

LAKE MERRITT PLAZA

Project Summary

The Lake Merritt Plaza, completed in 1985, is a 27-story high rise office building with a one-story retail strip facing 20th Street and approximately 480,328 square footage of floor space. Conveniently loacated in the Lake Merritt/Uptown section of Downtown Oakland, the building is across the street from Lake Merritt and three blocks away from the 19th Street BART station.

In addition to being a LEED Gold certification building, Lake Merritt Plaza is also Energy Star rated and a participator in the EnerNoc program which works with PG&E to reduce the buildings energy load during peak demand times. This program helps the property manager determine how to run the building more efficiently by tracking energy usage in great detail.

Green Building Features

Resource Conservation

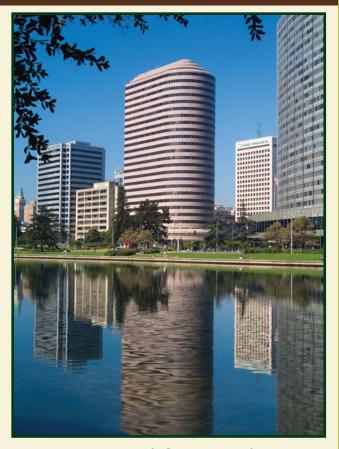
- Tenant participation in recycling and composting program
- All lights are low mercury content
- At least 70% waste diversion from construction project
- Implementation of green cleaning program and has been using green products and cleaning methods since 2007
- Use of green chemcials in water treatment plan

Energy Conservation

• Motion sensors installed on all of the stairwell lights as well as on lights in many common areas, tenant spaces and building equipment rooms.

Water Conservation

- Toilets and urinals retrofitted to reduce water usage
- Aerators installed in all building sinks
- Automated faucets and soap dispensers in all restrooms (in progress)



Commercial Renovation

1999 Harrison St. Oakland, CA

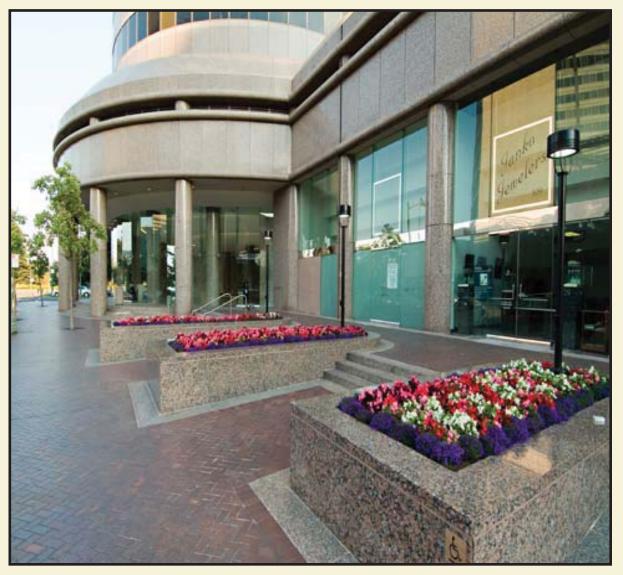
LEED- Existing Buildings: Operation & Maintenance **Gold Certified**

Recognition per City Council **Resolution 82701**

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Environmental Savings At A Glance

- Average Waste Diverted: 57% (2009 average of total waste diverted)
- Electricity Usage Savings: 35% (Q4 2009 savings from previous year Q4)
- Water Usage Savings: 2% (Q4 2009 savings from previous year Q4)







Project Team

Owner:

Oakland Property LLC, Beacon Capital Partners Affiliate 1999 Harrison Street, Suite 610 Oakland, CA 94612

Property Management Company:

CAC Real Estate Management Co., Inc. 1999 Harrison Street, Suite 610 Oakland, CA 94612

Engineering:

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General Contractor:

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LEED Consultant:

KEMA

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