

45 FREMONT STREET SAN FRANCISCO, CA GREEN SCORECARD



ACTIVE & NATURAL FEATURES EFFICIENCY FEATURES OPERATING FEATURES

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| <ul style="list-style-type: none"> • Outdoor landscaping and natural features • Close to amenities including multiple modes of public transportation, restaurants and retail • Bike parking provided • Walkability Score: 96 (www.walkscore.com) | <ul style="list-style-type: none"> • Building Automation System • Demand response program for peak power management • Variable frequency drives (“VFD”) on mechanical equipment • LED lighting in exterior, common areas and some tenant spaces • Low mercury, high-efficiency fluorescent lighting • Window film to reduce solar load • Low-flow restroom fixtures and faucet aerators • Motion-controlled restroom faucets, fixtures and dispensers | <ul style="list-style-type: none"> • Green cleaning program • Recycling program which includes paper, glass, aluminum, plastic and cardboard • Composting for food waste and restroom paper towels • Electronic waste recycling program • Annual waste audit to ensure effectiveness of recycling program • Sustainable Purchasing Policy for Management Office • Green construction standards including low-VOC products & demolition waste recycling • Online Tenant Handbook and Tenant Service Request Program • Annual Earth Hour and Earth Day events |
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ENERGY CONSUMPTION EDUCATION AFFILIATIONS

	BASELINE (2008)	CURRENT	CHANGE		
EPA ENERGY STAR® Score	61	85	24	<ul style="list-style-type: none"> • LEED-accredited Property Manager • ENERGY STAR® training for all Property Managers • “Flip the Switch” tenant engagement program • “Green Tips” for tenants 	<ul style="list-style-type: none"> • Platinum Member of U.S. Green Building Council • EPA ENERGY STAR® Partner • U.S. Department of Energy’s Better Buildings Challenge • Green Lease Leader™
Associated Annual Carbon Dioxide Reduction (in tons)			-469.7		



It is incumbent on those of us who operate and occupy buildings to be mindful of the broader societal impacts of our business activities.

~ Douglas W. Shorenstein

