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**US BANK PLAZA IS TALLEST MULTI-TENANT,
CLASS-A OFFICE BUILDING IN IDAHO TO EARN
LEED® FOR EXISTING BUILDINGS GOLD STATUS;
FIRST MULTI-TENANT, CLASS-A OFFICE BUILDING IN BOISE
TO EARN LEED-EB STATUS**

ENERGY USAGE IS REDUCED IN IDAHO'S TALLEST BUILDING BY 13 PERCENT

BOISE, Ida. (April 28, 2010) – Unico Properties LLC, a real estate investment and operating company, announced today that US Bank Plaza, a premier Class-A, 256,000-square-foot office building in downtown Boise and the tallest building in Idaho, has earned a rare Leadership in Energy and Environmental Design for Existing Buildings (LEED®-EB) Gold certification from the U.S. Green Building Council (USGBC). US Bank Plaza is the tallest multi-tenant, Class-A office building in Idaho and the first multi-tenant, Class-A office building in Boise to earn a LEED-EB rating of any kind.

The other two LEED-EB projects in Idaho are the Ada County Courthouse which is LEED-EB Silver and Norfleet Developments' warehouse/office building, a single tenant, LEED-EB Platinum Operations & Maintenance (O&M) building in Caldwell.

Since 2001, Unico has invested almost \$600,000 in upgrades to reduce energy consumption and implement sustainable practices into the 20-story tower that was built in 1978 as the headquarters of West One Bank. ENERGY STAR®'s third party engineers estimate that US Bank Plaza has now lowered its electricity consumption 13 percent per year as compared to prior consumption. The building achieved an ENERGY STAR score of 92 in 2009 and has consistently scored in the 90s for the past three years – more than 40 points higher than the average ENERGY STAR score of 50.

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“US Bank Plaza is an example of a good, solid existing building that just needed ‘tuning up’,” said Liz Fitzgerald, Unico’s Property Manager at US Bank Plaza. “We saw the potential to be more efficient and save resources, and our hope is that managers of existing multi-tenant office buildings around the country will be inspired to follow suit.”

“Existing buildings represent 90 percent of the U.S. building stock and they present the greatest potential to reduce the industry’s impact on energy, carbon, water, and waste while improving our bottom lines,” added Fitzgerald. “US Bank Plaza is one of those buildings and with this certification, we are playing an instrumental part in this transformative event.”

Significant changes made to the mechanical and on-going maintenance of US Bank Plaza ensure that less energy is used in the building, while the Unico property management team has implemented sustainable building standards for water, materials, and indoor air. To earn the LEED-EB Gold certification, some of the accomplishments at US Bank Plaza include:

Energy

- Lowered the energy consumption by replacing the building’s original boiler with two new high-efficiency condensing boilers, revised the zone controls for lesser after-hours and weekend use, and turned off the floor fans during weekend hours – resulting in 13 percent less energy used per year;

Water

- Reduced potable water consumption by 53 percent by installing high-efficiency, low-flow bathroom fixtures - resulting in 1.28 million gallons of water saved per year;
- Using non-potable ground water to irrigate native or adaptive plants - resulting in a 100 percent reduction in the use of potable water for irrigation;

Materials & Recycling

- Using sustainable building products in all tenant improvement (TI) construction – resulting in a 100 percent reduction of non-sustainable building products for TIs;
- Recycling onsite waste – resulting in a diversion of 52 percent of waste from landfills;
- Recycling construction waste – resulting in a diversion of 99 percent of waste from landfills;

Indoor Environment

- Implemented a high performance building cleaning program - resulting in the use of over 90 percent green cleaning products, and equipment that is low-energy, healthy, and efficient;
- Installed high efficiency air filters to capture particulates – resulting in improved indoor air quality for tenants and guests.



“Unico is pleased to have earned the LEED-EB Gold certification for our energy efficiency and sustainability efforts,” said Fitzgerald. “I can truly say this has been a tremendously satisfying project for the Unico team. We can see how the improvements we’ve made have positively affected both our bottom line and the comfort of our tenants. Going green is energizing!”

“Through this LEED-EB Gold achievement, US Bank Plaza and Unico have demonstrated our leadership and commitment to environmental stewardship, while lowering our energy costs and usage,” said Brett Phillips, sustainability project manager at Unico. “It’s important for our environment and our neighbors in Boise to use resources in the most efficient manner. We’ll continue to find ways to push the sustainability envelope that benefit everyone.”

About Unico

Unico is a leader in the real estate industry in green and sustainable practices. It earned LEED®-EB (Existing Buildings) certification for 100 Pine in San Francisco, the first multi-tenant office building to receive such certification in California and only the second on the West Coast. By the end of 2010, Unico will have earned LEED certification for 78 percent of its office and new development portfolio, including US Bank Plaza, the first LEED-EB (OM) buildings in Bellevue, Wash., and the largest LEED-EB (OM) multi-tenant building in Oregon in 2009. The company is pursuing LEED-EB (OM) on five additional buildings in 2010. Further, Unico pursues LEED on all new construction projects and has achieved LEED-NC (New Construction) Silver and Gold certifications on three developments in Washington and Oregon. In addition, Unico has earned ENERGY STAR® certification for 12 of its eligible Class-A office buildings. Unico has been recognized for its innovative programs in its office properties including composting programs, extensive recycling initiatives, alternative transportation options, sustainable energy and water use and tenant education throughout its portfolio. Unico endorses the BOMA International 7-Point Challenge, working to reduce energy usage by 30 percent by 2012, as compared to an average national portfolio.

Unico Properties LLC (www.unicoprop.com) is a real estate investment and operating company that owns and operates 10 million square feet of premier properties in the western United States. Unico produces superior returns for its partners by anticipating and addressing the real estate needs of its customers with environments that enhance the success of the people, business and communities it serves.

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