



G.R.E.E.N.

Green Real Estate Environments Now!

ENERGY CONSUMPTION

| | Baseline (2008) | Current | Change |
|--|-----------------|---------|--------------|
| EPA Energy Star | 96 | 97 | +1 |
| Energy Intensity (kBtu/sq.ft.) | 145.5 | 144.4 | -1.1 |
| Associated Carbon Dioxide Reduction (in tons) | | | -0.27 |

SUSTAINABLE IMPROVEMENTS

- Energy management/building automated system for energy savings.
- Retrofit lighting and added motion sensors in tenant spaces.
- Motion sensors installed in stairwells.
- HVAC digital control retrofit for energy savings.
- Variable speed drives installed on mechanical equipment for energy savings.
- Low flow fixtures in restrooms for water savings.
- Irrigation control system for water savings.

SUSTAINABLE OPERATIONS

- LEED-compliant cleaning procedures and cleaning supplies.
- Recycling program in place which includes paper, plastic, glass, aluminum, cardboard and composting of wet trash.
- Sustainable purchasing policy for management office.
- Construction standards require use of low-VOC products and recycling of demolished materials.

SUSTAINABLE MEASURES

- On-line tenant handbook and on-line tenant service request program.
- No cost motorcycle parking for tenants.
- Bicycle parking provided.
- Qualifying carpools receive 30% discounted parking.
- Annual participation in Earth Hour and Earth Day.

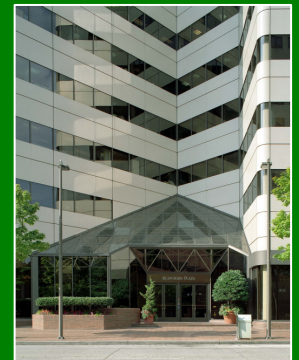
EDUCATION

- Monthly Green Tenant Tip.
- BOMA BEEP Certification for Property Manager & Chief Engineer.
- Energy Star Training for Property Manager & Chief Engineer.

AFFILIATIONS

- Member of United States Green Building Council ("USGBC").
- EPA Energy Star Partner.
- BOMA's 7 Point Challenge.

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MISSION STATEMENT:

Promote environmental stewardship through the implementation of sustainable ecological initiatives that benefit our assets, investors, customers, employees & planet.

