

**ONE QUEEN STREET EAST
TENANT DESIGN CRITERIA MANUAL
INFORMATION FOR LEASEHOLD IMPROVEMENTS**

November, 2018

Prepared by:

Cushman & Wakefield Asset Services ULC
One Queen Street East
3rd Floor Atrium, Box 72
Toronto, Ontario
M5C 2W5

Phone: (416) 360-8322
Fax: (416) 360-6865

The information contained in this document is proprietary to Cushman & Wakefield Asset Services ULC
Use or disclosure of this information, except for evaluation purposes is strictly prohibited without
written permission of Cushman & Wakefield Asset Services ULC

TABLE OF CONTENTS

<u>SECTION</u>	<u>PAGE NO.</u>
INTRODUCTION	3
GENERAL INFORMATION	3
BUILDING DESCRIPTION	4
BASE BUILDING AND LANDLORD'S IMPROVEMENT / GUIDELINES	5
OFFICE FLOOR CRITERIA: FLOORS 2-7 (RICHMOND STREET ONLY)	15
OFFICE FLOOR CRITERIA: FLOORS 8-27	20
RETAIL CRITERIA GROUND FLOOR	25
RETAIL CRITERIA CONCOURSE LEVEL	28
LANDLORD'S CONSULTANTS	30
BASE BUILDING CONTRACTORS	32

**ONE QUEEN STREET EAST
TENANT DESIGN CRITERIA MANUAL**

INTRODUCTION

This manual has been developed to assist tenants in the planning and completion of their new offices. The procedures and other requirements detailed in the manual have been developed to ensure that your new premises are constructed on a timely cost-efficient basis, when fully completed will be compatible with base building systems and architectural design, with the environment as a primary concern.

Tenants, their designers and contractors are urged to acquaint themselves thoroughly with the information contained in this manual as well as information contained in the Lease Agreement and any Offer to Lease.

In the event of any conflict between this manual and the Lease Agreement and Offer to Lease, the provisions of the Offer to Lease and Lease Agreement shall prevail.

Designers are advised to obtain a copy of the Schedule "C" from the Tenant before proceeding with design work.

All design and working drawings of the Tenant's interiors must be submitted to the Landlord for approval.

GENERAL INFORMATION

Project Manager

The function of Cushman & Wakefield Asset Services' Project Team is to guide and assist Tenants throughout their construction and occupancy period and to act as a point of contact within the Landlord's organization. All questions, comments and submissions are to be addressed to:

Cushman & Wakefield Asset Services ULC
Twenty Richmond Street East
Suite 305,
P.O. Box 72
Toronto, Ontario
M5C 2R9

Attention: Mr. Stephen Adams, General Manager,
Mr. David Hansler, Operations Manager

Building Description

This 27-story office building is located immediately north of 20 Richmond Street East and forms the second phase in the development of the Queen, Yonge, Richmond and Victoria block.

The One Queen office building and 20 Richmond Street East are joined by the Atrium Building on floors 2-5 and at concourse level. 20 Richmond Street was designated as a “historical” building in 1975.

The One Queen office building is directly connected to the Queen Street subway station, and also to the Downtown Pedestrian Network via a sub grade tunnel across Yonge Street into Hudson’s Bay Company and the Cambridge Suites Hotel.

The office building contains a 65 ft. high Atrium lobby which is penetrated in the center by granite clad elevator shafts. Overlooking it, on the south side, are four floors of terraced office space (The Atrium). These floors are serviced from the panoramic elevator in the One Queen and the 20 Richmond Street elevators.

The lobby, at the ground floor level, has a branch bank along with a small number of selected retail tenancies. It is directly connected to 20 Richmond Street East and contains shuttle elevators serving the parking floors. Seven (7) high speed passenger elevators and 1 freight elevator serves the ground floor and main office tower floors 8-27 inclusive. Also, there are two- (2) separate shuttle elevators servicing the parking plus the ground floor. Ceiling heights in the office space has been established at 9 ft. and the sill height for the perimeter windows at 1-1/2 ft. This will provide spacious views over the Downtown area. The shape of the floor plate provides for a maximum of 12 corner offices per floor.

Above the 22nd floor, the floor sizes are reduced as the top of the building steps back and the potential corner office space is increased.

BASE BUILDING AND LANDLORDS IMPROVEMENTS

1. BASE BUILDING CONSTRUCTION

Base building construction includes all the structural, mechanical and electrical systems together with the architectural finishes included in the basic construction contract between the Landlord and the Contractors.

Drawings of the base building, pertinent to the Tenant's premises, will be provided to the Tenant by the Landlord. Any additional information or drawings the Tenant may reasonably require will be provided on request.

2. APPROVAL OF TENANT PLANS AND CONSTRUCTION

Three- (3) sets of black-line drawings showing the Tenant's architectural, electrical, mechanical and structural plans and specifications, as well as a hardware schedule, must be submitted to the Landlord for approval. Carpet, vinyl and paint samples are also required for approval. The hardware schedule should have all locks compatible to the building master system utilizing only the base building approved locksmith.

At its option, and acting reasonably, the Landlord may direct a Tenant to produce additional architectural drawings and/or information which, in the Landlord's opinion, are necessary to identify and describe the nature of the intended work.

Unsatisfactory items will be so indicated on the Tenant's plan by the Landlord and returned to the Tenant for final revision and resubmission to the Landlord for final approval.

Drawings submitted by the Tenant must contain the following information:

- A. Floor plans at 1/8" scale indicating all interior elements within the Tenant area including:
 - i) flooring material throughout the premises, including any raised floor and their type of construction;
 - ii) location and type of construction for all partitions and dividers, etc.;
 - iii) additional washrooms, kitchens and/or sinks, if applicable;
 - iv) weights and sizes of all heavy equipment, such as vaults, safes, computers, file storage, etc.

- B. Reflected ceiling plans at 1/8" scale indicating:
- i) location of all light fixtures, with relocated fixtures noted;
 - ii) location of sprinkler heads, including any relocated heads;
 - iii) type and location of any acoustic baffles required within the ceiling space above partitions
 - iv) type and location of any proposed sound-proofing in the ceiling space,
 - v) relocation of and additions to Fire Alarm speaker system.
- C. Mechanical drawings at 1/8" scale indicating:
- i) proposed changes to any air supply ductwork;
 - ii) thermostat locations, relocations or additions, if required;
 - iii) all mechanical equipment required in additional washrooms, kitchens or sinks;
 - iv) sprinkler layout complete with pipe routing and sizes.
- D. Electrical drawings at 1/8" indicating:
- i) reflected ceiling plan showing any modifications to the Landlord's base building ceiling system, including relocation of existing or installation of new lights, exit lights, emergency lights, etc.;
 - ii) the location of all electrical switches and outlets to be installed;
 - iii) a list which indicates total connected electrical loads in leased premises including:
 - a) lighting (kw);
 - b) receptacles (kw);
 - c) special equipment, including copiers, computers, etc. (kw);
 - iv) circuitry of all electrical elements within the tenant area, and all disconnect panels, splitters, boxes, etc.;
 - v) all circuitry required for miscellaneous electrical work, such as alarms, etc.

The Tenant is responsible for obtaining all necessary permits from all authorities having jurisdiction over the work. The Tenant must furnish evidence of such approvals to the Landlord prior to commencement of construction of the Tenant's work.

One- (1) set of prints bearing the Landlord's stamp and/or signature of approval must be kept on the premises throughout the duration of the construction for reference by the Landlord's Project Manager.

It is strongly recommended that the Tenant engage the approved Engineering Consultants for the building to design modifications to mechanical and electrical elements that may be required to accommodate the Tenants work. These consultants already have a detailed knowledge of the building and can, therefore, more readily identify modifications that may be required. (THESE CONSULTANTS ARE LISTED ON PAGE 29 and 30 of this document)

If the Tenant elects to engage other than Base Building Consultants, he may do so but must give the Landlord prior written notice. In such event, the Tenant shall reimburse the Landlord for its cost of having the engineering drawings and construction reviewed by the Base Building Engineering Consultants.

3. REVISIONS TO BASE BUILDING

(i) Requirements Prior to Construction

It is recommended that the Tenant include the Landlord's base building contractors in their tendering process.

(A LIST OF THESE CONTRACTORS IS ATTACHED AS PAGE 30)

Prior to the start of construction, the Tenant's contractor shall provide to the Landlord, in writing, the following: Permit Application, Insurance Certificate (*), Notice of Project, W.S.I.B. Certificate, Form 3, Construction Schedule, List of Sub trades and their telephone number(s).

The Tenant's contractors must conform to the following provisions:

- 1) No tenant work may proceed within the leased premises until the Tenant has executed all lease documents and supplied all required construction documentation required by the Landlord.
- 2) Any and all base building deficiencies must be indicated by the Tenant prior to takeover. Failure to do so is deemed by the Landlord to indicate Tenant acceptance of the premises without any recourse.
- 3) The Tenant's contractor shall establish a work schedule with the Landlord. The schedule should show the planned dates for starting and completion of work and hours of day with special provision for any work that should be carried out after normal business hours.
- 4) The Tenant or his agent shall provide to the Landlord written evidence that the contractors doing tenant work are in good standing with the W.S.I.B.

(*) **Note** – The contractor must name the following as third party insured on their Insurance Certificate:

CPPIB US RE-4 Inc., and,
Cushman & Wakefield Asset Services ULC

ii) **Damage to Property**

The Tenant will be held responsible for damage of any nature caused by their contractor to any part of item of the Landlord's property, including exterior, paved and landscaped areas. Should damage occur, the Landlord will access the Tenant with the full cost of replacing same at Landlord's cost, plus appropriate administrative fee.

Protection of Base Building Elements

1. Radiator enclosures shall not be used as a step for storage of materials, etc. Repairs for damages shall be the responsibility of the Tenant.
2. Mechanical and Electrical Room: The Tenant shall be responsible for cleaning and making good any damages to the Mechanical and Electrical rooms. In particular, floor drains shall not be used for dumping of liquid garbage and all Fire Stop protection in floor sleeves must be repaired or replaced.
3. Ceiling Grid: Base building construction has erected the ceiling grid to typical floor ceilings. The Tenant shall be responsible for any damages to this grid due to tenant work.
4. Stairs and Access Areas: The Tenant is responsible for cleaning and making good damages to stairs and areas used for access during tenant work. Note: stairs, lobbies and corridors damaged must be made good. Fire doors in stairs shall not be wedged open by Tenant contractors. Any damages to elevator cabs, doors or frames shall be repaired by the Landlord at the Tenant's expense.

Prior to commencement of Tenant's Improvements, the Tenant shall submit to the Landlord a Liability Certificate from the Tenant's general contractor or from each of the Tenant's independent sub-contractors, as the case may be, in an amount not less than FIVE MILLION DOLLARS (\$5,000,000.00) per occurrence, which liability insurance shall be on a comprehensive form and shall cover all hazards related to any work performed by any such general contractor or independent contractor, as the case may be, in or on the leased premises.

(iii) **Requirements during Construction**

The Tenant's contractors shall provide their own temporary wiring and lighting and all permits required by the governing bodies for such services.

The Tenant's contractors shall provide their own first aid and fire extinguishers, as required in any area under construction and comply with all requirements of the Canadian Construction Safety Code.

Under no circumstances shall the Tenant or their contractor drill or cut chases or openings of any description in any part of the structure. Any work of this type required by the Tenant shall be performed by the Landlord or its designated representative to the Tenant's account.

The drilling of holes into curtain wall, perimeter drywall, window frames, ceiling tiles or convection unit covers for the purpose of securing or fixing any element of Tenant improvement work is not permitted.

On any Tenant construction, where plumbing is removed from a given area, all water supply pipes and drains must be removed from ceiling spaces back to the riser and capped off.

Cutting, grinding, brazing, welding, soldering, thawing pipe, torch applied roofing are all considered Hot Work or any operation that involves open flames or produces heat and/or sparks. Any Hot Work requires the contractor to complete a Hot Work Permit (available in the Security Operations Centre located on the Concourse Level). Permits must be completed at least 24 hours in advance. No work is to be permitted unless a permit is completed. The only exception to this requirement is for an emergency repair. If Hot Work is scheduled for after regular business hours, the contractor will be required to have a base building contract security guard on hand to provide "Fire Watch" at the tenant's cost.

Should the contractor or its subs cause a "false" fire alarm to occur they will be responsible to reimburse the landlord for any costs they incur by the Toronto Fire Department.

The Tenant will reimburse the Landlord for all charges resulting from work connecting with Bell Canada or any other telephone or data service provider. It is the Tenant's responsibility that all debris resulting from work by all contractors be removed. This is also applicable to other specialty suppliers, i.e. computers, printers, etc.

(iv) Requirement Upon Construction Completion

Upon completion of the job, the Tenant must supply the Landlord with 'as built' drawings in CAD and print format of the premises and supply one tagged key for each lock. (Note: All building standard light fixtures, hardware, doors and frames removed and not re-installed revert to the Landlord). The Landlord may require that the tenant contractor dispose of certain items.

(v) Clean-Up and Storage

The Tenant's contractors are advised that no storage of material or equipment be permitted outside the demised area. The contractor shall be responsible for securing its equipment and materials.

Upon completion of construction and prior to the Landlord's initial cleaning of the premises, all convection units have to be thoroughly cleaned inside and out, and all filter sections and screens must be cleaned free of all construction dust.

The Tenants contractors shall remove garbage and debris from the premises daily using their own trucks. The Tenant's contractors may use their own garbage container provided that a specific location and time has been arranged with the Property Management office. Tenants failing to remove debris will be back charged **ONE HUNDRED DOLLARS** (\$100.00) per hour per man for the cost of removing garbage. The minimum charge will be **ONE HUNDRED DOLLARS** (\$100.00). This work, if required, will be carried out by the Landlord's forces. Containers and compaction intended for regular office waste shall not be used for the disposal of construction material or packing crates.

Upon completion of Tenant construction, the Tenant must clean the premises, removing all materials and debris to the extent that the Landlord may provide its normal cleaning services on the evening prior to Tenant occupancy. Any additional cleaning beyond that, as outlined in the Landlord's cleaning agreement, shall be done by the Landlord at their sole discretion and back charged to the Tenant at the Landlord's cost plus a 15% administration fee.

Any and all clean-ups of the leased premises from the date of acceptance of the premises by the Tenant for commencement of its work up to and including the evening prior to actual occupancy by the Tenant is the total responsibility and cost of the Tenant.

Upon completion of the project, the Tenant's mechanical contractor must submit three (3) copies of the Air Handling Balancing Report approved by the Tenant's mechanical engineer to Cushman & Wakefield Asset Services ULC.

(vi) Construction & Demolition Waste (LEED Compliance)

With reference to Ontario Regulation 102/94, the Three R's Regulation pertaining to Construction and Demolition Projects, under the Waste Management Act, 1992 S.O.1992, c.1, Government of Ontario, large construction projects (over 2000 metres) will be required to source separate and recycle items such as brick, cardboard, concrete, unpainted drywall, steel, aluminum, copper and unpainted/untreated/unlaminated wood. We also encourage the re-use of doors, hardware, glazing, etc.

Contractors will return all unused ceiling "T" bar grid, air troffers, base building fluorescent light fixtures, base building common area doors, and frames for future reuse.

All recyclable waste shall be diverted to a recycle waste hauler/broker. Proof of compliance must be supplied to Cushman & Wakefield Asset Services ULC.

(vii) Energy Efficiency

Designers are encouraged to specify energy efficient appliances, including dishwashers, microwave ovens, refrigerators, ovens, coffee machines etc. Designers are also encouraged to specify only LED's in pot lamp fixtures and LED tubes in overhead lighting fixtures.

(viii) Construction Methods (LEED Compliance)

Contractors and all trades shall utilize environmentally sensitive materials, methods and procedures where feasible.

Disposal of chemicals such as solvents and petrochemical derivatives shall not be poured in storm or sanitary drains or devices directly connected to drains. Chemicals shall be re-used or disposed of at an approved facility to eliminate environmental risk.

(iv) Environmental Purchasing Policy (LEED Compliance)

Our Environmental Considerations document provides best practice recommendations on purchasing, construction and demolition waste, material selection. Additionally, the Environmental Cleaning Policy specifies environmental requirements as it relates to cleaning One Queen Street East/20 Richmond Street East.

For some time now there has been a growing concern for the environment as society continues to be more educated on the potentially negative impact they may have on tomorrow.

The environmental impact of construction and demolition is of utmost importance at One Queen street East. In an effort to be proactive we provide specifications with Performance standards as a resource to tenants as they select products and materials during their construction stage.

1.0 Products & Material Emissions

1. Choose products and material with low to zero off gassing or emissions
2. If alternative products or material are not available, arrange for off-gassing prior to installation off-site
3. It is recommended that in order to allow for new furnishing and finishes to satisfactory off-gas that move ins be delayed for 48 hours if possible after installation

2.0 Products Purchasing & Packaging

1. If possible purchase products in bulk in order to minimize packaging waste
2. Review inventory, operational and purchasing practices to reduce waste
3. Assess options with your suppliers for reduction of packaging

4. Select suppliers who will take back materials and equipment for recycling after they have exceeded their useful life-span
5. Try to purchase local products to avoid excess transportation
6. Purchase supplies with recyclable packaging and which may contain re-used or recycled after use content
7. Rent products that are not used often instead of purchasing
8. Purchase as many reusable products as possible.

3.0 Energy Efficiency

Designers are encouraged to specify energy efficient appliances, including dishwashers, microwave ovens, refrigerators, ovens, coffee machines etc. Designers are also encouraged to specify only LED in pot lamp fixtures and LED tubes in overhead lighting fixtures.

Occupancy sensors, sunlight sensors and timers are recommended to be used where ever they can be incorporated into the design.

4.0 Codes, regulations and By-laws

All materials and products must adhere to and conform to all existing building codes, regulations, and by-laws with reference to federal and provincial bylaws.

Copies of Material safety Data sheets (MSDS) must be provided by the supplying contractor prior to installation. They will be approved for their chemical makeup and ensuring safe practices in relation to the environment.

5.0 Adhesives

Desired specifications:

- Use linseed oil putty where feasible.
- Low to no VOCs, water-based, (not solvent-based).
- Do not use standard constructions adhesives (panel adhesives, plastic resin glues, epoxies, ABS and PVC solvent cements).
- Design without butyl rubber and polysulphide caulks.
- Design without petroleum-based products.
- Use white/yellow glues, ceramic tile thin- set mortar adhesives, or phenolic adhesives.

6.0 Carpet, Carpet tile or Modules

Desired specifications:

- Use of natural products or materials preferred.
- No VOC emissions preferred.
- Design with natural or vegetable dyes and additives.
- Recycled content preferred: recyclable after use option

- Select project colours appropriately to match natural soiling.
- Specify carpet that will perform over the entire “lease term”.
 - Minimum: 20 oz./sq. Yd for loop pile carpets.
34 oz./sq. Yd for cut pile carpets.
 - Minimum: 26 oz./sq. Yd for loop pile carpet tile/ modules.
32 oz./sq. Yd for cut pile carpet tile/ modules.

Required Specifications:

- No 4-PC, (4PCH), content in latex, and no SB in latex.
- Jute (preferred) and synthetic backing accepted.
- If specifying PET fibre carpet, jute backing (cut pile), accepted.
- If specifying natural colour wool, woven carpet (cut or loop pile), accepted.

7.0 Appliances & Related Equipment

Desired Specifications:

- Use of recycled materials such as steel, vinyl, wood composites and plastics.

Required Specifications:

- Energy STAR® approved
- Designed for ease of reparability and parts replacement.
- Low energy and water consumption.

8.0 Carpet Installation

Desired Specifications:

- Re-use existing under cushion where possible.
- Specify carpet base from remnants (versus vinyl) where possible.
- Manufactured in an environmentally responsible manner.

Required Specifications:

- Recycled content where possible.
- Allow time for off gassing off-site prior to installation.
- Allow for off gassing, on-site after regular hours or weekend.
- If adhesives used, prefer water-based adhesives and seam sealers.
- Low to zero VOCs of all materials.
- Use adhesives with no SB, 4-PC (4-PCH), or formaldehyde content, or no VOCs

9.0 Carpet Under Cushion

Desired Specifications:

- Low to zero VOCs preferred.
- Use recycled polyurethane, recycled waste synthetic fibre, etc.
- Natural materials and products preferred.

Required Specifications:

- Do not specify products made using CFCs/HCFs in production of materials.
- Specify recycled rubber under cushion.

**OFFICE FLOOR CRITERIA: FLOORS 2-7 @ 20 RICHMOND STREET
DESCRIPTION OF LANDLORD'S IMPROVEMENTS**

1. DESCRIPTION OF FINISHES (MULTI-TENANT FLOORS)

Floors

The floor area is constructed of wood with a thin layer of concrete utilized for fire proofing and leveling. The underside of all floors is protected by two layers of 5/8" drywall as additional fire proofing. X-raying is still mandatory as some areas have been replaced with steel panels with full concrete due to construction changes during the construction of One Queen Street.

Ceilings

A suspended T-bar ceiling grid system on a 2'-0" x 2'-0" module installed approximately 8'-6" from top of structural slab complete with air supply and return diffusers, sprinklers and light fixtures. Additional building standard ceiling tiles and light fixtures shall be provided by the Landlord at tenant's expense for installation by and at the Tenant's expense. Colour of tiles and T-bar is white, 737B, manufactured by Armstrong World Industry.

Doors

Tenancy doors, located directly off the public corridor shall be 3'-0" x 8'-6" x 2" solid core oak veneer with matching frames. Entrance doors may consist of a pair of doors at the Tenant's option in solid oak veneer or tempered glass. Location of doors and entrances must be to Landlord's approval. A suite of between 3000 - 4000 s.f. shall have two- (2) doors. Over this amount will be based on occupancy loads. All hardware will be lever handled and brass finished and keyed to building Sargent master key system. Locks on Tenant entrance doors, as well as within Tenant areas, must be compatible to the standard building system and must be master keyed and coded to the Landlord's master key system.

Demising Walls

Demising and corridor walls, where applicable, shall be from floor slab to underside of finished ceiling constructed of 3-5/8" metal studs and one (1) layer of 5/8" gypsum board each side, including internal acoustic attenuation blankets. All gypsum board surfaces shall be taped and sanded for paint. The elevator lobby walls on multi-tenant floors are drywall with vinyl covering. All demising walls will continue above the unbroken ceiling for sound control, with air transfer openings provided.

Core Walls: Multi-Tenant Floors

Finish on corridor walls is drywall with vinyl wall covering and/or painted surface.

Certain walls are finished in exposed brickwork.

Windows

The windows consist of wooden mullions and frames with hermetically sealed, double glazed units.

Drapes and Venetian Blinds

Venetian blinds are being provided as building standard. It is the Tenant's responsibility to protect the Venetian blinds from dust and damage during construction. Drapery may be installed and hung subject to the Landlord's approval, but in no case may Venetian blinds be deleted and replaced by drapery. Venetian blinds are a light beige finish. All drapes shall be hung on the office side of the Venetian blinds.

Signage

Tenant identification shall be provided in the main lobby directory by the Landlord at Tenant's expense.

A standard corridor entrance sign shall be provided by the Landlord at the Tenant's expense.

Should the Tenant desire, they may order through the Landlord, interior office signs consistent with those the Landlord has specified for common areas.

2. DESCRIPTION OF SERVICES

(i) Description of Mechanical Services for Office Floors

Heating, Ventilating and Air Conditioning:

The office levels are served by a central fan, re-circulating unit with low pressure variable air volume cooling boxes. Perimeter zone heat is by individually controlled hot water fan coil units mounted under the windows. These fan coil units are four pipe units adding additional cooling as well as heating to the area. A minimum of 12" of clearance in front of front access panel is necessary to allow for maintenance of each fan coil unit.

The base building provides approximately 28 control zones per floor. This reduces the tenant improvement cost while enhancing its planning flexibility. Zoning may be modified under tenant improvement work if the need arises.

All thermostats are located adjacent to variable air volume control boxes and equipped with either thirty (30) feet of pneumatic tubing for extension within the controlled zones or direct digitally controlled (DDC) wiring.

Fresh air is introduced through a central fan unit through mixing dampers and delivered to each floor, which when coupled with washroom exhaust on each floor, assures positive ventilation. Due to the age and construction methods of this building, no means of adding humidification is available or possible.

Additional cooling capacity for dedicated tenant loads is provided on these office floors. Capped washroom exhaust ducts, located in the building core, are provided to allow additional tenant washrooms.

Design Conditions

Winter 72°F +2° F with outside conditions of -5°F with 15 mph winds.

Summer: 75°F +2° F with outside conditions of 95°F db., 75°F wb.

Minimum relative humidity: 30%

Fresh air: 0.15 cfm/sq. ft.

Life Safety Measures

All office floors are sprinklered throughout with a light hazard coverage in accordance with Measure A of the Supplement to the National Building Code for the life safety measures for high rise buildings. Sprinkler heads are chrome plated with chrome plated escutcheons and are of the semi-recessed type. Omega Heads are NOT to be used.

The building(s) are equipped with a Simplex 4100U addressable fire alarm panel. All work pertaining to panel is to be completed by the base building approved contractor.

Fire hose cabinets with 100'foot hose & 10LB ABC extinguishers are provided at each floor with capped provisions for addition of Tenant fire hose cabinets if dictated by the partition layout.

Certain office arrangements may require additional fire hose cabinet(s) and/or additional sprinkler heads and/or relocation of sprinkler heads as well as required piping. Additional work of this nature will be performed by the Landlord's forces at the Tenant's expense plus appropriate overhead. Unless otherwise specified, the contractor is to provide a minimum of 24 hours' notification for shut-down of base building systems and ensure fire extinguishers have been provided and fire hose cabinets are within easy reach of affected areas.

All below grade exit stairs and all vestibules leading to above grade exit stairs are pressurized in accordance with the Ontario Building Code. All above graded exit stairs are also pressurized as an added measure of life safety.

Plumbing

Capped plumbing connections on each floor at the core walls consist of a 1” cold water line, 4” sanitary drain and 2” vent.

Note: X-raying of the slabs is mandatory prior to any core drilling for plumbing or electrical work.

(ii) Description of Electrical Services

Power

A 120/208V 3 Phase-4 wire service to circuit breaker panel of sufficient capacity to allow a connected load of 2.0 watts p.s.f. of power. An incoming distribution system for 120V power is available through outlet boxes located in the ceiling space at the rate of one (1) box complete with 3-15-amp circuit per 800 s.f. approximately. Distribution by the Tenant shall be through partitions.

All power distribution within the leased premises from the load side of the fused disconnect including a DIGITAL meter and meter base to be carried out at the Tenant’s expense.

Telephone

Tenants are required to make arrangements early and directly with Bell Canada for the supply and installation of telephone services to their premises. The telephone service shall have tone generating equipment in order to communicate with building automation.

(Note: The Tenant’s contractors will not be allowed to work within the base building telephone rooms or electrical rooms. Any space of this nature, which the Tenant requires for his own use of equipment must be provided for within the leased space).

Lighting

The lighting consists of one (1) two lamp recessed ballasted light fixture per two (2) 4’-0” x 4-0” modules providing an average illumination level of 65 foot candles at desk level on an open floor basis. This module system allows for easy relocation of lights within the modules at a very minimal cost (labour only). Therefore, walls need not necessarily be placed on ceiling support “1”, but can be placed in the centre of the modules.

Note: All base building fixtures are electronic ballasts and Osram LED 4100 tubes. Where possible, it is recommended to utilize LED bulbs in all pot lamp fixtures.

Note: All ballasted light fixtures must be chained to floor slab.

The standard alignment must be maintained for the two (2) rows of lighting fixtures adjacent to the exterior wall of the building.

Note: A Zoned – Telephone Interfaced - Lighting Control System exists throughout the complex.

Contractors are to ensure that all Tenant lighting is connected to the base building control system and the current “zones” are maintained. A current schematic drawing is available for review and changes must be approved and tested by Cushman & Wakefield Asset Services ULC prior to Tenant move-in date.

(iii) Description of Structure

The general floor framing system is included in the Tenant packages. Unusual loading situations, such as filing rooms, computer rooms, etc., must be brought to the attention of the Landlord. The landlord will not be responsible for any partitioning layout revisions necessitated by unusual loading conditions or whose locations differ from that indicated in the approved drawings.

The design load for all office floors is 80 lbs. p.s.f. which includes partition allowance of 20 lbs. p.s.f.

Description of Elevators

The three (3) passenger elevators servicing the ground floor to the 7th floor have a capacity of 4,000 lbs. each and a speed of 700 f.p.m. Entrance doors are 4'-0" wide. Two (2) separate shuttle elevators servicing the parking plus the ground floor have a capacity of 3,000 lbs. each. One (1) 3,500 lb. freight elevator has a speed of 400 f.p.m. and services the concourse and all floors above grade.

(v) Description of Tenant Move-In

It is the responsibility of the Tenant to advise and co-ordinate with the Landlord, in writing, at least two- (2) weeks in advance, as to the date and time as well as all other pertinent facts, i.e. person responsible, movers, etc.

The Tenant will be responsible for the hiring of any additional needs, i.e. cranes, pulleys, hoists or police officers for traffic control, if such is required. The costs will be incurred by the Tenant.

The Tenant will be responsible for the removal from the property of all boxes and cartons required in the move-in.

At no time will any debris, i.e. drywall, steel studs, wood or packing crates, etc., be placed in the garbage compactor. This is designed for normal business paper and cardboard recycling only.

**OFFICE FLOOR CRITERIA: FLOORS 8-27
DESCRIPTION OF LANDLORD'S IMPROVEMENTS**

1. DESCRIPTION OF FINISHES (MULTI-TENANT FLOORS)

Floors

The entire floor area is poured in place concrete, machine finished to a level surface within standard construction tolerances. This floor thickness must be maintained and cannot be removed to allow the use of thick floor coverings such as marble, slate or terrazzo.

The elevator lobby and public corridor will be carpeted with custom colours.

Ceilings

A suspended T-bar ceiling grid system on a 5'-0" x 5'-0" module installed approximately 9'-0" from top of structural slab complete with air supply and return diffusers, sprinklers and light fixtures. Additional building standard ceiling tiles and light fixtures shall be provided by the Landlord at tenant's expense for installation by and at the Tenant's expense. Colour of tiles and T-bar is white, 5/8" fissured, pattern is Cortega, manufactured by Armstrong World Industry, class A.

Doors

Tenancy doors, located directly off the public corridor shall be 3'-0" x 8'-6" x 2" solid core oak veneer with matching frames. Entrance doors may consist of a pair of doors at the Tenant's option in solid oak veneer or tempered glass. Location of doors and entrances must be to Landlord's approval. A suite of between 3000 - 4000 s.f. shall have two (2) doors, over this amount will be based on occupancy loads. All hardware will be brushed chrome finish (26D) keyed to building master. The Landlord will pay for the initial installation of all doors, frames and hardware. Any relocation and addition of doors will be at the Tenant's cost.

Locks on Tenant entrance doors, as well as within Tenant areas, must be compatible to the standard building system and must be master keyed and coded to the Landlord's master key system.

Demising Walls

Demising and corridor walls, where applicable, shall be from floor slab to underside of finished ceiling constructed of 3-5/8" metal studs and one (1) layer of 5/8" gypsum board each side, including internal acoustic attenuation blankets. All gypsum board surfaces shall be taped and sanded for paint. The elevator lobby walls on multi-tenant floors are drywall with vinyl covering. All demising walls will continue above the unbroken ceiling for sound control, with air transfer openings provided.

Core Walls: Multi-Tenant Floors

Finish on core walls is drywall with vinyl wall covering.

Windows

The windows consist of Duracron finished aluminum mullions and frames with hermetically sealed double-glazed units. The interior pane is copper coated reflecting glass. Painting of these mullions and frames is not permitted.

Drapes and Venetian Blinds

Venetian blinds are being provided as building standard. It is the Tenant's responsibility to protect the Venetian blinds from dust and damage during construction. Drapery may be installed and hung subject to the Landlord's approval, but in no case may Venetian blinds be deleted and replaced by drapery. Venetian blinds are satin grey finish. All drapes shall be hung on the office side of the Venetian blinds.

Signage

Tenant identification shall be provided in the main lobby directory. A standard corridor entrance sign shall be provided by the Landlord at the Tenant's expense.

Should the Tenant desire, they may order through the Landlord, interior office signs consistent with those the Landlord has specified for common areas.

2. DESCRIPTION OF SERVICES

(i) Description of Mechanical Services for Office Floors

Heating, Ventilating and Air Conditioning

The office levels are served by on-floor re-circulating low pressure variable air volume cooling units.

Perimeter zone heat loss is neutralized by individually controlled, hot water radiation elements mounted under the windows. The perimeter radiation is sequenced with the cool supply air, to eliminate any chance of neutralizing heating/cooling energy overlap to maintain temperature control.

The base building provides approximately 28 control zones per floor, many more than most competitive buildings. This reduces the tenant improvement cost while enhancing its planning flexibility. Zoning may be modified under tenant improvement work if the need arises. Perimeter air supply is from overhead slots that are adaptable to either open or cellular planning. Interior air diffusers may be easily relocated as partitioning dictates. Perimeter zone variable air volume control boxes are installed ten (10) to fifteen (15) feet inboard from the perimeter supply air diffusers at the perimeter.

All thermostats are located adjacent to variable air volume control boxes and are equipped with either thirty (30) feet of pneumatic tubing or DDC wiring for extension within the controlled zones.

Fresh air is introduced through a central 100% makeup air unit and delivered to each floor decentralized air handling unit, which when coupled with washroom exhaust on each floor, assures positive ventilation.

Additional cooling capacity for dedicated tenant loads is provided on the typical office floors (Floors 8th to 27th) by capped provisions on the central chilled water piping system with a total capacity of 180 tons of refrigeration. Capped washroom exhaust ducts, located in the building core, are provided to allow additional tenant washrooms.

Design Conditions

Winter: 72°F ± 2°F with outside condition of -5°F with 15 mph winds.

Summer 75°F ± 2°F with outside conditions of 95°F db., 75°F wb.

Minimum Relative Humidity: 30%

Fresh Air: 0.1 cfm/sq. ft.

Life Safety Measures

All office floors are sprinklered throughout with light hazard coverage in accordance with Measure A of the Supplement to the National Building Code for the life safety measures for high rise buildings.

The building(s) are equipped with a Simplex 4100U addressable fire alarm panel. All work pertaining to panel is to be completed by the base building approved contractor.

Sprinkler heads are chrome plated with chrome plated escutcheons and are of the semi-recessed type. Omega Heads are NOT to be used.

Fire hose cabinets are provided at each floor with capped provisions for addition of tenant fire hose cabinets if dictated by the partition layout. Each cabinet is equipped with a 100' fire hose and 10lb ABC extinguisher.

Certain office arrangements may require additional fire hose cabinet and/or additional sprinkler heads and/or relocation of sprinkler heads as well as required piping. Additional work of this nature will be performed by the Landlord's forces at the Tenants expense plus appropriate overhead unless otherwise specified.

All below grade exit stairs and all vestibules leading to above grade exit stairs are pressurized in accordance with the Ontario Building Code.

All above grade exit stairs are also pressurized as an added measure of life safety.

Plumbing

Capped plumbing connections on each high-rise floor (8th to 27th) at the core walls consist of two (2) 1" cold water lines two (2) 4" sanitary drains and two (2) 2" vents.

(ii) Description of Electrical Services

Power

A 1 20/208V, 3 Phase-4 wire service to circuit breaker panel of sufficient capacity to allow a connected load of 2.0 watts p.s.f. of power. An incoming distribution system for 1 20V power is available through outlet boxes located in the ceiling space at the rate of one (1) box complete with 3-15 amp circuit per 800 s.f. approximately. Distribution by the Tenant shall be through partitions.

All power distribution within the leased premises from the load side of the fused disconnect including a DIGITAL meter and meter base to be carried out at the Tenant's expense.

Telephone

One (1) 2", empty conduit located in the ceiling space for approximately every 800 s.f. of floor area. Distribution by the Tenant shall be through partitions and/or service poles.

Tenants are required to make arrangements early and directly with only a Landlord approved service provider for the supply and installation of telephone services to their premises. (Note: The Tenant's contractors will not be allowed to work within the base building telephone rooms or electrical rooms. Any space of this nature, which the Tenant requires for his own use of equipment, must be provided for within the leased space).

Lighting

The lighting consists of one (1) two lamp recessed LED tubed light fixture per two (2) 5'-0" x 5'-0" modules providing an average illumination level of 65-foot candles at desk level on an open floor basis. This module system allows for each re-location of lights within the modules at a very minimal cost (labour only). Therefore, walls need not necessarily be placed on ceiling support 'T', but can be placed in the center of the modules.

Note: All base building fixtures (Tenant areas) are Phillips electronic ballasts and LED tubes. Where possible, it is recommended to utilize LED bulbs in all pot lamp fixtures.

A grid system of quadplexes is located in the ceiling space, at a rate of one (1) per 150 s.f. (approximately), available for plugging in the standard fluorescent fixture.

The standard alignment must be maintained for the two (2) rows of lighting fixtures adjacent to the exterior wall of the building.

Note: A Zoned – Telephone Interfaced - Lighting Control System exists throughout the complex.

Contractors are to ensure that all Tenant lighting is connected to the base building control system and the current “zones” are maintained. A current schematic drawing is available for review and changes must be approved and tested by Cushman & Wakefield Asset Services ULC prior to Tenant move-in date

iii) Description of Structure

The general floor framing system is included in the Tenant packages. Unusual loading situations, such as filing rooms, computer rooms, etc., must be brought to the attention of the Landlord. The Landlord will not be responsible for any partitioning layout revisions necessitated by unusual loading conditions or whose locations differ from that indicated in the approved drawings.

The design load for all office floors is 100 lbs. p.s.f. which includes a partition allowance of 20 lbs. p.s.f.

The ground and concourse floors have a design load of 120 lbs. p.s.f which also includes a partition allowance of 20 lbs. p.s.f.

(iv) Description of Elevators

The seven (7) passenger elevators servicing the ground floor to the 27th floor have a capacity of 4,000 lbs. each and a speed of 700 f.p.m. Entrance doors are 4'-0" wide. Two (2) separate shuttle elevators servicing the parking plus the ground floor have a capacity of 3,000 lbs. each. One (1) 3,500 lb. freight elevator has a speed of 400 f.p.m. and services the concourse and all floors above grade.

(v) Description of Tenant Move-In

It is the responsibility of the Tenant to advise and coordinate with the Landlord, in writing, at least two- (2) weeks in advance, as to the date and time as well as all other pertinent facts, i.e. person responsible, movers, etc.

The Tenant will be responsible for the hiring of any additional needs, i.e. cranes, pulleys, hoists or police officers for traffic control if such is required. The cost will be incurred by the Tenant. The Tenant will be responsible for the removal from the property of all boxes and cartons required in the move-in.

At no time will any debris, i.e. drywall, steel studs, wood or packing crates, etc., be placed in the garbage compactor. This is designed for normal business office waste only.

RETAIL CRITERIA GROUND FLOOR

1. GENERAL INFORMATION

These retail design criteria are for the use of the ground floor tenants only. Each area contains special conditions and requirements which should be discussed with the Project Manager before planning work commences.

All procedures and requirements set out within these criteria are to be adhered to by the retail tenant, their designers and contractors.

2. DESCRIPTION OF FINISHES

Floor

The base building ground floor Atrium lobby flooring is a polished and flamed granite, Sunset Red, which has been extended into Tenant areas around the common perimeter (refer to drawings).

The remainder of the retail floor areas are concrete, depressed approximately 3" to receive either a concrete topping or other flooring material.

The finish of the retail space along Queen Street East shall either be Sunset Red granite or carpet to the Landlord's approval.

Walls

Lobby walls are polished and flamed granite panels to match lobby floor.

The Tenant area solid walls are drywall primed for painting.

Exterior walls are clear structural glass and glazed aluminum windows.

Interior storefronts and demising walls for the Queen Street East retail shall be floor to ceiling structural glass with sliding glass doors. Careful consideration must be given to display methods and modules.

Closures

The west and east retail areas will be closed off from the Atrium lobby by means of overhead roller shutters in an open link design. Access door location to the premises will be agreed with the Landlord.

Ceilings

The Atrium lobby ceiling consists of square gypsum board panels at a height of 65'-0". The ceiling contains a mixture of recessed LED fixtures and concealed LED lights.

It is proposed that the Tenants maintain a height of 12'-0" in the ground floor where ceilings are visible from the lobby except for the Queen Street retail which shall be 9'-0" high. All ceiling components within the leased area are the responsibility and expense of the Tenant except the Queen Street East retail where the Landlord will install an aluminum louvered, open ceiling.

3. DESCRIPTION OF MECHANICAL SERVICES

Heating, Ventilation, and Air Conditioning

Capped hot water and chilled water provisions have been provided at the demising partitions or in the ceiling spaces.

Partial heating is provided for the ground floor west retail area by trench type fan coil units recessed in the floor and partial heating and cooling is provided for the Queen Street East retail area by trench type fan coil units recessed in the floor.

Fresh air for all retail areas is provided at the adjoining circulation spaces at a rate of 0.15 cfm/s.f. Exhaust air from the east and west retail areas is provided at the demising partition at a rate of 0.15 cfm/s.f.

Design Conditions

Winter: 72°F \pm 2°F with outside conditions of -5°F with 15 mph winds

Summer 75°F \pm 2°F with outside conditions of 95°F rib., 75°F wb.

Mm. Relative Humidity: 10% Fresh Air 0.15 cfm/s.f.

Sprinklers

Sprinklers are provided throughout the retail areas with an ordinary hazard coverage. No Omega sprinkler heads are to be used.

Tenant to make necessary changes to accommodate interior design, all new hydraulic designs must be approved by Base Building Mechanical Contractor. Landlord has supplied upright heads at maximum spacing; any changes in heads or location will be performed by Landlord approved contractors at Tenant's cost.

Plumbing

- The Tenant has access to Landlord's cold water supply and piping which are capped in the ceiling of the concourse level. Sanitary piping from retail areas may be connected to the existing drainage system which drains to the sewage pit at the P4 level. All sanitary piping to the pit must be insulated and be provided with electric heat tracing cables.

4. DESCRIPTION OF ELECTRICAL SERVICES

Electrical

A 120/208V, 3 Phase -4 wire service to disconnect switch metered 60 amp service. All power distribution within the leased premises from the load side of the fused disconnect including a DIGITAL meter and meter base to be carried out at the Tenant's expense.

Telephone

One (1) 1" empty conduit will be provided for Bell Canada to a point within the premises as designated by the Landlord.

5. Signage

Tenant signage proposals must be presented to the Landlord for approval. Only those signs which are compatible with the building and are tasteful in size, colour and logo will be approved.

**RETAIL CRITERIA
CONCOURSE LEVEL**

1. GENERAL INFORMATION

These retail design criteria are for the use of the concourse Tenants only. All procedures and requirements set out within these criteria are to be adhered to by the retail Tenants, their designers and contractors.

2. DESCRIPTION OF FINISHES

Walls

The Tenant area walls are exposed masonry concrete and drywall on metal studs.

Storefronts

A storefront shall consist of an interior sloped bulkhead and ½" clear tempered glass storefront with one sliding door, location to be designated by Landlord.

Ceiling

Ceiling behind the interior sloped bulkhead is to be installed at the Tenant's Expense by the Tenant to meet all Governmental Codes and Building Standards. Ceiling height proposed at 8'-6" above floor.

Floors

The Tenant's retail area floor is concrete finish to receive the Tenant's flooring.

3. DESCRIPTION OF MECHANICAL SERVICES

Air Conditioning

Capped chilled water connections are provided in the Tenant's space. The Tenant is to provide, at their expense, sufficient air conditioning equipment for their needs.

Plumbing & Drainage

¾" capped cold water line shall be provided in the Tenant's space. Drain and vent lines shall be provided at designated areas by the Landlord for the Tenant's connection. Connections are at the Tenant's expense.

Fire Standpipe

Capped connections shall be provided at designated locations, for the Tenant's connection. Connections are at the Tenant's expense.

Sprinklers

Sprinklers to provide ordinary hazard coverage installed in an upright position. No Omega sprinkler heads are to be used.

Tenant to make necessary changes to accommodate interior design, all new hydraulic designs must be approved by the Base Building Mechanical Contractor. Work and contractors to be approved by the Landlord. Landlord has supplied chrome plated upright heads at maximum spacing; any changes in heads or location will be performed by Landlord approved contractors at Tenant's cost.

4. DESCRIPTION OF ELECTRICAL SERVICES

Power

All power distribution within the leased premises from the load side of the fused disconnect including a digital and meter base to be carried out at the Tenant's expense.

Telephone

Telephone conduit, wiring and equipment required to serve the leased premises distributed through partitions and/or power poles to be carried at the Tenant's expense.

5. Signage

Tenant signage proposals must be presented to the Landlord for approval. Only those signs which are compatible with the building and are tasteful in size, colour and logo will be approved.

LANDLORD'S CONSULTANTS

1. Architects

Building Arts Architects Inc.

324 Broadview Avenue
Toronto, Ontario M4M 2G9

(P) 416.594.6996

(F) 416.645.1107

Attn: David Jensen
M. Arch, OAA, LEED AP

2. Electrical Consultant

Smith + Andersen

4211 Yonge Street, Suite 500
Toronto, Ontario M2P 2A9

(P) 416.487.8151

(F) 416.487.9104

Attn: Langdon Baker
Principal
P. Eng., RCDD, DCDC

3. Structural

Stephenson Engineering Limited

2550 Victoria Park Avenue
Suite 602
Toronto, Ontario M2J 5A9

(P) 416.635.9970

Attn: Peter McAteer
MAsc, P. Eng.

4. Life Safety

Leber/Rubes Inc.

214 Merton Street, Suite 104
Toronto, Ontario M4S 1A6

(416) 485-4400

5. Mechanical Consultant

Smith + Andersen

4211 Yonge Street, Suite 500
Toronto, Ontario M2P 2A9

(P) 416.487.8151

(F) 416.487.9104

Attn: Langdon Baker
Principal
P. Eng., RCDD, DCDC

BASE BUILDING APPROVED CONTRACTORS

1. Fire Protection

JD Collins Fire Protection

101 Innovation Drive
Woodbridge, Ontario L4H 0S3

(P) 905.660.4535
(F) 905.264.4055

2. Elevators

Otis Canada Inc. (20 Richmond Street)

16 Trinity Square
Toronto, Ontario M5G1B1

(P) 416-348-1467
(F) 416-977-1962

3. Building Automation and Controls

Mechanical Trade Industries

5-860 Denison Street
Markham, Ontario L3R 4H1

(P) 905.513.1953
(F) 905.513.1955

4. Floor Finishes

Page Flooring and Concrete Solutions Inc.

6-980 Grandlea Court
Oshawa, Ontario L1K 2N1

(P) 905.831.2238
(F) 905.231.1621

5. Card Access Control

AC Tech

2100 Forbes Street
Whitby, Ontario L1N 9T3

(P) 905.666.8676

(F) 909.666.9795

6. Electrical

Electrostar

1 Queen Street East
Toronto, Ontario M5C 2W5

(P) 416.860.0000

(F) 416.860.0006

XBase Electrical and Communications

60 Prince Andrew Place, Unit B
Toronto, ON M3C 2H4

(P) 416.340.1020

(F) 1.888.503.8802

Campbell & Kennedy Electric (1996) Limited

11-242 Applewood Crescent
Concord, Ontario L4K 4E5

(P) 905.761.8430

(F) 905.761.8840

7. Mechanical

Mechanical Trade Industries

5-860 Denison Street
Markham, Ontario L3R 4H1

(P) 905.513.1953

(F) 905.513.1955

City Core Mechanical Limited

1-1915 Clements Road
Pickering, Ontario L1W 3V1

(P) 905.420.2043

(F) 905.420.5040

Commercial Mechanical Services Limited

10-2721 Markham Road
Scarborough, Ontario M1X 1L5

(P) 416.609.9992
(F) 416.609.9597

8. General Contractor

BMK Benchmark Incorporated

14-20 Regan Road
Brampton, Ontario L7A 1C3

(P) 905.846.9766
(F) 905.846.5770

R. Curran General Contracting

50 Freeston Crescent
Ajax, Ontario L1T 3Z8

(P) 905.686.0342

Greenferd Construction Incorporated

42-70 East Beaver Creek Road
Richmond Hill, Ontario L4B 3B2

(P) 905.763.4200
(F) 905.763.6766

9. Building Network and Riser Management

Rycom TPM

8-6201 Highway 7
Vaughan, Ontario L4H 0K7

(P) 905.264.4777

10. Locksmith

Action Locksmiths Incorporated

2370 Kingston Road
Scarborough, Ontario M1N 1V2

(P) 416.261.1422
(F) 416.261.2116