

400 & 450



N. Brand



Partnership to Conserve Energy Pays Off






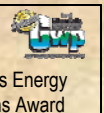
We are proud to always concentrate on “Raising The Bar” of our Class-A energy reduction standards. This has been our motivation and reason for earning national recognitions (LEED Gold certification, two time TOBY winner, Energy Star, BOMA 360 and the historical win of being the first building in LA to win the BOMA Earth Award), as well as achieving high tenant retention rates. Year after year we have improved (**with your help**) energy conservation. Today (2012) our Energy Star rating at 400 N. Brand is 97% (up from 79% in 2004) and at 450 N. Brand we are at 98% (up from 89% in 2007).

Our work is not done, we must continue our efforts to conserve energy. With that in mind, below is a list of six everyday energy conservation tips that also help keep your office environment cool:

1. Please consider posting or sending to your employees the attached Energy Star “Bring Your Green to Work Poster” and “Bring Your Green to Work Tip Card”.
2. Turn off all unnecessary lights and systems, especially those in unused offices and conference rooms;
3. Enable the “Energy Star” feature on computers, which causes them to “go to sleep” when not in use;
4. Turn off perimeter lighting not needed for security or liability reasons;
5. Check that thermostat readings are not being distorted by “hot zones” below thermostats and above heat-generated office equipment;
6. Turn off all unnecessary or infrequently used office equipment (e.g., printers and copiers) and consider using a central printer or copier;
7. Invest in energy-efficient products; and
8. Close window coverings during hot peak hours.

Keeping you cool is just as important to us as ensuring the continued availability of power for the purpose of maintaining our business operations. This is because we are faced with potential power shortages during the peak demand months of the summer.

Together with your efforts and willingness to enforce the above conservation tips, we can hopefully decrease these threats and earn higher Energy Star Award ratings next year as well as years to come.

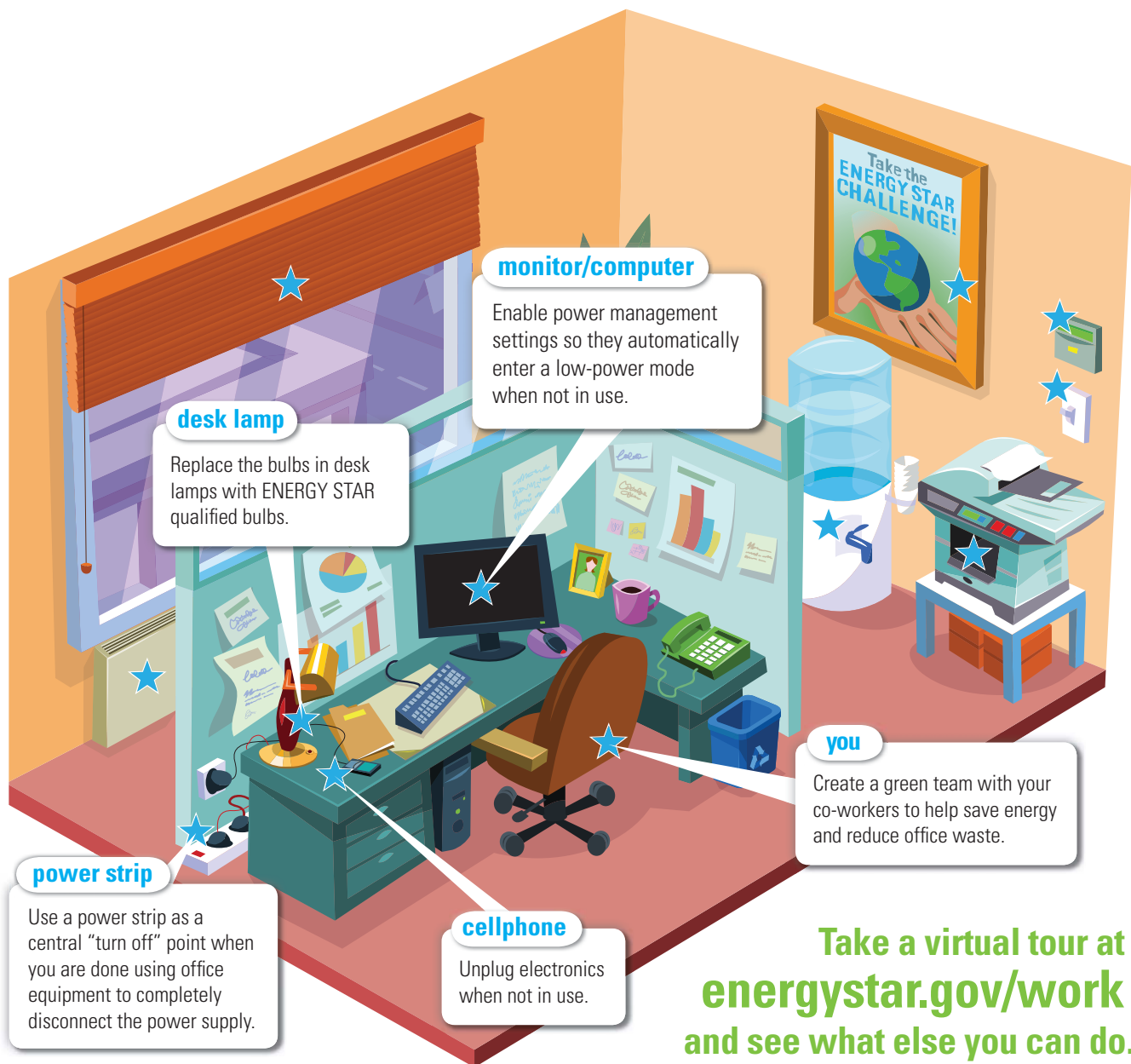
 <p>ENERGY STAR Since 2003</p>	<p>BOMA Los Angeles Winner of 2009 TOBY Building of the Year Under 499,999 RSF Category</p>		<p>BOMA South-West Regional Winner of 2010 TOBY Building of the Year Under 499,999 RSF Category</p>	 <p>Cushman & Wakefield 2004 Management Team of the Year 2004-2009 Excellence Award 1999, 2008 & 2009 Best Practices</p>	<p>2009 - 2012 Business Energy Solutions Award</p> 
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Bring Your GREEN TO WORK

with ENERGY STAR®

The small steps you take at work to save energy can make a big difference in the fight against global warming.



monitor/computer

Enable power management settings so they automatically enter a low-power mode when not in use.

desk lamp

Replace the bulbs in desk lamps with ENERGY STAR qualified bulbs.

power strip

Use a power strip as a central "turn off" point when you are done using office equipment to completely disconnect the power supply.

cellphone

Unplug electronics when not in use.

you

Create a green team with your co-workers to help save energy and reduce office waste.

Take a virtual tour at energystar.gov/work and see what else you can do.

ENERGY STAR® is a U.S. Environmental Protection Agency program helping businesses and individuals fight global warming through superior energy efficiency.



Bring Your GREEN TO WORK

with ENERGY STAR®



Learn how you can make many of the same green choices at work as you make at home to save energy and fight global warming with help from EPA's ENERGY STAR program.

1 Give It a Rest

Use the ENERGY STAR power management settings on your computer and monitor so they go into power save mode when not in use. Also use a power strip as a central "turn off" point when you are using equipment to completely disconnect the power supply.

2 Unplug It

Unplug electronics such as cell phones and laptops once they are charged. Adapters plugged into outlets use energy even if they are not charging.

3 Light Up Your Work Life

Replace the light bulb in your desk lamp with an ENERGY STAR qualified bulb. It will last up to 10 times longer and use about 75 percent less energy. Turn off the lights when you leave, especially at the end of the day.

4 Let It Flow

Keep air vents clear of paper, files, and office supplies. It takes as much as 25 percent more energy to pump air into the workspace if the vents are blocked.

5 Team Up

Create a Green Team with your co-workers, help build support for energy efficiency in your workplace, and reduce office waste. Set a goal to make your building an ENERGY STAR qualified building.

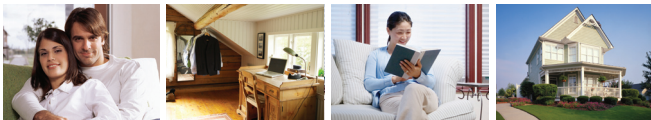
Learn More at energystar.gov/work

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Live GREEN AT HOME

with ENERGY STAR®



Learn what you can do at home to save energy, save money, and help protect the environment.

1 Change a Light

Replace your five most frequently used light fixtures or the bulbs in them with ENERGY STAR qualified lights, and save more than \$65 a year in energy costs. ENERGY STAR qualified bulbs use 75 percent less energy and last up to 10 times longer than incandescent bulbs.

2 Get with the Program

The average household spends nearly \$2,000 a year on energy bills—nearly half on heating and cooling. A programmable thermostat, set and used properly, can save about \$180 each year.

3 Choose Energy Efficiency

Look for the ENERGY STAR when buying home appliances, electronics, and heating and cooling systems. Ask your local utility company if you qualify for rebates or incentives.

4 Seal the Deal

Improve energy efficiency and comfort by finding and sealing air leaks to the outside. You or a licensed contractor can follow ENERGY STAR home sealing recommendations.

5 Change the World, Start with ENERGY STAR

Take the ENERGY STAR pledge and learn how small steps can make a big difference in protecting our environment and saving energy.

Learn More at energystar.gov/changetheworld

For more information
www.energystar.gov
or call **1.888.STAR.YES**
(1.888.782.7937).



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Tenant's Guide: Reducing the Environmental Impact of Leased Space

U.S. ENVIRONMENTAL PROTECTION AGENCY

Home > Buildings & Plants > Real Estate/Multifamily > Tenant's Guide > Why Focus on Energy?

Why Focus on Energy?

Prospective Tenants: Looking
to Lease Space

Current Tenants: In an
Existing Lease

How Energy Affects the Environment

Energy efficiency is the most cost effective approach to reducing greenhouse gas emissions and to managing a building's operating costs. If your organization rents office space, you have the power to help combat climate change through cost-effective measures that reduce your energy consumption.

Most energy generated by U.S. power plants comes from burning fossil fuels, such as coal, fuel oil, and natural gas. This releases carbon dioxide, a greenhouse gas, into the atmosphere. Commercial buildings generate an estimated 18% of U.S. carbon dioxide emissions. When the buildings we occupy consume less energy, fewer fossil fuels are burned, and less carbon dioxide is released. Find out [how green buildings help protect the environment](#).

Save Money by Saving Energy

Energy represents 30% of a typical office building's operating costs and is the single largest controllable operating expense. ENERGY STAR partners have shown that low-cost improvements can save at least 10%, and potentially as much as 30%, of energy use.

Tenant Savings	
Office Space	20,000 square feet
Lease Term	5 years
Initial Annual Energy Costs	\$45,000
Energy Savings	10%
Annual Cost Savings	\$4,500
Savings Over Lease Term	\$22,500
Energy Consumption Avoided	225,000 kWh
Greenhouse Gas Emissions Avoided	162 metric tons of CO ₂ (equivalent to removing 30 cars from the road per year)

If you pay your own energy bill, saving energy directly improves your bottom line while also lowering your environmental impact.

If your energy costs are included in your rent, teaming up with your landlord to save energy can result in lower overall occupancy costs, while reducing your contribution to climate change.

Learn more about [why ENERGY STAR is smart business](#).