

SRG green

- CONTENTS
- PAGE 2
- PAGE 3
- PAGE 4
- PAGE 5
- PAGE 6
- PAGE 7



“ Thank God men cannot fly, and lay waste to the sky as well as the earth.”

- HENRY DAVID THOREAU

SRG Focused On LEED Gold For Invesco's Chino Big Box Project

With installation of a massive 750-kilowatt photovoltaic system, SARES•REGIS Group ... [more](#)

SRGNC's Multifamily Development Projects Deliver Gold-Plated Results

What does it take to earn LEED Gold for apartment communities? Ask SRGNC ... [more](#)

SRG's Moreno Knox Project Is 'Fusion' Of Green Goals

SRG's Moreno Knox distribution center, recently leased by Deckers Outdoor Corporation ... [more](#)

LEED Gold Achieved For Marin County's Emergency Operations Center

SRGNC completed extensive improvements – enough for a LEED Gold rating ... [more](#)

Adding Value With Sustainable Multifamily Renovations, Operations

Workers are busy renovating and greening up 920 apartments acquired in the past year ... [more](#)

SRG's Pacific Pointe At Douglas Park Is Judged LA's 'Best Industrial Project'

Pacific Pointe South at Douglas Park next to Long Beach Airport was recognized ... [more](#)

- CONTENTS
- PAGE 2
- PAGE 3
- PAGE 4
- PAGE 5
- PAGE 6
- PAGE 7



Patrick Russell,
Vice President, SRG
Commercial Development



Workers complete installation of photovoltaic system at Chino South Logistics Center and a rendering (above) of one of the project's four buildings.

SRG Focused On LEED Gold For Invesco's Chino Big Box Project

In terms of initial spec construction, this is the largest solar array in the Inland Empire.

With installation of a massive 750-kilowatt photovoltaic system, SARES•REGIS Group is aiming to secure LEED Gold for a 2.1-million-sq.-ft. distribution center that SRG just completed for Invesco in Chino, California.

"In terms of spec industrial product, this is the largest solar array included in initial construction in the Inland Empire," said Patrick Russell, Vice President, SRG Commercial Development. "This project should comfortably achieve a LEED Silver award, and there likely will be enough points for a LEED Gold award, having included this renewable energy feature."

Russell said the roof-mounted photovoltaic system has the initial capability to deliver 908,000 kWh in annual savings, reducing electricity costs by \$127,000 yearly. Energy savings will increase as utility rates continue to trend upward over time.

"Projects like Chino are raising the bar for what can be achieved on large-scale projects," said Ryan McEvoy of Gaia Development and the project's LEED consultant. "Developers like SRG can offer the end user huge savings while contributing to the social welfare of the region," McEvoy said.

The 125-acre Chino South Logistics Center was developed by SRG and acquired by Invesco just prior to construction. With four buildings ranging from 90,000 sq. ft. to 780,000 sq. ft., it is Southern California's largest speculative distribution project. The project is drawing attention for its close proximity to the ports of Long Beach and Los Angeles and the regional highway transportation corridor.

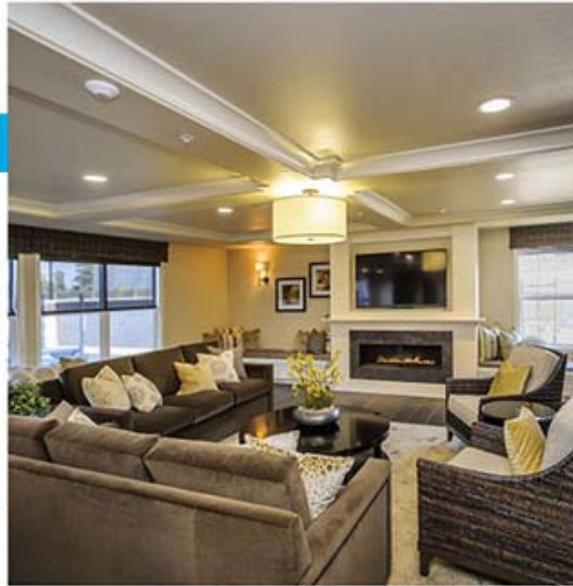
After acquiring the 125 acres and completing entitlements, SRG sold the project last year to the investment trust and will continue to manage the property. 🌱



- CONTENTS
- PAGE 2
- PAGE 3
- PAGE 4
- PAGE 5
- PAGE 6
- PAGE 7



Deborah Childress,
SRGNC Marketing
Manager



From left: The Plaza in Foster City, 888 San Mateo and Township in Redwood City.



SRGNC's Multifamily Development Projects Deliver Gold-Plated Results

...a focus on transit, sustainable materials, resourceful water planning and smart landscaping."

What does it take to earn LEED Gold for apartment communities? Ask SRGNC.

Two SRGNC multifamily developments – The Plaza in Foster City and Township in Redwood City – have been awarded LEED Gold by the United States Green Building Council. A LEED Gold rating for a third development, 888 San Mateo, is pending.

The three developments total 605 apartments.

"All three of these beautiful new communities have been developed with a focus on transit, sustainable materials, resourceful water planning and smart landscaping," says Deborah Childress, SRGNC Marketing Manager.

When it comes to accommodating transportation, the developments feature electric car charging stations and close proximity to mass transit. Bicycles and shuttle services also assist residents with local commutes.

The three developments were built with the latest in sustainable materials, including beams and joists made from recycled wood-chip byproduct.

Low-flow plumbing fixtures, drought-tolerant plants and drip irrigation systems minimize water use. 🌱



- CONTENTS
- PAGE 2
- PAGE 3
- PAGE 4
- PAGE 5
- PAGE 6
- PAGE 7



Larry Lukanish, Senior Vice President in SRG's Commercial Development Division



Rendering of LEED Silver-rated building leased by Deckers and image of plug-in car that goes with the building.

SRG's Moreno Knox Project Is 'Fusion' Of Green Goals

Since 2009, SRG has built and sold 2.9 million sq. ft. of LEED buildings.

SRG's Moreno Knox distribution center, recently leased by Deckers Outdoor Corporation, is not only the company's biggest build-to-suit building in the Inland Empire, it is SRG's greenest.

The 1.6 million-sq.-ft. building on Grove View Road and near the Harley Knox Boulevard exit from I-215 in Moreno Valley is being built to earn a LEED Silver rating.

The project delivers an array of sustainable features — like a solar-voltaic system, plug-in charging stations and its own Ford Fusion Hybrid for local trips — all consistent with Deckers' corporate goals and SRG's commitment to sustainable development.

Larry Lukanish, Senior Vice President in SRG's Commercial Development Division, says such high levels of sustainability in new construction virtually have become the industry norm. For the Inland Empire market, that's saying a lot.

The sprawling Riverside and San Bernardino region is one of the nation's hottest markets. One report late last year estimated there were 18 million sq. ft. of big-box distribution buildings under construction in the two-county region.

A global leader in designing, marketing and distributing footwear, apparel and accessories — including UGG Australia, Sanuk and Teva — Deckers signed a 10-year lease for half of the Moreno Knox project, which is slated for fall completion. Deckers also has an option on the entire project. The lease is valued at \$37 million.

SRG was among the first real estate companies to commit to sustainable development and, since 2009, has built and sold 2.9 million sq. ft. of LEED buildings. 🌱

- CONTENTS
- PAGE 2
- PAGE 3
- PAGE 4
- PAGE 5**
- PAGE 6
- PAGE 7



Marin Commons in San Rafael is just off Highway 101 south of Lucas Valley Road.

LEED Gold Achieved For Marin County's Emergency Operations Center

Project also helps Marin County reach its goal of 1 megawatt of photovoltaic panels on county facilities.

SRGNC completed extensive improvements — enough for a LEED Gold rating and more — on a 315,000-sq.-ft. San Rafael office building being refitted for Marin County's Information Services and Technology Department.

"For the first time, infrastructure and technology that is critical to the safety of the entire county will be housed in a seismically-safe building designed specifically for that purpose," said Marin County Sheriff-Coroner Robert Doyle.

The county bought the 41-year-old building, once home to Fireman's Fund Insurance Company, in December 2011 for \$28.4 million. It's one of two buildings totaling 467,000 sq. ft. that SRGNC managed for CIGNA Real Estate after the investor took over the 35-acre project, known as Marin Commons, in 2010.

Water conservation measures include the use of reclaimed water in cooling towers and elsewhere in the structure. A 463-kilowatt photovoltaic array was

installed, fulfilling the county's goal of 1 megawatt of photovoltaic panels on county facilities ahead of a 2015 self-imposed deadline. Marin County Administrator Matthew Hymel said buying and renovating the building at 1600 Los Gatos cost the county less than an emergency operations complex planned near Lagoon Park at the civic center would have.

More than \$50 million in improvements assure the structure will meet essential service standards after a major earthquake. Costs included structural alterations, seismic upgrades, 911 call center radio equipment, data centers and server technology, interior redesign and furnishings.

"There is a lot to celebrate," Hymel said. "We had a longstanding goal to have an emergency operations center that could withstand a major earthquake. We bought the building when it was really a good time to buy. The project came in on time and on budget, so overall we're very pleased." 🍏

- CONTENTS
- PAGE 2
- PAGE 3
- PAGE 4
- PAGE 5
- PAGE 6**
- PAGE 7



Matthew Stevens,
SRMF's Assistant Vice
President of Portfolio
Management



Four SRMF properties
(clockwise): Alterra, San
Jose, Calif.; The Hills in
Diamond Bar, Calif.; Arabella,
Denver, Colo. and The
Gables, Lake Oswego,
Ore.

Adding Value With Sustainable Multifamily Renovations, Operations

“improving each property's sustainable operation is another way of adding value.”

Workers are busy renovating and greening up 920 apartments acquired in the past year by the SARES•REGIS Multifamily Fund in California, Oregon, Washington and Colorado.

"We're taking old, out-of-date communities and renovating them to appeal to a new demographic group that is concerned about resources. It follows that improving each property's sustainable operation is another way of adding value," said Matthew Stevens, SRMF's Assistant Vice President of Portfolio Management.

"When we renovate interiors, for example, we use water-saving devices such as low-flow toilets and shower heads and ensure that aerators are installed in water fixtures. New carpets that go into our apartments are Shaw 'eco-choice II' carpets manufactured from recycled or renewable materials," Stevens said.

The SRMF acquired six communities in strong western United States suburban markets where premium apartments are in short supply.

The six properties were built in the 1980s and '90s and are being repositioned to become a low-cost alternative to neighboring Class A properties.

In the portfolio are Arabella in Denver, Colorado; The Gables in Lake Oswego, Oregon; The Summit in Redmond, Washington; and, in California, the communities of Alterra in San Jose, The Hills in Diamond Bar and Solterra Apartments in Norwalk. 🌱



- CONTENTS
- PAGE 2
- PAGE 3
- PAGE 4
- PAGE 5
- PAGE 6
- PAGE 7



Larry Lukanish, Senior Vice President in SRG's Commercial Development Division



SRG's Pacific Pointe At Douglas Park Is Judged LA's 'Best Industrial Project'

“All seven buildings were sold and delivered in the last 12 months.”

Pacific Pointe South at Douglas Park next to Long Beach Airport was recognized as the region's "Best Industrial Project" for 2014 by the Los Angeles Business Journal. The three LEED buildings in the project totaled about 400,000 sq. ft. One of the buildings earned LEED Silver.

Pacific Pointe South and the four buildings in SRG's adjacent Pacific Pointe North total 677,142 sq. ft. Together, they represent the largest collection of LEED commercial buildings in Southern California.

"All seven buildings were sold and delivered in the last 12 months. Pacific Pointe had all the advantages of new state-of-the-art buildings in the region's last large master-planned business park," said Larry Lukanish, Senior Vice President of SRG's Commercial Development Division.

Each building at Pacific Pointe at Douglas Park included two-story executive office space, 3% skylights, secure concrete truck courts, load levelers, dock-high and grade-level loading. The buildings have 30-foot clear height and T-5 energy-efficient fluorescent lighting fixtures on sensors.

The buildings ranged from 33,745 sq. ft. to 170,673 sq. ft. SRG acquired 33.6 acres for Pacific Pointe in 2011 from Boeing Realty Corp., which master planned the 260-acre Douglas Park. When SRG opened building sales, the South Bay market vacancy rate was 3%, one of the lowest in the nation, according to CB Richard Ellis' research.

Pacific Pointe South was designed by DeRevere & Associates architects and built by Oltmans Construction.

