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**Morgan Properties Shines Bright at Gala Hosted by The
Apartment Association of Central Pennsylvania**

King of Prussia, PA, September 25, 2009 – Last evening, The Apartment Association of Central Pennsylvania (AACP) held its 2009 Best of Living Awards Gala. Morgan Properties received 28 awards including Property Manager of the Year, Maintenance Supervisor of the Year and Maintenance Team of the Year. The AACP's annual awards program is judged by industry experts from neighboring apartment associations and is presented annually to recognize excellence, outstanding achievement and commitment to the multi-family industry.

The Property Manager of the Year award was presented to Lisa Rice, Senior Property Manager of The Crossings at Mill Creek in Lancaster. Lisa earned this honor based on her demonstration of leadership, overall financial performance, customer service, resident retention, property enhancement and contribution to the local community. Earning the title Maintenance Supervisor of the Year for the second year in a row was Ron Danner of Lakewood Hills in Harrisburg. Ron was recognized for his excellence in on-site performance of maintenance skills, administrative and financial acumen and leadership. Ron's team at Lakewood Hills also earned their second consecutive title of Maintenance Team of the Year recognizing them as a team of consummate professionals known for their integrity, professionalism and abilities.

"I am so proud of Lisa and Ron for their dedication to excellence, commitment to customer service and their abilities to lead their teams" said Regional Manager, Christine Beechan. "I am thrilled that the AACP recognized these two leaders as well as the entire Morgan Properties Central Pennsylvania community teams for their outstanding abilities to offer

exceptional customer service, maintain beautiful properties and support their local communities.”

The additional awards were presented in the property categories based upon age and size of community and included Lakewood Hills in Harrisburg for Leasing & Marketing Excellence, Runner Up for Maintenance Excellence and Runner Up for Overall Community Excellence, Chelsea Village in Leola for Leasing & Marketing and Overall Community Excellence Honorable Mention, Camp Hill Apartments in Camp Hill for Runner Up in both the Leasing & Marketing and Overall Excellence categories, The Crossings at Mill Creek in Lancaster for Curb Appeal Excellence and Runner Up for Maintenance Excellence, Oxford Manor in Mechanicsburg for Runner Up in both Leasing & Marketing Excellence and Maintenance Excellence, Lincoln Park in West Lawn for Curb Appeal Excellence and Runner Up in both the Maintenance and Overall Excellence categories, Wedgewood Hills in Harrisburg for Excellence in both the Maintenance and Overall categories and Greentree Village in Lebanon for Runner Up in Leasing & Marketing Excellence and Excellence in both the Maintenance and Overall categories. Also receiving awards for Community Service Recognition Excellence were Chelsea Village, Greentree, Lincoln Park, Lakewood Hills, The Crossing at Mill Creek and Wedgewood Hills for acknowledgement of their programs and services that enhance their local communities.

The Apartment Association of Central Pennsylvania supports education and professionalism within the multifamily housing industry so that our members are successful in providing quality rental housing in central Pennsylvania.

ABOUT Morgan Properties - Established in 1985 by Mitchell L. Morgan, Morgan Properties is a real estate investment, development and management company. Morgan Properties owns and manages 131 apartment communities with 30,630 units in Pennsylvania, Delaware, New Jersey, New York, Ohio, Indiana, Maryland, South Carolina, Virginia and Nebraska.

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