

EXHIBIT A-SPECIFICATIONS

GENERAL SPECIFICATIONS FOR 2300 S. ARCHER

DEVELOPER TO PROVIDE GRAY SHELL RETAIL SPACES WITH THE FOLLOWING SPECIFICATIONS:

- 200 AMP, 3 PHASE ELECTRICAL SERVICE WITH ELECTRICAL PANEL ONLY
- ONE, 1" WATER SERVICE
- ONE, 1" GAS SERVICE
- ONE, 6" SEWER LINE
- HORIZONTAL FURNACE AND CONDENSING UNIT. ONE TON PER EVERY 300 SQFT. NO DUCTWORK TO BE PROVIDED
- ALL DEMISING WALLS ONLY TO BE CONSTRUCTED OF METAL STUD, INSULATION, AND DRYWALL
- ALL DRYWALL TO BE HUNG AND SANDED ONLY
- PARKING GARAGE TO BE CONSTRUCTED OF PRECAST CONCRETE
- FLOOR OF 1ST FLOOR RETAIL TO BE CONSTRUCTED OF 4" CONCRETE SLAB
- CEILING OF 1ST FLOOR RETAIL AND FLOOR OF 2ND FLOOR RETAIL TO BE CONSTRUCTED OF STEEL BAR JOIST, METAL DECKING AND Poured CONCRETE
- CEILING OF 2ND FLOOR RETAIL UNITS TO BE CONSTRUCTED OF STEEL BAR JOIST, METAL DECKING, ISO INSULATION, AND MODIFIED ROOFING MEMBRANE
- EXTERIOR WALLS FACING STREET TO BE CONSTRUCTED OF GLASS AND METAL
- ALL RETAIL SPACES LESS THAN 600SQFT. TO HAVE 60AMP SUB PANEL, ACCESS TO WATER SUPPLY, AND SANITARY LINE. GAS LINE AND COOKING EXHAUST TO ONLY BE ALLOWED IN SPECIFIC RETAIL SPACES LESS THAN 600 SQF.T