



300 Park Avenue South

TENANT RE-ENTRY

PLAN

AUGUST 28, 2020

OVERVIEW

This presentation outlines the ways in which we will make our best efforts to keep tenants at 300 Park Avenue South safe and promote social distancing guidelines within the building. We have focused on the following areas among others to prevent the spread of COVID-19 when tenants return to work in their offices:

- Lobby and front desk areas of both 300 PAS and 290 PAS entrances
- Paths of travel and signage to maintain social distancing
- Temperature and facemask checks for entry
- Elevator occupancy procedures
- Cleaning and high touch surface area disinfecting
- Procedures for deliveries
- Roof deck closure

We look forward to welcoming you back when you are ready!

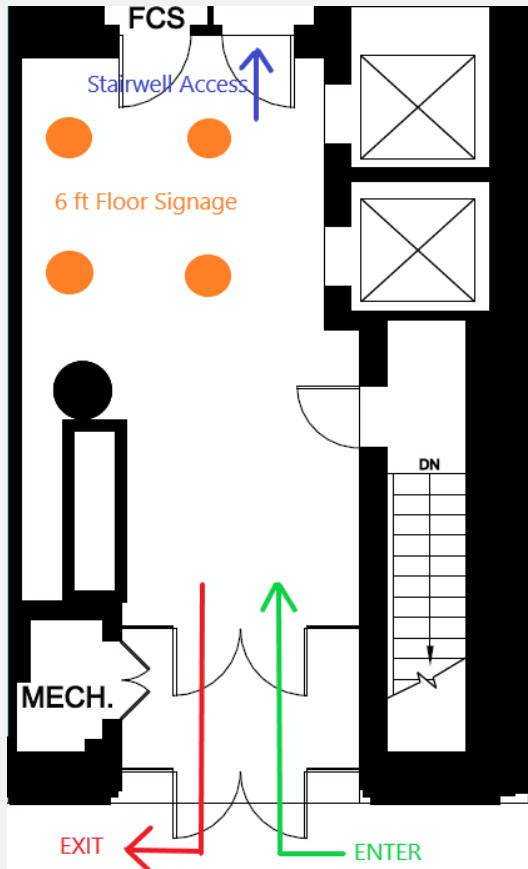
BUILDING MAIN ENTRANCE



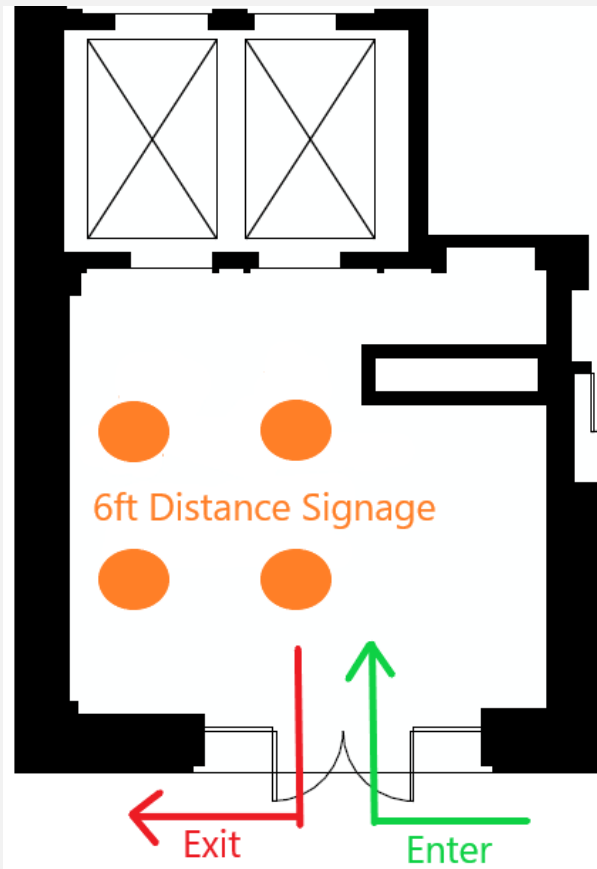
- The 300 PAS entrance will remain the only open entrance until anticipated occupancy warrants the use of the additional 290 PAS entrance.
- The front doors will also remain on card reader access until further notice. This is to limit unexpected visitors and track occupancy in and out of the building.
- To avoid close contact with other occupants, please use the right door to enter and the left door to exit the building.
- Antimicrobial film has been placed on the front door handles (seen in the picture to the left). The day time porter will also be regularly wiping down the touch points entering and exiting the building.

BUILDING MAIN ENTRANCES

300 PAS Entrance



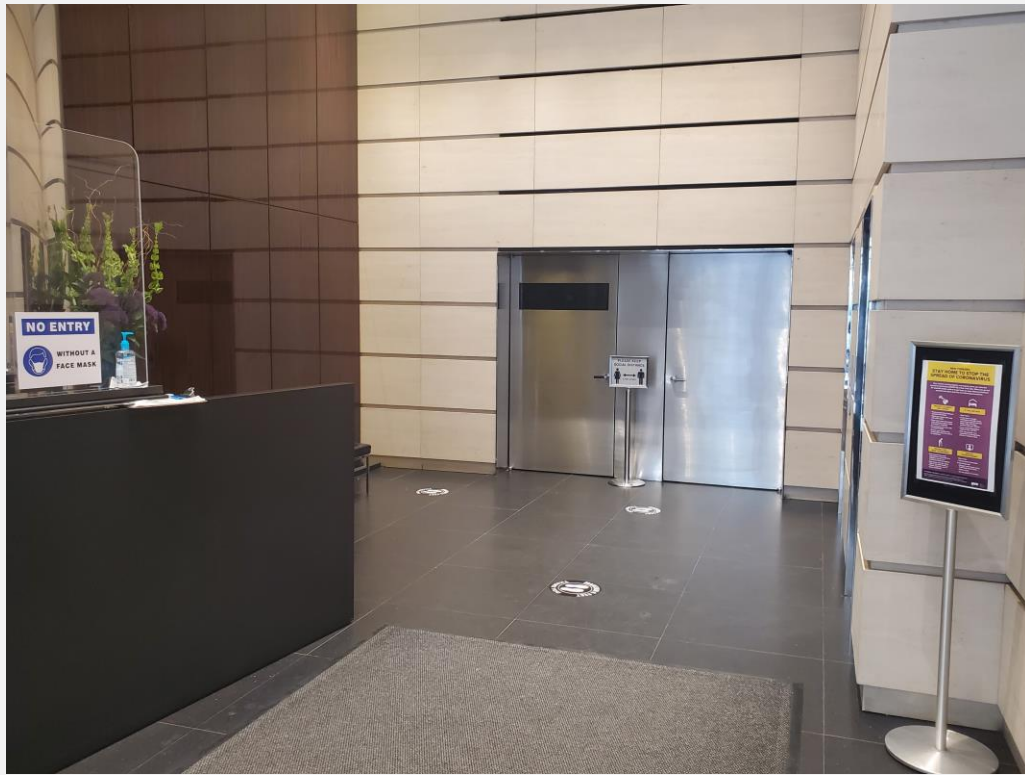
290 PAS Entrance



- Paths of travel for both the 300 PAS entrance and the 290 PAS entrance are indicated to the left.
- Additional access will be made available through stairwell A, indicated in blue at the 300 PAS entrance.
- Floor signage (indicated in orange), has been placed in the waiting area of the lobby outside of the elevators.
- Building staff will be managing the number of people waiting in the lobby.

LOBBY PHOTOS

300 PAS Lobby

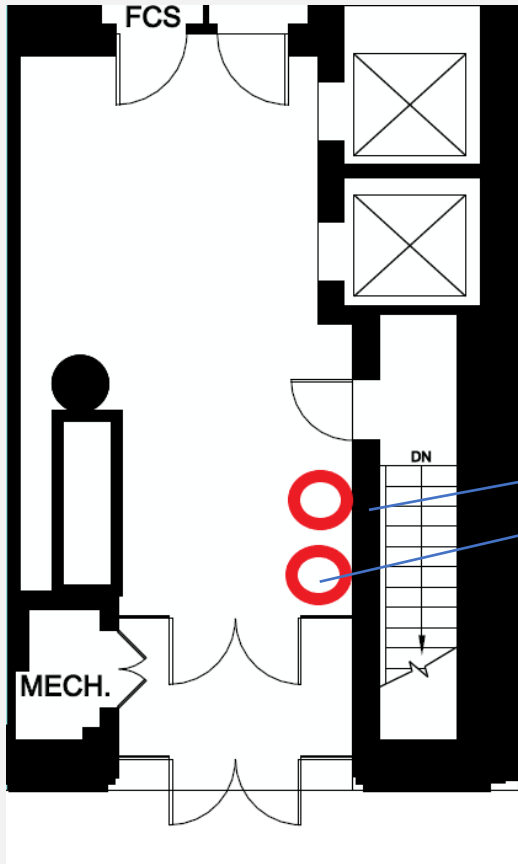


290 PAS Lobby

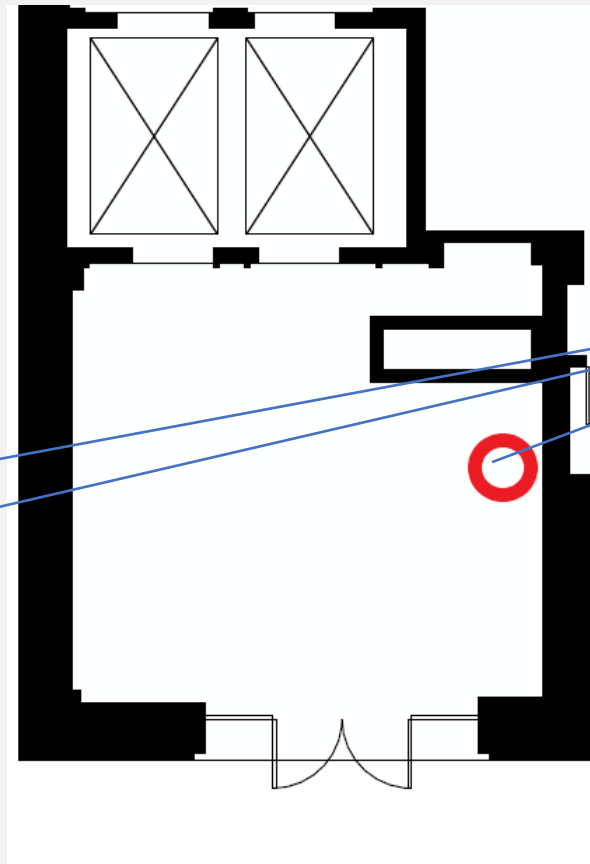


LOBBY ACCESS – TEMPERATURE AND FACEMASK CHECK

300 PAS Lobby



290 PAS Lobby



Gardera Checkpoint Kiosk



GARDERA CHECKPOINT KIOSK

****Face coverings are required 100% of the time to enter the building, in elevators, and when traveling through common areas within the building****

Normal Temperature
and face mask
confirmed

Normal Temperature
but no face mask
detected

Face mask confirmed
but above normal
body temperature



- Gardera Checkpoint Kiosks will be placed at the designated locations in the previous slide.
- Used to ensure everyone entering the building has a “Normal Body Temperature” and is wearing a face mask.
- These will be used for all occupants of the building. Visitors will be asked to sign in before stepping toward the kiosk.
- Building staff will also perform a manual temperature check with a contactless device and do a visual facemask inspection if necessary.
- GARDERA MACHINES ARE PROGRAMMED NOT TO COLLECT FACIAL RECOGNITION INFORMATION

ELEVATORS



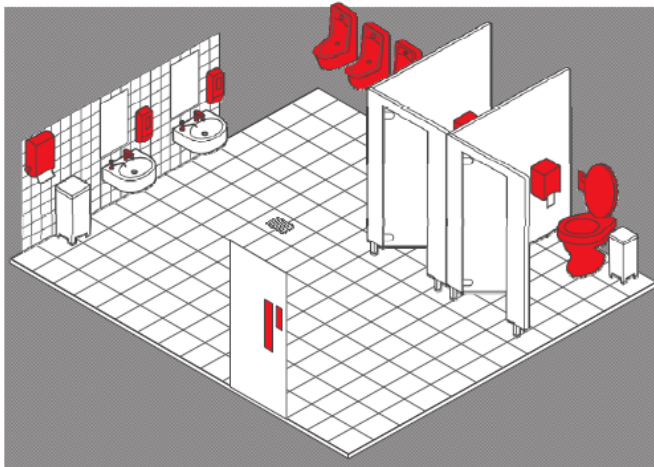
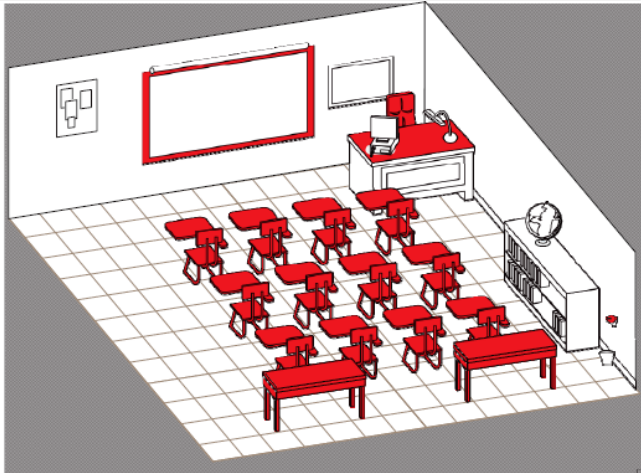
- Elevators accessible through the 300 PAS entrance will be limited to two people until further notice.
- Elevators accessible through the 290 PAS entrance will be limited to three people until further notice, due to their larger size.
- Should someone request to ride alone, they may do so.
- Building staff will be available in the lobby to help occupants get up to their floors as quickly as possible.

CLEANING



In accordance with CDC recommendations, the janitorial scope has been increased to include the following.

- Regular, detailed wipe downs of high touch surfaces throughout the day in all common areas.
- Use of quat based cleaning products and disinfectants.
- Increased frequency of disinfecting of high touch surfaces in tenant spaces to nightly.
- Stockpile of supplies and PPE

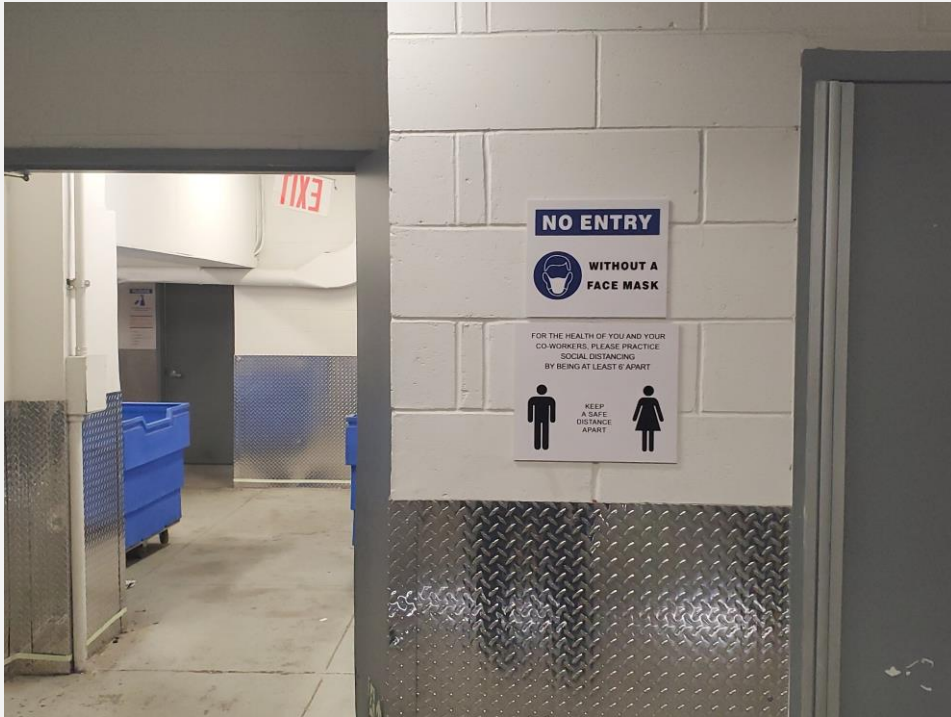


CLEANING – HIGH TOUCH SURFACES



- Nanoseptic anti-microbial products have been installed on the elevator buttons and door handles of both the interior and main entrance doors.
- High touch areas will also be frequently disinfected throughout the day by building staff.
- Additional scope to disinfect high touch surfaces in tenant spaces has also been added to the cleaning scope for the nightly cleaning crew.

SERVICE ENTRANCE AND DELIVERIES



- Building staff will be monitoring the service entrance and administering deliveries.
- Delivery personnel must be wearing face masks as well.
- Delivery personnel will be logged and their temperature will be taken.
- A sanitization station will be set up in the service entrance to wipe down packages before bringing them up to the floors.
- Personal food deliveries must be received in the lobby or outside the building.

ROOFDECK

Temporarily Closed



Rockrose has made the difficult decision to keep the roof deck closed until further notice. The elevator traffic and potential for over crowding create a significant concern and the decision has been made with everyone's health and safety as the top priority.

CONCLUSION

As you prepare for your work force to return to the office, please reach out to discuss your occupancy plans with building management. While we have taken steps to address the main concerns around the spread of COVID-19, a collaborative approach between the tenants and building management is essential. Rockrose is committed making the return to work as safe as possible and want to keep everyone's needs in mind.

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