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EPA to Help New Jersey's Largest Real Estate Developer Reduce Environmental Impacts

Secaucus, NJ – March 31, 2010 - Hartz Mountain Industries, Inc., New Jersey's largest real estate development company, has signed an agreement with the U.S. Environmental Protection Agency (EPA) to cut energy and water use, and to take other steps to reduce environmental impacts of its retail and commercial properties across the state. The buildings we live and work in consume tremendous amounts of energy and water, and are responsible for a significant portion of the nation's greenhouse gas emissions. Under the agreement signed this week, Hartz will amplify efforts already underway to make its developments greener.

“Constructing and operating buildings more sustainably is becoming a standard business practice, and developers like Hartz Mountain are seeing that protecting the environment is also good for their bottom lines,” said EPA Regional Administrator Judith Enck. “This agreement with Hartz Mountain exemplifies EPA's commitment to helping rebuild America's economy without comprising environmental protection.”

“Our sustainability program touches every segment of our operation,” says Emanuel Stern, president and chief operating officer of Hartz Mountain Industries. “Not only is it a major part of our culture, it is a profit center. Adopting the EPA Green Team standards is a logical next step, as it enables us to continue deriving the benefits of being ahead of the curve.”

The following are highlights of the agreement between EPA and Hartz Mountain Industries. Hartz will:

- Join EPA's Energy Star and Waste Wise programs, which respectively provide strategies and tools for minimizing energy use and waste production while increasing recycling rates.
- Cut water use by utilizing low-flow plumbing fixtures, including low flow toilets, waterless urinals, automatic faucet controls, and low-flow showerheads in new construction. Hartz will also follow EPA's GreenScapes guidelines to minimize water use in landscaping.
- Maximize recycling and reuse of municipal solid waste, construction waste and debris, and consider the feasibility of composting food waste either on-site or through an off-site location.
- Follow EPA's Clean Construction USA program to cooperatively promote and implement measures to reduce emissions from vehicles and other internal combustion engines used in construction and operation of Hartz facilities, with a focus on diesel engine emission reductions.
- Implement idling reduction measures in its own fleet, and encourage its service vendors, contractors and staff to do the same.
- Require that heating, ventilation and air conditioning equipment meet EPA Energy Star or similar performance guidelines; ban the use of chloroflourocarbons and hydroflourocarbons for newly purchased air conditioning units; promote the use of energy management systems to maximize the operating efficiencies of heating and cooling systems; promote the use of energy-saving lighting, including motion-sensitive switches, and fluorescent lighting.
- Meet the U.S. Green Building Council's Leadership in Energy and Environmental Design (LEED) standards in constructing the Edison Towne Square project in Edison, N.J.
- Continue to explore solar opportunities on both its buildings, and on Brownfield sites. Hartz already has more than 3.5 megawatts of solar panels installed at its properties, with an equivalent amount planned for calendar year 2010, which will prevent the equivalent

of more than 50 metric tons of carbon dioxide emissions each year.

- Seek LEED Silver or higher certification for its headquarters building in Secaucus and its Sheraton Suites project in Weehawken.
- Look to incorporate the use of coal combustion products for concrete, which require less energy to produce than in place of Portland cement, in future construction projects.

Hartz will submit a status report to EPA every six months, and EPA will use the report to determine the environmental benefits associated with Hartz's activities.

EPA has similar agreements in place with the New York Jets and New York Giants for the New Meadowlands Stadium, the New York Mets for Citi Field stadium, the Destiny USA mall project in Syracuse, N.Y., the real estate firm Cushman & Wakefield, Rutgers University for several of its campuses across New Jersey, Montclair State University in Montclair, N.J., Monmouth University in West Long Branch, N.J., St. John's University in Queens, N.Y., and Raritan Valley Community College in Branchburg, N.J, and Stony Brook University Hospital in Stony Brook, N.Y.

About Hartz Mountain Industries, Inc.

Headquartered in Secaucus, NJ, Hartz Mountain Industries, Inc. owns and manages one of the largest privately held commercial real estate portfolios in the United States, comprised of approximately 200 properties and totaling more than 38 million sq. ft. in the northern New Jersey/New York area. Hartz employs a comprehensive approach to real estate that is facilitated by its full-scale in-house departments for leasing, management, finance, acquisition, architecture, construction, development, planning, and marketing, design and property management. By controlling the development process end-to-end, the company strives to remain at the forefront of commercial, industrial, retail and hotel development. Hartz has been recognized by NJPA Real Estate Journal as the "Best Developer of 2004" and the Business News New Jersey (NJBIZ) as one of the best places to work in New Jersey for 2004 and 2005. In 2009, Hartz won New Jersey Business and Industry Association's (NJBIA) "Environmental Quality Award." Also in 2009, NJBIZ recognized President and Chief Operating Officer Emanuel Stern as the "Green Executive of the Year." Mr. Stern also won the 2009 Industry Service Award from the Meadowlands Regional Chamber of Commerce. For more information, visit Hartz's web site at www.hartzmountain.com

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