



# G.R.E.E.N.

## Green Real Estate Environments Now!

### ENERGY CONSUMPTION

1920 Main / 2010 Main	Baseline (2006)	Current	Change
EPA Energy Star	87/81	89/90	+2/+9
Energy Intensity (kBtu/sq.ft.)	177.2/184.9	167.8/150.2	-9.4/-34.7
<b>Associated Carbon Dioxide Reduction (in tons)</b>			<b>-81.03/-298.22</b>

### SUSTAINABLE IMPROVEMENTS

- Retrofit of lighting throughout the property with more efficient fixtures.
- Variable Frequency Drives (“VFD”) on mechanical equipment for energy savings.
- Low flow fixtures in restroom sinks and urinals for water savings.
- Energy Management System/Building Automated System for energy savings.
- Motion sensors on lighting throughout tenant spaces and stairwells for energy savings.
- Photo sensor controls on garage perimeter lighting for energy savings.

### SUSTAINABLE OPERATIONS

- LEED-Compliant Cleaning Procedures & Cleaning Supplies.
- Recycling program which includes recycling of paper, plastic, glass, aluminum and cardboard.
- Electronics recycling program, which includes collection of batteries, cell phones & other small electronics.
- As needed e-waste collection and recycling (for larger electronics).
- Annual waste audit to ensure effectiveness of recycling program.
- Sustainable Purchasing Policy for Management Office.
- Construction standards require use of low-VOC products & recycling of demolished materials.

### SUSTAINABLE MEASURES

- On-line Tenant Handbook and On-line Tenant Service Request Program.
- Annual participation in Earth Hour and Earth Day.
- Bike parking provided.

### EDUCATION

- Monthly Green Tenant Tip.
- BOMA BEEP certification for all Property Managers.
- Energy Star Training for all Property Managers.

### AFFILIATIONS

- Member of United States Green Building Council (“USGBC”).
- EPA Energy Star Partner.
- BOMA’s 7 Point Challenge.

**Main Plaza**  
1920/2010 Main Street  
Irvine, CA 92614



### MISSION STATEMENT:

Promote environmental stewardship through the implementation of sustainable ecological initiatives that benefit our assets, investors, customers, employees & planet.

