

Trammell Crow Company

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DARDEN RESTAURANTS RESTAURANT SUPPORT CENTER AWARDED OUTSTANDING GREEN BUILDING OF THE YEAR AWARD

Orlando, FL – Darden Restaurants' new Restaurant Support Center (RSC) has been awarded the Outstanding Green Building of the Year Award for 2009 by the Central Florida Chapter of NAIOP, the leading organization for developers, owners and related professionals in office, industrial and mixed-use real estate. The building was developed by Trammell Crow Company and designed to achieve Gold certification for Leadership in Energy and Environmental Design (LEED®) for New Construction (NC) from the United States Green Building Council (USGBC).

"This is one of the most advanced, state-of-the-art headquarter facilities anywhere in the country," said Bob Abberger, Senior Managing Director of Trammell Crow Company. "Darden's commitment to sustainability made them the perfect client for TCC to showcase our leadership in sustainable design and development. This unique facility will not only enhance the productivity of Darden's employees, but preserve the integrity of the surrounding environment."

The entire project consists of a three-story, 469,000-square-foot office and culinary training facility, a 19,900 SF Level III data center and a 380,000 square foot parking garage, all situated on a 50-acre campus. The new facility houses 1,300 employees who provide support to 1,800 Red Lobster, Olive Garden, LongHorn Steakhouse, The Capital Grille, Bahama Breeze and Seasons 52 restaurants throughout North America.

Sustainable design and construction elements include:

- Building orientation for proper solar efficiency and the use of high performance glazing system to increase natural lighting (daylighting) and views of the surrounding, preserved, wetlands while reducing solar heat gain.
- More than 90 percent of the Construction waste generated was recycled, saving landfill space and reducing cost of disposal fees.
- High-efficiency heating and air conditioning system, and an automated lighting system that dims or brightens according to the amount of sunlight entering the building, contributing to a reduced energy consumption 16 percent less than the newly enacted Florida energy codes.
- A highly reflective and insulated roof system reduces heat island effect and helps maintain the building's interior temperature.

- An innovative plumbing system utilizing reclaimed water to supply all restroom toilet fixtures. This system was a first of it's kind in Orange County and will save the community over 2 million gallons of fresh drinking water each year.
- Landscape was designed with native Florida vegetation to reduce irrigation; all irrigation is supplied by reclaimed water.
- An innovative storm water management system utilizes bio-swale systems in the parking lots to promote rain water absorption and filtration prior to entering retention ponds.
- Indoor air quality standards were maintained throughout construction and occupancy phases to ensure clean air and a healthy work environment.

About NAIOP Central Florida

NAIOP Central Florida is a chapter of NAIOP, the Commercial Real Estate Development Association. NAIOP is the leading organization for developers, owners and related professionals in office, industrial and mixed-use real estate, with 18,000 members in North America. NAIOP advances responsible commercial real estate development and advocates for effective public policy.

About Trammell Crow Company

Trammell Crow Company, founded in 1948, is one of the nation's leading developers and investors in real estate. It has developed or acquired over 500 million square feet of buildings with a value exceeding \$50 billion. As of December 31, 2009, Trammell Crow Company had over \$5.6 billion of projects in process or in its pipeline.

Trammell Crow Company's teams are dedicated to building value for its clients with professionals in approximately 15 major cities throughout the U.S. and Canada. The company serves users of, and investors in, office, industrial, retail, healthcare, higher education, airport facilities, multi-family residential and mixed use projects. For those who occupy real estate, TCC can execute the development or acquisition of facilities tailored to meet its clients' needs. For investor clients, the company offers large strategic joint ventures, opportunity funds, and other targeted investment options.

Trammell Crow Company is an independently operated subsidiary of CB Richard Ellis Group, Inc., the world's largest commercial real estate services firm (based on 2009 revenues). For more information visit www.TrammellCrow.com.

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