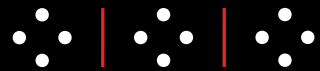


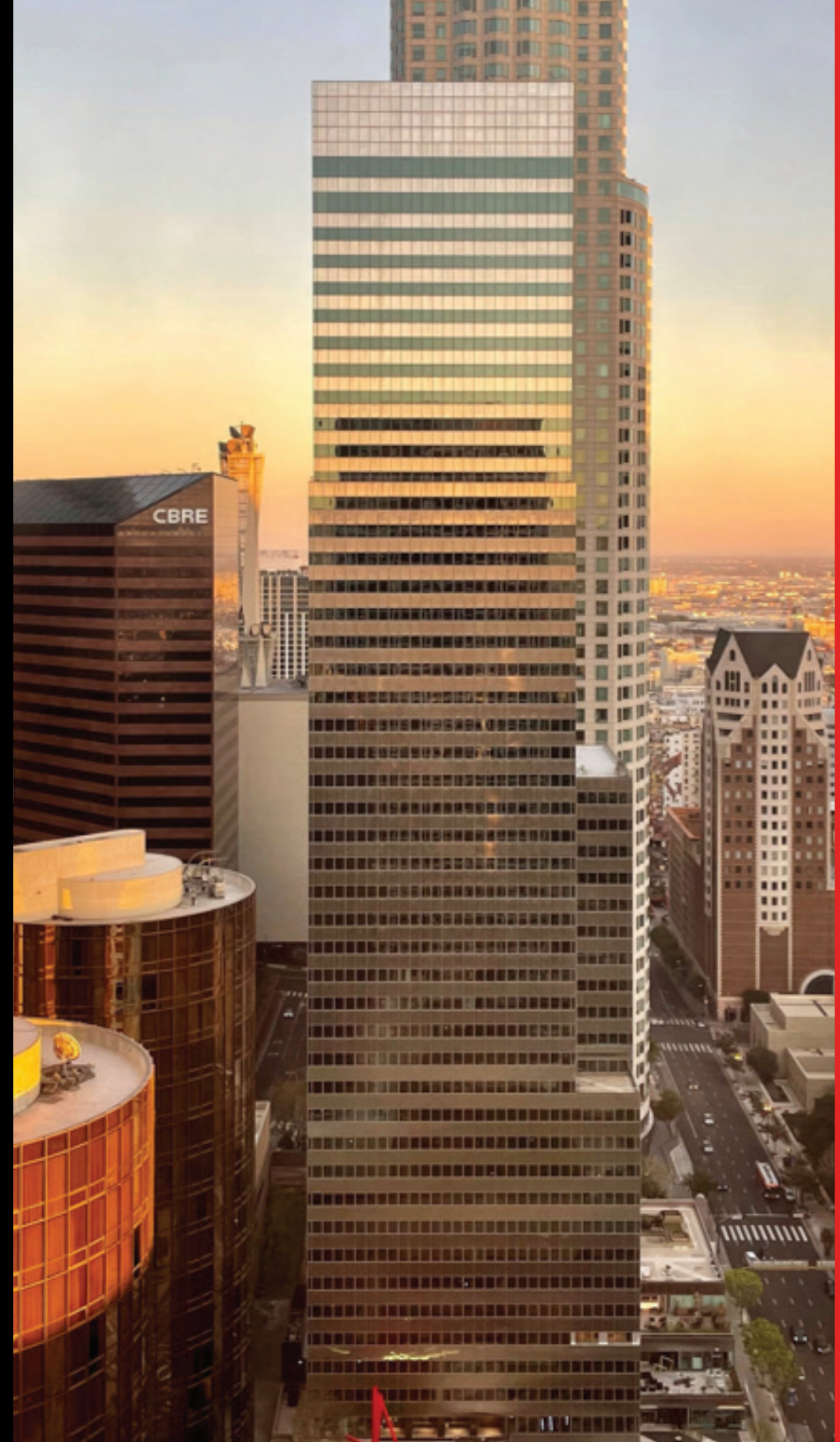
Working Together for a Healthy Workplace

March 2022

FOUR*Forty*FOUR



SOUTH FLOWER



The Health of Our Building Community is Our Top Priority

At *FourFortyFour* South Flower, we are intently focused on proactively addressing your questions and concerns as you prepare to come back to the workplace.

Rest assured that we are completely committed to helping you feel safe and be productive while at the office.

The following pages outline the actions we have taken to help support a safe and healthy work experience for your organization.

Our success depends on everyone doing their part in following recommended guidelines provided by public health and government authorities. With your help, we can all get back to the office and enjoy a healthy work environment.

Per the Los Angeles County Health Officer Order that went into effect at 12:01 am on Friday, March 4, 2022, indoor masking at *FourFortyFour* South Flower will no longer be required.

Our Focus as We Prepare for Your Return to the Workplace

1. Cleaning
2. Professional Cleaning Audit
3. Air Quality and Ventilation
4. Elevator Air Purifier
5. UL Healthy Building Verification
6. GBAC STAR™
7. WELL Health-Safety Rating
8. LEED Gold Certified Building
9. Ultraviolet Germicidal Irradiation (UVCGI)
10. UBTECH Disinfecting Robots
11. Common Areas and Amenities
12. Parking

Cleaning

In the event of a confirmed COVID-19 exposure, we will perform enhanced cleaning and disinfection in affected common areas in accordance with CDC guidelines. We will also coordinate non-routine cleaning in tenant customer spaces as it is requested.

We perform frequent cleaning throughout the day of high touch surfaces and high traffic areas, including elevators, restrooms and other building common areas.

Working according to CDC guidelines and industry best practices, we have installed touch free soap dispensers and auto-flush valves in all common area restrooms.

Hand sanitizer stations continue to be located in the front and rear building lobby areas, valet parking area, and conference center.

Professional Cleaning Audit of FourFortyFour South Flower

The professional cleaning/sanitizing/disinfecting audit of FourFortyFour South Flower took place in December 2020. Conducting the audit were 3 Accredited Auditing Professionals (AAP) from Allynt Solutions, a company specializing in creating clean, safe, and healthy interior environments in commercial buildings.

FourFortyFour South Flower earned an excellent audit score, indicating a safe and clean building environment for tenants and visitors.

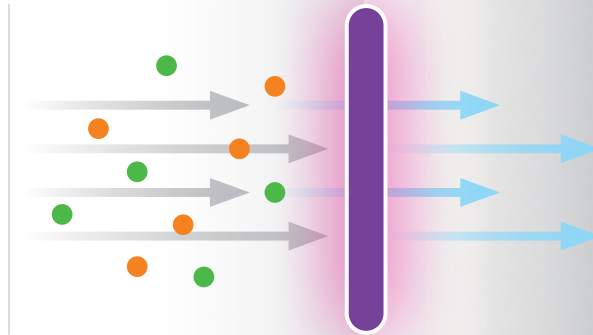


Air Quality and Ventilation

To ensure optimum air quality and ventilation, we have:

- Replaced all air filters with high performance MERV 14 filters
- Disinfected all air handler interiors/coils, which will continue on a quarterly basis
- Increased outside air ventilation to the highest levels according to equipment specifications
- Installed state-of-the-art purification equipment in all floor air handling units. High-powered UV-C light is introduced into the primary air flows, providing maximum disinfection against bio-contaminants through light irradiation.

Harmful pathogenic microbes pass through high-powered UVC and are neutralized, reducing the spread of airborne infection.

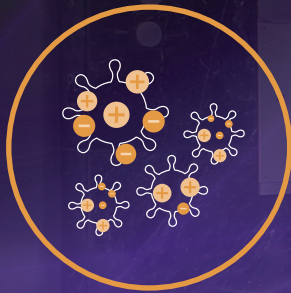


Elevator Air Purifier

Installed Otis Air Purifier system in every passenger elevator car. This system features air purification technology that safely minimizes airborne viruses within an elevator cab via airflow bipolar ionization.



The Otis Cab Air Purifier generates both negative and positive ions.



The ions attach to viruses, bacteria and other microbes, causing a chemical reaction that degrades them.



Harmful pathogenic microbes are neutralized, reducing the spread of airborne infection.

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UL Healthy Building Verification

FourFortyFour South Flower is the first building globally to achieve UL's Healthy Building Verification for Indoor Air and Water Quality - Tier 2.

Air Quality

The UL Indoor Air Quality Certification awarded to FourFortyFour South Flower recognizes superior indoor air quality and ensures proper maintenance programs are in place to support tenant health and well-being.

Water Quality

FourFortyFour South Flower was awarded an ASHRAE Standard 188 Certificate of Compliance and has a documented Risk Assessment and Management Plan for the deterrence of Legionellosis associated with the building's water systems.

Coretrust Management, LP has adopted this program to ensure that building systems are maintained at the highest levels in the interests of occupant well-being, safety, and comfort.

- excerpt from the ASHRAE Standard 188 Certificate of Compliance



GBAC STAR™

FourFortyFour South Flower has successfully achieved

GBAC STAR™ Facility Accreditation

As verified by the Global Biorisk Advisory Council, a division of ISSA, the Worldwide Cleaning Industry Association.

This accreditation is reserved for those facilities that demonstrate the superior ability to prepare for, respond to, and recover from biorisk and infectious agents.



WELL Health-Safety Rating

FourFortyFour South Flower has earned the

WELL Health-Safety Rating

through the International WELL Building Institute (IWBI)

The WELL Health-Safety Rating is an evidence-based, third-party verified rating for all new and existing building and space types focusing on operational policies, maintenance protocols, stakeholder engagement and emergency plans to address a post-COVID-19 environment now and into the future.



LEED Gold Certified Building

FourFortyFour South Flower achieved

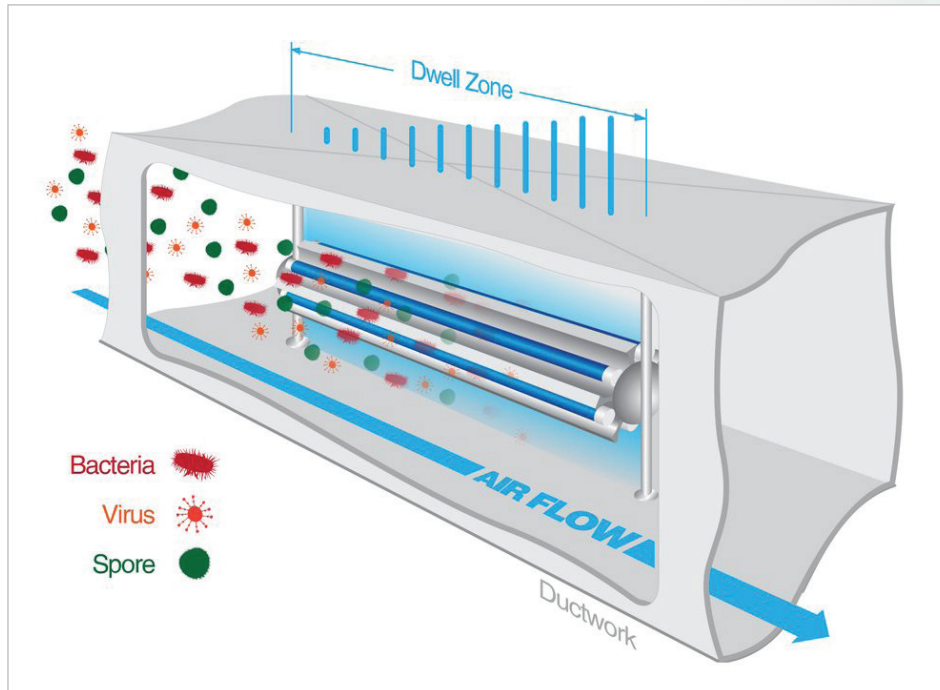
LEED Gold Recertification

Green buildings allow companies to operate more sustainably and give the people inside them a healthier, more comfortable space to work.



Ultraviolet Germicidal Irradiation (UVCGI)

FourFortyFour South Flower has installed an Ultraviolet Germicidal Irradiation (UVCGI) system to further reduce occupant exposure to infectious aerosols.



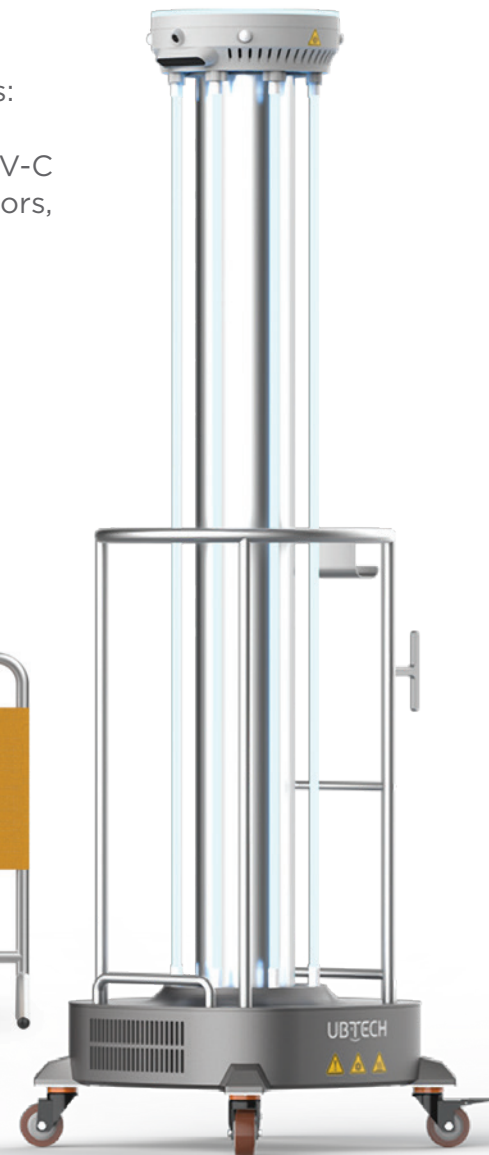
Tested by the Environmental Protection Agency (EPA) and US Dept. of Homeland Security on Biological Warfare Agents (BWAs).

A single UV Bio-Wall 50" showed greater than 99.97% destruction on one pass on airborne bacteria, 99% on viral and 93% on spore.



UBTECH Disinfecting Robots

FourFortyFour South Flower is pleased to introduce a 3-unit fleet of disinfecting robots: the ADIBOT-S by UBTECH. ADIBOT-S robots inactivate harmful pathogens without the use of harmful chemicals by providing a 360-degree radiant light coverage, powerful UV-C disinfection and intelligent safety features including “risk mitigation” cameras, PIR sensors, sensor enabled safety signage and an emergency remote control.



Common Areas and Amenities

The Gallery Conference & Event Center is open on a reservation only basis, and will observe California's reopening guidelines.

Hands-free options, such as propped doors, will be in place where security and code compliance allows.

Touch free soap dispensers and auto-flush valves have been installed in common area restrooms.

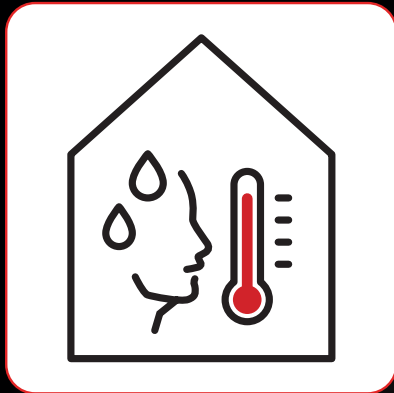


Parking

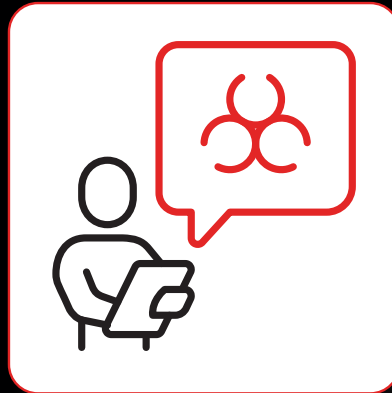
A new touchless parking ticket dispenser has been installed at the parking entrance enabling tenants and visitors to retrieve parking tickets through a simple wave of the hand.



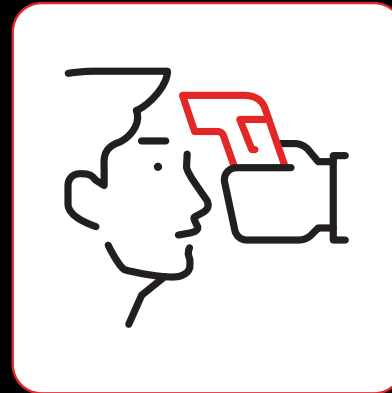
Summary of Guidelines for a Healthy Workplace



Stay home if feeling sick or if someone at home is sick



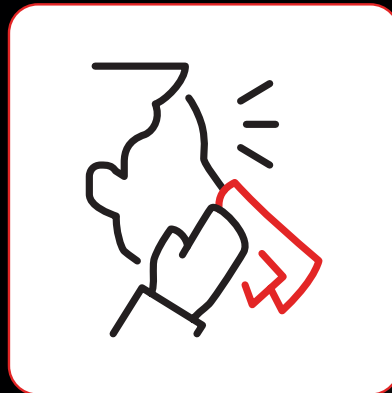
Stay up-to-date on ways to reduce the spread of COVID-19



Self-monitor for symptoms of COVID-19



Provide employees with hand sanitizer and disinfectant wipes for use during the day



Cover coughs and sneezes



Wash hands often for at least 20 seconds

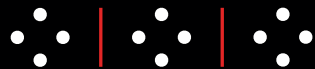
Click the links below to get the latest updates from the CDC, Los Angeles County, and the City of Los Angeles:

www.cdc.gov/coronavirus/2019-ncov/index.html

www.publichealth.lacounty.gov/media/coronavirus

Thank you and we look forward to welcoming you back!

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