

Building Specifications

Exhibit F

SECTION I: OVERVIEW

These Building Specifications provide details of the structures which is the subject.

SECTION II: DESCRIPTION OF BUILDING SHELL

SHELL BUILDING & FIT-UP:

- This document describes the specifications for the building shell and associated interior, exterior, and site improvements; it excludes any customized fit-up work for interiors. Therefore, all references in this document to the “project” and the “building” refer to the building shell and associated builder-provided interior & exterior improvements.

SECTION III: DESCRIPTION OF BUILDING SHELL

DESIGN:

- The building is designed by a Texas State licensed building designer. (Note: a licensed building designer is not an ARCHITECT)
- The project will be in compliance with the Americans with Disabilities Act.

SITE CONSTRUCTION:

- The building is serviced by Fulshear City Water and Sewer and Electric service.
- Electrical service up to the building

CONCRETE FLOORS:

- Concrete 3000 psi; engineered foundation
- Vapor Barrier: Floor slabs will be placed over a polyethylene vapor barrier to minimize moisture migration from the subgrade.

PARKING & LANDSCAPING:

- 3,500 PSI reinforced concrete
- ADA parking stalls and ADA signage
- Fire lane stripping; Red
- Stripping for parking stalls; white
- Grass remaining outdoor areas not covered by concrete or other hardscape
- Bull Rock along the front of the building between the building and parking as necessary
- There will be no assigned parking except for ADA parking

EXTERIOR WALLS:

- Primary material: Conventional 3-coat stucco finish with final color applied at the time of final coat.
- Exterior stone: to be applied as per plans.
- Exterior panels: to be applied as per plans.

STRUCTURES:

- Wood framed building; 12' tall walls with acoustic ceiling tiles at 11'
- Exterior sheathing as per Structural plans with Weatherproofing Barrier
- TPO roof
- R-13 or better Wall Insulation; R-26 or better Roof insulation.
- ½ " THK sheetrock with light roll texture

DOORS, TRIM, CABINETS, COUNTERTOPS, HARDWARE, FLOORING, BLINDS

- Front Door: Single Door with Single Sidelight—storefront Aluminum/Glass Framing w/ Self-Closing, Keyed Lock, thumb-turn deadlock/latch mechanism, ADA thresholds, and weatherstripping.
- Back Door (If Upgrade is Selected): Single Door—storefront Aluminum/Glass Framing w/ Self-Closing, Keyed Lock, thumb-turn deadlock/latch mechanism, and weatherstripping.
- Interior doors are 8 feet tall hollow core; 2-panel design (For Solid Core, check with Builder for Upgrade options)
- Baseboards 4 inches tall PG
- Exterior door has one deadbolt
- ADA rails in bathrooms; TP holder;
- Luxury Vinyl; see builder for selections.
- Granite 2 cm; see builder for selections.
- Egg shell type interior paint (Standard)-one color; enamel semi-gloss (Pure White SW7005); see builder for selections.
- Cabinets as per plan. see builder for selections.

WINDOWS:

Vinyl Window Systems

- Frame Type: (non-operating) vinyl frames for energy efficiency. Color to be per plans.
- Glass: Double pane, tempered, insulated glass. Low E glass

PLUMBING

- A domestic water pipe stub is provided. Location as per plans. One ½ Bath provided.
- 1" Water Line and 4" Sewer Line
- A water shutoff will be provided at the point where the water service enters the building with a manifold.
- A sanitary sewer line will be run to the manhole
- **The property is not serviced by any gas service.**
- Electric Tankless Water Heater.

- White elongated toilet. (American Standard or similar)
- Kitchen sink is Stainless Steel. (American Standard or similar)
- All Faucets are single lever Satin Finish. (American Standard or similar)

HVAC

- One zone 5TN AC system and Electric heat, programmable T-Stat (Lennox or Similar)

ELECTRICAL & TELECOMMUNICATIONS CONDUITS:

- 100 Amp 120/208V 3p. Panel Location – Per Plans (if 150amp is required this will be an upgrade)
- A telecommunications conduit will be provided to the point of entry of mechanical wall. Buyer is responsible for hook up
- Buyer provides security system at their cost and expense; builder prewires power for front camera.
- Copper wiring White Decora switches
- All wiring per plans
- 2' x 4' Troffer at All Rooms (Excluding Reception).
- Can Lighting at Reception
- Data Cabling: one data point per room & one phone point in reception with blanks for Buyer to finish.

EXCLUSIONS

- Interior custom fit-up designs and plans
- Backup power systems.
- Interior fire sprinkler system
- Pylon signage and business signage
- Other items specifically excluded in this Building Specification.
- Grease trap
- Restroom mirror
- Smoke Alarm

Seller: Fulshear Central LLC

Buyer: _____

By: Fulshear Central LLC

By: _____

By (Signature): _____

By (Signature): _____

Printed Name: Arvind Cheruku

Printed Name: _____

Title: Managing Partner

Title: _____

By: Fulshear Central LLC

By: _____

By (Signature): _____

By (Signature): _____

Printed Name: Satya Guduru

Printed Name: _____

Title: Managing Partner

Title: _____