



TENANT SUSTAINABILITY GUIDE

SUSTAINABILITY GOALS



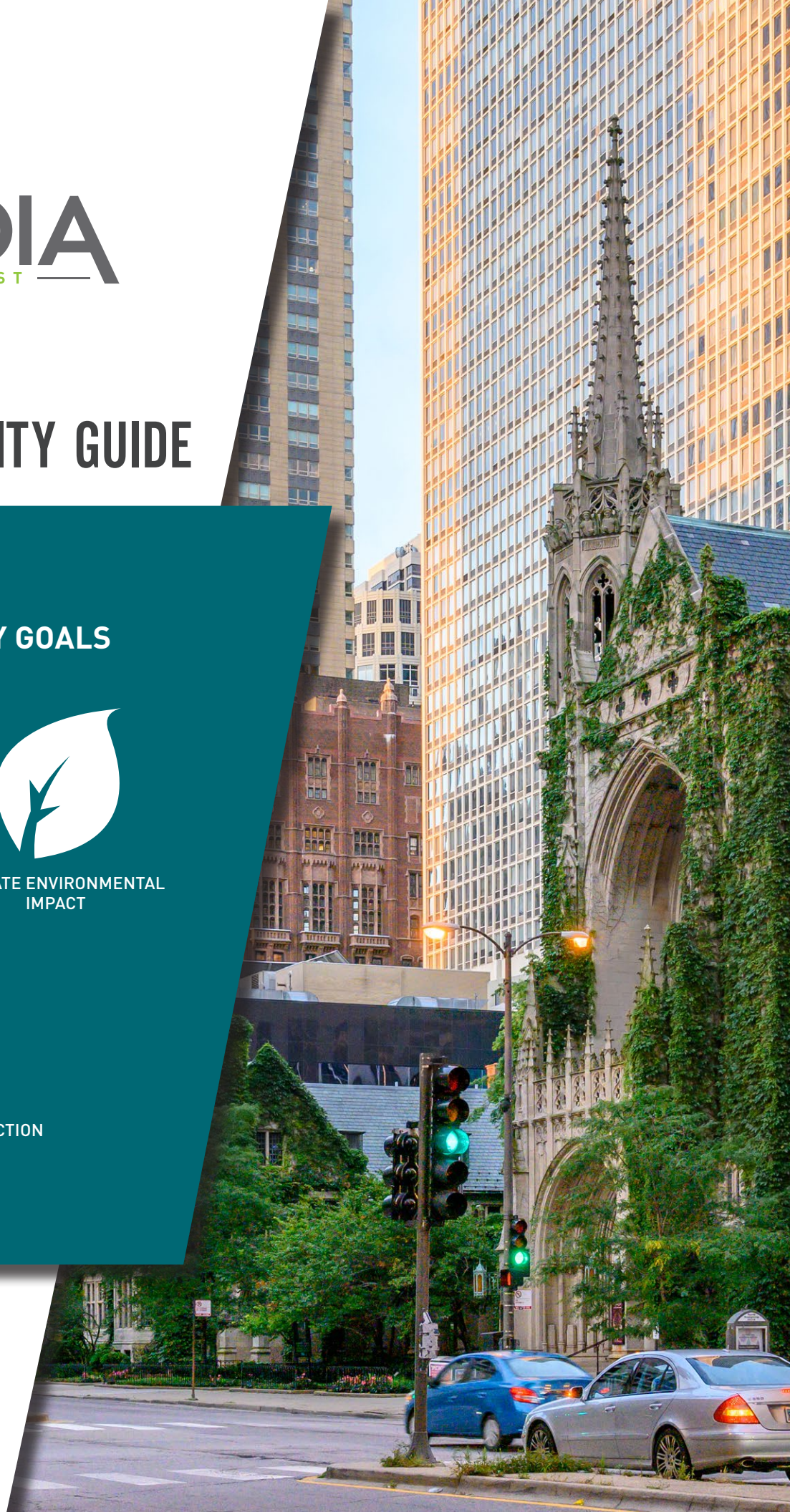
REDUCE ENERGY
CONSUMPTION



MITIGATE ENVIRONMENTAL
IMPACT



REDUCE WASTE PRODUCTION



SUSTAINABILITY GUIDE

INTRODUCTION

In an effort to minimize our impact on the environment, Acadia is implementing sustainable practices in the common areas of our properties focusing on energy, water and waste reduction. We have developed this guide to help our tenants identify and implement cost-effective, sustainable practices that may make sense for your business. We invite you to consider integrating these changes to benefit both your business and our planet.

FAST FACTS:

1. Incandescent, halogen and standard fluorescent bulbs consume a lot of energy, comprising up to 50% of a store's energy bill.
2. Conventional lights emit heat, causing HVAC systems to work overtime.
3. HVAC comprises up to 40-50% of store's energy bill.

REFERENCES:



Heath & Wellness



Cost Savings



GO GREEN WITH ACADIA!










[Click here](#) to learn how to share your energy consumption data with Acadia. Together we can achieve meaningful reductions in greenhouse gas emissions.

Contact sustainability@acadiarealty.com for more information.

INTEGRITY • INTENSITY • INTELLIGENCE • INNOVATION

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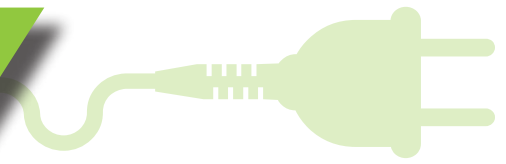
ENERGY EFFICIENCY



INITIATIVE	BENEFIT
LED or energy-efficient fluorescent light bulbs *	 Reduces the need for air conditioning as LED emits less heat  The bulb's longer lifespan reduces cost of maintenance and replacement
Automatic lighting controls and occupancy sensors and dual switches or dimmers	 Reduces maintenance and waste consumption
Place cooling units and refrigeration systems away from warm places (i.e.. direct sunlight, conventional lighting and heated displays etc.)	 Lights generate heat which adds to cooling requirements of refrigeration systems causing such systems to run overtime
Keep doors and windows closed in air-conditioned rooms Weather-strip around windows and doors to keep heat and AC in	 Reduces maintenance and replacement, while providing thermal comfort 
Install energy metering systems and programmable smart thermostats to monitor and control energy consumption	 Minimizes air conditioning run times by setting times to match occupancy and operating hours 
Switch general equipment off or unplug during periods of non-use (e.g. Computer, fans, lights, and other appliances)	 Protects from power surges and overuse, expanding lifetime of equipment




* Inquire with your utility provider and other third party companies for incentive plans about the availability of lighting and equipment replacement/retro-fits. Such programs can dramatically increase return on interest (ROI) of such replacements and retrofits. Financing options may be available through your utility provider.

ENERGY EFFICIENCY CONT'D




INITIATIVE	BENEFIT
When applicable select equipment with high energy efficiency (ENERGY STAR) or energy saving modes	\$
Quarterly HVAC routine maintenance and cleaning	  Improves indoor air quality and flow. Reduces allergens, irritants and noise
Purchase Green or renewable energy from your utility provider	The deregulation of energy in many states has enabled competitive pricing for the supply of utilities. Contact your utility providers, to purchase "Green" energy from a list of suppliers. In some cases, the price of supplying energy from a green solution is less expensive than what your current utility company is charging

WATER CONSERVATION

INITIATIVE	BENEFIT
Install high efficiency fixtures such as aerated taps, low or dual flush toilets and dry urinals	\$
Avoid using sinks or toilets to dispose of chemical cleaning agents, paints and toxic waste	 Reduces community water contamination due to hazardous waste and chemicals going into water supply and environment

WASTE REDUCTION

INITIATIVE	BENEFIT
<p>Educate employees about building recycling programs (for paper, aluminum cans, plastic bottles, glass, etc.)</p>	 <p>Helps sustain the environment for future generations</p>
<p>Reduce amount of packaging given to customers</p> <p>Choose paper bags over plastic and encourage customers to bring their own reusable bags</p> <p>Purchase locally sourced material and re-used or recycled materials</p> <p>Purchase paper that is FSC or SFI Certified</p>	<p>Reduces amount of waste going to the landfill and saves natural resources</p>
<p>Recycle cooking oil at proper facilities. Always properly dispose of cooking oil (never down the drain)</p>	<p>Cooking oil can be turned into bio-fuels and stock feed, reducing waste</p>

ALTERNATE TRANSPORTATION



Provide employees with up-to-date information and encourage the use of public transportation and carpool when possible



While Acadia encourages each of our tenants to voluntarily implement the sustainability practices recommended herein, we make no guarantees regarding the results, suitability and feasibility of any particular practice with respect to a tenant's space, business or lease. Tenant should consult with its own experts and consultants regarding its sustainability practices as appropriate. This guide does not modify or grant tenant permission to act in contravention of tenant's lease agreement.



FOR MORE INFORMATION CONTACT
YOUR PROPERTY MANAGER OR
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