

SUCCESS STORY

Urban Retail Properties, LLC • Nationwide Program

SECURITY ENHANCEMENT TO PARKING LOT LIGHTING

Because the safety of shoppers and workers at Urban's properties is essential, our Environmental and Technical Services Group (ETSG) has developed a program for evaluating and upgrading parking lot lighting. Urban has established standards for minimum and maximum lighting levels for parking lots at each of its properties. These standards are set to ensure a good appearance with minimal glare to surrounding properties while maintaining a high level of security.

Overview

Beginning in December 2009 Urban was hired to assume the day-to-day management responsibilities for Tri-County Mall located in Cincinnati, Ohio. Upon transitioning the property into our management portfolio, we were able to implement substantial cost saving strategies, secure tenancy that would otherwise have been lost and position the mall's marketing program more effectively to attract increased traffic while remaining within the existing budget.

Cost Savings

Once a property is added to our portfolio, ETSG visits the property during the evening hours to perform a visual inspection of the parking lot lighting. Key areas on which we focus include:

- Uniformity of lighting;
- Location and quantity of dark areas;
- Location and quantity of high and low lighting areas;
- Amount of glare; and
- Whether any landscaping is obstructing the light levels.

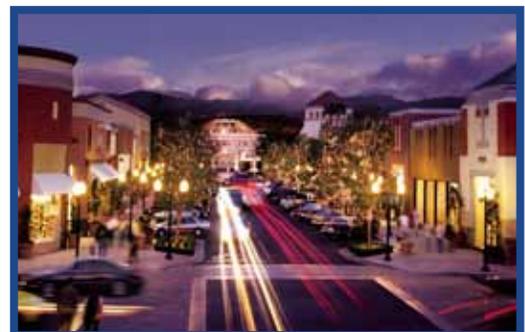
After an initial inspection, ETSG will summarize its findings and submit its recommendations for upgrades or enhancements to the property owner. Once ownership approves the proposal, ETSG will take the necessary steps toward improving the parking lot lighting:

1. Light poles are inspected for structural integrity of the base weld. The inspector will perform an ultrasonic analysis to determine whether poles are sound or if welding or replacement is required.
2. A photometric analysis of parking lot lighting, entranceway lighting, and exterior building lighting is performed.
3. Tree and landscaping programs are evaluated. If parking lots have numerous trees and landscaping, a physical measuring of foot-candle levels with meters is required before the photometric analysis can be conducted.
4. A report with recommended light level modifications and a budget is sent to the owner. Included in the report are light pole specifics (additional poles and/or taller poles), light fixture information (additional fixtures and/or all new fixtures), and wall lighting information.

Conclusion

Benefits to Urban's shopping centers resulting from this program are:

- Security and customer safety improved; and
- Greater control of risk management exposure.



Town Center Drive - Valencia, California