

STRIVE

663 Admiral Street – Property/Resident Management Plan

663 Admiral Street will be marketed as a safe, quiet and comfortable place for mature people to live. The amenities and common areas will be designed, and residents selected, and the building operated, to foster that type of atmosphere.

Building Design

Amenities

There will not be a large meeting, party or media room available for residents. Instead, there will be one, 314 square foot, amenity space on each residential floor (floors 2 through 5). The spaces will be programmed with the needs of active working people in mind. So they may include such things as 'Zoom pods' for people teleworking, multifunction printer/scanner/fax machines, exercise equipment and yoga/meditation mats. They will not include video-game rooms, bars, couches, cooking or dining facilities.

Common Areas

The lobby will be a comfortable, but transitory, space. It will be suitable for residents meeting their guests and delivery people. It will not be big enough to accommodate large gatherings and residents will not be allowed to use it for parties. It will be furnished in a way that discourages congregating there for extended socialization.

There will be no outdoor common areas or outdoor decks so the sound from any gatherings residents may have should be mostly confined to the building. The lack of outdoor space will also mean any gatherings residents have will be limited to the number of people their apartments can accommodate.

Resident Selection

Management will advise potential residents of the building's amenities, common areas and Rules & Regulations with the belief that people seeking a party, or dorm-like, atmosphere will realize they will enjoy 663 Admiral Street. The Rules and Regulations, and penalties for violating them, will be included in all leases. Management will be on the look-out for groups of students seeking to rent apartments together and will, if they are otherwise suitable tenants, separate them as much as possible (i.e. place them on different floors and opposite ends of the building). Management will require resident to have adequate income to comfortably afford the rent, have good references from prior landlords, or, in exceptionally cases where the tenants cannot demonstrate that, provide personal guarantees from people who can. Leases will be staggered and not all on the traditional student-rental schedule of June through May.

Building Operations

24/7 Monitoring & Response

Management will monitor the property 24 hours a day, seven days a week. Strive will have someone available to respond to issues at the property immediately during regular business hours and within 20 minutes at all other times.

Controlled Access

Access to the property will be controlled in a way that allows management to monitor, in real-time, who is in the building and how they got in. This will allow management to identify residents who are inappropriately allowing non-residents access. It will also allow management to respond immediately if a crowd is gathering for a large party.

Strive has not selected the vendor for the access control system but the technology the system uses will be some combination of RFID key fobs or keycards, digital IDs, unique numeric codes, Apple or Android apps, or Bluetooth recognition.

Common Area Surveillance

Management will use an extensive audio and video surveillance system to monitor the behavior of people outside the building and in the building's common areas. This will allow management to identify disruptive tenants and hold all tenants responsible for the behavior of their guests. The system will be synchronized with the access control system so management will have a video record of guests allowed into the building, an electronic record of who let them in, and a video record of everyone's behavior in the common areas. Management will be able to utilize the system remotely from any internet connection.

The system will cover all entrances and exits, the main lobby, the elevator lobbies on each floor, the doors to the amenity spaces, the parking area, the sidewalk on Admiral Street and the sidewalk on Gloucester Street. For privacy reasons, the audio portion of the recording may be limited to once a certain sound threshold is met (i.e. a loud noise) or when management engages the audio because of something it see in the video feed.

Rules & Regulations (Including Restrictions on Visitors)

Management will issue and enforce rules and regulations so the building stays safe and quiet. Enforcement will include a warning for minor violations, a fine for flagrant or subsequent violations, and eviction for outrageous or repeated violations.

A prominent rule will be residents are responsible for the behavior of their guests. Enforcement of the rule will be supported by the sophisticated access control and surveillance systems described in this Plan.

Residents will be prohibited from using the lobby and amenity spaces for large gatherings.

Each resident will be allowed no more than 4 visitors at any one time and the maximum number of visitors in any apartment at any one time will be limited to 8. Management will reserve the right to limit such gatherings to once a month. The access control system described in this plan will alert management immediately if a resident or apartment exceeds the limits.

Residents will not be allowed to decorate their hallway doors or the common areas (i.e. no school signs, flags, or banners).

Residents will not be allowed to disturb their fellow residents at any time. But to emphasize the quiet nature of the building, 'Quiet Hours' will be enforced from 9 PM to 7 AM everyday.

In addition to being in the body of each lease, these specific rules and regulations will be in separate document each resident, and personal guarantor, signs prior to moving in.

Addressing Community Concerns

Management will respond to concerns from community members as Strive does for all its properties. Specifically, Strive logs and immediately responds to community concerns about its properties and the behavior of its tenants. Community members calling Strive's main number after normal business hours have the option of: a) connecting with Strive's maintenance line which is answered by a human 24/7; or b) flagging their call as an emergency in which case it is immediately forwarded to the personal cell phone of the Strive management team member assigned to respond to such situations. The Providence Police District Commander for the areas Strive operates in has the personal cell phone number of a Strive manager and is aware any officer can also reach Strive through its main number 24/7.