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For Immediate Release

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Press Release

Kennecott Land’s Daybreak Corporate Center Achieves LEED Platinum Certification

Corporate Center becomes first LEED Platinum building in Utah

Dec. 3, 2008

South Jordan, Utah – Kennecott Land has achieved a milestone in sustainable development by being awarded LEED® Platinum Certification by the U.S Green Building Council (USGBC). Platinum certification is the highest certification awarded from USGBC demonstrating energy efficiency and environmental stewardship. The Daybreak Corporate Center is the first LEED Platinum building in Utah.

“We have taken large steps to leave a small footprint, and being awarded LEED Platinum has been a great way to cap an exciting development,” said Scott Kaufmann, Vice President, Commercial Development, Kennecott Land. “The entire project team rose to the challenge. I am very proud of what we have accomplished and the leadership we have shown.”

LEED is USGBC’s primary rating system for designing and constructing the world’s greenest, most energy efficient, and high-performing buildings. LEED Certification was achieved through environmentally-friendly design and building standards. The project was reviewed for measures taken in categories that include sustainable sites, energy and atmosphere, water efficiency, indoor environmental quality, and materials use.

The state-of-the-art Daybreak Corporate Center is approximately 175,000 square feet. The building also serves as the Rio Tinto Regional Center, and roughly 75 percent of the building houses hundreds of Rio Tinto, Kennecott Land and Kennecott Utah Copper employees with the remaining space available for lease.

Kennecott Land, along with FFKR Architects and Sahara, Inc., used the LEED rating system to design, build and achieve areas of efficiency without significantly impacting costs, integrating these components into the already sustainable Daybreak Community. The architecture and functional design capitalize on daylighting, views, water conservation and energy efficiency.

“Rio Tinto is a very forward-thinking company. It was a shared goal among the team to exceed environmental standards and set future standards,” said Jim Lewis, AIA, Principal, FFKR Architects. “The goal of the LEED Platinum certification provided a platform for environmental-directed design that started at the beginning of design, continued through construction and set the bar for future tenant spaces within the building.”

“From the beginning, the goal was to create a building that was, above all, as environmentally sustainable as possible while working within the project constraints,” said Clegg Mabey, Vice President, Sahara, Inc. “We tried to leave no stone unturned when looking for creative ways to provide an environmentally-responsible facility, which resulted in Utah’s first USGBC LEED Platinum Building.”

The project site was selected due to its proximity to alternative transportation and existing and planned amenities. The building is located adjacent to the future Mid-Jordan TRAX line and Mountain View Corridor.

Daylighting was recognized early on during the design phase as a concept that needed to be fully integrated into the design. The building has the potential to have daylight throughout each floor through 11-foot windows encircling the building. In addition, more than 90 percent of occupants will be able to take advantage of the incredible views of the Oquirrh and Wasatch Mountain ranges.

Daybreak Corporate Center retains 100 percent of stormwater on-site and in turn uses this as a source for irrigating the water-wise landscaping and reducing the need for a traditional conveyance system.

Daybreak Corporate Center incorporates a design that promotes very high indoor air quality. This was achieved through selecting paints, adhesives, sealants, carpeting, and composite-wood products with low volatile organic compound (VOC) materials. In addition, an HVAC system was installed that is expected to use 40 percent less energy than a standard building and exceeds minimum standards for fresh air changes.

Daybreak Corporate Center was designed to use 22 percent less energy than standard office buildings through smart lighting, building orientation, and a photovoltaic solar-roof system that creates energy efficiency.

Through the building's construction process, energy and resources were saved by recycling more than 95 percent of all construction waste, and 22 percent of all materials used were from recycled sources. In addition, 20 percent of materials purchased were from regional suppliers, reducing transportation costs and saving energy.

"Daybreak Corporate Center's LEED certification demonstrates tremendous green building leadership," said Rick Fedrizzi, President, CEO & Founding Chair, U.S. Green Building Council. "The urgency of USGBC's mission has challenged the industry to move faster and reach further than ever before, and the Daybreak Corporate Center serves as a prime example with just how much we can accomplish."

About Kennecott Land Company

KLC was established by Rio Tinto in April 2001 to develop surplus mining land. Daybreak is the first testament to that vision. Daybreak is situated on 4,126 acres in South Jordan City where 20,000 homes and up to 13 million square feet of commercial space are planned. At KLC, sustainable development is at the heart of every business decision by balancing the complex interaction of environmental, economic and social factors. Kennecott Land does this in a way that protects and strengthens what matters most to our community: strong and safe neighborhoods, quality education, a healthy and renewable environment, and a vibrant local economy. www.kennecottland.com and www.daybreakutah.com

About FFKR Architects

FFKR Architects is an architectural and interior design firm with a reputation for delivering sustainable design solutions since 1976. The firm has a reputation for design excellence and budgetary responsibility. FFKR places the client at the center of its practice and collaboration at the heart of its design philosophy. In addition to receiving over 200 regional, national

and international design awards, FFKR has been named a Western Mountain Region AIA Firm of the Year. Seven principal architects direct the firm with over 135 dedicated architects, designers, and support staff. The firm is headquartered in Salt Lake City, Utah, and has extension offices in Rexburg, ID. and Scottsdale, AZ. www.ffkr.com

About Sahara, Inc.

Known for fast track, design/build projects with aggressive schedules, Sahara, Inc. is an industry leader and pioneer in design/build and construction management projects throughout the western United States since 1985. Sahara has managed a wide variety of challenging and innovative development and construction projects, including the Daybreak Corporate Center, the Salt Lake City Energy Solutions Arena, and the Jordan Commons project in Sandy, Utah. Sahara was recently named as one of the Top 100 Green Contractors in the United States by *ENR* (Engineering News Record) magazine. www.sahara1.com

About the U.S. Green Building Council

The U.S. Green Building Council is a nonprofit membership organization whose vision is a sustainable built environment within a generation. Its membership includes corporations, builders, universities, government agencies, and other nonprofit organizations. Since UGSBC's founding in 1993, the Council has grown to more than 17,000 member companies and organizations, a comprehensive family of LEED® green building rating systems, an expansive educational offering, the industry's popular Greenbuild International Conference and Expo (www.greenbuildexpo.org), and a network of 78 local chapters, affiliates, and organizing groups. For more information, visit www.usgbc.org.

About LEED®

The LEED® (Leadership in Energy and Environmental Design) Green Building Rating System™ is a feature-oriented rating system that awards buildings points for satisfying specified green building criteria. The six major environmental categories of review include: Sustainable Sites, Water Efficiency, Energy and Atmosphere, Materials and Resources, Indoor Environmental Quality and Innovation and Design. Certified, Silver, Gold, and Platinum levels of LEED green building certification are awarded based on the total number of points earned within each LEED category. LEED can be applied to all building types including new construction, commercial interiors, core & shell developments, existing buildings, homes, neighborhood developments, schools and retail facilities.

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