



Sentinel Real Estate Corporation

ESG POLICY

Introduction

Sentinel believes that environmental, social responsibility and corporate governance (ESG) factors can have an impact on investment performance and must be considered when evaluating real estate investment opportunities and managing real estate assets. Sentinel's ESG policy is designed to (i) ensure ESG considerations are incorporated into our decision-making processes, (ii) provide our employees with guidelines for implementing ESG initiatives at our investment properties and (iii) define Sentinel's position on ESG for the benefit of clients, stakeholders and third parties we work with. This policy applies to all Sentinel entities, employees and affiliates.

Our ESG objectives are integrated into all aspects of our real estate operations and the investment cycle as a whole; and these factors are considered throughout our due-diligence, acquisition, construction and development, operations, management and disposition processes. Our Property Management and Asset Management teams regularly evaluate and report property level ESG performance to the Capital Programs and Sustainability Group to inform our ESG strategy and direction. The Portfolio Management teams, and ultimately the Executive Committee, ensure that this strategy aligns with our clients' real estate investment objectives.

Environmental Sustainability Policies

Sentinel Green Program

At the core of Sentinel's environmental sustainability policies that govern the management of our real estate assets is the Sentinel Green Program (Exhibit A). The Sentinel Green Program is based on the principles and credits of the Leadership in Energy and Environmental Design (LEED) platform and is designed to incorporate environmentally sustainable operational practices into our property operations and renovation programs by incorporating strategies to reduce energy consumption, water usage, waste disposal and carbon emissions.

Sentinel believes that the implementation of practical and cost-effective environmentally sustainable initiatives at our properties not only represents responsible corporate citizenship, but also serves the best interests of our residents and clients through the creation of healthier, more efficient homes with potential to generate additional value for our investors. To reduce Sentinel's

environmental footprint and adhere to the Sentinel Green Program, the following actions are required of Sentinel staff:

- Property Managers shall coordinate with Asset Management to complete the Asset Manager ESG Checklist (Exhibit B) on an annual basis to evaluate property performance and identify opportunities for improving performance.
- Asset Managers and the Capital Programs and Sustainability Group shall ensure that all planned renovations comply with the criteria established by the Sentinel Green Program.
- If renovations are planned that do not satisfy Sentinel Green Program requirements, the Asset Manager must provide a written explanation to the Sustainability Group to justify the exception to the policy.
- Property Managers shall provide information to all new and renewing residents to encourage them to pursue sustainable practices during their residency.
- Property Facebook pages will include posts focused on sustainability.
- Sentinel's LEED Accredited Professionals and the Capital Programs and Sustainability Group shall meet regularly to review industry best practices and develop new sustainability initiatives. They will coordinate with Property Managers and Asset Managers to implement these strategies throughout the Sentinel portfolio.

Annual Sustainability Reviews

Sentinel's property managers, district managers, asset managers and regional directors work with our capital programs and sustainability professionals to identify areas of improvement for each property during the annual budget and asset plan process. During this process, the Capital Programs and Sustainability Group, along with the Asset Managers, shall:

- Evaluate the capital needs for the coming year, including assessment of energy, water and waste efficiency items including but not limited to: lighting upgrades, insulating strategies, replacement of windows/doors, new roofing, HVAC upgrades, repairs to irrigation systems, selection of appropriate landscaping and improvement of pool systems.
- Evaluate resident unit upgrades in alignment with the Sentinel Green Program (described above, Exhibit A) and pursue both energy and water efficiency where feasible.
- Complete the Asset Manager ESG Checklist (previously provided in Exhibit B) to confirm the property's ESG attributes and activities and to confirm that best practices are followed for energy, water and waste management.
- Develop the ESG Summary section of the Asset Plan (sample provided in Exhibit C). The ESG Summary is designed to provide a high-level, annual assessment of each property's sustainability risks, efficiency opportunities, market conditions and recent sustainability efforts.

Sustainable Procurement Processes

Sentinel requires its contractors and suppliers to provide energy efficient and sustainable materials for all of its properties to the extent practicable. We have partnered with Home Depot/HD Supply to create a catalog for our properties that identifies environmentally friendly products for unit upgrades and replacements in a way that is easy to use and distribute. The HD website includes a "Shop Sustainable Products" button that will immediately link to products

labeled “Ideally Green” that meet our requirements. To improve efficiency and reduce environmental impact at the property level, property managers and maintenance teams shall:

- Purchase equipment and products from the “Ideally Green” catalog whenever it contains a viable, cost effective replacement for on-site equipment or products requiring replacement.
- Ensure that “Ideally Green” equipment and product lists are shared with third-party vendors and contractors and suggested for use during work conducted by third-party teams.
- If third-party vendors plan projects that do not utilize “Ideally Green” equipment or products, they must provide an explanation to the Capital Programs and Sustainability Group to justify the exception to the policy.

Freon Replacement

Sentinel started to convert R-22 HVAC units to R-410A units in 2008 to reduce Freon usage, to mitigate ozone depletion and reduce greenhouse gas emissions. Additionally, R-410A can absorb and release more heat than R-22, which reduces the risk of compressor burnout due to overheating. In addition, it functions at a higher pressure than R-22, so new compressors are built to withstand greater stresses, reducing the chance of cracking.

When repairing or replacing HVAC units at Sentinel properties, the capital programs professionals and on-site maintenance teams shall:

- Purchase only new HVAC equipment that utilizes R-410A.
- Convert existing HVAC equipment from R-22 to R-410A during unit repair or replacement wherever practicable.

Data Management

Sentinel values transparency with our investors, tenants and the communities we serve. Measuring the energy, water and waste performance of our assets provides insight into how our assets impact the environment and allows us to identify trends in property performance. With this information, we are able to set baselines and establish goals, analyze opportunities for reducing consumption and cost and explore investments that can improve both resident comfort and investor returns. As such, beginning in 2019, we will utilize ENERGY STAR® Portfolio Manager® as the base for tracking property-level performance data within our data management program. Additionally, for many of our properties, we utilize web-based software to monitor and control water and heating consumption and costs. Specifically, our Property Managers and Asset Managers are responsible for:

- Complying with all local and state benchmarking disclosure ordinances and reporting data prior to the specified annual deadline(s).
- Uploading property-level whole-building energy, water and waste data (where available) in Portfolio Manager® on a monthly basis, or in alignment with local utility billing cycles.
- Where whole-building data is not available, property teams shall upload common area (i.e., landlord-paid) utility data to Portfolio Manager on a monthly basis, or in alignment with local utility billing cycles.

Social Responsibility Policies

Sentinel's policies related to social responsibility are included in detail in our comprehensive proprietary Policies and Procedures Manual, which is available to all employees as well as to existing clients upon request. Some of the policies that can be easily summarized are provided below:

Diversity and Fair Labor

Sentinel's longstanding commitment to provide opportunities for women and minorities is evident in the firm's equal employment opportunity policy, the composition of its workforce, as well as its support of a variety of training programs, which develop pools of qualified individuals through training and education.

Equal Employment Opportunity Policy

There will be no discrimination against any employee or applicant for employment because of race, color, religion, gender, sexual orientation, age, national origin, disability or veteran's status and any additional factors as may be mandated by applicable law. This policy includes but is not limited to the following:

- Sentinel will recruit, hire and promote persons in all job classifications without regard to race, color, religion, gender, sexual orientation, age, national origin, physical handicap or veteran's status, and any additional factors in a manner consistent with all applicable laws and regulations.
- Sentinel will ensure that all personnel actions such as compensation, benefits, transfers, layoffs, returns from layoffs, educational, social and recreational programs will be administrated without regard to race, color, religion, gender, sexual orientation, age, national origin, disability or veteran's status, and any additional factors in a manner consistent with all applicable laws and regulations.

Workforce Composition

The makeup of Sentinel's workforce demonstrates the impact of its longstanding commitment to provide equal opportunity for persons without regard to sex, race, creed or color, not only in hiring practices, but also in promotion and advancement of employees. Currently, 63% of Sentinel's professionals, including the firm's President, are women; and a total of 24% of the firm's professionals represent racial minorities. Overall, a total of 33% of Sentinel's employees represent racial minorities. Information on Sentinel's workforce composition is reviewed at least annually by the Executive Committee.

Slavery, Compulsory Labor and Child Labor

Slavery and compulsory labor are in violation of Federal law and contrary to Sentinel's policies. Sentinel prohibits any form of behavior or employment practices that could be construed as slavery or compulsory labor. Any violation of our corporate policies or Federal law concerning slavery or compulsory labor would result in termination.

The federal child labor provisions, authorized by the Fair Labor Standards Act (FLSA) of 1938, also known as the child labor laws, were enacted to ensure that when young people work, the work is safe and does not jeopardize their health, wellbeing or educational opportunities.

Sentinel abides by these laws, and any violation of our corporate policies or Federal law would result in termination.

Training Programs

Sentinel maintains internally-run training programs in property management, leasing, and property maintenance to provide a means for self-improvement and career advancement for property management employees.

Training for Sentinel's employees begins with the onboarding process, which includes an orientation session that reviews the benefits package, corporate handbook, time off and addresses any questions or concerns the employee may have. This orientation is followed up with an IT Policies and Procedures training session, which is given by Sentinel's Yardi group. The class curriculum addresses electronic mail, voicemail, internet, copyright compliance, computer access, password compliance and other software. The employee is introduced to Sentinel's Remedy system (helpdesk ticketing software), the online property policy and procedures manual (if applicable) and, depending on job function, the required Yardi applications.

Ongoing training for all employees includes access to the Office 365 Training Center, which provides training videos or downloaded templates to be utilized for all applications included in Office 365. Training is available to all users for all applications in the Office 365 suite, including Outlook, Excel, Word, Sharepoint and others. In addition, Yardi Systems provides monthly RENTmaximizer and Screening Works Pro classes, and Sentinel's Yardi helpdesk team offers monthly classes on using all aspects of the software. Employees are also able to schedule one-on-one classes based on job function with the Sentinel Yardi support team.

Sentinel utilizes a web based training and testing system, Grace Hill, that allows for individualized training of property employees, when it is convenient and in a way that minimizes the loss of time from regular job duties. This training can be used both for new employees and for those who want to revisit subjects previously covered. Beyond courses in property management basics, Grace Hill offers courses on such topics as business etiquette, conflict resolution, customer relationship management, employee coaching, Fair Housing, hiring, mold awareness, preventing sexual harassment, time management, risk management, etc. All classes completed are tracked within the Grace Hill system.

Sentinel also provides intensive training to its personnel in the application of nondiscriminatory renting policies and issues certificates to employees who satisfactorily complete the firm's Fair Housing courses. Our internal auditors also teach many audit and policy courses all over the country each year, which are also recorded. In addition, we routinely fund job-related educational programs for our employees, including IREM and National Apartment Association courses for property managers and leasing professionals and certification programs for maintenance employees. We encourage our employees to pursue their CPM, CAM and other certifications, and will pay for all classes leading to these designations. In addition, Sentinel supports its professionals in pursuing continuing education credits in their specific areas of expertise, and will pay for all such classes.

Community Engagement

Sentinel recognizes the impact its corporate and property management personnel can have to support and improve the communities we serve. By engaging with the local community, Sentinel is building impactful partnerships that strengthen the quality of life within these communities.

The following is a list of programs that have been implemented at Sentinel:

- Blood drives
- Clothing/coat drives
- Community gardens and community social events - Food Trucks, Breakfast on the Go
- Community yard sale
- CPR/AED Certification
- Donations - United Way, Red Cross, local schools (donating old office furniture), fire stations (donating old gym equipment), Toys for Tots, Habitat for Humanity
- Eco-friendly move-in gifts
- Food drives - Harvest Drive for Thanksgiving
- Monthly green posts on Facebook
- School supply drives
- Sponsored day of service for employees (i.e. a paid day off to perform community service with identified service providers)

Sexual Harassment

Sexual harassment is in violation of Federal law and is contrary to Sentinel's policies. It is company policy to prohibit harassment of employees and prospective employees on the basis of sex. Harassment has been defined as unwelcome sexual advances, requests or demands to engage in sexual activity or any activity having sexual content, and other verbal or physical conduct of a sexual nature, when one or more of the following is present:

- Submission to such conduct is made either expressly or implicitly a term or condition of an individual's employment.
- Submission to or rejection of such conduct by an individual is used as the basis for employment decisions affecting the individual.
- Such conduct has a purpose or effect of unreasonably interfering with an individual's work performance or creating an intimidating, hostile or offensive working environment.

All forms of sexual harassment are prohibited whether verbal, nonverbal or physical. In connection with the foregoing, the employee subjected to harassment need not suffer tangible detriment for the harassment to be in violation of this policy. Sexual harassment includes, but is not limited to:

- Express or implied requests for sexual favors.
- Unwanted offensive sexual flirtations, advances or propositions.
- Unwanted commentaries about an individual's body.
- Offensive sexual language/sexually explicit jokes.
- The display in the workplace of sexually suggestive pictures or objects.

In connection with the foregoing, repeated behavior directed at an individual or individuals who has or have previously expressed that such behavior is unwanted will be viewed as an aggravating factor that will be weighed in determining what action should be taken in response. However, even isolated incidents can, depending upon the circumstances, provide a basis for action taken under this policy.

Instances of sexual harassment will be taken seriously and may result in severe disciplinary action, up to and including suspension or termination of employment for those who engage in it.

Employees who believe they have been subjected to sexual harassment and wish to pursue a complaint concerning the problem should follow the steps outlined in the Grievance Procedures available in Sentinel's policy manual.

Workplace Violence

Sentinel is committed to providing a safe, healthy workplace that is free from violence or threats of violence. Sentinel does not tolerate behavior that:

- Is violent;
- Threatens violence;
- Harasses or intimidates others;
- Disrupts the workplace, properties and facilities under our management or the company's ability to operate.

Violent or threatening behavior can include: physical acts, oral or written statements, harassing electronic messages, harassing telephone calls, gestures and expressions or behaviors such as stalking.

Individuals who engage in violent behavior as defined above may be removed from the workplace and managed properties, and may be subject to immediate dismissal or other disciplinary action, arrest and/or criminal prosecution.

This policy applies to all work locations including offices, work sites, vehicles, field locations and as may occur during travel on behalf of Sentinel.

Remuneration

Sentinel's corporate level professionals are reviewed annually by their immediate supervisors to evaluate their performance relative to their responsibilities. These evaluations are utilized by the Executive Committee to determine the annual bonus awarded to the employee, as well as to identify candidates for promotion.

On-site managers are reviewed annually on the basis of their overall performance and the performance of the property for which they are responsible. Evaluations are based on a variety of property-level factors, including adherence to the operating budgets, operational improvement, the appearance of the property and the vacant apartments, vacancies and

delinquencies, tenant turnover, accuracy of reporting, attitude of property staff and comments from tenants.

Leasing agents are evaluated through monitoring their leasing performance and regular reviews. Each property is “shopped” in person quarterly by an independent service to evaluate leasing skills, and telephone shopping is performed monthly to evaluate the leasing agent’s phone presentation. Monthly leasing meetings review the training program regularly and allow the District Manager and Marketing Director to observe each leasing agent in “role playing” situations. These property management professionals are rewarded for good performance with incentive bonuses that are paid annually based upon a scoring system developed to weigh performance in all of these aspects of successful property management.

Remuneration is based upon the objective metrics identified above in order to ensure that the process remains as equitable and unbiased as possible.

Performance and Career Development

Sentinel utilizes a web-based training and testing system, Grace Hill, that allows for individualized training of property employees, when it is convenient and in a way that minimizes the loss of time from regular job duties. This training can be used both for new employees and for those who want to revisit subjects previously covered. Beyond courses in property management basics, Grace Hill offers courses on such topics as business etiquette, conflict resolution, customer relationship management, employee coaching, Fair Housing, hiring, mold awareness, preventing sexual harassment, time management, risk management, etc. All classes completed are tracked within the Grace Hill system.

Sentinel also provides intensive training to its personnel in the application of non-discriminatory renting policies and issues certificates to employees who satisfactorily complete the firm’s Fair Housing courses. Our internal auditors also teach and record many audit and policy courses across our portfolio throughout the year.

In addition, Sentinel routinely funds job-related educational programs for our on-site employees, including IREM and National Apartment Association courses for property managers and leasing professionals and certification programs for maintenance employees. We encourage our employees to pursue their CPM, CAM and other certifications, and will pay for all classes leading to these designations. In addition, Sentinel supports its corporate professionals in pursuing continuing education credits in their specific areas of expertise, as well as targeted educational opportunities that are directly related to the employee’s duties, and will pay for all such classes.

Health and Safety

Accident prevention shall be considered of primary importance in all phases of operation and administration at Sentinel. Sentinel’s goal is to always provide safe and healthy working conditions and to establish and insist upon safe practices by all employees. The prevention of accidents is an objective affecting all levels of the organization and its activities. It is therefore a basic requirement that each supervisor make the safety of employees an integral part of their regular management function. It is equally the duty of each employee to accept and follow established safety regulations and procedures. Every effort will be made to provide adequate

training to employees. However, if an employee is ever in doubt about how to do a job safely, it is their duty to ask a qualified person for assistance.

Employees are expected to assist management in accident prevention activities. Unsafe conditions must be reported. Fellow employees that need help should be assisted. Everyone is responsible for the housekeeping duties that pertain to their jobs. Any injury that occurs on the job, even a slight cut or strain, must be reported to management as soon as possible. In no circumstance, except an emergency, should an employee leave the work site without reporting an injury that occurred.

Cybersecurity

Sentinel has a defined cybersecurity policy that outlines our guidelines and provisions for preserving the security of our data and our technology infrastructure. The more we rely on technology to collect, store and manage information, the more vulnerable we become to security breaches. Human errors, hacker attacks and system malfunctions could cause financial damage and may jeopardize our company's reputation. For this reason, we have implemented a number of security measures and controls and have prepared instructions for our employees intended to mitigate security risks, both of which are outlined below.

The cybersecurity policy applies to all permanent and temporary employees, contractors, volunteers and anyone who has permanent or temporary access to our systems and hardware.

Confidential Data

Confidential data is secret and valuable. Common examples are:

- All financial information
- Data of tenants/clients/vendors/employees

All employees are obliged to protect this data and to follow the instructions provided in this policy relating to the prevention of security breaches.

Protection of Personal and Company Devices

When employees use their digital devices to access company emails or databases, they introduce security risk to our data. We require our employees to keep both their personal and company-issued computer, tablet and cell phone secure by following the instructions below:

- Keep all devices password protected.
- Choose and upgrade a complete antivirus software.
- Ensure they do not leave their devices exposed or unattended.
- Install security updates of browsers and systems monthly or as soon as updates are available. If any employee needs assistance, they should contact the IT Helpdesk.
- Log into company accounts and systems through secure and private networks only.

We also require that our employees avoid accessing internal systems and accounts from other people's devices or lending their own devices to others.

All company-issued equipment includes:

- Disk encryption
- Password management tools
- Antivirus/ anti-malware software

All employees are required to follow instructions to protect their devices and should contact the IT Helpdesk if they have any questions.

Email Security

Emails often host scams and malicious software (e.g., worms). To avoid virus infection or data theft, employees should:

- Avoid opening attachments and clicking on links when the content is not adequately explained (e.g., “watch this video, it’s amazing”).
- Be suspicious of clickbait titles (e.g., offering prizes, advice).
- Check email and names of people they received a message from to ensure they are legitimate.
- Look for inconsistencies or give-aways (e.g., grammar mistakes, capital letters, excessive number of exclamation marks).

If an employee isn’t sure that an email they received is safe, they should contact the IT Helpdesk.

Sentinel has contracted with MediaPro, a cybersecurity and privacy education provider, to provide Sentinel employees with cybersecurity training and awareness programs for reinforcement of cybersecurity best practices, which includes phishing simulations and online awareness training videos.

Managing Passwords Properly

Password leaks are dangerous since they can compromise our infrastructure. Not only should passwords be secure so they won’t be easily hacked, they should also remain secret.

Sentinel user passwords expire every 90 days and must incorporate appropriate complexity requirements:

- Not contain the user's account name or parts of the user's full name that exceed two consecutive characters
- Be at least eight characters in length
- Contain characters from three of the following four categories:
 - English uppercase characters (A through Z)
 - English lowercase characters (a through z)
 - Base 10 digits (0 through 9)
 - Non-alphabetic characters (for example, !, \$, #, %)
- Complexity requirements are enforced when passwords are changed or created.
- The last 24 passwords are remembered.
- Passwords can only be changed by the user once daily (To prevent password recycling).

In addition, all users are subject to either:

- Multi-Factor Authentication (MFA), typically using a registered smartphone as a second form of authentication, which provides security across multiple devices and locations, including both Sentinel company-issued equipment and user equipment, or
- Conditional Access Policy (CAP), which restricts users who are not MFA enabled from logging on to corporate resources outside of the office network.

Transferring Data Securely

Transferring data introduces security risk. Employees must:

- Avoid transferring sensitive data (e.g., customer information, employee records) to other devices or accounts unless absolutely necessary. When mass transfer of such data is needed, employees should contact the IT Helpdesk.
- Ensure that the recipients of the data are properly authorized people or organizations.
- Refrain from using USB ports to upload data. In order to ensure compliance, accessing USB storage devices on all Sentinel company-issued equipment has been disabled.

Reporting Security Issues

Sentinel's IT Helpdesk needs to know about any scams, privacy breaches, malware and hacking attempts so they can better protect our infrastructure. For this reason, employees should report perceived attacks, suspicious emails or phishing attempts as soon as possible to the IT Helpdesk. All such reports are investigated promptly, any issues are resolved and a companywide alert is sent when necessary.

The IT Helpdesk is responsible for advising employees on how to detect scam emails. Employees can reach out to them with any questions or concerns.

Additional Measures

To reduce the likelihood of security breaches, employees should:

- Turn off their screens and lock their devices when leaving their desks.
- Report stolen or damaged equipment as soon as possible to the IT Helpdesk.
- Change all account passwords at once when a device is lost or stolen.
- Report any perceived threat or possible security weakness in company systems to the IT Helpdesk.
- Refrain from downloading suspicious, unauthorized or illegal software on their personal devices or company-issued equipment.

Sentinel implements physical and digital shields to protect its information, and the IT department is responsible to:

- Install appropriate firewalls, anti-malware software and access authentication systems.
- Arrange for security training for all employees.
- Inform employees regularly about new scam emails or viruses and ways to combat them.
- Investigate security breaches thoroughly.
- Follow the Policy's provisions as other employees do.

Remote Access

Remote employees should also follow the Policy's instructions. They are required to follow all data encryption and protection standards and settings to ensure their private network is secure. Remote employees should seek advice, as needed, from the IT Helpdesk.

Disciplinary Action

Sentinel expects all our employees to follow the Policy and those who cause security breaches may face disciplinary action. Each incident will be examined on a case-by-case basis:

- First-time, unintentional, small-scale security breach: A verbal warning will be issued and the employee will be provided with additional instruction and further training on security.
- Intentional, repeated or large scale breaches (which cause financial or other damage): We will invoke more severe disciplinary action up to and including termination. Additionally, employees who are observed to disregard our security instructions will face progressive discipline, even if their behavior has not resulted in a security breach.

Governance Policies

Sentinel has an established code of ethics that is incorporated into all of our practices and ensures that the firm maintains good corporate governance. In addition, we operate our funds in accordance with their organizational documents, as well as in accordance with applicable laws, rules, regulations, policies and procedures. Sentinel's code of ethics and an outline of Sentinel's Ethics Training Course are provided below:

Sentinel Code of Ethics

Sentinel's philosophy is to be a good, profitable, and enduring company. In achieving these goals, integrity and moral fiber are just as important as technical competence and work ethics to advance within the firm. The highest trust, confidence and responsibility is placed in each employee, and it is believed that his/her fundamental integrity and honesty is essential in daily relations with customers, the public and fellow employees. Sentinel will not tolerate any employee who achieves results by violating laws, being involved in dishonest or unscrupulous business practices, or who jeopardizes Sentinel's reputation.

Through these policies and actions, Sentinel seeks the very best that can be achieved: a firm that creates both economic value and acts on ethical principles. It is the responsibility of Sentinel's leaders to make ethical behavior and efficient performance complementary. Sentinel measures excellence by qualitative values as well as by quantitative results, motivating employees to "do the right thing" while "doing things right". All employees are encouraged to be alert to ethical ambiguity and to respond promptly to concerns about possible violations of laws and regulations.

Sentinel also looks to its leadership to uphold these policies and standards and to set an example by instilling a spirit of honor in the workplace. With this in mind, the company and its employees are expected to comply with the following standards to the best of their ability:

Quality and Fairness

All employees will pursue quality in every service provided by Sentinel and will strive to earn the clients' trust. Therefore, employees will endeavor to deliver the product promised and what the customer expects.

Assets and Funds

Each employee with responsibility for the use of Sentinel's physical assets or funds will be accountable and responsible for his/her proper conduct as a fiduciary in relation to the use or protection of those assets.

Internal Financial Reporting

Each employee has ethical and legal responsibilities for the proper use and protection of assets and for reporting financial and other important Sentinel information. Sentinel has established, and all employees must maintain, high standards of accuracy, honesty, integrity, completeness and confidentiality in regard to Sentinel's financial records and reporting.

Selection of Suppliers

Sentinel selects suppliers on the basis of the needs of its business. Consequently, only reputable, qualified individuals or firms under market compensation agreements that are reasonable in relation to the services required will be employed.

No employee may select a supplier for any reason other than its ability to fulfill Sentinel's needs. In particular, no employee may personally accept any goods, services or other forms of compensation or favors for less than market value. Further, no employee may own an interest in a business, be a supplier to or a creditor of a supplier, unless the interest is represented by a publicly traded security and the employee does not own more than 5% of the outstanding securities of any class. The provisions of this section are not intended to apply to routine, reasonable business entertainment customary in local business relationships.

Improper Payments

Sentinel expects all employees to use only legitimate practices in commercial operations and in promoting Sentinel's position on issues before governmental authorities. Kickbacks, fees, commissions, or any forms of "bribes" intended to induce or reward favorable decisions and/or governmental actions are unacceptable and prohibited.

These provisions are not intended to apply to routine, reasonable business entertainment or gifts of minor value (\$100), which are customary in local business relationships, provided that no laws or Sentinel policies are violated and full disclosure is made to the immediate supervisor.

No employee will distribute any payment or anything of value, whether directly or indirectly to an individual or firm employed by, or acting for or on behalf of:

- any customer, whether private or governmental, for the purpose of inducing or rewarding any favorable action by the customer in any business transaction;
- or any governmental entity, for the purpose of inducing or rewarding any favorable action or withholding action, by a governmental entity in any governmental matter;
- any government official, political party, or official of such party, or any candidate for political office, for the purpose of inducing or rewarding any favorable action or

withholding action, or the exercise of influence by such official, party or candidate in any business transaction or in any government matter.

Confidentiality

Each of our employees has a responsibility not to misuse privileged or confidential information for any purpose or for “passing on” to outsiders. We have an obligation to keep our clients’ business confidential; care should be taken in discussing business in elevators, airplanes or in other public places. Unauthorized disclosure of information relating to a client’s or the company’s affairs may result in dismissal.

Other Areas Requiring Ethical Conduct

- We ask all employees not to impose political and social opinions within your community and workplace.
- We ask all employees to not share personal information about themselves or about residents. This includes both written and verbal information. Examples of such information could be community financial statements, vendor bids or contracts, resident applications and lease files.
- We ask all employees to not solicit goods or distribute literature in the workplace.
- Employees engaged in charitable, civic, political, religious or other outside activities may not represent that they are representing Sentinel or using Sentinel or its facilities for outside activities.

Observation of the Code of Ethics

Each employee has an obligation to observe and uphold Sentinel’s Code of Ethics. Every employee should avoid even the appearance of impropriety since such appearance would undermine the general support of the Code of Ethics. Violation of this policy may result in disciplinary action, up to and including termination of employment.

Whistleblower Mechanism

Sentinel has established a detailed procedure for employees to register whistle blower complaints as well as other complaints, as described below.

Complaint and Grievance Procedures

Employees may file complaints reporting violations of Company policy, workplace concerns, violations of law and related issues in accordance with the following provisions. (For purposes of the following, violations of law will be deemed to include violations of Company policy.)

Distinction Between Grievances and Other Complaints

In general, in order for a complaint to constitute a grievance suitable for immediate review and investigation by the Company’s Grievance Committee, the employee filing the grievance must allege a breach of Company policy by another employee, that led to or caused some tangible, direct detriment to the employee filing the grievance. An exception to the requirement of personal detriment applies where the person alleging the grievance is complaining about sexual harassment, in which case tangible detriment need not be alleged or proven.

Additionally, in order for a grievance to be suitable for review, it normally must also be established that the regular chain of supervision has failed to remedy or address the

consequences resulting from the alleged breach of policy after having been made aware of an alleged breach. Complaints meeting these criteria and the definition of a grievance may be filed with a Sentinel Grievance Officer. Complaints that do not involve personal and tangible detriment to the employee making the complaint may also be addressed to the Grievance Committee by contacting a Sentinel Grievance Officer. However, employees should be encouraged to first reasonably attempt to address concerns about perceived breaches or failings of policy within the normal chain of supervision. Normally a complaint about the actions of any employee should first be made to the employee's supervisor.

Procedures Governing Grievance Committee Investigations

Following delivery of a complaint constituting a grievance to one or more of Sentinel's Grievance Officers, the complaint will be referred to the Grievance Committee. The Grievance Committee has the authority to investigate all allegations of the employee filing the grievance (the "grievant").

Other Complaints

As noted above, complaints concerning violations of Company policy that do not involve tangible personal detriment to the employee, or for those that involve tangible personal detriment but that has not previously been made within the regular chain of supervision, may also file their complaint with one or more of Sentinel's Grievance Officers. Upon receipt of either such type of complaint, the Grievance Committee will meet to determine whether to refer such complaint to the appropriate person or persons within the regular chain of supervision. Any such reference would be made in order to allow the appropriate supervisor or supervisors to attempt to resolve the matter.

For complaints involving personal detriment to the employee that have not been previously addressed to a supervisor in the employee's chain of supervision, the Grievance Committee will monitor the progress of such efforts during the period that the appropriate supervisor or supervisors attempting to address and resolve the complaint. Such monitoring will include verifying that appropriate measures are being taken and all applicable policies are followed. If following the referral and the lapse of an appropriate period of time either the employee who filed the complaint or the Grievance Committee determines that the outcome of such referral has been unsatisfactory, the Grievance Committee will proceed to investigate the matter in the same manner as for a grievance.

In cases where a complaint has been made that does not involve personal detriment to the employee, the Grievance Committee will monitor the applicable management group's handling of the complaint. Reports concerning such management group's efforts will be generated as indicated and forwarded to the Company's President.

Policies and Practices Governing Responses to Grievances and Other Complaints; Retaliation is Prohibited

The Company prohibits retaliation against any employee who in good faith reports violations of Company policy, workplace concerns, violations of law and related issues. This prohibition applies whether the complaint is first addressed to a Sentinel Grievance Officer or to any supervisor.

The Company also prohibits retaliation against an employee for filing a complaint regarding the Company with a government anti-discrimination agency. Further, Company policy bars retaliation against anyone for assisting with the investigation of such a complaint.

An employee who retaliates against another employee for filing a complaint hereunder or for assisting in the investigation of such a complaint by a governmental agency will be subject to disciplinary action up to and including termination.

Notice of Complaint and Grievance Policies

All new employees must be advised of the procedures and policies under these provisions. In addition, a sign shall be posted in a conspicuous place within the employee work area of every office or on the employee bulletin board, if applicable, advising of the availability of these procedures. The sign shall also contain the telephone numbers of the offices of the Grievance Officers. An appropriate posted notice must be placed where it is visible to all personnel. Additionally, each New Hire must be given a copy of these procedures and sign a form acknowledging receipt.

Rights of Privacy in Respect of Filed Complaint

Employees who wish to file complaints hereunder may request that their identity or identities be kept confidential. The Company will make reasonable attempts to comply with such requests; however, any employee making such request should be aware that those about whom such a complaint is made will have certain rights to reasonably understand the nature of the complaint. If the Grievance Committee determines it cannot fairly proceed with its investigation and continue to comply with such requests, the employee who requested confidentiality will be contacted and so informed. At that point the Committee will suggest that the employee withdraw the request for confidentiality. If the employee refuses to do so, the Committee will make a determination whether it can or cannot continue with the investigation.

Any employee requesting confidentiality who also alleged suffering or that they may suffer personal detriment should be aware that it is unlikely their identity can be kept confidential in the process of resolving the complaint.

Any employee requesting confidentiality should also be aware that the Company might be subject to a demand of information from a government agency concerning matters covered by the request for confidentiality. The company may feel it necessary to submit such information in response to such a demand. Where appropriate the Company will consider whether it can first inform the employee who requested confidentiality of the government's demand and proceed accordingly.

Responsibility to Assist in Company Investigations

It is the responsibility and obligation of all employees to provide reasonable assistance to the Company in respect of any internal investigation. Failure to comply with this requirement may subject the employee to disciplinary action up to and including termination.

Reporting Violations

An employee who observes any conduct by other employees in violation of Company policies or of the law has a responsibility to promptly inform his or her supervisor, a Sentinel Grievance Officer or the company's Legal Department.

Investment Management Process

Due Diligence and Internal Auditing

Throughout its due diligence process as well as its asset and property management processes, Sentinel routinely assesses risks of bribery and corruption and has checks and balances in place to prevent exposure to those risks. Our internal audit staff performs both standard audit procedures and operating reviews. Each property is visited unannounced at least once a year for a thorough financial and management procedures audit. Part of the audit includes compliance with Sentinel controls for approving and executing operating transactions affecting the asset. Sentinel's internal audit group reports to Michael Kenny, the firm's General Counsel, and is independent of both the operational groups and the accounting department.

Property-Level Financial Transactions

Every entity or Fund Sentinel manages has segregated cash accounts that are established during the formation period. Investor capital is wired into or out of these segregated accounts. The cash manager has access to initiate such transactions; however, a senior accounting officer and the Portfolio Manager approve all capital expenditures. Investment Committee approval is required for all acquisition, financing and sale transactions.

Upon acquisition of a property, the senior transaction officer and accounting officer approve outgoing wires. These wires are supported by Investment Committee authorization.

Each property has its own deposit account. Cash is concentrated to the Fund level concentration account automatically based on pre-established target balances, which sweep excess cash through Sentinel's treasury workstation. Available balances are invested in overnight instruments typically collateralized by treasury securities, commercial paper, other government securities, certificates of deposit, time deposits, banker's acceptances and repurchase agreements.

Sales are communicated between the Portfolio Manager, senior acquisition officer, senior accounting officer and cash manager. Closing statements are provided ahead of time from outside counsel in order for the cash manager to ensure the proper sales proceeds are received.

Collecting Rent

Rental checks are collected by the property manager and deposited daily in a local bank account for each property. This is accomplished either by electronic check scanning or physical deposit to the bank. Copies are made of all payments received and are filed for support/review. Check scanning images are retained in the accounting system. Rents received via credit card or ACH payment are imported into the accounting system and electronically deposited into the local bank account for each property. These amounts are swept into our concentration bank and invested. The cash receipts are recorded in the accounting system by the on-site bookkeeper. There are no petty cash accounts maintained at the properties.

Resident rental and other charges are created in the tenant ledger on the accounting system (Yardi). Payments received are recorded against the open ledger charges at the property. The ledger is automatically updated into the property general ledger. Each day, the property manager reconciles amounts received against charges in the ledger balance using reports generated in Yardi.

Organizational Audit

In addition to the routine annual audits of the financial statements of its funds and accounts, Sentinel also performs a SOC1 (System and Organizational Controls) audit on an annual basis. This report is prepared in accordance with SSAE No. 18.

Exhibit A



Sentinel Green Program

A Feasible and Marketable Green Framework

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Index

Green Program's Origin

Green Program Content

Green Program Market Strategy

Green Builders

GREEN Program's Origin —LEED



U.S. Green Building Council LEED Rating System Portfolio

LEED for
New
Construction &
Major
Renovations

LEED for
Existing
Buildings

LEED for
Commercial
Interiors

LEED for
Core & Shell

LEED for
Homes

LEED for
Neighborhood
Development

The American Society of Interior Designers (ASID) Foundation and the U.S. Green Building Council (USGBC) have teamed up to release the first nationwide green residential remodeling guidelines, the Regreen Program. The Program is dovetailed as much as possible with **LEED for Homes rating system**, but not to the extent any sort of rating or certification can be applied to projects completed using this program.

REGREEN 2008
Residential
Remodeling
Guidelines

The Sentinel 2009 Green Program is designed to incorporate environmentally responsible programs into property operations and renovation programs, as well as resident programs targeted at conservation and recycling.



GREEN Program Content

Green Home Performance

Green Kitchen

Green Bathroom

Green Bedroom

Green Living & Working

Green Checklist

GREEN Home Performance Guidelines

Green Home Performance

Green Kitchen

Green Bathroom

Green Bedroom

Green Living & Working

Green Checklist

GREEN Home Performance

General Design and Renovation/Operation Strategies

- ID—Ensure durability
- ID—Manage noise
- ID—Renovate with air quality in mind
- ID—Renovate for a sustainable lifestyle
- MR—Manage construction and demolition waste
- IEQ—Control the spread of pollutants
- IEQ—Test for, and appropriately handle, hazardous materials where applicable
- IEQ—Conduct lead-safe work
- ID—Provide appropriate insect control
- ID—Design and maintain a practical and useable recycling system

Building Energy Conservation

- EA—Optimize energy performance
- EA—Install attic insulation where practical
- EA—Consider an additional radiant barrier in the attic where possible
- EA—Upgrade existing windows when renovating
- EA—Upgrade existing exterior doors when renovating
- EA—Weather strip doors and windows when renovating or performing turnkey work

Wall and Ceiling

- MR—Install environmentally preferable interior sheathing
- IEQ—Use non-paper-faced gypsum board in moist areas

HVAC

- EA—Install programmable thermostats
- EA—Properly commission new (or tune existing) 13 seer or better HVAC systems
- EA—Properly seal and insulate HVAC distribution system
- EA—Make sure ducting is clean
- IEQ—Install CO and smoke alarms where necessary

Plumbing

- EA—Choose a high-efficiency water heater
- EA—Insulate hot water pipes
- EA—Insulate water heater

Lighting and Electrical

- EA—Install energy-efficient lighting fixture/light bulbs
- EA—Manage phantom loads/Unplug unused appliances

Use

- AE—Educate residents for green living
- AE—Take advantage of any city/State green rebate program

Renovation

ID=Innovative Design

MR=Materials & Resources

IEQ=Indoor Environmental Quality

Operation

EA=Energy & Atmosphere

WE=Water Efficiency

AE=Awareness & Education

GREEN Kitchen Guidelines

Green Home Performance

Green Kitchen

Green Bathroom

Green Bedroom

Green Living & Working

Green Checklist

GREEN Kitchen

Renovation and Operation Strategies

- ID—Ensure durability
- ID—Manage noise
- ID—Employ universal design
- ID—Design for storage and include pantry space where possible
- MR—Manage construction and demolition waste
- IEQ—Control the spread of pollutants

Plumbing

- EA—When possible reconfigure plumbing to distribute domestic hot water efficiently
- WE—Install low water-use kitchen faucet
- MR—Include a plumbing access panel
- WE—When practical install water shut off valves

HVAC

- IEQ—Provide effective kitchen ventilation
- IEQ—Provide appropriate venting of all combustion-based heating and water heating equipment
- EA—Make sure ducting is clean

Wall and Ceiling

- IEQ—Limit use of wall coverings in high moisture areas
- IEQ—Use low- or zero-VOC interior paints and finishes
- MR—Use appropriate sheens for paints and finishes

Lighting and Electrical

- EA—Provide day lighting/Not blocking windows
- EA—Install energy-efficient electric lighting

Appliances

- EA—Install an energy-efficient refrigerator
- EA—Choose an energy-efficient dishwasher
- EA—Install energy-efficient cooking appliances
- EA—Manage phantom loads/Unplug unused appliances

Floors and Flooring Products

- MR—Consider reuse of existing flooring and subflooring
- MR—Refinish wood floors using environmentally preferable processes and products
- IEQ—Choose hard-surface flooring
- MR—Consider flooring made from certified or reclaimed wood
- MR—Consider flooring made from natural or rapidly renewable materials
- IEQ—Avoid carpeting in high moisture areas or where spills could occur

Renovation

ID=Innovative Design

MR=Materials & Resources

IEQ=Indoor Environmental Quality

Operation

EA=Energy & Atmosphere

WE=Water Efficiency

AE=Awareness & Education

GREEN Kitchen

Furniture and Fittings

- MR—Select cabinets made from greener materials
- MR—Evaluate use of cabinetry made from particleboard or MDF(Medium Density Fiberboard)
- MR—Install environmentally preferable countertops that are bacteria resistant
- MR—Select materials that are easy to clean

Use

- EA—Set water temperature no higher than necessary
- IEQ—Use environmentally preferable cleaning materials and strategies
- EA—Properly maintain equipment
- IEQ—Install CO and smoke detectors where necessary

Renovation

ID=Innovative Design
MR=Materials & Resources
IEQ=Indoor Environmental Quality

Operation

EA=Energy & Atmosphere
WE=Water Efficiency
AE=Awareness & Education

GREEN Bathroom Guidelines

Green Home Performance

Green Kitchen

Green Bathroom

Green Bedroom

Green Living & Working

Green Checklist

GREEN Bathroom

Renovation and Operation Strategies

- ID—Ensure durability
- MR—Manage construction and demolition waste
- ID—Manage noise
- ID—Design for storage
- IEQ—Control the spread of pollutants

Lighting and Electrical

- EA—Provide day lighting/Not blocking window
- EA—Install energy-efficient lighting fixture/light bulb
- EA—Manage phantom loads/Unplug unused

Plumbing

- WE—Install toilets with low gallon per flush
- WE—Install low-water-use showerheads
- WE—Install water-conserving bathroom faucet aerator
- MR—Where possible include a plumbing access panel
- EA—Choose a high-efficiency water heater with drain and drain pan
- EA—When practical reconfigure plumbing to distribute domestic hot water efficiently

Floors and Flooring Products

- MR—Consider reuse of existing flooring and subflooring
- IEQ—Avoid carpeting in high moisture areas
- IEQ—Choose hard-surface flooring

HVAC

- IEQ—Install effective bath ventilation
- EA—Make sure ducting is clean

Wall and Ceiling Finishes

- MR—When necessary frame for installation of future grab bars
- IEQ—Limit use of wall coverings in high moisture areas
- MR—Consider tile and tile trim pieces with recycled content
- IEQ—Use low- or zero-VOC interior paints and finishes
- MR—Use appropriate sheens for paints and finishes

Laundry

- MR—Install readily-accessible single-throw shut-off valve
- EA—Install drain and drain pan for clothes washer
- EA—When practical select a high-efficiency, H-axis clothes washer
- EA—Provide air-lock dryer vent

Renovation

ID=Innovative Design

MR=Materials & Resources

IEQ=Indoor Environmental Quality

Operation

EA=Energy & Atmosphere

WE=Water Efficiency

AE=Awareness & Education

GREEN Bathroom

Furniture and Fittings

- MR—Evaluate use of cabinetry made from particleboard or MDF
- MR—Select materials that are easy to clean
- MR—Select cabinets made from greener materials
- MR—Install environmentally preferable countertops

Use

- EA—Set water temperatures no higher than necessary
- IEQ—Use environmentally preferable cleaning materials and strategies

Renovation

ID=Innovative Design

MR=Materials & Resources

IEQ=Indoor Environmental Quality

Operation

EA=Energy & Atmosphere

WE=Water Efficiency

AE=Awareness & Education

GREEN Bedroom Guidelines

Green Home Performance

Green Kitchen

Green Bathroom

Green Bedroom

Green Living & Working

Green Checklist

GREEN Bedroom

Renovation and Operation Strategies

- ID—Ensure durability
- ID—Manage noise
- ID—Renovate with air quality in mind
- ID—Renovate for a sustainable lifestyle
- MR—Manage construction and demolition waste

HVAC

- IEQ—Provide fresh air as part of ventilation system
- EA—Make sure ducting is clean

Lighting and Electrical

- EA—Provide day lighting/Not blocking window
- EA—Install energy-efficient electric lighting
- IEQ—Provide controllable window shading
- EA—Manage phantom loads/Unplug unused appliances

Wall and Ceiling

- MR—Select environmentally preferable interior doors
- IEQ—Use low- or zero-VOC interior paints and finishes
- MR—Consider natural finishes
- MR—Use appropriate sheens for paints and finishes
- IEQ—Limit use of VOC emitting wall-coverings

Furniture and Fittings

- IEQ—Minimize use of porous materials
- IEQ—Select window treatments with health considerations in mind

Floors and Flooring Products

- MR—Consider reuse of existing flooring and subflooring
- MR—Select wood subflooring that is FSC-certified and low-formaldehyde
- IEQ—Choose hard-surface flooring
- MR—Consider flooring made from certified or reclaimed wood
- MR—Consider flooring made from natural or rapidly renewable materials
- MR—Refinish wood floors using environmentally preferable processes and products
- MR—Choose environmentally preferable carpet and rug products
- MR—Select carpet cushion that does not contain brominate flame retardants

Use

- IEQ—Use environmentally preferable cleaning materials and strategies

Renovation

ID=Innovative Design

MR=Materials & Resources

IEQ=Indoor Environmental Quality

Operation

EA=Energy & Atmosphere

WE=Water Efficiency

AE=Awareness & Education

GREEN Living & Working Guidelines

Green Home Performance

Green Kitchen

Green Bathroom

Green Bedroom

Green Living & Working

Green Checklist

GREEN Living & Working

Renovation and Operation Strategies

- ID—Encourage bike use and install bike racks
- ID—Encourage energy efficient or hybrid vehicles use
- IEQ—Encourage smoke-free interior
- MR—When renovating, plan for the future with wiring and cabling needs

Landscape

- WE—Install soil moisture irrigation sensors
- WE—Plant xeriscape where applicable
- MR—Use nontoxic additives in lawn care and snow/ice removal

HVAC

- IEQ—Provide fresh air as part of ventilation system
- IEQ—Provide for additional ventilation and air conditioning needs in certain activity areas
- EA—Make sure ducting is clean

Lighting and Electrical

- EA—Provide day lighting/Not blocking windows
- EA—Install energy-efficient lighting fixture/light bulb
- EA—Provide adaptable lighting for multi-use spaces
- EA—Manage phantom loads/Unplug unused appliances
- IEQ—Provide controllable window shading

Floors and Flooring Products

- MR—Consider reuse of existing flooring and subflooring
- MR—Select wood subflooring that is FSC-certified and low-formaldehyde
- IEQ—When possible, choose hard-surface flooring
- MR—Consider flooring made from certified or reclaimed wood
- MR—Consider flooring made from natural or rapidly renewable materials
- MR—Refinish wood floors using environmentally preferable processes and products
- MR—Choose environmentally preferable carpet and rug products

Use

- AE—Provide recycled or recyclable bag with company logo when lease signed
- AE—Paper reduction
- IEQ—Use real plants in offices and clubhouses
- AE—Encourage recycling
- AE—Plan “Green” activities for residents, i.e. recycling days, guest speakers for environmental topics, newsletter articles on energy conservation

Renovation

ID=Innovative Design

MR=Materials & Resources

IEQ=Indoor Environmental Quality

Operation

EA=Energy & Atmosphere

WE=Water Efficiency

AE=Awareness & Education

GREEN Checklist Guidelines

Green Kitchen

Green Bathroom

Green Bedroom

Green Living & Working

Green Finished Basement

Green Home Performance

Green Checklist

GREEN Checklist–Property

--Create our own list to evaluate
Property Performance

Sentinel Green Program--Property Checklist

Property Name:

Property Location:



Exterior

Y N Q

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Energy Efficiency

- Install fluorescent lighting in common area
- Install motion detector/lighting control in common areas where possible
- Install attic insulation where practical

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Water Efficiency

- Plant xeriscape or indigenous plants where applicable
- Install soil moisture irrigation sensors

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Green Living Environment

- Use low- or no- VOC exterior paint
- Use organic or eco-friendly fertilizer to treat the lawn
- Use eco-friendly exterminating solutions rather than pesticides where possible
- Use eco-friendly additives in snow/ice removal

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Recycling

- Install battery/glass/light bulb/metal/paper/plastic recycle bins

Interior

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Energy Efficiency

- Install fluorescent lighting where possible
- Install Energy Star Rated refrigerators
- Install Energy Star Rated dishwashers
- Install Energy Star Rated washers
- Install Energy Star Rated dryers
- Install Energy Star Rated disposals
- Install 13 seer or better HVAC system when necessary
- Install energy efficient water heaters or consider tankless water heater
- Re-caulk and weather strip doors and window where practical

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Water Efficiency

- Install low flow toilets
- Install low flow faucets
- Install low flow showerhead with restrictors

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Green Living Environment

- Use low- or no- VOC interior paint
- Install bacteria-free green countertops where possible
- Install green cabinets where possible
- Install recyclable/recycled carpet where necessary
- Install recyclable/recycled tile where possible
- Use FSC certified wood where possible
- Use eco-friendly cleaning agents

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Recycling

- Dispose of old materials/appliances/fixtures to local recycling center when renovating

Y=Yes N=No Q=Quantity

GREEN Checklist--Resident

--Encourage and educate resident
Green Life Style

Sentinel Green Program--Resident Checklist



Y N Energy Efficiency

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- Replace old incandescent light bulbs to fluorescent light bulbs
- Unplug unused appliances

Water Efficiency

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- Report leaking faucets and toilets
- Collect cold water from shower/sink to water indoor plants

Green Living Environment

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- Preferred parking for hybrid cars
- Use carpooling, mass transit and biking when possible
- Smoke-free interior environment
- Use eco-friendly cleaning products
- Drink filtered tap water rather than bottle water
- Use reusable cloth bag while grocery shopping
- Buy bulk when possible
- Eliminate use of cleaning agents by using micro fiber cleaning cloth
- Use eco-friendly cleaning agents
- Read weekly "Eco-Tip" at clubhouse

Recycling

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- Recycle battery/glass/light bulb/metal/paper/plastic
- Reduce-Reuse-Recycle
- Donate or sell old items to local recycling center or charity

Y=Yes N=No

Possible Marketing Strategy—*highlight Green achievement*



Tepeyac Haven
Pasco, WA

15 units per acre

29% improvement of
attic insulation heat
resistance over
state code energy

44 homes available for
low-income families



Possible Marketing Strategy—highlight Green achievement



MORRISANIA HOMES
BRONX, NEW YORK

30% reduced energy consumption

100% appliances with ENERGY STAR® rating

96% construction waste diverted from landfill

LEED® Facts
Morrisania Homes
New York, NY

LEED for Homes
Certification awarded October 1, 2007

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|------------------------------|------------|
| Silver | 62* |
| Sustainable Sites | 9/14 |
| Water Efficiency | 4/12 |
| Energy & Atmosphere | 13.5/29 |
| Materials & Resources | 12.5/24 |
| Indoor Environmental Quality | 10/14 |
| Locations and Linkages | 10/10 |
| Awareness & Education | 2/5 |
| Innovation & Design | 1/4 |

*Out of a possible 100 points



CARSTEN CROSSINGS
OAKGROVE MODEL
ROCKLIN, CALIFORNIA

\$1,400 yearly savings on utilities

75% minimum construction waste diverted from landfill, by weight

65% lower utility bills

LEED® Facts
Carsten Crossings Oakgrove Model
Rocklin, CA

LEED for Homes
Certification awarded January 18, 2007

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|------------------------------|--------------|
| Certified | 36.5* |
| Sustainable Sites | 4/14 |
| Water Efficiency | 2/12 |
| Energy & Atmosphere | 14.5/29 |
| Materials & Resources | 5/24 |
| Indoor Environmental Quality | 6/14 |
| Locations and Linkages | 4/10 |
| Awareness & Education | 1/1 |
| Innovation & Design | 0/4 |

*Out of a possible 100 points

Local Emerging Green Builders Contact List

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Local Emerging Green Builders Contact List

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Local Emerging Green Builders Contact List

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Exhibit B

| SENTINEL ASSET MANAGER ESG CHECKLIST | | | |
|---|-----|----|-------|
| PROPERTY NAME | | | DATE |
| | | | |
| Energy Data Collection | Yes | No | Notes |
| Is the property subject to a mandatory commercial building policy that requires utility benchmarking and disclosure, audits, retro-commissioning, and/or upgrades? Is the property in compliance? | | | |
| Is whole building energy and/or water data available through your utility? | | | |
| Are you tracking common area energy, water and waste data in ENERGY STAR Portfolio Manager? | | | |
| Are any rebates available in connection with green programs? | | | |
| Energy Efficiency | Yes | No | Notes |
| Are exterior lights operating during the day? Are photosensors cleaned and timers set to the appropriate time? | | | |
| Is the thermostat in the office/clubhouse set properly (68-72 during heating season, 72-76 during cooling season)? | | | |
| Has the property had an external energy audit or technical building assessment in the past 4 years? (lighting audit, HVAC assessment, etc.) | | | |
| Has the property had an internal energy audit or technical building assessment in the past 4 years? | | | |
| Water Efficiency | Yes | No | Notes |
| How often do you or your landscaping contractor conduct a walk-through inspection of the irrigation system to ensure efficiency (Properly watering planted areas and not buildings/parking/walkways)? | | | |
| Are irrigation clocks set to the correct time? Is the system scheduled to operate overnight, rather than during the day? | | | |
| How often do you check toilet flappers for leaks? | | | |
| Waste Management | Yes | No | Notes |
| Is there easy access to waste disposal? Is it clear which is landfill, recycling, or compost (if applicable)? | | | |
| In the offices, clubhouse, and other common areas, are there designated waste and recycling bins clearly labeled at each desk and within the facility? | | | |
| Planning and Communications | Yes | No | Notes |
| Is there a preventive maintenance plan in place? | | | |
| When was the property's emergency response plan last updated / tested? | | | |
| Are there any resident engagement materials pertaining to sustainability publicly available? For example: | | | |
| Resident newsletter detailing energy, water, and waste savings tips | | | |
| Resident engagement events (Community/charity volunteering, promoting exercise, e-waste recycling drives, etc.) | | | |
| Encouraging online payment through resident portal to reduce paper | | | |
| Other Sustainability Efforts | Yes | No | Notes |
| Does your staff purchase the environmentally friendly products labelled as 'Ideally Green' through the Home Depot website for unit upgrades and replacements? | | | |
| Has the property replaced all R-22 HVAC units with R-410-A units? | | | |
| Has the property installed electric vehicle charging stations? | | | |
| Is the property working on any other environmental, social, or community-based projects right now? | | | |

Exhibit C

SECTION VI: ENVIRONMENTAL, SOCIAL AND GOVERNANCE

A. Market Commentary/Building Policy

- *Green Building Policy:*
Effective 2017, buildings owned by the City of Los Angeles over 15,000 square feet and privately owned buildings greater than 20,000 square feet in gross floor area are required to disclose their buildings' energy and water consumption, using EPA's ENERGY STAR Portfolio Manager® for benchmarking. Initial audits and retro-commissioning reports must be submitted every five years.
- *Green Building Market Analysis:*
In April 2015, Los Angeles released its first Sustainable City Plan. Since then, Los Angeles has been a leader nationally in implementing green building policies. L.A. was named the #1 city with EPA certified ENERGY STAR buildings (public and private). L.A. is the first US city to use the Compact of Mayors globally recognized methodology for calculating a city's greenhouse gas emissions and L.A. has the highest recycling rate of any big US city.
- *Public Commitment to Climate Action:*
Los Angeles is a member of the 100 Resilient Cities network, the 2030 Districts network and the C40 cities initiative. Los Angeles was among the original ten members in the City Energy Project, a national initiative to create healthier and more prosperous American cities by improving the energy efficiency of buildings.

In 2018, the City launched the Blue LA Electric Car Sharing Program, signed the Fossil Fuel Free Streets Declaration alongside 11 other C40 Mayors, and secured \$35 million in state funding from the Transformative Climate Communities grant.

B. Property Information

- *Green Building Certificates & Ratings/Energy Star:*
Hills of Valencia Apartments was not built to meet the standards of any green certifications. Commencing in 2019, the property will start utilizing Energy Star Portfolio Manager to track the property's common area energy and water usage. Due to the property's location in Valencia outside of metro L.A., it is not yet required to benchmark utility data and tenant data is not publicly available. The property does not currently have an Energy Star rating or an Energy Star certification.
- *Neighborhood Information:*
Hills of Valencia Apartments is conveniently located in Valencia with immediate access to Valencia employment centers, retail centers and the areas very strong network of schools. The property's walk score is 65.

C. Physical Systems

- Community-Wide and Unit-Specific Efficiency Measures:*

Hills of Valencia Apartments was built in 2003 All units have (i) low-flow toilets and shower-heads, (ii) energy efficient appliances and (iii) energy efficient ceiling fans and LED track lighting in dining rooms.

| Measure Implemented | Category (Energy/Water/Waste) | Status (Complete/Planned) | Total Sq Ft/ # of Units | Estimated Savings (If Available) |
|---|----------------------------------|---|--|-------------------------------------|
| 2018 - Recyclable carpet in units | Waste | Implemented when carpet replacement necessary on unit-by-unit basis | All units* | |
| In 2018, 470 LED lights installed on the exterior and the patios. | Energy | Complete | On 208 patios and in front of them | |
| In 2018, installed drought tolerant plants with drip | Water | Complete | Next to mail boxes, in front of office and side of the hills | |
| Window/Roof/Wall Insulation or Replacements | Energy | Ongoing | Replaced 132 windows year-to-date | |
| Water sensors | Water | Sprinkler system set on timers | Entire property | |
| Drip/Smart Irrigation | Water | Drip irrigation installed in new planting areas, in large buildings | Next to mail boxes & in front of the office | |
| Replacement of mulch with rock | Water | Ongoing | 18 buildings & garages | |

*All carpeting and pads are being replaced with recyclable materials, the above is the number we replaced during 2018.

- ESG in Community Operations/Tenant Engagement:*

The Hills of Valencia Apartments' Green Program provides residents with "green" lifestyle tips and environmentally appropriate programs that include:

- Regularly changing air filters on the HVAC systems
- Containers provided for recycling
- Reusable shopping bags with the property logo provided as a move in gift to residents
- There is a model minder in the model and community bathrooms with light switch timers

Sentinel in general and Hills of Valencia in particular is working to limit the use of paper in daily operations.

- Rents checks are scanned and shredded (eliminating trips to the bank)
- Payables are scanned and approved online
- Collection files are digitally saved and transmitted
- Bids and contracts are reviewed and approved on a company portal
- Tablets are utilized for leasing and application procedures
- Maintenance team utilizes tablets to complete and close out work orders
- Communication with residents is electronic whenever possible

D. Current Year Achievements

- Added river rock and replaced mulch in two areas (ongoing program).
- Installed drought tolerant landscaping.
- Implemented use of tablets by maintenance and leasing staff.
- Replaced carpeting in 45 units with recyclable carpet.

E. Potential Future ESG Projects – Note Energy/Water-Saving Opportunities

- Continue adding river rock to replace mulch.
- Continue to install drought tolerant landscaping.
- Commence use of Energy Star Portfolio Manager to better monitor common area energy and water use.

SECTION VI: ENVIRONMENTAL, SOCIAL AND GOVERNANCE

A. Market Commentary/Building Policy

- *Green Building Policy:*
The Sustainable Shelby Implementation Plan, released in 2009, lays out a broad range of environmental and economic development objectives for both Memphis and Shelby County. The plan also describes energy-related initiatives for Memphis's local government operations, including reducing energy use in municipal facilities and creating more sustainable public procurement policies for equipment. In 2015, the city committed to the Compact of Mayors and will set reduction targets for greenhouse gas emissions and complete a climate action plan by 2018.
- *Green Building Market Analysis:*
The Memphis-Shelby County Office of Sustainability currently tracks energy use for all Shelby County buildings and is working to incorporate City of Memphis buildings into their energy management software. Shelby County requires that all capital improvement projects conduct cost analysis. The City of Memphis is investing in LED retrofits for some fire stations and is working with an energy performance contractor to renovate City Hall to make it more efficient. The energy performance contracting approach may be applied to other city facilities in addition to City Hall.
- *Public Commitment to Climate Action:*
Memphis is not a member of 100 Resilient Cities, the C40 Cities or the 2030 District Project.

B. Property Information

- *Green Building Certificates & Ratings/Energy Star:*
Island Park & Harbor Town Square Apartments were built in 1998 and were not constructed to meet the requirements of any green building standards. Starting in 2019, the property will commence use of Energy Star Portfolio Manager to track the property's common area energy and water usage. Due to the property's location in the City of Memphis, it is not yet required to benchmark utility data and tenant data is not publicly available. The property does not currently have an Energy Star rating or an Energy Star certification.
- *Neighborhood Information:*
Island Park & Harbor Town Square Apartments are strategically located on Mud Island, a peninsula in the middle of the Mississippi River directly next to downtown Memphis. The property provides great access to downtown Memphis employment centers and, in particular, St. Jude Medical Center. The property walk score is 8 and its bike score is 46.

C. Physical Systems

- Community-Wide and Unit-Specific Efficiency Measures:*

| Measure Implemented | Category (Energy/Water/Waste) | Status (Complete/Planned) | Total Sq Ft/ # of Units | Estimated Savings (If Available) |
|---|----------------------------------|---|--|---|
| Recyclable carpet in units | Waste | Implemented when carpet replacement necessary on unit-by-unit basis | 300 units | |
| HVAC conversion to higher energy efficiency systems (410A) | Energy | Implemented when HVAC replacements are necessary | As needed | Refrigerant costs reduced by roughly 50% |
| LED Lights within units | Energy | Implemented when interior light replacement necessary on unit-by-unit basis | Being completed on turn | |
| December 2016 – replaced all exterior lights at Harbor Town with LED lights. | Energy | Complete | Four buildings and four townhomes | 5% decrease in common area utilities at Harbor Town |
| 2017 – Replaced all tennis court spotlights with LED lights. | Energy | Complete | | |
| 2018 – Replaced all emergency exterior lights at Island Park with LED lights. | Energy | Complete | Seven buildings | |
| 2019 – Replace all breezeway lights with LED lights at Island Park | Energy | Planned | All breezeways | |
| Window/Roof/Wall Insulation or Replacements | Energy | Implemented when necessary | | |
| Irrigation system equipped with water sensors | Energy | Complete | 7.35 acres | |
| Replacement of mulch with rock at Harbor Town | Waste | Planned | Patio plant beds at Harbor town – 22 units | |
| Installation of drought tolerant/native landscaping | Waste | Ongoing | | |

- ESG in Community Operations/Tenant Engagement:*

The Island Park and Harbor Town Square Apartments' Green Program provides residents with "green" lifestyle tips and environmentally appropriate programs that include:

- Regularly changing air filters on the HVAC systems
- Property uses low-VOC interior paint
- Property uses ecologically friendly floor coverings
- Use of low-flow toilets and showerheads
- In the fitness center, the property offers a water bottle filling station
- Property offers complimentary community bikes to residents
- There is a model minder in the model

Sentinel in general and Island Park & Harbor Town Square in particular is working to limit the use of paper in daily operations.

- Rents checks are scanned and shredded (eliminating trips to the bank)
- Payables are scanned and approved online
- Collection files are digitally saved and transmitted
- Bids and contracts are reviewed and approved on a company portal
- Tablets are utilized for online leasing
- Maintenance team utilizes tablets to close out work orders
- Communication with residents is electronic whenever possible

All Island Park and Harbor Town Square employees are encouraged to participate in community service initiatives including:

- Island Park and Harbor Town Square sponsors residents and employees who wish to run in the Harbor Town 5k event, which benefits the Boys and Girls Clubs of Greater Memphis
- The property donates furniture to local charities when redecorating projects are undertaken

D. Current Year Achievements

- Replaced emergency lights at Island Park with LED lights.
- Initiated Energy Star Portfolio Manager accounts.
- Install LED lighting in units as needed on turnover (ongoing).
- Installation of draught tolerant/native landscaping (ongoing).
- Conversion of HVAC systems to higher energy efficient 410A systems as needed (ongoing).
- Implemented use of tablets by maintenance and leasing staff.
- New move in files are being scanned to the portal, all application paperwork when possible is emailed or online.

E. Potential Future ESG Projects – Note Energy/Water-Saving Opportunities

- Installation of river rock to replace mulch at Harbor Town.
- Install LED light in all breezeways at Island Park.
- Install LED lighting in units as needed on turnover (ongoing).
- Installation of draught tolerant/native landscaping (ongoing).
- Conversion of HVAC systems to higher energy efficient 410A systems as needed (ongoing).
- Implement use of Energy Star Portfolio Manager.