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**BANK OF AMERICA FINANCIAL CENTER IS FIRST AND TALLEST
MULTI-TENANT, CLASS-A OFFICE BUILDING
IN EASTERN WASHINGTON TO EARN
LEED® FOR EXISTING BUILDINGS CERTIFICATION**

SPOKANE, Wash. (February 10, 2011) – Unico Properties LLC, a real estate investment, operating, and management company, announced that Bank of America Financial Center (BAFC) has earned the rare Leadership in Energy and Environmental Design for Existing Buildings Operations and Maintenance (LEED®-EB:O&M) certification from the U.S. Green Building Council (USGBC). BAFC is the first and tallest, multi-tenant, Class-A office building in Eastern Washington to earn a LEED-EB: O&M rating.

“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 Eastern Washington benefits our tenants and our community by providing a more efficient place to work,” said John Lamb, Unico’s senior vice president of Property Management. “As the tallest office building here, taking on this endeavor was quite a feat and we’re honored to receive this certification.”

Located in Spokane’s CBD, the 20-story, 358,000 square foot BAFC represents the CBD’s largest and most prestigious asset. Unico purchased BAFC in early 2007. As the new owner, Unico made significant capital upgrades to the common areas and elevators and provided a facelift to the lobby entry. Additionally, other efforts that Unico implemented to ensure BAFC functions more efficiently include: replacing all incandescent bulbs with compact fluorescent light bulbs (CFL bulbs); using environmentally-friendly products; installing low emissivity window film; installing new heating, ventilating,

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and air conditioning (HVAC) controls; using consolidated cleaning times to reduce lighting use; using atrium lighting timers to reduce heavy electricity usage; and adding showers for tenant-use to encourage alternative commuting. Unico also completed a plumbing retrofit that has reduced annual water consumption by 1.5 million gallons each year.

“Through Unico’s various sustainable achievements, we are demonstrating our commitment to environmental stewardship while also lowering our energy costs. It’s important for the Bank of America Financial Center, our environment, our community and our world to use our resources in a more efficient manner,” said Brett Phillips, Unico’s Sustainability Project Manager, who worked with the BAFC property management team to achieve the LEED-EB: O&M certification.

With BAFC’s LEED-EB: O&M rating, Unico now owns or manages approximately 20 percent of all LEED-EB buildings in Washington State.

Unico was also the first commercial office property owner in Spokane’s central business district (CBD) to launch a comprehensive recycling program at BAFC in partnership with the City of Spokane. Officially launched on Earth Day, April 22, 2009, Unico offers a complete recycling program for aluminum, plastic and mixed-office paper to all of its tenants at BAFC. While cardboard recycling has always been offered, this was the first time that a commercial property owner offered a comprehensive recycling program throughout its office building. Today, 56 percent of all waste generated at the building is recycled and diverted from landfill.

Also in 2009, Unico earned the U.S. Environmental Protection Agency’s (EPA) prestigious ENERGY STAR®, the national symbol for protecting the environment through superior energy performance. BAFC, which now has an ENERGY STAR® rating of 76, was the first building in downtown Spokane to receive this honor. Organizations earn the ENERGY STAR by using EPA’s 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.

From the beginning of the retrofitting process, Unico property managers calculate that BAFC has lowered its energy consumption per year by 1.49 million kilowatts (or 17 percent) by making cost-effective improvements to the building. The 1.49 million kilowatt savings is equivalent to the amount of electricity required to power about 140 homes each day for a year.

About Unico

Unico Properties LLC is a leader in the real estate industry in green and sustainable practices. Through its efforts, Unico has reduced energy consumption by 12 percent per year across its nearly 10 million square foot portfolio. The company earned LEED and LEED®-EB (Existing Buildings) certifications for more than 50 percent of its eligible buildings within its portfolio. In addition, Unico has earned

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ENERGY STAR® labels for 14 of its Class-A office buildings. The sustainability team at Unico sets and achieves green practices goals for both Unico employees and for Unico customers across its portfolio. The sustainability team has been recognized locally, regionally and nationally for innovative programs launched throughout the Unico office portfolio for various accomplishments, including reduced energy and water use, composting and extensive recycling initiatives, and alternative transportation options. Unico endorses the BOMA International 7-Point Challenge and is working to reduce energy usage by 30 percent by 2012, as compared to an average national portfolio.

Unico Properties LLC (www.unicoprop.com) is a real estate investment and operating company with a 16-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.

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