

FOR IMMEDIATE RELEASE

DATE: December 7, 2010

For additional information, contact:

Jeff Mickler

jmickler@jacobwhitecc.com

281-286-6666

Texas-based Jacob White Development Achieves Triple LEED® Platinum

In November, three of Jacob White's real estate developments achieved LEED Platinum certification, ranking Jacob White, as the only private developer, owner or manager to have earned three or more Platinum certifications. Headquartered just south of Houston, Texas, since 1992, Jacob White is one of world's leading sustainable real estate innovators, providing integrated, healthy, high performance green building development, design, construction and management.

HOUSTON, TEXAS – In November, three Texas projects by one developer – Jacob White Development – achieved the U.S. Green Building Council's LEED Platinum certification: 12941 Gulf Freeway in Houston, 253 Medical Center Boulevard in Webster, and the company's headquarters at 2000 West Parkwood in Friendswood, all just south of Houston, Texas, near NASA.

Globally, Adobe Corporation and Jacob White Construction are the first companies to have achieved at least three LEED Platinum certifications.

Notably, Jacob White's headquarters is the first LEED for Core & Shell 2009 certified in the world. And, the Gulf Freeway office center is the world's third highest scoring LEED CS 2.0.

Of the world's 7,321 LEED-certified green building projects, fewer than 400 have achieved the LEED Rating System's highest level, Platinum, (5.4% by project count and 4.7% by gross square footage). Texas is home to roughly 3% of the LEED Platinum projects in the U.S. by square feet and project count. Roughly 60 million square feet (397 projects) have achieved LEED Platinum certification globally and nearly 40 million of those square feet (351 projects) are in the United States.

Additionally, the Gulf Freeway Office Building earned the U.S. Environmental Protection Agency's rare "Designed to Earn the ENERGY STAR" (DEES) certification - placing it among only 250 others with this certification in the U.S. and among the nation's top 4% of energy-efficient commercial office buildings.

Each of the three LEED Platinum Jacob White buildings has received ENERGY STAR Target Finder scores of 94 to 96 out of 100, placing their intended energy performance among the top 4%-6% of comparable buildings.

Over the past 12 years, the nation has accumulated sustainable real estate experience on 12,200+ ENERGY STAR-labeled buildings (2+ billion square feet), and 7,300+ LEED-certified projects (1.3 billion sq. ft.). 29,000 more LEED projects totaling 6 billion square feet are in the green building pipeline as registered projects.

Jacob White's expanding green building portfolio is a project of President/CEO and technology enthusiast Jeff Mickler. Jeff's wife and business partner, Holly, says, "For Jeff, green building is simply good business. It's fun and feels right as parents, good neighbors and business owners."

Joe Webb, the projects' lead architect with Webb Architects, says, "Jeff is a true innovator, yet very practical and hands-on. He challenges teams to do their best work, designing award-winning high-performance environments for generations to come."

"The challenge for many teams on projects like these has been the learning curve related to auditing and documenting intended performance," says Webb. "Working at the cutting edge – pushing the limits of LEED

“We have always built, owned and managed healthier, more resource efficient buildings,” notes Mickler. “The most successful green building rating systems -- LEED and ENERGY STAR – happen to give us globally recognized, meaningful scorecards and metrics, helping us benchmark our buildings’ design and performance.”

Dr. Norm Miller’s and CoStar’s longitudinal real estate study entitled “Does Green Pay Off?” shows a clear market advantage for developers and owners of LEED and ENERGY STAR certified buildings: certifications yield consistently higher rents, lower cap rates/higher sales prices, higher occupancy rates and faster absorption (<http://www.costar.com/josre/doesGreenPayOff.htm>).

So far, Jacob White’s experience has matched CoStar’s research. These three LEED Platinum buildings’ innovative, certified combination of visible green features – green roofs, rainwater catchment, outdoor views, and even some wind turbines – along with healthier, resource-efficient strategies, have yielded faster rental velocity, higher occupancies and even traffic jams by passers-by.

Jacob White’s radical, visible, authentic approach to green building stops traffic and really makes sense. Two of the three buildings are 100% leased even in a down economy and in the suburbs.”

Beyond the visible features, two green building strategies are paramount to Jacob White: ensuring a healthy, productive environment for occupants, and reducing long-term operating costs through energy efficiency.

Energy modeling and ENERGY STAR’s Target Finder tool confirm both. Jacob White’s three buildings are projected to prevent 30%-54% more greenhouse gas emissions than conventionally designed commercial offices and medical office buildings, and use 30%-54% less energy, saving more than \$2,126,250 on utility bills over the next 25 years.”

According to Mickler, “We are delighted to have achieved such high scores for exemplary design from the USGBC’s and ENERGY STAR’s green building programs. We are already pursuing ongoing certifications of these buildings’ performance via ENERGY STAR labeling and LEED for Existing Buildings Operations & Maintenance certification.”

Jacob White recognizes that designing, building and operating healthy, sustainable real estate requires a combination of green building strategies: not only energy efficiency, but also conservation and green power, starting with offsite utility green energy and graduating to onsite generation.

In 2007, Jacob White began purchasing 100% Green-e certified utility green electricity. Since then, Jacob White has joined the EPA Green Power Partnership as a 100% Purchaser, and became a member of its Leadership Club. “Clearly, Jacob White knows that striving for a healthier, more sustainable future is economical and easy,” says EPA Green Power Partnership’s Director Blaine Collison. “Their green power purchase not only eliminated nearly all of the company’s carbon emissions, but also made Jacob White one of more than 100 Texas members of the EPA’s Green Power Partnership or 100% Purchasers group.”

With grid parity already a reality in some parts of the U.S., in 2010 Jacob White upgraded some of its headquarters’ offsite green power to onsite generation with the installation of two 4-kilowatt vertical axis wind turbines by Urban Green Energy.

“Like most real estate professionals, we get excited about energy efficiency technologies,” says Mickler. “But, we are most interested in how buildings’ performance impacts occupants’ and communities’ health.”

“Working in a green building can provide savings on operations and maintenance expenses at a reasonable payback. But, the most important benefit is employee productivity increases of 2%-20%. These benefits resonate with our healthcare, financial and business tenants,” he adds.

In early 2011, Jacob White will co-host a media event day with Texas’ healthiest, most sustainable K-12 school.

Jacob White hopes that its small family business success story will inspire Texas’ other owners, developers,

FACT SHEET

Jacob White’s most notable green building strategies and achievements with these three buildings were:

- □100% offsite, utility Green-e® Certified green power since 2007
- □100% irrigation water from extreme rainwater catchment, gray water & green roof systems
- □100% lush, and even edible, extensive green roofs
- □90%-100% direct outdoor views in regularly occupied spaces
- □82%-90% construction waste diverted from landfills
- □21%-57% recycled materials
- 32%-60% regionally manufactured materials
- □29%-67% of sites are permeable
- □30-54% less energy and carbon than average, comparable buildings.
- □24%-39% more energy efficient than baseline in 2004 code
- □ENERGY STAR Target Finder scores of 94-96 out of 100, worth \$2,126,250 in 25-year projected energy savings

About Jacob White (www.jacobwhitecc.com)

Headquartered just south of Houston, Texas, since 1992, Jacob White is one of world’s leading sustainable real estate innovators, providing integrated, high performance green building development, design, construction and management, such as office, medical office, health care and banking projects. Its specialty lies in the highest scoring “Designed to Earn the ENERGY STAR” and ENERGY STAR buildings, as well as highest ranked LEED® Platinum certified projects. Jacob White is both an ENERGY STAR Partner and U.S. Green Building Council member – the 15th contractor and builder among 255 to have joined the USGBC in Texas. Jacob White is also the 100th Texas member in the EPA’s Green Power Partnership, and a member of its 100% Purchasers group and Leadership Club.

About LEED (www.usgbc.org and www.gbci.org)

The U.S. Green Building Council’s LEED green building certification system is the foremost program for the design, construction and operation of green buildings. Over 36,000 projects are currently participating in the LEED system, comprising over 7.8 billion square feet of construction space in all 50 states and 127 countries.

Other owners with two or more LEED Platinum certified projects include:

	# Platinums	Total Platinum GSF
Adobe Systems & Cushman & Wakefield as Agent for Adobe	4	1,242,727
Jacob White Development	3	82,001
Bank of America	2	2,215,021
City of Sacramento	2	950,000
Albanese Organization, Inc.	2	632,759
BP	2	411,000
Akridge Real Estate Services	2	297,369
The Tower Companies	2	216,347
Las Vegas Valley Water District	2	112,749
Autodesk	2	100,327
The Christman Company	2	81,090
Perkins+Will	2	64,769
National Audubon Society	2	29,200
National Park Service	2	24,222

About the EPA’s “Designed to Earn the ENERGY STAR” certification

(http://www.energystar.gov/index.cfm?c=new_bldg_design.new_bldg_design_benefits)

Created in 2004, the EPA’s “Designed to Earn the ENERGY STAR” designation is one of two prominent methods to distinguish the building developers’, owners’ and design teams’ commitment to energy-efficient design. (Certification under the U.S. Green Building Council’s LEED for New Construction or LEED for Core & Shell Design Systems, which includes design certification with the EPA’s DEES designation.)

annually. Partners include a wide variety of leading organizations such as [Fortune 500](#) companies, small and medium sized businesses, local, state, and federal governments, colleges, universities and K-12 schools. Since Texas leads the nation in wind power generation, Texas is among the most affordable states to purchase healthy, renewable electricity and to improve air quality for kids.

About Momentum Bay (www.momentumbay.com) & GREEN POWER 4 TEXAS (www.greenpowerbroker.com)

Headquartered in Houston since 2002, Momentum Bay is a full-service management consulting, marketing and energy management advisor focused on sustainability. The firm equips executives and their teams to plan green strategies and execute specific projects, primarily related to green business, green building and/or green power, from strategy, to procurement, to messaging.

The firm's business unit GREEN POWER 4 TEXAS is also a full-service energy management advisory group providing effective energy management strategies related to demand, procurement, planning, messaging and monitoring. For example, the firm brokers offsite, onsite and mobile green energy – from Renewable Energy Credits and carbon offsets to utility green electricity to wind turbines and solar photovoltaic systems to plug-in hybrid electric battery conversion upgrade modules for the 2006-2009 Toyota Prius.

Jacob White Development's green design team includes:

Webb Architects (www.webbarchitects.com)

Jacob White Construction Company (www.jacobwhitecc.com)

Buford Goff Associates, Inc. (BGA; www.bgainc.com)

Commissioning: Code Consultants, Inc.

MEP Engineering & Electrical: McDonald Electric, Inc. (www.mcdonaldinc.com)

HVAC: J&S Mechanical (www.j-smech.com)

Plumbing: Belknap Plumbing (www.belknapplumbing.com)

Green Building Services (www.greenbuildingservices.com)

Sustainability Strategy: Momentum Bay® (www.momentumbay.com)

Energy Management, Electricity Aggregator-Broker-Consultant, and Wind Turbine Broker-Dealer: GREEN POWER 4 TEXAS (www.greenpowerbroker.com)

###

Media Contact

• Jeff Mickler, Jacob White Construction Company
media@jacobwhitecc.com | Main: (281) 286-6666
(www.jacobwhitecc.com)

###