

BUYER SPECIFICATIONS: PHASE 1

The following information is preliminary and is based on the best available information to date, but is subject to change.

PROJECT DESCRIPTION

Buildings:

Zenith Phase I consists of one nine-story building (above grade) with two levels of underground parking. The underground parking garage serves both the adjacent hotel/commercial building and Zenith. The first floor contains the Zenith lobby and amenity spaces and building services (trash and recycling storage, resident move-in route). Also on the first floor, but accessed separately off the street, will be a retail space of approximately 6,750 SF. Floors two through nine contain exclusively residential units and accompanying common areas. A landscaped courtyard will be built between Zenith Phase I, Zenith Phase II and the hotel/commercial building. This courtyard will not be completely constructed until the end of all phases of construction.

Landscape:

A landscaped courtyard will divide Zenith Phase I and Zenith Phase II. A private, through-block, two-way drive and motor court will separate both phases of Zenith from the hotel/commercial building. The drive will serve the at-grade parking for the retail component and the motor court will serve as a drop off/pick up point for hotel/commercial building guests as well as a loading area for both Zenith phases.

Parking:

Private parking for Zenith residents will be tempered, secured and segregated from hotel parking, save for common emergency egress stairs. Each Zenith condominium unit will come with one or two reserved parking stalls, depending on the floor plan, with the possibility of purchasing one extra stall for some units. Five stalls of shared guest parking will also be available for use by condominium owners in the underground ramp. Additional guest parking or resident is available for purchase in the adjacent municipal parking ramps on an hourly, daily or monthly basis. Currently, the public ramps allow for cars to be left overnight.

Trash/Recycling:

Each residential floor of Zenith will have a trash chute accessed via a small trash room. All recycling must be transported by the residents to the first floor recycling room, located just off the first floor elevator lobby. All resident trash will be stored indoors. Trash pickup will occur on the private drive.

Lobby/Party Room:

A shared lobby and community room will be provided for shared use on the ground level. The space will be furnished and is anticipated to include a fireplace and kitchen.

Shared Amenities with Hotel/commercial building:

Arrangements to share the hotel/commercial building pool, fitness center and other services (housekeeping, etc) are planned on an a la carte basis. An underground tunnel will also provide climate controlled access to the hotel/commercial building from the condominium parking garage.

BUILDING CONSTRUCTION

Structural Frame:

Non-combustible post-tensioned 8" concrete slab with concrete columns.

Exterior Building Walls:

Exterior walls at the first floor will be steel stud with 4" nominal stone veneer with large areas of glazing at the lobby/amenity space. Exterior walls on the residential levels will be steel stud with finished metal cladding and large areas of glazing. See sheet A/10.1 for specifics.



Interior Walls:

Metal stud and concrete block with gypsum board finish. Demising walls between units will be double stud construction. See sheet A/10.1 for specifics.

Exterior windows and doors:

Thermally-separated aluminum framed windows at all levels with raised sills. All glass will be Low-E acoustical glass. Each room with exposure will have at least one operable awning window. At all residential levels, terraces and balconies will be accessed mostly via sliding doors with some accessed via out swing doors. Window sizes and locations on unit plans are subject to change. Window coverings are available for purchase or may be supplied by the buyer.

Balconies and Patios:

Private outdoor spaces will be a blend of terraces and balconies. Terraces are raised above the finished floor elevation of the unit and are accessed via two steps and risers within the unit at the terrace door. Terraces are surfaced with raised concrete pavers. Balconies will be at an elevation similar to that of the units and will be finished with a traffic coating over the structural concrete slab. All units will have one outdoor gas grill connection.

- Units with terraces: 201, 203, 204, 205, 206, 207, 208, 209, 801, 802, 803, 804, 901, 902, 903
- Units with balconies: 301-701, 202-702, 303-703, 304-704, 305-705, 306-706, 307-707, 308-708, 309-709, 806
- Units with both terraces and balconies: 805, 904

Roof System:

Fully-adhered, I-90, 60-mil EPDM roofing with tapered insulation at high roof areas.

INTERIOR FINISHES

Floor, base, wall and ceiling finishes:

Floors finishes vary by room; see attached matrix. Trim will be paint-grade wood. Walls and trim will be painted an off-white color. Residents should contract privately for additional painting, after closing. Ceilings will be painted concrete with areas of dropped, painted gypsum board ceilings. In general, ceiling heights will vary from 9'-10" over living and dining areas and some bedrooms to 8'-6" over kitchens, bathrooms, and closets. Penthouse ceilings will be slightly higher. Closer to construction, reflected ceiling plans will be provided with detailed heights and locations. All ductwork and piping will be concealed beneath gypsum board soffits. See Unit Finish Selections Booklet for upgrades and more detail.

Typical Unit: Base Floor Finish Schedule

(See Unit Finish Selections Booklet for Upgrades)

<u>Room</u>	<u>Base Floor Finish</u>
Living	Wood
Dining	Wood
Kitchen	Wood
Entry	Wood
Den/Office	Wood
Bedrooms	Carpet
Closets/Linen/Pantry	(match adjacent finish)
Baths	Tile
Laundry	Vinyl'

Doors and frames and hardware:

All interior unit doors and entry doors will be 3'0" x 8'-0" solid core birch doors with a clear finish. Interior frames will be paint-grade wood. Unit entry frames will be hollow metal. Shower doors will be tempered glass with chrome frames. See Unit Finish Selections Booklet for upgrades and more detail.

Cabinetry:

Kitchens will include 36-inch high base cabinets and 36-inch high upper cabinets. Bathrooms will have 36-inch vanities. See Unit Finish Selections Booklet for more detail.

Countertops and Sinks:

All kitchen counter tops will be covered in high-pressure laminate. Standard kitchen sinks will be drop-in stainless steel. All bathroom vanities will have cultured marble countertops with integral bowls. See Unit Finish Selections Booklet for upgrades and more detail.

Bathrooms:

Bathroom plans and number of fixtures are specific to unit plans; see unit plans for bathroom configurations. Bathroom floors and shower floors will be surfaced with ceramic tile. All bathrooms come equipped with one towel bar, one hand towel holder, and one toilet paper holder. See Unit Finish Selections Booklet for more detail.

Closets:

Each bedroom and entry closet will have one rod and melamine shelf. Each linen and pantry closet will have five melamine shelves.

FIXTURES AND APPLIANCES

Appliances:

Each kitchen will be equipped with gas range, dishwasher, disposal, microwave oven and refrigerator. Additional appliances are available through upgrade packages. Each unit will come equipped with a washer and dryer hook up. See Unit Finish Selections Booklet for more detail.

Light fixtures:

Standard light fixtures will be provided in the entry area, kitchen, walk-in closets, bathrooms, and some hallways. An electrical plan will be provided with specific locations. See Unit Finish Selections Booklet for upgrades and more detail.

MECHANICAL/ELECTRICAL SYSTEMS

HVAC:

Each unit will be provided with complete heating, cooling and ventilation. Centrally chilled water will be routed to individual two-pipe fan coils for forced-air distribution to the unit. Centrally heated water will be supplied to each unit through a perimeter radiation system. Bathrooms and dryer vents will be exhausted through the roof of the building. Units on floors eight and nine will have the upgrade option of kitchen hood exhaust. Fresh air will be provided to each unit through a central system.

Communications:

All units will be wired with communications cable from a central telephone riser to a distribution box in each unit. Phone locations will be as indicated in the electrical plan with home runs to the distribution box in each unit. Cable television outlets will be as indicated in the electrical plan and all television outlets will be connected to the central building system. Communications additions and upgrades are available at additional cost.

Plumbing:

Each unit will be provided with a complete domestic plumbing system including cold and hot domestic water, gas piping for certain appliances, and sanitary sewer drain and vent piping. All plumbing fixtures will be provided. See Unit Finish Selections Booklet for upgrades and more detail.

Elevators:

Zenith will be served by two 3500# traction elevators operating at a travel speed of 350 ft/min. Cab size: 6'-8" x 5'-5".

Fire Alarm:

Zenith will be equipped with high-rise fire-alarm systems, including horns, pull stations, speakers, smoke alarms, and strobes in compliance with applicable fire codes.

Fire Protection:

Zenith will be furnished with a sprinkler system as described by the regulatory code NFPA-13.