

CONSTRUCTION SUMMARY

Upside Towns - Firstgreen Corp

DATE: JUL 03 2020

PURCHASER: CHUEN MI CHEN CHOK

TEL:

LOT / PHASE Block 1 TH4 / 1	REG. PLAN #	HOUSE TYPE The Tannery Elev 1		
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CABINETRY

1 - KITCHEN - DELETE CABINETS ABOVE STOVE - VENDOR WILL SUPPLY 6 INCH VENT AS PER CONSTRUCTION SPECIFICATIONS AND VENT MAY NOT BE IN THE APPROPRIATE LOCATION FOR INSTALLATION OF PURCHASER SUPPLIED VENT - PURCHASER TO SUPPLY OWN FAN AFTER CLOSING (TEMP. FAN MA 03Jun20 Note:	
1 - KITCHEN CABINETRY UPGRADE 2- 03Jun20 Note:	

CABINETRY ACCESSORIES

1 - KITCHEN CABINETRY BASE - POT/PAN DRAWERS (CABINET) - UPGRADE 2 03Jun20 Note:	
1 - KITCHEN CABINETRY UPPER - FULL DEPTH ABOVE FRIDGE - WITH GABLES - 600MM - PRICE IS EACH - UPGRADE 2 03Jun20 Note:	

CERAMIC TILE

1 - DELETE ALL CERAMIC BATHROOM ACCESSORIES - DELETE TOWEL BAR, PAPER HOLDER & SOAP DISH THROUGHOUT 03Jun20 Note:	
1 - UPGRADE 1 WALL TILE - IN ALL BATHROOMS 03Jun20 Note:	

COUNTER TOP

1 - KITCHEN BACKSPLASH - HIGH QUARTZ MATERIAL - INCLUDING UP STOVE WALL BEHIND CHIMNEY HOOD 03Jun20 Note:	
1 - MASTER ENSUITE COUNTERTOP UPGRADE TO HIGH QUARTZ IN LIEU OF VENDOR STANDARD 03Jun20 Note:	
3 - BED 2, 3 AND GROUND LEVEL BATH COUNTERTOPS UPGRADE TO HIGH QUARTZ IN LIEU OF VENDOR STANDARD 03Jun20 Note:	
1 - KITCHEN COUNTERTOP UPGRADE TO HIGH QUARTZ IN LIEU OF VENDOR STANDARD 03Jun20 Note:	

DOORS AND TRIM

1 - DOORS INTERIOR - FOR ORANGE - CARRARA SMOOTH HALLOW IN LIEU OF STANDARD SERIES Throughout 03Jun20 Note:	
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HARDWOOD FLOORING

1 - LAMINATE -UPGRADE TO LEXINGTON SERIES IN LIEU OF STANDARD LAMINATE 03Jun20 Note:	
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PLUMBING

1 - VIERA PEDESAL SINK 4319DHX/4390DHX FOR POWDER ROOM- 03Jun20 Note:	
1 - VIEIRA 2 PC TOILET #4792BOV/4791BOVU (UNLINED TANK) WITH SMOOTH CLOSE TOILET SEAT 03Jun20 Note: FOR POWDER ROOM	

PROMOTIONAL

CONSTRUCTION SUMMARY

Upside Towns - Firstgreen Corp

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LOT / PHASE Block 1 TH4 / 1	REG. PLAN #	HOUSE TYPE The Tannery Elev 1		
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1 - LESS CREDIT FROM PURCHASER EXTRA SHEET IN OFFER

03Jun20 Note:

STAIRS AND RAILINGS

1 - V-GROOVE HANDRAIL

03Jun20 Note:

1 - EUROLINE 1 BLACK IRON PICKETS

03Jun20 Note:

EXTRAS AS PER OFFER

The Vendor agrees that notwithstanding any other term or provision in this Agreement included in the Purchase Price and in addition to those items detailed in Schedule GP to the Agreement of Purchase and Sale, the Purchaser is entitled to a credit of Two Worksheet Note:	
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UPPER LEVEL Modifications as per sketch attached Delete closet in Bedroom 2 Delete Laundry. Build 3 piece Ensuite connecting to Bedroom 2, with Shower including glass enclosure, in place of laundry and closet. Bathroom door opening into Bedroom 2. Worksheet Note: REVISED GROUND LEVEL SKETCH - SEE UPDATED SKETCH DATED JUNE 25, 2020	
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SCHEDULE "PE"
PURCHASER'S EXTRA

DECOR

Firstgreen Corp. c.o.b. Greenpark Vendor	CHUEN MI CHEN CHOK Purchaser(s) Telephone Number: Cell: (416) 388-7868
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Lot Number Block 1 TH4	House Type The Tannery Elev 1	Reg. Plan # Per Sched X	Phase	Date Ordered 28-Oct-2019
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IN ACCORDANCE WITH THE PROVISIONS OF SCHEDULE "X" OF THE AGREEMENT OF PURCHASE AND SALE, THE PURCHASER HEREBY AGREES TO PURCHASE THE FOLLOWING EXTRA'S:

DESCRIPTION

UPPER LEVEL Modifications as per sketch attached

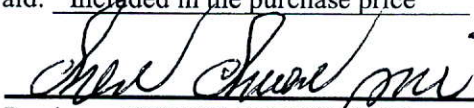
Delete closet in Bedroom 2
Delete Laundry.
Build 3 piece Ensuite connecting to Bedroom 2, with Shower including glass enclosure, in place of laundry and closet. Bathroom door opening into Bedroom 2.
Close door from Upper Hall to Hall Bathroom. Open door from hall bathroom into Bedroom 3 to create ensuite.

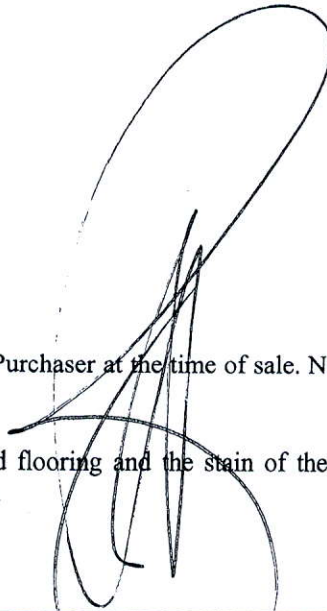
Ground Level Modifications as per Sketch Attached: Revised sketch June 25, 2020

Delete Walk-In Closet
Re-size closet size to accommodate full size Stacked Front Load Washer/Dryer (washer / dryer supplied by builder)
Close door from entry to Powder room.
Enlarge Powder Room to include 3 Pc. with Shower with Shower Seat. Glass enclosure.

All promotional items and incentives available at the time of purchase have been given to the Purchaser at the time of sale. No further credits available. Any unused portion of the credit will be forfeited by the Purchaser.

Where applicable: Purchaser acknowledges being advised that the stain of pre-finished wood flooring and the stain of the stairs, railings, spindles and stair landing may vary, despite both having the same descriptive name and or code.

Paid: Included in the purchase price

Purchaser: CHUEN MI CHEN CHOK



Vendor _____

Construction Scheduling Approval
Per: _____
Date: _____

Greenpark	Metropark	Purchaser	Construction	Site Office	Purchaser's Lawyer
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Purchaser:CHUEN MI CHEN CHOK

Property: Block 1 TH4

Telephone Res. / Bus: /

Project: Firstgreen Corp

Decor Advisor: Natalie Mancuso

Model and Elevation: The Tannery Elev 1

Lock Date: 3-Jun-20

3-Jun-20

Plan #:

Layout Changes: ☒ Yes ☐ No

Sketch Attached: ☒ Yes ☐ No

Exterior Colour Scheme:

1. Cabinetry

	Style and Colour	Hardware
Kitchen / Breakfast	SONATA SATIN SNOW	447SA
Laundry Room	N/A	N/A
Powder Room	N/A	N/A
Master Ensuite Bathroom	EVEREST WHITE	447SA
Ensuite Bath - Bedroom 2	EVEREST WHITE	447SA
Ensuite Bath - Bedroom 3	EVEREST WHITE	447SA
GROUND ENSUITE-	EVEREST WHITE	447SA
	<div></div>	<div></div>
	<div></div>	<div></div>

Appliances:

Built In Appliances ☐ Yes ☒ No

Slide In Stove ☐ Yes ☒ No

Dishwasher Cabinet ☐ Closed ☒ Open

41" Upper Cabinets ☒ Yes ☐ No

Please NOTE: Standard Cabinet Height is 30"

Stove Opening

NOTE: If not specified, opening will be set to builder's standard opening of approximately 30" width

Fridge Opening

NOTE: If not specified, opening will be set to builder's standard opening of approximately 37" width x 74" height

** Refer to Construction Summary

2. Counters

	Counter	Edge
Kitchen / Breakfast	QUARTZ-CALACATTA SM.	#360 EDGE
Laundry Room	<div></div>	<div></div>
Powder Room	N/A	<div></div>
Master Ensuite Bathroom	QUARTZ-MISTRAL AQ1	#360 EDGE
Ensuite Bath - Bedroom 2	QUARTZ-MISTRAL AQ1	#360 EDGE
Ensuite Bath - Bedroom 3	QUARTZ-MISTRAL AQ1	#360 EDGE
GROUND ENSUITE-	QUARTZ-MISTRAL AQ1	#360 EDGE
	<div></div>	<div></div>
	<div></div>	<div></div>

** Refer to Construction SummaryKITCHEN FULL HEIGHT BACKSPLASH - QUARTZ-CALACATTA SM.

Initial:

Purchaser:

CHUEN MI CHEN CHOK

Telephone Res. / Bus:

/

Decor Advisor:

Natalie Mancuso

Lock Date:

3-Jun-20

Property:

Block 1 TH4

Project:

Firstgreen Corp

Model and Elevation:

The Tannery Elev 1

Plan #:

3. Ceramic Flooring

		At a 45	Threshold-If App.
Entrance Vestibule	TILE - GHOST WHITE 12X24	<input type="checkbox"/>	Metal Strip Where Applic.
Main Hall	N/A	<input type="checkbox"/>	
Kitchen / Breakfast	N/A	<input type="checkbox"/>	
Laundry Room	TILE - GHOST WHITE 12X24	<input type="checkbox"/>	
Powder Room	TILE - GHOST WHITE 12X24	<input type="checkbox"/>	
Master Ensuite Bathroom	TILE-STONE WHITE 12X24	<input type="checkbox"/>	
GARAGE LANDING AREA	TILE - GHOST WHITE 12X24	<input type="checkbox"/>	
Ensuite Bath - Bedroom 2	TILE-STONE WHITE 12X24	<input type="checkbox"/>	
Ensuite Bath - Bedroom 3	TILE- STONE WHITE 12X24	<input type="checkbox"/>	
GROUND LEVEL BATH	TILE- STONE WHITE 12X24	<input type="checkbox"/>	
		<input type="checkbox"/>	

** Refer to Construction Summary

4. Ceramic Wall Tile

Master Ensuite Bathroom	Selection	Describe
Tub Deck Wall		
Tub Deck		
Tub Deck Skirt		
Shower Stall	TILE-STONE WHITE 12X24	
Bathtub Enclosure Walls		
GARAGE LANDING AREA		
Ensuite Bath - Bedroom 2	TILE-STONE WHITE 12X24	
Ensuite Bath - Bedroom 3	TILE-STONE WHITE 12X24	
GROUND LEVEL BATH	TILE-STONE WHITE 12X24	
Kitchen Backsplash	QUARTZ-CALACATTA SM.	

** Refer to Construction Summary - STANDARD GROUT THROUGHOUT UNLESS SPECIFIED

5. Plumbing Fixtures

All Bathrooms

White

Whirlpool

☐ Yes ☒ No

Dishwasher Rough-In

☒ Yes ☐ No

Waterline for Fridge


☒ Yes ☐ No

** Refer to Construction Summary

6. Trim Carpentry

Interior Doors	CARRARA-SMOOTH
Interior Trim	As Per Construction Specifications
Door Handles	As Per Construction Specifications
Exterior Front Door Handle	As Per Construction Specifications

** Refer to Construction Summary

Initial: 

Purchaser:

CHUEN MI CHEN CHOK

Telephone Res. / Bus:

/

Decor Advisor:

Natalie Mancuso

Lock Date:

3-Jun-20

Property:

Block 1 TH4

Project:

Firstgreen Corp

Model and Elevation:

The Tannery Elev 1

Plan #:

3-Jun-20

3-Jun-20

7. Outer Flooring		
Main Hall	LAMINATE-LEXINGTON - HAZELWOOD OAK TL-21016-M	
Living Room	LAMINATE-LEXINGTON - HAZELWOOD OAK TL-21016-M	
Dining Room	LAMINATE-LEXINGTON - HAZELWOOD OAK TL-21016-M	
Family Room	LAMINATE-LEXINGTON - HAZELWOOD OAK TL-21016-M	
Den / Library / Study		
Basement Landing(If Applies)	LAMINATE-LEXINGTON - HAZELWOOD OAK TL-21016-M	
Lower Landing (If Applies)	LAMINATE-LEXINGTON - HAZELWOOD OAK TL-21016-M	
Upper Landing	LAMINATE-LEXINGTON - HAZELWOOD OAK TL-21016-M	
Upper Hall	LAMINATE-LEXINGTON - HAZELWOOD OAK TL-21016-M	
Master Bedroom	LAMINATE-LEXINGTON - HAZELWOOD OAK TL-21016-M	
Bedroom #2	LAMINATE-LEXINGTON - HAZELWOOD OAK TL-21016-M	
Bedroom #3	LAMINATE-LEXINGTON - HAZELWOOD OAK TL-21016-M	
Bedroom #4		
Bedroom #5		
FINSIHED BASEMENT AREA	LAMINATE-LEXINGTON - HAZELWOOD OAK TL-21016-M	
KITCHEN AND BREAKFAST	LAMINATE-LEXINGTON - HAZELWOOD OAK TL-21016-M	
TERRACE LEVEL	LAMINATE-LEXINGTON - HAZELWOOD OAK TL-21016-M	
Underpad	Type	Area

** Refer to Construction Summary

8. Railings and Pickets

Railing Type

V-GROOVE

Picket Type

EUROLINE 1

Stringer / Riser

AS PER CONSTRUCTION SPECIFICATIO

Treads

AS PER CONSTRUCTION SPECIFICATIO

Red Oak Stairs with Semi Gloss Finish

Colour

TORLYS- HAZELWOOD OAK

Colour

BLACK

Colour

TORLYS- HAZELWOOD OAK

Colour

TORLYS- HAZELWOOD OAK

☒ Yes ☐ No

** Refer to Construction Summary

THE STAIN COLOURS OR FINISH AVAILABLE ON RISERS, TREADS, PICKETS AND RAILS (STAIRCASES), WILL NOT BE AN EXACT MATCH TO PREFINISHED HARDWOOD OR LAMINATE FLOORS.

9. Wall Paint Flat Finish

Main & Upper Hall

22 WARM GREY

Living Room

22 WARM GREY

Dining Room

22 WARM GREY

Kitchen / Breakfast

22 WARM GREY

Family Room

22 WARM GREY

Powder Room

22 WARM GREY

Laundry Room

22 WARM GREY

Den/Library

Trim Paint-Semi Gloss

BIRCH WHITE

Master Bedroom

22 WARM GREY

Bedroom #2

22 WARM GREY

Bedroom #3

22 WARM GREY

Bedroom #4

Bedroom #5

Master Ensuite

22 WARM GREY

Main Bathroom

Ensuite Bath - Bedroom 2

22 WARM GREY

GROUND ENSUITE

22 WARM GREY

Ensuite Bath - Bedroom 3

22 WARM GREY

Smooth Ceilings First Floor

☒ Yes ☐ No

** Refer to Construction Summary

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Property: Block 1 TH4

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Project: Firstgreen Corp

Decor Advisor: Natalie Mancuso

Model and Elevation: The Tannery Elev 1

Lock Date: 3-Jun-20

3-Jun-20

Plan #:

10. Plaster Mouldings and Medallions

Entrance Vestibule			Kitchen/Breakfast		
Main Hall			Den/Library		
Living Room			Lower Landing		
Dining Room					
Family Room					

** Refer to Construction Summary

11. Fireplace

Living Room	Family Room	Other Room - Specify
<div><div>Purchased</div><div>As Per Plan</div><div>N/A</div></div>	<div><div>Purchased</div><div>As Per Plan</div><div>N/A</div></div>	<div><div>Purchased</div><div>As Per Plan</div><div>N/A</div></div>
<div><div>Fireplace Type</div><div>Mantle Type</div><div>Colour / Stain</div><div>Surround</div><div>Hearth</div></div>		

** Refer to Construction Summary

12. Heating and Air Conditioning

Air Conditioning

Gas Provisions Dryer

Comment

YES

NO

Gas Provisions Stove

Gas Provisions Barbecue

NO

NO

** Refer to Construction Summary

13. Electrical

Plugs and Switches

Hood Fan

Appliances

White

30" STAINLESS STEEL

Built in Cooktop

Built in Oven

Gas Stove

Microwave

DECOR

Yes

No

Yes

No

Yes

No

Yes

No

Above Kitchen Cabinet Light

Below Kitchen Cabinet Light

Yes

No

Yes

No

Dishwasher Rough-in

Yes

** Refer to Construction Summary

14. General Comments

** Refer to Construction Summary

Disclaimers and Notes

1) Colours of all materials are as close as possible to builder's selection, but not necessarily identical due to variances in manufacturing.

2) Any extras listed above are null and void unless accompanied by a separate invoice/amendment. Said invoice must be paid in full.

3) The Purchaser agrees that this colour selection is final and that no changes will be permitted, unless required by the Vendor.

4) The Purchaser acknowledges reading and accepting document which contains other miscellaneous disclaimers.

Signature:

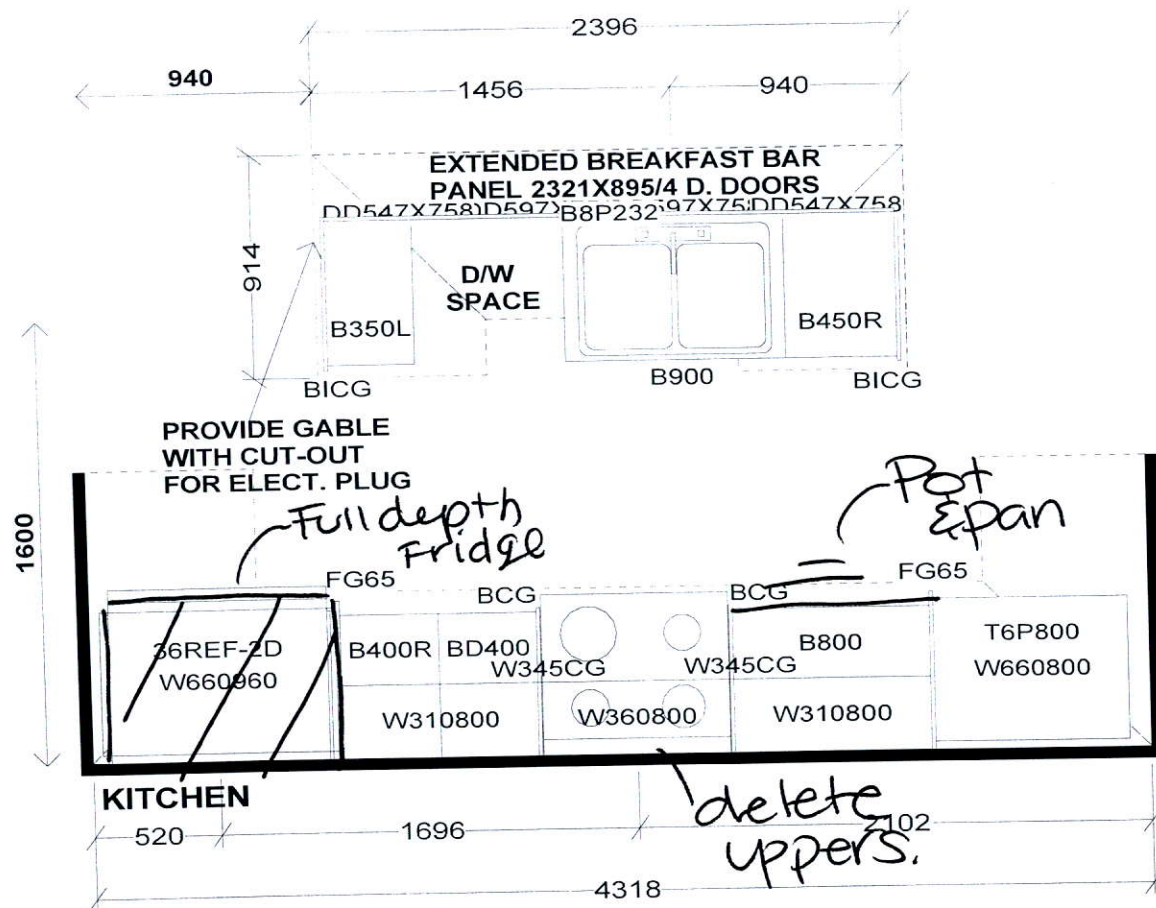
Chen Chuan mi

Date:

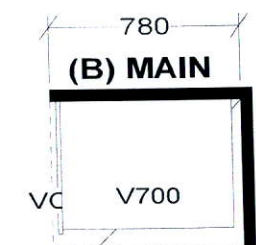
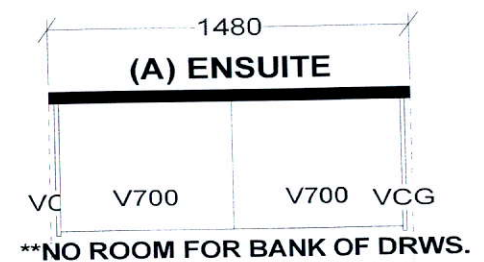
June 3, 2020

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PEDESTAL SINKS IN
GROUND AND 2ND LEVEL
POWDER ROOMS BY OTHERS



Selba Industries			J# _____
W WIDTH _____ W HGHT _____ W CNT _____ FLOOR HGHT _____ DOOR HGHT _____ ST CENT _____ 2X4 _____ VENT BOX COVER _____		<p><small>This drawing is the intellectual property of SELBA INDUSTRIES INC. and is an original design which must not be released or copied unless applicable fee has been paid or job order placed.</small></p> <p style="text-align: center;"> </p> <p> DESIGNER: KS DATE: FEB 12 19 Rev'd May 9 19 REV'D MAR 10 20 </p>	
		JOB NUMBER: BUILDER: GREENPARK SITE: FIRST GREEN CAPITAL MODEL 1-BX TANNERY LOT #:	

Check-

BLK-1 TH-4
FIRSTGREEN CORP
 UPSIDE TOWNS

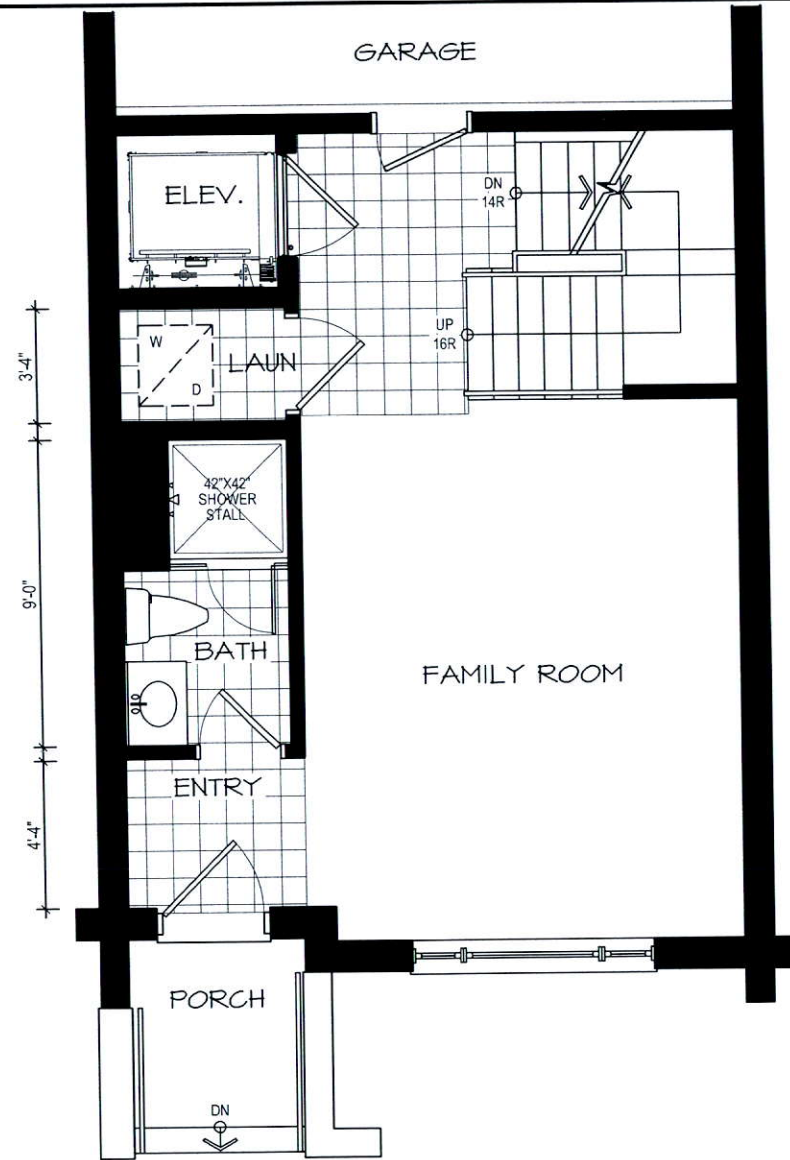
THE TANNERY
 ELEV.1

REVISIONS:

1. REMOVE CLOSET (NO CLOSET IS PROVIDED)
2. ADD LAUNDRY CLOSET FOR STACKABLE WASHER & DRYER.
3. REVISE POWDER ROOM TO BATHROOM WITH SHOWER STALL.
4. REPLACE PEDESTAL SINK WITH VANITY SINK.

NOTE: JUNE 26, 2020
 BATHROOM DOOR MUST BE
 RELOCATED ON FOYER SIDE AND
 SHOWER SEAT REMOVED DUE TO
 HVAC REQUIREMENTS IN WALLS.

RECEIVED
 JUL 03 2020



GROUND LEVEL

DISCLAIMERS: SKETCH NOT TO SCALE. DIMENSIONS, SPECIFICATIONS AND ARCHITECTURAL DETAILS SUBJECT TO MODIFICATION BY THE VENDOR. SKETCH IS ONLY FOR THE PURPOSE OF ILLUSTRATING REVISIONS REQUESTED BY THE PURCHASER AND ALL REVISIONS ARE SUBJECT TO VENDOR'S FINAL APPROVAL. ONLY REVISIONS ACCEPTED IN WRITING BY THE PURCHASER AND VENDOR ON A PURCHASER'S EXTRA SHEET WILL BE INCORPORATED INTO THE PLANS FILED WITH THE MUNICIPALITY. E. & O.E.

REGION
DESIGN
INC.

SCALE

N.T.S.

BY

PAGE No.

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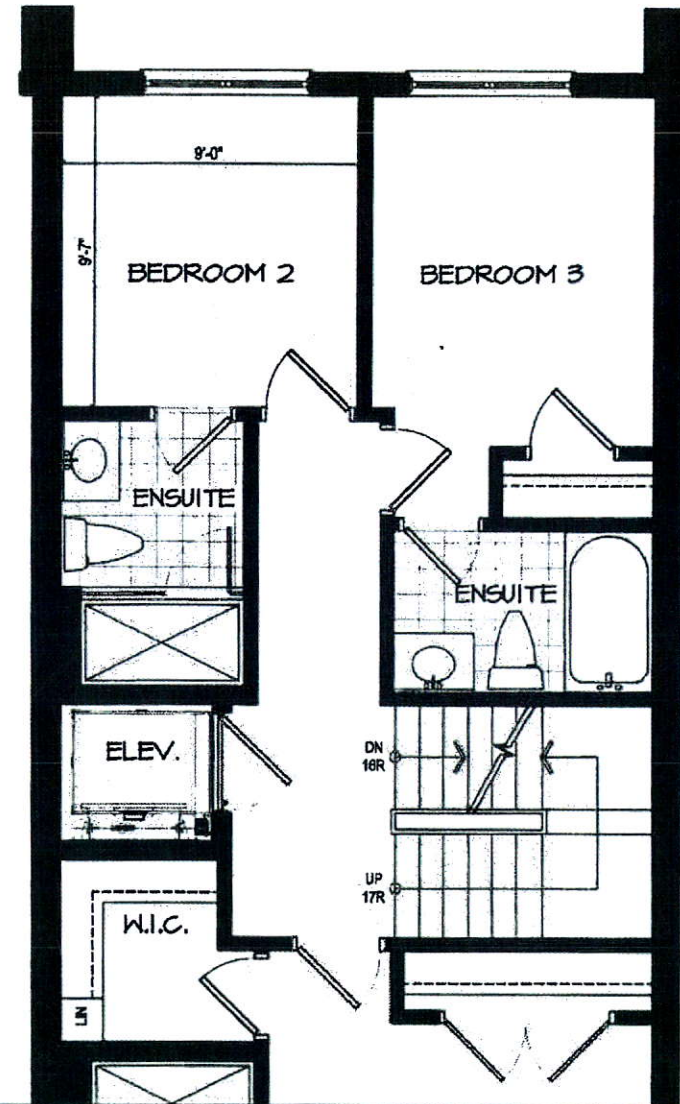


BLK-1 TH-4
FIRSTGREEN CORP
UPSIDE TOWNS

THE TANNERY
ELEV.1

REVISIONS:

1. RELOCATE LAUNDRY TO GROUND FLOOR.
2. DELETE BEDROOM 2 CLOSET (NO CLOSET IS PROVIDED)
3. ADD NEW ENSUITE WITH SHOWER STALL TO BEDROOM 2.
4. MAKE MAIN BATHROOM A ENSUITE FOR BEDROOM 3 BY RELOCATING DOOR.

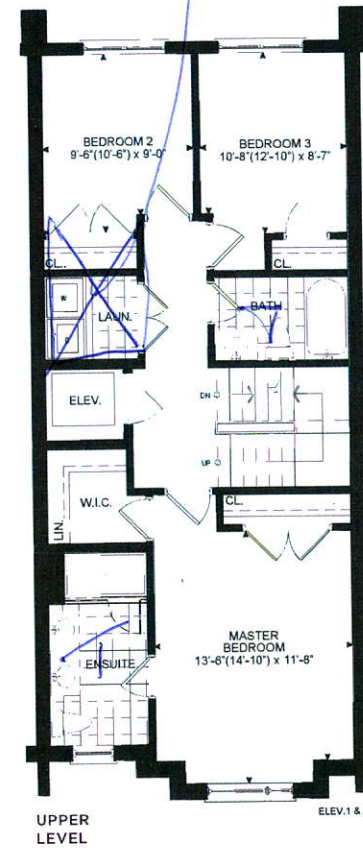
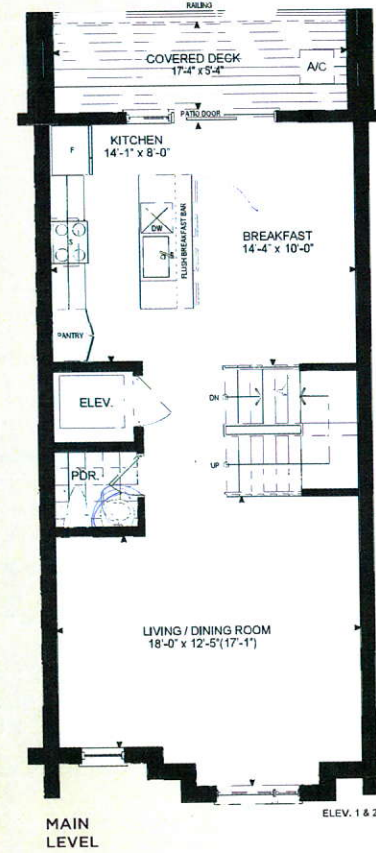
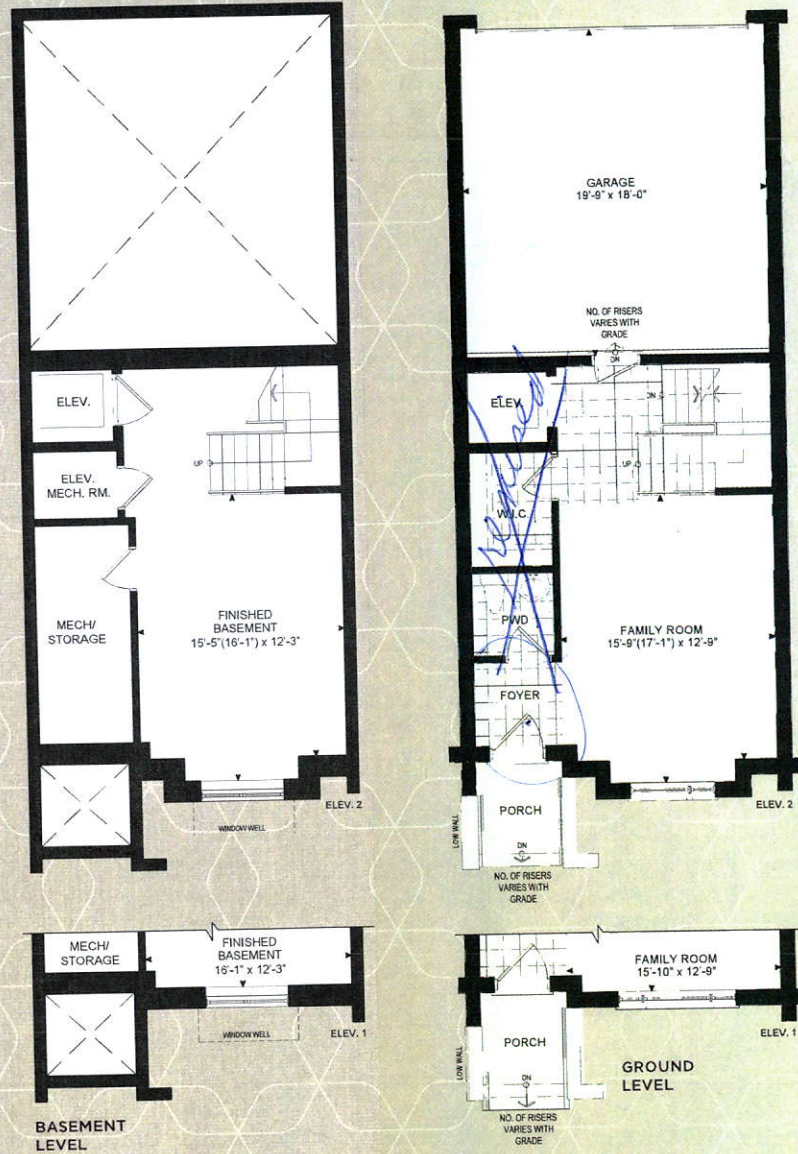


UPPER LEVEL

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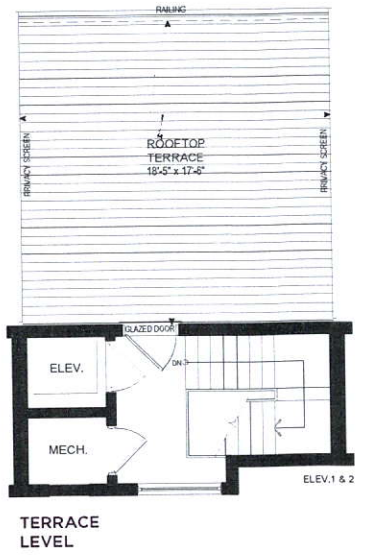
REGION DESIGN INC.	SCALE		N.T.S.
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	MB	2B OF 2	

Greenpark
 GROUP



THE TANNERY

ELEVATION 1 - 2,518 SQ.FT.
 ELEVATION 2 - 2,540 SQ.FT.
 Elev. 1 - Includes 310 sq.ft. of Finished Basement Area
 Elev. 2 - Includes 319 sq.ft. of Finished Basement Area



Orientation of home may be reversed and purchaser agrees to accept the same. Steps and porches may vary at any exterior entrance ways due to grading variance. Actual usable floor space may vary from the stated floor areas. All renderings are artist's concept. Dimensions, specifications and architectural detailing subject to modifications. Roofline and adjoining model types may vary due to styling. Furniture and furnishings not included. E. & O. E. April 2019

Orientation of home may be reversed and purchaser agrees to accept the same. Steps and porches may vary at any exterior entrance ways due to grading variance. Actual usable floor space may vary from the stated floor areas. All renderings are artist's concept. Dimensions, specifications and architectural detailing subject to modifications. Roofline and adjoining model types may vary due to styling. Furniture and furnishings not included. E. & O. E. April 2019