

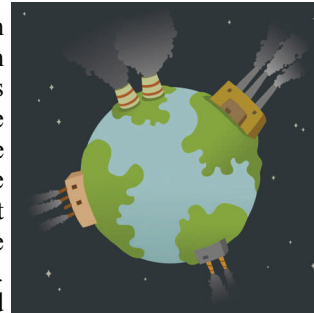


# Environmental Issues in Real Estate

## The EU urges the United States to commit to lower emissions at the G8 Summit in Japan

Volume 1, Issue 14  
July 2008

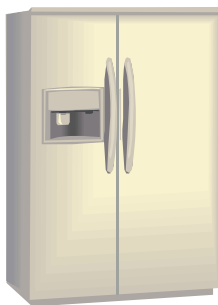
The United States has yet to commit to a specific reduction in green house gas emissions in principal due to other emerging economies such as China and India failing to do the same. President George Bush has refused to commit to cutting green house gas emissions by 50% by the year 2050 due in part to both China and India's refusal to make the same commitment. For the most part, the United States is one of the largest producers of green house gasses. It's possible that President Bush believes that making these types of commitments would place high burdens on industry and manufacturing to reach these goals. These types of burdens may give emerging countries such as China and India an unfair advantage as their industries would not be obligated by such an agreement. Leaders from both China and India have stated that they will not make any commitments to cleaner air until richer countries such as the United States also make the same agreement. These countries also want access to cleaner technologies and financial assistance. The current goal is a reduction of 50% by the year 2050 with some interim goals between 20-40% by 2020. For more information see the [article](#) in the Environmental News Network.



*Major Emerging Economies such as China and India are said to contribute nearly 25% of the worlds green house gas emissions.*

## More on Sustainability and Real Estate

Borrowing a quote from the Arizona Republic, "Sustainability is using the earth's resources in a way that protects them for the next generation." What does this mean to Real Estate Professionals, Commercial & Industrial Developers and Property Owners? Basically, it is a guide to looking at each developed property in a way that would protect and increase the value of the investment. As an owner you want to build equity in your asset, therefore, you need to look at each property and use sustainability concepts to help improve and therefore increase equity. Invest money to maximize the investment, energy efficient/cost saving changes put in place today can double your investment for the future. In upcoming months, we will feature a sustainability concept in this newsletter to help you and your customers get the most out of the investment, this month's concept is to consider insulating the concrete slab around the foundation. This will turn your foundation into a heat sink thus reducing the amount of air conditioning or heating needed to maintain a comfortable temperature all year round. Most people find the variance in temperature to be between 68 – 74 degrees. Would you like more ideas now? CES has a Certified Sustainable Development Professional on staff that would be able to visit your properties with you to guide you in the steps that would be most cost effective for the property. More information can be found on the Department of Energy's [web site](#).



*A full refrigerator is more energy efficient than an empty one.*

## The Green Corner-more green tips!

With this new Green Economy springing up around us, we thought it would be nice to have tips that anyone can use on a daily basis. We have all thought about giving up the gas guzzling SUV for a hybrid vehicle or about putting solar panels on our roofs. These are nice but also carry high initial costs. Here are some tips that cost little or nothing and will help you become greener. Tip 1. Clean your refrigerator's coils: By removing the build up of dust bunnies from the coils, you make the refrigerator more efficient at cooling. Tip 2. Keep it full: Keeping your refrigerator full helps reduce the amount of lost cooling every time the door is opened.

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