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**Watson Land Company Announces LEED Gold Certification
of its Newest Chino Industrial Building**

First speculative industrial building in SoCal to be awarded LEED Gold

Chino, CA – July 6, 2009 – Watson Land Company announced today that its recently-completed 297,107-square-foot industrial Legacy BuildingSM, located in the Watson Commerce Center Chino at 6810 Bickmore Avenue, has been awarded Gold-level LEED[®] certification for green building performance by the U.S. Green Building Council (USGBC). This is the first speculative industrial building in Southern California to be awarded LEED Gold.

“Customer demand for energy-efficient green buildings is stronger than ever,” said Lance Ryan, vice president of marketing and leasing for Watson Land Company. “Sustainable development is not only good for the environment, but it’s good for business.”

Highlights of the facility’s energy-efficient features include:

- An estimated 51 percent energy cost savings over a typical warehouse distribution building of similar size (\$54,000 annual savings, \$.03 per square foot);
- 100 percent concrete truck courts and 7-inch reinforced concrete floors to significantly reduce heat-absorbing “hot spots”;
- An abundant use of skylights and clerestory glass to make optimal use of daytime lighting;
- Reclaimed water for landscape irrigation;
- Waterless dual-flush urinals and water-saving faucet aerators to reduce water consumption;
- Sustainable landscaping components, including bioswales and drought-tolerant softscape.

“Watson Land Company’s Gold LEED Certification demonstrates tremendous green building leadership,” said Rick Fedrizzi, president and CEO & founding chair for the U.S. Green Building Council. “The urgency of USGBC’s mission has challenged the industry to move faster and reach further than ever before, and Watson serves as a prime example with just how much we can accomplish.”

For the construction of all of its sustainable buildings, Watson Land Company uses the LEED point system to measure its success, looking to reach or exceed standards for energy use, lighting, water and material use, in addition to incorporating a variety of other sustainable strategies. By the end of 2009, Watson Land Company will have completed construction on more than two million square feet of speculative industrial buildings designed for LEED certification.

The Chino building is one of four new buildings in Watson Commerce Center Chino, a 1.2 million square foot master-planned center featuring Watson's award-winning Legacy Building SeriesSM, a series of highly-flexible, energy-efficient Class A industrial buildings designed and constructed in accordance with the USGBC's LEED guidelines.

The building is currently occupied by Motivational Fulfillment & Logistics Services, Inc., one of the largest full-service fulfillment and logistics services providers in the nation. Since moving to the new facility in May 2007, the company reported that its electricity bill has dropped 50 percent and its landscaping fees are nearly 40 percent less.

Watson Land Company

Watson Land Company's legacy extends two centuries to the Rancho San Pedro Spanish Land Grant. Today, the company is among the largest industrial developers in the nation. For additional information please visit www.watsonlandcompany.com.

U.S. Green Building Council

The U.S. Green Building Council is a nonprofit membership organization whose vision is a sustainable built environment within a generation. Its membership includes corporations, builders, universities, government agencies, and other nonprofit organizations. Since UGSBC's founding in 1993, the Council has grown to more than 17,000 member companies and organizations, a comprehensive family of LEED® green building rating systems, an expansive educational offering, the industry's popular Greenbuild International Conference and Expo (www.greenbuildexpo.org), and a network of 78 local chapters, affiliates, and organizing groups. For more information, visit www.usgbc.org.

LEED®

The LEED® (Leadership in Energy and Environmental Design) Green Building Rating System™ is a feature-oriented rating system that awards buildings points for satisfying specified green building criteria. The six major environmental categories of review include: Sustainable Sites, Water Efficiency, Energy and Atmosphere, Materials and Resources, Indoor

Environmental Quality and Innovation and Design. Certified, Silver, Gold, and Platinum levels of LEED green building certification are awarded based on the total number of points earned within each LEED category. LEED can be applied to all building types including new construction, commercial interiors, core & shell developments, existing buildings, homes, neighborhood developments, schools and retail facilities. LEED for Healthcare is currently under development and is expected to be released in early 2008.

Incentives for LEED are available at the state and local level and LEED has also been adopted nationwide by federal agencies, state and local governments, and interested private companies. For more information, visit www.usgbc.org/LEED.

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