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100 Pine Street Becomes First Class-A, Multi-Tenant Office Asset to Earn LEED® for Existing Buildings Status in California

San Francisco, Calif. (July 31, 2008) –The owners of 100 Pine Street announced today the building has earned a rare Leadership in Energy and Environmental Design for Existing Buildings (LEED-EB) certification from the U.S. Green Building Council (USGBC). A 35-story, 440,500 square foot, Class A office tower, 100 Pine is the first multi-tenant office building to receive such certification in California and is only the third LEED-EB building in San Francisco. The only other buildings in San Francisco to carry LEED-EB status are Pacific Gas & Electric's HQ at 245 Market Street and construction contractor Swinerton Inc.'s headquarters at 260 Townsend Street, both of which are single-tenant buildings.

While a number of new developments now being built will attain a LEED certification, this is the first existing building in San Francisco to offer tenants a building with an environmentally-friendly designation.

Built in 1972 of steel, concrete and glass and designed by the firm of Hertz & Knowles to be a showpiece institutional asset in the heart of San Francisco's financial district, 100 Pine has long been known for innovative programs to better manage energy and water consumption and recycle, thereby reducing the overall carbon footprint of the building. 100 Pine was one of the first in San Francisco to receive an Energy Star label and was voted Commercial Recycler of the Year for seven straight years starting in 2000 in a program sponsored by the Building Owners and Managers Association (BOMA).

Among the sustainable measures employed by 100 Pine:

- LEED-compliant Tenant Improvements (TIs): a commitment to green is emphasized by incorporating sustainability into its TI design and construction process. This allows a conversation with the customer about the environment to begin immediately.
- Energy Conservation: 100 Pine conducted an overhaul to its heating, ventilating, and air conditioning (HVAC) system and added digital controls to make it more efficient.
- Water Efficiency: 100 Pine reduced the building's water usage by approximately 50% by converting to "low flow" toilets. The HVAC upgrade also reduced water usage.
- Environmentally-Friendly Cleaning Products: The building replaced its cleaning chemicals, equipment and restroom paper products used by the janitorial staff with sustainable, environmentally preferred products which meet or exceed the CA EPA guidelines.
- Environmentally-Friendly Landscaping: 100 Pine worked with their landscaping company and shifted from annuals (which require continual change) to perennials and also uses only native, local plants that require less watering.
- Recycling: 100 Pine has been a leader in recycling for the past 10 years and has consistently been diverting 75 percent or more of its waste from landfill. Unico also has partnered with Green Citizen, a company that promotes "responsible" electronic recycling.
- Motion Sensors in Emergency Stairwells: Since emergency stairwells are rarely used, 100 Pine installed lights that operate with motion sensors instead of having these stairwells lit continually.

Wes Powell of Jones Lang LaSalle, the leasing agent for 100 Pine, said that the task faced by 100 Pine in earning the LEED-EB designation should not be underestimated. "Close to 98 percent of commercially-operated office buildings today were not built to green standards and converting them would be a huge undertaking. The team's accomplishment with 100 Pine was the equivalent of converting a gas-guzzling SUV into a hybrid while driving 55 mph along the highway," Powell said.

The significance of 100 Pine's feat is also well stated by the building's manager. "We are very conscious of the long-term effect buildings have on the environment and it takes effort and leadership to upgrade an existing structure to green standards. Being the first multi-tenant office tower to be LEED-EB certified in California is a true testament to the efforts of the owners and the management team," said Unico President & CEO Dale Sperling.

Margot Crosman, General Manager of 100 Pine, added: "Receiving LEED-EB certification is a tremendous accomplishment and would not have been possible without the support and financial commitment of the building's owners over the past two years. We also have a terrific team of service partners and customers, and it's so important to create a community in our building where we share responsibility for improvements that create a healthier workplace for everyone."

Studies show that employers report better health, enhanced comfort and reduced absenteeism from employees working in environmentally-responsible buildings and recent surveys by Jones Lang LaSalle and others suggest that corporate and other tenants are increasingly attracted to sustainable space. The team representing 100 Pine worked with organicARCHITECT, a *San Francisco Certified Green Business*, to compile and file the LEED-EB application.

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About 100 Pine

100 Pine is a 440,500 square foot (402,534 s.f. net leasable) Class A office tower centrally located in the heart of San Francisco's Financial District. As part of a joint venture, 100 Pine is owned by Alaska Permanent Fund and Unico Properties LLC. Unico manages 100 Pine and Jones Lang LaSalle serves as the leasing agent.