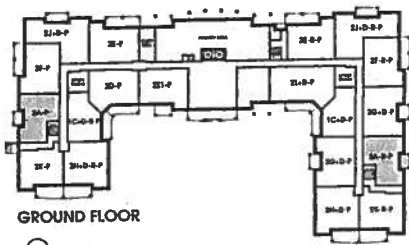
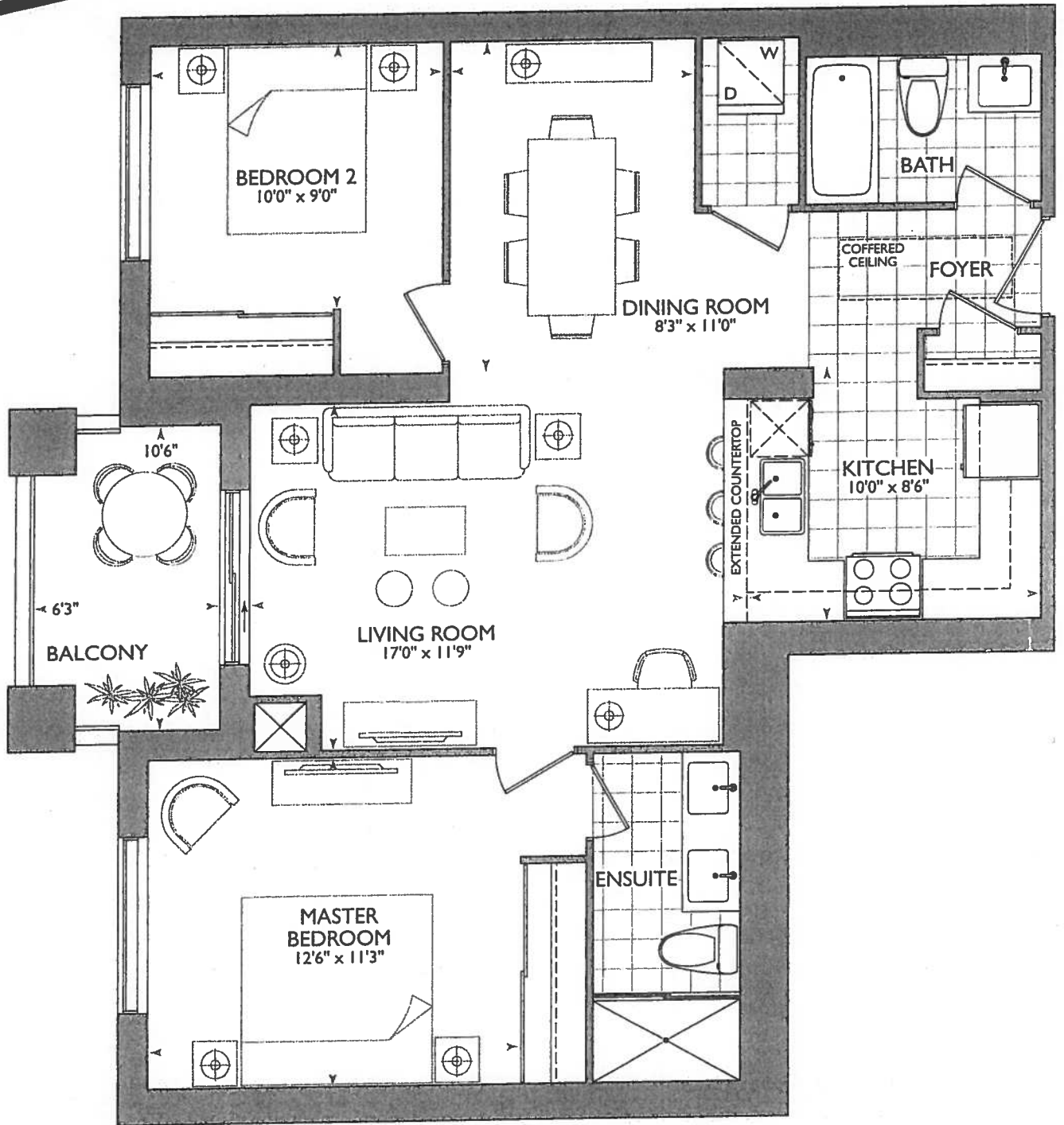




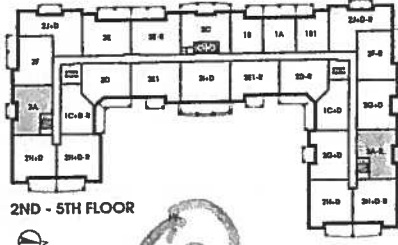
SUITE 521

Montauk ORIGINAL LAYOUT

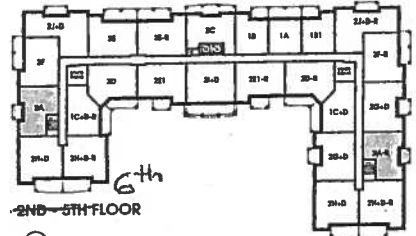
988 SQ FT *plus 61 sq. ft. of balcony area*



GROUND FLOOR



2ND - 5TH FLOOR



2ND - 5TH FLOOR

12

December 21, 2017

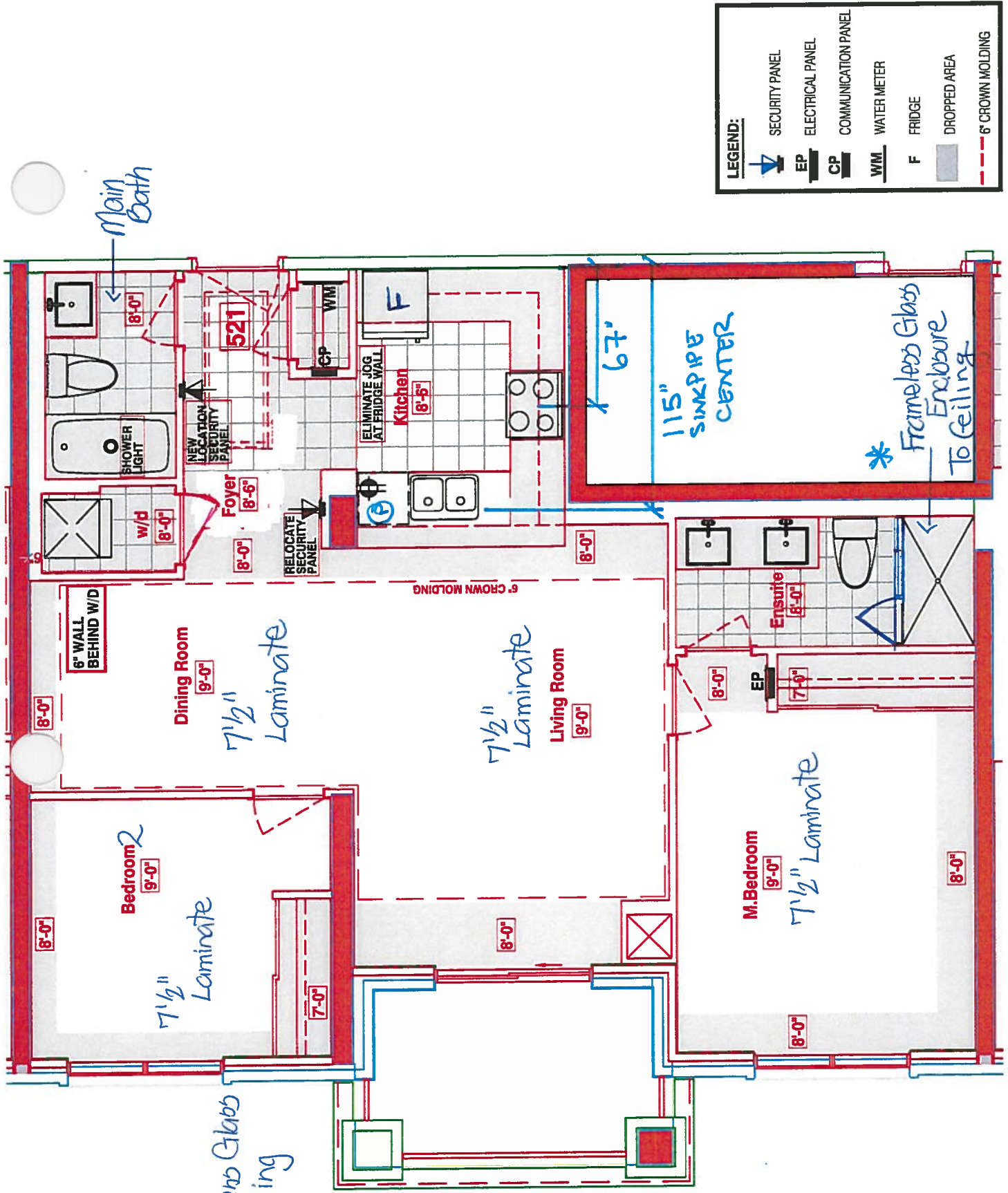
40110

→ Master Ensuite: Upgrade Frameless Glass Enclosure, Glass to Touch Ceiling

→ Foyer Coffered Ceiling.
AS PER ORIGINAL BROCHURE.

KITCHEN

- STD APPLIANCE PACKAGE
- x 4-Puck Lights
- (P) = PLUG FOR PENINSULA ON WALL ABOVE DISHWASHER.



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12/21/17

SUITE 521 - MONTAUK

Royal Pine Homes • 25 Baker Hill Blvd - Stauffville, ON • Dec 21, 2017



Book
SITE COPY

CONSTRUCTION SUMMARY

Hampton Place

PURCHASERS: MARI OIKAWA and HIROTAKA OIKAWA

TEL: RES.: 905-642-8050 BUS.: 416-520-3632

LOT NUMBER	PHASE	HOUSE TYPE	CLOSING DATE
521	1	MONTAUK	26-Oct-18

Offer	NO EXTRAS BEING PURCHASED WITH THIS AGREEMENT OF PURCHASE & SALE
Workshee	Note:
Upgrade	INSTALL SHOWER POTLIGHT IN IN MAIN BATHROOM, AS PER SKETCH.
	Note:

Date Added: 21-Dec-17 Invoice Number: 7066

1 - KITCHEN & BATHROOMS - Purchaser has DECLINED All Upgrades offered during decor appointment at the decor centre for kitchen & bathroom cabinetry. Standard Kitchen Layout & Standard Bathroom Vanities to be installed as per standard plan. (See Sketch) Note:
1 - KITCHEN - COUNTERTOP EDGING - Install UPGRADE " I " EDGING - To be installed throughout kitchen countertop, where applicable. (See Sketch) Note:
1 - DISCLAIMER - STONE COUNTERTOP; KITCHEN - Stone slabs vary in size & all seams are visible & the fabricator reserves the right to position the seams as necessary. Note:
1 - KITCHEN - Kitchen Sink - Install Standard Undermount Sink - BLANCO Horizon Plus U2 Undermount Sink (8") - Model # 401234 Note:
1 - KITCHEN - Kitchen Faucet - Install Standard Faucet - DELTA Chrome Pull-Out Kitchen Faucet (Single Hole) - Model # 469LF - Chrome
1 - APPLIANCE PACKAGE - Install STANDARD APPLIANCE PACKAGE - To be installed throughout suite, where applicable. (See Sketch) Note:
1 - CLARIFICATION; MAIN BATH & MASTER ENSUITE - Install Standard 3" Splash throughout Main Bath and Master Ensuite vanity countertops, where applicable. (See Sketch) Note:
1 - DISCLAIMER - STONE COUNTERTOP; MAIN BATH & MASTER ENSUITE - Stone slabs vary in size & all seams are visible & the fabricator reserves the right to position the seams as necessary. Note:
1 - MASTER ENSUITE - Install Upgrade FRAMELESS GLASS ENCLOUSURE at Master Ensuite Shower Stall. Glass to Extend Up to TOUCH the ceiling. (See Sketch) Note:
1 - CLARIFICATION; MAIN BATH & MASTER ENSUITE - Install Standard Plumbing Fixtures throughout Main Bath and Master Ensuite where applicable. (See Sketch) Note:
PURCHASER HAS ATTENDED A COLOR APPOINTMENT AT THE DECOR CENTRE AND HAS DECLINED ANY ADDITIONAL UPGRADES. Purchaser accepts and acknowledges that there will be no further changes/additions/deletions to be made upon signing on December 21,2017 Note:
1 - PURCHASER AWARE AND ACCEPTS THAT ANY CHANGES MADE TO UPGRADES AFTER SIGNING THIS PURCHASERS EXTRA FORM ARE SUBJECT TO A MINIMUM ADMINISTRATION FEE OF \$1,000 PLUS A 10% HOLDBACK FEE. Note:



*** INTERIOR COLOUR SCHEME ***

MARI OIKAWA & HIROTAKA OIKAWA

Melissa Di Marino

MONTAUK

(905) 642-8050 / (416) 520-3632

Hampton Place

26/10/2018

176

Flooring

13x13 SEAL GREY (STD)

13x13 SEAL GREY (STD)

N/A

20x20 PULPIS GRIS (STRAIGHT) (STD)

20x20 PULPIS GRIS (STRAIGHT) (STD)

8x8 BEHRAM PINK (STD)

7 1/2" TorleysForest - NorthernCordillera9687P (STD)

7 1/2" TorleysForest - NorthernCordillera9687P (STD)

N/A

7 1/2" TorleysForest - NorthernCordillera9687P (STD)

7 1/2" TorleysForest - NorthernCordillera9687P (STD)

N/A

Notes

Page 1 of 3

Melissa Di Marino

MARI OIKAWA

HIROAKA OIKAWA

Printed on
Hampton Place

ot: 521 Project: Hampton Place Model: MONTAUK

Printed Dec 21, 2017 11:22 am



* INTERIOR CLOSING SCHEME *

Purchasers MARI OIKAWA & HIROTAKA OIKAWA		Decor Consultant Melissa Di Marino	Model Type MONTAUK	Telephone Res. / Bus (905) 642-8050 / (416) 520-3632	Project Hampton Place	Closing Date 26/10/2018	Unit 521
---	--	---------------------------------------	-----------------------	---	--------------------------	----------------------------	-------------

Page 2 of 3

CABINETS, VANITIES AND COUNTERTOPS

	Style	Countertop	Counter Edge	Handle / Knob
MAIN BATHROOM	CATEGORY 1 - FIBERBOARD - WHITE QT 1203 (STD)	☒ ASPEN TERRA WHITE (STD)	☒ A" EDGE (STD)	B603-SC
MASTER ENSUITE	CATEGORY 1 - FIBERBOARD - WHITE QT 1203 (STD)	☒ ASPEN TERRA WHITE (STD)	☒ A" EDGE (STD)	B603-SC
POWDER ROOM	N/A	N/A	N/A	N/A
KITCHEN / DINETTE	CATEGORY 1 - FIBERBOARD - WHITE QT 1203 (STD)	☒ ASPEN TERRA WHITE (STD)	☒ I" EDGE (UPG)	3487-128
LAUNDRY ROOM	N/A	N/A	N/A	N/A

APPLIANCE PACKAGE

Standard Package

Std 31in Opening

PLUMBING FIXTURES

KITCHEN	
Sink Model	☒ STANDARD
Sink Faucet	☒ STANDARD
TOILETS	
Master Ensuite	☒ STANDARD
Main Bathroom	☒ STANDARD
Powder Room	N/A
VANITY FAUCETS	
Master Ensuite	☒ STANDARD
Main Bathroom	☒ STANDARD
Powder Room	N/A
VANITY SINKS	
Master Ensuite	☒ STANDARD
Main Bathroom	☒ STANDARD
Powder Room	N/A
SHOWER STALL / TUBS	
Master Ensuite Shower Stall	☒ STANDARD
Master Ensuite Tub	N/A
Main Bathroom Tub	☒ STANDARD

Trim

Baseboard & Casing ☒ STANDARD

Interior Doors ☒ STANDARD - CARRARA, SMOOTH

Levers ☒ STANDARD

Door Height ☒ STANDARD

Cornice Moulding / Medallion

Foyer	☒ STANDARD - #CTR-611
Living Room	☒ STANDARD - #CTR-611
Dining Room	☒ STANDARD - #CTR-611
Den	N/A
Master Bedroom	NONE
Bedroom 2	NONE
Bedroom 3	N/A

Fireplace

Fireplace ☐ N/A

Location Flooring ☐ N/A

Style ☐ N/A

Finish ☐ N/A

Marble ☐ N/A

Hearth ☐ N/A

Paint Throughout

Walls ☒ STANDARD - OYSTER WHITE

Trim ☒ STANDARD - WHITE

Page 2 of 3

SHOWER STALL / TUBS

Master Ensuite Shower Stall	☒ STANDARD
Master Ensuite Tub	N/A
Main Bathroom Tub	☒ STANDARD

MISC. INSTALLATIONS

Ceramic Accessories (installed by Vendor) ☒ Yes ☐ No

Bathroom Mirrors (installed by Vendor) ☒ Yes ☐ No

Wire Shelving - Closet (installed by Vendor) ☒ Yes ☐ No

Decor Consultant:

Purchaser:

Purchaser:

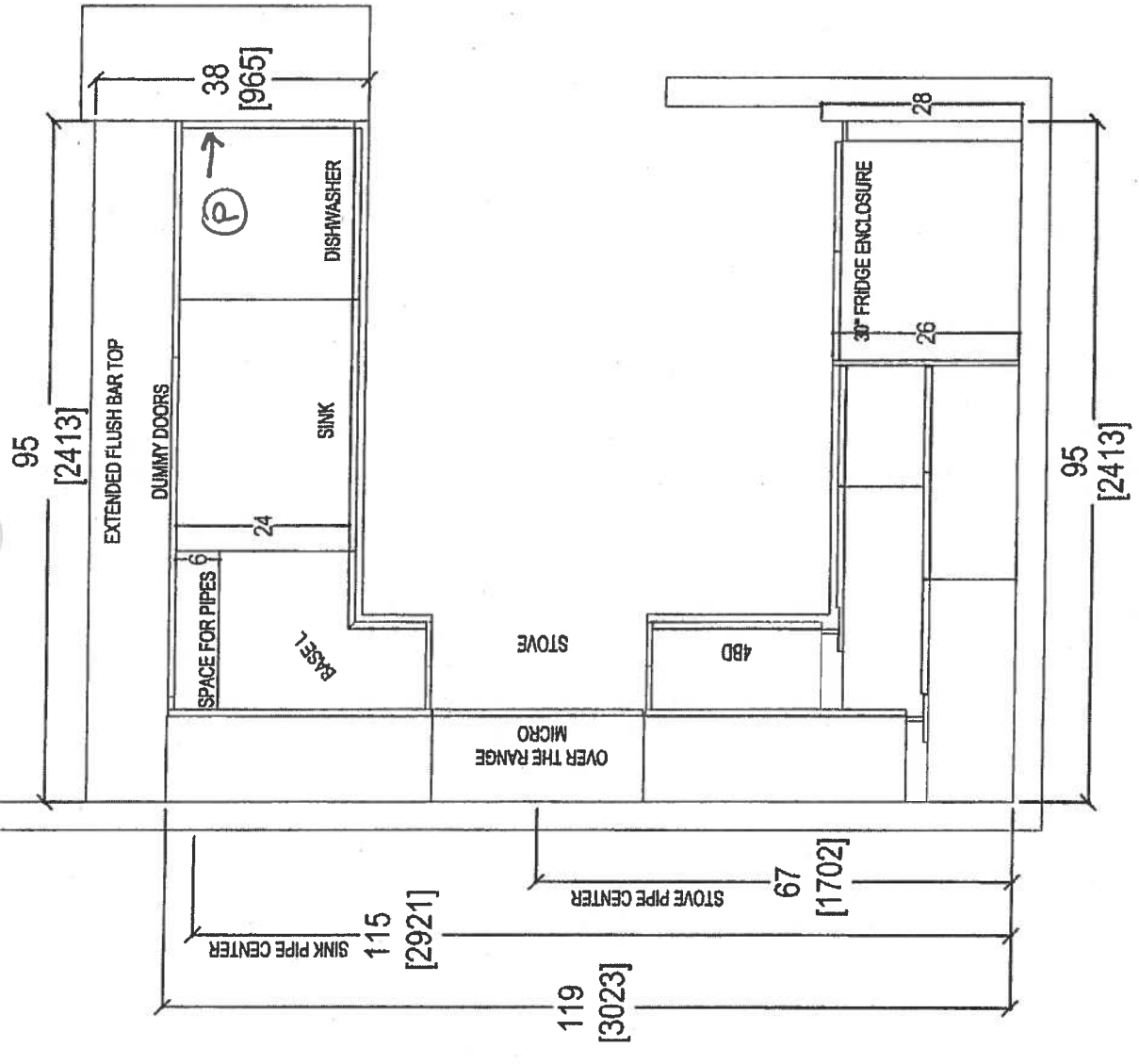
Vendor:

MARI OIKAWA

HIROTAKA OIKAWA

Hampton Place

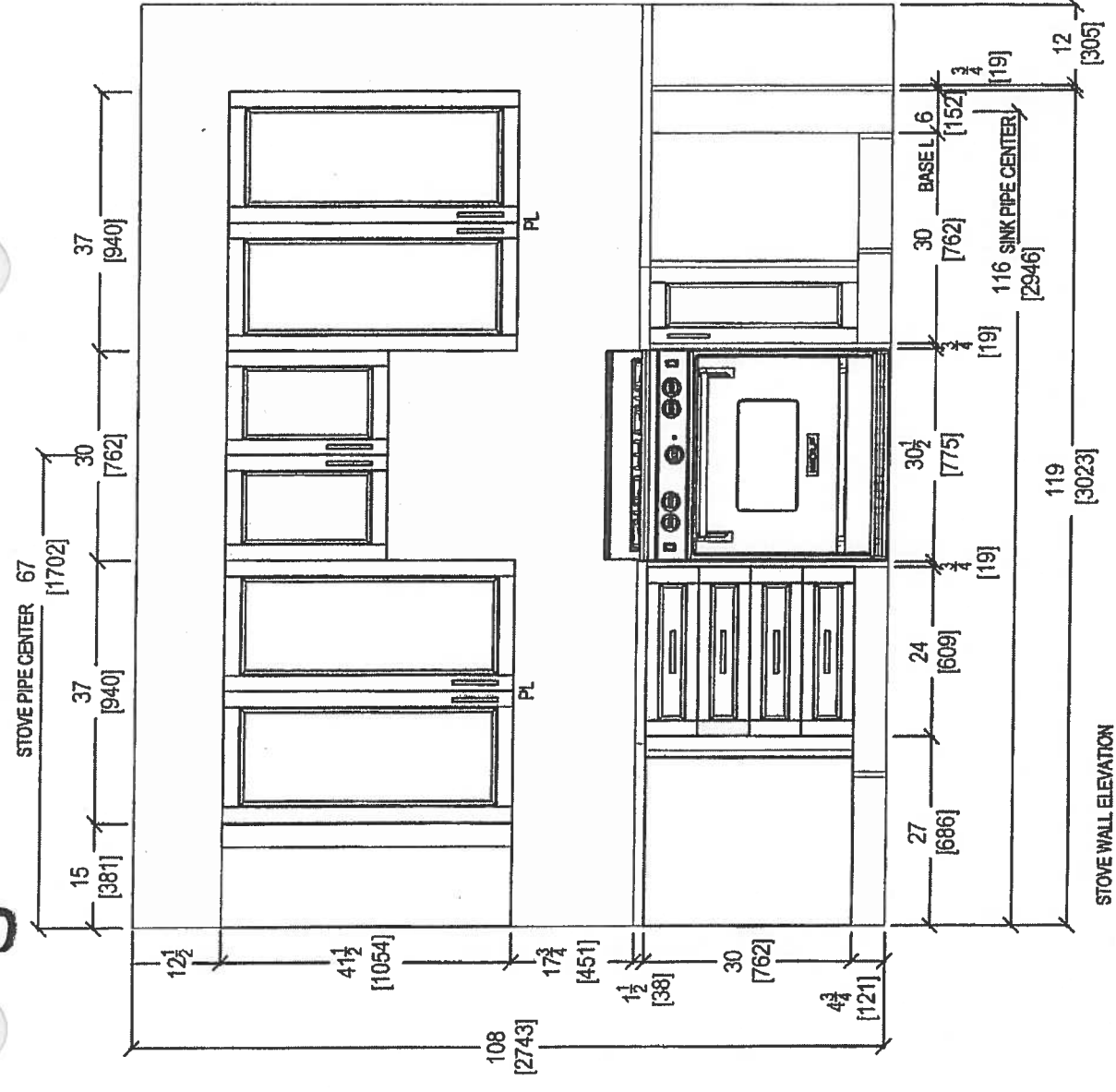
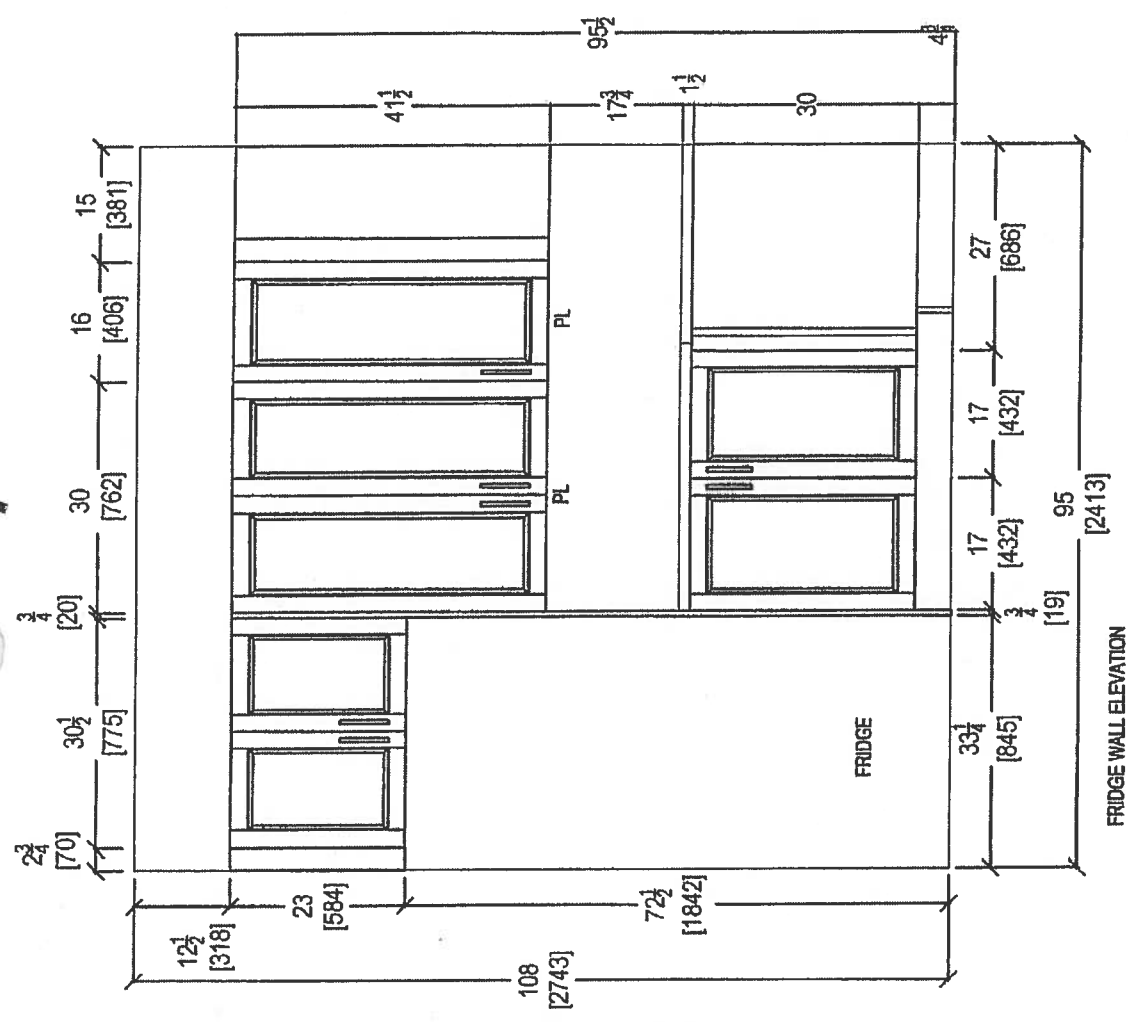
- STD APPLIANCE PACKAGE
- (X4) FUCH LIGHTS
- (P) = PLUG PENINSULA ON WALL ABOVE DISHWASHER.



90 HO

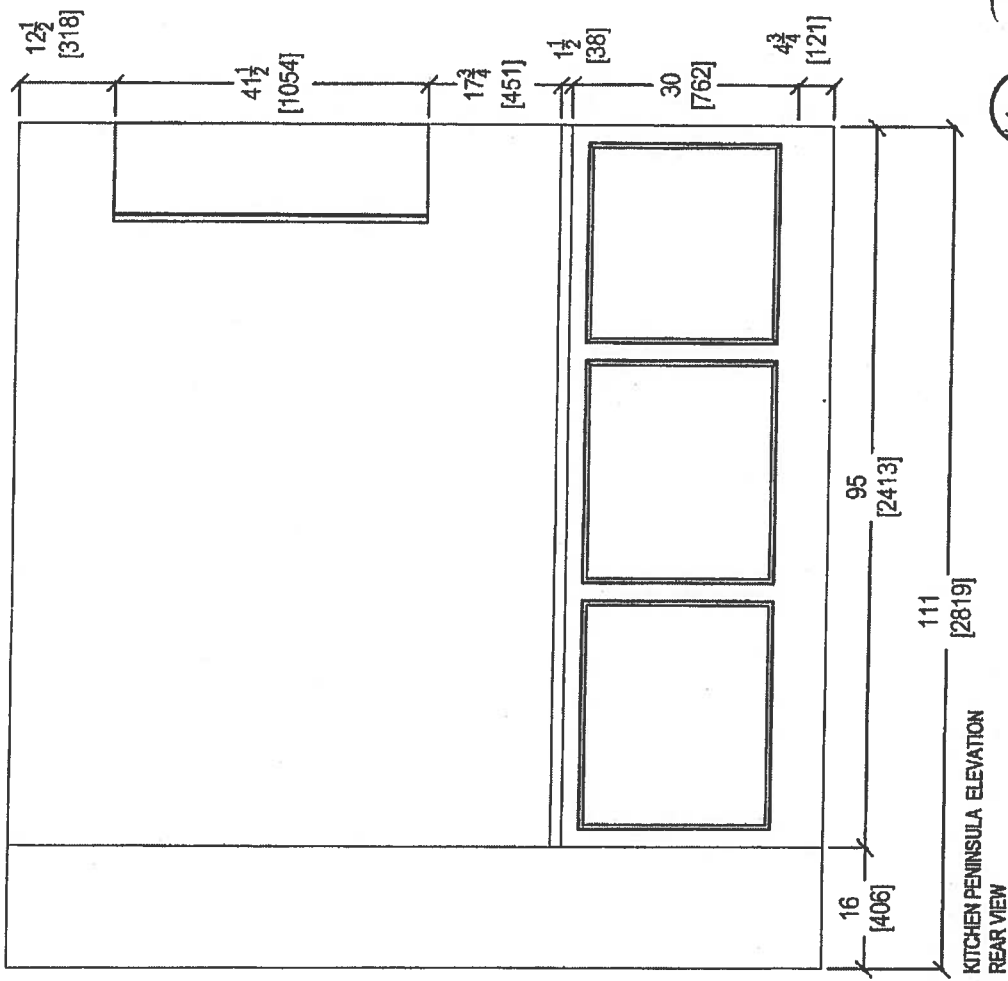
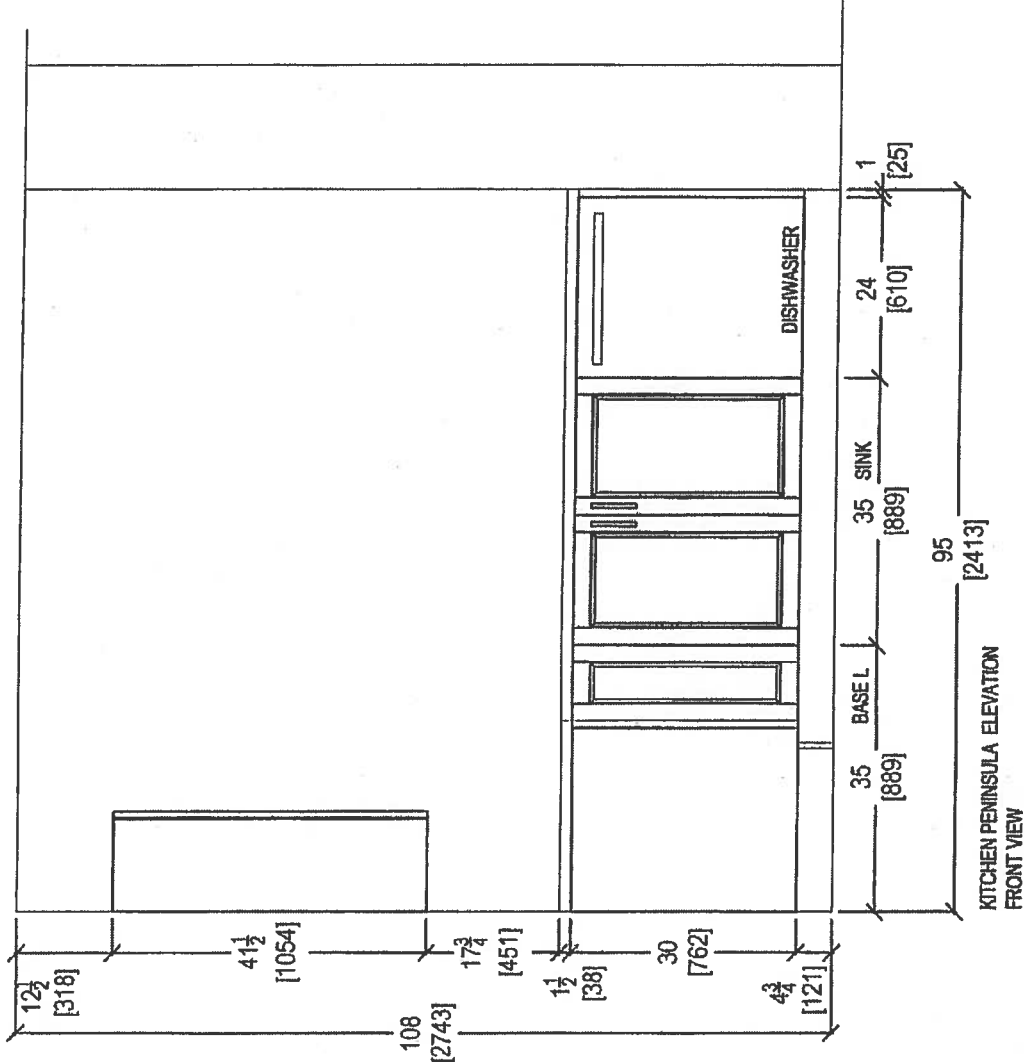
 your kitchen, your taste. 80 SANTE DRIVE, VAUGHAN, ON L4K 3C4, T: 416.746.1611 F: 905.761.5901	CLIENT: ROYAL PINE HOMES	JOB NAME: 2A	ROOM: KITCHEN FLOOR PLAN	DRAWN BY: SK	COMMENTS:
	SITE: HAMPTON PLACE	DOOR STYLE: —	DOOR HANDLE: —	SCALE: 1/2" = 1'-0"	RECEIVED Rev 6.17
	PHONE: —	FINISH: —	DRW HANDLE: —	DATE: AUG 4, 2017	
	EMAIL: —	SPECIES: —	TOP: —	PAGE: —	

Suite 521 Hampton PL-Pock Light (x4)



 your kitchen, your taste 80 SANTE DRIVE, VAUGHAN, ON L4K 3C4 T: 416.748.1811 F: 905.761.5901		CLIENT: ROYAL PINE HOMES		JOB NAME: 2A	ROOM: KITCHEN	COMMENTS:	
SITE: HAMPTON PLACE		DOOR STYLE: --		DOOR HANDLE: --		DRAWN BY: SK	
PHONE: --		FINISH: --		DRW HANDLE: --		SCALE: 1/2" = 1'-0"	
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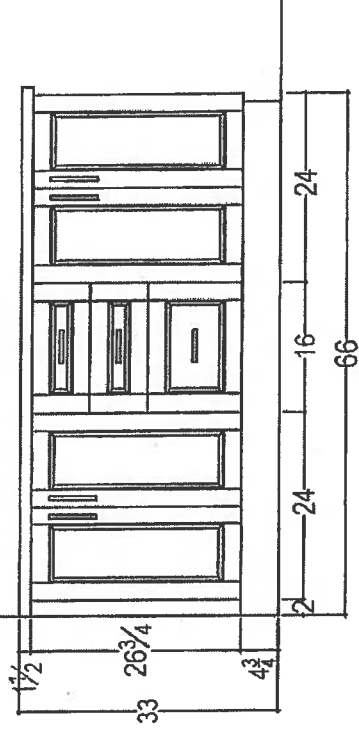
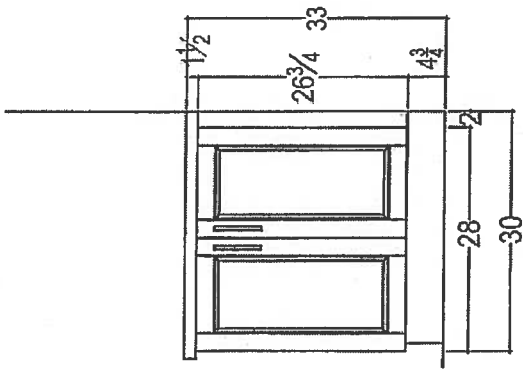
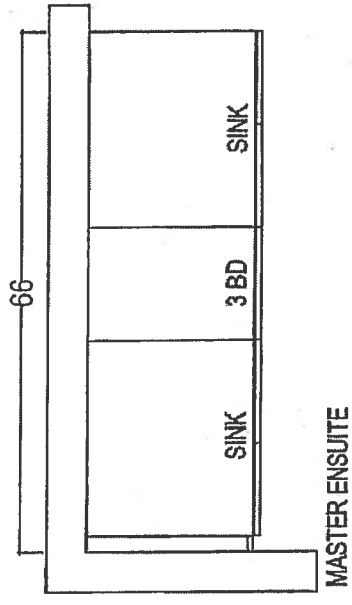
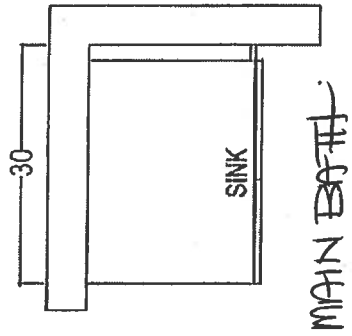


M2 H0

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	SITE: HAMPTON PLACE	DOOR STYLE: —	DOOR HANDLE: —	SCALE: 1/2" = 1' - 0"	RECEIVED JUN 6 17
	PHONE: —	FINISH: —	DRW HANDLE: —	DATE: AUG 4, 2017	
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QUITE 521-HAMPTON

* Install 3" Splash *



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80 SANTE DRIVE VAUGHAN, ON L4K 3C4,
T: 416.746.1811 F: 905.761.5901

CLIENT: ROYAL PINE HOMES		JOB NAME: 2A	ROOM:	VANITIES	DRAWN BY: SK	COMMENTS: PLEASE NOTE ALL DIMENSIONS ARE NOT FINAL AND ARE SUBJECT TO CHANGE UPON FINAL SITE MEASURE
SITE: HAMPTON PLACE		DOOR STYLE: —	DOOR HANDLE: —	SCALE: 1/2" = 1' - 0"		
PHONE: —		FINISH: —	DRW HANDLE: —	DATE: AUG 4, 2017		
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Suite 521 Hampton

(N.C.) (HO)

WRT318FZDM

Standard



30-inch Wide Top-Freezer Refrigerator with
Flexi-Slide™ Bin - 18.2 cu. ft.

<http://www.whirlpool.com>

Key Features:

- Flexi-Slide™ Bin
- Frameless Glass Shelves
- Electronic Temperature Control
- Clear, Humidity Controlled Crispers

Product Dimensions:

Height: 65 7/8

Width: 29 3/4

Depth: 33 1/2

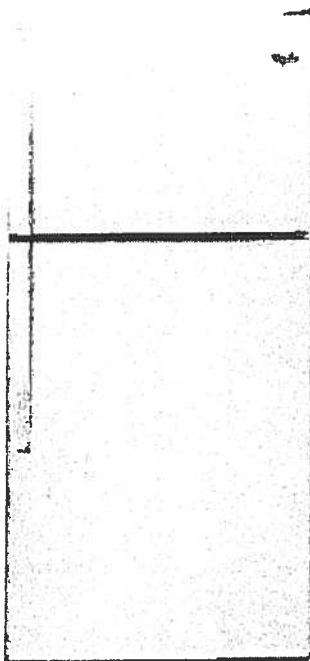
Additional Information:

[Use And Care Guide](#)

[Dimension Guide](#)

[Energy Guide](#)

[Warranty Certificate](#)



Available in:

- Black
- Monochromatic
Stainless Steel
- White



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Created On: Monday, March 14, 2016 12:09:07

Suite 521 Hampton Standard

40

H0



WEE510S0FS

Whirlpool® 4.8 cu. ft. Guided Electric Front Control Range
With The Easy-Wipe Ceramic Glass Cooktop

MSRP: \$1,149 00

Available Colors

☒	Black Model: WEE510S0FB MAJOR APPLIANCE
☒	Black-on-Stainless Model: WEE510S0FS MAJOR APPLIANCE
☐	White Model: WEE510S0FW MAJOR APPLIANCE

Dimensions

Depth	28 15/16 Inches
Width	29 7/8 Inches
Gross Weight	172 LB

Dimensions shown are for planning purposes only. For complete information, see Installation Instructions packed with product.

Specifications

Cooktop Features

Cooktop Element Style	Smoothtop
Cooktop Surface Color	Color Coordinated Black on Stainless
Cooktop Surface Material	Glass
Number of Cooking Element-Burners	4
Left Front Element-Burner Power	3000W
Left Front Element-Burner Size	9"/6"
Left Front Element-Burner Type	Dual
Left Rear Element-Burner Power	1200W
Left Rear Element-Burner Size	6"
Left Rear Element-Burner Type	Radiant
Right Front Element-Burner Power	3000W
Right Front Element-Burner Size	9"/6"
Right Front Element-Burner Type	Dual
Right Rear Element-Burner Power	1200W
Right Rear Element-Burner Size	6"
Right Rear Element-Burner Type	Radiant

Oven Features

Number of Oven Lights	1
Hot Surface Indicator Light	Yes
Power On Indicator Light	Yes
Light Type	Incandescent
Oven Rack Type	Standard (Both)

Controls

Drawer Type	Storage Drawer
Selections	Clock; Timer; Warm Hold; Delay Start; Cook Time Indicator; Control Lock; Automatic Door Latch; Audible Signal; Sabbath Mode; Frozen Bake

ADA Compliant	ADA Height and Operation Compliant
---------------	------------------------------------

Dimensions

Depth	28 15/16 Inches
Width	29 7/8 Inches

General

ADA Compliant	ADA Height and Operation Compliant
---------------	------------------------------------

Key Features

Frozen Bake™ Technology
Guided Cooktop Controls
FlexHeat™ Dual Radiant Elements
Adjustable Self-Cleaning
Easy-Wipe Ceramic Glass Cooktop
Temperature Sensor
4.8 Cu. Ft. Capacity
Keep Warm Option
Closed Door Broiling
Delay Cook
Sabbath Mode
Star-K Certified
ADA Compliant
#1 Selling Appliance Brand in the U.S.A.

Product Literature

Warranty(33.12 KB)
Owners Manual(502.10 KB)
Installation Instructions(995.40 KB)
Dimension Guide(124.36 KB)

You may need to install Adobe Acrobat Reader to view these documents.

UPC Listing

Model "WEE510S0FB" UPC: 883049391939
Model "WEE510S0FS" UPC: 883049391946
Model "WEE510S0FW" UPC: 883049391922

Suite 521 Standard Hampton



WMH31017FS

Whirlpool[®]

1.7 cu. ft. Microwave Hood Combination with
Electronic Controls

<http://www.whirlpool.com>

Key Features:

- Microwave Presets
- Electronic Touch Controls
- Dishwasher-Safe Turntable Plate
- 2-Speed, 300 CFM Vent Fan
- Add 30 Seconds Option
- Adjustable Cooktop Lighting
- #1 Selling Appliance Brand in the U.S.A.

Product Dimensions:

Height: 17 1/4

Width: 29 15/16

Depth: 17 7/8

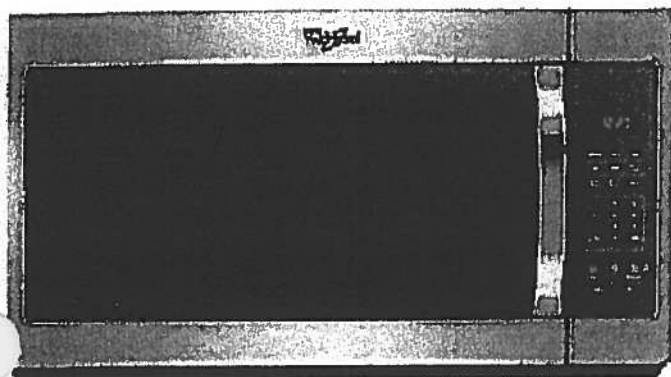
Additional Information:

[Use And Care Guide](#)

[Dimension Guide](#)

[Installation Guide](#)

[Warranty Certificate](#)



Available in:

- Black
- Silver
- Stainless Steel
- White

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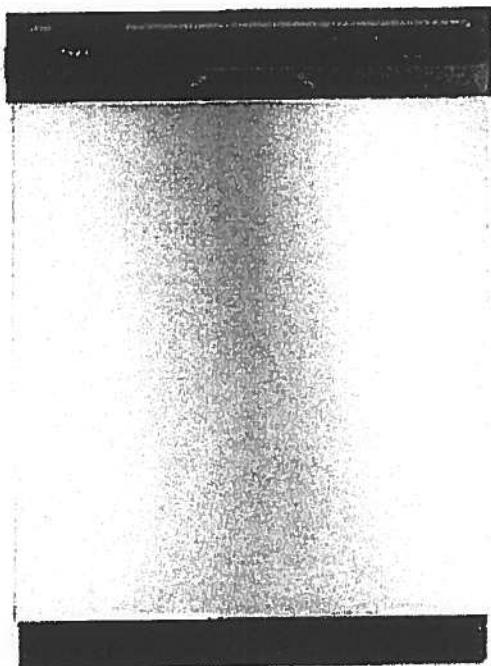


WDF330PAHS

Whirlpool®

<http://www.whirlpool.com>

Heavy-Duty Dishwasher with 1-hour Wash Cycle



Key Features:

- 1-Hour Wash Cycle
- No One Has Fewer Repairs 20 Years in a Row
- Soil Sensor
- Normal Cycle
- Heavy Cycle
- High Temperature Wash Option
- Heated Dry Option
- Designed, Engineered and Assembled in the U.S.A. with American Pride

Product Dimensions:

Height: 34 1/2

Width: 23 7/8

Depth: 24 1/2

Additional Information:

[Use And Care Guide](#)

[Dimension Guide](#)

[Installation Guide](#)

[Energy Guide](#)

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IN
AMERICA



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Created On: Wednesday, April 19, 2017 10:48:05

Suite 521 Standard Hampton

70 100

WET4027EW



<http://www.whirlpool.com>

Combination Washer/Electric Dryer

Key Features:

- HE Agitator with Fabric Softener Cap
- White Porcelain Basket
- AutoDry™ Drying System
- 3 Drying Temperatures
- 2.5 Cu. Ft. Washer Capacity
- 5.9 Cu. Ft. Dryer Capacity
- Fabric Softener Dispenser
- Bleach Dispenser

Product Dimensions:

Height: 71 3/4

Width: 27 1/2

Depth: 32

Electrical Requirements:

30.

Additional Information:

[Use And Care Guide](#)

[Dimension Guide](#)

[Installation Guide](#)

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[Warranty Certificate](#)

Available in:

☐ White

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Countertop Edges
Suite 521
Hampton

(40) (M.O)

CONNOLLY Marble & Granite Ltd.

EDGE
DETAILS

004

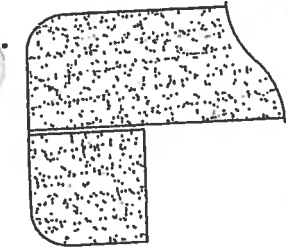
Standard:
Main Bath
Master Ensuite

A.

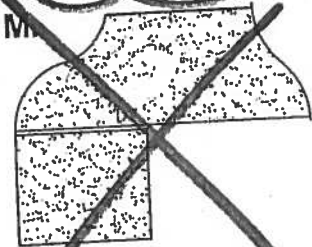


STRAIGHT EDGE
(STANDARD - 3/4")

Upgrade:
Kitchen



DOUBLE TOP "D" EDGE
(STANDARD - 1 1/2")



SQUARE EDGE
(MED./HIGH - 1 1/2")

EDGING UP-GRADE OPTIONS