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FOR IMMEDIATE RELEASE

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505 Union Station to Compete in the 2011 ENERGY STAR National Building Competition

(Seattle, Wash.) 505 Union Station, owned by an affiliate of Vulcan Real Estate and managed by CB Richard Ellis, has been selected to participate in the U.S. Environmental Protection Agency's (EPA's) ENERGY STAR National Building Competition: *Battle of the Buildings* to help improve the energy efficiency of commercial buildings and protect the environment. In the spirit of popular weight-loss competitions, 505 Union Station will battle it out against hundreds of other teams from buildings across the country to work off the waste through improvements in energy efficiency with help from EPA's ENERGY STAR program.

"Vulcan Real Estate is honored to be a part of this year's EPA's ENERGY STAR National Building Competition," said Ada M. Healey, vice president of real estate at Vulcan Inc. "We are committed to continually improving the energy efficiency of our buildings, and we look forward to raising the bar on sustainable buildings that can serve as a model for others around the country."

The 2011 ENERGY STAR National Building Competition includes 245 teams from 26 different types of commercial buildings - such as retail stores, schools, hotels, and museums - that hail from 33 states and the District of Columbia. Eleven buildings are 100 years old or greater, the smallest building is just over 6,000 square feet, and fifteen buildings cover more than 1 million square feet of floor space with the largest totaling nearly 3 million square feet.

As the 2011 ENERGY STAR National Building Competition spokesperson, actor John Corbett will provide energy saving tips and encouragement through videos posted on the competition website. The 2011 ENERGY STAR National Building Competition spokesperson is provided by jcpenny, EPA's co-sponsor for these events. The competition website will also feature a flash media wall with photos of all of the competitors, a live Twitter feed, and a Competitor Forum for exchanging ideas and strategies.

"Buildings of all shapes and sizes are saving money and energy with help from EPA and ENERGY STAR," said Jean Lupinacci, Director of EPA's ENERGY STAR Commercial Buildings Program. "We applaud the contestants of EPA's ENERGY STAR National Building Competition for taking action to protect the environment and save energy in the buildings where we work, play and learn."

Competitors will measure and track their building's monthly energy consumption using EPA's ENERGY STAR online energy tracking tool, Portfolio Manager; make improvements to their building's energy performance; and share their progress. Of the initial pool of 245 competitors, a small group of buildings will be selected as finalists in July. Among the finalists, the building that

demonstrates the greatest percentage-based reduction in energy use intensity will be recognized as the winner on November 2, 2011.

505 Union Station has taken the following steps to reduce the amount of energy being used:

- Conducted an energy audit to identify energy conservation opportunities, including taking an infra-red image of the skin of the building to identify areas where heat/cooling is being released in an uncontrolled manner
- Replaced incandescent lights with energy efficient CFL's
- Installed light sensors in the stairwells and restrooms
- Added VFD's to the cooling towers and chiller supplied water loop
- Identified new energy efficient lighting for elevators
- Adjusted time schedules from eight hour to two hours for after-hours HVAC and lighting
- Deleted extraneous exterior lighting
- Upgraded building mechanical equipment
- Updated building operational activities

According to EPA, energy use in commercial buildings accounts for nearly 20 percent of total U.S. greenhouse gas emissions and energy use at a cost of more than \$100 billion per year. On average, 30% of the energy used in commercial buildings is wasted. Thousands of businesses and organizations work with EPA's ENERGY STAR program and are saving billions of dollars and preventing millions of tons of greenhouse gas emissions from entering our atmosphere each year.

Watch the battle unfold: www.energystar.gov/BattleOfTheBuildings

Learn more about 505 Union Station here:

<http://www.vulcanrealestate.com/TemplatePropertyPortfolio.aspx?contentId=39>

About Vulcan Real Estate

Vulcan Real Estate directs all real estate activities for Vulcan Inc., a Paul G. Allen company. The company's experienced, talented team of real estate professionals offers a full range of development services from site selection to build-to-suit construction. Its real estate model is based on quality, sustainable development that builds new value across the entire community. To date, Vulcan has delivered nearly 4.3 million square feet in 21 new office, biotech, residential and mixed-use projects in South Lake Union. The company has approximately 500,000 square feet currently under construction and/or planned for delivery by 2013. For more information, visit www.vulcanrealestate.com.

About CBRE

CB Richard Ellis Group, Inc. (NYSE:CBG), a Fortune 500 and S&P 500 company headquartered in Los Angeles, is the world's largest commercial real estate services firm (in terms of 2010 revenue). The Company has approximately 31,000 employees (excluding affiliates), and serves real estate owners, investors and occupiers through more than 300 offices (excluding affiliates) worldwide. CB Richard Ellis offers strategic advice and execution for property sales and leasing; corporate services; property, facilities and project management; mortgage banking; appraisal and valuation; development services; investment management; and research and consulting. Please visit our Web site at www.cbre.com.

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