

## Exhibit B: Specification Sheet

**Association Name:** Carolina Business Park Owner's Association

**Association Dues:** \$77.26/ Month

**Total unit SF:** 1,302 SF

**Ground Floor:** 945 SF (Dimensions: 21 ft. Wide X 45 ft. Deep)

**Mezzanine:** 357 SF (Dimensions: 21 ft. Wide X 17 ft. Deep)

**Construction:** Steel with Wood Framed partition walls. Wood Stairs to Mezzanine. R-19 Insulation in Demising walls, R-11 in Bathroom walls/ ceiling.

**Slab Thickness:** 6 in.

**Finish:** Sheet-rocked & Primed walls. Sheet-rocked & primed ceiling below mezzanine and in bathrooms. Conduit exposed in ceiling. No Sheetrock at ceiling of steel structure. Mezzanine flooring is plywood. Pony wall in Mezzanine. Wood Stairs with Railing. Bathroom flooring is concrete (with floor drain).

**Parking:** Marked Parking spots are first come first serve. Parking in front of units is not designated in Condo Decs., but is not discouraged.

**Access:** One Key Fob issued for Entrance Security Gate.

Intercom on Gate for Guests to call Unit Owner for access. Intercom rings to Owner's cell phone, or other phone number of owner's choice.

**Clear Height:** 14 ft. Clear height below Mezzanine.

8-10 ft. clear height above mezzanine.

**Roll-Up Door:** Chain hoist, viewing window for light.

Unit #'s: 2, 7, 10, & 15: 12 ft. Wide X 14. Ft tall Roll- Up Door

All other Unit's: 14 ft. X 14 Ft. Roll up Door

**Man Door:** 36" ADA Accessible.

**Power:** 125 A Panel. 120/208 3 – Phase. (1x) 50 Amp circuit. Rough in box above and below panel for additional electrical needs.

**Heat Systems:** Electric Heat, controlled with wall thermostat. (2) wall heaters in lower storage area, (2) wall heaters in upper mezzanine area, (1) wall heater in the bathroom.

**Bathroom:** ADA Shower, Standard Pedestal Sink, Toilet, Hot Water. Hard Lid 7' High. R-II in bathroom walls/ ceiling.

**Internet:** Comcast. Signal Booster on each end of building for minimal signal loss.

**Lighting:** LED throughout

**Fire Sprinklers:** Yes

**Utilities:** Separately metered Electric. Water is Sub-Metered. Comcast Internet.

# Unit Dimensions

