

CONSTRUCTION SUMMARY

Upside Towns - Firstgreen Corp

PURCHASERS: MATT SHEN and SHANSHAN YU

TEL: RES.: 647-888-9308

LOT / PHASE Block 3 TH15 / 1	REG. PLAN #	HOUSE TYPE The Tannery Elev 1		
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CABINETRY

1 - KITCHEN CABINETRY LIGHT VALANCE 11Jun20 Note:	
1 - KITCHEN - DELETE CABINETS ABOVE STOVE - VENDOR WILL SUPPLY 6 INCH VENT AS PER CONSTRUCTION SPECIFICATIONS AND VENT MAY NOT BE IN THE APPROPRIATE LOCATION FOR INSTALLATION OF PURCHASER SUPPLIED VENT - PURCHASER TO SUPPLY OWN FAN AFTER CLOSING (TEMP. FAN MA 11Jun20 Note:	

CABINETRY ACCESSORIES

1 - KITCHEN CABINETRY UPPER - FULL DEPTH ABOVE FRIDGE - WITH GABLES - 600MM - PRICE IS EACH - STANDARD 11Jun20 Note:	
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CERAMIC TILE

1 - UPGRADE 2 WALL TILE - SHOWER - GROUND LEVEL BATHROOM 11Jun20 Note:	
1 - UPGRADE 2 WALL TILE - TUB ENCLOSURE- MAIN BATHROOM 11Jun20 Note:	
1 - UPGRADE 2 WALL TILE - SHOWER - MASTER ENSUITE 11Jun20 Note:	

CONSTRUCTION

1 - GROUND LEVEL REVISION- REDUCE WALK-IN CLOSET SIZE AND ADD SHOWER STALL WITH FRAMED GLASS DOOR TO POWDER ROOM- SEE SKETCH 05Jun20 Note:	
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COUNTER TOP

1 - MASTER ENSUITE COUNTERTOP UPGRADE TO HIGH QUARTZ IN LIEU OF VENDOR STANDARD 11Jun20 Note:	
1 - MAIN BATH COUNTERTOP UPGRADE TO HIGH QUARTZ IN LIEU OF VENDOR STANDARD 11Jun20 Note:	
1 - KITCHEN COUNTERTOP UPGRADE TO HIGH QUARTZ IN LIEU OF VENDOR STANDARD 11Jun20 Note:	

ELECTRICAL

1 - KITCHEN - VALANCE LIGHTING - FLORESCENT LIGHTING 11Jun20 Note:	
20 - POT LIGHT - LED - SEE SKETCH FOR LOCATIONS 11Jun20 Note:	

FIREPLACE AND ACCESSORIES

1 - GAS LINE ROUGH-IN FOR STOVE (INCLUDES ELECTRICAL OUTLET) - SECOND FLOOR 11Jun20 Note:	
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HARDWOOD FLOORING

1 - CORK - WHOLE HOUSE IN LIEU OF LAMINATE (TANNERY & WELDRICK) - CORKWOOD DESIGNER 11Jun20 Note:	
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PLUMBING

1 - GROUND LEVEL REVISION- ADD SHOWER STALL WITH FRAMED GLASS DOOR TO POWDER ROOM- SEE SKETCH 05Jun20 Note:	
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JUN 12 2020

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PROMOTIONAL

I - LESS BALANCE OF CREDIT FROM PURCHASER EXTRA SHEET IN OFFER 11Jun20 Note:	
I - PARTIAL REDEMPTION OF PROMOTIONAL PACKAGE \$5,000 BALANCE FORWARD \$5,000 TO BE USED AT A LATER DATE. ORIGINAL PROMOTIONAL PACKAGE OF \$10,000 AS PER SCHEDULE PE 05Jun20 Note:	

EXTRAS AS PER OFFER

The Purchaser acknowledges that the Purchase Price is inclusive of all credits and promotional packages available at the time of purchase. Worksheet Note:	
The Vendor agrees that notwithstanding any other term or provision in this Agreement included in the Purchase Price and in addition to those items detailed in Schedule GP to the Agreement of Purchase and Sale, the Purchaser is entitled to a credit of Ten Worksheet Note:	

This Document is Extremely Time Sensitive - Printed 11 Jun 20 at 16:04

Purchasers:

MATT SHEN & SHANSHAN YU

Telephone Res. / Bus:

(647) 888-9308 /

Decor Advisor:

Natalie Mancuso

Lock Date:

11-Jun-20

Property:

Block 3 TH15

Project:

Firstgreen Corp

Model and Elevation:

The Tannery Elev 1

Plan #:

Layout Changes: ☒ Yes ☐ No

Sketch Attached: ☒ Yes ☐ No

Exterior Colour Scheme:

1. Cabinetry

	Style and Colour	Hardware
Kitchen / Breakfast	EVEREST WHITE	447SA
Laundry Room	N/A	N/A
Powder Room	N/A	N/A
Master Ensuite Bathroom	MONACO 350 PLATINUM SILVER	410SA
Main Bathroom	MONACO 350 PLATINUM SILVER	410SA
GROUND LEVEL BATH	N/A	N/A

Appliances:

Built In Appliances ☐ Yes ☒ No

Slide In Stove ☐ Yes ☒ No

Dishwasher Cabinet ☐ Closed ☒ Open

41" Upper Cabinets ☒ Yes ☐ No

Please NOTE: Standard Cabinet Height is 30"

Stove Opening

NOTE: If not specified, opening will be set to builder's standard opening of approximately 30" width

Fridge Opening

NOTE: If not specified, opening will be set to builder's standard opening of approximately 37" width x 74" height

** Refer to Construction Summary

2. Counters

	Counter	Edge
Kitchen / Breakfast	QUARTZ- CALACATTA SM	#360 EDGE
Laundry Room	N/A	
Powder Room	N/A	
Master Ensuite Bathroom	QUARTZ- FUSION WHITE	#360 EDGE
Main Bathroom	QUARTZ- FUSION WHITE	#360 EDGE
GROUND LEVEL BATH	N/A	

** Refer to Construction Summary

Initials: 

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Property: Block 3 TH15

Telephone Res. / Bus: (647) 888-9308 /

Project: Firstgreen Corp

Decor Advisor: Natalie Mancuso

Model and Elevation: The Tannery Elev 1

Lock Date: 11-Jun-20

11-Jun-20

Plan #:

3. Ceramic Flooring

		At a 45	Threshold-If App.
Entrance Vestibule	TILE- LIFE PEARL 12X24		Metal Strip Where Applic.
Main Hall	LAMINATE		
Kitchen / Breakfast	LAMINATE		
Laundry Room	TILE- ESSENZE GRIGIO 13X13		
Powder Room	TILE- MARMORE BIANCO VENATO 12X24		
Master Ensuite Bathroom	TILE- MARMORE CARRARA 12X24		
Main Bathroom	TILE- MARMORE CARRARA 12X24		
GROUND LEVEL BATH	TILE- MARMORE CARRARA 12X24		
GARAGE/CLOSET AREA	TILE- LIFE PEARL 12X24		

** Refer to Construction Summary

4. Ceramic Wall Tile

Master Ensuite Bathroom	Selection	Describe
Tub Deck Wall		
Tub Deck		
Tub Deck Skirt		
Shower Stall	TILE- MARMORE CARRARA 12X24	
Bathtub Enclosure Walls		
Main Bathroom	TILE- MARMORE CARRARA 12X24	
GROUND LEVEL BATH	TILE- MARMORE CARRARA 12X24	
GARAGE/CLOSET AREA		
Kitchen Backsplash		

**** Refer to Construction Summary - STANDARD GROUT THROUGHOUT UNLESS SPECIFIED**

5. Plumbing Fixtures

All Bathrooms	White		Whirlpool <input type="text"/> <input type="radio"/> Yes <input checked="" type="radio"/> No
			Dishwasher Rough-In <input checked="" type="radio"/> Yes <input type="radio"/> No
			Waterline for Fridge <input checked="" type="radio"/> Yes <input type="radio"/> No

**** Refer to Construction Summary**

6. Trim Carpentry

Interior Doors	As Per Construction Specifications
Interior Trim	As Per Construction Specifications
Door Handles	As Per Construction Specifications
Exterior Front Door Handle	As Per Construction Specifications

**** Refer to Construction Summary**

Initials:

Page 2 of 4

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Property: Block 3 TH15

Project: Firstgreen Corp

Model and Elevation: The Tannery Elev 1

11-Jun-20

Plan #:

7. Other Flooring

Main Hall	TORLYS-CORKWOOD DESIGNER- EAGLE CREST OAK CW-DS703-FSC-MX
Living Room	TORLYS-CORKWOOD DESIGNER- EAGLE CREST OAK CW-DS703-FSC-MX
Dining Room	TORLYS-CORKWOOD DESIGNER- EAGLE CREST OAK CW-DS703-FSC-MX
Family Room	TORLYS-CORKWOOD DESIGNER- EAGLE CREST OAK CW-DS703-FSC-MX
Den / Library / Study	
Basement Landing(If Applies)	TORLYS-CORKWOOD DESIGNER- EAGLE CREST OAK CW-DS703-FSC-MX
Lower Landing (If Applies)	TORLYS-CORKWOOD DESIGNER- EAGLE CREST OAK CW-DS703-FSC-MX
Upper Landing	TORLYS-CORKWOOD DESIGNER- EAGLE CREST OAK CW-DS703-FSC-MX
Upper Hall	TORLYS-CORKWOOD DESIGNER- EAGLE CREST OAK CW-DS703-FSC-MX
Master Bedroom	TORLYS-CORKWOOD DESIGNER- EAGLE CREST OAK CW-DS703-FSC-MX
Bedroom #2	TORLYS-CORKWOOD DESIGNER- EAGLE CREST OAK CW-DS703-FSC-MX
Bedroom #3	TORLYS-CORKWOOD DESIGNER- EAGLE CREST OAK CW-DS703-FSC-MX
Bedroom #4	
Bedroom #5	
KITCHEN/BREAKFAST	TORLYS-CORKWOOD DESIGNER- EAGLE CREST OAK CW-DS703-FSC-MX
BASEMENT LEVEL	TORLYS-CORKWOOD DESIGNER- EAGLE CREST OAK CW-DS703-FSC-MX
TERRACE LEVEL	TORLYS-CORKWOOD DESIGNER- EAGLE CREST OAK CW-DS703-FSC-MX
Underpad	Type Area

** Refer to Construction Summary

8. Railings and Pickets

Railing Type	AS PER CONSTRUCTION SPECIFICATIONS	Colour	TORLYS- EAGLE CREST OAK
Picket Type	AS PER CONSTRUCTION SPECIFICATIONS	Colour	TORLYS- EAGLE CREST OAK
Stringer / Riser	AS PER CONSTRUCTION SPECIFICATIO	Colour	TORLYS- EAGLE CREST OAK
Treads	AS PER CONSTRUCTION SPECIFICATIO	Colour	TORLYS- EAGLE CREST OAK
Red Oak Stairs with Semi Gloss Finish		<input checked="" type="radio"/> Yes <input type="radio"/> No	

** Refer to Construction Summary THE STAIN COLOURS OR FINISH AVAILABLE ON RISERS, TREADS, PICKETS AND RAILS (STAIRCASES), WILL NOT BE AN EXACT MATCH TO PREFINISHED HARDWOOD OR LAMINATE FLOORS.

9. Wall Paint Flat Finish

Main & Upper Hall	SEE BELOW**	Master Bedroom	
Living Room		Bedroom #2	
Dining Room		Bedroom #3	
Kitchen / Breakfast		Bedroom #4	
Family Room		Bedroom #5	
Powder Room		Master Ensuite	
Laundry Room			
Den/Library			
Trim Paint-Semi Gloss	BIRCH WHITE		

Smooth Ceilings First Floor ☒ Yes ☐ No

22 WARM GREY PAINT THROUGHOUT***

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Plan #:

10. Plaster Mouldings and Medallions

Entrance Vestibule			Kitchen/Breakfast		
Main Hall			Den/Library		
Living Room			Lower Landing		
Dining Room					
Family Room					

** Refer to Construction Summary

11. Fireplace

	Living Room			Family Room			Other Room - Specify		
	Purchased	As Per Plan	N/A	Purchased	As Per Plan	N/A	Purchased	As Per Plan	N/A
Fireplace Type	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>
Mantle Type									
Colour / Stain									
Surround									
Hearth									

** Refer to Construction Summary

12. Heating and Air Conditioning

Air Conditioning	YES	Gas Provisions Stove	YES
Gas Provisions Dryer	NO	Gas Provisions Barbecue	NO
Comment			

** Refer to Construction Summary

13. Electrical

Plugs and Switches	<input checked="" type="radio"/> White	DECOR	Above Kitchen Cabinet Light	<input type="radio"/> Yes	<input checked="" type="radio"/> No	
Hood Fan	30" STAINLESS STEEL		Below Kitchen Cabinet Light	<input checked="" type="radio"/> Yes	<input type="radio"/> No	
Appliances	Built in Cooktop		Gas Stove		Microwave	
	<input type="radio"/> Yes	<input checked="" type="radio"/> No	<input checked="" type="radio"/> Yes	<input type="radio"/> No	<input type="radio"/> Yes	<input checked="" type="radio"/> No
Dishwasher Rough-in	Yes					

** Refer to Construction Summary

14. General Comments

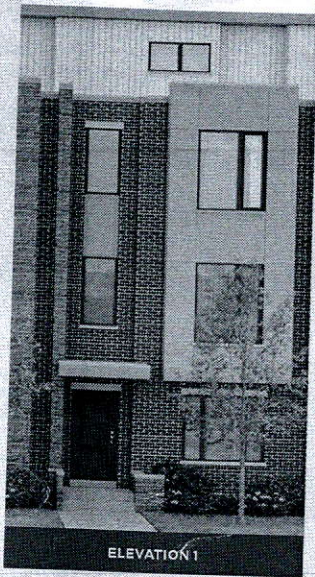
** Refer to Construction Summary

Disclaimers and Notes

- 1) Colours of all materials are as close as possible to builder's selection, but not necessarily identical due to variances in manufacturing.
- 2) Any extras listed above are null and void unless accompanied by a separate invoice/amendment. Said invoice must be paid in full.
- 3) The Purchaser agrees that this colour selection is final and that no changes will be permitted, unless required by the Vendor.
- 4) The Purchaser acknowledges reading and accepting document which contains other miscellaneous disclaimers.

Signature: _____ Date: _____

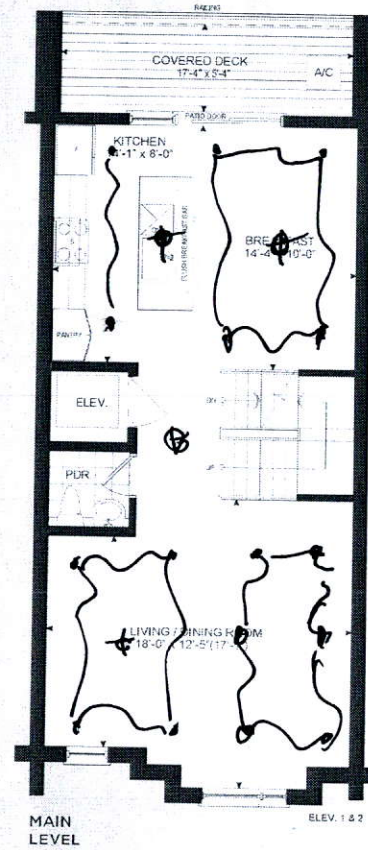
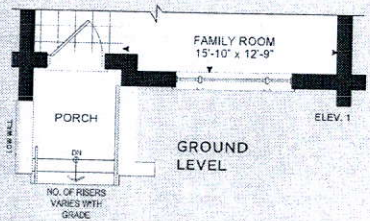
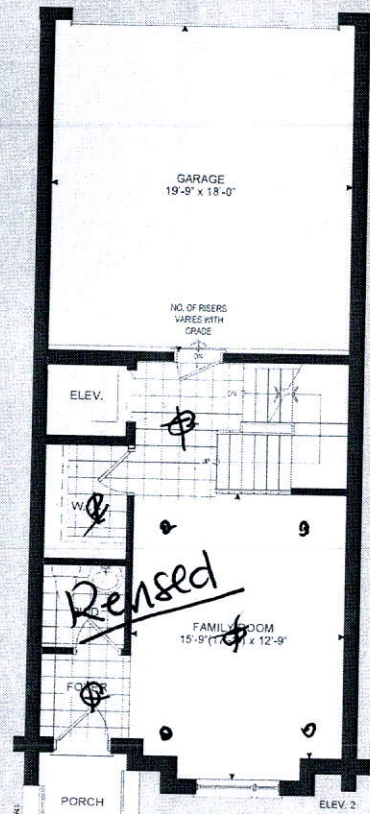
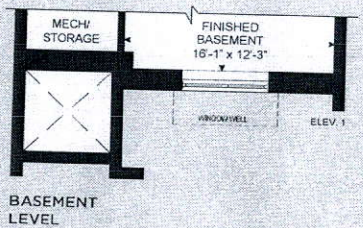
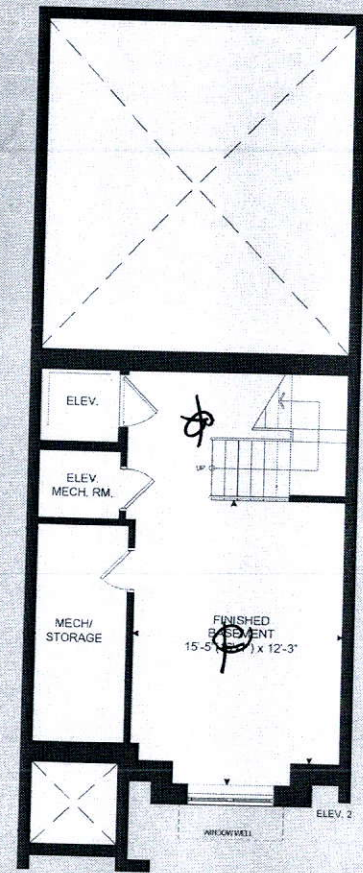
Signature:  Date: June 11/2020



ELEVATION 1

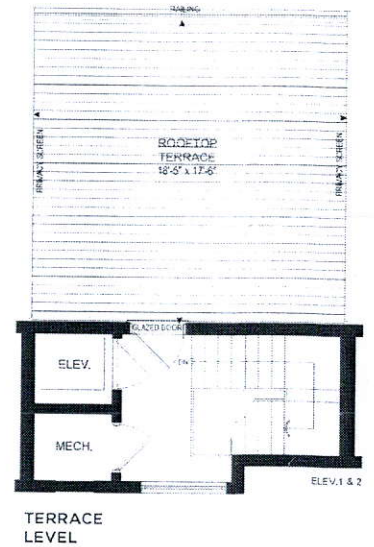


ELEVATION 2



THE TANNERY

ELEVATION 1 - 2,518 SQ.FT.
ELEVATION 2 - 2,540 SQ. FT.
Elev. 1 -Includes 310 sq.ft.
of Finished Basement Area
Elev. 2 -Includes 319 sq.ft.
of Finished Basement Area



THE TANNERY is a new development in the heart of the city. It is a three-story building with a total area of 5,058 sq. ft. The building is designed to be a modern, energy-efficient structure. It features a variety of amenities, including a garage, finished basement, and rooftop terrace. The building is located in a prime location, and it is expected to be a popular destination for residents and visitors alike.

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BLK-3 TH-15
FIRSTGREEN CORP
 UPSIDE TOWNS

THE TANNERY
 ELEV.1

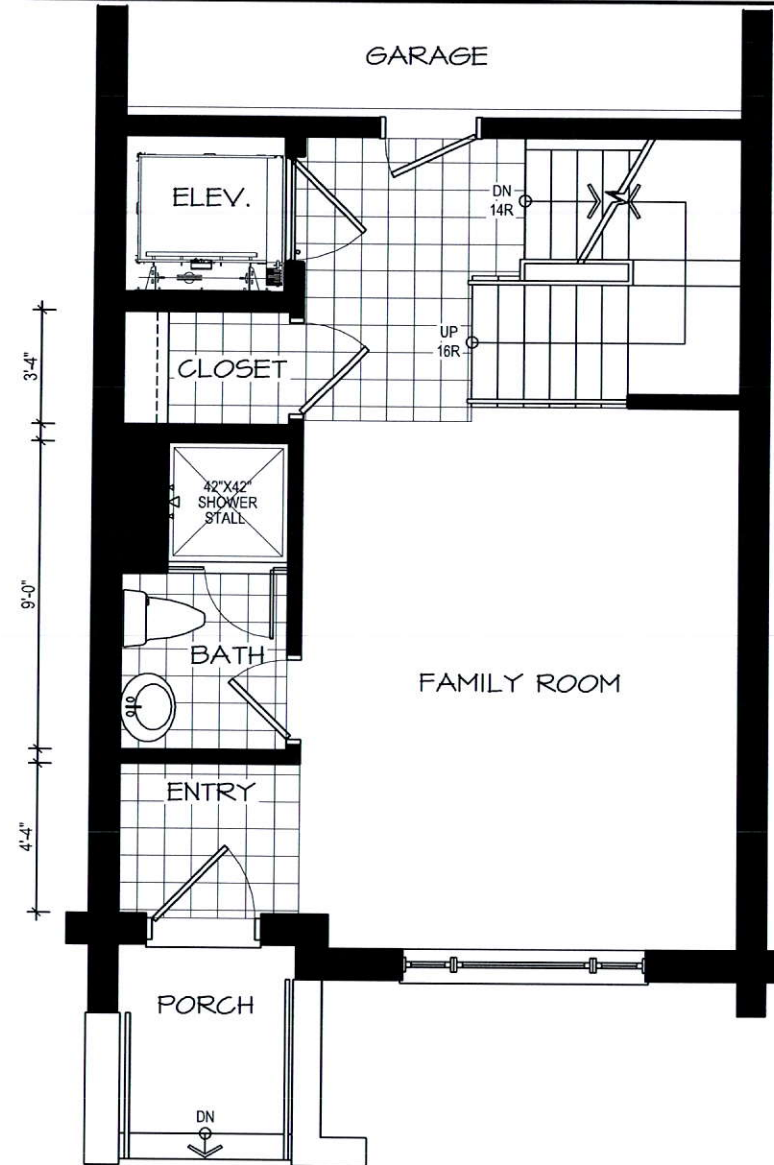
REVISIONS:

1. REDUCE WALK-IN CLOSET SIZE AND ADD SHOWER STALL WITH FRAMED GLASS DOOR TO POWDER ROOM.

* *pedestal Sink*

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JUN 08 2020



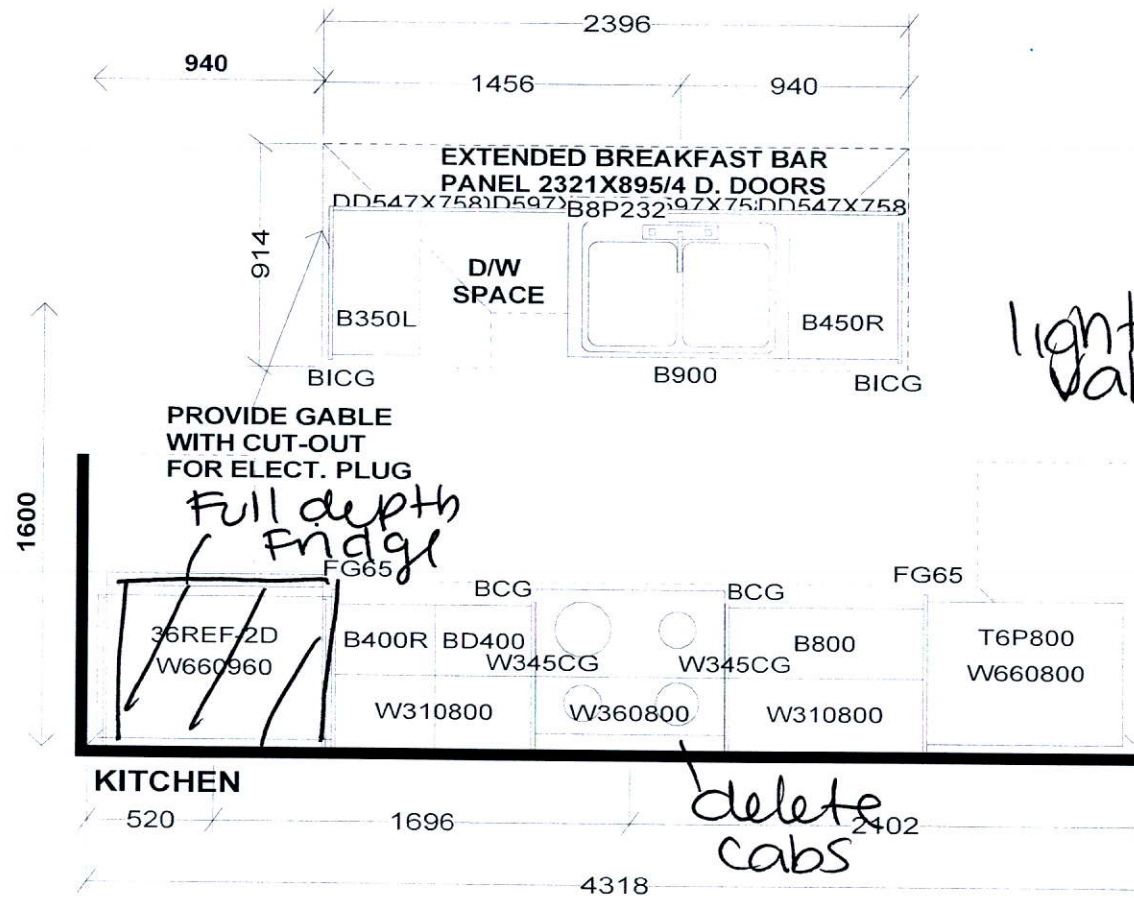
GROUND LEVEL

DISCLAIMERS: SKETCH NOT TO SCALE. DIMENSIONS, SPECIFICATIONS AND ARCHITECTURAL DETAILS SUBJECT TO MODIFICATION BY THE VENDOR. SKETCH IS ONLY FOR THE PURPOSE OF ILLUSTRATING REVISIONS REQUESTED BY THE PURCHASER AND ALL REVISIONS ARE SUBJECT TO VENDOR'S FINAL APPROVAL. ONLY REVISIONS ACCEPTED IN WRITING BY THE PURCHASER AND VENDOR ON A PURCHASER'S EXTRA SHEET WILL BE INCORPORATED INTO THE PLANS FILED WITH THE MUNICIPALITY. E. & O.E.

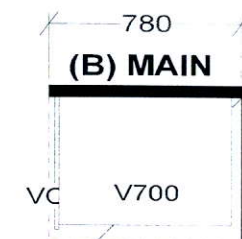
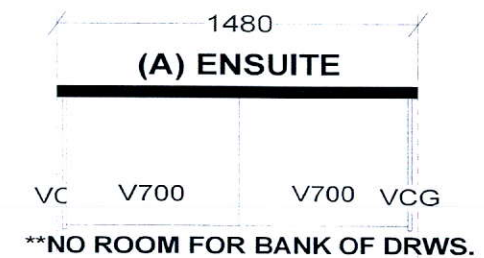
**REGION
DESIGN
INC.**

SCALE	
N.T.S.	
BY	PAGE No.
MB	1 OF 1





PEDESTAL SINKS IN
GROUND AND 2ND LEVEL
POWDER ROOMS BY OTHERS



Selba Industries			J#
W WIDTH	W HGHT	W CNT	JOB NUMBER: BUILDER: GREENPARK SITE: FIRST GREEN CAPITAL MODEL 1-BX TANNERY LOT #:
FLOOR HGHT	DOOR HGHT		
ST CENT	2X4	VENT BOX COVER	
<small>This drawing is the intellectual property of SELBA INDUSTRIES INC. and is an original design which must not be released or copied unless applicable fee has been paid or job order placed.</small>			
			DESIGNER: KS DATE: FEB 12 19 Rev'd May 9 19 REV'D MAR 10 20