



DESCRIPTION OF THE WORKS TO BE EFFECTED FOR THE RESIDENTIAL UNIT CALLED "TORRE DE' MONALDESCHI" IN THE HAMLET OF "CONVENTACCIO", FICULLE (TR).

PLOT I (UNITS A1, A2, A3, B, C)

The residential unit will be built on a plot of land identified as "comparto 1" of the Master Plan of the Local Authority of Ficulle more precisely identified as CT6, approved by the Local Council of Ficulle on 05.06.1998 by the decision n. 42 of the Planning Committee of the Local Authority of Ficulle.

The Local Council of Ficulle approved the creation of plots and the "convenzione urbanistica" (general development plan) on 11.08.1998 by a decision n. 26, acknowledged by the Region of Umbria on 24.02.1999, acknowledgement n. 1240, according to L.R. 26/89.

On 14.10.2000 the builder and the Local Authority of Ficulle signed an agreement, called "Convenzione Urbanistica" (Construction Contract) to develop the land. The agreement was sworn at the Notary's office of Dr. Franco Campioni, registered with the professional body of Notaries of Terni, Orvieto and Spoleto, "rep." (Reference) 9242, "racc." (Book) 5162, registered in Orvieto on 30.10.2000;

The construction project regarding the "comparto 1 (I-stralcio)" was examined by the Local Authority of Ficulle on 17.08.04. The Local Authority of Ficulle issued a planning permission on 14.02.2005, "prot." (Reference) 07/2005/TUR confirming the use of the land had been granted full planning permission.

The construction project consists of 30 link houses – being the first phase of a total of 100/120 link houses. The link houses will consist of different units grouped in four different bodies of the building (A1, A2, A3, B, C) although all of them will be built in the same building.

The project includes the construction of parking areas, both public and private, in compliance with the law regulating the construction of parking spaces. Private garages and cellars are available on request.

Facades and Construction design

The external facades will be built using local stone called "pietra massello" which, will be visible and plastered according to local traditions. The Direction of Works and the Architect shall choose different materials – at their discretion – when considering the dimension and the characteristics of the residential complex. The architectural characteristics of the complex will be those of the classical "*borgo umbro toscano*" according to the schemes of the Italian cities of the Middle Age. The complex will be built using natural materials (stone, wood, "cotto" tiles) and with the use of architectonic and building techniques creating a homogeneous structure. The Architect and the Director of works undertake to project the complex reserving to themselves the right to change the original plan substantially, even if this shall mean substantial alterations to those plans.

Foundations and external walls

The foundations and weight securing structures will consist of pillars, girders and floors made of reinforced concrete and bricks and/or blocks being self sustaining with wood floorboards and/or tile/lintel floors. In certain circumstances and only for architectural reasons the builder shall build iron floors and "volticelle" (volts) according to local tradition. The external walls will be built in compliance with the regulations on energy



saving; The Director of Works will decide the most congenial insulation to use in compliance with current regulations.

Internal wainscots and divisors between apartments

The internal wainscots will be built with bricks and then plastered. The divisions between apartments will be built with double wainscots and interposition of insulating and sound-proof materials or thermic blocks of sufficient thickness.

Roof

The roof will consist of either tile roof built with "cotto" tiles placing them according to the traditional technique called "a coppo e coppo rovescio" or terraces. The surface of the roof will be covered with old tiles or/and in case old tiles should not be available, with new "old fashioned" tiles. Both the primary and secondary structure of the roof will be built with wood (fir-wood laminate in compliance with "UNI" standard) in the region of the 70% of their surface. A weaving of "cotto" hollow flat tiles will cover the surface. The intrados will be built according to the "facciavista" technique. The roof will be water-proof and insulated in compliance with the regulation in respect of energy saving.

Terraces, garrets and back rooms will be appurtenances of the apartments to which they belong and will be exclusively owned by the buyers of those apartments. Terraces could be subject to a right of way in order to maintain the communal parts (such as aerials, cables, chimneys, water-pipes etc.). Water-pipes and valley gutterings will be made in copper. The external water drain will consist of water pipes made of copper while the internal ones will consist of PVC.

Stairs and lifts

External stairs situated at the entrance of the apartments will be made of stone such as "peperino grigio di Viterbo" or similar local stone. The internal stairs will be made of wood.

Taking into consideration the typology of the residential complex there will not be a lift to gain access to the apartments. However, there will be a pneumatic lift to have access to the garages situated in units A1, A2 and A3 in compliance with the removal of handicap barriers regulations.

Parking spaces

The floor of the internal parking spaces and that of the cellars will be of concrete and will be defined by coloured lines.

Garages

A limited number of garages will be available on request. The floor of the garages will be made of concrete. Walls will be made of pre-fabricated concrete. The concrete will be plastered and painted white. Each garage will have a light point connected to the Condominium's electricity meter.

The garage will be provided with an 'up and over' garage door.

External arrangements, sporting facilities, gardens, pedestrian areas, parking facilities and external outfits (*).

The external communal parts will be constructed according to the provisions and the specifications indicated in the general project drawn up by the Architect and the Director of Works and in the executive plan submitted to the Local Authority. Planting, quantities and types of plants, the distribution, the identification of areas and communal parts other than the materials to be used will be chosen by the appointed Architect, at his/her discretion.



A Leisure and Sporting Centre will be built for the use of the co-owners only. The sporting facilities will consist of a swimming pool, two tennis courts, one being a clay court and the other of synthetic material, a club-house (the building will be without any furniture or equipment that must be placed by the Condominium once established). A walking and jogging track will be constructed in the communal park. The private gardens, in case they will be partly tiled, will be handed over providing only the land for planting and flower-beds. Balconies, arcades and flower-beds, if any, will be empty or supplied with internal waterproofing only. Public parking facilities will be available in the road ways. Benches and halting places will be present in the nerve-centres of the pedestrian areas. There will be an equipped pleasure-ground as well as an indoor nursery (without equipment). Taking into consideration the importance of the environment, the majority of the utility services and related systems (energy, water, gas, telephone lines, sewage and waste) will be covered with earth and not visible. Some systems shall be visible to facilitate their maintenance by engineers, if requested. The whole project complies with the removal of handicap barriers regulations.

(*) The above mentioned and described works shall not be fully completed but, and shall not be completed, until the completion of the entire residential complex. The completion of the residential complex is foreseen for December 2007, except in circumstances of force majeure. In the meantime, the use of pedestrian areas and roads will comply with the basic requirements provided by the Law n.626/96 and n. 494/96 in respect of safety regulations.

FINISHING OF THE UNITS

Rooms – Internal height

The apartments' rooms will be handed over once finished and capable of occupation, including all technological systems, frames, internal and external finishes, other than a set of stairs if the property consists of two floors. The minimum height between floor and ceiling will be 2,70 m. The height in the kitchen area and in the bathrooms shall be lower, the minimum being 2,40 m.

Garrets

In the two or three floor units, the rooms located in the garret, called "*mansarde*", will be classified as "partially habitable", although they comply with both hygiene and building regulations' requirements. The internal height will be variable according to the pitch of the roof. The "habitable" area of the units will be those where the minimal height between floor and ceiling is equal or superior to 2,20 m.

External frames

Windows and doors will be made of high quality wood according to UNI standards. The external windows will have one or more shutters. Internal window shutters will be chosen by the Architect according to colours and shapes required by local building regulations. The glass will contain an indoor dehydrate chamber of sufficient thickness.

Internal frames

The door at the main entrance, classified as a "safety door", will consist of armour-plate and insulating materials. It will be covered with a panel of wood or a lacquered panel on the exterior. The door will be similar to the internal doors on the interior. The door-lock will be of a "European cylinder" type. It will be necessary to provide adequate and specific measures for better protection from intruders and to guarantee better privacy. These specific measures are available on request.



Internal doors will consist of one shutter made of walnut wood "Tanganika" or chestnut wood. Different woods and shapes are available on request.

Internal plastering, walls and ceilings

All walls will be plastered. For architectural reasons ceilings will be visible with wooden-beam or iron floors. Ceilings will be plastered with a concrete floor.

Flooring

Apartments' flooring will be as follows:-

Entrance, living-room, corridors, bedrooms: square tiles of minimum dimension 30 x 30 cm. made of clay "*monocottura*" (1200°). Tiles will be polished or glazed. They will be chosen by the Buyer from three different types of tiles, proposed by the Vendor. Tiles will be glued to the floor (the glue being "Keracolor" of Mapei) and placed on the bias, maintaining a distance between them of 7-10 mm.. The skirting board will be made of wood,

7-8 cm. in height.

Bathrooms, kitchens and kitchen areas: ceramic tiles of 20 x 20 cm. to be chosen by the Buyer from four different types of tiles proposed by the Vendor.

Alterations can be made in substitution for and/or in addition to the above indicated works, on specific request by the Buyer and according to Art. 14 of the preliminary sale agreement.

Coverings

Bathrooms: majolica tiles, 15 x 15 cm. and 180 cm in height, to be chosen by the Buyer between four different types of tiles proposed by the Vendor.

Kitchens: majolica tiles, 10 x 10 cm. or 15 x 15 cm. to be chosen by the Buyer from four different types of tiles proposed by the Vendor.

Tiles shall be chosen and available in a show-room on site.

Alterations can be made in substitution and/or in addition to the above indicated works, on the specific request of the Buyer and according to Art. 14 of the preliminary sale agreement.

Acoustic insulation

Horizontal acoustic insulation will consist of a layer made of insulating material ("*carbonfeltro bitumato*" or similar materials). Vertical acoustic insulation will consist of highly insulating material of adequate weight and further acoustics to be placed between the divisions of the apartments.

Sanitary fittings

Water pipes will be made of steel and/or polythene materials such as "Niron" or similar materials.

Sewage pipes will be made of polythene materials such as "Geberit" or similar materials. Waste pipes will be made of PVC. Sumps will be available for inspection.

Ventilation will be provided in all bathrooms without windows. Ventilators will comply with "ASL" regulations and shall be switched on using the light switch.



Main bathrooms: they shall include hydro-massage bath or shower ("Teuco" brand) placed according to volume and surface of the room and number of bathrooms available in the apartment, a wash-basin (two wash-basins will be placed in those bathrooms identified as "superior"), a bidet and water closet. All sanitary fittings will be white and "Ideal Standard" brand. Taps will be single-control and made by one of the main manufacturers.

Central heating

Central heating will consist of an independent boiler powered by with methane. The boiler will also supply hot water. Radiators will be made of iron while pipes will be made of copper. The central heating will comply with safety regulations.

Electricity, telephone, interphone and television

The electric system will be as follows:-

- n. 1 electric switch, n. 2 sockets and switches in the kitchen and/or kitchen area;
- n. 1 electric switch and three sockets in each room;
- n. 1 electric switch, three sockets and a switch in the bathrooms;
- n. electric switch in each corridor and store-room;
- n. 1 electric bell at the entrance and an alarm bell in the bathroom.
- n. 2 light points and a socket in the terraces, lodges, balconies and gardens.

Switches will be of a "B-Ticino" brand, "Living International" series or similar series.

Three telephone sockets will be available in each apartment. The Buyer shall chose the position of sockets.

The house-phone of the apartment will be connected to the communication system at the main entrance of each unit.

Each building will be equipped with aerials.

Each apartment will be equipped with two television sockets, being in the bedroom and in the living room.

Communal parts without ventilation, if any, will be equipped with smoke alarm and adequate lightning.

Painting. Fences.

Where external walls are not visible, they will be painted choosing a colour at discretion of the Architect between those required by local regulations.

Internal walls will be white. The paint will be washable.

Ceilings will be white.

Fences will made of iron and designed according to local traditions, being compliant with safety regulations. They will be painted using anti-rust paint at discretion of the Architect. Paintings between those paints required by local regulations.

Alterations

Alterations can be made in substitution and/or in addition of the above indicated works on specific request by the Buyer and according to the terms and conditions agreed with the preliminary sale agreement.

The Vendor, his team of architects and interior designers will help you to create your own "tailor-made" apartment".



Please do not hesitate to contact us, we will be happy to assist you!

Guarantee

All work will be effected according to current standards and techniques. The parties agree that Construction is a sector, where work done by workmen is prevalent and therefore will be subject to small imperfections caused by manual labour. These small imperfections must be accepted if they are not unreasonable.

The Vendor undertakes to use its best efforts to construct a high quality building, in compliance with building regulations.

The Vendor's guarantee is limited to works and materials as they are described in the present specification of works to be effected. The Vendor does not provide any guarantee for alterations made by the Buyer after having handed over the property. The Vendor is not responsible for any damage to the property caused by an improper use of it by the Buyer.

Alterations made by the Vendor.

During the construction of the units the Vendor reserves itself the right to change the above mentioned materials and to make alterations to the utilities systems without informing the Buyer in order to improve the technical standards of the units. Alterations will be made taking into account that new materials. New techniques must have the same or higher quality standard of those materials and techniques described in the present specification of works to be effected.

Plans. Copyright.

Plans attached to the present specification of works to be effected are for description purposes only for a better understanding of the entire project. They cannot be used to describe the scale of the plans or the dimension of the architectural and building characteristics.

Measurements shall be indicative only and shall be changed within the limits of technical requirements needed for the construction of the building. This risk has been agreed and accepted by the parties.

Building materials and paintings are descriptive only. The parties must refer to the present specification of works to be effected only. No furniture or fittings is included in the purchase price, except those expressly mentioned in the present specification.

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