

# North Bear Crossing Professional Condominiums

## Core and Shell Buyer Specifications

### January 1, 2007

The North Bear Crossing Professional Condominiums buildings have been designed with flexibility in mind in order to accommodate the small to medium sized owner/user. A full complement of office and medical suites ranging in size from 1,300 to 16,000 square feet enables us to deliver an office or medical suite that will precisely meet any purchaser's size requirement. The buildings will have substantial exterior glass enabling an abundance of natural light, as well as terrific views in all directions. The exterior glass will feature high performance glazing, which will reduce heat gain into the building while allowing the maximum amount of light in to help reduce the amount of artificial lighting required. In addition, a higher floor to floor height will allow the buyer to either expose the HVAC and mechanical structure or install a nine foot dropped ceiling. The following are the current Core and Shell Buyer Specifications for the building, provided by the Seller for each unit. The building plans and Buyer Specifications are subject to change without notice until such time that construction is completed.

Core and Shell Buyer Specifications will include the following:

- a. 3' x 7' glass entry door into each suite. The glass panel may be used for owner identification.
- b. R-19 insulated exterior walls.
- c. The HVAC system consists of an individual gas fired furnace with a remote air conditioning condenser. The unit shall have one (1) ton of HVAC for each 350 +/- square feet of space. The HVAC units will be located within each buyer's space, with the ductwork stubbed out of the top of the HVAC unit. Each system will serve each individual interior unit to provide the owner/user virtually unlimited zone and temperature control within each suite. The system allows each suite to be separately metered for maximum control. The costs for gas and electric will be billed separately to each owner/user by Xcel energy. All extensions and/or modifications to the system to accommodate Buyer space planning is part of Buyer build-out costs.
- d. A fully operational fire sprinkler system will be provided. All internal distribution, diffusers, extensions and/or modifications to the system to accommodate Buyer space planning to be part of Buyer build-out. The Buyer will be required to use the specified fire sprinkler subcontractor for all Buyer modifications.
- e. The first floor will be 4" concrete slab on grade. The second floor will be a 3 1/2" concrete slab on metal deck, and will be designed for 50 psf live load and 2,000 pounds of concentrated load.
- f. Demising walls between units will be dry walled, tape - finished, ready for Buyer's wall covering. The demising walls will contain sound batt and steel frame construction.
- g. 200 amp electric disconnect will be set for each unit on the exterior of the building. Service and electric panel will be part of Buyer's build-out.
- h. 1 1/2 inch water line with an isolation valve stubbed into the unit off of a shared building line. Each Buyer is allowed 5 fixture units (as defined by BCWS district) per each 1,000 square feet of internal space. The Seller can accommodate increased needs for specialty usage on a case by case basis. Buyer will be responsible for any costs to increase water line size to accommodate increased fixture counts.
- i. Empty phone conduit into the Buyer's space from main phone connection.
- j. The site will be fully landscaped per the North Bear Crossing Professional Condominium design plan and approved by the City of Lakewood.
- k. Parking is provided at approximately 4.00 spaces per 1000 square feet of rentable space and is unassigned.

## Buyer Responsibilities and Costs:

- a. Each buyer is responsible to pay for work not set forth as part of Core and Specifications above, as well as any expenses such as revisions to architectural plans, changes to building caused by Buyer, governmental codes, conceptual space and floor plans, as well as Buyer architectural space plans.
- b. Each Buyer will be required to install ductwork and diffusers to serve the spaces within their suite, as well as the installation of the electrical service (from the gutter box) and the electric panel, at their expense. It is recommended that each Buyer employ the same Seller's subcontractors who installed the HVAC and electrical system.
- c. Each Buyer will be responsible for the cost of Buyer signs, to be installed in approved signage areas only. Each Buyer must present a professional color rendering of proposed signage for Seller's approval prior to fabrication and installation.

The foregoing is preliminary and is presented for discussion purposes only. The final Specifications will be included as part of a formal contract. North Bear Crossing, its owners and assigns, reserve the right to modify the Specifications in its sole and subjective discretion.