# Description of Seller's Work 1521 Second Avenue

### **Storefront Design**

Standard building storefront components as designed by the Seller's Architect.

#### Interior Work

Walls: All walls enclosing spaces shall be framed to comply with local codes.
 Thermal insulation included. GWB is screwed to stud with firetape. Some pipes can be hidden behind GWB.

### Space #123

- a) North Wall: Full height concrete wall with exposed pipes. (Pipes can be covered)
- b) West Wall: Masonry to underside of ramp, upturned concrete beam at ramp, metal stud framing w/ two (2) layers GWB on both sides above ramp to structure above.
- c) South Wall: Full height metal stud framing w/ one (1) layer 5/8" GWB at tenant side.
- d) East Wall: Metal stud framed sill below curtainwall / storefront.

## Space #122

- a) North Wall: Full height metal stud framing w/ one (1) layer 5/8" GWB at tenant side.
- b) West Wall: Masonry to underside of ramp, upturned concrete beam at ramp, metal stud framing w/ two (2) layers GWB on both sides above ramp to structure above.
- c) South Wall: Full height metal stud framing w/ one (1) layer 5/8" GWB at tenant side.
- d) East Wall: Metal stud framed sill below curtainwall / storefront.

#### Space #121

- a) North Wall: Full height metal stud framing w/ one (1) layer 5/8" GWB at tenant side.
- b) West Wall: Full height metal stud framing w/ one (1) layer 5/8" GWB at tenant side.
- c) South Wall: Full height metal stud framing w/ one (1) layer 5/8" GWB at tenant side.
- d) East Wall: Metal stud framed sill below curtainwall / storefront.
- Ceilings: Open ceilings to concrete structure above (elevations of lid vary see site plan). Thermal insulation included. Building pipes may be located in the ceiling area.

- 3. Flooring: Floor shall be concrete with a hard trowel finish.
- 4. Electrical: 1-1/2" Conduit raceway stubbed to each space from power source (2<sup>nd</sup> floor switchgear room). Submeter, electrical panel and rough-in to be supplied by Buyer. Submeter will be located at the switchgear room. Code required egress lighting will supplied by Seller. (Note that temporary heater and house lighting are connected to base building power and will need to be removed by Buyer during TI process. Buyer will connect to tenant's own submeter.)
- 5. Heating & Air Conditioning: An electric 5kw heater will be installed at each space for freeze protection only.
- 6. Plumbing: Seller will provide building supply, waste and vent lines in the ceiling of the garage under tenant's slab. It will be Buyer's responsibility to connect to the building systems at designated locations. A connection to the central building system hot and cold water loops will be provided for both domestic use and HVAC.
- 7. Sprinklers: Code required sprinklers for the unimproved open space will be provided. Modifications based upon the TI design will be Buyers responsibility.
- Voice and Data: A 1" conduit will be stubbed to each space for voice / data. This
  will provide a homerun conduit to the data room on Level 5. Building service
  providers (Comcast and Qwest) will have provisions there to connect for future
  service.
- 9. Misc.: Base building systems, such as mechanical, electrical, plumbing, etc., run within retail spaces and will not be allowed to be modified (see building contractors as-built drawings for locations).
- 10. Permits: Seller has secured building permits and to accomplish Seller's work. Buyer is responsible for all TI Permits and associated fees.