



GREEN BUILDING TOURS

MARCH 24, 2010



FIRST CITY TOWER

Houston, Texas

LEED for Existing Buildings - O&M

60% Waste Recycled

50% Irrigation Water Savings

8.2% Energy Cost Savings (since 2007)

28% Energy Cost Savings since 2000

LEED® Facts

First City Tower
Houston, TX

LEED for Existing Buildings – O&M
Certification Awarded April 24, 2009

Gold 51*

Sustainable Sites	5/12
Water Efficiency	4/10
Energy & Atmosphere	19/30
Materials & Resources	5/14
Indoor Environmental Quality	11/19
Innovation & Design	7/7

*Out of a possible 92 points

First City Tower, Houston, Texas

Efficiency Upgrade Downtown

First City Tower is the first LEED Gold rated Existing Building Operations & Maintenance in Texas

**PROJECT DESCRIPTION**

First City Tower (FCT) is a premier Class A office building totaling 1,333,312 square feet originally constructed in 1981 located at 1001 Fannin Street in Houston's Central Business District. The building's owner, an affiliate of JMB Realty Corporation based in Chicago, wanted to reduce energy consumption and promote an environmentally friendly work place. In discussions with the building's major tenants, FCT management (CBRE) recognized that their interests in energy efficiency, high air quality and optimum tenant comfort were consistent with the LEED requirements. On April 24, 2009, First City Tower became the first building in Texas to receive the LEED Gold Existing Building O & M designation.

SUSTAINABLE SITES (5/12)

Bus lines run directly along the building perimeters and planned and existing rail lines are located within a few blocks' radius. More than 10% of building occupants use alternative forms of commuting, including buses, carpools, bikes and walking. Chemical use is kept to a minimum through integrated pest management. Planters and trees cover half of the perimeter hardscape, minimizing heat absorbed on the site.

WATER EFFICIENCY (4/10)

Cooling tower improvements, low flow fixtures, automatic flush sensors and automatic faucets are used throughout the building, resulting in better control over water consumption. An irrigation system audit was conducted. Ongoing monitoring has decreased water use by 50%.

ENERGY & ATMOSPHERE (19/30)

At the time of certification, First City Tower had an Energy Star rating of 90. Energy efficiency continues to improve, and currently the building has a rating of 92. Technology to reduce energy consumption includes power factor capacitors, DDC systems, VFDs, CO2 monitoring and lighting controlled by an energy management system and motion detectors. A commissioning agent identified mechanical systems that were not functioning at maximum potential. No CFC-based refrigerants are used in the building. The 3rd party tracking program of Leonardo Academy was used to report reductions for building energy use and emissions reductions.

MATERIALS & RESOURCES (5/14)

More than 60% of the waste stream is recycled at First City Tower. Single stream recycling is used for paper, cardboard, plastic, glass and aluminum. Compact fluorescent lamps, batteries and electronics are also recycled. First City Tower purchases environmentally-friendly office products and consumables that contain post consumer recycled content.

INDOOR ENVIRONMENTAL QUALITY (11/19)

We are following a 'green' janitorial program which incorporates the use of Green Seal approved cleaning products and recycled content disposable paper products and trash liners. Cleaning equipment meets LEED standards for noise and filtration. Entryway systems help to reduce the particulate matter entering the building. Tenant comfort and satisfaction have been documented with both an occupant survey and through an APPA custodial audit. Integrated pest management keeps occupant exposure to harmful chemicals to a minimum.

INNOVATION IN DESIGN (7/7)

First City Tower received 7 Innovation credits out of a possible 7. Several are attributable to extending our experience to others through education and service. First City Tower has helped school children learn about recycling by supplying recycling bins and helping to implement a recycling program in a local elementary school. We have reached out to our tenant base and community in an attempt to share sustainable practices, including signage, video, electronic communication, newsletters, project tours, and demonstrations. We annually conduct a 'green' trade show and invite participants to display sustainable services and products. The general public visiting First City Tower enjoys the use of a street-side solar trash compactor. Mr. Dave Johnson, Associate Director with the management team, is a LEED accredited professional.

ABOUT CB RICHARD ELLIS www.cbre.com

CB Richard Ellis Group, Inc. (NYSE:CBG), a Fortune 500 and S&P 500 company headquartered in Los Angeles, is the world's largest real estate services firm (in terms of 2008 revenue). The Company has approximately 30,000 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. CB Richard Ellis has been named a BusinessWeek 50 "best in class" company three years in a row and a Fortune 100 fastest growing company two years in a row.

"As responsible corporate citizens, our ownership, an affiliate of Chicago based JMB Realty Corporation, is committed to reducing energy consumption and promoting an environmentally friendly work place. We recognized that our tenants' interests in energy efficiency, high air quality standards and optimum comfort were consistent with LEED requirements."

Dave Johnson, LEED® AP
General Manager, First City Tower



Owner: FC Tower Property Partners LP, Affiliate of JMB Realty Corp.

Architect: S.I. Morris (1981)
Kirksey (2009)

Commissioning Agent: Redding Linden & Burr

Project Size: 1,333,312 SF

Completion: April 2009

**ABOUT LEED**

The LEED Green Building Rating System is the national benchmark for the design, construction, and operations of high-performance green buildings. Visit the U.S. Green Building Council's Web site at www.usgbc.org to learn more about how you can make LEED work for you. Visit www.usgbc-houston.org to access the local chapter.