

# EXHIBIT B

## BUYER'S SPECIFICATIONS



Phase 2A: Units 43/A, 44/A, 45/A, 46/B, 47/B, 48/B

Updated January 2010

*The Outline Specifications presented here are intended to provide a general description of the construction, construction components, finishes and equipment to be provided through the development of Riverside Mews and are subject to change without notice.*

### **Exterior/Shell Construction**

Masonry block and wood frame party-wall construction over a reinforced concrete floor slab and reinforced concrete footers at grade.

Fifteen-Year Limited Warranted (material only) membrane roof.

Below-grade foundation walls incorporate Tuff-n-Dri, or equal, waterproofing and insulation system. Exterior facades are composed of exposed aggregate concrete masonry units, brick and aluminum panels.

Balcony decking by Trex, or equal, with galvanized steel handrails and railings.

Windsor Pinnacle Series Windows, or equal, with argon-filled low-E glass, integral screens, extruded aluminum

cladding exterior frames and natural finished wood interior frames.

Interior window sills are natural finish clear pine. Exterior entry doors are stained wood (2 panel, 1 light) with insulated, obscure tempered glass half-light, Simpson Craftsman One Lite II Flat Panel, or equal, with Emtek Wilshire, Brass Entryset in Satin Nickel Lifetime finish, or equal.

Garage doors are electronically operable steel insulated Clopay, or equal, and painted.

### **Interiors**

Painted 5/8" drywall walls and ceilings, flush-faced birch species wood doors, lever door handles, finished floors, installed cabinetry and counter tops at kitchens and bathrooms, equipped kitchens and bathroom fixtures.

Electric house wiring is rubber-cased, grounded and served by a circuit breaker box fed by a 200 amp underground service to the panel box. One exterior GFI power outlet at the front and at the rear of the home. A doorbell is provided at the front entry. Hard-wired smoke detectors per Code.

Utility services provided to the unit will include public water and sewer service, gas, electric, telephone, cable television and high-speed internet access provisions.

One-year limited builder's warranty.

Base unit prices will include allowance for standard interior finishes as follows:

### **Walls and Ceilings**

Painted drywall with choice of no more than two light-based colors, one prime coat and two finish coats, smooth texture at all areas, flat at ceilings, eggshell at walls, with low-no VOC paints, or equal.

### **Wood Trim**

Painted 1x6 straight MDF base and painted door casings, clear finished window sills, aprons and trim, and wall caps at all half-walls. All trim paint to match walls in color semi-gloss, with one prime and two finish coats.

### **Interior Doors**

Solid core wood, flat panel, birch in clear coat finish and brushed chrome hinges, lever door handle, wall stops with bumpers at all interior room doors.

### **Floor Finishes**

Ceramic tile floors at Entry Hall and Bathrooms  
Bamboo in Living/Dining and Kitchen  
Carpet at all other finished areas, including stairs

### **Stairs**

Interior stairs feature half wall with wood cap.

### **Kitchen and Bath Vanity Cabinets**

Merrillat, or equal, Maple, full overlay door in a choice of two door styles and several finishes.

### **Quartz Kitchen Countertops Solid Surface Bath Vanity Tops**

### **Kitchen Sink**

Single-Bowl Elkay/Dayton DXUH2118 stainless steel finish and Delta "Grail" single hole faucet set in polished chrome finish.

### **Bathroom Sinks**

Master and Guest Baths: Kohler Kelston undermount sink with Delta "Grail" single hole faucet sets in polished chrome (double bowl sink sets are provided for selected unit types in accordance with the plans), or equal.

Powder Room (B Units): Kohler Cimarron white vitreous china pedestal sink with Delta "Grail" single hole faucet sets in polished chrome, or equal.

### **Toilets**

Kohler Persuade Dual Flush, White, or equal.

### **Tubs and Showers**

Shower only in Master Baths with 2-side glass surround.  
Sterling Tub with matching surround in all Guest Baths.

Delta "Grail" faucet sets in polished chrome, or equal.

### **Appliances**

Dishwasher: Frigidaire, Energy Star rated, Stainless Steel Finish, or equal

Range: Frigidaire, 30" Gas, Stainless Steel Finish, or equal.

Over-the-Range Microwave/Exhaust: Frigidaire, Stainless Steel finish, or equal

Disposal: GE, heavy-duty, anti-jam, sound insulated, ½ hp, or equal

### **Furnace**

Carrier, or equal, gas-fired 92% efficiency updraft induced-combustion furnace sized to reflect the service requirements of each unit; upgrade available to zoned-system

Programmable thermostats for automatic heating and cooling control

## **Condenser**

TempStar, or equal, 14 SEER exterior condenser and compressor with top discharge sized to reflect the service requirements of each unit type.

## **Water Heater**

A. O. Smith Instantaneous gas-fired domestic water heater, or equal

## **Exterior House Lighting**

Wall-mounted fixtures at front and rear entries

## **Interior House Lighting**

Recessed, Lightolier Exceed, or equal, fluorescent lamp fixture provided per the plans at kitchen, hallway, and stair locations

Wall sconce at vanities in bathrooms supplemented recessed fixture

4' wall-mounted (above door) or ceiling-mounted fluorescent fixtures at all garage, utility, laundry and mechanical rooms

Under-cabinet fluorescent or LED kitchen lighting

A powered ceiling junction box will be provided in Dining Room to accommodate room lighting needs or ceiling fan by Buyer.

## **Switches and Outlets – White**

Switches and power outlets as shown on the drawings to reflect functional needs and building code requirements. Upgrade to dimmer switches available.

Telephone, cable television and high speed internet access outlets will be provided as shown on the drawings

## **Accessories**

Frameless mirrors at bathrooms sized approximately 24" x 36" according to bath spacing

Robe hook, toilet paper holder, hand and bath towel bars or towel ring as appropriate at all bathrooms and powder rooms

## **Closet Shelving**

Vinyl coated wire storage shelf/rod at all coat and clothes closets. Upgrades available to multiple shelf/rod combinations or addition of shelves and drawers.

Four vinyl coated wire storage shelves at all pantry and linen closets

## **Other Provisions**

Two exterior hose bibs for each unit, one in garage and one at the rear yard *or* deck

Laundry hook-ups for washer and gas dryer

## **Site Treatments**

All outside areas will be paved and fully landscaped in accordance with the architect's plans and specifications. Paving, planting, and fencing will be provided as basic construction. Construction will include sidewalks at the public streets, unit entry sidewalks, and interior site sidewalks; low planter or other types of retaining walls; driveway paving at the main points of entry to the interior courtyards, courtyard paving, and paving at the driveway aprons for each unit; ground cover and/or mulch and trees and shrubs at all planting beds with mulch and trees or shrubs at all yard areas. Private courtyards will be fenced with 8' x 8' concrete aggregate patios and mulch treatment.

Sidewalk construction at all areas will be exposed aggregate concrete.

Interior courtyard paving and paving at garage aprons will be scored exposed aggregate concrete with Belgium block feature patterns at random entries.

Planter and other retaining walls will be Belgium block and precast concrete modules.

As part of the development, Merriman Street will be retained as a one-way public street and has been totally re-built to feature a design compatible with the design of Riverside Mews including concrete paving, brick paving at driveway entry areas, rolled street curbs, and new public street lighting and landscaping.

All on-site and perimeter electrical, telephone, and cable services to the project will be underground.

## Construction Options

Except for the installation of optional penthouses and roof decks (only available until framing has been released for fabrication), no construction or finishing modification will be permitted that alters the structural integrity, functional performance, or exterior appearance of the unit as anticipated by the Architect's Plans and Specifications.



### Energy Efficiency

All homes at Riverside Mews are Energy Star® certified.

## Finish Upgrades

All finishes may be upgraded by the homebuyer provided that all such upgrades are consistent with the structural integrity, functional performance, or exterior appearance of the unit as anticipated by the Architect's Plans and Specifications.

The developer will offer certain pre-specified upgrades to facilitate the selection of finishes by each homebuyer. Selections other than those pre-specified will not be allowed. See Standard and Upgrade Finish Selection Packages for details.

*The developer is able to offer the following selections by special purchase arrangement with the suppliers. Substitutions may not be made, and no credit will be provided. Any substitutions desired by Buyer may only be made by Buyer after conveyance.*

*These Outline Specifications are associated with Plans and Specifications for the Riverside Mews development, prepared by Perkins Eastman Architects, P.C., and dated June 3, 2005, Revised 6/20/2008, and Revised August 31, 2009. The plans and specifications are available for review by all prospective homebuyers.*

*Actual construction may deviate from the Plans and Specifications or from the Outline Specifications at the reasonable discretion of the developer through the use of designs, materials and methods of construction that are similar, equal to or better than those planned, specified or outlined, that are consistent with the intent of the Architect's Contract Documents or the Outline Specifications, and that are acceptable to the party or parties which provide construction financing for the development.*

*The developer reserves the further right to make any modification either to the Plans or to the Outline Specifications provided that any such modification is necessary in order to comply with the requirements of the project Architect, per the Plans or the Architect's other Contract Documents (or as a result of interpretation related thereto) or is caused as a result of job conditions or regulatory authority or other circumstances beyond the developer's reasonable control. These Buyer's Specifications and Unit Marketing Drawings take precedence over construction drawings and specifications.*