

CLINTON GLOBAL INITIATIVE

2007 Commitment Announcement

Focus Area:	Climate Change
Project:	Cherokee Carbon Footprint
Commitment By:	Cherokee Investment Partners
Committing Entity:	Private Corporation
Partner(s):	Sterling Planet and EPA Climate Leaders
First Year Costs:	\$3,200 + internal time
Estimated Total Value:	Significant but qualitative PR and brand value
Commitment Duration:	Life of corporation

Objective:

To increase our commitment to sustainable practices by reducing our corporate footprint and support sustainable development on our future project sites.

Commitment:

Cherokee aims to reduce our corporate carbon footprint and develop a strategy to ensure that our projects have a minimal carbon footprint. Cherokee is committing to the following goals:

1. Conduct a corporate green house gas inventory for all emissions associated with projects, offices, and employee travel.
2. Offset 100% of all office energy consumption and travel by purchasing renewable energy credits through Sterling Planet, which also facilitates the use of green energy on our projects.
3. Design a strategic plan, in cooperation with the EPA Climate Leaders, to significantly reduce our carbon footprint by the end of the year compared to a normalized 2005 emissions baseline.
4. Where Cherokee joint ventures with a homebuilder to build on our sites, all single-family residential homes will be Energy Star certified and also use Energy Star qualified products. In situations where we sell our interest entirely, we will strongly encourage homebuilders which buy Cherokee properties to build Energy Star homes which use Energy Star qualified products, too. Furthermore, we will seek to sell to homebuilders which build to these standards.
5. Promote alternative energy use on every future project by assessing the financial viability of on-site alternative energy systems and the use of renewable energy generated off-site.

Background:

The Clinton Global Initiative's commitment to address global climate change is directly in line with Cherokee's goals of reducing greenhouse gas emissions and other negative impacts of the built environment.

Cherokee's mission is to deliver strong financial returns for the retirement funds and endowments that entrust us to invest on their behalf, and to add value to the communities we serve. To this end, we acquire environmentally impaired and underutilized properties, remediate them, and return them to productive use. Cherokee projects improve human health and environmental quality, enhance social well-being and add value to the local economy.

We manifest these objectives at the corporate level through strong partnerships with other leading organizations, company-wide policies and guidelines and a variety of initiatives and activities by and for our employees. At the project level, we are developing a standard process for integrating sustainability principles into every site, from deal concept and business planning to site design and development

Metrics: Cherokee Investment Partners pledges to purchase green power offsets for 100% of our office energy consumption. These offsets will cover seven offices and approximately 100 total employees. This commitment is equivalent to preventing the emissions from driving 1,500,000 miles. These renewable energy credits are predicted to prevent 1,400,000 pounds of carbon emissions each year and will cost approximately \$3,200 for 2006. All new single family homes built on Cherokee sites will be Energy Star compliant.

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Timeline: Initiated REC purchasing and EPA Climate Leaders partnership in November 2006. Currently conducting corporate greenhouse gas inventory. Aim to develop methodology for estimating carbon footprint of projects by January 2008.

Launch Date: November 2006

First Milestones: Formalize REC purchasing contract with Sterling Planet
November 2006

Establish partnership with EPA Climate Leaders
December 2006

Summary of Activity:

Through the relationship with Sterling Planet, the nation's largest provider of REC's (Renewable Energy Credits), Cherokee retroactively offset 100% of all of its 2006 corporate offices' electricity and other energy use with the purchase of Green-e certified, "new" wind energy. This same high volume, low cost purchasing arrangement is in place for 2007 and beyond, and is also made available to all Cherokee redevelopment projects, where Cherokee hopes to have a much greater impact on influencing the purchase of renewable energy.

Our greenhouse gas inventory is just beginning through the EPA Climate Leaders and their contractor on this project, CH2MHILL. While office carbon emissions are currently offset, we are in the process of estimating our travel emissions and project emissions. In the coming months, we hope to be able to finish the inventory process and establish a reduction plan and timetable.

Participants:

Chris Wedding

Press Link (if applicable):

<http://www.epa.gov/stateply/partners/partners/cherokeeinvestmentpartners.html>

Geographic Scope:

Cherokee has offices in North Carolina, California, Colorado, Texas, New Jersey, Canada, and Britain.