sustainability goals, but has also created beautiful outdoor space that is enjoyed by our tenants at Merritt 7."

Merritt 7 is LEED® Certified by the U.S. Green Building Council and is Energy Star rated by the U.S. Environmental Protection Agency. Located at the crossroads of the Merritt Parkway and Route 7 in Norwalk, the major north-south and east-west arteries, Merritt 7 is a transit-oriented property with easy access to the entire New York City metro area. A major capital improvement program to create interior and exterior experiences for tenants that encourage connectivity, productivity and aspiration is underway. Recently completed improvements include renovated lobbies and public spaces, dining facilities and cafés, fitness and conference centers, and a host of highly sought-after amenities to help tenants achieve work-life balance. Merritt 7 is currently 97% leased, and will have a large block of availability in 2019.

About Clairon Partners

Clarion Partners LLC, an SEC registered investment adviser with FCA-authorized and FINRA member affiliates, has been a leading U.S. real estate investment manager for more than 36 years. Headquartered in New York, the firm has offices in Atlanta, Boston, Dallas, London, Los Angeles and Washington, DC. With more than \$47.8 billion in total assets under management, Clarion Partners offers a broad range of real estate strategies across the risk/return spectrum to its more than 350 domestic and international institutional investors. More information about the firm is available at www.clarionpartners.com.

About Marcus Partners

Marcus Partners is a value-oriented real estate investment, management and development firm based in Boston, Massachusetts with additional offices in Metro New York and Washington D.C. The firm invests in real estate and related assets, pursuing a mix of strategic and opportunistic investment strategies. Marcus Partners has built its reputation as a real estate investment firm grounded by a deep belief in value investing and is experienced in the complexities of real estate and capital markets. It currently owns, manages, or owns and manages a diversified portfolio that includes approximately 7 million square feet of office, medical office, research and development, warehouse and industrial properties located along the East Coast. For more information please visit www.marcuspartners.com.

About ELM

Since 1976, Eastern Land Management has serviced commercial properties throughout southern Connecticut and the New York metropolitan area by providing award-winning, comprehensive property care.

As a single-source provider, ELM is a key resource to facility managers, providing a full complement of integrated exterior site management services. By employing innovative technologies and green practices on behalf of our clients, ELM's focus on sustainability improve efficiency and minimize waste.