



CBL PROPERTIES BASIC AND BEST PRACTICES

MANAGEMENT, DEVELOPMENT AND REDEVELOPMENT

CBL Properties will endeavor to implement the following practices as part of renovations, redevelopments and general management practices to the extent possible for its individual properties.

Basic Practices

- New developments, redevelopments and renovations will be evaluated during project team kick-off with the LEED new construction and core and shell checklist to determine what practices should be further evaluated and/or implemented in order to reduce energy consumption, reduce water and air pollution, improve air quality and health of shoppers and employees, reduce waste to landfill, reduce greenhouse gas emissions and reduce our carbon footprint.
- Replace light bulbs with compact fluorescent bulbs or similar energy efficient technology to reduce energy consumption.
- Implement recycling program for consumers and stores to reduce waste and reduce tree harvesting for paper production.
- Encourage operations and management to use environmentally friendly cleaning products to reduce water and air pollution and improve overall air quality.
- Install rain sensors or soil moisture meters to control irrigation to reduce water consumption and avoid plant over-watering.
- Prohibit smoking within 25' radius of all entrances to improve air quality near entrances.
- Replace dark roofing with white or reflective roofing to reduce energy consumption.
- Utilize indigenous, drought resistant plant materials when replacing landscaping to reduce water consumption, reduced plant replacement and maintenance.
- Utilize chiller and central plant systems over individual RTUs to reduce energy consumption, reduced maintenance costs and increased life-span.

Best Practices

- Install waterless urinals and low-flow water closets to reduce water consumption.
- Install intelligent EMS systems that allow control of tenant HVAC to reduce energy consumption.
- Install photosensitive dimming controls in the day lighting areas to reduce energy consumption.
- Capture rainwater and condensate drainage for irrigation use to reduce water consumption.
- Replace manual light switches with motion or 'occupancy' sensors to reduce energy usage.
- Require security vehicles to utilize fuel efficient or hybrid vehicles to reduce fuel usage, reduce carbon dioxide emissions, and reduce reliance on fossil fuels.
- Install LED lighting for all signage and high efficiency bulbs for all general lighting.