

SCHEDULE A

X

A CONDOMINIUM

QUALITY FEATURES LIST

THE BUILDING

1. A dramatic 44-storey modern point-tower designed by the award-winning firm architectsAlliance, at the northwest corner of Charles Street East and Jarvis Street, Toronto. The main entrance is on Charles Street East.
2. Double-height lobby and extensive amenities designed by internationally renowned interior design firm Cecconi Simone.
3. Underground parking with security monitoring from concierge station.
4. Underground garage painted white and lit with fluorescent lighting for added safety and security.
5. 4 custom-designed high-speed elevators.
6. Visitor parking for both cars and bicycles.
7. Mailroom conveniently located beside front lobby.

THE SUITES

1. Ceiling heights of approximately 9' on floors 18 to 44 inclusive, ceiling heights of approximately 8' on floors 4 to 17 inclusive. Ceiling heights are exclusive of bulkheads required for mechanical purposes such as kitchen and bathroom exhausts, and heating and cooling ducts.
2. Choice of pre-finished engineered flooring in living/dining areas and foyer, as per builder's standard samples.
3. Choice of 40 oz. carpet with ½" underpad in dens and bedrooms, from builder's standard samples.
4. Solid core entry door with security view-hole.
5. Sliding doors in bedrooms, as per plans.
6. Architecturally-designed baseboards, door frames and casings.
7. White plastic-coated ventilated wire shelving in all closets.
8. Insulated double-glazed aluminium windows.
9. Stacked brand-name washer/dryer with exterior venting in all suites.

THE TECHNOLOGY


1. Emergency voice communications system, smoke, heat and carbon monoxide detector where applicable in each suite.
2. High-speed internet access provided with "future technology-ready" features in all suites.
3. Rough-in for state-of-the art security system.
4. Pre-wired for cable TV and telephones as per plans.
5. White "decora" switches and outlets.

THE KITCHENS

1. Contemporary kitchen cabinetry designed by Cecconi Simone, in a variety of materials and colours, from builder's standard samples.
2. Choice of granite, corian or laminate counter tops, with island as per plans, from builder's standard samples.
3. Porcelain or ceramic tile backsplash, from builder's standard samples.
4. Single bowl stainless steel undermounted sink with contemporary design faucet with integrated pull-out vegetable spray.
5. Ceiling mounted lighting over island as per plans.
6. Choice of pre-finished engineered flooring, from builder's standard samples.
7. Choice of white or black appliances including frost-free refrigerator, self-cleaning range, built-in dishwasher and microwave, as per builder's standard samples.

THE BATHROOMS

MASTER BATHROOM OR MAIN BATHROOM IN ONE BATHROOM SUITES:

1. Choice of cabinetry in a variety of materials and colours as designed by Cecconi Simone, from builder's standard samples.
 2. Choice of porcelain or ceramic floor tiles from builder's standard samples.
 3. Custom corian sink designed by Cecconi Simone.
 4. Full-height mirror with ceiling-mounted pendant lighting.
 5. Exhaust fan vented to exterior.
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6. Steel accessory package including towel bar, toilet paper holder and soap dish, where applicable.
7. Pressure balance valve for tub and shower.
8. White plumbing fixtures.
9. Soaker tub as per plans.
10. Full height ceramic wall tiles in tub/shower enclosure, where there is no separate shower.

SECOND BATHROOMS IN TWO BATHROOM SUITES:

1. Choice of cabinetry in a variety of materials and colours as designed by Cecconi Simone, from builder's standard samples.
2. Choice of ceramic floor tiles from builder's standard samples.
3. Choice of laminate countertops from builder's standard samples.
4. Vanity and porcelain basin in bathrooms, as per plans.
5. Full height mirror, width of vanity with wall-mounted vanity lighting.
6. Exhaust fan vented to exterior.
7. Ceramic accessory package including towel bar, toilet paper holder and soap dish, where applicable.
8. Pressure balance valve for tub and shower.
9. White plumbing fixtures.
10. Full height ceramic wall tiles in tub/shower enclosure.

THE BUILDER

1. Great Gulf Homes with over 30 years in the house building industry, a member since 1975 of the Greater Toronto Homebuilders Association and a member of the National Association of Homebuilders (USA).
2. All suites protected under the Tarion Warranty Corporation.
3. Interior design consultation at Great Gulf Homes' Décor Centre on all finishes and colour packages included in purchase price.
4. All interior floor, wall finishes and materials are to be chosen with the assistance of a Great Gulf Interior Design Consultant. All materials and other selections for which the Purchaser is entitled to make a selection are to be chosen from Builder's samples, and are as per Builder's specifications. Purchaser shall only be entitled to make such selections provided that the items are not already ordered or installed.

N.B. Subject to paragraph 6 of Schedule X 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.

1. Natural products (i.e. wood, granite, stone, marble etc.) are subject to variations of shade, appearance, colour, grain from samples displayed and purchaser agrees to accept same notwithstanding any such variations. Ceramic tile and broadloom are subject to pattern, shade and colour variations and the purchaser agrees to accept same notwithstanding any such variations.
2. 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.
3. 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.
4. All dimensions, if any, are approximate, and are subject to change.
5. All specifications and materials are subject to change without notice, E. & O.E.
6. 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 or does not 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.
7. 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.
8. Floor and specific features will depend on the Vendor's package as selected.
9. Actual useable floor space varies from stated floor area.
10. Doors to closet/ storage/ washer and dryer may vary in size from floor plan.

E. & O.E.

Handwritten initials and a checkmark.