

March 9, 2015

Stephanie Burke
 Property Manager
 Suite 660, 1509 Centre Street SW
 Calgary, AB T2G 2E6

Dear Ms. Burke,

Subject: **Verification of GHG inventory for Heritage Square, Calgary, AB**

Reporting Period: August 1, 2013 to July 31, 2014

As requested, Brookfield Johnson Controls was engaged to verify the GHG inventory for the above building and period. The intended use of the inventory and verification is two-fold:

- apply for LEED credits for this building under the Canadian Green Building Council's (CaGBC) LEED-EB Program, LEED-EB Energy and Atmosphere credit 6: Emission Reduction Reporting (EAc6).
- post the inventory and verification statement on the CSA CleanStart™ registry, as required under the CaGBC LEED-EB Program

The verification was undertaken with the following objective, scope and criteria:

	GHG Inventory Verification for Heritage Square, 8500 MacLeod Trail SE, Calgary, AB
Objectives	Establish a reasonable level of assurance for GHG emission inventory for Heritage Square, 8500 MacLeod Trail SE, Calgary, AB in order to meet requirements of Canadian Green Building Council (CaGBC) LEED® EB+OM program and the Canadian Standards Association (CSA) CleanStart™ registry.
Level of Assurance	Reasonable - as per CleanStart™ Registry requirements.
Scope	What: Verify the GHG inventory for 2013/2014, based on information provided in the GHG report. Brookfield Johnson Controls will also need to assess all utility bill records and refrigeration data, if applicable.
	Where: Heritage Square, 8500 MacLeod Trail SE, Calgary, AB
	When: August 1, 2013 to July 31, 2014
	Who: Intended users are the CaGBC LEED® EBOM program and the CSA CleanStart™ registry.
	How: ISO 14064-3 by Brookfield Johnson Controls, an independent verifier.
Criteria	The stated amount of GHG emissions is in accordance with ISO 14064-1.
Materiality	At the judgment of the verifier, following a full assessment of the GHG report including boundaries, methodologies, calculations and quantification of emissions. Data management and quality control will

	also be assessed. There should be no material discrepancies.
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Conflict of Interest Statement – One of Brookfield Johnson Controls’ major clients, Rogers Communication, had rented space at Heritage Square, Calgary for telecommunication equipment during the period covering the GHG emissions. However, neither Brookfield Johnson Controls nor Rogers had any financial, or other, gains that would result in the verification of the building’s GHG inventory or LEED certification of the building. The owner of the building, Artis REIT, initiated the LEED certification.

The verification of the GHG Assertion of **6,849** t CO₂e emissions for the reporting period was completed in conformity with the CAN/CSA-ISO 14064-3:06 standard to a reasonable level of assurance. There was no quantitative materiality threshold under the CleanStart™ registry requirements at the time of verification.

Brookfield Johnson Controls performed the following verification tasks:

- Review of the inventory report
- Review of the energy related utility bills
- Compared the source of the emission factors with the values used in the inventory report
- Trace sample energy and greenhouse gas calculations
- Make specific inquiries to clarify details or request more information

There were a small number of discrepancies found in the text of the report and the reported activity data and one was material. All of the discrepancies were corrected in the final report.

Verification Statement

Based on the activities undertaken, it is our opinion, to a reasonable level of assurance, that the GHG assertion of **6,849** t CO₂e emissions for the reporting period is supported by the underlying evidence, is true and correct, is free from material discrepancies, and is reported in accordance with the CleanStart™ Registry requirements.

Sincerely,



Evan Jones, P.Eng. GHG-IQ, GHG-V
Brookfield Johnson Controls
Information Manager, Professional Services,

cc: David Hewitt, Brookfield Johnson Controls