

SCHEDULE A
to the Agreement of Purchase and Sale

The following standard features and finishes are included in the Purchase Price for suites at UC Tower 2 – Initial Phase:

GENERAL

1. Suites on Ground Floor to have approximately 10'-0" ceiling height from concrete floor to ceiling (excluding mechanical and structural bulkheads), municipal Floors 2 through 26 to have approximate 8'-6" ceiling height from concrete floor to ceiling (excluding mechanical bulkheads), and Penthouse to have approximate 9'-0" ceiling height from concrete floor to ceiling (excluding mechanical bulkheads).
2. Smooth finished ceilings throughout
3. 7' solid core wood veneer suite entry door with security peeper and lockable entry set
4. 6'-8' interior doors complete with lever hardware and privacy sets for bathroom door(s)
5. Trim package including approximate 5" square edge MDF baseboard with approximate 2 ¾" casings
6. Interior walls are primed and painted with two coats of designer white, quality latex paint. Bathroom(s) and all woodwork and trim painted with durable white semi-gloss paint. Paints have low levels of volatile organic compounds (VOC's)
7. Thermally broken aluminum window frames with double pane, sealed glazed units with designated operable windows
8. Closet doors in entry to be mirrored sliders or swing doors, as per plan
9. Bedroom closets to be white sliders or swing doors, as per plan
10. Interior bedrooms with clear glass sliders and/or partitions, as per plan
11. Laminate flooring (as per Builder's Décor package selection) in entry, living/dining, kitchen, main hallway, bedroom(s) and flex, as per plan
12. Cultured marble window sills as per plan
13. Suite entry sill plate to be painted or stained oak to match suite entry door

KITCHENS

1. Contemporary design kitchen cabinetry from Builder's Décor package selection
2. Quartz countertops from Builder's Décor package selection
3. Single bowl stainless steel undermount sink with contemporary design chrome faucet
4. Tiled backsplash from Builder's Décor package selection
5. Appliances for Studio, One Bedroom and One Bedroom + Flex suites:
 - 24" stainless steel fridge
 - 24" cook top and 24" wall oven
 - 24" combo hoodfan/microwave
 - 18" integrated panelled dishwasher
6. Appliances for Two Bedroom and Three Bedroom suites:
 - 30" stainless steel-faced fridge
 - 30" slide-in electric range
 - 30" combo hoodfan/microwave
 - 24" integrated panelled dishwasher

BATHROOMS

1. Contemporary 2-door vanity cabinet with integrated basin and countertop (from Builder's Décor package selection)
2. Porcelain 12" x 24" bathroom floor tile (from Builder's Décor package selection)
3. Porcelain wall tile (from Builder's Décor package selection)
4. Wall mounted vanity mirror
5. Soaker tub and/or separate shower stall with framed glass shower enclosure, as per plan
6. Temperature controlled, low-flow shower faucet

LAUNDRY

1. Studio, One Bedroom and One Bedroom + Flex suites will receive 24" laundry centre.
2. Two Bedroom and Three Bedroom suites will receive front loading washer and dryer, stackable, installed and ready for use.
3. White porcelain floor tile.

TERRACES & BALCONIES

1. Underside of all balconies to be completed with roll on applied finish
2. Sliding glass door(s) with screens or swing doors to balconies and terraces, as per plan
3. Balconies include privacy screen and one weather proof exterior outlet, as per plan

4. Terraces on Level 1 and 4 to include one weather proof exterior outlet, one non-freeze hose bib and one gas hook-up, as per plan.

MECHANICAL

1. Individually controlled fan-coil HVAC system, with separate thermal metering
2. Individual suite water meters allowing each suite to control water use.

LIGHTING & ELECTRICAL

1. Individual suite hydro metering allowing each suite occupant to control energy use
2. Ceiling light fixtures in entry/hallway, bedroom(s), kitchen and den (as per plan)
3. Wall sconce light fixture in bathroom(s) above vanity mirror
4. Decora series receptacles and switches throughout, white in colour
5. Exterior receptacle(s) on balconies or terraces (as per plan)

SECURITY & TECHNOLOGY

1. Tribute Communities Smart Living App customized for UC Tower 2 Condos
2. In-App communication with Property Management
3. App-controlled smart lock capabilities for suite entry
4. App-integrated fob capabilities for access to lobby and parking garage
5. In-App video access and control to intercom in lobby
6. App-controlled smart thermostat
7. Automated parcel locker system with personalized notifications
8. Security camera monitoring in underground, parking structure, lobby and amenity areas
9. 24-hour concierge
10. Category 5 voice and data wiring and RG5 coaxial cable wiring in bedrooms, living/dining and flex (as per applicable plan)

SAFETY

1. All suites, corridors and amenity spaces fully sprinklered
2. Combination Smoke/Carbon Monoxide detector in each suite

As provided in paragraph 13.01(a) of Appendix "A" attached to the Agreement of Purchase and Sale, the Vendor shall have the right to substitute other products and materials for those listed in this Schedule or in the plans and specifications relating to the Unit provided that the substituted products and materials are of a quality equal to, or better than, the products and materials originally disclosed to the Purchaser. Such substitutions shall not be considered a material change.

The Purchaser acknowledges that variations from the Vendor's samples may occur in kitchen cabinets, vanity cabinets, floor finishes, wall finishes and other finishing materials as a result of normal production processes. In addition, natural stones and woods are subject to variations in colour, shade, grain, pattern and texture. Tile and broadloom are subject to pattern, shade and colour variations. Seams may be visible when broadloom is laid. Such variations shall not be considered to be deficiencies. Drop ceilings and bulkheads may occur to accommodate HVAC, electrical & mechanical requirements and other construction constraints which will reduce ceiling height. References to model types or model numbers refer to current manufacturer's models. If these types or models change, the Vendor shall provide an equivalent model. Colour, grain, texture and appearance, etc. of features and finishes installed in the Unit may vary from Vendor's samples as a result of normal manufacturing and installation processes. Sizes and specifications subject to change without notice.

As provided in paragraph 12.01(a) of Appendix "A" attached to the Agreement of Purchase and Sale, the Purchaser agrees to select the interior finish colour scheme for the Unit and finalize all other selections regarding finishing items from the Vendor's available samples within 7 days after notice has been given by the Vendor to the Purchaser regarding selection of finishing items. Subject to compliance with the regulations, by-laws and bulletins issued by the Warranty Program, if the Purchaser fails to make his/her selections following notice from the Vendor, then the Vendor shall be entitled to select such finishing items and such selections by the Vendor shall be binding on the Purchaser.

The Purchaser acknowledges that there shall be no reduction in the price or credit for any standard feature listed above which is omitted at the Purchaser's request. All dimensions, if any, are approximate. All specifications and materials are subject to change without notice.

July 23, 2021

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The following standard features and finishes are included in the Purchase Price for suites at UC Tower 2
TOWNHOMES – Initial Phase:

GENERAL

1. UC Tower 2 townhomes features Contemporary Traditional architecture. All elevations, exterior colours and materials are architecturally controlled.
2. Metal insulated entry door with smart lock and deadbolt lock (as per applicable plan).
3. Thermally broken aluminum or vinyl window frames with double pane, sealed glazed units with designated operable windows as per plan.
4. Custom designed and architecturally controlled front entry landscaping and roof top terrace (as per plan).

SPECTACULAR INTERIOR FINISHES

1. 9' ceiling height on main floor and 8'-0 ceiling height on floor 2 and 3.
2. Smooth ceilings throughout
3. Natural oak stairs with oak veneer stringer and risers; square wood pickets and wood railings (as per Builder's Décor package selections)
4. Laminate flooring (as per Builder's Décor package selection) in entry, living/dining, kitchen, hallways, bedrooms and den(s) as per plan
5. 5" MDF Square baseboard and 2 ¾" square window and door casings throughout.
6. 6'-8" paneled interior doors including closets as per plan, or white sliding closet doors in bedrooms, as per plan.
7. Interior walls are primed and painted with two coats of designer white, quality latex paint. Bathroom(s) and all woodwork and trim painted with durable white semi-gloss paint. Paints have low levels of volatile organic compounds (VOCs).
8. Closet doors in entry to be mirrored sliders or swing doors, as per plan
9. Bedroom closets to be white sliders or swing doors as per plan.

KITCHENS

1. Contemporary design kitchen cabinetry from Builder's Décor package selection
2. Quartz countertops from Builder's Décor package selection
3. Single bowl stainless steel undermount sink with contemporary design chrome faucet
4. Tiled backsplash from Builder's Décor package selection
5. Kitchen island with flush breakfast bar as per applicable plan
6. Appliance package includes (as per plan):
 - 30" stainless steel faced fridge
 - 30" slide-in stainless range
 - 30" combination hoodfan/microwave
 - 24" paneled dishwasher

LUXURIOUS BATHROOMS

1. Contemporary 2-door vanity cabinet with integrated basin and countertop in main and primary ensuite bathrooms (from Builder's Décor package selection)
2. One-piece vanity or pedestal sink in powder room, as per plan
3. Porcelain 12" x 24" bathroom floor tile (from Builder's Décor package selection)
4. Porcelain wall tile (from Builder's Décor package selection)
5. Wall mounted vanity mirror
6. Acrylic soaker tub in main bathroom with full height porcelain wall tile (from Builder's Décor package selection)
7. Separate shower stall in primary bathroom with framed glass shower enclosure, as per plan
8. Temperature controlled, low-flow shower faucet
9. Chrome plumbing fixtures and accessories as per Builder's standard selection

LAUNDRY AREAS

1. Front loading washer and dryer, stackable, installed and ready for use, as per applicable plan.
2. 12" x 12" white porcelain floor tile

TERRACES & BALCONIES

1. Roof top Terrace complete with concrete pavers and privacy screen as per architectural controls
2. Rooftop terrace level includes one weather proof exterior outlet, one non-freeze hose bib and one gas hook-up, as per plan.

MECHANICAL

1. Individually controlled high efficiency forced air hydronic air handling unit to provide heating and cooling;
2. Tankless hot water heater
3. Individual suite water meters allowing each suite to control water use.

LIGHTING & ELECTRICAL

1. Individual suite hydro metering allowing each suite occupant to control energy use
2. Ceiling light fixtures in entries, hallways, bedroom(s), kitchen, living room and den (as per plan)
3. Wall sconce light fixture in bathroom(s) above vanity mirror
4. Decora series receptacles and switches throughout, white in colour
5. Combination Smoke/Carbon Monoxide detector as per plan

SECURITY & TECHNOLOGY

1. Tribute Communities Smart Living App customized for UC2 Condos
2. In-App communication with Property Management
3. App-controlled smart lock capabilities for suite entry
4. App-integrated fob capabilities for access to lobby and parking garage
5. In-App video access and control to intercom in lobby
6. App-controlled smart thermostat
7. Automated parcel locker system with personalized notifications
8. Security camera monitoring in underground, parking structure, lobby and amenity areas
9. 24-hour concierge
10. Category 5 voice and data wiring and RG5 coaxial cable wiring in living/dining, bedroom(s) and den (as per applicable plan)

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