

## An Established Commitment – A New Path

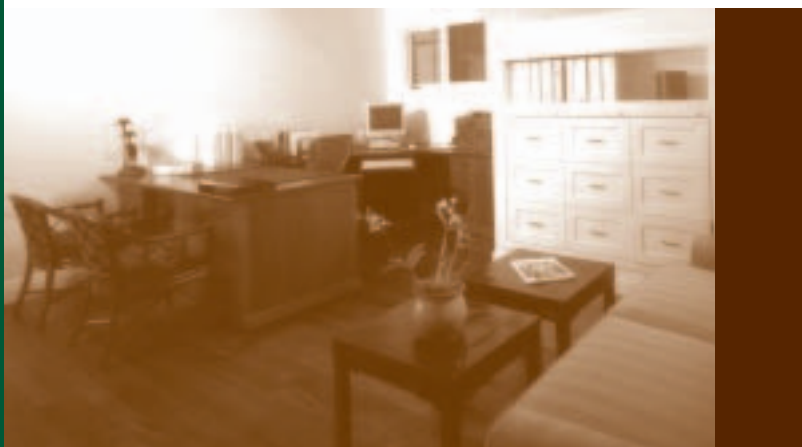
At Dowling Company, Inc. we believe that each of our projects reflects both our commitment to superior quality for our clients, and our commitment to maintaining the vitality and well-being of Maui. With these commitments firmly in mind, Dowling Company is forging a new path that leads us to closely examine and effectively manage the environmental and human impact of every building we develop. To guide this effort and determine our performance metrics, we have adopted the nationally recognized U.S. Green Building Council (USGBC) Leadership in Energy and Environmental Design (LEED®) Rating System.

We are proud to be a member of the vibrant and unique community that is Maui. As such, Dowling Company does not ask its clients or partners to invest in any effort unless we are investing in it ourselves. We are especially proud and excited that Dowling's first USGBC LEED Certified project is our own office located in Wailuku, Maui. The certification of the Dowling Company office through the USGBC LEED for Commercial Interiors (LEED-CI) program, which is the first LEED certified building on Maui, demonstrates our effort to fulfill these stated commitments and embody our corporate values.

Dowling Company's own LEED certification effort enabled us to identify and improve our performance in each of the following five areas: Sustainable Site, Water, Energy and Atmosphere, Indoor Environmental Quality and, Materials and Resources. Through this intensive and comprehensive effort, we have taken the first step on our new path toward reducing our environmental and human impact, and fulfilling a commitment that we hope will define a standard of excellence for development on Maui for many years to come. Dowling Company has registered an additional eight buildings throughout its projects on Maui for LEED certification.

## What is Green Building Design?

There are many different conceptions of green or sustainable building design due to the large scope of sustainable issues and the novelty of sustainable principles. Definitions of sustainability range from broad concepts that incorporate all aspects of sustainability to narrow definitions focused on one specific sustainable design feature such as recycled content materials or energy efficiency. Within this broad spectrum, green buildings embody a design intent on balancing environmental responsiveness, resource efficiency, and cultural and community sensitivity. The goal of this process is to create buildings that meet the needs of current building occupants while being mindful of the needs of future generations. Green building design includes all players in the development process, from the design team (building owners, architects, engineers, and consultants), the construction team (materials manufacturers, contractors, and waste haulers), and maintenance staff and building occupants.



## What is LEED?

The LEED (Leadership in Energy and Environmental Design) Green Building Rating System® is a voluntary, consensus-based national standard for developing high-performance, sustainable buildings. Members of the U.S. Green Building Council representing all segments of the building industry along with nationally recognized environmentalists developed LEED and continue to contribute to its evolution.

LEED was created to:

- define “green building” by establishing a common standard of measurement
- promote integrated, whole-building design practices
- recognize environmental leadership in the building industry
- stimulate green competition
- raise consumer awareness of green building benefits
- transform the building market

LEED provides a complete framework for assessing building performance and meeting sustainability goals. Based on well-founded scientific standards, LEED emphasizes state of the art strategies for sustainable site development, water savings, energy efficiency, materials selection and indoor environmental quality. LEED recognizes achievements and promotes expertise in green building through a comprehensive system offering project certification, professional accreditation, training and practical resources.



## Dowling Company, Inc. Project Achievements and Benefits LEED – Commercial Interiors (LEED-CI)

### Sustainable Sites

Intended to help us better manage our impact on our building site as well as on our surrounding community, the LEED-CI category of Sustainable Sites focuses on issues such as site selection, storm water management, heat island effect and alternative transportation.

- Dowling Company replaced all water fixtures in the building to low flow fixtures that provide at least 20 percent water savings over standard ones.
- The building is located in a pedestrian friendly area which has easy access to basic services, thereby reducing the need for an automobile.
- The building includes a secured space for bicycle storage.

### Water Efficiency

Intended to help identify opportunities to utilize water more efficiently both on our site and within our building, the Water category focuses on installing low flow water fixtures.

- The water fixtures in the Dowling office, low flow-faucets and dual flush toilets, provide 45 percent water savings over standard fixtures.

## Energy & Atmosphere

Intended to help us reduce our energy use and lessen our impact on the atmosphere, the Energy & Atmosphere category focuses on Commissioning, eliminating Chlorofluorocarbons known as CFC's (which are known to destroy the ozone in the stratosphere), enhancing energy performance within lighting, heating, ventilation, air conditioning (HVAC) equipment and acquiring green power.

- Dowling was able to reduce the energy consumption of its offices significantly through the purchase and installation of high performance HVAC equipment. In addition, Dowling Company enhanced energy performance by 16% better than code through innovative lighting design and high performance fixtures.
- To truly address the energy “footprint” of its offices, Dowling entered into a two-year contract for 100 percent green power or green tags.

Tradable Renewable Certificates (TRC's or “green tags”) are created when a renewable energy facility, such as a wind farm, generates electricity. Each unique certificate represents a specific quantity of renewable generation, namely the benefits that everyone receives when conventional fuels, such as coal, nuclear, oil, or gas, are displaced. Purchasing green tags is a way to support the development of renewable energy sources.

## Materials & Resources

Intended to help us reduce our materials use and lessen the impact of materials harvesting and manufacture, Materials & Resources focuses on building and material reuse, recycled content and regionally sourced materials.

- To help avoid the materials waste often associated with tenant turnover, Dowling owns the building and has a long-term commitment for our office space.
- To further reduce the materials impact of our new space, Dowling sought out and purchased office furniture and furnishings that were either reused or made of salvaged wood (33 percent).

## Indoor Environmental Quality

Intended to help us enhance our indoor environment and decrease the toxins within the interior space, the Indoor Environmental Quality category focuses on building ventilation, utilizing low volatile organic compound (VOC) materials, controllability of systems, daylighting and views.

- To ensure that employees and guests occupy a healthier, more comfortable space, Dowling designed and installed a high performance ventilation system.
- To further enhance employee comfort, Dowling provided employees with exceptional control of the lighting, temperature and ventilation within their work area. Also, the entire office is especially designed for the thermal comfort of its occupants.
- The Dowling offices are designed so that better than 90 percent of the regular work spaces have views to the outdoors.

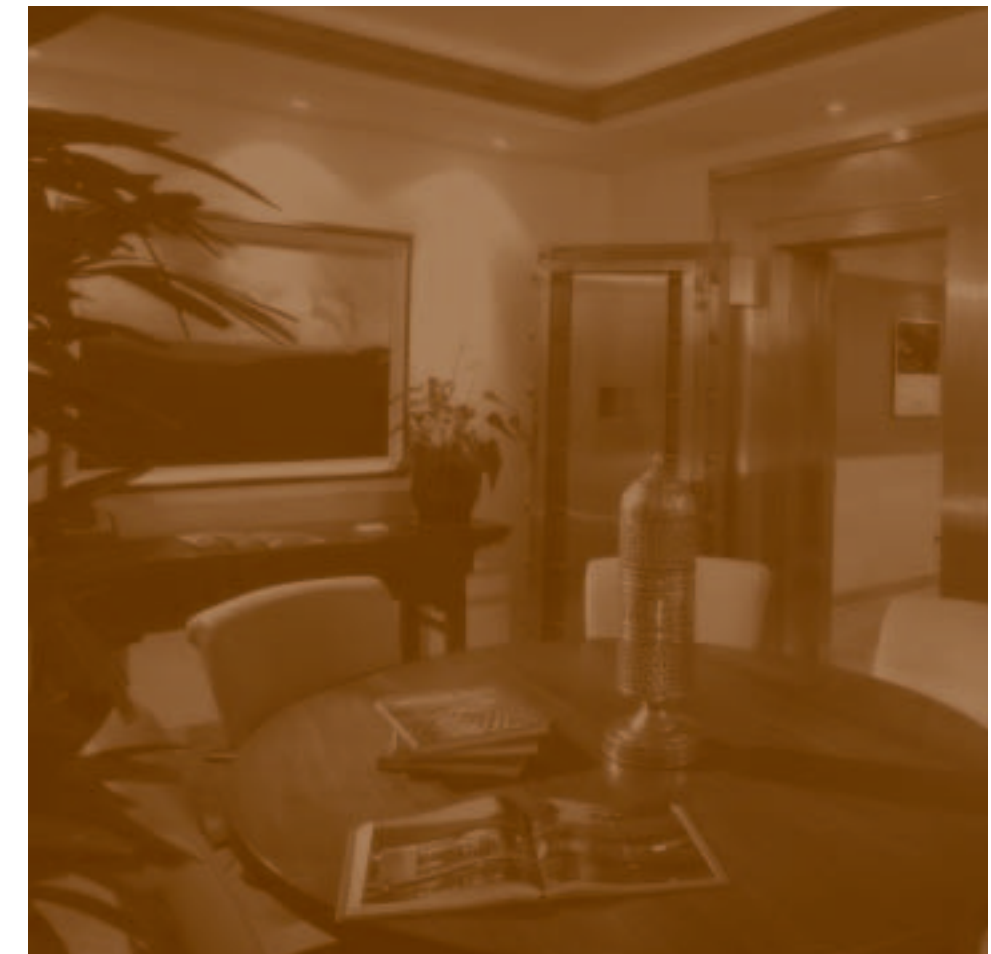
## Innovation & Design Process

Intended to help us refine our design and construction efforts and pursue exceptional project performance, the Innovation & Design Process category focuses on unique and innovative accomplishments.

- As a measure of the Company's effort to pursue more sustainable development, the Dowling office secured special recognition for its exceptional water efficiency and commitment to green power. Dowling also earned special recognition for its efforts to implement green housekeeping practices and promote its office space as an educational, green demonstration project.
- To support its overall efforts, Dowling Company secured the services of a USGBC LEED Accredited Professional on the project team and has recently hired its first LEED Accredited staff member.

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**DOWLING  
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BUILDING IN BALANCE®



\* Sustainability Statement \*

DOWLING COMPANY OFFICE LEED-CI CERTIFIED  
APRIL 12, 2006

