

EXHIBIT C

RESTROOM CONDOMINIUM SPECS AND FINISHING LIST

Building Systems Requirements

1. New connections for electrical, water, and sewer requirements shall be constructed within the Building and shall not "tie-into" existing DPAC connections for these respective requirements. Buyer shall separately contract for services associated with each of these requirements and shall pay for all associated costs directly.
2. All required fire & life safety systems will be directly tied into DPAC's existing panel. Seller's architect will work with the Durham City Fire Marshall, DPAC, and General Services Administration personnel to determine how such connection will be made as well as any necessary agreements required for such "tie-in".
3. A summary of technical specifications for the mechanical, electrical, plumbing, and life safety systems is as follows:

Technical Specifications Summary

DPAC Women's Restroom — MEP Systems

HVAC

1. The HVAC system will be a DX split system, heat pump with electric auxiliary heat. The fan/coil unit will be mounted horizontally above the ceiling. The remote condensing unit will be located outdoors on the roof.
2. Provide a 2.5 ton fan/coil unit and matching condensing unit.
3. Provide insulation, hangers, dryer, vibration isolation spring hangers, precharged refrigerant piping, etc. for a complete system.
4. Supply air will be adjusted to 975-cfm, distributed thru rectangular, lined ductwork. Provide 4 supply diffusers, connected with insulated flex ductwork and tapped to the main with "spin-in" balancing taps.
5. Toilet exhaust will be 1050 cfm for the Woman's restroom. There will be six exhaust registers in the Women's restroom.
6. Exhaust ductwork will be rectangular sheet metal, extended to the east wall and connected to a wall type exhaust fan located 10 feet from all intakes.
7. Provide 1" condensate drainage piping, insulated, and discharge into a mop sink. The secondary drain pan will be equipped with a water detector "kill switch".
8. Provide one electronic thermostat with night set-back controlled by energy management system in DPAC.

PLUMBING

1. Water closets will be flush valve type, wall mounted, flush valves will be battery operated, infrared, automatic operation —Zurn or equal.
2. Lavatories will be counter top mount, faucets will be battery powered, infrared, automatic type with chrome finish —Sloan or equal.

3. Water heaters will be electric, instantaneous, wall mounted under the counter type; provide two (2) water heaters.
4. Sanitary sewer will be cast iron, 6", originating in the hotel and being extended to the Women's restrooms. A 4" cast iron vent will be extended North and discharge thru the roof.
5. Provide four (4), 3" floor drains in the restroom. All floor drains shall be equipped with a trap primer.
6. Cold water will be insulated copper, 2-1/2", originating at a dedicated water meter and service Provide a brass, city water meter per city requirements.
7. Provide all ball valves, shock arrestors, insulation, hangers, cast iron carriers, floor drains, hub drain, etc. for a complete system.

ELECTRICAL

1. Provide power to the Women's Restroom proper per Riser 01 on Sheet E6.00. Locate the new panel board "LRR" flush in Electrical Closet on second floor.
2. Lighting fixtures will be recessed fluorescent can down lights, open trim, clear alzak baffle, vertical lamp, dimming ballast. Install 7 of these units — equally spaced throughout the space, and florescent wall throughout (wall washers) at perimeter of the room.
3. Lighting controls will be line voltage toggle switches for the lights in the restrooms.
4. Provide 2 duplex receptacles equally spaced. Provide two (2) GFCI receptacles above counter at the lavatories.
5. Provide 3 phase power for the fan/coil unit.
6. Provide 3 phase power for the remote condensing unit —2.5 ton.
7. Provide 120 volt power for the toilet exhaust fan — ½ hp.
8. Provide power, 208 v, 1 phase, 7 kW each to two (2) under counter water heaters.

NOTES:

1. All MEP penetrations between the Restroom and the adjacent Hotel or DPAC shall be fire proofed.

Finish Schedule

DPAC Women's Restroom — Finishes — Proposed

FINISHES — Same or similar to Existing DPAC Restroom finishes

Walls: Gypsum Board - Painted Mirrors

Glazed Wall Tile: To 6'-8" on wet walls

Flat tile as follows:

Module Size: 4-1/4 by 4-1/4 inches.

Color: White.

Floors: Slate Tile

Cut: As selected by Architect.

Color and Finish: Daltile S201 Brazilian Gray

Edges: Eased.

Module Size: 12 by 12 inches.

Nominal Tile Thickness: 3/8 inch, unless otherwise indicated or required.

Joint Width: 1/8 inch.

Ceilings: Acoustical Panel Ceiling - Beveled Tegular - Same or similar to existing Presidents Club

Armstrong World Industries, Inc. "Cirrus Open Plan #589" or a comparable product

Color: White.

Edge/Joint Detail: Reveal sized to fit flange of exposed suspension system members.

Thickness: 3/4 inch.

Lighting Fixtures: Same or similar to existing DPAC Restrooms

Recessed 1-Lamp T8 Fluorescent Open Slot Aperture Asymmetric Linear Wallwash

Luminaire In Nominal 2',3',4' Lengths to Form Continuous Lighted Length

Cans — Recessed 8" Diameter Triple Tube Amalgam Compact Florescent Open Aperture Downlight Luminaire

Vanities - Same or similar to existing DPAC Restrooms

Plam Bases – "Nevamar" S6020T Gunmetal Textured

Granite Countertops – Glacier White To Match Architect's Sample

Toilet Enclosures: Stainless Steel

Finish: No. 4 bright, directional polish on exposed faces

Brackets (Fittings):

Full-Height (Continuous) Type: Manufacturer's standard design; stainless steel.

Plumbing Fixtures: w/ Electronic Flush Valves- Same or similar to existing DPAC Restrooms

Water Closet - Zurn Z5610 Wall Mounted Siphon Jet, Elongated, Vitreous China Water Closet, 1.6 GPF

Valve — Sloan Electronic Flush Valves

Carrier — Zurn Z 1203-N4-50— Individual Water Closets,

Seat - Church Model 9500C Elongated, Open Front, Extra Heavy Weight, Molded In Bumpers

Lavatory — Zurn Z5114 Counter Mounted Lavatory, 20"x17", Vitreous China

Metering Faucet — Sloan Valve Company Optima Plus ETF-80-Sensor Operated

Faucet with ETF-460-A Chrome plated brass grid strainer with 1 ¼" Outlet Tube.

Cast Brass P-Trap, 17 Gauge Wall Bend

Supply — Two - Zurn Z8803LK Chrome Plated Brass Angle Stop with Loose Key Riser

— Two — Zurn Z8973 Chrome Plated Copper Flexible Riser