



SRG green

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News about how we're protecting the environment.



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SRG Team Finds 'Green' Savings At Older Multifamily Community

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Newly Opened SRG Apartment Communities Signal Bold Direction In Sustainable Living

SARES•REGIS Group recently held grand openings of two landmark Southern California apartment communities. Both are transit-oriented, green and smoke free – a new concept... [see page 3](#)



SRG Reports Energy Savings At 'Green Day' Celebration

Energy-savings efforts by personnel at SRG Corporate cut 14% of average monthly electricity bills in the first year of the company's stepped-up commitment to sustainable business operations... [see page 6](#)



SRG To Build LEED Silver Housing For Vets In Need

SARES•REGIS Group is preparing to begin construction on a seven-building campus of LEED Silver facilities to temporarily house, counsel and treat U.S. military veterans needing help... [see page 4](#)





Larry Lukanish, Vice President, Commercial Investment Division



Rendering of Canyon Point building shows 30-foot clear height, which is unrivaled in small distribution buildings.

SRG Sells Two New 'Green' Industrial Buildings In Anaheim To Offshore Buyers

Two green Class A industrial buildings under construction in Anaheim by SARES•REGIS Group have been sold to offshore companies attracted by the sustainable development of the premium 120,000-sq.-ft. project. One building remains available for sale or lease.

Registered with the United States Green Building Council, they are the first speculative green industrial facilities in Orange County.

The three buildings in SRG's 6.3-acre Canyon Point development are scheduled for September completion.

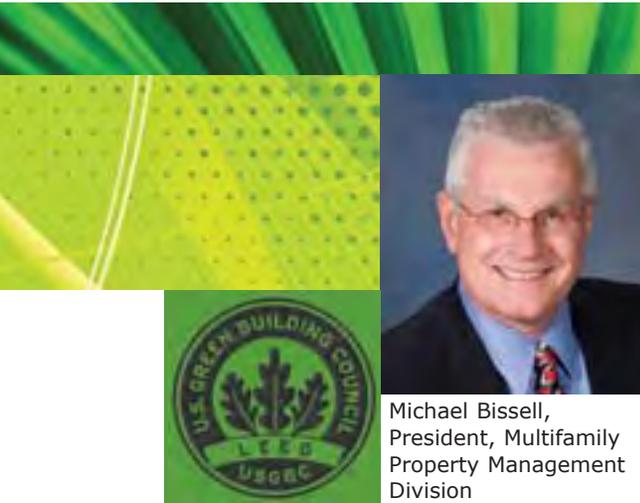
'Super-premium small industrial buildings like ours have never been seen before in this market.'

"We knew these buildings would be attractive to major publicly traded companies with green corporate policies. But we were thinking they would be U.S.-based companies. This level of interest from companies outside the U.S. with similar commitments to sustainability was unexpected," said Larry Lukanish, Vice President in SRG's Commercial Investment Division.

The project at Miraloma Avenue and Miller Street in the burgeoning 2,600-acre Anaheim Canyon technology district consists of two buildings of 30,000 sq. ft. and one 60,000-sq.-ft. building. Currently, the large building and one of the smaller buildings are in escrow.

There are several key features in the buildings making them unique among small buildings in the Orange County marketplace. They have 30-foot clear heights making them ideal for the most modern racking systems. They also have ESFR (early suppression, fast response) sprinklers, true dock-high loading and 130-foot concrete truck courts. These are features found mainly in state-of-the-art "big box" buildings in the Inland Empire, Lukanish said.

"Super-premium small industrial buildings like ours have never been seen before in this market," he said.



Michael Bissell,
President, Multifamily
Property Management
Division



Photos of The Crossing's lobby and swimming pool. Lease-up has exceeded expectations for the 312-unit transit-oriented apartment community.

Newly Opened SRG Apartment Communities Signal Bold Direction In Sustainable Living

SARES•REGIS Group recently held grand openings of two landmark Southern California apartment communities. Both are transit-oriented, green and smoke free – a new concept in larger premium multifamily developments.

Lease-up activity has been strong and steady in their first few months, demonstrating demand for what represents the latest innovations in apartment living. Upon completion, both developments will total 792 apartments in 41 floor plans.

The Crossing in Anaheim was the first of the two developments to officially open its doors April 22, Earth Day, and was quickly singled out by the local media. Headlines in the Orange County Register declared the 312-unit community as, “Green apartments rich in amenities” and “Where green, trendy intersect.”

The Crossing is a candidate for a LEED Silver certification from the United States Green Building Council.

“The Crossing is the most environmentally advanced community we’ve developed, and we couldn’t be more pleased with the reaction of the apartment market and the press. Our apartments are leasing up almost as soon as they’re finished,” said Michael Bissell, President of the SRG’s Multifamily Property Management Division.

“Our goal was to develop a green, premium, resort-like apartment community. This one was well into construction when the decision was made, based on our internal research, that The Crossing also should be smoke-free,” he said.

Westgate Apartments in Pasadena is planned for 480 apartments and is a LEED candidate. Westgate’s grand opening drew headlines in the Pasadena Star-News and The Los Angeles Times.

In addition to being planned and built with the newest in sustainable design and materials, both communities feature a wide variety of premium resort-quality amenities.

Both developments are close to key commuter rail stations and major regional freeways.



Nate Carlson,
Development Project
Manager, Multifamily
Development Division



Aerial photo and site plan for the 400-bed transitional housing project in Riverside.

SRG To Build LEED Silver Housing For Vets In Need

SARES•REGIS Group is preparing to begin construction on a seven-building campus of LEED Silver facilities to temporarily house, counsel and treat U.S. military veterans needing help with jobs and substance abuse.

The 400-bed US Vets Riverside Transitional Housing Project will be built near the former March Air Force Base in Riverside, Calif., on 8 acres provided by the Veterans Administration adjacent to the Riverside National Cemetery. The VA required that the buildings, which total 160,000-sq.-ft., meet sustainability criteria set by the United States Green Building Council.

In order to achieve the needed LEED credits, the construction program will include photovoltaic cells and an extensive storm-water management system. SRG also has coordinated with the Riverside Transportation Authority to provide bus service for the project.

Nate Carlson, Development Project Manager in SRG's Multifamily Development Division, said the project is a development by the non-profit

United States Veterans Initiative, which selected SRG because of the company's extensive experience in developing both sustainable commercial buildings and apartment communities.



One of seven buildings in a planned veteran transitional housing campus in Riverside that will have dorm-style rooms for veterans and rooms for their families, a cafeteria and space for educational and job-training programs.



The Arbors at Cal Oaks in Riverside County, where SRG is achieving new gains in sustainability in older apartment developments.

SRG Team Finds ‘Green’ Savings At Older Multifamily Community

By Janine Friberg

It’s been said that the older the property the harder it is to impose or retrofit green measures. That may be so. But we’ve found much can be done and that small changes add up to big savings. Here’s a classic example.

In 2008, when SARES•REGIS took over management of the 21-year -old Arbors at Cal Oaks in southwest Riverside County, we began to think about minimizing our footprint. All the standard changes already had been made: low-flow toilets, energy efficient bulbs, timer or motion activated lighting. We believed that more could be done.

We joined with GreenHouse, an organization that brings recycling receptacles to the property and collects the redemption fees on glass and plastic.

Moreover, it was evident that the three laundry rooms were no longer generating a profit; the per-unit rental fee on the 30 washers and 30 dryers was just breaking even.

We eliminated about one-third of the property’s washers and dryers, cutting down the equipment rental and utility consumption costs. We also emptied one laundry room and transformed it into our new recycle center . It’s always open and has motion-sensitive lighting. It’s a perfect haven of recycling (we even painted it green!).

This was one of many small, inexpensive and, at times, “green” money making measures the team has implemented. It is our intention to carry on this tradition in a team effort to go green – one small measure at a time.

Janine is Property Manager at The Arbors at Cal Oaks



John Hagestad,
Managing Director



SRG Reports Energy Savings At 'Green Day' Celebration

Energy-saving efforts by personnel at SRG Corporate cut 14% of average monthly electricity bills in the first year of the company's stepped-up commitment to sustainable business operations.

The announcement came at SRG's 2nd Annual Green Day. Company employees were congratulated for their success in cutting water and carbon-based energy use, recycling paper and plastic and elimination of non-biodegradable materials and cleaning products at the company's Irvine headquarters.

"We can all take pride in our sustainable achievements," said SRG Managing Director John Hagestad. "We've demonstrated that our commitment to green is significant and long lasting."

This has been a momentous period for SRG. The company has delivered two LEED certifiable luxury apartment developments and is under construction on the first speculative green industrial project to be developed in Orange County.

In the first year of the program, SRG created a recycling program, installed automatic fluorescent light fixtures and encouraged "daylighting" in windowed offices.

Over the last three years the company's accounting division has moved to 100% electronic data storage.

In the past 10 years SRG's Commercial

'We've demonstrated that our commitment to green is significant and long lasting.'

Property Services Division has sequestered more than 1 million tons of carbon dioxide gas, which is equal to CO2 emissions from 2.1 million barrels of oil consumed.