

Register of Deeds no. 547 /2008
Berlin, 18 June 2008
Instrument continuously written on one side



Negotiated

Before the undersigned notary public

Alexander Stelter

Budapester Straße 31 • 10787 Berlin

There has appeared today on 18 June 2008:

Mr Stefan Lorenzen,
Born on 7 May 1959,
Resident in Grünberger Straße 26, 10245 Berlin
-Personally known to the notary-

The notary inquired the person appearing about his prior involvement pursuant to Sec. 3 Para. 1 No. 7 Recording Act. The parties denied any such prior involvement.

The person appearing declared in advance:

I make the following statements not in my own name but as the managing director (vested with sole power of representation and released from the restrictions of § 181 BGB/Civil Code) of

**The company Simon-Dach-Straße zehn Verwaltungsgesellschaft mbH,
Grünberger Straße 26, 10245 Berlin**

That company on the other hand acting as the personally liable partner of

**The company WISIG Wohnkultur GmbH & Co. KG,
Grünberger Straße 26, 10245 Berlin**

Based on his inspection of the electronic register of companies of the District Court of Charlottenburg under nos. HRB 92736 and HRA 31528 of 13 June 2008 the notary confirms that the person appearing is authorized to represent Simon-Dach-Straße zehn Verwaltungsgesellschaft mbH, which on the other hand is authorized to represent the WISIG Wohnkultur GmbH & Co. KG as described above.

Putting that first, the person appearing declared the:

Building Specification

Regarding the property

Kopernikusstraße 32 in Berlin-Friedrichshain,
recorded in the land register of Friedrichshain at the District Court of Lichtenberg under folio
10678N,

WISIG Wohnkultur GmbH & Co. KG commits itself to erect the buildings as described in the Building Specification attached to this deed.

The property has been divided up into apartment and part ownerships pursuant to § 7 WEG (Condominium Act) under no 548/2008 of the register of deed of the officiating notary.

As regards the completeness of the Building Specification, the notary did expressly point out to the person appearing that it is not his job to check that Building Specification neither in economic nor in technical respects, and that the WISIG Wohnkultur GmbH & Co. KG will take the risk of arguments in case of inexact and incomplete specifications.

The building permit for the measures that are subject to approval is not available yet, but the WISIG Wohnkultur GmbH & Co. KG has applied for it.

If a quality standard has not been specified sufficiently, then services of medium type and quality are owed in any case.

Changes to the design and/or to the equipment (if they do not represent any decrease in value) as well as changes because of conditions imposed by authorities or because of technical necessities with constant quality are reserved.

The Annex 'Building Specification' was read loud completely.

The notary has read loud this record to the person appearing, who did approve and sign it with his own hand:

Building Specification Kopernikusstr. 32

Urban development / Location

The planned residential building with 56 residential units, one commercial unit and 44-50 underground motorcar parking spaces is located in the Berlin district Friedrichshain.

The group of buildings that includes 4 loft houses does among other things close the gap between the front building's fire walls and the garden house of Kopernikusstr. 31 and 33.

Two loft houses will be built in the property's rear area at the western gable of Grünberger Str. 24.

The penthouse floors will be arranged offset to the back.

The yard space on the underground car park's roof shall complete the living quality by planting plants and trees; a playground and jointly used spaces create an attractive atmosphere.

Building structure

The building will be erected in solid construction.

The roof above the second penthouse level will be made as a timber/steel structure. Other old roofs will be made of reinforced concrete. They will be erected as flat roofs by supporting them point-by-point on inside rests and by supporting them continuously on the bearing walls.

Depending on the structural engineering requirements, the bearing walls will be erected as brickwork or reinforced concrete walls.

The underground car park as well as the building's cellar will be made of waterproof concrete.

The building is founded on a foundation plate made of waterproof concrete too. Depending on the structural engineering requirements, the plate's thickness will be $d = 30$ cm up to $d = 50$ cm. The foundation plate will be made thicker in the area of the reinforced concrete supports according to structural engineering requirements.

External walls / Façade

The external walls are made of bearing brickwork / reinforced concrete.

They will be provided with a heat insulation compound system with a bright sandy colour finishing plaster layer (shade Maroc/ like the loft building on Grünberger Str. 26). The windows of the ground floor may be made to floor level if required.

The façade areas on penthouse level will be faced with corrugated aluminium sheets. Part areas may be plastered, but should be adapted to the aluminium sheets in colour. The position of the windows may be adapted to possible changes to the ground plan and made to floor level like on the ground floor.

The façade's look will be made following the example of the loft building on Grünberger Str. 26. The façade areas on roof level will be made of grey plaster and of aluminium sheets (corrugated).

Inside walls

The apartments' partition walls will be made in solid construction (reinforced concrete, brickwork) according to structural calculation.

All non-bearing inside walls will be made as light single-plank walls with gypsum plaster board facing in accordance with sound insulation and fire protection engineering requirements. Moisture resistant gypsum plaster board facing will be used in the toilet and bathroom areas. All joints wall/wall and wall/ceiling will be sealed with permanently elastic cement.

Ceilings

The reinforced concrete ceilings will be made as filigree ceilings mostly with binding girders similar to the ceiling.

The ceilings in the bathroom, shower/WC, WC, corridor and hall areas are suspended in dry construction (gypsum plaster boards), and sufficient downlights will be built in.

Roof

The flat roof above the penthouse on the 5th floor is planned as a reinforced concrete structure. The terrace areas will be covered with hardwood planks.

The flat roof above the penthouse on the attic floor is planned as a timber/steel structure with a green roof on it (extensive roof planting).

The staircase is continued as a solid construction up to the attic floor.
Solar panels will be installed on the roof spaces depending on the required type and amount.

Plumber work

All plumber work is made of sheet zinc. The upper façade end will get a fascia with shade joint for emphasis purposes, alternatively a sheet zinc moulding with sufficient undercut (drip edge).

Heating, hot water

Heating and hot water are supplied by district heating and solar thermal heater. For further sustainable reduction of the heating costs, all apartments and the commercial area will be equipped with floor heating with individual room control. Heat meters will be connected to that central control. The heating pipes will be made of aluminium composite tubes and laid invisibly in shafts and in the floor construction. The bathrooms will get towel radiators.

Ventilation / Skylights (smoke/heat funnel)

The underground car park will be ventilated by natural cross venting through the car park's entrance in the rear northern area of the property. The minimum vent of 3,000 cm² per parking space will be met by this.
The other cellar rooms will be ventilated through light wells.

Inside bathrooms and WCs will get mechanical venting. Additional skylights may be built into the roof space when planning the penthouses new. A smoke/heat funnel with a free cross-section of at least 1 m² is planned to be inserted into the roof for desmoking the staircase.

Electrical installation

All rooms will be equipped with a sufficient number of switches and sockets (Gira) (6 -10 pieces depending on the room size).

The wiring will be concealed.

The terraces will get an external socket, switchable from inside, and an external lighting (Bega), switch inside.

All apartments will be connected to a central bell/intercom system with camera and door opening system to be installed. High-grade steel design.

Staircase

The staircase walls will be made of plastered brickwork or reinforced concrete (lift shaft). The flights and landings are made of reinforced concrete (in-situ concrete / prefabricated) too. Banisters are made of flat or round steels, steel-grey; handrails made of high-grade steel.

The entrance area will get flooring made of natural stone. Any other design as prescribed by the architect.

The letterbox system is accommodated in the entrance area of the respective building (high-grade steel design).

Windows / Window sills

Wood-profile windows with insulating glazing (U value 1.0) and pivot-hung ironwork will be built in, colour pine tree 2 / like the loft building on Grünberger Str. 26.

The architect may adapt the windows' bars to the necessity of the rooms.

The windows' inside sills are made of timber and adapted to the inside window's colour. The windows / window doors will get high-grade steel handles.

The window sills will be made for visual effects as a brick-on-edge course (clinker material) / like on Grünberger Str. 26.

Doors

The apartments will get tight and self-closing burglar retardant entrance doors with safety fittings and a PZ lock, The inside doors will be made as timber doors (height 213.5 cm) with end-laminated wooden frame in white colour.

They will get light metal fittings and single tumbler locks. All handles made of high-grade steel.

Flooring work

The living spaces will get flooring made of lime floor on an impact sound insulation levelling layer. Bathrooms, WCs and housekeeping rooms will be sealed according to DIN.

Floors

A multilayer timber parquet floor (bright or dark oak tree, beech tree etc.) will be laid in all rooms, corridors and halls.

The kitchen and sanitary areas will get flooring made of natural stone.

The terraces will get a hardwood plank top layer.

Tile work

All bathrooms, shower/WC and WCs will be tiled according to the design planning. The showers will be tiled up to door level in any case. All areas not tiled will get a dispersion paint coating (white colour).

Bathrooms / Showers / WC / Kitchens

The sanitaryware is of elevated standard (Friedrich Grohe or of equal quality).

All fixtures will be built in, white (Keramag or of equal quality). All connections will be made as front-wall installations. Hot and cold water meters will be installed. Inside bathrooms, shower/WC or WCs will get mechanical venting.

Bathroom

Acryl bath tub 180 / 80 cm respectively

Flat shower tub 90 / 90 cm with real glass shower partition made by Sprinz or of equal quality

Single-lever mixer tap with shower fittings

Wall-mounted china toilet bowl with cistern and aquastop function

Washbasin, china, about 60 cm wide, with single-lever mixer tap

Washing machine connection

Guest WC

Wall-mounted china toilet bowl with cistern and aquastop function

Washbasin, china, about 50 cm wide, with single-lever mixer tap

Washing machine connection

Kitchen

Sanitary connections for cold and hot water, sewage water and for the dish washer will be made. Electric supplies for the fridge, the cooker and the extractor hood will be made.

And 3 - 4 double sockets

The connections are made according to the buyer's kitchen plan on principle.

The position and number of the installation shafts may deviate from the presented planning.

Fireplace connection

Each apartment unit and the commercial unit will get a fireplace connection. The position of the fireplace connection may still deviate slightly.

Painter's work

All walls and ceilings will be levelled out in the necessary partial areas and coated with covering white dispersion paint.

The staircase walls will be coated with matt latex paint (bright shade / washable). The ceiling panels will be coated with bright dispersion paint (shade as given by the architect).

Locksmith work

The terrace banisters will be made of galvanized flat or round bar steels, steel-grey colour, and handrail of high-grade steel. The floor level windows without terraces in front will get a French banister of the same design.

Outside facilities

The garden yard will be designed according to the outdoor planning. Outdoor lights with low-energy bulbs and dimmer switches will be installed on the yard's façade.

The open spaces of the joint ownership will be designed by a gardener: Lawns, plant beds, playground and places to sit form a comfortable living environment atmosphere.

Rearrangements due to the fire brigade's requirements are possible.

The apartments on the ground floor will get a terrace built in front and a portion of the garden. The private gardens will get sod lawn and hedges as a visual border. Every buyer of a ground floor apartment with a special ownership of garden space may put up a closed container (wooden dustbin garage made by Menz) for gardening tools (about 2.00 m x about 0.90 m, about 1.15 m high) within the area of his special use, but without any foundation.

The exact space and position where such containers have to be put up is shown on the plans (special use - garden) of the Declaration of Partition.

The gardens may be designed individually on principle, except for the erection of solid walls.

Hedges should have a maximum height of 1.60 m - 1.80 m. Bushes and small trees not higher than 3.00 m and with a distance of at least 3.00 m to the next neighbour's special use 'garden'.

Playground

The playground will be erected according to the Playground Regulations as regards its size and equipment. There will be sand playing area, two playground articles (large sandpit, climbing house) as well as places to sit.

Motorcar spaces / Underground car park / Cellar rooms

The underground car park as well as the tenant cellars and functional rooms (house service room, bicycle spaces) are accommodated on the basement. A redesigning of the various rooms' position and size is possible. However, each tenant will get a cellar room of at least 6 sq m and the opportunity of using a common cellar of at least 20 sq m per loft house. All areas will be connected through the staircases.

The entrance and exit do lead directly into Kopernikusstrasse.

The entrance gate can be opened by remote control.

Rubbish place

The rubbish skip room is located on the ground floor next to the passage to the staircase. The rubbish skip room is vented mechanically over the roof through a shaft (F90).

Safety

The passage to the housing area is provided with a light steel gate decorated with the writing „Kopernikushöfe", which is connected to the video/intercom system.

The entrance into the underground car park will get a decorated steel gate too, which can be opened and closed by remote control or with the house key.

The entire ground floor area and the terrace doors of the first floor will be equipped with compound safety glass (VSG).

The burglar retardant entrance doors of the apartments will get door furniture with bore protection (WK 2 / climate class 3).

Sun blinds

If required, the terraces will be equipped with sun blinds (colour of blind linkage/material - aluminium/grey), the windows with inside or outside shutters (colour aluminium/grey).

Other

The kitchens and other equipments shown on the plans are not included in the scope of services.

TV is supplied over broadband cable.

Material price list (gross)		Kopernikusstr. 32			as on 17-06-2008	
Item	Material	Structural part	Comments	Make	Unit	Price
Iron furniture	high-grade steel/ matt	house entrance door	Tasmania	Karcher	pc.	250,00
	high-grade steel/ matt	apartment entrance door	Tasmania	Karcher	pc.	150,00
	high-grade steel/ matt	room door	Tasmania	Karcher	pc.	50,00
	high-grade steel/ matt	bathroom door	Tasmania	Karcher	pc.	65,00
	high-grade steel/ matt	window	Tasmania	Karcher	pc.	30,00
Fittings	chrome	washbasin	Eurodisc	Grohe	pc.	150,00
	chrome	bathtub	Eurodisc	Grohe	pc.	250,00
	chrome	shower	Eurodisc	Grohe	pc.	165,00
Sanitaryware	ceramics	WC		KERAMAG/Nr.1/Plan	pc.	180,00
	ceramics	washbasin		KERAMAG/Nr.1/Plan	pc.	180,00
	acryl	bathtub	incl. rests	KERAMAG/Nr.1	pc.	600,00
	acryl	shower tub	incl. rests	KERAMAG/Nr.1	pc.	450,00
	glass	shower partition	corner glazing	Sprinz		1500,00
Power switches	pure white	switch		GIRR S- Colour	pc.	12,00
	pure white	socket		GIRR 5- Colour	pc.	7,50
	pure white	TV/multimedia		GIRR S- Colour	pc.	8,00
	pure white	dimmer		GIRR S- Colour	pc.	85,00
Flooring	wood	prefabricated parquet	double-layer parquet		sq m	45,00
		linoleum	on request		sq m	45,00
Letterboxes	steel				pc.	70,00
Bell buttons	colour/aluminium	staircases	TX 44	GIRR	pc.	25,00
Doors	tubular core door	room and bathroom door	CPL surface/white		pc.	175,00
	full core door	sliding door	CPL surface/white		pc.	450,00
	full core door	apartment entrance door	ET-1/WK-2		pc.	700,00
Lighting	high-grade steel/matt	bathroom and hall	inserted steel/round	RZB	pc.	12,00
	high-grade steel/matt	staircases	wall/ceiling luminaires	Glassworks Limburg	pc.	200,00
	high-grade steel/matt	yard lighting	wall luminaires	Glassworks Limburg	pc.	150,00
Tiles	ceramics	wall tiles			sq m	25,00
		floor tiles			sq m	45,00