

# Longpoint Sustainability Practices

Longpoint Realty Partners is dedicated to conserving natural resources and minimizing the environmental impact of the built environment. According to the EPA's Inventory of U.S. Greenhouse Gas Emissions and Sinks, industrial properties and activities make up about 30% of total U.S. greenhouse gas emissions, making it the largest contributor of greenhouse gases of any sector.

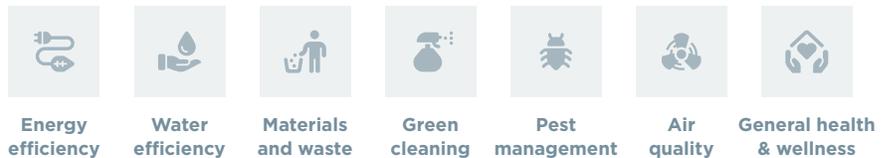


To reduce energy use and environmental impact, Longpoint Realty Partners and the on-site Property Management team outline sustainability practices, ideas, initiatives, and actions that tenants and property managers can implement for their spaces.

In addition, Longpoint endeavors to become a considerate and responsible player in the communities in which its properties reside. This effort includes its Apiary Program which installs and maintains beehives at select properties to help strengthen local pollinator populations and the distribution of branded wildflower seed mixes to help promote local biodiversity.

## TENANT SUSTAINABILITY OUTREACH

Tenants are guided through ongoing outreach and associated educational materials to adopt more environmentally friendly practices in the areas of:



## PURCHASING AND WASTE POLICY

Property management follows Longpoint policies regarding responsible purchasing and waste management related to maintenance activity performed on the site or on the building exterior, including:

- Ongoing purchases of paper, toner cartridges, binders, batteries, office supplies
- All ongoing waste related to office materials and equipment
- Maintenance equipment
- Cleaning materials for the building exterior, sidewalks, pavement, and other impervious surfaces
- Erosion and sedimentation control
- Organic waste management
- Fertilizer and irrigation materials
- Storage of materials and equipment



## GREEN CLEANING POLICY

Property management and tenants alike are guided by the Longpoint Green Cleaning Policy, which outlines environmentally conscious cleaning procedures, cleaning material purchases, cleaning equipment purchases, and cleaning services inside and on the building site:

- Cleaning strategies for hard floor and carpet cleaning and maintenance
- Protection of vulnerable occupants during cleaning
- Safe storage and handlings of cleaning chemicals, including spill management
- Performance metrics and strategy regarding reductions in water use, energy use, and chemical toxicity
- Green cleaning products and equipment purchasing



## INTEGRATED PEST MANAGEMENT PLAN

Property management takes all reasonable measures to prevent pest control issues from arising in the first place and address existing issues in a sustainable manner:

- Potential food and water sources are minimized by thoroughly cleaning and maintaining food service areas and break rooms, fixing leaking pipes and faucets, and altering landscape features to eliminate standing water.
- Additional preventative measures include sealing cracks, crevices, and holes in the building envelope and creating a plant-free zone immediately adjacent to the building
- In addressing pest control issues, non-chemical baits are used to trap pests like insects and rodents



## INDOOR WATER USE REDUCTION POLICY

Indoor water fixtures and fittings should meet ENERGY STAR criteria in order to reduce water waste and keep fixtures in good working order, including building infrastructure such as:

- Water closets
- Urinals
- Private lavatory faucets
- Showerheads