

APPENDIX "A" TO BY-LAW #1 (Essex 2 – TSCC #1723)

Definition of A Standard Unit

The standard unit for the class of units to which all dwelling units in this Condominium belong is described below, and has the following specifications:

GENERAL

- Pure white stippled ceilings in all areas, except the kitchen, laundry area and bathroom, which are smooth, painted with white semi-gloss paint.
- Interior walls are primed and then painted with two coats of off-white, fine quality latex paint (selected from the Declarant's samples)
- Kitchen, bathrooms and all woodwork and trim are painted with durable white semi-gloss paint (selected from the Declarant's samples).
- 6' 8" panelled interior doors (paint finish) complete with brass-finished hardware, where ceiling height is 8' (provided however that interior doors are 7'0" where ceiling height is 9').
- 4 1/4" wood baseboards with 3 1/2" casings (paint finish), provided however that the suites on levels 21 to 24 inclusive will have 7 1/2" wood baseboards with 3 1/2" casings (paint finish).
- Cultured white marble window sills on all window ledges.
- Depending on suite design, suites on levels 21 to 24 inclusive will have french doors to the den. Suite entry closet with mirrored sliding doors (excluding suites designed as 1 A and 1 AR).
- Suites on levels 21 to 24 inclusive, having a terrace as part of their design, will have the terraces completed with interlocking paved stone, a gas disconnect for a barbeque, a water hose bib, an outdoor duplex outlet and light.
- All suites will have white appliances and bathroom fixtures throughout.

FLOOR COVERINGS

- No floor coverings whatsoever (whether originally installed by or on behalf of the Declarant, or otherwise) will be included within the standard unit, and accordingly the only flooring that will be insured by the Corporation's master insurance policy will be the concrete floor slab of each unit. **Each unit owner will therefore be responsible for fully insuring his or her own flooring (whether constituting marble, granite, limestone, ceramic tile, hardwood, broadloom, porcelain tile, or any other type of tiling, carpeting, natural or artificial wood, or other floor covering whatsoever, in whole or in part) that has been installed within each owner's suite, all at each owner's sole cost and expense.**

KITCHENS

- Essex Signature custom quality cabinetry with laminate counter top, selected from the Declarant's samples (with the suites on levels 21 to 24 inclusive having granite counter tops, selected from the Declarant's samples, and 42" upper cabinetry).
- Stainless steel ledge back sink, with Price Pfister chrome single lever faucet, complete with pull out vegetable spray and ceramic disc technology.
- Built-in high capacity stove hood fan, vented to exterior.
- Whirlpool 19 cubic foot frost-free refrigerator, Whirlpool self-cleaning stove and Whirlpool dishwasher [with the suites on levels 21 to 24 inclusive having a Whirlpool side by side 22 cubic foot frost-free refrigerator, a Whirlpool self-cleaning range with ceran top, a Whirlpool built-in WhisperQuiet ® dishwasher, and a built-in space-saving Whirlpool (or equivalent) microwave].
- Depending on suite design, generally suites will have decorative kitchen and breakfast ceiling fixtures. Ceramic tile for backsplash.
- Depending on suite design, generally suites (excluding the suites on levels 21 to 24 inclusive) will have non-moveable kitchen island cabinetry, with countertop on castors

BATHROOMS

- Essex signature vanity cabinetry, with extended cultured marble countertop depending on suite design, complete with integrated basin (with the marble to be selected from the Declarant's samples), and frameless full-width vanity mirror with decor wall lighting fixture.
- Depending on suite design, generally suites will have deep soaker bathtub with Price Pfister chrome fixture, complete with ceramic tile enclosure, and where shower exists in ensuite, the soaker tub will have 12" ceramic tile surround (ceramics to be selected from the Declarant's samples).
- Suites on levels 21 to 24 inclusive will have a 5' oval corner bathtub in the ensuite bathroom, depending on suite design, with Price Pfister chrome fixtures complete with 12" marble surround and skirt (marble to be selected from the Declarant's samples).
- Depending on suite design, generally suites will have clear glass shower complete with ceramic wall, floor and tile, and enclosed with glass and chrome frame door (with ceramics to be selected from the Declarant's samples), and suites on levels 21 to 24 inclusive will also have a ceiling light within the shower enclosure. Ensuite bathroom includes recessed mirrored medicine cabinet.
- Depending on suite design, suites on levels 21 to 24 inclusive will have ceramic tiling to floors, and shower and bathtub walls, in guest/main bathroom.
- Temperature controlled and pressure balanced shower faucets.

- Quality exhaust fans vented to the exterior.
- Price Pfister chrome faucets with single lever handles in ensuite and main bathroom, with advanced ceramic disc technology (while certain suites on levels 21 to 24 inclusive, depending on suite design, will have dual lever handles in ensuite bathroom and powder room, and single lever in the main/guest bathroom).
- Depending on suite design, certain suites on levels 21 to 24 inclusive will have the powder room feature statuesque pedestal sink, decorative mirror and wall lighting fixture.

LAUNDRY

- Heavy duty wiring and receptacle for dryer.
- Ventilation to exterior with automatic relay sensor exhaust control. Whirlpool stacked full-capacity washer and dryer.

SAFETY AND SECURITY

- Personally encoded suite intrusion alarm, with suite door contact and key pad connected to the concierge desk.
- Smoke detectors connected to the suite intrusion alarm system and monitored by the concierge.

COMFORT SYSTEM

- Each dwelling unit is equipped with a vertical fan coil system, which will provide both heating and cooling services thereto, along with a supplementary heating coil for seasonal comfort control.. While the in-suite climate of each dwelling unit can be modified by the thermostat mounted on the wall within each suite, the heating and cooling of each suite is nevertheless dependent upon the Condominium's overall heating/cooling system, and each dwelling unit will accordingly be heated or cooled only if (and to the extent that) the Condominium is supplying hot or cold water to the individual fan coil systems.
- Individual hydro check meter or consumption meter appurtenant to each dwelling unit, to measure or gauge the consumption of hydro service per suite.

ELECTRICAL SERVICES AND FIXTURES

- Individual service panels with circuit breakers.
- White designer series receptacles and switches throughout.
- Distinctive ceiling light fixtures in foyer, hallway(s), walk-in closet(s) and den, depending on suite design. Capped ceiling light outlet in dining room.

IN-SUITE TELECOMMUNICATION SERVICES AND FIXTURES

- SoftWire™ Network Centre (high-speed wiring connection point).
- Advanced, star design in-suite structured wiring. Each telephone, cable television or multi-port outlet within a suite connects directly to the SoftWire™ Network Centre.
- Pre-wired cable television outlet in living room, bedroom(s) and den, depending on suite design. Pre-wired telephone outlet in living room, bedroom(s), den and kitchen, depending on suite design.
- One multi-port outlet (telephone and cable television connections located on the same faceplate), the location of which shall be determined by the Declarant.
- Category 5 telephone wiring to all telephone outlets and multi-port.
- RG-6 coaxial cable to all cable television outlets and multi-port.
