PROPOSED SOFT STRIP WORKS

PHOTOGRAPHIC SCHEDULE

of

2 Mount Street
Albert Square
Manchester

on behalf of

February 2016

OBI Property Ltd
80 Mosley Street
Manchester
M2 3FX

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1. Introduction

1.1 Generally

This Schedule of Condition identifies elements of the internal non-structural fixtures and fittings that are to be removed to expose the existing structure and building features ahead of refurbishment works.

1.2 Site inspection

The inspection enabling preparation of this report was undertaken between 20th January and the 04 February 2016 by OBI Property Ltd.

This schedule of condition is based on a non-invasive visual inspection only. No specialised optical equipment, other than a camera has been employed.

In particular, concealed parts of the structure, fabric and services of the property have not been opened-up, or otherwise exposed, during the inspection.

In this Schedule of Condition, where the terms "right hand" or "left hand" are used, they assume that the reader is facing directly the element being described.

1.3 Areas where strip out works are proposed

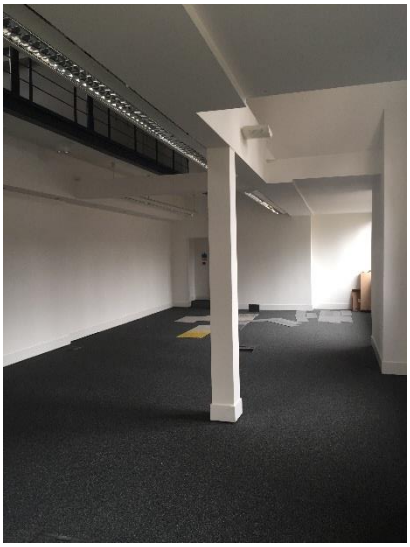
Floors	2 Mount Street
6th Floor	
5th Floor	SOFT STRIP
4th Floor	SOFT STRIP
3rd Floor	SOFT STRIP
2nd Floor	SOFT STRIP
1st Floor	SOFT STRIP
Ground Floor	SOFT STRIP
Basement levels	NO WORKS

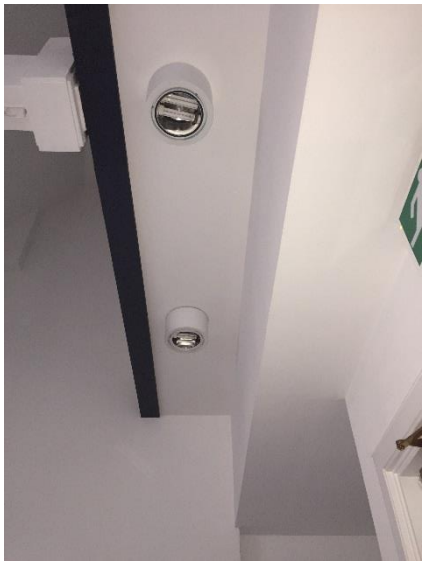
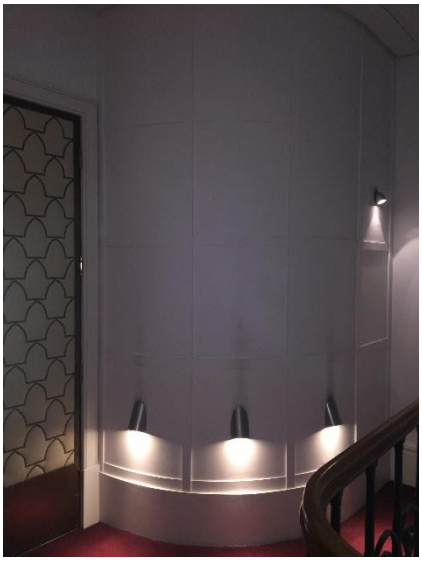
2 MOUNT STREET

1.	Main entrance. No external works are being carried out as part of this initial phase of works.	
		Common Areas
2.	General View of toilet Modern plasterboard type ceilings, IPS panels and new finishes all to be removed	
3.	Only stripping carpets to lobbies and landings	

		Mezzanine Level - 5
4.	Typical view of mezzanine office level. Modern plaster board ceilings and carpet tiles to be removed.	
5.	Modern light fittings to be removed	
6.	Modern light fittings and radiators to be removed	

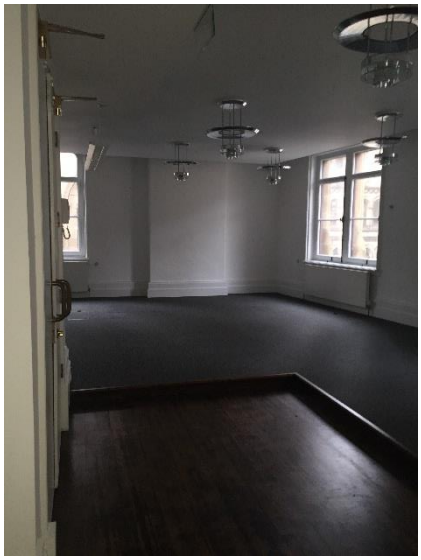
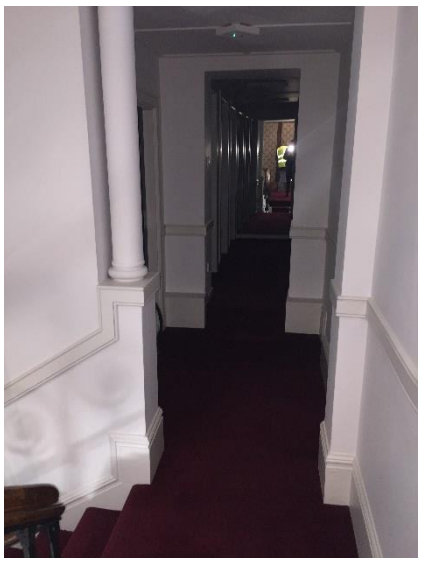
7.	Modern light fittings to be removed	
		4th Floor
8.	Modern light fittings to be removed Raked ceilings to remain Radiators to be removed Carpet tiles to be stripped up Modern raised access floor to be left in situ	
9.	MF ceiling to be removed in part	

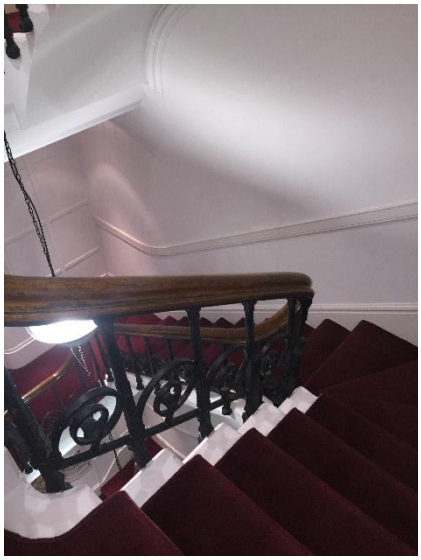
10.	Modern light fittings to be removed Raked ceilings to remain Radiators to be removed Carpet tiles to be stripped up Modern raised access floor to be left in situ	
11.	Fire doors to remain	
12.	Modern raked ceilings to remain Modern light fittings to be removed	

13.	Modern light fittings to be removed	
14.	Lobby and stairs – no works planned at present. Strip carpets only	

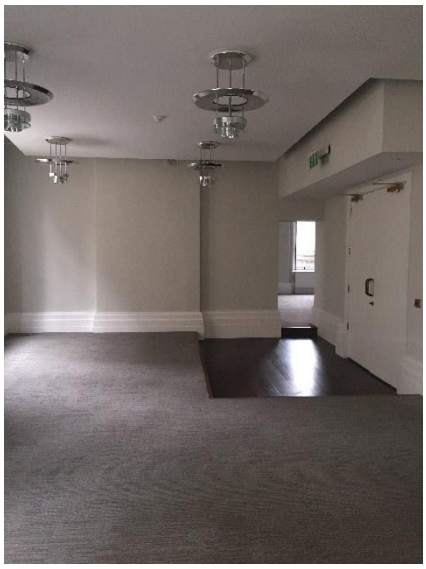
		3rd Floor
15.	Modern light fittings to be removed MF Ceiling rafts to be removed Radiators to be removed Carpet tiles to be stripped up Modern raised access floor to be left in situ	
16.	Modern light fittings to be removed MF Ceiling rafts to be removed Radiators to be removed Carpet tiles to be stripped up Modern raised access floor to be left in situ	
17.	Radiators to be removed	

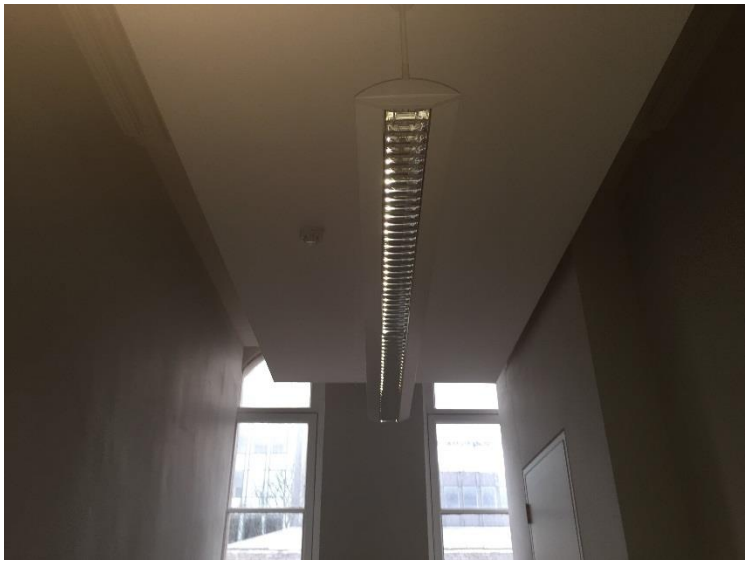
18.	Laminate floor to be lifted	
19.	Modern light fittings to be removed MF Ceiling rafts to be removed Radiators to be removed Carpet tiles to be stripped up Modern raised access floor to be left in situ	
20.	Modern light fittings to be removed MF Ceiling to be removed Radiators to be removed Carpet tiles to be stripped up Modern raised access floor to be left in situ	

21.	Modern light fittings to be removed MF Ceiling rafts to be removed Radiators to be removed Carpet tiles to be stripped up Modern raised access floor to be left in situ	
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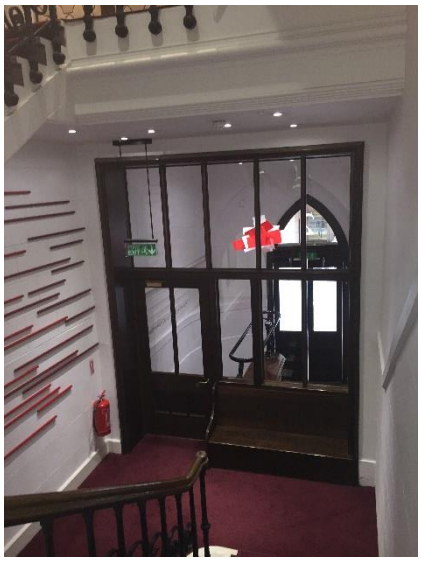
24.	Modern plasterboard type ceilings, IPS panels and new finishes all to be removed	
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26.	Lobby and stairs – no works planned at present. Strip carpets only	

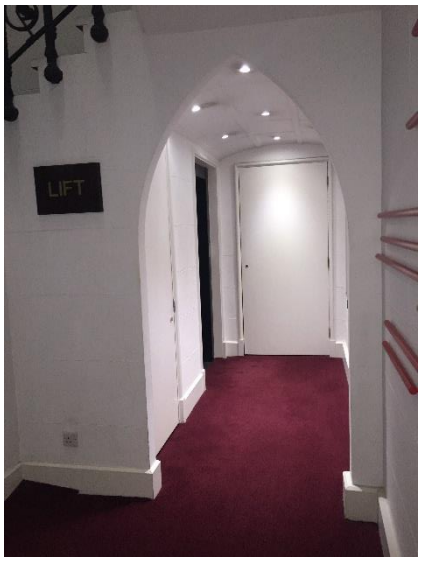
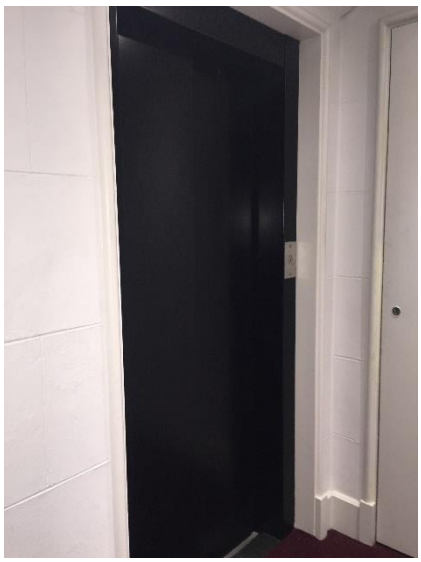
		2nd Floor
27.	Modern light fittings to be removed MF Ceiling rafts to be removed Radiators to be removed Carpet tiles to be stripped up Modern raised access floor to be left in situ Modern kitchenette to be removed	
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29.	Modern light fittings to be removed MF Ceiling rafts to be removed Radiators to be removed Carpet tiles to be stripped up Modern raised access floor to be left in situ	

30.	Modern light fittings to be removed MF Ceiling rafts to be removed Radiators to be removed Carpet tiles to be stripped up Modern raised access floor to be left in situ	
31.	Modern light fittings to be removed MF Ceiling rafts to be removed Radiators to be removed Carpet tiles to be stripped up Modern raised access floor to be left in situ	
32.	Modern light fittings to be removed MF Ceiling rafts to be removed	

33.	Radiators to be removed Carpet tiles to be stripped up Modern raised access floor to be left in situ	
34.	Modern light fittings to be removed MF Ceiling rafts to be removed	
35.	Modern light fittings to be removed MF Ceiling rafts to be removed	

36.	Modern light fittings to be removed MF Ceiling rafts to be removed Radiators to be removed Carpet tiles to be stripped up Modern raised access floor to be left in situ	
37.	Lobby and stairs – no works planned at present. Strip carpets only	

		1st floor
38.	No works proposed to the first floor as occupied.	
39.	No works planned beyond the 2nd floor landing down to the ground floor.	
40.	Ground floor – no works planned in the phase of works	

41.	Ground floor – no works planned in the phase of works	
42.	Ground floor – no works planned in the phase of works	
43.	Ground floor – no works planned in the phase of works	

44.	Ground floor – no works planned in the phase of works	
45.	Ground floor – no works planned in the phase of works	
		END



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PROPERTY

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