



Exhibit B to Unit Purchase Agreement - Building Shell Specifications

SECTION I - OVERVIEW

Astoria Properties and Opechee Construction Corporation are pleased to offer newly constructed office units in the Lakes Professional Building at 369 Hounsell Avenue, Lakes Business Park, Gilford, New Hampshire. Lakes Professional Center is a 16,031 sq. ft. single-story office building that can be divided into up to eight condominium units, providing professionals with the opportunity to own their office space as an alternative to leasing. The design and construction employed high-quality building methods and materials, resulting in an attractive and durable facility. Note that the Building Shell and associated site improvements are now substantially complete; for consistency with earlier versions, many of the detailed specifications still use “future tense” words such as “will be constructed” or “will be installed.”

These Building Shell Specifications provide details of the building “shell” which is offered for sale in the condominium form of ownership. Unit owners will typically contract with Opechee Construction Corporation for customized interior “fit up” of the unit, which will be described in a separate specification based on the unit owner’s requirements.

- ❖ Note: Where provided, all “Concept” and “Conceptual” plans and drawings are intended to be approximate representations of the actual plans and drawings which are available to you. Also, photographs of Great Bay Commons in Newington and/or rendered drawings are intended to provide a reasonable facsimile of the completed project.

SECTION II – DESCRIPTION OF BUILDING SHELL & UNITS

SHELL BUILDING & UNIT FIT-UP:

- Units in Lakes Professional Center are sold as “shell space” ready for customized fit-up to meet the unit buyer’s requirements. The project developer, Astoria Properties, will arrange for the design/builder, Opechee Construction Corporation, to provide each prospective buyer with a conceptual floor plan, specifications and a guaranteed fixed price for customized fit-up of the unit. Unit buyers are free to use a contractor other than Opechee for fit-up of their unit. Unit fit-up work is performed under a contract between the unit buyer and the buyer’s selected contractor; the fit-up work commences after the buyer has closed the purchase of the “shell” condominium unit. This document describes the scope of work and specifications for the building shell and associated exterior and site improvements; it excludes the customized fit-up work for the unit interior. Therefore, all references in this document to the “project” and the “building” refer to the building shell and associated exterior improvements.

SECTION III – BUILDING SHELL SPECIFICATION

PROJECT MANAGEMENT AND GENERAL CONDITIONS:

- Astoria and Opechee will assign a project manager who will be responsible for management and oversight of the project. The project manager will work in close cooperation with each purchaser throughout the design and construction process.
- A builder’s risk insurance policy will be provided by Opechee insuring the building shell during construction. Policy limits will be sufficient to reconstruct all portions of the building shell in the event of an insured loss. Business interruption insurance, insurance for fit-up improvements and/or loss of use insurance, should be obtained by each individual purchaser, or may be provided by Astoria at additional cost. (The fit-up proposals provided by Opechee include builder’s risk insurance coverage for the specified fit-up work.)

DESIGN:

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- Design documents will be professionally certified by architects and/or engineers registered in New Hampshire.
- The project will be designed and constructed in compliance with the Americans with Disabilities Act.

SITE CONSTRUCTION:

- All site construction will be performed in accordance with the referenced site plans, subject to minor changes to accommodate local approvals, final layout and good engineering practice.
- The building will be provided with public water, sewer, natural gas and electric service.
- A storm water drainage system will be provided to properly direct stormwater runoff away from the building and either infiltrate it into to subsoils or direct it away from the property.
- A strip of crushed stone will be placed at eaves of sloped roofs to collect water and direct it away from the building.
- A fire hydrant will be installed adjacent to the building.
- Underground electrical and communications conduits will be installed from existing utility poles to the building.
- A crushed gravel base course will be placed under all areas to receive paving, sidewalks and the building floor slab.
- A double-course bituminous paving system with a binder and wearing course will be provided for parking lots and driveways.
- Walkways built of broom-finished, 4" thick, welded-wire reinforced concrete will be installed at sidewalk areas shown on the referenced site plans.
- Sloped granite curbing will be installed around the perimeter of automobile parking areas.
- Parking lot striping will be provided including handicap stall designations.
- A 6" thick reinforced concrete pad, sized accordingly, will be placed at each of the following locations:
 - Dumpster pad.
 - Electrical transformer base.

LANDSCAPING:

- A high-quality, attractive landscaping system will be provided, commensurate with a Class A office building. The naturalized landscaping using a combination of trees, shrubs, ground covers and lawn areas will be provided over all disturbed areas of the site.
- Mature rolled sod will be installed at all lawn areas adjacent to the paved areas; areas not directly adjacent to paved areas will be hydroseeded.
- An automatic landscape irrigation system will be provided.

EXTERIOR LIGHTING:

- Pole-mounted site lighting will be installed using square tube poles with architectural shielded light fixtures.
- Exterior lighting will be controlled with a photocell and timer to turn lights on at dusk and off at a specified time later or at dawn.

FOUNDATIONS:

- Reinforced concrete footings, piers and foundation walls will be designed and installed as required to support the loads imposed by the structure.

CONCRETE FLOORS:

- Concrete floors are provided in accordance with the following general standards.
 - **Control Joints:** Unless otherwise specified, concrete floors slabs will be saw-cut into a rectangular grid. These saw cuts, known as control joints, help to control the locations of shrinkage cracking. All concrete shrinks as it cures. Without control joints, shrinkage cracking would occur randomly throughout the floor slab. With control joints, the shrinkage cracking is most likely to occur at the saw-cut locations. It is nearly impossible to predict the exact location of shrinkage cracking, and it is likely that some amount of cracking will occur at locations other than the control joints.
 - **Finish Flooring:** A dissipating curing compound that maximizes floor finish adhesion will be installed on floors receiving finish flooring.
 - **Vapor Barrier:** Floor slabs will be placed over a polyethylene vapor barrier to minimize moisture migration from the sub-grade into the concrete.
 - **Concrete Thickness:** 4 inches.
 - **Reinforcing:** Heavy-duty welded wire mesh, 6" x 6" grid, laid down before pouring the concrete slab.

- **Coordination with Fit-up:** Customized unit fit-up will typically require under-slab plumbing drains in locations that cannot be determined in advance. Opechee’s fit-up contracts include arrangements to provide the under-slab plumbing prior to the placement of the concrete floor slab.

EXTERIOR WALLS:

- Exterior walls will be brick masonry as shown on the referenced drawings and constructed as follows:
 - **Primary material:** Red brick.
 - **Primary accent material:** Architectural masonry accent banding.
 - **Construction:** Cavity wall construction with galvanized steel ties fastened to the building structure.

ROOF STRUCTURES:

- Roof structures will be constructed using the following materials:
 - **Structural steel:** Steel beams and columns will be used as interior support for the roof trusses.
 - **Framing members:** Prefabricated wood roof trusses.
 - **Loading:** As required to support all occupant, building structure, collateral and environmental loads in accordance with applicable codes.
 - **Sheathing:** Minimum 5/8” exterior grade plywood or Advantech sheathing.
 - **Attachment:** Roof framing members will be attached to walls utilizing metal plate connectors properly designed to resist wind uplift and other forces.
 - **Openings:** Appropriately sized headers and beams will be supplied at all roof openings.
- A roof access hatch and ladder will be provided in the utility closet of one unit (to be determined).

LOW SLOPE ROOFING SYSTEMS:

- A low slope roofing system by a major manufacturer will be installed on the low slope roof (i.e., the roof area on which the rooftop HVAC units will be located, which is shielded from ground-level view by the sloped roofs) as follows:
 - **Material:** EPDM (Single ply rubber membrane).
 - **Membrane thickness:** .045 mils.
 - **Membrane Color:** Black.
 - **Method of attachment:** The roofing will be fully adhered to the substrate.
 - **Drainage:** The roof structure will be pitched slightly to internal roof drains that will pipe roof water to the site storm drainage system.
 - **Secondary drainage:** A secondary means of roof drainage will be provided in the event of a problem with the primary roof drainage system through the use of scuppers, additional drains and/or gutters.
 - **Manufacturer's material warranty:** 20 years, providing protection against leaks due to roof membrane failure.
 - **Manufacturer's installation and workmanship warranty:** 10 years, providing protection against leaks due to improper installation methods or defective workmanship of any roofing system component.

SLOPED ROOFING SYSTEMS:

- A shingle roofing system will be provided on the sloped roof areas (i.e., the roof areas on each side of the building that are visible from ground level) as follows:
 - **Shingle weight:** Min. 250 lbs. per square.
 - **Shingle warranty:** Shingles will be provided with a minimum 30 year manufacturer’s material warranty, providing protection against shingle failure.
 - **Shingle type:** Architectural grade, UL Class “A” fire and wind rating.
 - **Shingle composition:** Fiberglass base.
 - **Method of attachment:** The roofing will be attached to the structure utilizing corrosion resistant nails.
 - **Substrate:** A 15 lb. asphalt impregnated felt paper will be installed beneath the shingles.
 - **Bituminous underlayment:** At eaves, valleys, roof penetrations and areas of potential ice buildup, a self-adhesive rubber/asphalt membrane will be installed beneath the shingles.

WALL STRUCTURES:

- Exterior walls will be constructed using the following materials:
 - **Framing members:** Minimum 2 x 6 wood studs (or equivalent light-gauge metal studs), sized and spaced as required to support building loads.
 - **Sills:** Pressure treated lumber will be provided at exterior sills.
 - **Sheathing:** Minimum 5/8” exterior grade plywood or Advantech sheathing.

- **Openings:** Appropriately sized headers and beams will be supplied at all openings of load-bearing walls.
- Interior walls will be constructed using the following materials:
 - **Framing members:** Minimum 2 x 4 wood studs (or equivalent light-gauge metal studs). Larger studs will be provided as required for load-bearing walls or chase walls.
 - **Openings:** Appropriately sized headers and beams will be supplied at all openings of load-bearing walls.
 - **Acoustical insulation:** Acoustical separation for sound control between adjacent units will be accomplished by installing acoustical sound insulation within the metal stud cavity.

GYPSUM WALLBOARD:

- Gypsum wallboard (“drywall”) will be installed as follows:
 - **Thickness:** 5/8”.
 - **Wall Finish:** All unit perimeter walls will be drywalled, taped and prepared for paint finish.
 - **Ceiling Finish:** Drywall ceilings will be attached to the bottom of the roof trusses at approximately 10’4” high. It is expected that most users will install a suspended acoustical ceiling below the drywall ceiling. However, additional finish of the drywall ceiling could provide a finished ceiling surface.
 - **Drywall finish at painted areas:** Where paint is specified to be installed over finished drywall, the following finish standards shall apply:
 - **Finish Level:** Level 4, as specified by the Gypsum Association of America. Level 4 is the highest finish level for taped drywall joints.
 - **Limitations:** Taped drywall joints are subject to the following limitations, as outlined by the Gypsum Association of America.
 1. In certain lighting conditions, particularly strong side lighting, drywall joints and fastener coatings may be visible. This is due to the fact that the joint compound will have a slightly different texture and surface elevation than the gypsum panels. Low gloss paints, furnishings and wall decoration will all help to minimize and/or eliminate seam visibility.
 2. Gloss and semi-gloss paints are not recommended for taped drywall finishes.
 3. Drywall finishing is always subject to some degree of imperfection. Opechee will endeavor to make all drywall finishes as smooth as possible. However, it is reasonable to expect that a “close up” review of drywall joints will always reveal some degree of surface differential.
 - **Fire Rating:** Fire-rated wallboard assemblies will be installed where required by applicable codes.
 - **Coordination with Fit-up:** In order to facilitate the installation of wiring, plumbing and ductwork during the unit fit-up process, some or most of the drywall assemblies that are part of this building shell specification will not be installed until fit-up has progressed. Therefore, the unit will be “substantially complete” for purposes of transfer of title without drywall wallboard in these areas, and the developer and builder will provide a written guarantee of completion of that work.

WATERPROOFING:

- Caulking and flashing will be installed as required at all exterior building joints that could be susceptible to water migration into the structure.

THERMAL INSULATION:

- The building envelope thermal values will meet or exceed the requirements of the New Hampshire Energy Code. Insulation materials are as follows:
 - **Foundation Insulation**
 - 2” thick extruded polystyrene (“blue board”) foundation insulation will be installed along the interior of the foundation wall from the underside of the slab to a minimum of two feet below grade.
 - **Exterior Wall Insulation**
 - Fiberglass batt insulation will be installed at exterior stud walls as follows:
 - Thickness: approximately 5 1/2”.
 - Approximate R-value: 19.
 - Vapor barrier: Kraft face.
 - **Roof/Ceiling Insulation**

- o Roof insulation will be installed as follows:
 - o Type: Fiberglass batts.
 - o Thickness: approximately 12" Note: Certain areas of the building may have framing members that will restrict the thickness of the insulation. In these limited instances, the greatest thickness possible will be installed.
 - o Approximate R-value: 30.
 - o Vapor barrier: Kraft face.

DOORS:

Glass Entry Doors

- **Doors:** Aluminum and glass entry doors.
- **Door and Frame Construction:** Thermally broken frames for energy efficiency.
- **Location:** All main entry doors will be located in a recessed entry area. This recessed entry provides protection during inclement weather and helps to avoid doors being held open attributable to high wind conditions.
- **Frame Finish:** Clear anodized aluminum.
- **Glass:** Double-pane, tempered, thermal insulated glass, with tint and reflective coating to match window glass.
- **Hardware:** Commercial duty aluminum push/pull hardware with automatic closer, thumb-turn deadlock/latch mechanism and paddle-type egress bar, thresholds and weatherstripping.

WINDOWS:

Aluminum Window Systems

- **Frame Type:** Thermally broken fixed (non-operating) aluminum frames for energy efficiency.
- **Glass:** Double-pane, tempered, thermal insulated glass, with tint and reflective coating to match door glass. Note that the glass directly under the archways is non-transparent spandrel glass in all areas that will be above ceiling height.

SIGNAGE:

- Signage will be provided on the arched glass area facing Hounsell Avenue, identifying the building as “Lakes Professional Center” and indicating the address as “369 Hounsell Avenue.”
- Each unit will be provided with a “unit signage area” above each door. The size and type of sign will be regulated by the condominium association, in order to provide an orderly and consistent signage appearance. The purchase and placement of signage in the unit signage area is at the unit owner’s expense and is not included in the building shell.

PLUMBING:

- A domestic water pipe stub will be provided to each unit. A municipal water meter will be provided for the building and an individual water sub-meter will be provided at each unit, with water charges to be allocated by the condominium association. A separate water meter will be provided for the landscape irrigation system.
- A water shutoff will be provided at the point where the water service enters each unit.
- A sewer stub will be provided to each unit.
- The property is serviced by natural gas, with a gas meter and gas stub provided for each unit.
- Internal roof drainage systems will be installed as required to drain low slope roof areas.
- A secondary means of roof drainage will be provided in the event of a problem with the primary roof drainage system through the use of scuppers, additional drains and/or gutters.

POWER DISTRIBUTION:

- A main electric distribution panel installed in the common utility room.
- Individual electrical meters will be provided for each unit, as well as one house meter and panel for building common areas.
- An electric conduit will be installed from the common utility room to each unit.

FIRE ALARMS:

- The building will be provided with a fire alarm system as required by applicable codes. Additional fire alarm devices will be required as part of the customized fit-up of each unit.

TELECOMMUNICATIONS CONDUITS:

- A telecommunications conduit will be provided from the common utility room to each unit.

EXCLUSIONS

- Interior unit fit-up, such as:
 - Interior walls, doors, suspended ceilings and floor finishes.
 - Bathroom construction and other interior plumbing fixtures.
 - Cabinetry, counters, shelving and other “built-ins.”
 - Heating and cooling systems.
 - Electrical, telecommunications and computer wiring.
 - Lighting.
 - Alarm systems.
- Interior fit-up designs.
- Window treatments.
- Backup power systems.
- Exterior wall/entryway signage.