

the building

- 01 A dramatic 32-storey building designed by the award-winning firm Diamond + Schmitt Architects, at the northwest corner of King Street West and Charlotte Street. The main entrance is on Charlotte Street.
- 02 The elegant lobby and extensive amenities designed by internationally renowned interior design firm Cecconi Simone. Amenities will be located on the entire seventh floor and will include fitness and weight rooms, aerobic/yoga studio, co-ed steam room and his and her change rooms, media lounge, catering kitchen with dining room, billiard room/lounge, library lounge and pool side lounge. This floor opens onto a spectacular fully landscaped roof garden designed by the acclaimed landscape architect Janet Rosenberg and Associates, which will include an outdoor swimming pool, and seating areas.
- 03 24 hour, 7 day a week concierge.
- 04 Superintendent suite provided for on-site maintenance.
- 05 6 levels of underground parking with security monitoring from concierge station.
- 06 Underground garage painted white and lit with fluorescent lighting for added safety and security.
- 07 Visitor parking for both cars and bicycles.
- 08 Mailroom conveniently located beside front lobby.

the suites

- 01 Ceiling heights of approximately 9'. Ceiling heights are exclusive of bulkheads required for mechanical purposes such as kitchen and bathroom exhausts, and heating and cooling ducts.
- 02 Choice of pre-finished engineered wood flooring in living/dining areas and foyer, as per builder's standard samples.
- 03 Choice of 40 oz. carpet with ½" underpad in dens and bedrooms, from builder's standard samples.
- 04 Solid core entry door with security view-hole.
- 05 Sliding doors and/or swing doors to balcony or terrace, as per plans.
- 06 Architecturally-designed baseboards, door frames and casings.
- 07 White plastic-coated ventilated wire shelving in all closets.
- 08 Insulated double-glazed, aluminum windows.
- 09 Stacked brand-name washer/dryer with exterior venting in all suites.

the kitchens

- 01 Contemporary kitchen cabinetry designed by Cecconi Simone in a variety of materials and colours, from builder's standard samples.
- 02 Choice of granite, corian or laminate countertops, with island as per plans, from builder's standard samples.
- 03 Porcelain tile backsplash, from builder's standard samples.
- 04 Single bowl stainless steel under mounted sink with contemporary design faucet with integrated pull-out vegetable spray.
- 05 Ceiling mounted track lighting over island, as per plans.
- 06 Choice of pre-finished engineered wood flooring, from builder's standard samples.
- 07 Stainless steel appliances including frost-free refrigerator, self-cleaning range, built-in dishwasher and microwave, as per builder's standard samples.
- 08 Stainless steel hood fan as per builder's standard samples.

the bathrooms

{MASTER BATHROOM OR MAIN BATHROOM IN ONE BATHROOM SUITES}

- 01 Cecconi Simone custom designed corian countertop with surface mounted porcelain sink and cabinetry below vanity, from builder's standard samples.
- 02 Wall mounted sink faucet.
- 03 Custom designed mirrored storage cabinet above vanity.
- 04 Pendant light(s), as per plan.
- 05 Choice of porcelain floor tiles from builder's standard samples.
- 06 Steel accessory package including towel bar and toilet paper holder where applicable.
- 07 White plumbing fixtures.
- 08 Soaker tub, as per plans.
- 09 Full height porcelain wall tiles in tub/shower enclosure.

- 10 Partial frameless glass enclosure along tub, as per plans.
- 11 Pressure balance valve for tub and shower.
- 12 Exhaust fan vented.

second bathrooms

{IN TWO BATHROOM SUITES}

- 01 Cecconi Simone custom designed corian countertop with surface mounted porcelain sink and cabinetry below vanity, from builder's standard samples.
- 02 Wall mounted sink faucets.
- 03 Full height mirror, width of vanity.
- 04 Pendant light(s), as per plan.
- 05 Choice of porcelain floor tiles from builder's standard samples.
- 06 Steel accessory package including towel bar and toilet paper holder where applicable.
- 07 White plumbing fixtures.
- 08 Full height porcelain wall tiles and porcelain floor tile in shower enclosure, from builder's standard samples.
- 09 Frameless glass enclosure, as per plans.
- 10 Pressure balance valve for shower.
- 11 Exhaust fan vented.

the technology

- 01 Emergency voice communications system, smoke, heat and carbon monoxide detector where applicable in each suite.
- 02 High-speed Internet access provided with "future technology-ready" features in all suites.
- 03 Rough-in only for future security system.
- 04 Pre-wired for cable TV and telephones, as per plans.
- 05 White "decora" switches and outlets.

the builder

- 01 Great Gulf Homes with over 30 years in the house building industry, a member since 1975 of BILD (formerly GTHBA-UDI) and a member of the National Association of Homebuilders (USA).
- 02 Great Gulf Homes is the 2006 and 2002 winner of BILD (formerly GTHBA-UDI) Homebuilder of the Year and received the Tarion Award of Excellence 2006 – High Rise Winner for Outstanding Customer Service.
- 03 All suites protected under the Tarion Warranty Corporation.
- 04 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.

Important Notes: 01 Subject to paragraph 6 of Schedule X of the Agreement of Purchase and Sale, of which this Schedule "A" forms a part, the Vendor shall have the right to substitute other products and materials for those listed in this Schedule "A" 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 being substituted. 02 Natural products (i.e. wood, granite, stone, marble etc.) are subject to variations of shade, appearance, colour, grain from samples displayed and the 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. 03 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. 04 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. 05 All dimensions, if any, are approximate, and are subject to change. 06 All specifications and materials are subject to change without notice. 07 Pursuant to this Agreement, including 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. 08 Floor and specific features will depend on the Vendor's package as selected. 09 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.