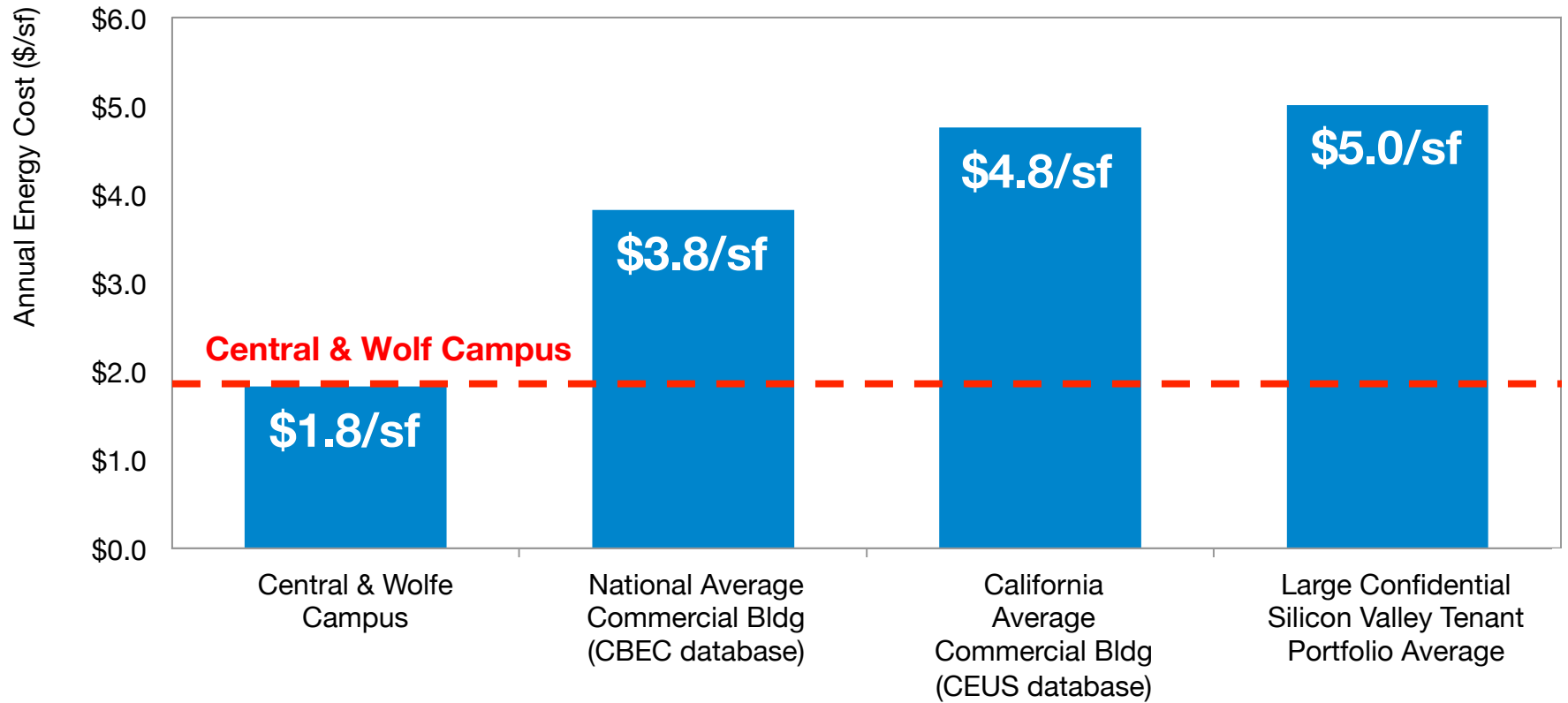




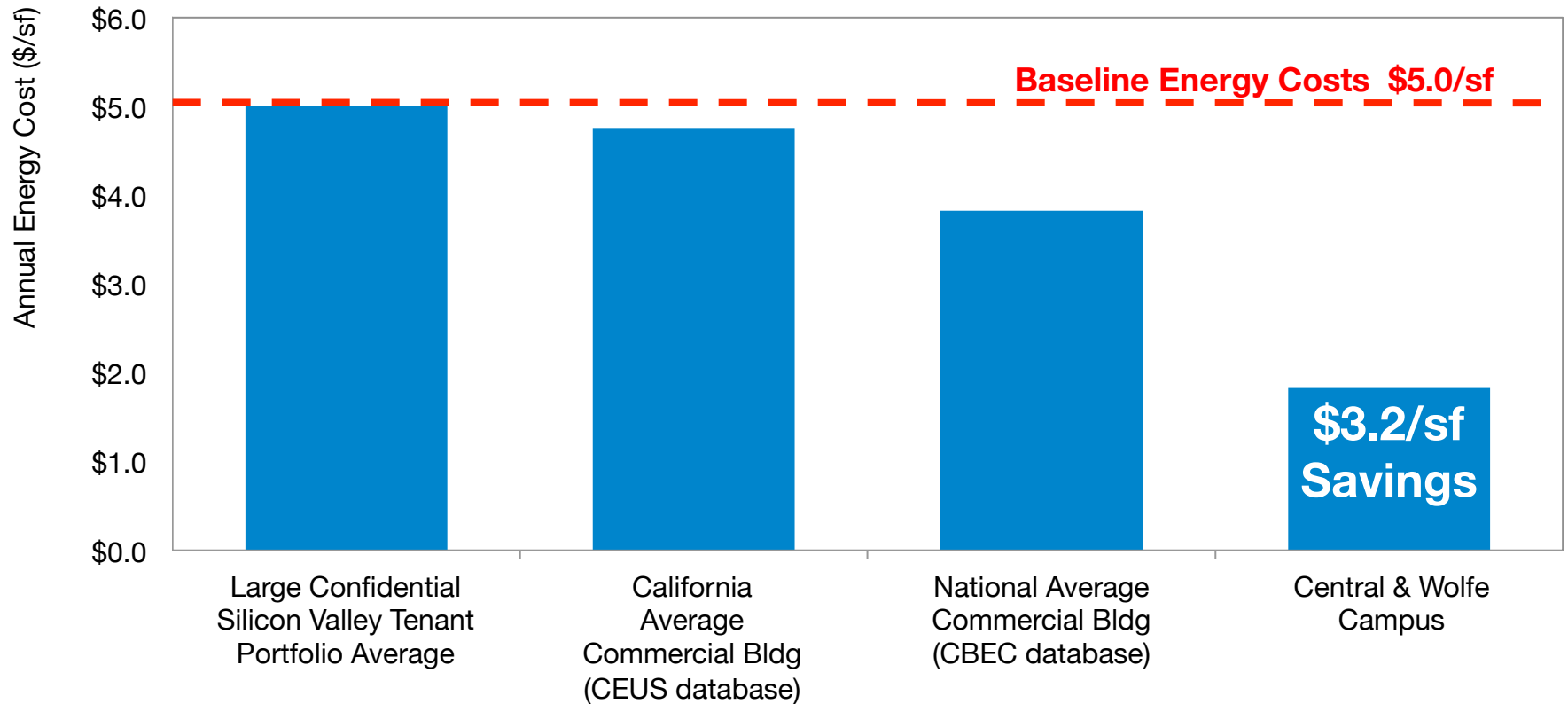
Landbank Central & Wolfe Campus Energy Cost Analysis



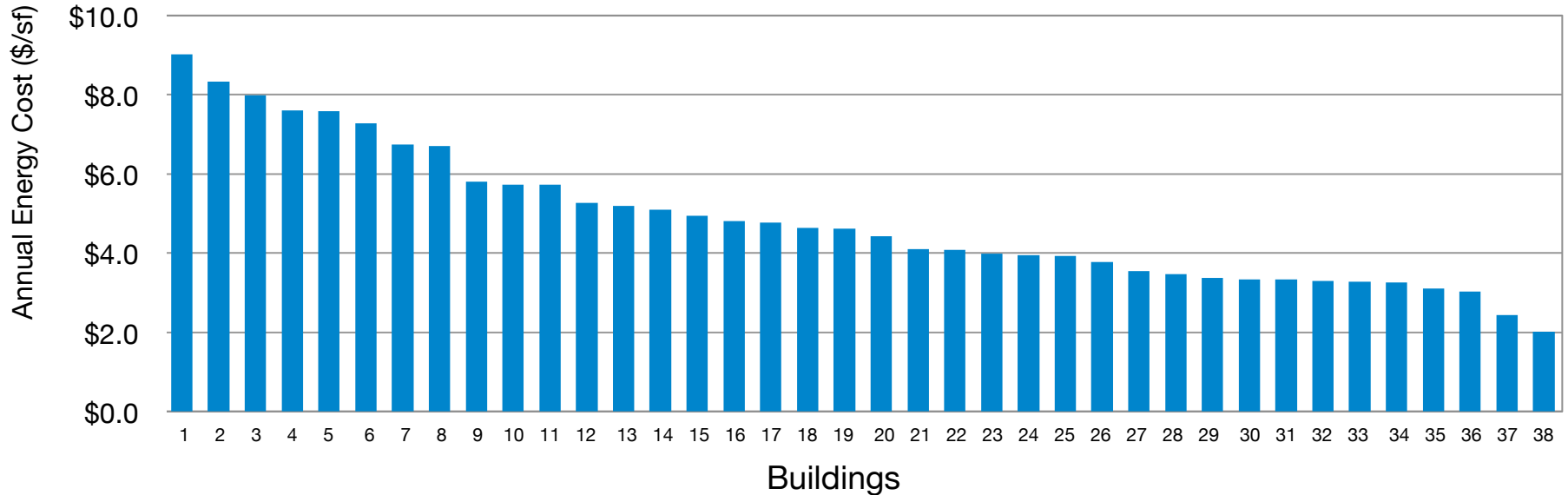
Campus Energy Costs



Campus Energy Savings



Large Confidential Silicon Valley Tenant Portfolio



Portfolio Energy Cost (weighted):

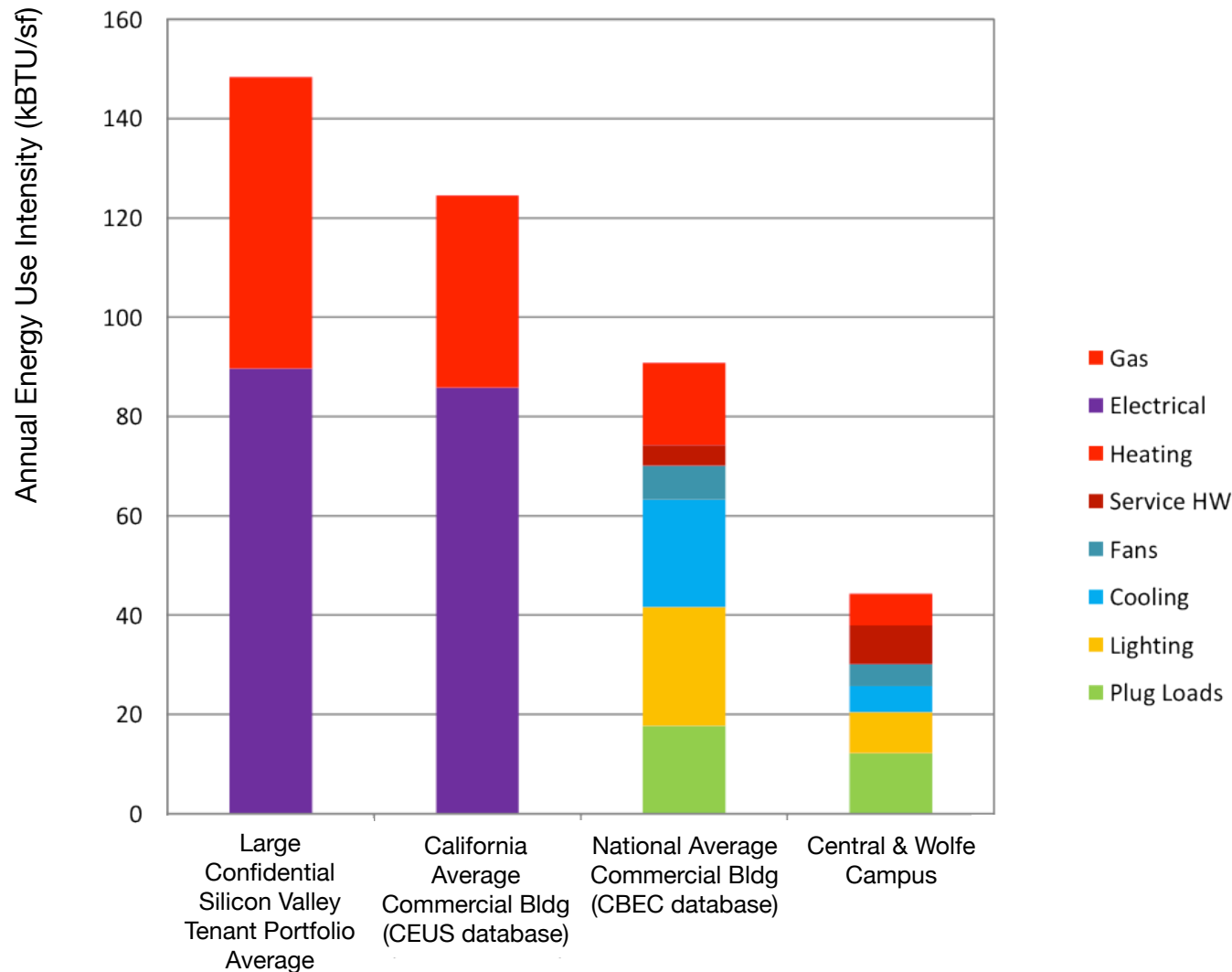
\$5.0/sf

Energy Cost Range:

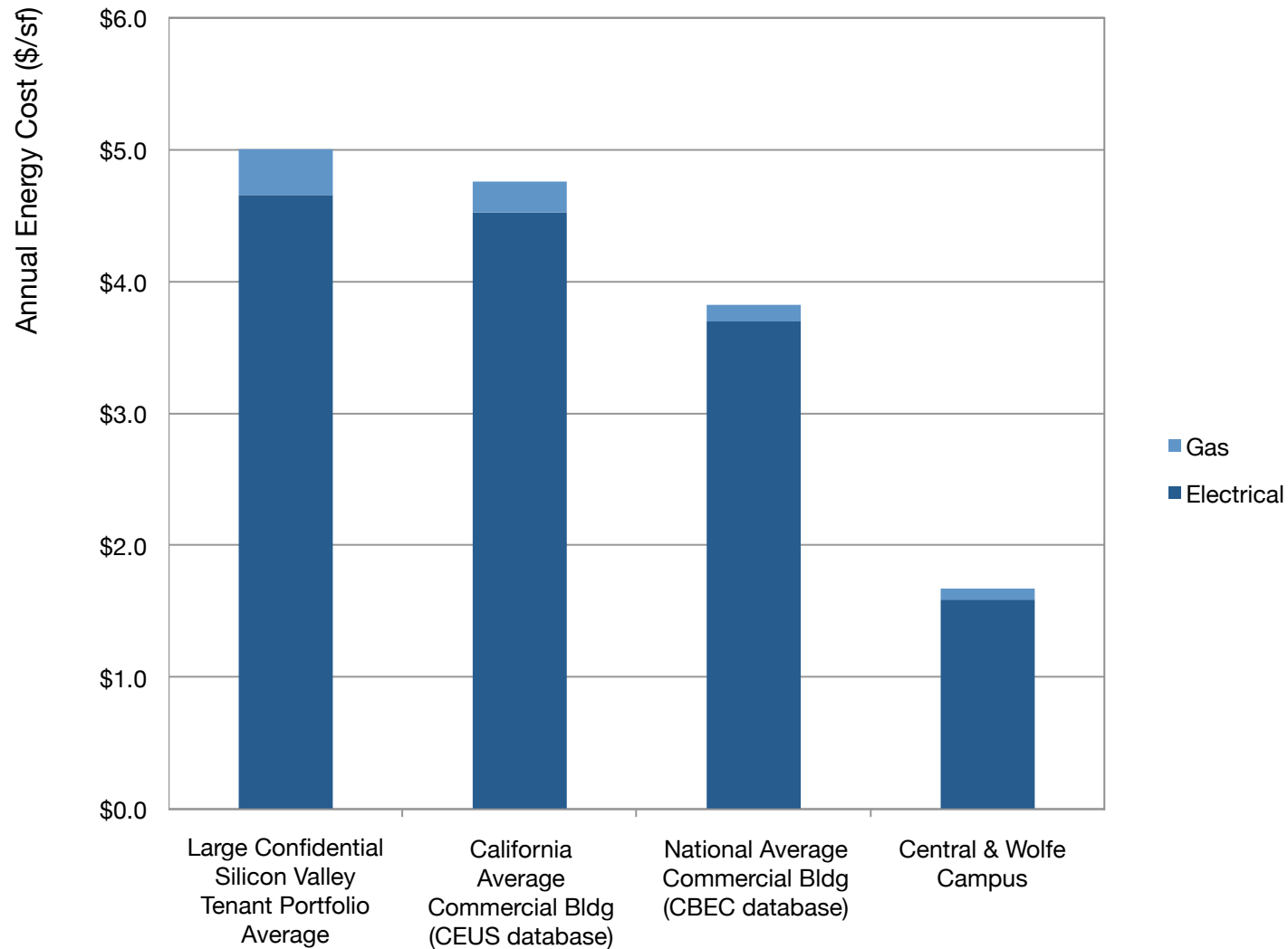
\$2.0 - \$9.0/sf



Annual Energy Use Intensity



Annual Cost Break Down



Notes & Assumptions

Campus Energy Costs & Savings

- Based on an average energy cost of \$0.18/kWh and \$0.6/therm
PV costs at \$0.11/kWh sold
- Assumes 1.1 W/sf plug loads and 70% WWR
- At 2.1 W/sf plug loads, Central & Wolfe costs would be \$2.5/sf/yr

CEUS Database

- California = Central Coast, North Coast
- Includes buildings over 150,000 sf
- 1991 – Present
- Office, software development and other

CBEC Database

- West North Central USA, West South Central USA , Pacific
- 50,001 sf to over 1,000,000 sf
- 2000 - 2003
- Admin/professional office, bank/other financial, government office,
- medical office (non-diagnostic), mixed-use office, other office

