

Condominium Plan Number 1122235

Condominium Name River Park Glen: Class II - Townhome 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 in the living room, stairwells and upper hallways, otherwise vinyl sheet or hardwood laminate flooring throughout

INTERIOR DOORS & WINDOWS

-Hinged flat hollow core passage doors with pressed wood veneer or semi gloss paint finish and bronze door knobs

-Accordion style vinyl closet doors in bedrooms

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, living room, bedrooms, hallway, front entry

-Toggle electrical switches and receptacle 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 acrylic turn tap faucet

BATHROOMS FEATURES

Cabinetry

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

Countertops

Post form laminate countertops

Backsplash

Rollback (integrated laminate) 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 dual acrylic turn tap faucet and chrome spout
- Drop-in style white acrylic standard size tub with standard height ceramic tile surround a chrome fixed shower head, a dual chrome turn tap faucet with spout and diverter valve in four piece bathrooms

Other Features

- Toilet paper holder and towel bar
- Medicine cabinet vanity mirror in bathrooms

LAUNDRY FACILITIES

Washer & Dryer Hook-Ups

Not a standard component

LIFE SAFETY

Wired smoke detectors

HEATING / COOLING

Mid-efficiency gas fired forced air furnace (to be replaced to current code)

DOMESTIC HOT WATER SOURCE

Domestic Hot Water via 40US gallon tank

BI APPLIANCES

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

Hood fan

BASEMENT FEATURES *[Rough-in plumbing for future bathroom] [Standard finish for the basement]*

Not applicable

ITEMS EXCLUDED

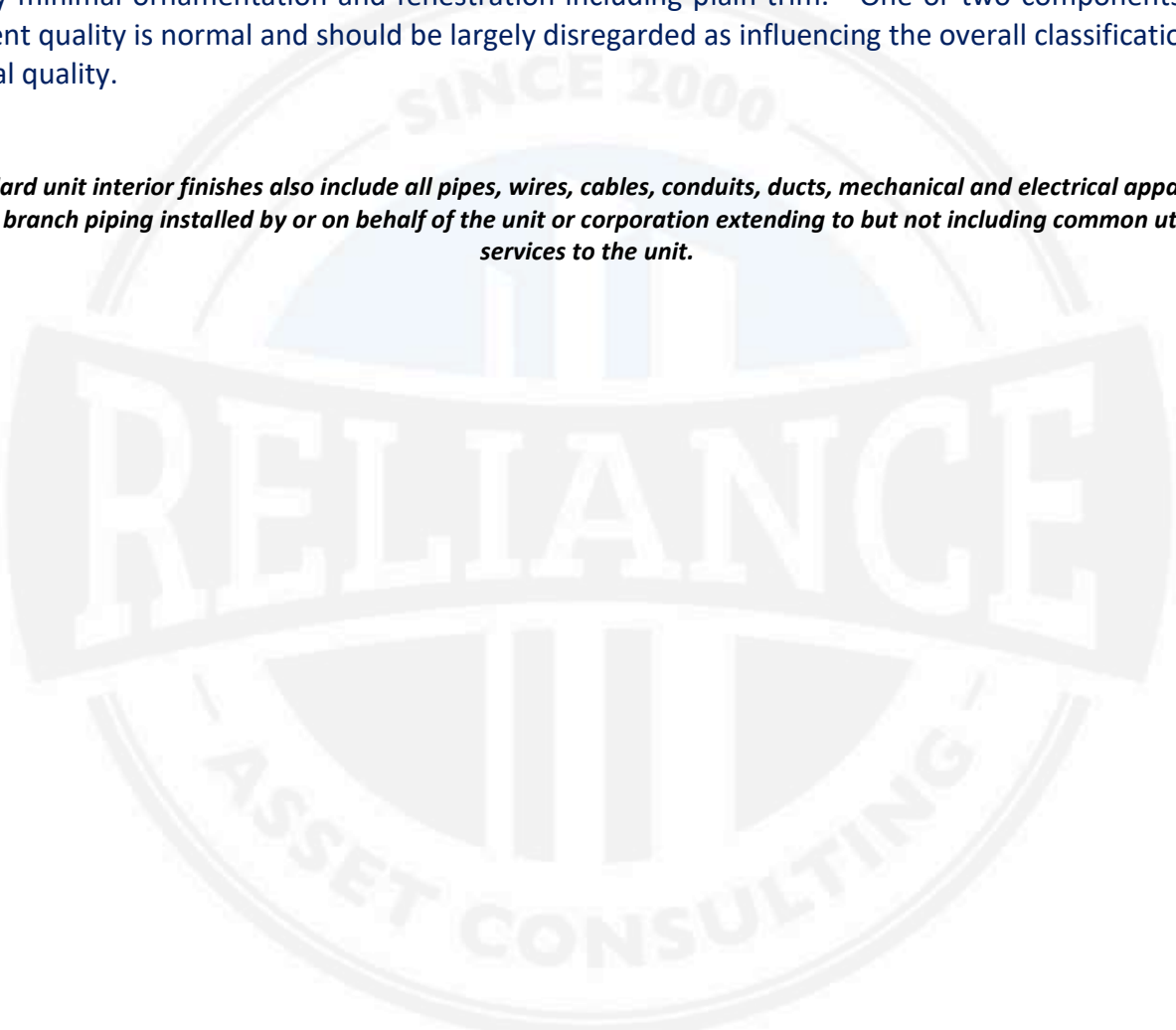
Non affixed items: Refrigerator and stove

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

- 4¼" wide MDF baseboards with primer and high gloss paint grade or equivalent
- 2¼" stained and lacquered or painted hardwood window and door casing
- Solid wood stairwell handrailings with semi-gloss paint

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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