

SECTION II

FINISHED, SYSTEMS, AND STANDARDS

1. FINISHES

1.1 Ceilings

Finished ceilings are lay-in acoustic panels, in a t-bar suspension system, using a five-foot by five-foot (5'0" X 5'0") module. The base building tile specification is Georgian 791C, 30" x 60" x 3/4" flame spread 25, smoke developed 10, fuel contributed 15. All vacant space is fully equipped with installed tiles. The contractor is responsible for supplying and replacing all tiles soiled or broken during construction.

1.2 Floors

Finished concrete floor slabs.

1.3 Core & Columns

Drywall prime painted base building standard white.

1.4 Curtain Walls

Fastening directly to the curtain wall is not permitted. (including mullions)

1.5 Radiation Units

All office furniture should be placed to allow a minimum of six inches (6") clearance in order for the units to function correctly and enable access for maintenance. Fastening to the radiation units is not permitted (including installation of power and telephone outlines).

1.6 Doors and Frames

Entrances to electrical rooms, janitor rooms, washrooms, stairways, etc. will be hollow metal doors in pressed steel frames, painted to base building standard. Tenant entrances on multi-Tenant floors will be full height solid core wood doors with wood frames and will be finished on both sides with varnish, light oak veneer.

Exiting is to be in accordance with the Ontario Building Code.

2. MECHANICAL SYSTEMS

2.1 Heating, Ventilating and Air Conditioning Systems

The office floors of the building will be air conditioned by compartmental air volume units, one or two per floor according to the floor size. Outside air will be provided to each compartment unit from a unit located in the roof penthouse. Air will be distributed

through ductwork to thermostatically controlled volume control boxes and introduced into the space through slot diffusers at the perimeter and lighting troffers in the interior zone. Any addition or relocation of thermostats, VAV boxes, diffusers etc. deemed necessary to accommodate the Tenants floor plan shall be the responsibility of the Tenant.

Air must move laterally through the office area to the core area fan rooms, return shafts and smoke shafts. If partitions extend to the underside of the structure, openings must be provided for the free movement of air. The office floors will be heated at the perimeter by hot water wall fin radiation in a continuous enclosure, thermostatically controlled (approximately 15 perimeter zones/56 interior per floor depending on floor plate size). Perimeter thermostats will control both heating and cooling in sequence. Closure strips shall be provided in the radiation enclosure at every window mullion. The Tenant shall not directly utilize the base building exhaust system to accommodate any special room use i.e., smoking room.

The design criteria for office space are as follows:

- a. In winter 22°C (72°F) with 25% relative humidity at outside conditions of minus 20.5°C (-5°F)
- b. In summer 24°C (75°F) with 50% relative humidity at outside conditions of 32°C (90°F) dry bulb and 24.5°C (76°F) wet bulb temperature.
- c. Ventilation rate (outside air capacity) will be 0.15 cfm per square foot of occupied area. (20 cfm per person with one person per 150 square feet).
- d. The Tenant's engineers will be supplied with information about air supply quantities which the Tenant design shall not exceed.

2.2 New Equipment Installation

Should a Tenant require supplemental cooling continuously i.e. computer room, an independent system should be installed at the Tenant's sole expense subject to the written approval of the Landlord. Electrical and water meters are required to be installed at the Tenant's expense.

2.3 Plumbing and Drainage

Plumbing into the main domestic cold water supply and connections to the sanitary drain and vent risers are provided at the core to allow for the addition of a limited number of facilities in the leased premises, subject to the Landlord's approval. Tenants requiring hot water must provide their own hot water tanks and water meters must be installed for consumption charges.

2.4 Fire Protection

On each floor a sprinkler system is provided. In addition, fire hose cabinets, portable fire extinguishers, smoke detectors and annunciation speakers are base building standards.

Smoke exhaust systems for the Atrium and the office and retail areas have been specially designed to protect the open concept of the Atrium. The system also functions if the openings to the Atrium are glazed. If a fire occurs all smoke would be contained on the fire floor by creating a positive air pressure in the Atrium, stairwells and on other floors. Smoke is exhausted by special smoke shafts in each quadrant of a floor. This smoke control system is connected to a standby generator to ensure operation in all circumstances. The smoke control system is also connected to the fire detection and alarm system.

In the event of a fire all elevators automatically return to the ground level. The service elevator will be used for emergency use. A voice paging system covers all areas of the building. Emergency telephones are located in all stairwells.

3. ELECTRICAL SYSTEMS

3.1 Lighting

The base building lighting system is provided by means of modular fluorescent coffer fixtures (100 watts/50 sq. ft.), controlled by Fifth Light Technology's dimming ballasts. Standard office lighting levels are of 50 dekalux. Lighting power is provided at 120 volts. The introduction of incandescent lighting (pot lights, spotlights, etc.) adds greatly to both electrical and air-conditioning loading. The base building design system adequately supplies 2.0 watts per square feet for Tenant use. **All electrical fixtures must be secured by a safety chain.**

The installation of an OSC Intelimeter (9524572057), to meter all lighting in the Tenant's leased premises, may be required by the Landlord, at the Tenant's expense.

Master low-voltage light switches are required to be installed to control all lighting within the leased premises. An inventory of light fixtures is available for additional requirements. The cost of supplying additional fixtures will come at the Tenant's expense.

3.2. Power and Telephone

Power for duplex outlets at 120/208 volts is available on each floor at a design capacity of 2 watts per square foot of rentable space. Supply and installation and connection of outlets are the responsibility of the Tenant. Requests for additional power requirements per floor will be reviewed by the Landlord.

An OSC Intelimeter model number 9524572057 may need to be installed to meter all power in the Tenant's leased premises. Any deviation from the base building standard meter will require the Landlord's approval.

The telephone and electrical rooms, which are provided on each floor, are intended only for base communications and electrical services and are not accessible to the Tenant. Any space of this nature which the Tenant requires for its own equipment or use must be provided within the leased premises. Arrangements for telephone and communications services shall be carried out by the Tenant directly with the system supplier. Under no condition shall these rooms be used for storage of materials. Fire proofing through floor slab openings is required and shall conform to building standard detail.

All wiring in the ceiling (e.g. telephone and data communication lines) must be completely enclosed in conduit or it must be fire rated plenum cable.

3.3 Emergency Power

Building essential services are connected to an emergency power generator system. Each floor has a minimum coverage of emergency lighting. The Tenant must connect to this system and may install additional emergency lighting, with prior approval from the Landlord.

4. STRUCTURAL SYSTEMS

A general description of the structure is provided to the Tenant by means of copies of selected working drawings. Such additional drawings or information as the Tenant may reasonably require may be obtained from the Property Management Office. Office floors have been generally designed to handle 100 pounds per square foot live load. Unusually heavy loading situations, such as central filing areas, storage areas, vaults, safes, etc., must be specifically indicated, and details of projected floor loading supplied as part of the working drawings the Tenant submits to the Landlord. Plans for such unusual situations are subject to the Landlord's prior approval and structural engineer's review.

5. STANDARDS

5.1 Door Hardware

All door locks installed by the Tenant, on both entrance and interior doors, must be keyed to the building master and sub-master keying system using building standard door hardware. The system allows complete freedom to the Tenant with respect to locking arrangements for its offices, while providing access to each office at all times for both normal cleaning and emergency situations.

The Landlord's locksmith, Action Locksmith, can be reach at (416) 261-1422 which maintains the master keying system and the records on key coding and distribution. Outside locksmiths or lock manufacturers are not permitted to change the keying of any

locks. The Landlord's locksmith at the Tenant's expense must be engaged for the final keying.

It is advisable that the Tenant contact the Property Management Office before purchasing a hardware system to ensure that it is compatible with the base building system, Corbin CI Pin.

5.2 Security Card Access Systems

The Property Management Office must be notified before the installation of any card-access system. Any Tenant door equipped with a card reader must have a building master key override.

The base building security card access system (Intercon's ISL 8000) may be utilized by the Tenant for any or all entrance and interior doors. The Tenant will be responsible to obtain any required permits and licenses from government authorities having Jurisdiction and for the installation of any required additional life safety devices (i.e. pull stations).

In the event that magnetic locking devices are to be installed, each must be tied into the master key override switch located in the Fire Control Room and to ensure all locks have been verified.

All costs associated with the installation will be at the Tenant's expense and at the sole discretion of Property Management Office; a nominal administration fee for card programming and reports requested may be applicable. Please contact the Property Management Office for further information.

5.3 Venetian Blinds

All windows are provided with horizontal venetian blinds, which may not be removed.

5.4 Signage

Tenant identification signs in ground floor lobby directories, elevator lobbies and on the Tenant entrance doors must be in accordance with the Landlord's design criteria for such items as style, location and size. Please note that no signs will be permitted to be installed on any corridor demising walls or atrium windows whatsoever. The cost of all signs will be at the Tenant's expense.

All requests for signs must be submitted in writing to the Property Management Office indicating the exact wording and spelling required. Requests should be submitted approximately two (2) months prior to the actual move-in date.