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**WELLS FARGO PLAZA IS FIRST IN TACOMA TO EARN  
LEED® FOR EXISTING BUILDINGS SILVER CERTIFICATION;  
UNICO PROPERTIES LLC IS ALSO FIRST IN TACOMA TO PARTNER  
WITH U.S. DEPARTMENT OF ENERGY AND ECOTALITY TO  
INSTALL COMMERCIAL-GRADE ELECTRIC CAR CHARGING  
STATIONS IN THE BUILDING;  
UNICO ALSO INCREASES ENERGY STAR® RATING TO 80**

**SEATTLE, Wash.** (August 8, 2011) – Unico Properties LLC, a real estate investment and operating company that owns Wells Fargo Plaza in Tacoma, has announced that the Class-A office building has earned a rare Leadership in Energy and Environmental Design for Existing Buildings (LEED®-EB) Silver certification from the U.S. Green Building Council (USGBC). Wells Fargo Plaza, which serves as the anchor of Tacoma’s Financial District, is the first property in Tacoma to achieve LEED-EB certification.

The 308,000-square-foot, Class-A office building is located on Pacific Avenue, between 12<sup>th</sup> and 13<sup>th</sup> streets. Since the retrofitting process began in 2009, approximately \$1 million has been invested in sustainable upgrades to Wells Fargo Plaza. Results from McKinstry’s energy audit estimate that Wells Fargo Plaza has lowered its overall electricity consumption by 1.15 million kilowatt-hours (kWh) per year, and its natural gas consumption by 9,485 therms per year, which equates to a 16 percent energy reduction compared to prior consumption.

Additionally, Unico is the first company in Tacoma to partner with the U.S. Department of Energy and ECOTALITY North America to install commercial-grade electric car charging stations in Tacoma – at Wells Fargo Plaza – as part of the Federal Government’s National EV Project. As a result of this partnership, two Blink™ Level II electric vehicle charging stations are being installed in the parking

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garage of Wells Fargo Plaza. Unico is an early-adopter and partner with ECOtality in bringing a network of electric vehicle charging stations to the Pacific Northwest, helping to create an “electric highway” from Seattle to Portland.

With the LEED-EB Silver certification, total operational savings at Wells Fargo Plaza will be approximately \$75,000 to \$80,000 per year and the building will see a 29 percent reduction in electricity costs.

Unico’s investment in building improvements included the following:

- Purchase of 100 percent renewable energy, resulting in 1,337 metric tons of carbon offsets;
- Installing high-performance, low-flow plumbing fixtures which yield a 45 percent reduction in water use;
- The first commercial composting program in Tacoma’s Central Business District with DM Recycling Company Inc.;
- Lighting efficiency upgrades in the office tower, in the stairwell, in the visitor parking garage and in the Bank level of the building to better capture natural daylight;
- An interest-free loan and rebates from Tacoma Power Utility (TPU), which are pending approval, will help make Unico’s investments more economically feasible.

“We are very conscious of the long-term effect buildings have on the environment and it takes leadership and effort to upgrade an existing structure to green standards,” said Ross Peyton, Unico Properties General Manager in Tacoma. “As the first building in Tacoma to receive LEED-EB certification, we are pleased to bring our commitment to sustainably operating buildings to the Tacoma market.”

Officially open to the public by September 2011, with no fueling charges initially, the two charging stations at Wells Fargo Plaza will offer a concentration for ease of access and quick recharging needs in downtown Tacoma. In addition to Wells Fargo Plaza, Unico has installed, or will install, charging stations at three of its other properties along I-5 and I-405: it has installed charging stations at Rainier Square (Seattle) and Skyline Tower (Bellevue), and it will install charging stations at U.S. Bancorp Tower (Portland), helping to build the “electric highway” from Seattle to Portland.

“Electric vehicles will advance our country’s efforts in clean technology while propelling an industry that creates a new generation of jobs. Utilizing our commercial real estate parking infrastructure as a host for electric charging stations is a critical component of the ‘electric highway’ and an essential piece of operating buildings sustainably,” said Brett Phillips, Unico’s Director of Sustainability.

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Wells Fargo Plaza also increased its ENERGY STAR® rating to 80. Organizations earn the ENERGY STAR label by using the U.S. Environmental Protection Agency's (EPA) national energy performance rating system to generate energy-efficiency ratings for their buildings, on a scale of 1 to 100 as relative to similar buildings across the county. Prior to the retrofitting process, Wells Fargo Plaza had an ENERGY STAR rating of 71.

"Through Unico's various sustainable achievements, we have demonstrated our commitment to environmental stewardship while also lowering our energy costs. It's important for Wells Fargo Plaza, our environment, and our community, to use our resources in a more efficient manner," said Phillips, who worked with Wells Fargo Plaza's property management team to achieve the LEED-EB Silver certification.

Wells Fargo Plaza includes a 25-story office tower, a two-level landscaped plaza with a fountain, a below-grade parking garage, and a parking structure that connects to the office tower with an enclosed atrium walkway. The building offers panoramic views of Puget Sound, Mt. Rainier, the Olympics and the Cascade Mountains. Wells Fargo Plaza was built in 1970 as the home of the National Bank of Washington (now Wells Fargo Bank). The project was initiated by a group of prominent Tacoma-based investors, including George Weyerhaeuser and Ben Cheney, and it was designed by the prestigious San Francisco-based architecture firm Skidmore, Owings and Merrill.

### **About Unico**

Unico Properties LLC is a real estate investment and operating company with a 15-million-square-foot-portfolio of premier properties in the western United States. Founded in 1953, Unico is headquartered in Seattle, Wash. Unico produces superior returns for its partners by anticipating and addressing the real estate needs of its customers with environments that enhance the success of the people, business and communities it serves.

Unico is a proven operating partner. The company is a leader in sustainable practices, reducing energy consumption by 12 percent per year across its 10 million-square-foot portfolio of office buildings being benchmarked. Unico has earned LEED and LEED®-EB (Existing Buildings) certifications for more than 5.6 million square feet of property within its portfolio. In 2008 and in 2009, tenants ranked Unico's customer service in the top one percent nationally among 6,000 comparable buildings surveyed – earning a "Best in the Industry" distinction from CEL & Associates, a national, independent real estate consulting firm. For more information about Unico, please visit the firm's website at [www.unicoprop.com](http://www.unicoprop.com).

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