

We are pleased to announce that **Courthouse Tower** has recently amended the operations to align with the standards for a Leadership in Energy & Environmental Design Existing Building: Operations & Maintenance (LEED-EBOM) green building certification. LEED-EBOM provides a set of performance standards for the sustainable operation and maintenance of existing buildings. It has been developed as part of the U.S. Green Building Council's ongoing effort to provide a national standard for green (environmentally friendly) buildings.

Based on the changes to operations, Courthouse Tower is expected to earn enough points to receive a **LEED-EBOM Silver Rating**. Points will be achieved based on the achievement of the following sustainable operations strategies:

Sustainable Site

- ◊ Impact of Routine Maintenance Reduction on Surrounding Environment

A plan has been developed to protect the surrounding environment from contamination during routine maintenance of the property, including snow removal, pest control, and landscape maintenance.

- ◊ Alternative Transportation/Transportation Demand Management

Courthouse Tower offers several alternative transportation options to their tenants to reduce reliance on single-car transportation:

- ◊ *Free parking for vanpools*
- ◊ *Subsidized parking fees for carpools (conditions apply)*
- ◊ *Access to locker rooms, bike racks and secure bike cage*
- ◊ *Refer to the following websites for more information on resources*
 - ◊ www.wmata.com
 - ◊ www.arlingtontransportationpartners.com
 - ◊ www.colonialparking.com or 202.295.8200

Water Efficiency

- ◊ Water Use Reduction, Plumbing Fixtures

The building is equipped with water efficient toilets, urinals and sinks. Refer to Part II of this manual for more information regarding these fixtures.

Energy and Atmosphere

- ◊ Energy Performance

Courthouse Tower recently earned the ENERGY STAR certification for 2009. To date, the building has earned an ENERGY STAR rating of 77, which means it is performing in the top quartile of all buildings currently tracking their energy consumption through the EPA sponsored ENERGY STAR program. Read more at www.energystar.gov.



- ◊ Refrigerant Management

The building contains no CFC refrigerants. CFCs have been linked to ozone layer depletion.

Materials and Resources

- ◊ Sustainable Purchases for Facility Alterations and Additions

The building has developed guidelines for material purchases during construction. These guidelines encourage the use of materials that met the sustainability guidelines outlined by USGBC. Examples include paints and carpets with low VOC contents and materials manufactured within 500 miles of the site.

- ◊ Construction Waste Management

During the performance period, 100% of construction waste was diverted from the landfill during the construction projects occurring during this time. Courthouse Tower has adopted guidelines requiring that all applicable waste be recycled.

- ◊ Recycling Services



The building recycles glass, plastic, aluminum, paper, batteries, light bulbs and cardboard. The management team also hosts periodic e-waste recycling events and we have a strict policy prohibiting the disposal of e-waste in the buildings' dumpster. A recent audit estimated that over 50% of the waste generated at Courthouse Tower is diverted from the landfill. We are working to improve this number. For more information about services to your suite, please contact the management office.

Indoor Environmental Quality

- ◊ Minimum IAQ Performance and Increased Ventilation

The building systems have been designed and maintained to provide the recommended outdoor air ventilation rates to optimize indoor air quality and occupant health.

- ◊ Environmental Tobacco Smoke Control

Smoking is prohibited within the building.

- ◊ Green Housekeeping

The Owner has developed a green housekeeping plan and is providing contracted cleaning. Green housekeeping means using chemicals that meet guidelines recognized in the industry to be safer and healthier for those who clean and those who occupy the spaces. Realizing that "clean" should smell like anything at all, tenants should be able to enjoy a well-maintained building without any allergens or irritants from cleaning practices.

To read more about the US Green Building Council click here: www.usgbc.org