

CONSTRUCTION SUMMARY 330 Richmond - Petaluma Building Corp.		DATE: SEP 28 2020	
PURCHASER: MARQUIS REAL ESTATE INVESTMENT CORPORATI		TEL: BUS.: 416-690-6363	
Unit 4, Level 24 (2805-1)	Floor Plan E1055		

CABINETRY

1 - MASTER ENSUITE BATHROOM - UPGRADE 2 ARUBA CABINETRY 28Aug19 Note:	
1 - MAIN BATHROOM - UPGRADE 2 ARUBA CABINETRY 28Aug19 Note:	
1 - KITCHEN - CM 11 MOULDING 28Aug19 Note:	
1 - KITCHEN - UPGRADE 2 ARUBA CABINETRY 28Aug19 Note:	

CABINETRY ACCESSORIES

1 - KITCHEN - TOP DRAWERS 28Aug19 Note:	
1 - KITCHEN - 2-BIN PULL-OUT RECYCLE 28Aug19 Note:	
1 - KITCHEN - PULL-OUT SPICE RACK 28Aug19 Note:	
1 - KITCHEN - POT AND PAN DRAWERS 28Aug19 Note:	
1 - KITCHEN - ADD ISLAND WITH HIGH-END QUARTZ COUNTERTOP - INCLUDES OVERHANG 28Aug19 Note:	
1 - KITCHEN CABINETRY ACCESSORY - LEMANS CORNER MECHANISM - 450MM MIN CABINET - PRICE IS EACH 28Aug19 Note:	
1 - KITCHEN - ADD SINGLE DOOR PANTRY - 24" DEEP 28Aug19 Note:	
1 - KITCHEN - RELOCATE FRIDGE - EXTEND UPPER AND BASE CABINETRY BY APPROX 2' 28Aug19 Note:	

CERAMIC TILE

1 - BATHROOMS - DELETE STANDARD WHITE CERAMIC ACCESSORIES - DO NOT INSTALL SOAP DISH, TOWEL RACK OR TISSUE HOLDER 28Aug19 Note:	
1 - MAIN BATHROOM - SHOWER STALL - UPGRADED MARBLE JAMS 28Aug19 Note:	
1 - MASTER ENSUITE BATHROOM - TUB ENCLOSURE WALLS - UPGRADE 2 TILES 28Aug19 Note:	
1 - MASTER ENSUITE BATHROOM - FLOOR - UPGRADE 4 TILES 28Aug19 Note:	
1 - MAIN BATHROOM - SHOWER STALL FLOOR - UPGRADE 5 MOSAIC TILES 28Aug19 Note:	
1 - MAIN BATHROOM - SHOWER STALL WALLS - UPGRADE 2 TILES WITH DECOR WALL 28Aug19 Note:	
1 - MAIN BATHROOM - FLOOR - UPGRADE 4 TILES 28Aug19 Note:	



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2 - BEDROOMS - SMOOTH CEILINGS 28Aug19 Note:			

COUNTER TOP

1 - MASTER ENSUITE BATHROOM - UPGRADED EDGE ON QUARTZ COUNTERTOP 28Aug19 Note:	
1 - MAIN BATHROOM - UPGRADED EDGE ON QUARTZ COUNTERTOP 28Aug19 Note:	
1 - MASTER ENSUTIE BATHROOM - HIGH-END QUARTZ COUNTERTOP IN LIEU OF STANDARD AS PER OFFER 28Aug19 Note:	
1 - MAIN BATHROOM - HIGH-END CAESARSTONE COUNTERTOP - RAW CONCRETE #4004 - IN LIEU OF STANDARD AS PER OFFER 28Aug19 Note:	
1 - KITCHEN - UPGRADED EDGE ON QUARTZ COUNTERTOP 28Aug19 Note:	
1 - KITCHEN - HIGH-END QUARTZ FULL HEIGHT BACKSPLASH 28Aug19 Note:	
1 - KITCHEN - HIGH-END QUARTZ WATERFALL DROP ON ISLAND SIDES 28Aug19 Note:	
1 - KITCHEN - HIGH END QUARTZ COUNTERTOP IN LIEU OF STANDARD AS PER OFFER 28Aug19 Note:	

DOORS AND TRIM

1 - THROUGHOUT - ONE-STEP MDF BASEBOARDS & 3" ONE STEP TRIM WITH BACKBEND - WHERE CONSTRUCTION PERMITS 28Aug19 Note:	
1 - THROUGHOUT - INTERIOR DOORS ONLY - BLACK MODERN HINGES 28Aug19 Note:	
1 - THROUGHOUT- INTERIOR DOORS - MONTREAL BLACK LEVERS (INCLUDES INTERIOR OF FRONT DOOR) 28Aug19 Note:	
1 - THROUGHOUT - INTERIOR DOORS ONLY - 8' SOLID 1-PANEL DOORS 28Aug19 Note:	

HARDWOOD FLOORING

1 - THROUGHOUT - STANDARD NON-TILED AREAS - UPGRADE 2 HARDWOOD FLOORING 4 5/16" IN LIEU OF STANDARD AS PER OFFER 28Aug19 Note:	
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MIRRORS AND GLASS

1 - MASTER ENSUITE BATHROOM - FRAMELESS GLASS TUB SCREEN 28Aug19 Note: [REDACTED]	
2 - FOYER & BEDROOM 2 - FRAMELESS MIRROR SLIDING CLOSET DOORS WITH MIRROR FASCIA 28Aug19 Note:	
1 - MAIN BATHROOM - FRAMELESS GLASS SHOWER DOOR AND PANEL ON 5' OPENING - CHROME HINGES, D-RING AND TOWEL BAR 28Aug19 Note:	

PAINTING

1 - INTERIOR DOORS - DO NOT PAINT HINGES 28Aug19 Note:	
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1 - THOUGHOUT - INTERIOR WALLS - UPGRADED PAINT PACKAGE 28Aug19 Note: Colours to Follow Attached		RECEIVED SEP 28 2020	

PLUMBING

2 - BATHROOMS - MOEN 90 DEGREE BATHROOM ACCESSORIES - CHROME TOILET PAPER HOLDER #YB8808 TOWEL RING #YB8886 TOWEL BAR #YB8824 28Aug19 Note:	
1 - KITCHEN - BLANCO QUATRUS R15 U 1 MEDIUM UNDERMOUNT SINK - #401517 - STANDARD FAUCET 28Aug19 Note:	

PROMOTIONAL

1 - LESS CREDIT FROM PURCAHSERS EXTRA SHEET IN OFFER 28Aug19 Note:	
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EXTRAS AS PER OFFER

1 Parking Unit 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 D to the Agreement of Purchase and Sale, the Purchaser is entitled to a credit of Fift Worksheet Note:	

This Document is Extremely Time Sensitive - Printed 28 Aug 19 at 14:11

Purchaser:

MARQUIS REAL ESTATE INVESTMENT CORPC

Const. No.:

Unit 4, Level 24

Telephone Res. / Bus:

/ (416) 690-6363

Municipal:

2805

Decor Advisor:

Candace Forza

Suite Type:

E1055

Lock Date:

8/28/2019 14:03:50

Project/Phase:

Petaluma Building Corp./1

Layout Changes:

☐ Yes

☒ No

Sketch Attached:

☒ Yes

☐ No

Exterior Colour Scheme:

1. Kitchen and Vanities	Style and Colour	Counter	Hardware
Kitchen / Breakfast	ARUBA L689XZ4	QUARTZ-CALACATTA SM #360 EDGE	STD
Main Bath	ARUBA L689XZ4	QUARTZ-VEGA - #360 NEDGE	STD
Master Ensuite Bathroom	ARUBA L614XZ4	CAESARSTONE-RAW CONCRETE#4004 - #360 EDGE	STD
	N/A	N/A	N/A

Appliances:

Built In Appliances

☒ Yes

☐ No

41" Upper Cabinets

☒ Yes

☐ No

Slide In Stove

☐ Yes

☒ No

Comment

2. Flooring		Grout-If App.	At a 45
Entrance Vestibule	STRIP-MIRAGE-LOCK-CHARACTER-MAPLE-DURAMAT-NOUGAT-4 5/16"		<input type="checkbox"/>
Main Hall	STRIP-MIRAGE-LOCK-CHARACTER-MAPLE-DURAMAT-NOUGAT-4 5/16"		<input type="checkbox"/>
Kitchen / Breakfast	STRIP-MIRAGE-LOCK-CHARACTER-MAPLE-DURAMAT-NOUGAT-4 5/16"		<input type="checkbox"/>
Laundry Room	TILE-WHITE-8X8		<input type="checkbox"/>
Main Bath	TILE-SMOT GREY-12X24	STANDARD	<input type="checkbox"/>
Master Ensuite Bathroom	TILE-SMOT WHITE-12X24	STANDARD	<input type="checkbox"/>
	N/A		<input type="checkbox"/>
Living Room	STRIP-MIRAGE-LOCK-CHARACTER-MAPLE-DURAMAT-NOUGAT-4 5/16"		<input type="checkbox"/>
Dining Room	STRIP-MIRAGE-LOCK-CHARACTER-MAPLE-DURAMAT-NOUGAT-4 5/16"		<input type="checkbox"/>
Den / Library / Study	N/A		<input type="checkbox"/>
Master Bedroom	STRIP-MIRAGE-LOCK-CHARACTER-MAPLE-DURAMAT-NOUGAT-4 5/16"		<input type="checkbox"/>
Bedroom #2	STRIP-MIRAGE-LOCK-CHARACTER-MAPLE-DURAMAT-NOUGAT-4 5/16"		<input type="checkbox"/>
Bedroom #3	N/A		<input type="checkbox"/>
			<input type="checkbox"/>

Comment

3. Wall Tile	Selection	Grout	Describe
Main Bath			
Tub Deck Wall	N/A		
Shower Stall	TILE-SMOT GREY&GREY DECORO-8X24	STANDARD	
Bathtub Enclosure Walls	N/A		
Master Ensuite Bathroom			
Tub Deck Wall	N/A		
Shower Stall	N/A		
Bathtub Enclosure Walls	TILE-SMOT GREY-8X24	STANDARD	
Kitchen Backsplash	FULL HEIGHT QUARTZ-CALACATTA SM		
Backsplash Behind Fridge	N/A		

Comment

** Refer to Construction Summary

4. Misc	
Water Line for Fridge	NO
Interior Door Handles	AS PER CONSTRUCTION SPECS
Ceramic Bathroom Accessories	NO - UPGRADED - MOEN 90 DEGREE
	<input type="radio"/> Yes <input checked="" type="radio"/> No

Comment

Initial:

Purchaser: MARQUIS REAL ESTATE INVESTMENT CORP Const. No.: Unit 4, Level 24
 Telephone Res. / Bus: / (416) 690-6363 Municipal: 2805
 Decor Advisor: Anne Federico Suite Type: E1055
 Lock Date: 8/28/2019 02:03:50 Project/Phase: Petaluma Building Corp./1

5. Plaster Mouldings and Medallions

Entrance Vestibule	N/A	Living Room	N/A
Main Hall	N/A	Dining Room	N/A
Kitchen/Breakfast	N/A	Den / Library /Study	N/A
Laundry Room	N/A	Master Bedroom	N/A
Main Bath	N/A	BedRoom #2	N/A
Master Ensuite Bathroom	N/A	BedRoom #3	N/A

Comment

** Refer to Construction Summary

6. Wall Paint

Entrance Vestibule	THUNDER AF-685	Living Room	THUNDER AF 685
Main Hall	THUNDER AF 685	Dining Room	THUNDER AF 685
Kitchen / Breakfast	THUNDER AF 685	Den/Library	N/A
Laundry Room	WHITE HERON 0C57	Master Bedroom	WINDS BREATH 0C24
Main Bath	WHITE HERON 0C57	Bedroom #2	WINDS BREATH 0C24
Master Ensuite	WHITE HERON 0C57	Bedroom #3	N/A
	N/A		

RECEIVED

SEP 28 2020

Comment


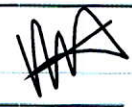
TRIM AND DOORS-----WHITE HERON 0C24- INCLUDING ALL INSIDE CLOSETS-----CEILINGS ARE STANDARD PAINT COLOUR.

7. General Comments

** Refer to Construction Summary

Disclaimers and Notes

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

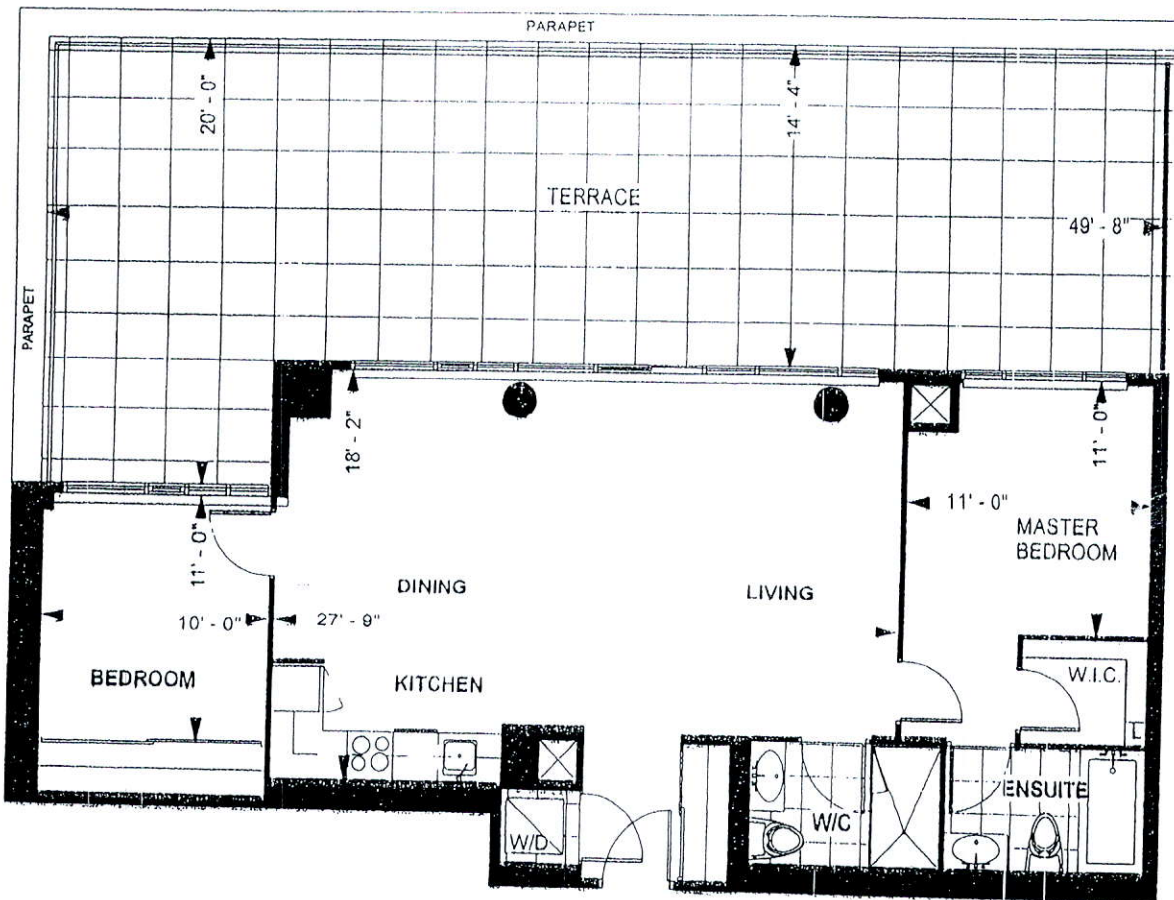
Signature:  Date: Sept 25, 2020 Signature:  Date: _____

Initial: 

Page 2 of 2

SCHEDULE 'A'

330
RICHMOND



RICHMOND SUITE
E 1055

10' CEILING *

1,055 sq. ft.

2-BEDROOM

RECEIVED

NOV 01 2019

Purchaser Initials Purchaser Initials

Aug 16 2016
Date

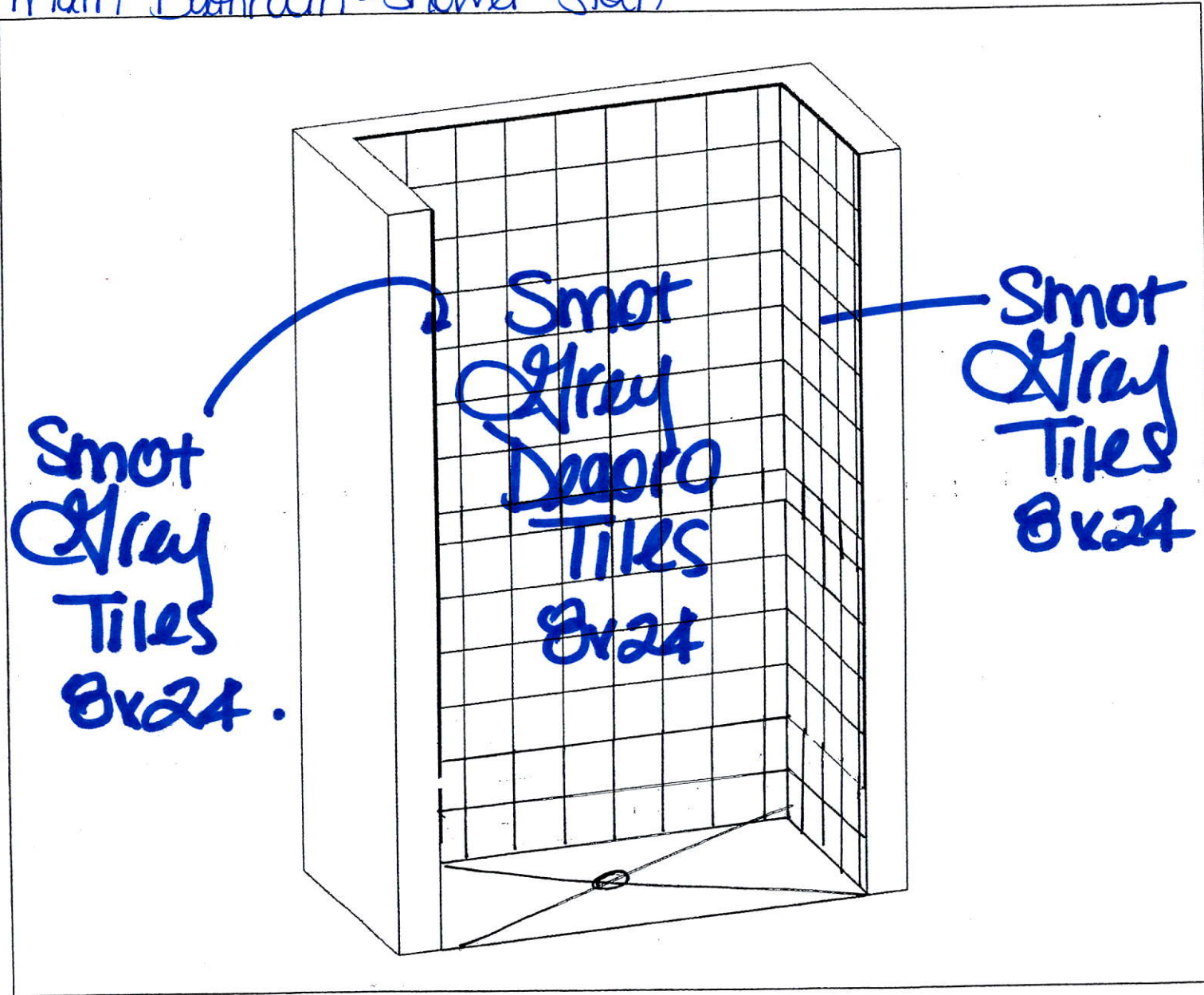
Unit No. 4 Level No. 24 Suite No. 2805

Dimensions, specification, tile floor pattern and architectural detailing (including window size and location) are approximate and subject to modifications without notice. Orientation of suite may vary from the stated floor area.

*Ceiling height measured from top of floor slab to underside of slab above before finishes, and excluding bulkheads and required drop ceilings. E & O. E.

11A

main Bathroom - Shower Stall



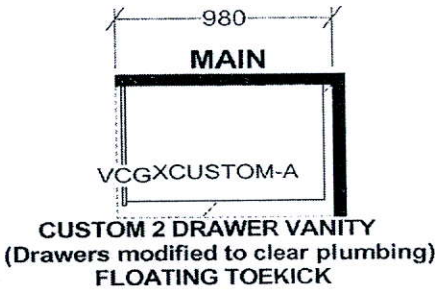
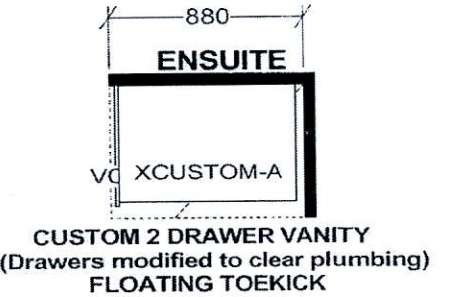
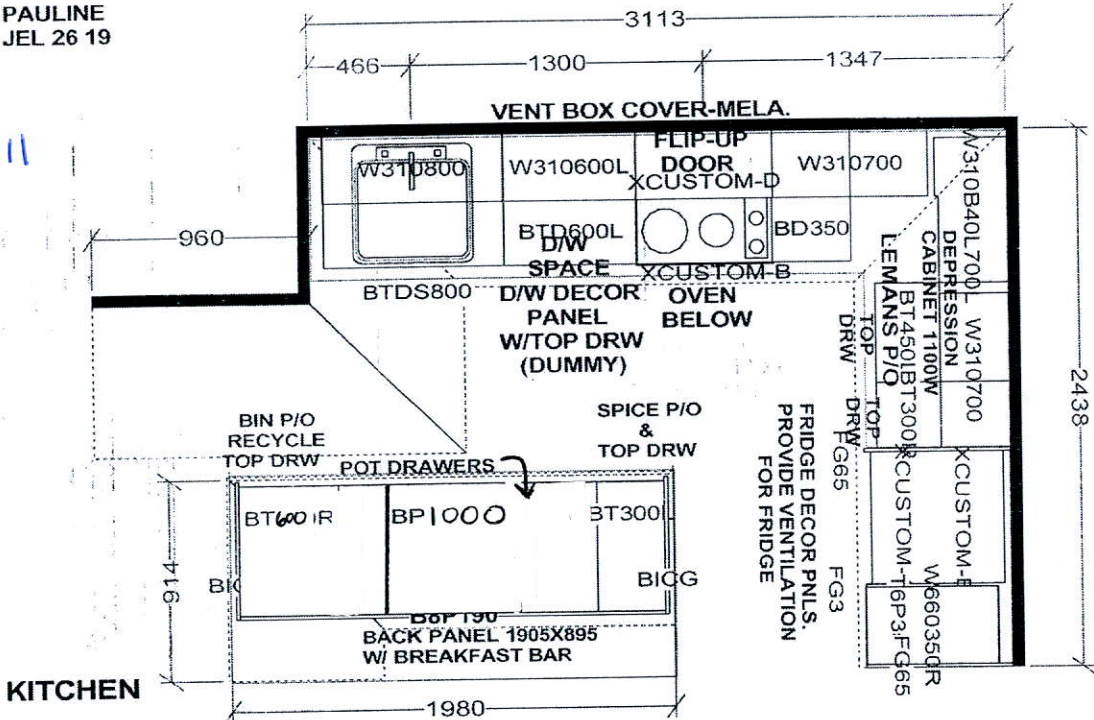
FILE NAME:
330 RICHMOND SUITE2805

THIS LAYOUT CONTAINS EXTRAS
THAT ARE NOT PART OF CONTRACT

PROTOTYPE FOR EXTRAS

PAULINE
JEL 26 19

cmil



APPLIANCE PACKAGE:
24" INTEGRATED FRIDGE W/ DECOR PNLS
24" INTEGRATED DISHWASHER W/ DECOR PNL
24" BUILT-IN OVEN
24" COOKTOP
24" MICROWAVE HOOD FAN

KITCHEN BASES & VANITIES INSTALLED
WITH ADJUSTABLE LEGS

Selba Industries

W WIDTH	W HGHT	W CNT	FL HGHT	DWY H	ST CENT	2X4	VENT BOX COVER
RICHMOND SUITES (10' Ceilings): 1040MM HIGH UPPER CABINETS WHITE STEEL DRAWER BOXES COUNTERTOPS BY OTHERS VENT BOX COVERS CUSTOM VANITIES				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.		JOB NUMBER: BUILDER: GREENPARK SITE NAME: PETALUMA MODEL: RICHMOND 2 BDRM - E 1055 LOT #: DESIGNER: KS DATE: JAN 8 18	



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Selba
Kitchen + Bath Designs

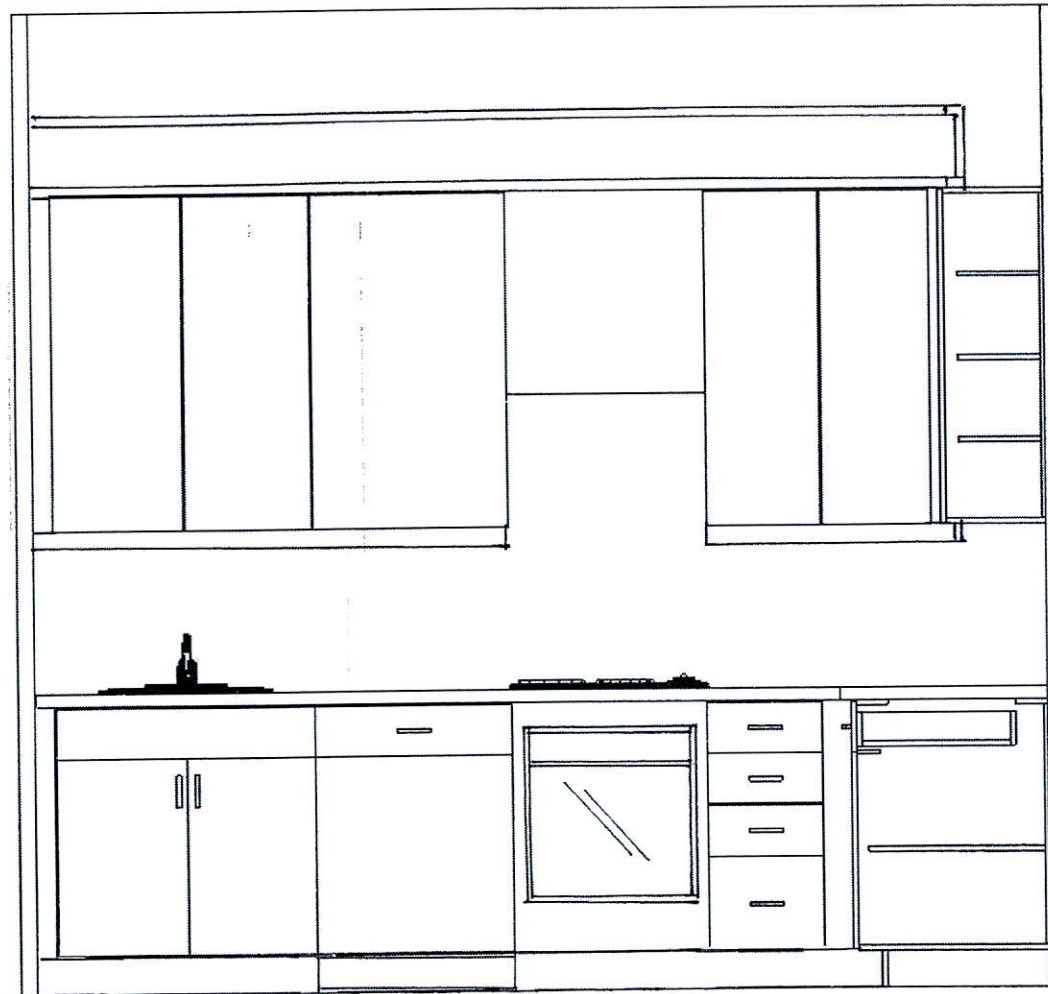
Designed: 7/26/2019
Printed: 7/26/2019

3-D VIEW

330 RICHMOND SUITE 2805

330 RICHMOND SUITE 2805

Drawing #: 1



↑
DW PANEL
TO INCLUDE
DUMMY
DRAW
FRONT

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STAGE WALL

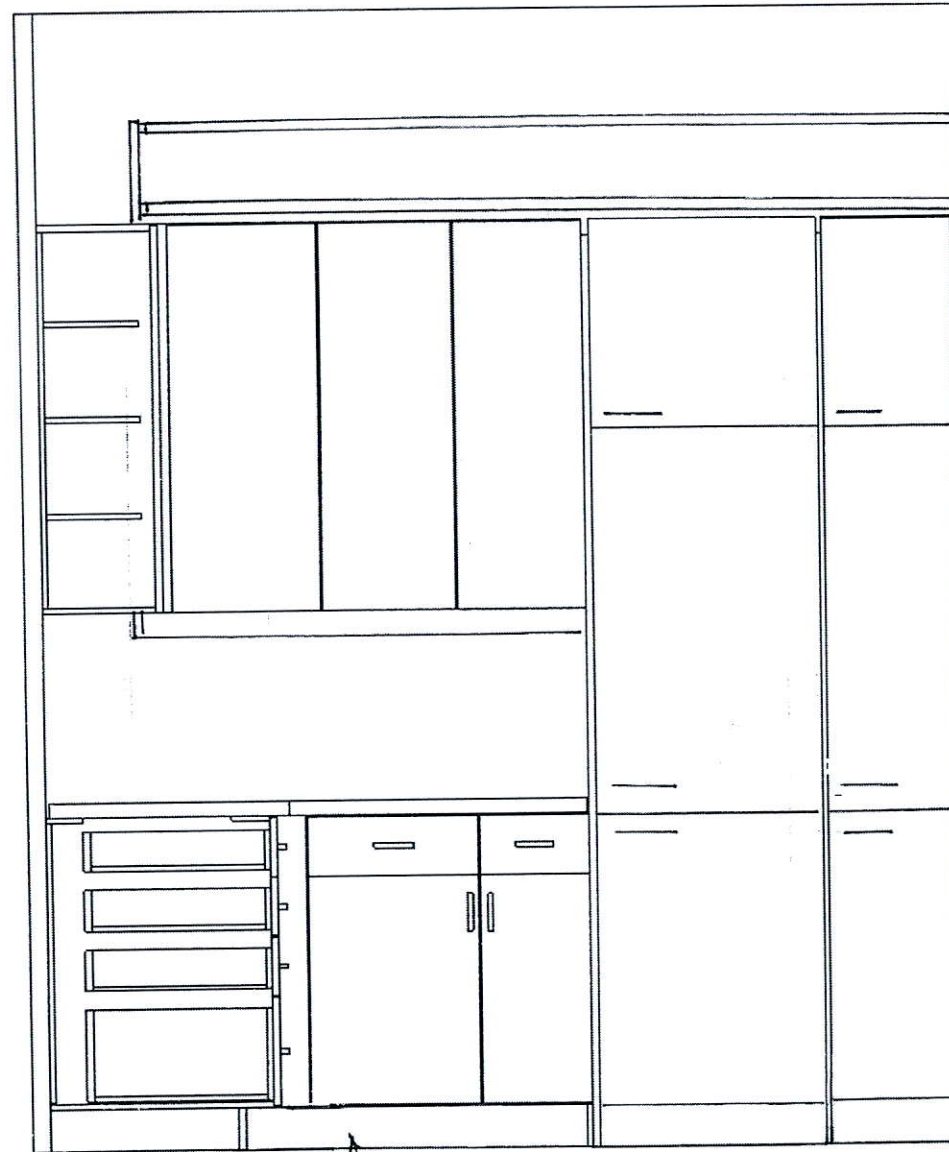
SELBA
Kitchen + Bath Designs

Designed: 7/26/2019
Printed: 7/26/2019

330 RICHMOND SUITE 2805

330 RICHMOND SUITE 2805

Drawing #: 1



← cm 11

LEMANS
P/O

← DEEP PANTRY

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be an exact rendition.

SELBA
Kitchen + Bath Designs

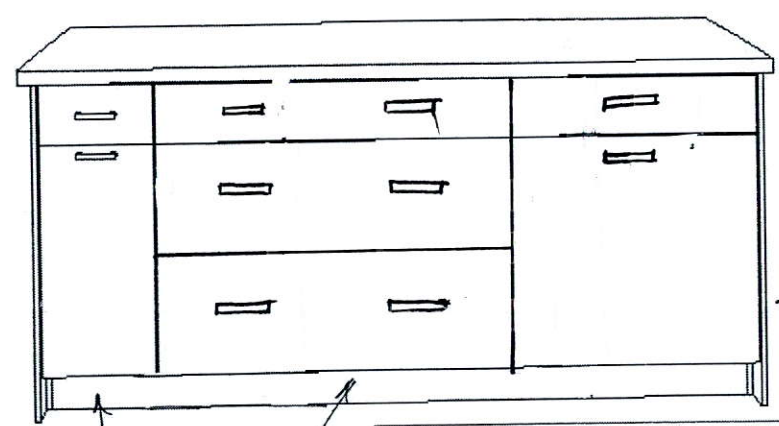
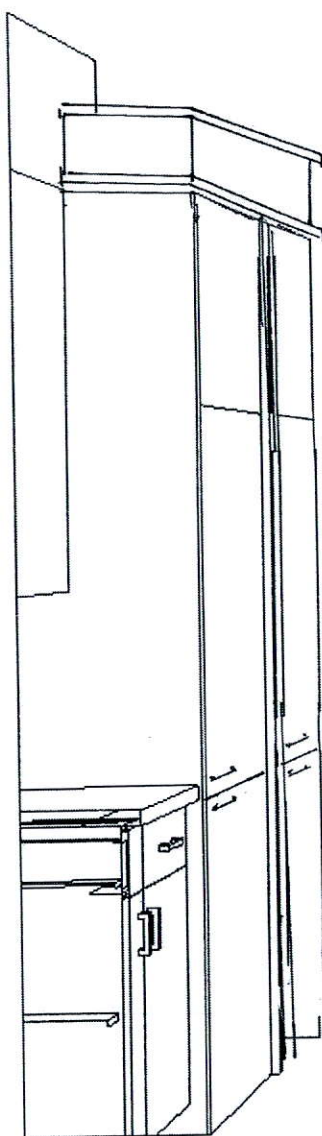
Designed: 7/26/2019
Printed: 7/26/2019

FRIDGE WALL

330 RICHMOND SUITE 2805

330 RICHMOND SUITE 2805

Drawing #: 1



← 4 BIN P/O
RECYCLE
W/TOP DRW.

SPICE P/O
W/TOP DRW

TOT
DRWS

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Designed: 7/26/2019
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INSIDE ISLAND VIEW