

Condominium Plan Number 1122235

Condominium Name River Park Glen: Class I - Apartment Units

Does the Condo Corp have Builder Specifications? YES NO

CEILING

Stippled textured ceiling finish over drywall throughout

WALLS / PARTITIONS

One coat of primer and two coats of eggshell latex paint over drywall throughout

FLOORING

(Finish of component(s) consistent with the quality rating of the building unless otherwise specified herein)

- Carpet and underlay or equivalent in living/ dining room, bedrooms
- Vinyl sheet roll in kitchen, bathrooms, front entry, hallways and utility areas

INTERIOR DOORS & WINDOWS

- Hinged flat hollow core passage doors with pressed wood veneer finish and bronze door knobs
- Accordion style vinyl closet doors

LIGHTING

(Finish of component(s) consistent with the quality rating of the building unless otherwise specified herein)

- Recessed pot lighting in bathroom; one above vanity and one near bathtub
- Semi-flush mount ceiling lighting in kitchen, bedrooms, hallway, front entry
- Toggle electrical switches and receptable plates throughout

KITCHEN FEATURES

Cabinetry

Wood frame upper and base cabinets. Full overlay stained and lacquered style hardwood panel doors and solid faced drawers with antique metal pull handles

Countertops

Post form laminate countertops

Backsplash

Rollback (integrated) laminate backsplash

Plumbing Fixtures

Double basin over mount stainless steel sink with dual chrome turn tap faucet

BATHROOMS FEATURES

Cabinetry

Wood frame upper and base cabinets. Full overlay stained and lacquered style hardwood panel doors with antique metal pull handles and no drawers

Countertops

Wood edge or post form laminate countertops

Backsplash

Rollback (integrated) backsplash

Plumbing Fixtures

(Finish of component(s) consistent with the quality rating of the building unless otherwise specified herein)

- Regular flush two piece toilets (1.6 gpf/6.0 lpf) or equivalent
- Drop in vitreous china white sinks with chrome single lever faucet
- Drop-in style white acrylic standard size soaker tub with full height ceramic tile surround and an integrated soap dish, a chrome fixed shower head, a single lever faucet with spout and diverter valve in four piece bathrooms

Other Features

- Toilet paper holder and towel bar
- Full length vanity mirror in bathrooms

LAUNDRY FACILITIES

Washer & Dryer Hook-Ups

Not a standard component

LIFE SAFETY

- Wired smoke detectors

HEATING / COOLING

Hot water baseboard heating within unit (serviced by common building boilers and related equipment)

DOMESTIC HOT WATER SOURCE

Not Applicable (domestic hot water via common building hot water tanks)

BI APPLIANCES

(Finish of component(s) consistent with the quality rating of the building unless otherwise specified herein)

Hood fan

BASEMENT FEATURES

Not applicable

ITEMS EXCLUDED

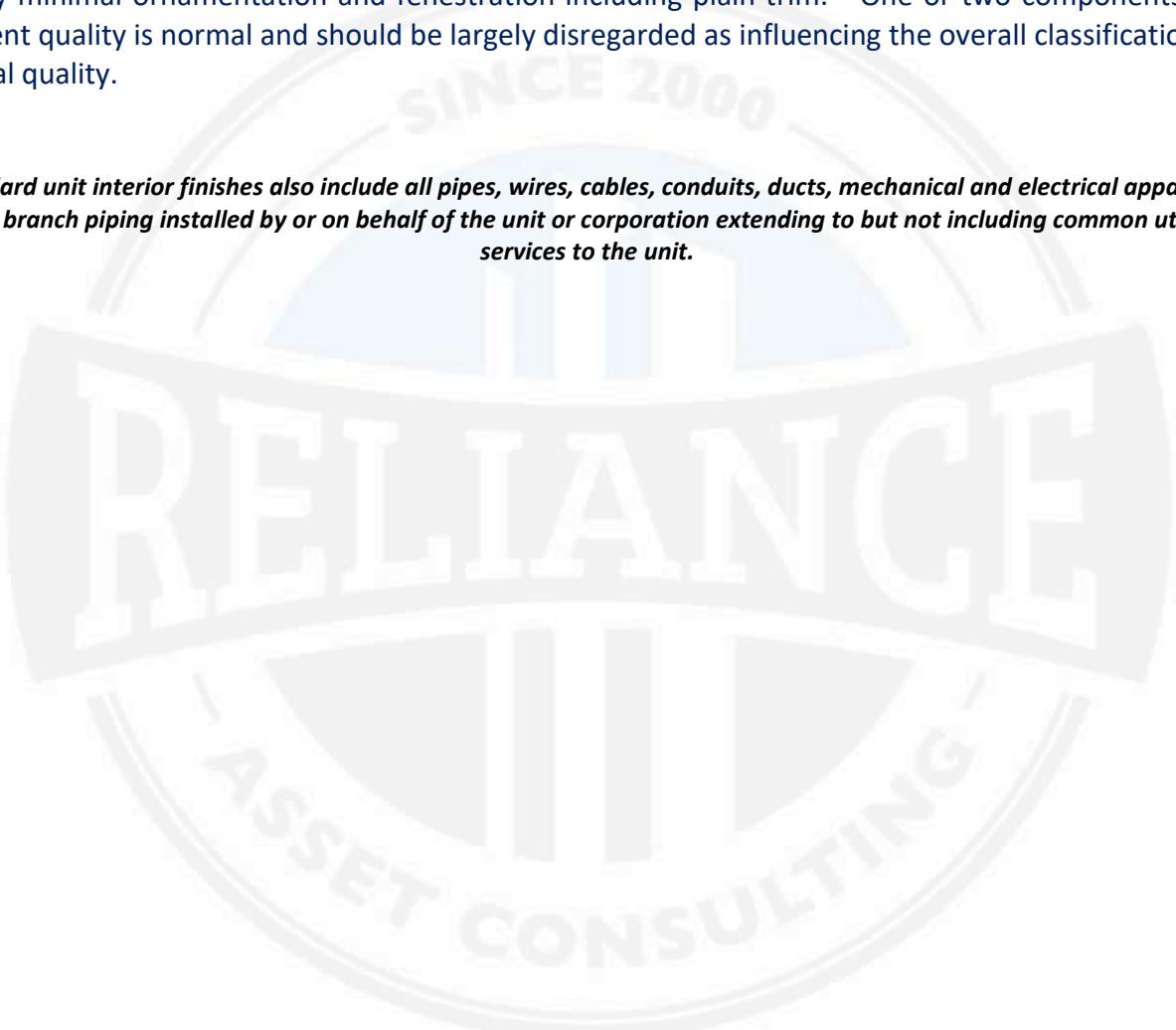
Non affixed items: Refrigerator and stove

QUALITY RATING

Average Quality (Basic – Base – Without Enhancement)

The subject components, unless specifically different, are associated with buildings that are typically quantity production based on speculative construction or drawn from stock plans and off-the shelf components. Overall appearances and amenities are considered equal or slightly greater than importance to pure utility. The building has above minimum uniform building code and materials are serviceable but built for price. They represent the majority of buildings similar in occupancy and the cost is statistically average for all buildings in its class. Overall unit size as well as the complexity of the structure or lack thereof has also been taken into consideration. Workmanship is at a level normal to the type and grade of material used and is acceptable but with no evidence of extras in craftsmanship, usually minimal ornamentation and fenestration including plain trim. One or two components of a different quality is normal and should be largely disregarded as influencing the overall classification for general quality.

Standard unit interior finishes also include all pipes, wires, cables, conduits, ducts, mechanical and electrical apparatus and branch piping installed by or on behalf of the unit or corporation extending to but not including common utility services to the unit.



OPTIONAL COMPONENTS

ACOUSTICAL DAMPENING

Not specified

TRIM & HAND RAILINGS

- Carpet rollback baseboards in bedrooms and living area
- Vinyl rollback baseboards in kitchen and hallways

FIREPLACE(S)

Not a standard component

CLOSET STORAGE INSTALLATIONS, SPACE DIVIDERS, ETC.

- Laminate shelving and metal hanger rods

SPECIAL TELECOMMUNICATIONS & ELECTRICAL/WIRING

- Cable & Telephone outlets
- Electrical wiring serviced by common building panel, individually metered
- Ground Fault Circuit Interrupter (GFI) Protection in washroom and bathrooms

This standard Insurable Unit Description is the complete description for this condominium corporation.

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