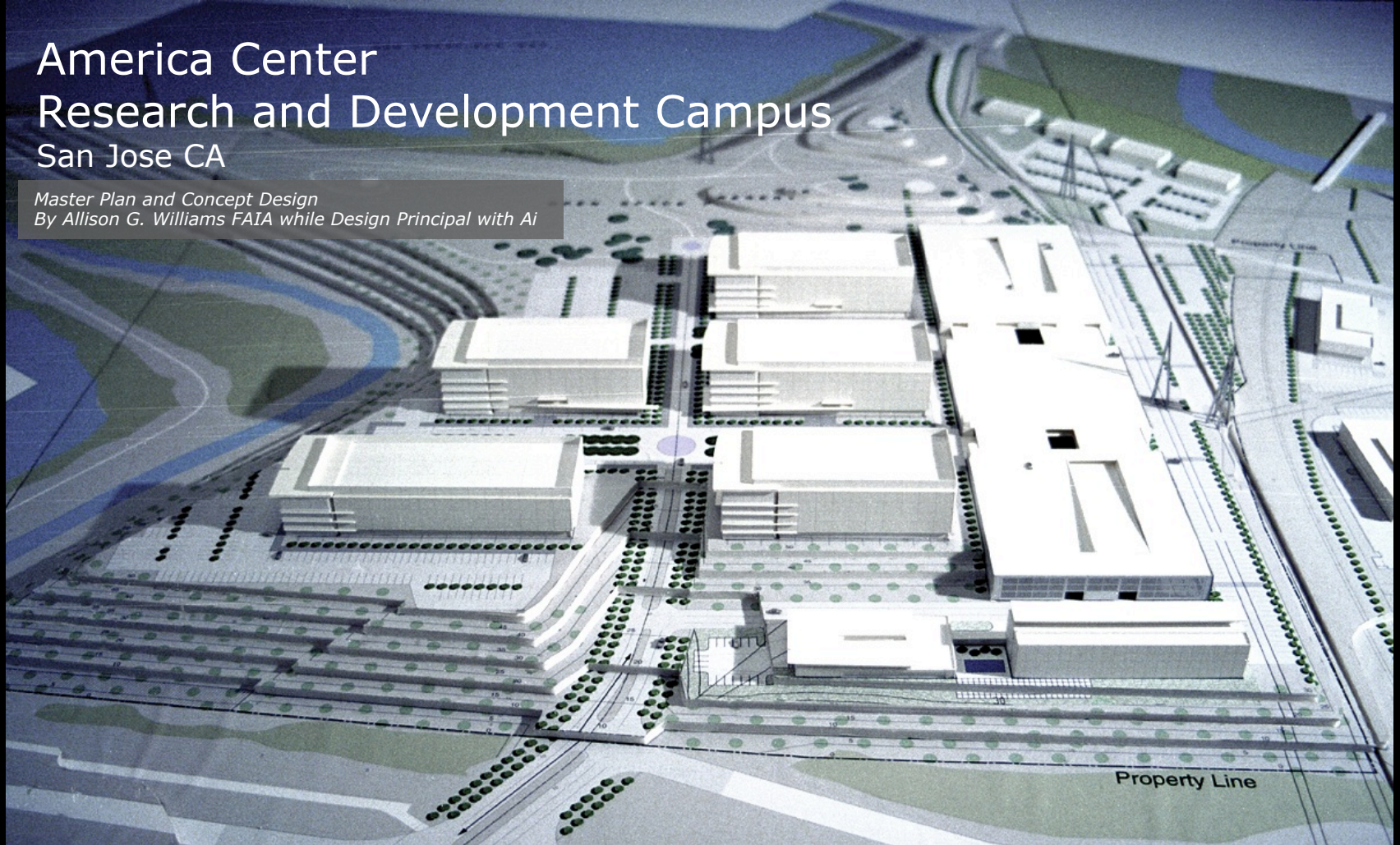


America Center Research and Development Campus San Jose CA

*Master Plan and Concept Design
By Allison G. Williams FAIA while Design Principal with Ai*



Pre-development site photos



APRIL OPENING: Two six-story buildings currently being built will have 427,600 square feet and are expected to open in early 2009.

KEVIN THOMPSON

NOTE:

From 2000 - 2005, Legacy Partners commissioned Ai (Allison Williams, lead designer) to develop the strategy for sustainable development of this brownfield site, a sanitary landfill, formerly owned by Cargill Industries. Working with landscape architect Peter Walker and Partners (PWP), Flack & Kurtz (MEP), and structural engineers Middlebrook & Louie, America Center as a state of the art reclamation of a methane gas producing landfill was conceived and engineered.

Ai developed the Master Plan supporting the General Plan Amendment for commercial development and increased height on the site. Additionally, Ai developed the concept design for the buildings, and concluded the Schematic Design and Design Development scopes of documentation. Executive Architect scope was performed by others.

America Center inspired by its surroundings

BY CATHY BUSSEWITZ

When it's complete, the America Center will rise above the intersection of Great America Parkway and Highway 237 in San Jose. The office development will have four buildings and be surrounded by a 30-acre wildlife preserve.

Green Project of the Year — Private AMERICA CENTER

Owner and developer Legacy Partners of Foster City brought the inspiration of the panoramic surroundings and bike trails into their plans when they designed the environmentally-friendly building.

To encourage future tenants to use the trails, they included bicycle parking, showers and changing rooms on the ground floor plans for the buildings.

"That's become a standard in all of our projects, because people like to work out, so we like to support some form of exercise at the facility," said Steve Dunn, senior vice president of acquisition and development at Legacy Partners. "And obviously, we want to encourage people to use other modes of transportation."

Legacy is also setting aside preferred parking for low-emission and fuel-efficient vehicles in the parking lots.

The two six-story buildings that are currently being built on the America Center's 32-acre site, totaling 427,600 square feet, are scheduled to be complete in April 2009. The complex has been precertified as meeting Leadership in Energy and Environmental Design standards at the Gold level by the U.S. Green Building Council.

Lusardi Construction Co., based in San Marcos, is the contractor for the project. Architecture was done by Dallas-based HKS Architects.



RENDERING COURTESY OF LEGACY PARTNERS

PANORAMIC SURROUNDINGS: The environmentally friendly complex that borders Great America Parkway and Highway 237 has been precertified as a Gold-level LEED project by the U.S. Green Building Council.

The green building design goes beyond the structure of the building itself and extends into the long-term daily use of the facility.

To that end, Legacy plans to offer guidelines to tenants to encourage sustainable use of the buildings' interiors. The company will provide a menu to the tenant that suggests options for painting, carpeting and lighting that meet LEED standards at the Silver, Gold or Platinum level.

"The whole theory behind it is that since the community, and the United States, is trying to go green, the guidelines are there for a tenant to help sustain a level of LEED certification," said Jeff Ramirez, vice president at Cornish & Carey Commercial/ONCOR International, the company that is representing the property for lease.

While building the core of the structure, build-

ers used low-emission paints, sealants, adhesives and carpeting. All of the wood used was certified by the Forest Stewardship Council. And at least 10 percent of the materials used came from renewable resources.

"This is kind of the wave of the future, and any new construction is coming out with LEED certification," Ramirez said. "It's just a pressing need that's not going to go away, and tenants and companies, they're always looking to do their part."

The team also found ways to reduce the building's light pollution, by installing low-pressure sodium fixtures in the parking lot, which emit a yellow light, and by making sure all the lights face downward, rather than up into the sky.

"The tenants in the marketplace appreciate LEED. That's really why we're doing it," said Dunn. "We feel responsibility as a developer to build the right way in today's market."

IN THE GREENING OF AMERICA, NORTHERN CALIFORNIA CONTINUES TO LEAD BY EXAMPLE, WITH MORE THAN 20 FORMER BROWNFIELD SITES REMEDIATED AND SUCCESSFULLY CONVERTED TO BENEFICIAL LAND USES

LEGACY PARTNERS' AMERICA CENTER OFFICE CAMPUS IN SILICON VALLEY RAISES THAT BAR AGAIN, REMEDIATING A FORMER BROWNFIELD SITE AND CREATING A WORKSTYLE AND WORKPLACE UNLIKE ANY OTHER

San Jose, Calif. (June 21, 2010) -- Situated on an elevated site amongst a nature preserve complete with hiking and biking trails, wildlife, and expansive water views from even the lowest floors, America Center sets a new tone for office space in Northern California's Silicon Valley. This environmentally-advanced office campus was conceived and designed to reflect the fact that Silicon Valley companies command the finest in modern, amenity rich work environments for their employees. However, while most office complexes are replete with standard amenities, companies today want more: a workstyle of balance between a high-energy workday and outdoor activities and exercise, plus a modern, environmentally sensitive environment. America Center offers a unique opportunity to have both a highly-efficient, sustainable and architecturally distinctive workspace, amidst an extensive nature preserve and green campus environment.

"Developments like America Center fulfill a key mission for both social and business interests alike," offered Steve Dunn, Senior Managing Director for Legacy Partners Commercial, the Foster City-based commercial real estate owner, investor and manager who conceived and developed America Center. "The remediation and reuse of former brownfield sites transforms communities by repurposing blighted sites into commercially viable, safe and environmentally sustainable locations without impacting undeveloped land for new construction. This process also serves businesses looking to increase their commitment to sustainable operations by embracing a greener footprint and culture through site selection, while enhancing the fabric of their community at the same time. The win-win."

The success of America Center's development is based in just this type of commercial and community investment. Legacy Partners not only created an architecturally distinctive office campus that is at once green and move-in ready, but also successfully transformed San Jose's former Highway 237 landfill site into a safe, productive, sustainable and environmentally sensitive commercial site that contributes both economic and social benefit to the Silicon Valley community, including 30-acres of nature preserve.

"America Center was conceived and constructed as an environmentally advanced office campus that reflects a growing demand for a sustainable land use policy and modern workplace environments in Northern California, Silicon Valley and indeed the nation," added Derrick How, Vice President of Acquisitions and Development for Legacy Partners Commercial. "This project required us to work with the most current techniques in design, construction and remediation, an investment we hope serves as a ready inspiration for our corporate tenants seeking to further elevate the Bay Area's commitment to long-term sustainability and continued progress in the adoption of clean technologies and green infrastructure."

According to the EPA, more than 240 successful Brownfield developments have been completed in communities across the country, with more than 130 of these sites involving totally new land uses. In the Bay Area alone during the past 30 years, more than 20 other office, hotel, residential, retail, recreational and educational facilities have been constructed on former landfills, demonstrating the region's commitment to the 21st century emphasis on sustainable lifestyle and workstyle.

These projects require dedicated effort and often times lengthy approval processes, however they provide a commercial investment that transforms communities. The remediation and development of America Center required Legacy Partners to work closely with Federal, State, and local authorities to close and cap the former landfill to meet or surpass all safety requirements before any construction began, successfully making the property safe for workers, neighbors and the environment. Legacy Partners has also established a monitoring and maintenance program, and has been in lock-step with the United States Environmental Protection Agency, the Regional Water Quality Control Board, and the City of San Jose Local Enforcement Agency to monitor the site and conduct routine inspection and reporting of the location to ensure the long-term success of the remediation efforts.

As a result of this dedicated effort, the remediated site provided a blank canvas for the construction of America Center. But Legacy Partners wanted to ensure that this project exceeded all expectation, so a further emphasis was placed on elevating this property through advanced green and environmentally sensitive architecture and operations at the property. America Center was delivered with the distinct honor of being San Jose's first LEED Gold certified spec office development, and is now fully entitled for a four building, 875,600-square-foot Class A corporate office campus.

The first phase of completed buildings, featuring two Class A office buildings each containing approximately 213,800 square-feet (427,600 square-feet total), is a preeminent example of the modern work environment, and features an Energy Star designation in addition to its LEED Gold certification. This fully integrated, green workplace provides tenants an environmentally advanced campus with move-in ready facilities, modern architecture, high-efficiency building systems, access to public transportation and incredible visibility for signage and building identity.

The natural environment of America Center is now second to none. It is surrounded by dramatic views of the San Francisco Bay National Wildlife Refuge and the surrounding acres of marshes, salt ponds, freshwater creeks, and rolling valleys. In addition, America Center has created an additional 30-acres of open space preserve with access to extensive jogging and biking trails, including the Bay Trail, the Alviso Slough Trail, and the Mallard Slough Trail. All of this open space helps make America Center incredibly rich in wildlife, including more than 250 species of resident and migratory birds served by its dedicated open space.

What **GREEN** means at AMERICA CENTER

America Center is leading the way towards environmental and energy sustainability with cutting-edge technology and systems that have qualified the project for LEED Gold certification from the U.S. Green Building Council. Environmental and energy-saving measures incorporated at America Center include:



1. Water-efficient Landscaping – Reduction of water consumption for irrigation by 50%.
2. Water-use Reduction – 30% less water usage than a typical office building due to installation of: low flow shower heads, dual flush water closets and motion sensor lavatory fixtures.
3. Highly-efficient HVAC equipment with low energy cooling towers and optimized HVAC systems that reduce non-renewable energy consumption, demand and air pollution.
4. Low-emitting Materials – All shell and core adhesives, paints, sealants and carpets used on the project are low VOC content.
5. Green Cleaning Program – Legacy Partners will incorporate a green cleaning janitorial program at the project.
6. Energy reductions that collectively exceed California Title 24 by more than 14%.
7. Preferred Parking – 5% of the project's on-site parking has been set aside for low emission & fuel efficient vehicles.
8. Bicycle Storage & Changing Rooms – To encourage alternative transportation, bicycle parking will be provided adjacent to the entries. Shower and changing facilities will be accessible at the ground floor restrooms.
9. Tenant Design Guidelines – Legacy Partners will provide design guidelines to all tenants to promote sustainable interior tenant improvements.
10. State-of-the-art Building Management System providing web-based optimization of building control systems, including lighting, to reduce energy consumption.
11. Certified Wood – 72.6% of wood-based materials and products used are certified in accordance with the FSC (Forest Stewardship Council) which promotes the management and protection of the world's forests.



