

Hon. Gavin Newsom, Mayor
City of San Francisco
US Conference of Mayors
Bob Congel, CEO
Destiny USA

September 28, 2008

Green Building Underwriting Committee

Applicability of Underwriting Standards to Green Leases

CMP's unanimously approved consensus Green Building Underwriting Standards identify how green building value is determined through increased cash flow and reduced expenses.

The Commercial and Residential Standards allow this value to be measured by the CMP Green Value Score from 1-100 for all properties, homes, and portfolios.

For commercial leases, the CMP Commercial Standard can be used to quantify added economic value from both the owner's and tenant's perspectives.

Green Leases are increasing being used by both owners and tenants to obtain green building benefits. CMP's completed due diligence with Wall Street documents this increased value and is set forth in the Background Documents for the approved Underwriting Standards available at the CMP web site www.capitalmarketspartnership.com:

- *Green Building Value Rating System® 2.0*
- *Creating an Economic Stimulus Report®*
- *Final Draft Capital Markets Briefing Paper: Sustainable Investment Business Case®*
- CMP Investor Survey of \$3.2 trillion in assets

From the owner's perspective, a green lease is a legally binding contract ensuring that its tenants will adhere to green building practices in build outs, utilities, and operations thus adding value to the building and enhancing rents, tenant retention, and faster lease up. The consensus Commercial Underwriting Standard provides the best way to measure and monetize that value.

Also, from the tenant's perspective, it may want to use the Standards and CMP Score to show the Owner the economic value of a green lease the tenant wishes to execute with the owner to ensure a productive, valuable and cost saving leasehold preferred by employees.

For further information please contact Underwriting Committee Officers Dan Winters, Evolution Partners, Dan@EvolutionPartners.com, Mario Silvestri, Wachovia, Mario.Silvestri@Wachovia.com or Steve Hoffmann, Hoffmann & Associates, Steve@Eco2smart.com

Acting Now to Secure a Healthy & Prosperous Tomorrow

ACEEE
Australia
Bank of America Securities
BOMA Foundation
BOMA International
Canada Green Building Council
Canada Mortgage & Housing Corp.
Citi
Citigroup Smith Barney
Citi Property Investors
City of Chicago
City of Dallas
City of Denver
City of New York
City of Oakland
City of Santa Monica
City of San Francisco
City of Seattle
CitiGroup Smith Barney
Citizens Bank of Canada
Corenet Global
Delaware Valley Green Bldg. Council
Destiny USA
Dewey & LeBoeuf
Durst Development
EPA ENERGY STAR
Environmental Bankers Association
Evolution Partners
Fannie Mae
Fireman's Fund / Allianz
First Affirmative Financial
Forbo Flooring
Forest Stewardship Council
Gerding Edlin Development
Goldman Sachs
Green Building Alliance
Global Green
Paul Epstein, Harvard Medical School
Hoffmann & Associates
Investor's Circle
JPMorgan Chase
Lafarge
Malachite LLC
Milliken
Mortgage Green
National Association of Realtors
New Jersey Green Building Council
New York Green Building Council
NYSERDA
Philips
Prohoff & Associates
Sempra Energy
Social Investment Forum
State of California
State of New Jersey
Swinerton Builders
Turner Construction
UBS Securities
United Kingdom
US Green Building Council
US Treasury Department
Vancity Bank
Vinson & Elkins
Wachovia
Wells Fargo
Wendel Rosen Black & Dean
West Coast Green
World Green Building Council