

VUPOINT

IN PICKERING

TOWER 2

SCHEDULE A

to the Agreement of Purchase and Sale

The following standard features and finishes are included in the Purchase Price for suites at VuPoint Condominium – **TOWER B**:

GENERAL

1. Typical suites on municipal floors 2 through 6 to have approximate 8'6" ceiling height from concrete floor to ceiling (excluding mechanical and structural bulkheads), municipal Floors 8 through 52 to have approximately 9'-0" ceiling height from concrete floor to ceiling (excluding mechanical and structural bulkheads), municipal floors LPH and PH levels to have 10' ceiling height (excluding mechanical and structural 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 on bedroom(s) and bathroom(s)
5. Trim package including approximate 5" square 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 sliding doors or swing door(s) as per plan
9. Bedroom closet doors to be white sliding doors or swing door(s) 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 den, 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 under mount sink with contemporary design black faucet
4. Valance lighting under upper kitchen cabinets
5. Porcelain tile backsplash from Builder's Décor package selection
6. Appliance package for Studio, 1 Bedroom and 1 Bedroom + Den Suites include (as per plan):
 - 24" integrated paneled fridge
 - 24" cook top and 24" wall oven
 - 24" combination hoodfan/microwave
 - 18" integrated paneled dishwasher
7. Appliance package for 2 Bedroom and 3 Bedroom Suites include (as per plan):
 - 30" stainless steel-faced fridge
 - 30" slide-in range
 - 30" combination hoodfan/microwave
 - 24" integrated paneled dishwasher

BATHROOMS

1. Contemporary vanity cabinet from Builder's Décor package selection, and a cultured marble countertop with integrated basin.
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 shower stall, as per plan
6. White plumbing fixtures throughout with matte black faucets and accessories
7. Frameless glass shower enclosure, as per plan
8. Temperature controlled shower faucet with low-flow shower head(s)

LAUNDRY

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

INDOOR / OUTDOOR LIVING

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/or terraces, as per plan
3. Balconies and Terraces include privacy screens and one weather proof exterior outlet, as per plan.

MECHANICAL

1. Individually controlled fan coil HVAC with integrated ERV system for heating and Air-conditioning
2. Individual thermal and domestic water metering allowing each suite occupant to control usage

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. Valance lighting in kitchen, as per plan
5. One (1) switched wall receptacle in living area (as per applicable plan)
6. Decora series receptacles and switches throughout, white in colour

SECURITY & TECHNOLOGY

1. 24-hour concierge
2. Security camera monitoring in underground, above grade parking areas, lobby, indoor amenities and elevators
3. Unlimited usage BELL FIBRE High-Speed Internet service including use Bell Canada Wi-Fi Modem, bulk billed monthly as a part of common expenses. Refer to disclosure statement for further information.
4. Smart Condo Living features:
 - Tribute Communities Smart Living App customized for VuPoint Condos
 - In-App communication with Property Management
 - App-controlled smart lock capabilities for suite entry
 - App-integrated fob capabilities for access to lobby and underground
 - In-App video access and control to intercom in lobby
 - App-controlled smart thermostat
 - Automated parcel locker system with personalized notifications

SAFETY

1. All suites, corridors and amenity spaces fully sprinklered
2. Smoke and 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.

April 7, 2022.