

FORESTSIDE ESTATES INC.  
SCHEDULE "A"  
ATTACHED TO AND FORMING PART OF THE AGREEMENT OF PURCHASE & SALE

KITCHEN

Quality designed cabinetry with full depth fridge upper cabinet  
Quartz  $\frac{3}{4}$ " square edge counter top  
Topmount double stainless steel ledgeback sink with single lever shut-off faucet.  
Ceramic tile kitchen backsplash  
Brand name Energy Star rated refrigerator with stainless steel finish  
Brand name Energy Star slide-in electric range with stainless steel finish  
Brand name Energy Star rated built-in dishwasher with stainless steel finish  
Brand name combination microwave/hood fan with stainless steel finish.

BATHROOMS

Quality designed vanity cabinets, including powder room  
Quartz  $\frac{3}{4}$ " square edge vanity counter top with 3" quartz backsplash and sidesplash.  
Undermount square basin(s)  
Chrome single lever faucet with pop-up drain for all vanity basins and bathtubs  
Chrome finish pressure balance valve for bathtub & shower faucets.  
Polished edge plate mirror over vanity  
13" x 13" ceramic/porcelain tile for bathroom floors with matching tile baseboard.  
8" x 10" ceramic wall tile for bathtub or shower enclosure (no ceiling tiles)  
Framed glass shower panel & door in master ensuite, as per plan, as per builder's samples and specifications.  
Waterproof ceiling pot light in shower enclosure in master ensuite  
Exhaust fan in bathrooms vented to exterior  
Chrome plated towel bar and paper holder  
Privacy lock on bathroom doors  
White bathroom fixtures including shower pans where applicable, as per plan  
Dual flush one piece toilet

LAUNDRY AREA

In suite laundry closet/area with Energy Star rated stacked white brand name front loading washer and ventless dryer.  
13" x 13" white ceramic floor complete with matching tile baseboard.  
Mechanical room with painted floors and floor drain.

SECURITY & COMFORT

Security access to building entrance and underground parking garage.  
Individual suite hydro and water meter to each unit  
Forced air hydronic air handler and combo dual purpose water heater, as per plan, as per vendors samples  
Energy Efficient Low E Thermal Glazed aluminum framed windows  
Combination smoke/carbon monoxide detectors to all units, as per OBC

INTERIOR SUITE FINISHES

Approximate 9' ceiling height excluding bulkheads and required drop ceilings, as per plan  
Approximate 8' ceiling height excluding bulkheads and required drop ceilings on 2nd level for the 2-storey models, as per plan  
Classic smooth ceilings with flat latex paint finish throughout, as per plan  
Carrera (2-panel hollow core) style interior doors  
Decorative satin nickel lever door handles with 3" nickel hinges on all interior doors  
4 1/4" baseboards with 2-1/4" door casings  
White semi-gloss latex paint to all doors and trim work  
Natural solid oak stair treads with natural oak handrail with metal pickets, as per plan. (Painted wood veneer riser and stringer, as per plan) Stair landings to be completed with 7 1/2" laminate engineered flooring. (as per plan)  
Mirror sliding doors at front entry closets, as per plan.  
Metal framed white hardboard 2-panel slider doors on all bedrooms closets, as per plan.  
Walk-in closets (as per plan).  
White coated (one level) wire shelving in all closets.  
White flat latex paint to all walls & ceilings.  
Sliding glass door with screen, to exterior balcony, patio, as per plan

FLOORING

- 7 ½“ wide plank laminate flooring (choice of colour) with acoustic underlay in living area, kitchen and hallway (according to plan)
- High quality 40 oz. broadloom (1 colour ) in bedrooms with mould resistant underpad.
- Upgraded 13”x13” ceramic/porcelain floor tiles in foyer (as per plan).

ELECTRICAL FEATURES

- Ceiling light fixture in living/dining areas, bedrooms, dens & hallways as per plan.
- Ceiling light fixture in kitchen work area, as per plan
- Electrical outlet(s) at kitchen countertop, as per plan
- Wall fixture in bathrooms, as applicable
- 100 AMP service with automatic circuit breaker panel
- Pre-wired cable/internet outlet in living area, bedroom(s) and den as per plan
- Telephone outlet in kitchen
- Decora switches and outlets

PATIO & BALCONIES

- Ground floor patio complete with decorative pavers
- Weatherproof exterior electrical outlet on patio/balcony, as per plan and specifications, as per OBC.

BUILDING FEATURES & AMENITIES

- Upscale concrete structure with underground parking complimented with master-planned community based on the area’s Urban Design Guidelines.
- Modern 4-storey building design with balconies/patios and glass/aluminum railings (as per architectural drawing)
- Pre-selected brick colour package pre co-ordinated and architecturally controlled.
- Underground parking for residents (one space assigned by vendor per unit)
- Above ground visitor parking
- Separate individual wire meshed storage locker (one assigned by vendor per unit)
- Lobby areas with elevator access and tri-sorter garbage chute, as applicable, as per plan
- Elevator access from underground parking to main lobby and applicable floors, as per plan
- Community parkette
- “Smart” boxes at vestibule entrances to accept parcel deliveries.
- Video surveillance cameras on garage level, lobby areas, elevator cab interiors, exterior entry points, and site streetscaped areas.

**All features and finishes where Purchaser(s) are given option to select the style and/or colour shall be from Builder’s predetermined standard selections.**

GENERAL NOTES:

- All references to size, measurements, materials, construction styles, trade/brand/industry name or terms may be subject to change or variation within generally accepted industry standards and tolerances. Measurements may be converted from imperial to metric or vice versa and actual product size may vary slightly as a result.
- All references to features are as per applicable plan and each item may not be applicable to every Residential Unit. The Purchaser acknowledges that colour, texture, appearance, grains, veining, natural variations in appearance etc. of features and finishes installed in the Residential Unit may vary from Vendor=s samples as a result of normal manufacturing and installation processes and as a result of any such finishes being of natural products and the Purchaser agrees that the Vendor is not responsible for same. The Vendor is not responsible for shade difference occurring in the manufacture of items such as, but not limited to, finishing materials or products such as carpet, tiles, bath tubs, sinks and other such products where the product manufacturer establishes the standard for such finishes. Nor shall the Vendor be responsible for the shade difference in colour of components manufactured from different materials but which components are designed to be assembled into either one product or installed in conjunction with another product and in these circumstances the product as manufactured shall be accepted by the Purchaser. Purchaser acknowledges and agrees that carpeting may be seamed in certain circumstances and said seams may be visible.
- Purchaser acknowledges and agrees that pre-finished wood flooring (if any) may react to normal fluctuating humidity levels inducing gapping or cupping. The Purchaser acknowledges that marble (if any) is a very soft stone which will require a substantial amount of maintenance by the Purchaser and is very easily scratched and damaged.
- Vendor will not allow the Purchaser to do any and/or supply any material within the unit before the final closing date.
- The Vendor shall have the right to make reasonable changes in the opinion of the Vendor in the plans and specifications if required and substitute other material for that provided for herein with material that is of equal or better quality than that provided from herein. The determination of whether or not a substitute material is of equal or better quality shall be made by the Vendor whose determination shall be final and binding. Colour, texture, appearance, etc. of features and finishes installed in the Residential Unit may vary from Builder’s samples as a result of normal manufacturing and installation processes.
- Ceiling height is approximate and is measured from the upper surface of the concrete floor slab to the under surface of the concrete ceiling slab. Ceiling heights will be less than the stated ceiling height where ceiling bulkheads are installed and where dropped ceilings are required.
- Purchaser acknowledges that finishings, materials, furniture & accessories contained in any model suite may be for display purposes only and may not be of the same grade or type or not necessarily included in the residential unit purchased herein.
- 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.
- All dimensions, if any, are approximate. Wall locations are approximate and walls, or portions of walls, may be furred out, or have a vertical box installed altered to accommodate structural and/or mechanical requirements.
- Features and finishes, specifications and choice of Vendor=s samples are subject to availability and may be changed without notice. Purchaser may be required to reselect colours/materials from Vendor=s samples as a result of unavailability or discontinuation. Vendor may substitute materials for those designated in plans and specifications provided such materials are equal to or better than those designated. Variation from Vendor=s samples may occur in finishing materials, kitchen and vanity cabinets, door and wall finishes due to normal production and installation process. Some features may vary by suite design.
- Plans and specifications are subject to change without notice. All references to items in this schedule are as per builder’s specifications and standard samples and as per architectural drawing. Some features may vary by suite design. E. & O.E.

PURCHASER:\_\_\_\_\_

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FORESTSIDE ESTATES INC.

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AUTHORIZED SIGNING OFFICER