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NEWS FOR: Legacy Partners/America Center

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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.

About Legacy Partners Commercial:

As an investor and operator with a long-standing presence in its core markets - Northern California, Southern California, Denver and Seattle - Legacy Partners Commercial has been providing high-quality properties to tenants, and solid returns to investors, for over 40 years. Its specific focus in the western U.S. provides the company with economies of scale in acquisitions, development, marketing, leasing, design, construction and management that directly benefit its tenants and investors. Since 1973, Legacy Partners Commercial and its affiliates have acquired and developed 379 real estate assets at a cost of \$8.7 B. The company currently manages a 15 million-square-foot portfolio valued in excess of \$3.45B. As a vertically integrated operator and manager that does it all - from acquisition, leasing, marketing, and management, to development, disposition, construction/design and sales - Legacy Partners has the unique ability to make timely, smart decisions and to move quickly to reduce risk, maximize returns, and increase value. ###