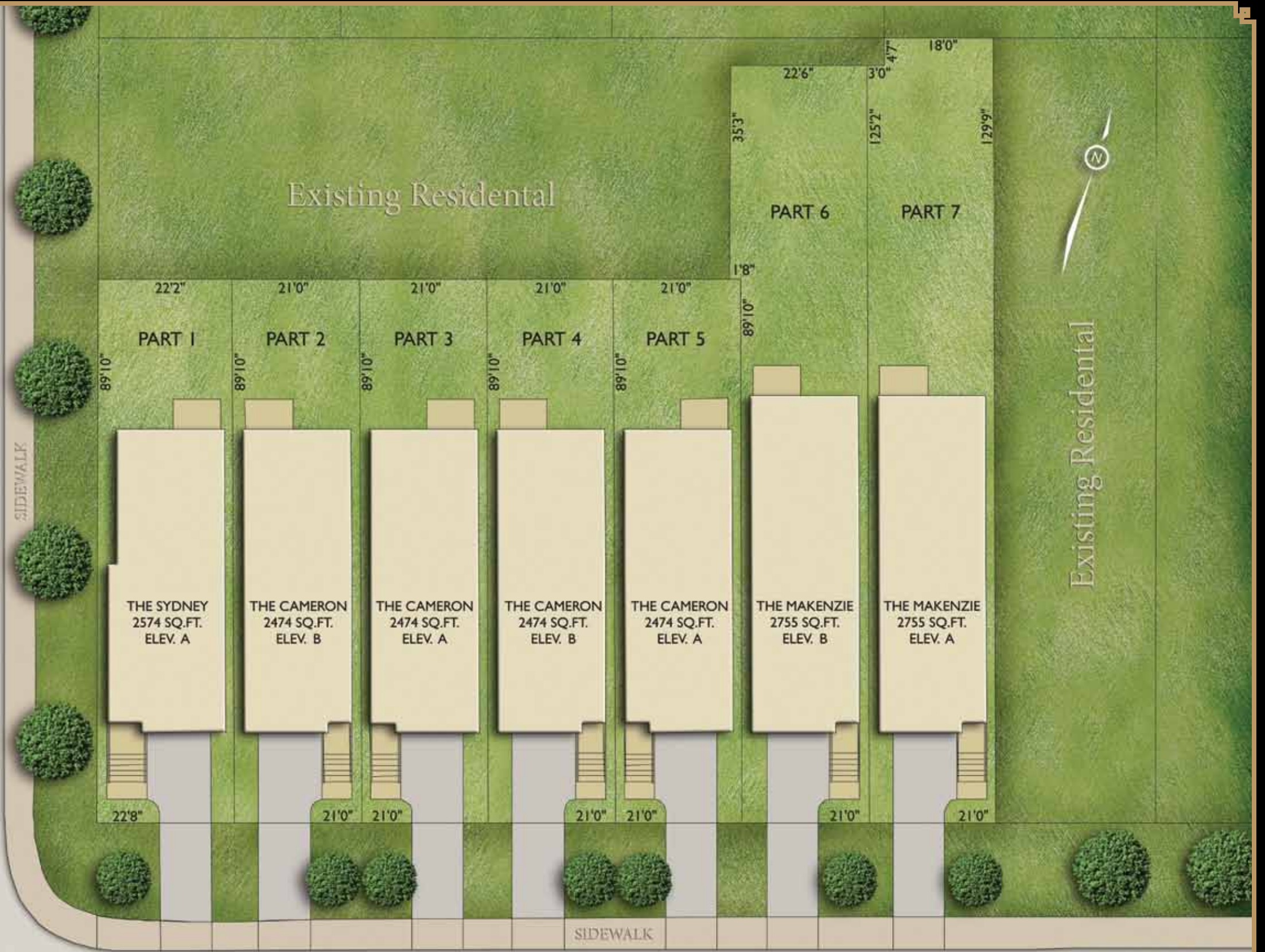




THE Site Plan

LIGHTBOURN AVENUE

SIDEWALK



Existing Residential

BEAVER AVENUE

SIDEWALK

ARTIST'S CONCEPT. MAP NOT TO SCALE. ALL DIMENSIONS ARE APPROXIMATE. E. & O.E.



A traditional approach to quality construction



LIGHTBOURN AVE

SCHEDULE "A"

THE VENDOR agrees to include the following items in the PURCHASE PRICE. All selections, where applicable, to be made from the VENDOR'S range of samples, PROVIDING THEY ARE CHOSEN IN TIME.

CONSTRUCTION FEATURES

1. All exterior colours and materials are architecturally controlled.
2. Quality stone and heritage brick facades as per the elevation with stucco detail accents.
3. 2x6 exterior wall wood construction.
4. 5/8" T & G plywood floors, sanded and screwed to joists.
5. Engineered flock joist system
6. 3/8" spruce plywood roof sheathing.
7. Poured concrete walls with heavy damp proofing.
8. Exterior drainage layer on exterior walls to enhance overall water resistance.
9. Poured reinforced concrete porches, steps, and garages, as per model selected.
10. Maintenance free pre-finished aluminum soffit, fascia, eaves trough, and downspouts.
11. High quality self seal asphalt shingles with manufacturers 20 year guarantee.
12. Three (3) piece rough-in washroom in basement as per model selected (drain only).
13. Cold cellar with vent to exterior including light and solid door.

EXTERIOR FEATURES

13. Professionally designed and architecturally controlled landscaping including sod, shrubs, and trees.
14. Precast concrete slabs, as required, for front entrances and rear yard as per site plan.
15. Asphalt paved driveways (12 months within occupancy).
16. Front entry package including gripset and house number, and dead bolt locks on all other exterior doors, as per model selected.
17. Two hose faucets, one in garage and one in rear/front of house.
18. Roll up raised panel sectional double car or single car garage doors.
19. Decorative railings for all porches, where applicable.
20. In rear yards where a deck condition applies, a wood deck will be provided (size as per plans).

INTERIOR FEATURES

21. 9 ft. ceiling on second floor and 8 ft. on first and third floor.

22. Colonial 5" baseboard and 3" casing with combined backband (painted white).
23. PURCHASER'S CHOICE of paint colours (2) on interior walls from builder's samples.
24. Natural oak staircase except basement including natural finish to stairs and nosing.
25. Natural oak railings and spindles, as per plans, from Vendor's standard sample.
26. Decorative interior columns as per model selected.
27. Gas fireplace with wood mantle and marble surround as per plan.
28. Smooth finished ceilings throughout.

KITCHEN FEATURES

29. PURCHASER'S CHOICE of quality raised kitchen cabinets including extended uppers with valence lighting and Granite counter tops from Vendor's samples.
30. PURCHASER'S CHOICE of white or almond range hood fan in kitchen, ducted to exterior.
31. Undermont stainless steel sink in kitchen with single lever faucet.
32. Heavy duty plug receptacle provided for stove.
33. Dishwasher rough-in (plumbing & electrical) and space provided.

POWDER ROOM FEATURES

34. Watersaver toilet in white.
35. White pedestal basin.
36. Exhaust fan.
37. Ceramic towel bar and paper holder in white.

MAIN & ENSUITE BATHROOM FEATURES

38. PURCHASER'S CHOICE of furniture finished cabinetry in all washrooms with granite counter tops.
39. Wall mounted mirror over all vanities.
40. Single lever faucets with pop-ups.
41. Watersaver toilet in white.
42. PURCHASER'S CHOICE of 8" x 10" ceramic tiles in tub enclosure (to ceiling) and all shower stalls, as per model selected.
43. All showers to have marble thresholds and jams and a light fixture included, as per model selected.
44. Luxurious oval tubs, as per model selected, to have PURCHASER'S CHOICE of two rows of ceramic tile back splash (8" x 10") and deck with Roman deck-mounted faucet included.
45. Ceiling exhaust fans in all bathrooms.
46. Temperature control and pressure balancing valves for all showers.
47. Privacy locks on all bathroom doors.

LAUNDRY AREAS

49. Laundry tub provided as indicated on floor plan selected.
50. Hot and cold laundry taps for washer.
51. Exterior exhaust for dryer.

FLOORING FEATURES

52. PURCHASER'S CHOICE of ceramic floor tiles in front vestibule, main hall, and breakfast areas, laundry room (as indicated on floor plan), powder room and all bathrooms, as

- per model selected, from Vendor's samples.
53. Prefinished natural oak strip flooring (2 1/4" x 3/4") on main floor except kitchen & breakfast area.
54. Prefinished natural oak strip flooring (2 1/4" x 3/4") on second floor hallway & bedrooms.

DOORS AND WINDOW FEATURES

56. Maintenance free "Energy Star" Low E Argon vinyl thermopane casement windows throughout, with screens on all operating windows.
57. Basement to have Low E Argon double pane windows, where applicable.
58. Thermopane windows for all fixed lights, transoms, and sidelights as per model selected.
59. Maintenance free insulated metal front and rear entry door, as per model selected, with weatherstripping.
60. Maintenance free Low E Argon 5 ft. sliding patio door with screen, as per model selected.
61. All doors and windows fully caulked and weathrstripped.

ELECTRICAL FEATURES

62. 100 amp electrical service with circuit breaker panel and copper wiring.
63. White style Decora switches and receptacles throughout.
64. Split electrical outlets at counter level for small appliances.
65. Strip Hollywood lighting in all bathrooms above mirrors where applicable.
66. Interior light fixtures (supplied by Vendor) throughout, except in living room and family room which are switch controlled.
67. Dining room to have a capped ceiling receptacle (centered) with switch.
68. Vapour proof ceiling fixture in all showers stalls as per plan.
69. Valence lighting under cabinets in kitchen.
70. One outlet in garage and one waterproof outlet at rear/front of house.
71. Heavy duty wiring and receptacle for clothes dryer and stove.
72. Dryer and kitchen exhaust vented to exterior.
73. Smoke detectors on each level.
74. Carbon monoxide detector as required.
75. Prewired for telephone (5 outlets).
76. Prewired for cable T.V. (3 outlets).
77. Prewired for internet/category 5 (2 outlets).
78. Rough-in central vac.
79. Rough-in security.
80. All exterior light fixtures provided.
81. Door chime supplied and installed at main entrance.
82. 10 low voltage pot light on main floor.

HEATING FEATURES

83. High velocity forced air fan coil with a power saving electronically commutated motor (ECM). Fan coil is equipped with hot water coil for heating purposes.
84. Simplified installation of a heat recovery ventilator (HRV) enhancing both indoor air quality and efficiency of the ventilation system.
85. Programmable thermostat.
86. Complete central air-conditioning provided.
87. High efficiency HWT (provide on a rental or lease basis) supplying both domestic hot water and fan coil heating requirements.

88. R20 insulation in exterior walls.
89. R31 foam insulation in garage ceilings.
90. R40 insulation on upper floor ceilings.
91. R12 full height blanket insulation in basement.

WARRANTY COVERAGE

92. The Vendor offers a full one-year warranty after closing.
93. Ontario New Home Warranty Program:
 - 7 years – major structural defect
 - 2 years – plumbing, heating and electrical systems and building envelope
 - 1 year – all item

Purchasers are aware that some features may not be available in all models and due to house sitings, the dwelling may be built in reverse from that of the floor plan shown on artist's renderings and sketches used by the Vendor for display purposes and attached hereto.

PURCHASER'S CHOICE of colours from Vendor's samples, provided they are not already installed or ordered on the followings:

- a) Ceramic floor for kitchen, bathrooms, vestibules/entry ways, and laundry rooms (if indicated on floor plan).
- b) Ceramic wall tiles for bathtub enclosures and showers.
- c) Choice of kitchen cabinets and counter.
- d) Choice of bathroom cabinets and counter bathrooms (except Powder room).
- e) Choice of broadloom (1 colour).
- f) Choice of interior paint (2 colours).
- g) Interior door style.

In the event that the broadloom, tile, marble or hardwood flooring chosen is unavailable due to no fault of the Vendor, the Purchaser shall receive a choice of broadloom, tile, marble or hardwood flooring equal to the quality chosen, of the Purchaser will wait until his/her original choice has arrived in stock. The unavailability of these items shall not be reason to delay the closing of the transaction. All bathroom fixtures are in white.

Variations from the Vendor's samples may occur in finishing materials, kitchen and vanity cabinets and floor and wall finishes due to normal production processes.

It is understood by the Purchaser that certain decorative features, furnishings, appliances, light fixtures, draperies, wallpaper, interior and exterior decorator design paint colours, special brick and roof materials, ceramic or marble treatments, and landscaping and walls in Model Home/Sales Office, if any, and artist's renderings other than included as listed above are for display purposes only and not included in purchase price.

Purchaser acknowledges that the Vendor may be required to make some minor and non-substantial construction alterations to the dwelling, in compliance with the architectural, mechanical and engineering control provisions of the subdivision. The Purchaser's agree to accept any such changes provided same are made at no cost to the Purchaser. Room dimensions and window configurations may vary with final construction drawings.

Grade conditions will determine the number of steps to front entry and rear entry, which may vary from artist's renderings. Please note that some optional entry doors may not be permitted for backsplit and frontsplit conditions. Vestibules may be sunken to accommodate grade conditions. Steps in garage may vary according to grade, where applicable. E & O.E.