

Exhibit 21: Promoting and Communicating Success



1660 INTERNATIONAL TENANT HANDBOOK

Cassidy
Turley / Commercial
Real Estate Services

Sustainable Building Practices: Water

Overview

Because potable water is becoming a limited resource, water efficiency is an essential element of green building practices. Water-efficiency and storm water management practices can be implemented in many areas and often complement site-related strategies to improve multiple building systems.

Example Best Practices

Storm Water Management – Manage storm water to prevent pollution, sedimentation, and flooding of receiving waters.

Living or “Green” Roof – Install a vegetated green roof to filter storm water and reduce runoff.

Rainwater Catchment – Capture and reuse storm water for non-potable uses such as landscape irrigation, toilet flushing, and custodial tasks.

Bioretention Systems – Incorporate bioretention systems such as rain gardens and bioswales into landscaping strategies to store and treat storm water where possible.

Water Efficiency – Reduce water consumption through efficient irrigation and plumbing strategies.

Water Efficient Landscaping – Reduce the need for irrigation by using native and adaptive species and efficient irrigation techniques when necessary. Techniques may involve use of drip irrigation systems, low-volume/low-angle sprinklers, and nighttime watering.

Plumbing Fixtures – Incorporate low-flow automatic faucets, low-flow shower heads, and other water-saving plumbing fixtures such as dual-flush toilets, low-flow urinals or water-free urinals.



For Tenants

- Replace existing faucets and shower heads with low-flow options to increase water efficiency and save on utility bills.
- Consider replacing toilets and urinals with low-flow or dual-flush options

We're doing our part

By running our facilities more efficiently and investing in energy efficient equipment, **we deliver real results for the environment.**



As a partner with the U.S. Environmental Protection Agency's ENERGY STAR® program, we're committed to protecting the environment through energy efficiency. Last year alone, American consumers and businesses prevented the greenhouse gas emissions equivalent to 29 million vehicles by using less energy. **Learn more at www.energystar.gov.**



Bring Your **GREEN TO WORK** with ENERGY STAR®



Learn how you can make many of the same green choices at work as you make at home to save energy and fight global warming with help from EPA's ENERGY STAR program.

- 1 Give It a Rest**
Use the ENERGY STAR power management settings on your computer and monitor so they go into power save mode when not in use. Also use a power strip as a central "turn off" point when you are using equipment to completely disconnect the power supply.
- 2 Unplug It**
Unplug electronics such as cell phones and laptops once they are charged. Adapters plugged into outlets use energy even if they are not charging.
- 3 Light Up Your Work Life**
Replace the light bulb in your desk lamp with an ENERGY STAR qualified bulb. It will last up to 10 times longer and use about 75 percent less energy. Turn off the lights when you leave, especially at the end of the day.
- 4 Let It Flow**
Keep air vents clear of paper, files, and office supplies. It takes as much as 25 percent more energy to pump air into the workspace if the vents are blocked.
- 5 Team Up**
Create a Green Team with your co-workers, help build support for energy efficiency in your workplace, and reduce office waste. Set a goal to make your building an ENERGY STAR qualified building.

Learn More at energystar.gov/work

ENERGY STAR® is a U.S. Environmental Protection Agency program helping businesses and individuals fight global warming through superior energy efficiency.



POWERFUL IDEAS

HOW MANY LIGHT BULBS DOES IT TAKE TO CHANGE YOU?



Just one. By changing to an energy efficient option, you can save 75 percent. Plus, the bulb will last up to 10 times longer.

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www.cassidyturley.com



TM

EARTH HOUR

8:30 - 9:30^{PM} SATURDAY 26 MARCH 2011

CB Richard Ellis is committed to supporting
WWF's Earth Hour™



www.cbre.com/earthhour

www.earthhour.org

CBRE
CB RICHARD ELLIS

Committed to Earth Hour

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June 1, 2011

Dear Tenant of Burlington Centre,

The Corporate Drive property owner, MEPT Burlington, LLC, and CB Richard Ellis have committed to reducing energy use, water use, and waste disposal. Help reduce our building's environmental footprint by following these simple, no- and low-cost energy-saving tips.

REDUCE ELECTRIC CONSUMPTION

- **Turn Off Overhead Lighting When Offices Are Unoccupied**

On average, lighting accounts for 29% of total building energy consumption. While the Burlington Centre Cleaning Team turns all building lights off at 9:30 PM, most tenants can conserve additional electricity by turning lights off as they leave offices, conference areas, and other rooms.



- **Install Energy Efficient Light Bulbs In Proprietary Fixtures**

Burlington Centre completed a building-wide lighting retrofit that reduced the energy consumption of overhead light fixtures. If your office has additional fixtures, such as small desktop lamps, we encourage you to install energy-efficient compact fluorescent lights (CFLs).



- **Open or Close Blinds**

In warm weather, help reduce cooling costs by closing window shades to keep out the sun's heat. In colder months, reduce heating costs by keeping shades open to the sun's warmth. This will reduce energy consumption and help employees remain more comfortable.



- **Keep Space Heaters Out of the Building**

A \$15 space heater – pictured to the right – uses approximately 1500 kWh of electricity – the equivalent of approximately fifteen computers! Space heaters also pose a serious fire hazard and thus are not allowed at Burlington Centre. When your workspace is cold, you are encouraged to contact building management.



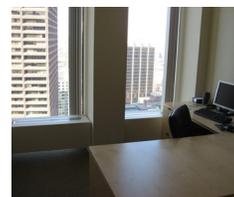
- **Seasonally Modify Your Internal “Comfort Zone”**

Studies have shown that a personal indoor “comfort zone” exists between 69 and 78 degrees. To remain comfortable while also saving energy, an office can simply set thermostats at the top of this zone in summer or at the bottom of the zone in winter. Employees are also encouraged to dress appropriately for the season.



- **Position Workstations to Receive Natural Light**

When workstations receive natural light, overhead lighting requirements are reduced. Energy can be conserved by simply repositioning a desk, moving a partition wall or lowering cubicle walls.



- **Program Computers and Copiers For Low Power “Sleep Mode”**

Most computers, computer monitors and photocopiers can be programmed to automatically switch to a low power mode after a set period of idle time. “Sleep mode” decreases the consumption of the average 100 Watt monitor to only 15 Watts, while “hibernate mode” decreases consumption to an average of 8 Watts. Avoid screensavers.



- **Turn Off Computer Peripherals and Equipment When Not in Use**

Turn off or unplug printers, copiers, and fax machines at night and on weekends rather than simply putting them into stand-by mode. This equipment uses energy and generates heat (increasing the amount of AC needed in the office) even when idle.



- **Purchase ENERGY STAR Office Equipment**

Visit www.energystar.gov to explore a variety of computers, copiers, fax machines, mail machines, water coolers and more that all feature the ENERGY STAR label. Equipment that has been certified by ENERGY STAR represents the most efficient equipment that is currently available, using 30-75% less energy than typical equipment.







Energy Efficiency



200 West Madison is currently undergoing its LEED® certification performance period.

Help cut down on energy use:

Shut down your computer monitor when you leave at night

Set computers to hibernate when not in use

Turn off the lights when you leave the room



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