

BUILDING SPECIFICATIONS

CONSTRUCTION SCHEDULE

- ✚ Construction to start in August 2006
- ✚ Expected completion in December 2006

BUILDING

- ✚ Sprinklered building.
- ✚ All Steel structure with wood joists
- ✚ Exterior finish is high quality glass and acrylic stucco
- ✚ Building's exterior and roof finishes will be designed to be maintenance free
- ✚ Upper level glazing

SIGNAGE

- ✚ 2 dual-sided, illuminated, freestanding pylon signs to be located in front of the site facing NORTH/SOUTH on Kingsview Blvd (please refer to Architectural drawings for more details)
- ✚ Ample sign space provided above each individual bay

ROOF

- ✚ EPDM roof on R-20 insulation

CEILING

- ✚ Retail/Office to have 21 ft clear ceiling height. Can accommodate mezzanine floor for office space and/or storage. Mezzanine floor to have glass windows as well
- ✚ Commercial/Industrial bays to have 23 ft clear ceiling height. Can accommodate mezzanine floor for office space and/or storage. Mezzanine floor to have glass windows as well

DOORS AND WINDOWS

- ✚ All bays to have 1 front push/pull glass man door.
- ✚ Retail/Office bays to have 1 rear steel man door and frame
- ✚ Commercial/Industrial bays to have 1 12' x 12' Overhead metal insulated Drive-in loading door, comes with electric opener (adequate truck maneuvering space provided in front of each bay)

FOUNDATION

- ✚ 5" reinforced 25 MPA concrete slabs with frost wall on spread footings

PLUMBING

- ✚ One ½ bathroom rough-in for washroom to be located in rear of each bay (sink and toilet)
- ✚ 1 floor drain to be located in rear of each bay

ELECTRICAL

- ✚ 100 Amp, 3-phase service with an electrical panel provided to each bay

MECHANICAL

- ✚ Retail/Office bays to each have a 4 Ton roof top HVAC unit with supply and return air ducts dropped into each bay and a 80,000BTU side wall vented over head heater
- ✚ Commercial/Industrial bays to each have a 80,000BTU side wall vented over head heater (subject to change)

WALLS

- ✚ Demising walls will be 6" insulated fire-rated gypsum board (drywall)
- ✚ Finished walls will be in paint-ready condition

TELECOMMUNICATION

- ✚ 1 telecommunication conduit into each bay

UTILITIES

- ✚ A separate mechanical room to service entire building
- ✚ Separate water meter for each bay
- ✚ Separate gas meter for each bay
- ✚ Separate power meter for each bay

PARKING AND LANDSCAPING

- ✚ Parking lot to be 4", 100mm paved asphalt to accommodate heavy trucks
- ✚ Ample parking provided on-site
- ✚ Adequate truck maneuvering space provided on site for large trucks
- ✚ Driveways into and out of the site to be 10 meters wide with 6 meter flares
- ✚ Grass, trees and shrubs in accordance with the City of AIRDRIE's Land Use Bylaw. (please refer to Architectural drawings for more details)

OPTIONAL UPGRADES/MODIFICATIONS

Price quote for the following items is available upon request:

- ✚ Larger electrical services
- ✚ Additional plumbing rough-ins, sumps, shower stalls and bathrooms
- ✚ Specialty floor/slab finishing (e.g. stamped, acid stained, carpeted, tiled or etc)
- ✚ In-slab heating
- ✚ Loading dock instead of drive-in
- ✚ Overhead doors can be replaced with stucco, glass or any other approved material
- ✚ Other plumbing requirements rough-ins
- ✚ Roof top HVAC units
- ✚ Demising wall finishing
- ✚ Interior space build out
- ✚ Mezzanine floor build out
- ✚ Full turnkey development available
- ✚ Seller will try to accommodate any other reasonable modifications or upgrades that might be required by the Purchaser