

FOR IMMEDIATE RELEASE

**Oyster Point Marina Plaza – San Francisco Peninsula Fixture
Earns Prestigious LEED-EB Gold**

*Achievement marks San Francisco Peninsula largest Gold level certification
for an existing office building*

SOUTH SAN FRANCISCO– January 14, 2010 – Oyster Point Marina Plaza, owned by Kashiwa Fudosan America and managed and leased by Cushman & Wakefield has been awarded LEED® Gold Certification by the U.S. Green Building Council (USGBC). The distinction marks the Gold level certification for the largest office complex in San Mateo County, at gross square footage of 468,958. Developed by the U.S. Green Building Council, Leadership in Energy and Environment Design (LEED®) is the USGBC’s rating system for designing and constructing the world’s greenest, most energy efficient and high performing buildings.

Oyster Point Marina Plaza joins a handful of existing buildings in the United States to qualify for LEED-EB Gold Certification. “What makes this achievement so special is the commitment of the property ownership and the Cushman & Wakefield building operations staff.” said Lucas Heller, the General Manager. “It was a unified effort with the ownership, tenants, contractors, and building staff. I am proud to be a member of this team”

“The green building movement offers an unprecedented opportunity to respond to the most important challenges of our time, including global climate change, dependence on nonsustainable and expensive sources of energy and threats to human health,” said Rick Fedrizzi, President, CEO & Founding Chair, U.S. Green Building Council. “The work of innovative building projects such as Oyster Point Marina Plaza is a fundamental driving force in the green building movement.”

Oyster Point Marina Plaza has been a fixture on the San Francisco Bay Peninsula for over 25 years. With its proximity to San Francisco International Airport and a short drive to San Francisco, OPMP is a destination facility with bay views and one of its most proud achievements, for the past eight years, the building(s) have been awarded the prestigious ENERGY STAR by the U.S. Environmental Protection Agency for its superior energy efficiency.

Under the direction of the ownership and utilizing Cushman & Wakefield’s sustainability practices, the building recently embarked on the LEED® certification process to further reduce the building’s carbon footprint. The property underwent lighting retrofits of lamps and ballasts throughout the mechanical areas.

Additional sustainable highlights of Oyster Point Marina Plaza's LEED® certification include:

- Retrofits of indoor water fixtures and fittings resulted in 17.29% reduction of water used in common area lavatories.
- The installation of climate controlled irrigation controllers, Xeriscape, and adaptive plant material resulting in lower maintenance costs and a reduction in water for irrigation purposes of 50%.
- The Building and its tenants reuse and recycle more than 100% of the ongoing consumable waste stream. In addition, more than 77% of the waste was diverted from construction from landfill and incineration disposal.
- Outdoor air ventilation rates to all occupied spaces are at least 30% above the minimum rates required, substantially improving indoor air quality for the occupants.
- An effective custodial program was given the highest rating in its category with green cleaning practices incorporating usage of HEPA filtered vacuum cleaners and microfiber dust cloths. 91% of the cleaning products purchased contain high recycled content or meet rigorous EPA and Green Seal™ standards for sustainability.
- The ownership, property management, and leasing team have made extensive efforts to educate building occupants about sustainability through annual Earth Day Green Fairs, Bike to Work Day, and Building sponsored E-Waste recycling promoting LEED practices.

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Cushman & Wakefield is the world's largest privately-held commercial real estate services firm. Founded in 1917, it has 230 offices in 58 countries and 15,000 employees. The firm represents a diverse customer base ranging from small businesses to Fortune 500 companies. It offers a complete range of services within four primary disciplines: Transaction Services, including tenant and landlord representation in office, industrial and retail real estate; Capital Markets, including property sales, investment management, valuation services, investment banking, debt and equity financing; Client Solutions, including integrated real estate strategies for large corporations and property owners including asset and property management, and Consulting Services, including business and real estate consulting. A recognized leader in global real estate research, the firm publishes a broad array of proprietary reports available on its online Knowledge Center at www.cushmanwakefield.com.

The U.S. Green Building Council is a nonprofit membership organization whose vision is a sustainable built environment within a generation. Its membership includes corporations, builders, universities, government agencies, and other nonprofit organizations. Since UGSBC's founding in 1993, the Council has grown to more than 17,000 member companies and organizations, a comprehensive family of LEED® green building rating systems, an expansive educational offering, the industry's popular Greenbuild International Conference and Expo (www.greenbuildexpo.org), and a network of 78 local chapters, affiliates, and organizing groups. For more information, visit www.usgbc.org.

The LEED® (Leadership in Energy and Environmental Design) Green Building Rating System™ is a feature-oriented rating system that awards buildings points for satisfying specified green building criteria. The six major environmental categories of review include: Sustainable Sites, Water Efficiency, Energy and Atmosphere, Materials and Resources, Indoor Environmental Quality and Innovation and Design. Certified, Silver, Gold, and Platinum levels of LEED green

building certification are awarded based on the total number of points earned within each LEED category. LEED can be applied to all building types including new construction, commercial interiors, core & shell developments, existing buildings, homes, neighborhood developments, schools and retail facilities. LEED for Healthcare is currently under development and is expected to be released in early 2008. Incentives for LEED are available at the state and local level and LEED has also been adopted nationwide by federal agencies, state and local governments, and interested private companies. For more information, visit www.usgbc.org/LEED.

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