

"Faro Immobiliare S.p.A." - ABITAREILPORTO  
Works Technical Description - Tourist Residential Buildings  
Model apartment - vers. 26.1.09

## 1. STRUCTURAL ELEMENTS

All the works having a major static function will be calculated in accordance with applicable law and according to the entitlements of the law dated 5/11/71 no. 1086, and Ministerial Decrees 09/01/1996 and 16/01/1996. In particular, accidental overloads allowed by the current regulation for the various destinations of use are:

- floors: **kgf/m<sup>2</sup>. 200**
- stairways and landings: **kgf/m<sup>2</sup>. 400**
- Accessible rooftop terraces: **kgf/m<sup>2</sup>. 200**

The capacity of the land for the foundation and the resulting calculations define the type of mat foundation.

The upper load-bearing structure will be composed of pillars and beams in reinforced concrete in the thickness of the floor, all of which according to the static project.

The floors of all the storeys will be made of solid concrete slabs. The height of the floors and steel reinforcements will conform to the static calculations and will be capable of bearing the abovementioned operating loads.

The stairwells will be constructed with walls in reinforced concrete up to the roof level.

## 2. GROUND, FIRST AND SECOND FLOOR

The three floors above ground suitable for residential use (ground floor, first and second floor) are accessed via the condominium stairwells. The residential units on the ground have a private external area for use as a garden, whereas the upper storeys have balconies and terraces.

The sun terrace is useable and intended for the exclusive use of the residential units on the second floor. Part of the flat roof is owned by the condominium and intended for the installation of external conditioning units for the residential units which have access to the condominium stairwell.

Some external areas on ground level will be for condominium use for hanging laundry and covered with grass.

## 3. INTERNAL DIVISIONS

The divisions between the property units and the internal partitions between the rooms of the units will be constructed of single or double perforated brick, with an internal acoustic insulation panel, of the thicknesses as defined by the executive architectural plan and then plastered with a keyed finish.

## 4. FACADE INFILLS

The side infills will be constructed of honeycomb brick of the thicknesses defined by the architectural project, with insulation on the exterior side of the wall, in accordance with applicable energy conservation standards.

The exterior will be finished in part with a highly resistant external covering with a white surface finish.

The railings will be constructed with 316 stainless steel tubes and panels according to a design by the Artistic Department

The window sills will be made of 3 cm thick stone.

At the ground floor level, there will be a light grey stone side panel up to 40 cm from the ground, flush with the wall.

## 5. ROOF

On the flat terraces, slopes for rainwater runoff to the perimeter outlets will be created using a screed of light concrete; the insulating layer will be made of a rigid polyurethane or expanded polystyrene panel; it will be sealed with a double layer of crossed polyester and elastomer sheathing, each 4 mm thick;

The flooring will be ceramic floating flooring measuring 30x30 cm or 60x60 cm.

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## 6. INTERNAL PLASTER

The internal walls will be made of cement plaster with a keyed finish. All ceilings will have a keyed finish and painted with white washable water-based paint.

## 7. STAIRWAYS

The stairways will be composed of a reinforced concrete load-bearing structure. The steps and the landings will be in Piacenza honed stone as defined by the Artistic Department.

The flooring on the ground floor and upper storeys will have porcelain stoneware from the More Naturale 60x60 series by Ceramiche Caesar. The ground floor walls will be tiled floor to ceiling in field porcelain from the More Scratched Wall series by Ceramiche Caesar. The same tile will be used on the walls of the upper storeys but to a height of 120 cm.

The ceilings of the stairways and landings will have a smooth finish and painted with white washable water-based paint.

The railings of the stairways, where they overlook the well, will be made of brushed stainless steel tubes as defined by the Artistic Department.

## 8. FLOORING AND COVERINGS

Flooring and coverings in ISO9001 and ECOLABEL certified (European Union's ecological quality mark) porcelain stoneware from Ceramiche Caesar.

- **flooring in the day and night areas in the apartments:**

Series: MORE NATURALE 60x60 single-calibre, aligned and square – laid without orthogonal reveals;  
MATT VERSION colours (or LAPPED VERSION at an additional charge):

- Nylus
- Sahara
- Iridium
- Coliseum

Recommended by the Artistic Department: Sahara and Iridium version Matt.

Series: FEEL NATURALE 30X60 single-calibre, aligned and square – laid without orthogonal reveals;

Colours:

- Live
- Colonial
- Lounge
- Moonlight

With the ceramic flooring, oak stained wood skirting, colour Wengé, height 8x1 cm, with sharp edge.

Alternatively at an additional charge, pre-finished wood flooring, with Oak or Teak stain and in the dimensions and variations chosen by the Artistic Department which are available for viewing at the Direct Sales Office.

- **bathroom flooring and wall coverings:**

Series: MORE NATURALE 30x60 single-calibre, aligned and square – laid without orthogonal reveals;  
Colours MATT VERSION (at an additional charge LAPPED VERSION):

- Nylus
- Iridium

Series: FEEL NATURALE 30X60 single-calibre, aligned and square – laid without orthogonal reveals;

Colours:

- Live
- Colonial
- Lounge

- **flooring on the sun terraces:**

Floating flooring with grey slip-proof ceramic tiles;

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- **flooring on the balconies and terraces:**

15x15 Mirage tiles, Le Pietre Tatami series, grey, assembled orthogonally.

## 9. DOORS AND WINDOWS

The entrance door on the ground floor to the condominium stairwell will have a brushed stainless steel frame with a glass bi-fold door (90+30) and a transom window.

The doors from the condominium stairwell to the individual residential units will be the armoured, bi-fold Oikos model 600 Super or Synua model with a central swinging hinge with a steel panel and Wengè oak finished panels.

The doors inside the units will be Tre P & Tre Più brand, the Planus 5 Filomuro model, lacquered in dull white polyester with Wengè oak finish doorstop, with handles from Valli&Valli, Bernina model, in satin finish stainless steel, and chromed stainless steel flush retractable hinges.

External doors and windows will be in hot-cut grey anodised aluminium, 4+4 mm double glazed safety glass with 0.76 acoustic film + 15 mm argon and 4+4 mm double glazed safety glass with acoustic film (44 db of acoustic reduction).

## 10. SHEET METAL WORKS

Satin 316 stainless steel eaves and coping of an appropriate thickness are planned.

## 11. ELECTRICAL SYSTEM AND RELATED SERVICES

The electrical system will conform with the project drawings and will include a service panel, emf system with outlets, light lines with sockets and switches, intercom, call system, alarm system, telephone system, and a terrestrial and satellite TV system.

The system will be installed using elements from BTicino.

### ELECTRICAL SYSTEM SPECIFICATIONS OF THE MODEL APARTMENT

Electrical system with wire runs in the walls, and inset switches/outlets from Bticino's civil modular series Axolute, with black switches and rectangular metallic plates with a "brushed anthracite" finish.

Inset electrical panel for the apartment with safety circuit breakers for lighting / outlets / emf and feed

System characteristics:

a) Lighting and outlets/emf

Living/dining room:	2 ceiling light sockets with two on/off switches each 1 emergency light 1 universal and Schuko two-pin outlet 2 10/16A two-pin outlets 1 plate with 3 10A outlets (TV) 1 universal and Schuko two-pin outlet outdoors (balcony) 1 illuminated push button with name plate for calls from the stairwell and doorbell inside the apartment 1 outlet with on/off switch
Kitchenette:	1 refrigerator outlet 2 Schuko outlets for oven and dishwasher (with on/off switch over countertop) 1 plate with 2 two-pin outlets above kitchen countertop 1 outlet for range hood/light on kitchen wall unit
Vestibule	1 ceiling light socket with 2 or 3 switches
Master bedroom	1 ceiling light socket with 3 switches (2 night stands + 1 next to door) 1 plate with 2 10A outlets (TV) 1 10/16A two-pin outlet

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Single bedroom	2 outlets behind night stands (with on/off switches above the nightstands) 2 outlets above night stands 1 ceiling light socket with 2/3 switches (night stand/next to door) 1 plate with 2 10A outlets (TV) 1 10/16A two-pin outlet 1 outlet behind night stand with on/off switch above nightstand 1 outlet above night stand
Bathroom	1 ceiling light socket with one on/off switch 1 wall light socket above sink with on/off switch on unit 1 10A outlet near sink 1 call pull cord in shower and external bell 1 Schuko outlet for washing machine with security on/off switch
Second bathroom	1 ceiling light socket with one on/off switch 1 light socket on wall above sink with on/off switch on unit 1 10A outlet near sink 1 call pull cord in shower and external bell
External lighting	Ceiling light socket including light fixture on external balconies on docks side with on/off switch indoors
Heating system	Wall-mounted boiler power with main isolator switch Flush mounted timed thermostat Indoor and outdoor power feed and connections for conditioning units located on cover

Rooftop terrace has two floor lighting units (0.6-1m high aluminium columns with low directed lighting for visual comfort), column with lighting switch, electrical outlet and TV outlet.

b) Auxiliary and special IP system:

- intercom system with internal unit with LCD display and speakerphone located at stairwell entrance on the ground floor (1 or 2 accesses)
- Digital terrestrial and satellite TV system, with 1 outlet in the living/dining room and 1 outlet in each bedroom; combined TV + sat TV outlets, and 1 outlet with internet access via cable. TV programmes distributed on the marina's network (optical fibre backbone) with traditional and digital terrestrial channels and main satellite channels (including international channels) available unscrambled on normal television sets. Own satellite decoder can be connected for paid programming (Sky).
- telephone network with 1 outlet in the living/dining room and 1 outlet in each bedroom, ready for connection to fixed telephone network and connection to the marina's network
- security system wiring which can be connected to the marina's network (and internal surveillance) including volume sensors in the living/dining room and bedrooms (and perimeter sensors on the window and door frames on the ground floor)

**DATA SYSTEM SPECIFICATIONS**

Each unit will have an RJ45 outlet, shared by the telephone network, for Internet connections. Access to the network will be available following user registration, in accordance with the Decree of the Pisanu Law, no. 144 dated 27/07/2005.

Currently under examination is a web site providing access via login to information and services for the structure:

- Information on events
- Reservations for nautical, restaurant services, etc.



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**TELEPHONE NETWORK SPECIFICATIONS**

Each unit will have an RJ45 outlet, shared with the data network, for connection of a telephone lent by the managing firm. This telephone allows:

- Calls to any other user in the area and the reception free of charge (services currently under feasibility study)
- Voice mail box for messages
- Reception of phone calls
- Making and receiving phone calls in Italy and abroad (client must subscribe to this service)

**IP, INTERCOM AND ACCESS SPECIFICATIONS**

Every access to the stairwells will have a digital key pad outside with a code identifying each residential unit. Guests enter a code to call the unit's fixed and/or mobile telephone. Residents open the door via the telephone system.

Gates to the two main vehicle entrances to the Porto Turistico area and two internal service entrances will be opened exclusively via automatic license plate reading. No unrecognised vehicles or vehicles not having a parking space will be permitted inside the Marina Park.

Access will be granted to certain pedestrian areas via a badge which identifies authorised persons in transit and his/her access authorisation status. All traffic data is memorised in a central system: the same system will also include clients' personal data. Currently under examination is the possibility of using the badge as a prepaid debit card for other services.

**SECURITY SYSTEM SPECIFICATIONS OF THE MODEL APARTMENT**

Every apartment will be wired for connection to a single central unit which will monitor every alarm via software. Alarms will be monitored by armed personal from a control room 24 hours per day.

Sample apartment:

- 1 detector board with 4 zones which will be connected to sensors for internal surveillance and for window perimeter surveillance
- 1 modular internal siren
- 1 generator to power the system in case of a black out
- 2 dual technology sensors for internal surveillance
- 4-5 contacts to monitor perimeter windows

The entire perimeter inside the Porto Turistico area is monitored via video surveillance with fixed and mobile cameras (DOM). Video surveillance is limited to common and external areas in the residential areas

The perimeter area of the Porto Turistico, which is at greater risk of intrusion, is protected by fences with movement sensors.

**12. SANITATION WATER SYSTEM**

The water inlet system will use multilayer piping with appropriate insulation.

The bathrooms will have a suspended toilet, bidet and sink from GSI Gruppo Sanitari Italia SpA, and a shower tray with full glass enclosure, with single command mixers from SOL SpA (attention: the sinks will be installed only on specific request from the client)

**WATER SYSTEM SPECIFICATIONS OF THE MODEL APARTMENT**

- Hot and cold water distribution system will use multilayer piping (polyethylene, aluminium and cross-linked polyethylene) under the flooring. Optimal water distribution to the accessories is provided by two collectors installed inside the walls of the bathroom. On the ground floor, in the meter box, the water network of each residence can be easily drained to prevent freezing during periods of absence. A cold water tap is located on the terrace.

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- Sanitation accessories from GSI Gruppo Sanitari Italia SpA and fittings from SOL SpA models:
  - Suspended toilet: Panorama Big series with silenced GEBERIT inset tank
  - Suspended bidet: Panorama Big series with fittings
  - Sink: Panorama Round series with semi column and fittings (the sinks will be installed only on specific request from the client)
  - Shower tray (in some ceramic flooring) including full glass enclosure, with Ø150 mm wall-affixed shower head and inset mixer with water switch for installation of wall-mounted flexible tubing and shower head
- Wastewater drainage system with separate drains (sewage, soapy, oily and rainwater), made of silenced heavy PVC with additional covering of an acoustic insulating padding, and a ventilation system to prevent the emission of odours inside the residences.
- Water tap in every privately owned area of the rooftop terrace.

### 13. HEATING/COOLING SYSTEM

Each unit will have an autonomous heating system, with the capacity as required by Law 09/01/91 no. 10 and successive modifications and additions. The boiler will be from Riello, model Family 26Kis or similar. Each unit will have a timed thermostat, which will be located in the most appropriate area, with weekly programming. The tubular steel radiators will be made by Irsap, of the Piano series or similar, whereas the heated towel racks will be made by Irsap, Flauto series or similar, in tubular metal.

Each unit will have a summer cooling system with a Split System with one or two internal units, and external condensing units located on the flat roof in a special area owned by the condominium.

#### HEATING SYSTEM SPECIFICATIONS OF THE MODEL APARTMENT

- Heating system composed primarily of:
  - 26 kW wall-mounted sealed-chamber boiler, with instant sanitary hot water production, with modulated water temperature regulation based on the external or internal temperature, and digital timed thermostat
  - tubular, white heat-painted steel radiators, made by IRSAP, Piano and Flauto models
  - properly insulated copper distribution pipes inserted in the sub-flooring
- Air conditioning system with a Mitsubishi Electric dual-split system which can operate in inverted cycle (heat pump), with external inverter units installed under cover and internal wall units, one 3,150 refrigeration W for the day area and one 2,250 refrigeration W for the night area. Two infrared remote controls for total unit control.
- Gas supply system for the boiler and the cooker, from the meter located outside on the fence, with general cut-off valves upstream of any user; made of polyethylene for the buried parts, copper or galvanised steel for the visible sections outside the building and in copper in the sub-flooring sections inside the residences. The visible external section will be hidden as defined by the Artistic Department and encased in appropriate ventilated niches.

### 14. LIGHTING AND GENERAL DISTRIBUTION SYSTEMS

Electricity will be provided by Enel in an appropriate room. From the meters in metallic ductwork and polyethylene columns, inside shafts, extractable electrical lines with appropriate diameter will be used for each unit.

The entranceways, stairways, landings on the storeys, the technical rooms and generally all the common rooms and areas will have electrical lighting systems, door openers with their own exclusive circuits and Enel meter, to which the external lighting system will be connected.

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#### 15. PAINTING AND VARNISHING

All the internal surfaces of the units will be painted with three coats of semi-washable white paint.  
The walls of the stairwells and landings on the upper storeys will be finished with semi-washable white paint.

#### 16. EXTERNAL SEWERAGE WORKS

Outside the building, separate sewers will be dug for sewage and storm water, which are also kept separate at the discharge from the septic tanks, with reinforced PVC piping of a sufficient diameter, installed on site according to best practices with a constant slope in the bed, and with lean concrete sides and top. These ducts will join in inspection basins before joining with the street sewer as required by urbanisation works.

There will be sufficient siphoned street shafts with cast iron traps to collect rain water from all the squares, streets and parking lots.

#### 17. CONNECTIONS

All the major public utilities (water, electricity, methane gas and telephone) will be connected to the building from street ductwork by the utility providers following agreement on their positioning. The cost of connections (advanced by the Builder) will be calculated separately and paid at cost at the time of signing of the deed.

#### 18. EXTERNAL WORKS

The sidewalks, lawns and flowerbeds will be edged with pre-cast elements as defined by the Artistic Department. The lawns will be filled with top soil and seeded with grass; plants of medium height, hedges and flowers will be planted in the flowerbeds and at the planned distance in harmony with other plants already present in the area.

Sidewalks and walkways will be finished according to a design of the Artistic Department

#### 19. OTHER WORKS

Other works not mentioned in this description of the works, which are necessary to complete the building, in the respect of all applicable laws and standards, will be done according to best practices with materials, equipment and finishing which conform with the content of this description or which will be defined on a case-by-case basis with the works management.

#### 20. GENERAL CONDITIONS

This description is not binding for the seller and may be modified at the discretion of the clients, designers and works management without prior notice. The owner may make modifications to the technical description of the works provided the value of the replacement goods is equal to the value of the items replaced.

This description is for the model apartment of the complex identified by letter A, stairway C, second floor number 12, comprising a living room with a kitchenette, a vestibule, a bathroom, two bedrooms, a terrace and a sun terrace for the exclusive use of the apartment located on the third floor.

No discount will be granted for buyer requests for smaller quantities of works or supplies, unless otherwise agreed in writing with the selling party.

All works will be done under the instructions of the client, according to the project, the instructions, drawings and technical details of the designers and the works management.

The drawings are for information purposes only and the measurements must be taken on site, since they may be modified even during construction, for technical construction requirements, at the discretion of the designers and the works management.



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Pillars, beams and piping, chimneys and drains may be constructed without prior notice and therefore must be expected. The owner reserves the right to make both aesthetic and technical changes to the project, making any modifications it considers appropriate at its discretion, while maintaining the quality of the works.

Faro Immobiliare S.p.A  
(the President)

The Technical Coordinator  
(Antonio Pasian, engineer)

Jesolo, gennary 2009.