

ultrasonic north towns

EXTERIOR CONSTRUCTION FEATURES

Exterior walls to be brick clad, with accent details in other materials^.

Approximately 7' high "Mastergrain" flat slab exterior front entry door (including security view hole and multipoint deadbolt) with transom above.

Two (2) exterior pot lights at front elevation, one (1) exterior light fixture at rear patio sliding door, and one (1) exterior light fixture at rear second floor balcony sliding door.

Window systems including glazing, coloured windows and spandrel in accordance with building elevations*‡.

Exclusive use common area rear patio with wood fence and gate^.

Unit pavers in exclusive use common area of front patio and in rear patio.

Second floor rear balcony with sliding door, glass railing, privacy screen and pre-selected composite deck material, or equivalent.

GENERAL INTERIOR FEATURES

Ceiling height approximately 9'0" with smooth finish on main, second and third floors*‡.

Porcelain wood-plank-look tile flooring throughout main floor*‡.

Stained finish open riser staircase with glass railing from main floor to second floor and stained finish oak staircase (veneer risers and stringers) with contemporary handrail and black metal pickets from second floor to third floor*‡.

Laminate flooring in hallways and bedrooms on second and third floors, excluding tiled areas*‡.

Approximately 4" flat cut baseboard and coordinating flat cut door casings approximately 2"*.

Interior sliding door(s) and/or swing door(s) (solid core) throughout*.

Satin Nickel finish hardware on swing door(s)*.

Closet shelf and/or rod in all closets*.

Low VOC off-white paint finish for walls, doors, baseboards and trim throughout. Low VOC white paint finish for ceilings throughout*.

Laundry area floor finished in tile*‡.

Laundry chute on 3rd Floor direct to 2nd Floor laundry area*.

Contemporary electric fireplace in living/dining area with porcelain tile surround‡.

KITCHENS

Contemporary full height kitchen cabinetry custom designed by U31*‡‡.

Porcelain stoneware slab kitchen countertops*‡.

Coordinating porcelain stoneware slab kitchen backsplash*‡.

Kitchen island with porcelain stoneware slab countertop, with integrated dishwasher as per 'APPLIANCES' below*‡.

Single basin undermount stainless steel sink, with single-lever pull-down spray faucet in chrome finish*‡.

APPLIANCES

Bosch/Fisher & Paykel, or equivalent, kitchen appliances consisting of a 30" stainless steel refrigerator, 30" electric cooktop, 30" stainless steel finish electric wall oven, integrated hood fan vented to exterior, 24" integrated dishwasher. Panasonic or equivalent, stainless steel finish microwave concealed within cabinetry*‡. Stacked front-load washer and front-load dryer directly vented to the exterior*‡.

BATHROOMS

Contemporary vanity custom designed by U31 with quartz countertop, undermount sink, and single lever faucet in chrome finish in powder room and main bath*‡‡.

Frameless mirror(s) in all bathrooms*‡.

Wall mounted medicine cabinet designed by U31 in main bath*‡.

Full height ceramic wall tile with accent tile detail in tub/shower surround*‡.

Faucet with chrome finish and rain style showerhead in tub/shower of main bath*.

Pressure balanced valve for tub/shower*.

Contemporary low consumption one-piece toilet in all bathrooms*.

Half height ceramic wall tile behind toilet and vanity backsplash in main bath*‡.

Rectangular design white acrylic tub in main bath*.

Porcelain floor tile in all bathrooms*‡.

MASTER ENSUITE

Contemporary double vanity custom designed by U31 with quartz countertop, integrated tower shelving, deck mount sinks, and wide spread faucets in chrome finish*‡‡.

Freestanding acrylic soaker tub with deck mounted roman faucet in chrome finish*‡.

Frameless clear glass door/enclosure with recessed ceiling mounted moisture resistant shower light*.

Full height porcelain wall tile with built in seat in separate shower enclosure*‡.

Chrome finish faucet and rain style showerhead in separate shower enclosure*.

Pressure balanced valve for shower*.

Separate enclosed water closet with swing door and privacy lock.

Exhaust vent to exterior through ERV (Energy Recovery Ventilation)*.

MECHANICAL/ELECTRICAL FEATURES

Individual unit hydro meter(s), water meter(s) and gas meter(s)*.

Barbecue gas line with disconnect and valve, ready to use, at rear patio.

Pre-wired telephone and cable outlets in den, bedroom(s) and living/dining area*.

Switch controlled capped outlet(s) above kitchen island*.

Light fixtures provided throughout, including ceiling light fixtures in all bedrooms, living/dining area and decorative wall mounted sconce fixture(s) in powder room, main bath and master ensuite*.

Recessed pot lights (12 total) on main floor (8) and master ensuite (4)*.

Electronic smoke detectors installed on main, second and third floor, including all bedrooms.

Fan coil forced air system with a DX cooling coil and hot water heating coil fed from the gas-fired combo heater. Combo heater is used for space heating and domestic hot water (domestic hot water is stored in a hot water tank).

ERV (Energy Recovery Ventilation) unit(s) for energy efficiency*.

One water tap provided at rear patio*.

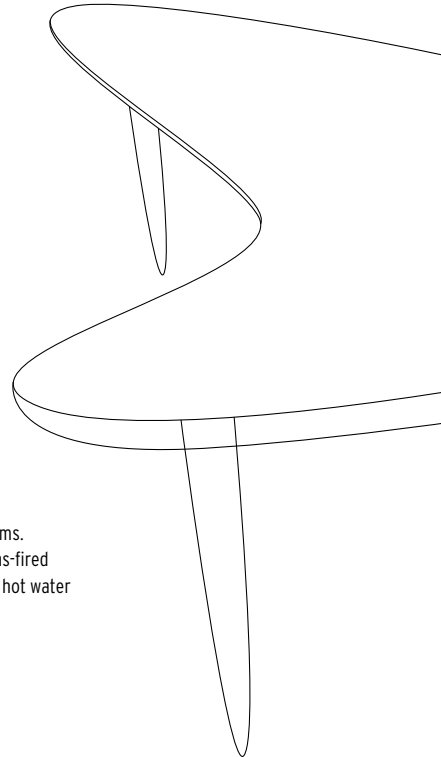
One carbon monoxide detector.

* Where applicable and as per plan.

‡ As per Vendor's preselected standard finish packages.

^ As per Vendor's predetermined architectural colour schemes and as per plan.

‡ Ceiling heights are subject to bulkheads, dropped ceilings and structural beams.



Without limiting the generality of anything contained in this Agreement: Materials and finishes will be Vendor's preselected standard. Where indicated the choices noted may be chosen from Vendor's preselected standard finish packages provided they have not yet been ordered or installed and that colours and materials are available from suppliers and provided that the Purchaser shall not delay construction in making selection. If the colours and materials chosen are not available or the Closing will be delayed by reason of such choice, the Purchaser shall forthwith make new choices failing which the Vendor shall have the right to make such selections as provided for in paragraph 16(j) of Schedule "A" to this Agreement. All colour and material choices from Vendor's preselected standard finish packages must be submitted to the Vendor within seven (7) days of notification by the Vendor's representative. The Vendor will not allow the Purchaser to do any work and/or supply any material to finish the Unit before the Closing Date. The Vendor reserves the right to substitute any products or materials used in construction of the Unit provided that such substitute materials are of equal or better quality than those represented to the Purchaser. The Vendor further reserves the right to make minor changes or modifications in the plans and specifications at its discretion. The determination of whether or not same are minor shall be made by the Vendor's architect. Vendor is not responsible for shade differences occurring from different dye lots or for variations including without limitation, in size, colour, grain, shade, texture and veining in materials including with respect to tile, porcelain or laminate flooring, cabinetry, railing, natural

or manufactured stone, bricks, paint, trim and doors. Samples viewed when choices are made from Vendor's samples or Vendor's preselected standard packages are only a general indication of material selected. Details, location and colour glazing/window/spandrel/coloured spandrel systems, doors, lights and outlets may not be as shown on renderings, plans or sample boards. 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, and acknowledges that the Vendor may deny such request. References to model types or model numbers refer to current manufacturer's models, if applicable. If these types or models shall change, the Vendor shall provide an equivalent model. All dimensions, if any, are approximate. Pursuant to this Agreement of Purchase and Sale or pursuant to a supplementary agreement, purchase order or request for extras, the Purchaser may have requested the Vendor to construct, supply and/or install an additional feature within the suite which is in the nature of an optional extra. The Purchaser acknowledges that the Vendor may deny such request. Also, if as a result of building, construction, site conditions or conditions within the Unit or the building, the Vendor is not able or willing to construct, supply and/or install such extra, then the Vendor may, by written notice to the Purchaser, terminate the Vendor's obligation to construct, supply and/or install 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.