

Floor Efficiency using GLA		
Ground Floor	:	63 %
5 th Floor	:	85 %
Typical Floor	:	86%

Note: Areas are approximates only and may have some discrepancy on actual site.

- 5. Turnover Condition :** Bare Shell, rough flooring, fire sprinkler and smoke detectors for installation., Fan Coil Units provided
- 6. Telecomm. Facilities :** Under ground fiber optic cabling facilities with dark fiber provisions for all telcos' expansion. Current Telcos' providing services are PLDT, Globe, Eastern Communications, Bayantel, Cablelink and Digitel
- 7. Electricity Specification:** 3 MVA transformer for each building
Service Voltage 460V, 3P, 60Hz
- 8. Back-up Generators :**
- Emergency Power Supply : 100% power back-up
 No. of generator available : TWO
 Capacity and coverage : 1,400 KVA each
 Location of the generator : Podium Level 4
 Downtime between normal power to back-up power during power failure ; 10 second (estimate)
- Back-up time : Operation thru fuel (14,000 liters);
approximately 36hourscontinuous running.
- UPS : It is recommended that tenant install its own UPS.
- 9. Floor Loading :** Live Load : 75 PSF
- 10. Air-Conditioning System :** Type of air-con system : Chilled Water Type 1,200 TR capacity (4 Chiller at 300 TR). A Fifth chiller (300TR) serves as standby. Additional 198 can be pick up from the building AHU that serves as make up pre-cooling unit.
- Air con capacity : 1 ton per 18 sq.m. of leas able area
77.5 tons – ground floor
77.5 tons – typical floor
- Ducting & additional FCUs: To be provided by tenants. FCUs to be of the same brand installed
- Air-con charges : P 195.00/Sq.m./ month 24 x 7 usage
- 12. Power Loading :** Maximum of 150 volt amperes per square meter (includes lighting and air-con load)
- 13. Ceiling Height :** Slab to slab : 4.50 m (Ground Floor)
: 4.00 m (Typical Floors)
Slab to lowest beam : 3.05 m (Typical Floors)
- 14. Elevators :** Three (3) elevators
Speed : 150 meters per minute
Brand : Fuji

Disclaimer: The particulars, details, fees stated above are intended to give an idea of the project. The details herein are subject to change.

- Capacity: 1,500 kg = 25 persons (est.)
- 15. Loading Area** : Exterior
- 16. Fire Protection** : Automatic Sprinkler System
Smoke Detectors
Fire Alarm (manual pull and annunciator)
Wet and Dry stand pipes
Fire hose cabinets 2 floor
- Fire Extinguishers : Two per floor at common area;
Tenant to provide in its space as per Fire Department requirement
- Exit doors : Two per floor @ 1,600 mm and 1,000mm = 2,600 mm total exit per floor
- Staircase : Two per floor @ 2,000 mm + 1,600mm/floor = 3,600mm flight width ;
350 persons maximum allowable loading occupancy
- 18. Lightning Protection:** Protected by high mast air terminal
- 19. Security** : CCTV on common areas only
It is recommended for tenants to provide their own Security Monitoring System
- 20. Water Supply** : Source : Deepwell
Supply : FCC Water System
- 21. Garbage Disposal** : Garbage for pick-up; there is a trash storage room
- 23. Building Management: Automation** : Monitoring of all plumbing & fire protection equipment, Air Conditioning System (transfer Pumps), Ventilation System, Security System, Elevators status, Normal & Emergency Power System
- 24. Facilities / Amenities :** Restroom facilities per floor
Men's = 4 cubicles (including disabled), 5 urinals, & 4 lavatories

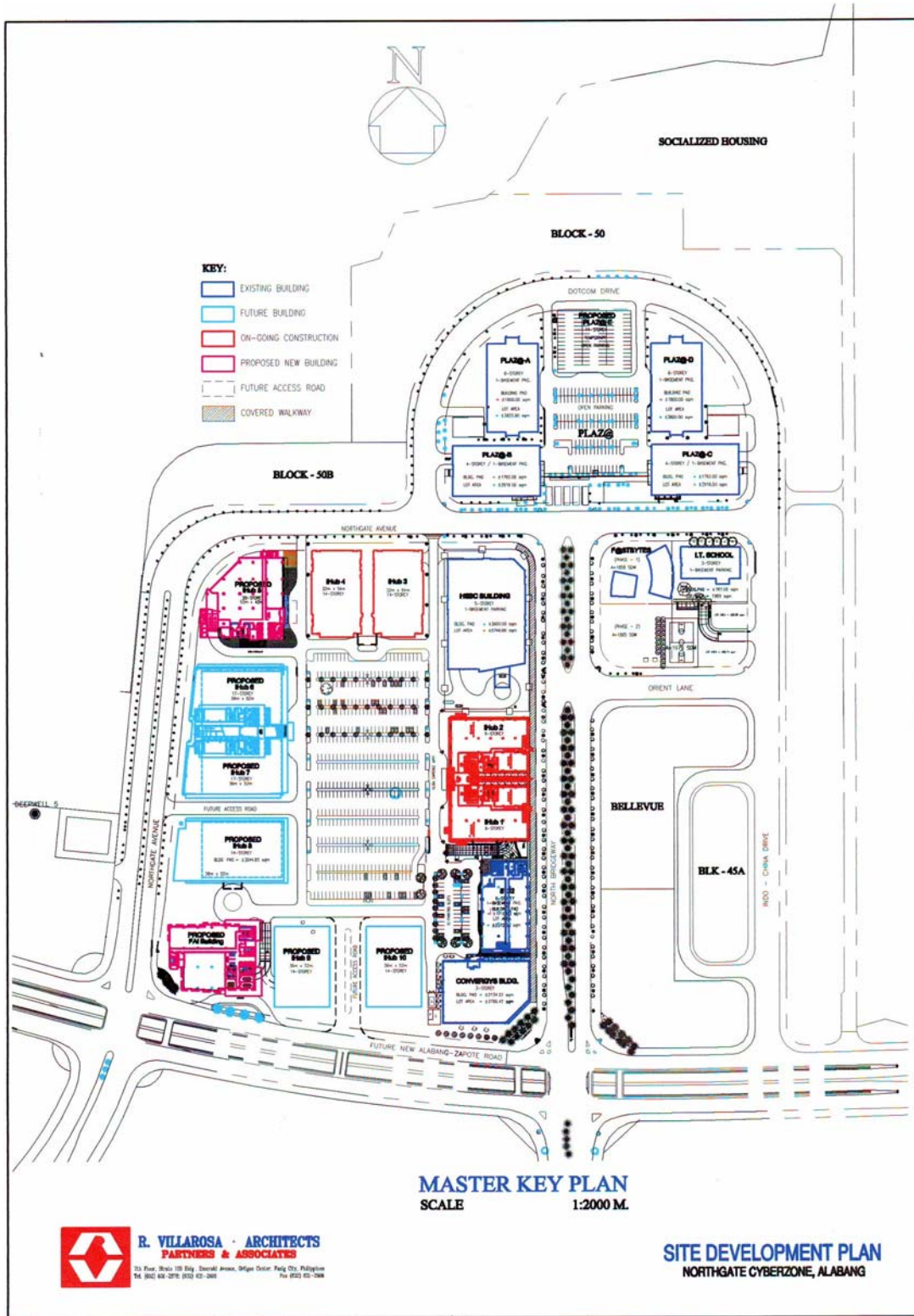
Ladies' = 6 cubicles (including disabled), 6 water closets & 5 lavatories
Provisions/stub outs for executive toilets provided within tenants' space (4 stub outs in 4 locations)
Slop sink at the janitors' closet in the toilet rooms.
- Convergence Block : FastBytes (Indoor and AI Fresco dining center)
Basketball Court
- Cable TV Provider : Cablelink
- 25. Utilities** : Tenants are individually metered. Tenant to provide sub-meter for power and water
- 26. Other Fees/Bond/Insurance** : Building Management Fee: P65.00/sq.m./month
Air Con Charges P195.00/sq.m./month 24 x 7 usage.
Power/Electricity deposit: P460,000.00 per floor subject to adjustment based on the LESSEE's actual 1 month average consumption over a 6 months period

Construction Monitoring/: P65.00 per rentable square meter or

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Plan Evaluation Fee	
Construction Bond	:P300,000.00 + P100.00 per rentable square meter refundable after fit out period.
Insurance	:Lessee shall secure a comprehensive general liability insurance coverage: combined single liability of not less than P2,000,000.00 for any bodily injuries or property damage to third parties for the duration of the fit-out period.

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| I. Developer | : | CyberZone Properties, Inc. |
| II. Consultants/Contractors | | |
| 1. Conceptual Architects | : | Studios Architecture (California) |
| 2. Local Architects | : | R. Villarosa Architects |
| 3. Structural Designer | : | Aromin & Sy |
| 4. Electrical Consultant | : | Iraido T. Legaspi & Associates. |
| 5. Mechanical Consultant | : | LRPunzalan & Associates |
| 6. Sanitary/ Plumbing/Fire Protection | : | Mendoza Engineering |
| 7. Project Manager | : | AMCON & Company, Inc.. |
| 8. General Contractor | : | JDBEC Inc. |
| 9. Elevator Contractor | : | General Elevator (Brand Fuji) |
| 10. Generator Supplier | : | Multico |



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