

## The Year Ahead at Federal Reserve Plaza Our Sustainability Commitment Continues

Dear Friends,

It seems extraordinary that the year has passed so quickly and we are again reflecting here on projects past and future. 2009 was another busy year for our team, with hundreds of service calls and several major initiatives undertaken.

We are very pleased to have moved forward so significantly in 2009 on sustainability activities. Our application for Leadership in Energy and Environmental Design (LEED) certification was submitted after several months of effort by our entire building management team. From our craftsmen to our engineers, from the client services team to the space planners, from analysts to interns, everyone played a part in this major initiative, and your willingness to participate is a key element in our success. After a long review process, we expect to have great news in the spring.

The Fitness Center upgrade resulted in a more efficient layout, increased privacy, and improved ventilation. We also had a number of behind-the-scenes improvements throughout the building this year which contributed to our sustainability efforts. For example, the garage and secure dock lighting upgrade alone, while improving the quality of the lighting, reduced energy consumption by close to 70,000 kilowatts per year.

The lobby renovations and fire alarm upgrade continue through 2010. You will see further enhancements to our common spaces on the 4th floor this year, and will hear from us about additional sustainability measures. Our commitment remains to keep this the best building in Boston, and among the "greenest," and we appreciate your joining us in this effort.

We are always interested in your ideas and comments, and we look forward to another good year together. Best wishes for what the new decade will bring.



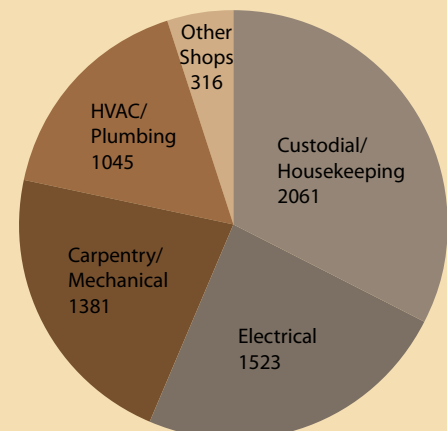
Paul Gusmini  
Director of Facilities and Chief Engineer



As part of our efforts to support a "green" lifestyle, Federal Reserve Plaza has installed an additional bike rack, located conveniently near the Summer Street entrance. Director of Facilities Paul Gusmini helps cycling commuter Rachel Stern lock up her wheels.

### At your service . . .

In addition to their regular care and maintenance of the building our shop personnel responded to over 6,000 service requests.



# Tenant Spotlight

This edition the spotlight shines on DALBAR, Inc., one of our neighbors on the 30th floor. DALBAR, Inc. is a leading financial services research firm which develops standards and measurement systems that improve the quality of products, services and compliance for the retirement, mutual fund, broker/dealer, discount brokerage, life insurance, healthcare and banking industries. Founded in 1976, the firm is recognized in the financial services arena for its independence and credibility, and has been a tenant at Federal Reserve Plaza since 1998. (They also have an office in Canada.)



DALBAR's forty-one employees include their three-person management team and 38 analysts and researchers. The managers and staff take advantage of many of the amenities in the building, and

**I really appreciate that our DALBAR event became a building-wide event for everyone – it's part of that sense of community that is special about Federal Reserve Plaza."**

DALBAR hosts regular staff meetings with luncheons in the Harborview Dining Room. Every autumn, Tenant Representative Janice Perry has coordinated a blood drive for Boston's Children's Hospital, and was pleased to incorporate it into the annual schedule of blood drives hosted here. "We always had great response among our own staff, but when building management was willing to extend our blood drive to Bank employees and other tenant staff, our donation rate really increased. I really appreciate that our DALBAR event became a building-wide event for everyone – it's part of that sense of community that is special about Federal Reserve Plaza."

For more information on Dalbar, Inc., link to their website at [www.federalreserveplaza.com/contacts](http://www.federalreserveplaza.com/contacts)

## CORNERSTONE

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Visit  
[www.federalreserveplaza.com](http://www.federalreserveplaza.com)

## In Remembrance

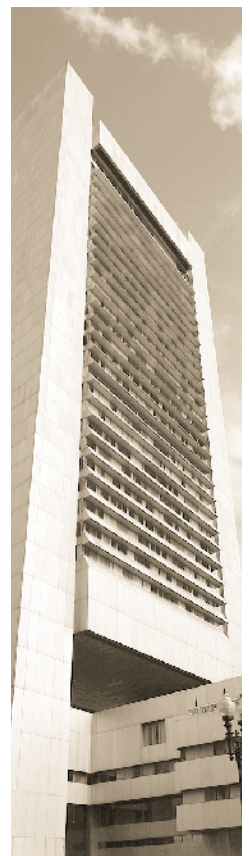



**Nigel Oudkerk-Pickett**  
Property Management  
Colleague and Friend

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