

STANDARD UNIT

Section 43 (5) (h) of the Condominium Act, S.O. 1998

The following is the schedule setting out what constitutes a standard unit for each class of unit that the Declarant intends to deliver to the Corporation pursuant to Section 43 (5) (h) of the *Act*, for the purpose of determining the responsibility for repairing improvement after damage and insuring them, as required pursuant to Section 43 (5) (h) of the *Condominium Act*.

The standard unit shall be finalized prior to the turnover meeting and shall include all standard features to be provided by the Declarant for insurance purposes but shall not include floor coverings, nor countertops in kitchens and bathrooms. Purchaser should ensure that these items are insured through their respective condominium home owner policies.

SCHEDULE "B" TO THE AGREEMENT OF PURCHASE AND SALE

FEATURES AND FINISHES

General Features:

- Approximate ceiling heights of 11'-7" on floors 1 through 4 and 10' ceiling heights on floors 5 through 8.
- Original fluted concrete columns in the basement through to floor 4 and painted steel columns on floors from 5 to 8
- Individually controlled thermostat for heating and air conditioning
- Individually controlled hot water tank
- Individually metered or check metered hydro, gas and domestic water
- Original concrete ceilings in white paint for levels 2 to 5, painted drywall ceilings for levels 5 to 8.
- Exposed metal ductwork
- Polished concrete floors at levels 2 to 5. Engineered wood floors at levels 6 to 8
- White egg shell paint finish for ceiling and walls, semi gloss paint finish for trim, doors, and in bathrooms
- Solid core wood-veneer entry suite doors with chrome lever hardware and privacy viewer
- Balcony or terrace
- Rough in for gas barbecue hookup provided on balcony or terrace
- Bedrooms with unique sliding partition door from clear anodized aluminum frame and plexi glass **
- 4" painted baseboards
- Expansive low "E" clear double pane aluminum thermal glazing with operable awning-style opening windows in some locations and sliding patio doors
- Covered indoor parking

Kitchens:

- Open concept kitchens with wood veneer cabinetry in choice of stain colours or lacquer painted MDF slab*
- Choice of stone counter top with under mount stainless steel one and half bowl sink**, single lever faucet with pull out Gas range
- Full height pantry**
- Custom designed island with cupboards and drawers and entertaining bar**
- Open upper-cabinet with glass door unit in matching wood veneer **
- Contemporary brushed metal pull hardware on cabinets
- Brand name stainless steel appliances including refrigerator/ freezer, self cleaning slide-in range and multi-cycle dishwasher

Bathrooms:

- Full height 8" x 8" ceramic tile bathtub surround
- Suites with only shower have full height tile surround in shower only
- Choice of polished concrete floor or 1" x 1" ceramic tiles on floor from 2 to 5 and 1" x 1" ceramic tiles on floors from 6 to 8
- 50" or 5'6" soaker bathtub**
- Pressure balance valve on bath tub
- Designer selected metal finish bathroom accessories
- Wood veneer vanity cabinet with circular sink*
- Vanity mirror above sink
- Brand name polished chrome faucet
- Frosted glass ceiling fixture(s) plus wall sconce

Laundry:

- Brand name 27" stacked washer/ dryer

Electrical Features:

- Pre-wired for cable TV outlets in living room and bedroom**
- Telephone outlets in bedroom and kitchen**
- Smoke detector and CO2 monitor
- White Decora switch and outlet covers
- Pre-wired for high-speed Internet access and cable in living room

Security Features:

- Remote control access to underground, first floor and second floor parking
- Enter phone system at main entrance with in-suite monitoring facility

*From Vendor's standard samples

** As per plan

E. & O.E.

Suggested Upgrades:

1. Pre-finished engineered wood flooring
2. Limestone tile flooring
3. Stainless steel and or granite countertops
4. Full height stone tile backsplash in choice of colours*
5. Upper shelving in kitchen
6. Shower with glass door and rain fall shower head and full height marble tiles surround
7. Soaker tub with air bubbler
8. Sandblasted concrete ceiling and columns**
9. Over the Range Microwave (OTR)
10. Upgrade Stainless Steel Package
11. Gas fireplace

The following are included in the Purchase Price:

N.B.

Subject to paragraph 4 of the Agreement of Purchase and Sale attached hereto, the Vendor shall have the right to substitute other products and materials for those listed in this Schedule or provided for in the plans and specifications provided that the substituted products and materials are of a quality equal to, or better than, the products and materials so listed or so provided. Steel beams will locally reduce ceiling heights in some locations. Colours and specific finishes will depend on Vendor's package as selected. All specifications, dimensions and materials are subject to change without notice.

1. Marble and wood are subject to natural variations in colour and grain. Ceramic tile and broadloom are subject to pattern, shade and colour variations.
2. If the Unit is at a stage of construction which will enable the Vendor to permit the Purchaser to make colour and material choices from the Vendor's standard selections, then the Purchaser shall have until the Vendor's date

designated by the Vendor (of which the Purchaser shall be given at least ten (10) days prior to notice) to properly complete the Vendor's colour and material selection form. If the Purchaser fails to do so within such time period, the Vendor may irrevocably exercise all of the Purchaser's rights to colour and material selections hereunder and such selections shall be binding upon the Purchaser. No changes whatsoever shall be permitted in colours or materials so selected by the Vendor, except that the Vendor shall have the right to substitute other materials and items for those provided in this Schedule provided that such materials and items are of equal quality to or better than the materials and items set out herein.

3. The Purchaser acknowledges that there shall be no reduction in the price or credit for any standard feature listed herein which is omitted at the Purchaser's request.
4. References to model types or model numbers refer to current manufacturer's models. If these types or models shall change, the Vendor shall provide an equivalent model.
5. All dimensions, if any, are approximate.
6. All specifications and materials are subject to change without notice.
7. Pursuant to this Agreement or this Schedule or pursuant to a supplementary agreement or purchase order the Purchaser may have requested the Vendor to construct an additional feature within the Unit which is in the nature of an optional extra (such as, by way of example only, a fireplace). If, as a result of building, construction or site conditions within the Unit or the Building, the Vendor is not able to construct such extra, then the Vendor may, by written notice to the Purchaser, terminate the Vendor's obligation to construct the extra. In such event, the Vendor shall refund to the Purchaser the monies, if any, paid by the Purchaser to the Vendor in respect of such extra, without interest and in all other respects this Agreement shall continue in full force and effect.
8. The Vendor shall have the right to substitute other products and materials for those listed in this Schedule or provided for in the plans and specifications provided that the substituted products and materials are of a quality equal to, or better than the products and materials so listed or so provided.
9. Floor and specific features will depend on the Vendor's package as selected.