

SUPPLEMENTAL PROJECT DESCRIPTION



The following supplements the project description providing a more in-depth description for the Rome Towers Premier Office Building and Retail Plaza.

This is only a general overview of project specifications.

Detailed building plans and specifications will be made available to future Tenants' architects and contractors if needed in connection with the design and construction of Tenant interior improvements.

General Building Exterior

Shell: The building is steel-frame construction with an exterior face comprised of high-performance glass, EIFS accents, aluminum fin accents and painted steel shade canopies.

Glass — Exterior/Windows/Storefronts: The exterior glazing on floors two through five (office levels) is a reflective Viracon high-performance glass with dynamic "stainless steel-on-blue" coloring/coating. The exterior glazing on the retail level is a non-reflective Viracon high-performance glass (with "Low E-on-blue" coating to provide comparable insulation to reflective glass). Non-reflective Low E glass on the retail level allows for visibility into stores from the street/sidewalk. All windows and storefronts are framed in glazed anodized aluminum systems.

Exterior Walls and Accents: Integral colored adhesive EIFS systems over metal stud make up the exterior arches on each elevation and the accent bands around the building perimeter. Vertical accents are aluminum fins which coordinate with the window systems. Canopies are painted steel.

Exterior Balcony Rails: Architecturally integrated painted steel with stainless steel cable systems.

Roofing: A polyurethane foam membrane roof system with R21 insulation and continuous EIFS system cornices over steel roof structure.

Central Core: Open Air Lobby and Skywalks

Elevators/Stairs: Two hydraulic elevators are provided. Dramatic cantilevered staircase winds around central core with landings at each 1/2 level and circular, open-to-below platforms at office levels. Stairs, landings and elevated walkways are tiled with a rich gemstone-asia stone. A staircase is also located on the interior of each tower.

Handrails: Painted steel and stainless steel cable systems featuring custom radiuses at each landing and on each office level.

Skywalks: Span from parking structure over the pedestrian court and into central core on every level. Provide direct level-to-level access to parking structure, allowing Tenants and visitors to park on their destination level and enter their Suite without using elevators or stairs. Skywalks are tiled with a rich gemstone-asia stone.

Pedestrian Court and Retail Plaza

Amenities and Features: The pedestrian court is located in between the parking structure and building, beneath the spanning skywalks. The architecturally shaded court features fan-pattern stone pavers throughout along with custom-selected street lamps, park benches and receptacles. The court is further adorned with plush landscaping, travertine tiled walkways and integral colored concrete paths leading throughout the retail plaza and into the central core.

Parking

- The parking structure is parked at approximately 5:1000;
- Surface level parking is reserved exclusively for retail tenants and their visitors and is covered with a structural canopy that is 16 feet high;
- The parking structure has skywalks connecting, level-to-level, with each floor of the building for office Tenants and visitors;
- The structure has over-elevated decks with clear heights of 12 to 16 feet on each level, wide drive-aisles (24'+) and deep spaces (18'+) creating a pleasant and spacious environment;
- Flat bays on each level provide more comfortable reserved parking for Tenants and visitors;
- The structure provides approximately 90% covered parking;
- Fifth floor canopy parking features a durable, hip-structured, custom-colored canvas material made to withstand the weather and provide shade;
- There are two staircases in the parking structure.

General Building Interior

Floors: First Floor: slab on grade concrete; Upper Floors: concrete slab on metal decking (recessed for carpet or tile during Tenant interior improvements).

Doors: Exterior face balcony doors provided: anodized aluminum and glass doors at balconies; anodized aluminum and glass doors also provided at prominent building entrances.

Fire Prevention: Entire shell building is equipped with fire sprinkler system throughout and shall be equipped with a fire alarm system for common areas and shell building, expandable for Tenant interior fire alarm systems.

HVAC and related infrastructure: Shell includes HVAC system infrastructure centralized with cooling tower and distribution to a connection point on each floor of each tower. Outside air and exhaust duct risers and some further distribution is provided at all floors for future connection during Tenant interior improvement work. Connections for water source heat pumps will be provided for future connection during Tenant interior improvement work. Tenants must extend/stub out all infrastructure (ducting, conduit, piping, etc.) past Suite demising walls as necessary to accommodate use by neighboring Suites.

Electrical Service: Salt River Project (SRP) power is delivered to two 2500 Amp Service Entrance Sections (SES) located in the main electrical room of each tower on the ground floor. Each SES will feed 400 Amp main distribution panels on each floor. Distribution panels on each floor will allow for sub-metering for each individual Tenant. Empty conduit stubbed at 10' beyond electrical room demising wall on each floor for Tenant connection. Tenants must extend/stub out all infrastructure (ducting, conduit, piping, etc.) past Suite demising walls as necessary to accommodate use by neighboring Suites.

Telephone/Cable/Internet: Both Qwest and Cox services will be available. Connect through centralized boards located in electrical rooms in each tower on each floor. Empty conduit stubbed at 10' beyond electrical room demising wall on each floor for Tenant connection. Tenants must extend/stub out all infrastructure (ducting, conduit, piping, etc.) past Suite demising walls as necessary to accommodate use by neighboring Suites.

Plumbing: Sewer, water and vent piping is provided at multiple locations on each floor of each tower via wet columns for future Tenant connections. Tenants must extend/stub out all infrastructure (ducting, conduit, piping, etc.) past Suite demising walls as necessary to accommodate use by neighboring Suites.

