

# Playa<sup>de</sup> La Paz

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## Amenities, Construction, Technical and Services.

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This overview outlines the amenities, construction details, and the finishes at Playa de La Paz. It is an extensive and detailed explanation of all aspects of this project. This shows the extent to which the Developers' have gone, to ensure that the project is exceptionally well built, and offers the very best of Luxury Resort living that is available. Every aspect of the resort is designed for comfort, security and convenience.

### Amenities

Upon arriving at Playa de la Paz you will be greeted by trained security personnel for the Development as it is a secured community. Playa de La Paz is a beachfront resort development consisting of 23 Condos in Phase one and the total build out of phase 2 & 3 is 58 condos and 6 villas. A stone seawall is in place between the resort and the beach featuring beach showers to rinse off before entering the pool area.

Playa de La Paz features a 2000 square foot gym with 20 pieces of state of the art exercise equipment in a garden setting with ocean, bay and pool views. In addition there is an 800 square foot day lounge; adjacent to the lounge is a shaded covered terrace of 1500 square feet. A barbeque area and a wet bar for owners gatherings. The lounge hosts a 48 inch Plasma TV screen, with lounge furniture. Internet access is also available in the lounge area. This area has the necessary washroom facilities with showers.

Playa de La Paz will have a regulation Tennis court with a synthetic grass surface located above the parking garage in Phase one. The tennis court will be equipped with lighting for evening play. The access to the Tennis court will be on the second level adjacent to Condo 201.

### Pool and Pool Deck

The pool is the center focus of the development featuring an infinity edge looking towards the ocean, with built in seating. The pool is 172 feet long, allowing for plenty of room for all guests, offering entrances on the north and south end. On the north end we have a wading pool for small children. Integrated within the pool is a large heated spa which accommodates 15 adults. Wooden Cabanas surround the pool for day shading, as well as lots of sunny areas for sunbathing.

Water treatment for the pool is managed by a salt assisted Chlorine system for a natural, clean water system, giving the pool water a fresh soft feel.

On the North end of the Pool, the deck area features a gas fire pit with seating for 15 people nestled among tropical gardens and Palm Trees. All pathways will lead from Condos to the pool deck, Lounge/Gym, fire pit and pool areas. All the ground floor Condos have direct access to the pool and grounds areas

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## Construction

Playa de la Paz construction consists of a monolithic concrete foundation. The structure is hot and cold steel post and beam frame. All suspended floors were poured in place concrete slabs. The underside of each floor has a fiberglass insulating cavity for resistance of R19 for sound proofing. The ceilings are covered with 5/8" fire guard and in addition to the concrete base to each floor, giving the ceilings a 2 hour fire rating. The framing is steel stud framework. All exterior and interior walls are insulated with fiberglass insulation for sound and energy efficiency. The exterior shell has an added two inch polystyrene panel to increase the sound resistance and an energy efficiency value of R18.

Exterior finish consists of two coats of super modified base coat inlaid with a 2 ounce fiber mesh, the final coat will be a pre colored acrylic, giving the exterior walls a rich mottled warm look, as well as a premium sealing advantage during heavy rains.

All of the wood trellises and pergolas are constructed with Douglas fir, which has been sealed and pre treated for termites, then stained to the finished color. All of the exterior wood posts and columns are securely anchored to provide exceptional resistance in strong winds.

Infrastructure services Sanitary, Hydraulic, Air Conditioning and Backup power.

The installations room is located underneath the Tennis courts, in the center of the parking garage of phase one.

The Sanitary waste water for Playa de La Paz is handled by a state of the art Bio Treatment Center that treats the waste water, returning it back to its natural state. The reclaimed water from this treatment center will be primarily used for the landscaping on the grounds. Any surplus water can be used again for sanitary purposes alleviating any environmental impact to the grounds and the area around Playa de la Paz.

The water requirements for Playa de La Paz are serviced by two systems. The first is a water supply from the city of La Paz, but due to the size of the development a desalinization plant is being installed to provide unlimited water supply to meet all requirements. The storage of this water, so water is available on demand, is housed in three large underground storage tanks that can hold 100,000 liters of fresh water. To fulfill the water needs for the project, the water system is pressurized, and has a backup system to insure constant water pressure to all Condos.

The Playa de La Paz master air-conditioning system was re designed from the original system to reduce the required air conditioning load from 430 tons to 250 tons of energy. In addition the system was re designed to only run the chillers in stages so that only the necessary air conditioning needed is

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generated, drastically reducing unnecessary energy from being used. This redesigned system was a Green concept that the Developers chose to include in the development. The savings for integrating this concept into the project are 71% over the original design, and working in conjunction with other concepts, it keeps association dues reasonable.

The air conditioning system is not a conventional system. All condos are fully air conditioned with individualized thermostats for each zone of the condo. This allows for greater energy savings. Each condo has a dedicated sensor which automatically controls the temperature in the unit, based on the outside temperature. This technology is tied into the advantage touch panel for convenience and comfort.

The whole development is backed up by a diesel 500 kW auxiliary generator to keep all the necessary services equipment functioning if there is ever a power outage.

This green concept and the energy savings are just some examples of what the Developers have included within Playa de La Paz to make this a development that rises above others in the area.

## Fire prevention

The Developers of Playa de La Paz have included a complete fire prevention system. The building is built from steel and concrete and the fire rating in each condo, far exceeding the Mexican standard; the fire prevention system is an added feature to ensure the safety and the investment of all owners. All condos and corridors have fire sensors to alert security at the front gate for prompt immediate attention if the case so arises.

## Interior wall finishing

The interior walls have 5/8" fire guard sheet rock, giving all internal walls a one hour fire rating, and dividing walls between Condos, a two hour fire rating. All sheet rock in the common areas has been mudded and taped to U.S. standards. The walls are sealed with paint and covered with a decorative acrylic pre colored (Mocha) Sand Coat.

In the bathroom areas, all the walls and ceilings are covered with water resistant sheet rock. The showers walls are covered with cement board, offering the best surface to alleviate moisture and giving an excellent base for the Marble wall finishing.

## Floor finishing's

All the floors in the Villas and Condos feature an offset pattern of natural stone, beige colored Travertino Fiorito from Mexico. All exterior terraces utilize the same material, but have been pre sealed with two coats of water resistant sealer to further enhance the sealing of the terraces. All exterior terraces are sloped to the drains to help with water displacement during severe weather conditions.

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## Kitchen, Bathroom Cabinets and Closets

Do to the nature of the developers' wishes, most Condos will vary in the type of wood used for Kitchen Cabinets, and will include the following types of wood, Walnut, Virgin Cedar, Mexican Mahogany, Ash, Alder, Mexican Primavera and Tornillo, (fruit wood). The Bathroom cabinets/vanities are made of American Poplar. All cabinets have been sanded, treated for termites, sealed and coated with three coats of lacquer. Interior Closets and Shelves are made from American Poplar, they have been sanded, treated for termites, sealed and coated with four coats of lacquer.

All cabinetry has been custom made in the Developers' carpentry facility especially for Playa de La Paz, to ensure the high standards that have been set by the developers are achieved.

## Windows and Doors

All entry doors are four feet wide and are made from Virgin Cedar. The interior doors are made of American Poplar. The windows and the sliding doors to the terraces are made of Virgin Cedar and Mexican Mahogany. All windows and doors have been treated for termites, sealed for moisture, stained with the appropriate color for the color scheme of the building and four coats of satin lacquer finish. All the hardware for the sliders and door knobs are of high quality to ensure durability.

## Kitchen & Wet Bar Appliances

All condos will be fully equipped with all appliances. The developers have chosen the signature series Viking appliances for all units. In addition, all outdoor appliances are designed for outdoor living, also from Viking and are weather resistant.

Each Kitchen will host a 42 inch refrigerator/freezer with ice-dispenser, a six burner electric ceramic range top with a stainless steel vent hood, which includes lighting and a 600 cfm fan. Also included is a 2 cubic foot Microwave Oven and a 30 inch Electric Premier Oven as well as a 30 inch warming drawer and a 24 inch under counter dishwasher. Also featured in the kitchens of selected units are refrigerated drawers and a full height wine cellar.

All units have Bosch Washers and Dryers in the Laundry room.

The kitchen sink is an under counter "Double Equal" stainless steel model. The faucets are Coralais single levered with spray. All kitchen counter tops are one of the following types of Granite. "Black Galaxy" which is from Spain is black with silver and golden specs. "Barracuda" comes from Africa is green with brown golden veins, and "Amazon Star" from Brazil is colored brown with Cobalt Blue Shades.

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## Terraces and Roof top Terraces:

The developers have chosen the special Viking 'Outdoor Appliance' package for the terraces. All condos have an exterior wet bar. The granite counter top is called New Venetian Gold, from Brazil which is a Gold in color with brown and yellow speckles. In some condos the exterior wet bars will have varied colored Granite. All counters feature a stainless steel sink. Selected units will have either an under counter 24 inch bar refrigerator or a wine cooler and a 15 inch ice maker.

Those condos that do not have appliances for the wet bar are wired for additional appliances if the owner would like to add those amenities.

Some condos that have roof top terraces have fully equipped wet bars, which include a stainless steel, sink. The outdoor terraces include a 24 inch under counter wine cooler, a 24 inch under counter beverage fridge and a 15 inch ice maker.

## Bathrooms

All bathrooms have Marble counter tops of either Calacata which is white with grey, green and gold veins, which comes from Italy, or Crema Marfil Extra colored creamy beige with white veins brought from Spain. The tub enclosures and shower areas will be enclosed with the same Marble mentioned above.

All units feature a 5 foot whirlpool tub with Kohler chrome "Stillness" faucet. The vanity sinks are Kohler Caxton model with chrome "Stillness" faucets and the toilets are "San Raphael" by Kohler. The showers have the same "Stillness" faucets and are located in position where the faucet can be turned on without the inconvenience of getting wet until you are ready to get in the shower. The shower head in every shower is mounted on the ceiling and has an 8" rain shower head. All bathroom fixtures are white in color.

All the bathrooms will be accessorized with towel bars, holders and hooks. Wall to wall mirrors will be mounted above all vanities and will be framed with the appropriate wood for each bathroom.

All toilet facilities are separated in each bathroom by a frosted glass door and the shower doors will match the toilet door.

## Audio/Video / Internet and lighting details.

All units feature 'Whole House Audio' offering surround sound with the following equipment and amenities.

- An iPod docking station in each bedroom
- Ceiling speakers in bedrooms and kitchens with a LCD keypad in each bedroom and a 6.5" color panel in the kitchen.

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- A "Speakercraft" 400 watt Zone 4 Controller per residence
- One 50" LG Plasma Panel with the following features
  - 700 watt digital Denon Surround Processor / Amp.
  - Blue Ray DVD player
  - 5 in ceiling speakers
  - A 12" – 400 watt Class D pro amp, powered subwoofer.
- Satellite dish, installation and distribution to each unit.
- Intercom to the guard station in each unit. System can be upgraded to videophone.

Lighting in all units is controlled by a Vantage key pad programmable interface, for lights and fans. This system is capable of pre programming your lights to come on at certain times, and you can set mood of theme light as you so desire. This interfaced lighting system is state of the art equipment that the developers have included in the whole project.

This system also controls the interior Fire Security, which include heat detectors in each unit, which is connected to the fire control station at the Security compound.

The Vantage control panel also controls the air conditioning of the unit.

Many upgrades are available for this system including the option of air conditioning integration and management, which can actually be integrated on line, enabling you to turn your Air Conditioning on prior to your arrival in your Villa.

## Lighting & Fans

All condos have recessed lighting in all rooms and are hooked to the vantage theme lighting panel. There is specialty accent lighting in all bathrooms over the mirrors. In special areas where there is room for it, there is accent lighting for art pieces to be hung on the walls. All living room and dining room have fans on the ceilings, and the bedrooms are wired for fans, however, fans in the bedrooms are not standard.

All condos main entrances have accent lighting specific to each condo, as well all terraces and roof top terraces have accent lighting of two types pending the theme or the mood wanted.

## Elevators and Corridor access

All floors will be accessible by elevators and stairs. All of the corridors from the elevator to each individual condo have been designed for spacious and adequate room. The corridors have been tiled with beige colored Travertino Fiorito from Mexico as well there will be potted plants to enhance these areas. Some condos will have gated terraces to add to the outside living space.

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## Parking

All owners at Playa de La Paz will be assigned a minimum of one parking space and in some cases two spaces will be assigned based on the needs of the owners and the size of their condos. The parking outside the development is reserved for the guests of the owners.

## Security

Security at Playa de La Paz is handled by a security team 24 hours a day. The security center is at the front entrance of the development. To assist the security team, there are cameras throughout the site for added protection for all owners. All guests will have phone access to the condo owner from the front entrance and will be assisted by the security to find the condo that you own.

## NOTES TO SALES STAFF REGARDING QUESTIONS

*These are answers to the questions in the questionnaire that are not included in the notes below. This information could change as the project moves forward into Phase 2 and 3, but at this time.*

- *There will be no restaurants on site.*
- *There will be no bar at the pool.*
- *There is no day care facility.*
- *There is no beach equipment planned at this time.*
- *There is no reception area.*
- *No concierge.*
- *No day care*
- *No housekeeping services at this time.*
- *Cortez Club members who do not own at Playa de la Paz will not have access to the amenities of Playa de la paz.*
- *Owners will be able to anchor their boats in front of the resort, as the port authority permits.*
- *There will be no pier or dock or bar or restaurant at this time.*
- *No towel service at the pool*
- *The Palapa are being replaced by Pergolas, this is described above.*
- *We do not know what kind of equipment will be in the Gym.*
- *We do not know the hours of the gym; this will be up to the HOA.*
- *We are working on the storage issue for the condos.*
- *There will be no central vacuum system for property.*