

What Should Owners Do With The Standard Unit Bylaw?

As you know, it is our opinion that the *Condominium Act, 1998* requires that all existing condominium corporations pass by-laws to define the "standard units" in the condominium. According to the Act, the by-law must be passed before the corporation's first insurance renewal after May 5, 2001.

The standard unit by-law gives a description of the unit as unimproved. It is the responsibility of the condominium corporation to obtain insurance covering the unimproved or "standard" unit (subject to a reasonable deductible). Insurance for any improvement to the unit is the responsibility of the owner.

An improvement is any feature, which is not part of the standard unit description.

Therefore, when the standard unit by-law is passed, each owner should take a copy of the by-law to the owner's insurance broker. The owner should also give the broker a list of all features of the unit, which are not included in the standard unit description. Those are the unit improvements. The broker should then be asked to make sure that the owner's insurance policy provides adequate coverage for those improvements.

At present, most unit insurance policies provide an arbitrary amount of coverage for unit improvements - usually set at a percentage of the coverage for the owner's personal property or "contents". With a precise list of the unit improvements in hand, many owners and brokers may find that they can actually reduce the coverage for improvements. [They may find that they have actually been over-insured up until this time.] On the other hand, in some cases the insurance coverage may have to be increased.

At the end of the day, the standard unit description should enable owners and their brokers to more carefully assess the insurance requirements of the owner.

499 Sunnyside

Model Type A: 01, 10 units (101, 201, 301.....)

Model Type B: 06, 07 units

Model C: 02, 03, 04 units

Model D: 08, 09 units

Model E: 05 units

Unique models: units 301 and 303

Schedule "A"

CARLETON CONDOMINIUM CORPORATION NO. 520

BY-LAW NO. 3

BE IT ENACTED as By-Law No. 3 (being a by-law to define standard units) of Carleton Condominium Corporation No. 520 (hereinafter referred to as the "Corporation") as follows:

**ARTICLE I
DEFINITIONS**

All words used herein which are defined in the *Condominium Act, 1998*, or any successor, ("the Act") shall have ascribed to them the meanings set out in the Act as amended from time to time.

**ARTICLE II
GENERAL**

- (1) The purpose of this by-law is to define the standard units in this condominium, for the purpose of Section 99 of the Act (insurance).
- (2) Where the materials or specifications set out in this by-law are uncertain or incomplete, the standard unit specifications and materials shall be consistent with "Builder's Standard" construction. In the case of any dispute as to what constitutes "Builder's Standard", a comparison shall be had to the quality of the particular feature being offered by builders of comparable construction at the time of the damage.
- (3) The standard unit does not include features, which are part of the common elements. The Corporation's declaration determines which features are part of the common elements and which features are part of the units. To the extent that the attached schedule include features which are part of the common elements, they are included for reference and information purposes. They are not intended to be part of the standard unit.
- (4) Except as otherwise indicated in this by-law, the standard unit(s) shall include all features of the units mentioned in the declaration or shown in the description (including all registered architectural and structural drawings) of the condominium. In the case of any inconsistency between the declaration or description and the schedules to this By-Law, the schedules to this By-Law shall prevail.
- (5) All replacement materials and re-construction shall conform to the current Ontario Building Code, Ontario Fire Code, Ontario Electrical Safety Code, current Municipal regulations and by-laws, and all applicable bulletins in force. If any component of the standard unit must be upgraded or changed in order to comply with any applicable governmental regulation or code or other law applicable to the repair of insured damage or destruction, the said upgrade or change shall be considered part of the standard unit despite not being clearly defined herein as being part of the standard unit.
- (6) Where the schedules to this By-Law refer to specific brands of equipment or materials, this shall be deemed to include equivalent brands.
- (7) In this condominium, there are six (6) different classes of standard units. Each class is based upon a different model of unit in this condominium. The standard unit for each class or model is defined and described further in plans and specifications contained in the schedule(s) indicated for the particular class. The classes and schedule(s) are as follows:

Class Number	Class Description	Units	Schedule(s)
A	Two Bedrooms, Den, Two Full Bathrooms (1,320 Sq. Ft.)	Level 1 and 2; Units 1 and 10	1
B	Two Bedrooms, Den, Two Full Bathrooms (1,194 Sq. Ft.)	Level 1, 2, and 3; Units 6 and 7	2
C	One Bedroom, One Bathroom (680 Sq. Ft.)	Level 1, 2, and 3; Units 2, 3, and 4	3
D	Two Bedrooms, Two Full Bathrooms (1,106 Sq. Ft.)	Level 1, 2, and 3; Units 8 and 9	4
E	Two Bedrooms, One Full Bathroom (920 Sq. Ft.)	Level 1, 2, and 3; Unit 5	5
F	Two Bedrooms, Two Full Bathrooms (1,215 Sq. Ft.)	Level 3; Units 8 and 9	6
2 nd Level A Model	Two Bedrooms, Den, Two Full Bathrooms, and an Upper Level Loft (1,970 Sq. Ft.)	Level 3; Units 1 and 10	7


**ARTICLE III
MISCELLANEOUS**

- (1) **Invalidity:** The invalidity of any part of this by-law shall not impair or affect in any manner the validity and enforceability or effect of the balance thereof.
- (2) **Waiver:** No restriction, condition, obligation or provision contained in this by-law shall be deemed to have been abrogated or waived by reason of any failure to enforce the same irrespective of the number of violations or breaches thereof which may occur.
- (3) **Headings:** The headings in the body of this by-law form no part thereof but shall be deemed to be inserted for convenience of reference only.
- (4) **Alterations:** This by-law or any parts thereof may be varied, altered or repealed by a by-law passed in accordance with the provisions of the Act, and the Declaration.

The foregoing by-law is hereby passed by the Directors and confirmed by the owners pursuant to the *Condominium Act, 1998 of Ontario*.

DATED this 22 day of August, 2005

CARLETON CONDOMINIUM CORPORATION NO. 520


 Print Name: Alan Webb
 Print Title: PRESIDENT, BOARD OF DIRECTORS
ALAN WEBB
 I have authority to bind the Corporation.

Version 5.2 - February 2003

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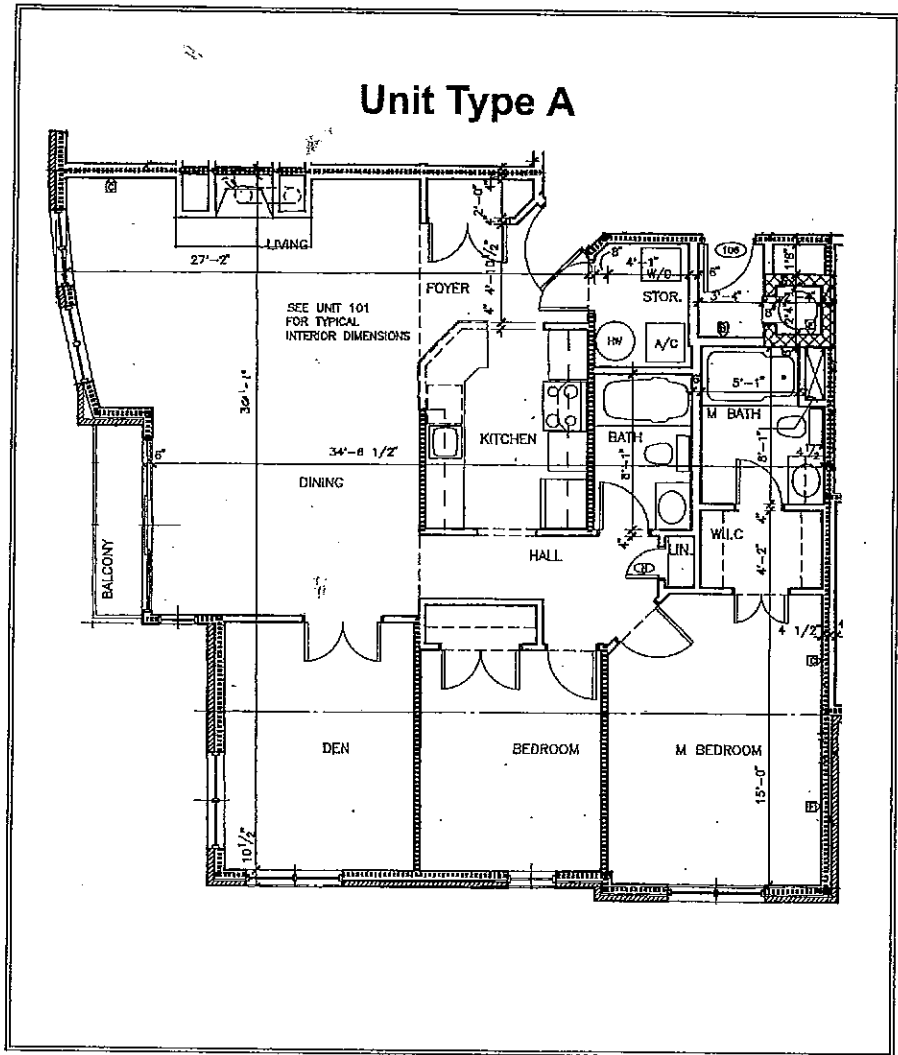
This document was prepared by Nelligan O'Brien Payne LLP for CCC #520 based on a thorough review of all relevant documentation and the specific circumstances of this condominium. This document may not be appropriate for another condominium.

Please note: The form from which this document was prepared is regularly revised and updated.

Carleton Condominium Corporation No. 520
Schedule "1"

Affiliated Appraisers

FLOOR PLANS - MODEL TYPE A



The above floor plan was scanned from the builders original architectural plans and is therefore of limited quality.

**Carleton Condominium Corporation No. 520
Schedule "1" (continued)**

Affiliated Appraisers

DESCRIPTION OF THE MODEL TYPE A

The following description applies only to Model Type A which consists of an entry/foyer, a storage room, living room, dining room, kitchen, a den, two bedrooms, and two full bathrooms. Based on the plans provided, this model has a gross floor area of 1,320 square feet. A sample for this model was not accessible at the time of inspection and the following description was based on information obtained from the builders architectural plans, and from standard features noted in the other inspected models. Model Type A apartments are located on the first and second floors of the subject complex, and some of these units have a reverse floor plan.

Overall Building Description

- Constructed circa 1991
- Exterior cladding consists primarily of brick veneer, with the exception of the north elevation which consists primarily of stucco
- The building has both a flat roof and a peaked roof
- Windows consist of wood framed thermopane units with screened openings – see following room descriptions for further window detail
- First floor apartments have a concrete balcony and second floor apartments have wood balconies. All balconies have wrought iron railings

Mechanical and Structural (Overall Building)

- Primarily wood frame construction
- Baseboard electric heating
- Each unit has an individual forced air central air conditioning system. Representatives of the Condominium Corporation indicated that all units had central air conditioning at the time of construction
- Each unit has an in-suite, 60 gallon electric hot water tank that is rented from a local utility provider
- Each unit had a 125 amp electric service (based on a panel box stamp) with circuit breakers
- Hardwired smoke detectors
- Central fire safety system
- Primarily copper and PVC/ABS piping
- All plumbing and light fixtures are considered to be of standard size/quality unless otherwise noted
- All electrical switches are "decora" type switches which are considered to be slightly above average in quality

General Interior Apartment Finish

- Painted softwood baseboard mouldings – approximately 5 1/8 inches in height
- Painted softwood interior door and window frame mouldings/trim – approximately 2 1/2 inches in width
- Unless otherwise noted, interior passage doors and closet doors consist of hollow core wood panel hinged doors with brass knobs and metal hinges
- Average quality colonial style interior passage and closet doors
- Average to good quality colonial style baseboard mouldings
- Average to good quality colonial style interior door and window frame mouldings/trim
- Drywalled (gypsum board) interior walls and partitions – painted with standard quality materials
- Standard quality painting materials are considered to include priming and two coats of flat latex paint with semi-gloss paint in the kitchen and bathrooms
- Painted drywall ceilings in all rooms except the laundry/storage rooms which have suspended "T-bar" tile ceilings

Apartment Ceiling Clearances

- Approximate overall ceiling clearances of 8.4 feet for first and second floor apartments. Ceilings are approximately one foot lower in kitchens, bathrooms, most hallways, and laundry/storage rooms

**Carleton Condominium Corporation No. 520
Schedule "1" (continued)**

Affiliated Appraisers

Apartment Entry Description

- Standard quality ceramic tile flooring
- One ceiling mounted recessed pot light – one incandescent bulb
- Coat closet with two hinged colonial doors and one full width shelf and hanging rod
- Wood entry door with a visitor viewer and automatic door closer. Entry door hardware consists of a basic quality brass knob and separate deadbolt

Laundry/Storage Room

- Standard quality ceramic tile flooring
- Basic quality ceiling mounted "bare bulb" incandescent light fixture
- Washer and dryer hook-ups
- Air conditioning blower and hot water tank are also located in this room

Kitchen Description

- Walk-through kitchen (two entrances)
- Standard quality ceramic tile flooring
- Two ceiling mounted recessed pot lights – each has one incandescent bulb
- Roll top melamine counter
- Melamine cabinets with hidden hinges and metal pulls (or oak type pulls) along the top or bottom of the cabinet doors and drawers – commonly known as "European Style Cabinets"
- Drywall bulkhead above upper level cabinets (between ceiling and top of cabinets)
- Painted drywall backsplash
- Double stainless steel sink – single lever faucet with a swing spout and chrome finish
- Built-in range hood with a two speed electric ventilation fan (vented to the exterior) and a single incandescent light bulb
- Roughed-in for future dishwasher – units had plumbing and electrical hook-ups for a dishwasher at the time of construction (dishwasher appliance was not installed by the builder)
- No window

Living Area Description

- Open to the dining room
- Standard quality low pile carpet flooring with commensurate under padding
- No light fixture – one receptacle/plug has a wall switch (typically intended for a lamp)
- Two-two section windows – one section in each window has a crank type opening
- Wood burning fireplace with a marble tile hearth and wood mantel. Fireplaces in the complex have either a marble tile surround or a good quality wood moulding surround

Dining Area Description

- Open to the living room
- Standard quality low pile carpet flooring with commensurate under padding
- No light fixture. Units originally had a capped ceiling mounted light hook-up – electrical components were installed for future light fixture
- Three section standard sliding wood framed thermopane balcony door – centre section slides open and two side sections are fixed. Opening section has an exterior screen
- One section crank type opening window

Den Description

- Standard quality low pile carpet flooring with commensurate under padding
- No light fixture – one receptacle/plug has a wall switch (typically intended for a lamp)
- No closet
- Double hinged doors leading to den
- Two-two section windows – one section in each window has a crank type opening

**Carleton Condominium Corporation No. 520
Schedule "1" (continued)**

Affiliated Appraisers

Hallway Description

- Standard quality low pile carpet flooring with commensurate under padding
- One ceiling mounted incandescent light
- Linen closet with multiple shelving and a hinged colonial door

Second Bedroom Description

- Standard quality low pile carpet flooring with commensurate under padding
- No light fixture – one receptacle/plug has a wall switch (typically intended for a lamp)
- One closet with two hinged colonial doors and one full width shelf and hanging rod
- One section crank type opening window

Main Bathroom

- **Four piece bathroom** – standard quality fixtures consisting of a sink, toilet, and a combined tub and shower (does not have a separate shower enclosure)
- Standard size/quality enamel covered sink – chrome finished faucet with a fixed spout and plastic knob
- Standard quality/size enamel covered tub – faucet consists of a single clear plastic knob (with a chrome base) and separate chrome finished spout and showerhead
- Ceramic tile tub enclosure with a full length curtain rod
- Standard quality ceramic tile flooring
- Wall mounted horizontal light fixture with multiple incandescent bulbs and a metal base/frame (strip light fixture with no shade)
- Vanity with a roll top, melamine counter and melamine cabinet doors – two cabinet sections with "European Style" cabinet doors (cabinet doors are similar to the kitchen)
- Flat wall mounted mirror
- No medicine cabinet
- Electric ventilation fan – vented to the exterior

Master Bedroom Description

- Standard quality low pile carpet flooring with commensurate under padding
- No light fixture – one receptacle/plug has a wall switch (typically intended for a lamp)
- Walk-in closet with one full width shelf and hanging rod on one wall and two full width shelves and hanging rods on the opposite wall. There is also a basic "bare bulb" incandescent light fixture. Closet has hinged colonial doors and leads to the ensuite bathroom
- Two-two section wood thermopane windows – one section in each window has a crank type opening

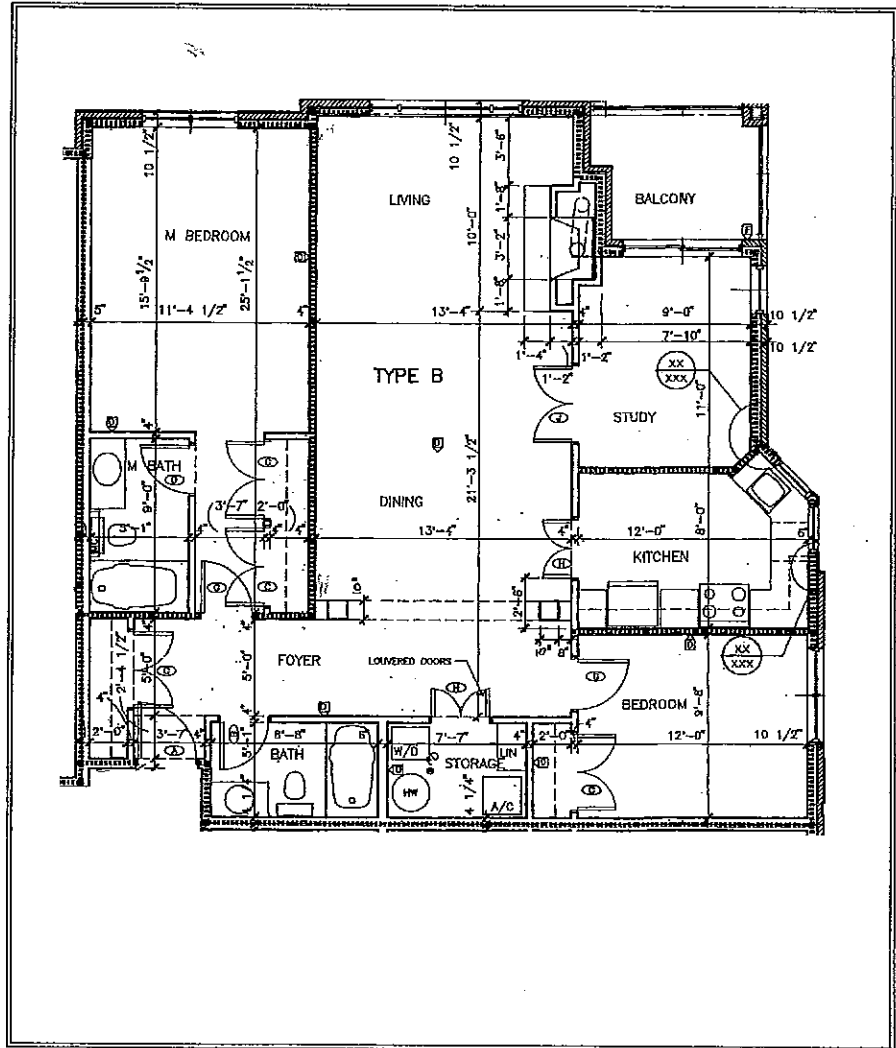
Ensuite Bathroom

- **Five piece bathroom** – standard quality fixtures consisting of a two sinks, a toilet, and a combined tub and shower (does not have a separate shower enclosure)
- Standard size/quality enamel covered sink – chrome finished faucet with a fixed spout and plastic knob
- Standard quality/size enamel covered tub – faucet consists of a single clear plastic knob (with a chrome base) and separate chrome finished spout and showerhead
- Ceramic tile tub enclosure with a full length curtain rod
- Standard quality ceramic tile flooring
- One light fixture located over the vanity – consists of two fluorescent bulbs (tube type bulbs) and a plastic grate type shade
- Vanity with a roll top, melamine counter and melamine cabinet doors and drawers – four cabinet door sections and three drawers. Doors and drawers are "European Style", similar to the kitchen cabinets, with metal or oak pulls
- Large flat wall mounted mirror
- Melamine medicine cabinet with two "European Style" cabinet doors
- Electric ventilation fan with a built-in single bulb incandescent light – vented to the exterior

Carleton Condominium Corporation No. 520
Schedule "2"

Affiliated Appraisers

FLOOR PLANS - MODEL TYPE B



The above floor plan was scanned from the builders original architectural plans and is therefore of limited quality.

**Carleton Condominium Corporation No. 520
Schedule "2" (continued)**

Affiliated Appraisers

DESCRIPTION OF THE MODEL TYPE B

The following description applies only to Model Type B which consists of an entry/foyer, a living room, dining room, study, kitchen, one den, two bedrooms, and two full bathrooms. Based on the plans provided, this model has a gross floor area of 1,194 square feet. Unit No. 206 was inspected as a sample for this model type. Model Type B apartments are located on the first, second, and third floors of the subject complex, and some of these units have reverse floor plans.

Overall Building Description

- Constructed circa 1991
- Exterior cladding consists primarily of brick veneer, with the exception of the north elevation which consists primarily of stucco
- The building has both a flat roof and a peaked roof
- Windows consist of wood framed thermopane units with screened openings – see following room descriptions for further window detail. Third floor windows are larger – these windows are the same as the first and second floor windows except, above each window section, there is an additional small fixed wood thermopane section
- First floor apartments have a concrete balcony and second and third floor apartments have wood balconies. All balconies have wrought iron railings

Mechanical and Structural (Overall Building)

- Primarily wood frame construction
- Baseboard electric heating
- Each unit has an individual forced air central air conditioning system. Representatives of the Condominium Corporation indicated that all units had central air conditioning at the time of construction
- Each unit has an in-suite, 60 gallon electric hot water tank that is rented from a local utility provider
- Each unit had a 125 amp electric service (based on a panel box stamp) with circuit breakers
- Hardwired smoke detectors
- Central fire safety system
- Primarily copper and PVC/ABS piping
- All plumbing and light fixtures are considered to be of standard size/quality unless otherwise noted
- All electrical switches are "decora" type switches which are considered to be slightly above average in quality

General Interior Apartment Finish

- Painted softwood baseboard mouldings – approximately 5 1/8 inches in height
- Painted softwood interior door and window frame mouldings/trim – approximately 2 1/2 inches in width
- Unless otherwise noted, interior passage doors and closet doors consist of hollow core wood panel hinged doors with brass knobs and metal hinges
- Average quality colonial style interior passage and closet doors
- Average to good quality colonial style baseboard mouldings
- Average to good quality colonial style interior door and window frame mouldings/trim
- Drywalled (gypsum board) interior walls and partitions – painted with standard quality materials
- Standard quality painting materials are considered to include priming and two coats of flat latex paint with semi-gloss paint in the kitchen and bathrooms
- Painted drywall ceilings in all rooms except the laundry/storage rooms which have suspended "T-bar" tile ceilings

Carleton Condominium Corporation No. 520
Schedule "2" (continued)

Affiliated Appraisers

Apartment Ceiling Clearances

- Approximate overall ceiling clearances; 8.4 feet for first and second floor apartments, and 8.9 feet for the third floor apartments. Ceilings are approximately one foot lower in kitchens, bathrooms, most hallways, and laundry rooms

Apartment Entry/Foyer Description

- Foyer begins at unit entrance and extends toward the second bedroom and dining room (see floor plans)
- Standard quality ceramic tile flooring
- Two ceiling mounted recessed pot lights and one incandescent bulb per fixture
- Coat closet with two hinged colonial doors and one full width shelf and hanging rod
- Wood entry door with a visitor viewer and automatic door closer. Entry door hardware consists of a basic quality brass knob and separate deadbolt

Main Bathroom

- **Four piece bathroom** – standard quality fixtures consisting of a sink, toilet, and a combined tub and shower (does not have a separate shower enclosure)
- Standard size/quality enamel covered sink – chrome finished faucet with a fixed spout and plastic knob
- Standard quality/size enamel covered tub – faucet consists of a single clear plastic knob (with a chrome base) and separate chrome finished spout and showerhead
- Ceramic tile tub enclosure with a full length curtain rod
- Standard quality ceramic tile flooring
- Wall mounted horizontal light fixture with four incandescent bulbs and a metal base/frame (strip light fixture with no shade)
- Vanity with a roll top, melamine counter and melamine cabinet doors – two cabinet sections with "European Style" cabinet doors (cabinet doors are similar to the kitchen)
- Flat wall mounted mirror
- No medicine cabinet
- Electric ventilation fan – vented to the exterior

Laundry/Storage Room

- Two hinged, louvered wood doors
- Standard quality ceramic tile flooring
- Basic quality ceiling mounted "bare bulb" incandescent light fixture
- Washer and dryer hook-ups
- Air conditioning blower and hot water tank are also located in this room

Dining Area Description

- Open to the living room
- Standard quality low pile carpet flooring with commensurate under padding
- No light fixture. Units originally had a capped ceiling mounted light hook-up – electrical components were installed for future light fixture
- Dining room has a wide archway dividing it from the foyer
- No window or patio door

Living Area Description

- Open to the dining room
- Standard quality low pile carpet flooring with commensurate under padding
- No light fixture – one receptacle/plug has a wall switch (typically intended for a lamp)
- One-three section window – large fixed centre section and two standard sized crank type opening sections on either side
- Wood burning fireplace with a marble tile hearth and wood mantel. Fireplaces in the complex have either a marble tile surround or a good quality wood moulding surround

Carleton Condominium Corporation No. 520
Schedule "2" (continued)

Affiliated Appraisers

Den Description

- Standard quality low pile carpet flooring with commensurate under padding
- No light fixture – one receptacle/plug has a wall switch (typically intended for a lamp)
- No closet
- Double hinged doors leading to den (standard quality "French Doors")
- One section crank type opening window
- Two section standard sliding wood framed thermopane balcony door – one section slides open. Opening section has an exterior screen

Kitchen Description

- Standard quality ceramic tile flooring
- Two ceiling mounted recessed pot lights – each fixture has one incandescent bulb
- Roll top melamine counter
- Melamine cabinets with hidden hinges and metal pulls (or oak type pulls) along the top or bottom of the cabinet doors and drawers – commonly known as "European Style Cabinets"
- Drywall bulkhead above upper level cabinets (between ceiling and top of cabinets)
- Painted drywall backsplash
- Double stainless steel sink – single lever faucet with a swing spout and chrome finish
- Built-in range hood with a two speed electric ventilation fan (vented to the exterior) and a single incandescent light bulb
- Roughed-in for future dishwasher – units had plumbing and electrical hook-ups for a dishwasher at the time of construction (dishwasher appliance was not installed by the builder)
- Two-single section windows, one of which is a crank type opening window

Second Bedroom Description

- Standard quality low pile carpet flooring with commensurate under padding
- No light fixture – one receptacle/plug has a wall switch (typically intended for a lamp)
- One closet with two hinged colonial doors and one full width shelf and hanging rod
- One-two section window – one section has a crank type opening and the other is fixed

Master Bedroom Description

- Standard quality low pile carpet flooring with commensurate under padding
- No light fixture – one receptacle/plug has a wall switch (typically intended for a lamp)
- Two closets – each have two hinged colonial doors and one full width shelf and hanging rod
- One-two section window – one section has a crank type opening and the other is fixed

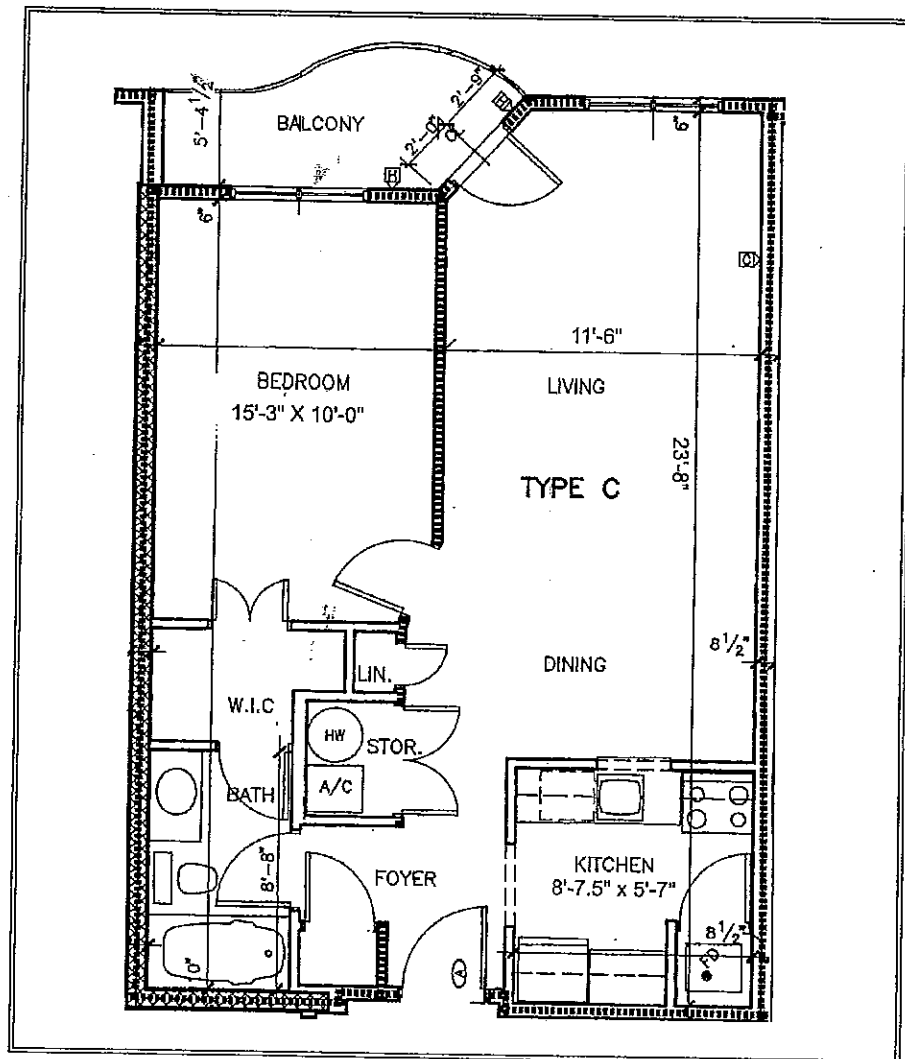
Ensuite Bathroom

- **Four piece bathroom** – standard quality fixtures consisting of a sink, toilet, and a combined tub and shower (does not have a separate shower enclosure)
- Standard size/quality enamel covered sink – chrome finished faucet with a fixed spout and plastic knob
- Standard quality/size enamel covered tub – faucet consists of a single clear plastic knob (with a chrome base) and separate chrome finished spout and showerhead
- Ceramic tile tub enclosure with a full length curtain rod
- Standard quality ceramic tile flooring
- Wall mounted horizontal light fixture with four incandescent bulbs and a metal base/frame (strip light fixture with no shade)
- Vanity with a roll top, melamine counter and melamine cabinet doors – two cabinet sections with "European Style" cabinet doors (cabinet doors are similar to the kitchen)
- Flat wall mounted mirror
- Melamine medicine cabinet with one "European Style" cabinet door
- Electric ventilation fan – vented to the exterior

Carleton Condominium Corporation No. 520
Schedule "3"

Affiliated Appraisers

FLOOR PLANS – MODEL TYPE C



The above floor plan was scanned from the builders original architectural plans and is therefore of limited quality.

**Carleton Condominium Corporation No. 520
Schedule "3" (continued)**

Affiliated Appraisers

DESCRIPTION OF THE MODEL TYPE C

The following description applies only to Model Type C which consists of an entry/foyer, a living room, dining room, kitchen, one bedroom, and one full bathroom. Based on the plans provided, this model has a gross floor area of 680 square feet. Unit No. 304 was inspected as a sample for this model type. Model Type C apartments are located on the first, second, and third floors of the subject complex.

Overall Building Description

- Constructed circa 1991
- Exterior cladding consists primarily of brick veneer, with the exception of the north elevation which consists primarily of stucco
- The building has both a flat roof and a peaked roof
- Windows consist of wood framed thermopane units with screened openings – see following room descriptions for further window detail. Third floor windows are larger (see following room descriptions)
- First floor apartments have a concrete balcony and second and third floor apartments have wood balconies. All balconies have wrought iron railings

Mechanical and Structural (Overall Building)

- Primarily wood frame construction
- Baseboard electric heating
- Each unit has an individual forced air central air conditioning system. Representatives of the Condominium Corporation indicated that all units had central air conditioning at the time of construction
- Each unit has an in-suite, 60 gallon electric hot water tank that is rented from a local utility provider
- Each unit had a 125 amp electric service (based on a panel box stamp) with circuit breakers
- Hardwired smoke detectors
- Central fire safety system
- Primarily copper and PVC/ABS piping
- All plumbing and light fixtures are considered to be of standard size/quality unless otherwise noted
- All electrical switches are "decora" type switches which are considered to be slightly above average in quality

General Interior Apartment Finish

- Painted softwood baseboard mouldings – approximately 5/8 inches in height
- Painted softwood interior door and window frame mouldings/trim – approximately 2 1/2 inches in width
- Unless otherwise noted, interior passage doors and closet doors consist of hollow core wood panel hinged doors with brass knobs and metal hinges
- Average quality colonial style interior passage and closet doors
- Average to good quality colonial style baseboard mouldings
- Average to good quality colonial style interior door and window frame mouldings/trim
- Drywalled (gypsum board) interior walls and partitions – painted with standard quality materials
- Standard quality painting materials are considered to include priming and two coats of flat latex paint with semi-gloss paint in the kitchen and bathrooms
- Painted drywall ceilings in all rooms except the laundry/storage rooms which have suspended "T-bar" tile ceilings

**Carleton Condominium Corporation No. 520
Schedule "3" (continued)**

Affiliated Appraisers

Apartment Ceiling Clearances

- Approximate overall ceiling clearances; 8.4 feet for first and second floor apartments, and 8.9 feet for the third floor apartments. Ceilings are approximately one foot lower in kitchens, bathrooms, most hallways, and laundry rooms

Apartment Entry/Foyer Description

- Standard quality ceramic tile flooring
- One ceiling mounted recessed pot light with one incandescent bulb
- Coat closet with two hinged colonial doors and one full width shelf and hanging rod
- Wood entry door with a visitor viewer and automatic door closer. Entry door hardware consists of a basic quality brass knob and separate deadbolt

Kitchen Description

- Standard quality ceramic tile flooring
- One ceiling mounted recessed pot light with one incandescent bulb
- Roll top melamine counter
- Melamine cabinets with hidden hinges and metal pulls (or oak type pulls) along the top or bottom of the cabinet doors and drawers – commonly known as "European Style Cabinets"
- Drywall bulkhead above upper level cabinets (between ceiling and top of cabinets)
- Painted drywall backsplash
- Double stainless steel sink – single lever faucet with a swing spout and chrome finish
- Built-in range hood with a two speed electric ventilation fan (vented to the exterior) with a single incandescent light bulb
- Roughed-in for future dishwasher $\frac{1}{2}$ units had plumbing and electrical hook-ups for a dishwasher at the time of construction (dishwasher appliance was not installed)
- Open pass-through to dining room
- Laundry closet is located in the kitchen and has a hinged colonial door, washer/dryer hook-ups, and ceramic tile flooring

Utility/Storage Closet

- Located close to the entry/foyer
- Two hinged colonial closet doors
- Basic quality wall mounted "bare bulb" incandescent light fixture
- Suspended tile T-Bar ceiling
- Hot water tank and air conditioning blower are located in this closet – air conditioning blower is ceiling mounted, above the suspended ceiling

Dining Area Description

- Open to the living room
- Standard quality low pile carpet flooring with commensurate under padding
- No light fixture. Units originally had a capped ceiling mounted light hook-up – electrical components were installed for future light fixture
- No window
- Linen closet with a hinged colonial door and multiple shelving

Carleton Condominium Corporation No. 520
Schedule "3" (continued)

Affiliated Appraisers

Living Area Description

- Open to the dining room
- Standard quality low pile carpet flooring with commensurate under padding
- No light fixture – one receptacle/plug has a wall switch (typically intended for a lamp)
- First and second floor units have one - four section window – two sections have a crank type opening
- Third floor units have a six section window – a large fixed centre section, two standard sized crank type opening sections (on either side of centre window) and three smaller fixed sections at the top
- One hinged metal balcony door (not a sliding patio door) with a thermopane window in the centre. Balcony door has a basic quality brass door knob and separate deadbolt
- Wood burning fireplace with a marble tile hearth and wood mantel. Fireplaces in the complex have either a marble tile surround or a good quality wood moulding surround

Bathroom Description

- **Four piece bathroom** – standard quality fixtures consisting of a sink, toilet, and a combined tub and shower (does not have a separate shower enclosure)
- Standard size/quality enamel covered sink – chrome finished faucet with a fixed spout and plastic knob
- Standard quality/size enamel covered tub – faucet consists of a single clear plastic knob (with a chrome base) and separate chrome finished spout and showerhead
- Ceramic tile tub enclosure with a full length curtain rod
- Standard quality ceramic tile flooring
- Wall mounted horizontal light fixture with four incandescent bulbs and a metal base/frame (strip light fixture with no shade)
- Vanity with a roll top, melamine counter and melamine cabinet doors – two cabinet sections with "European Style" cabinet doors (similar to the kitchen cabinet doors)
- Flat wall mounted mirror
- Melamine medicine cabinet with one "European Style" cabinet door
- Electric ventilation fan – vented to the exterior
- Bathroom is accessed from the Foyer and from the walk-in closet located in the Master Bedroom

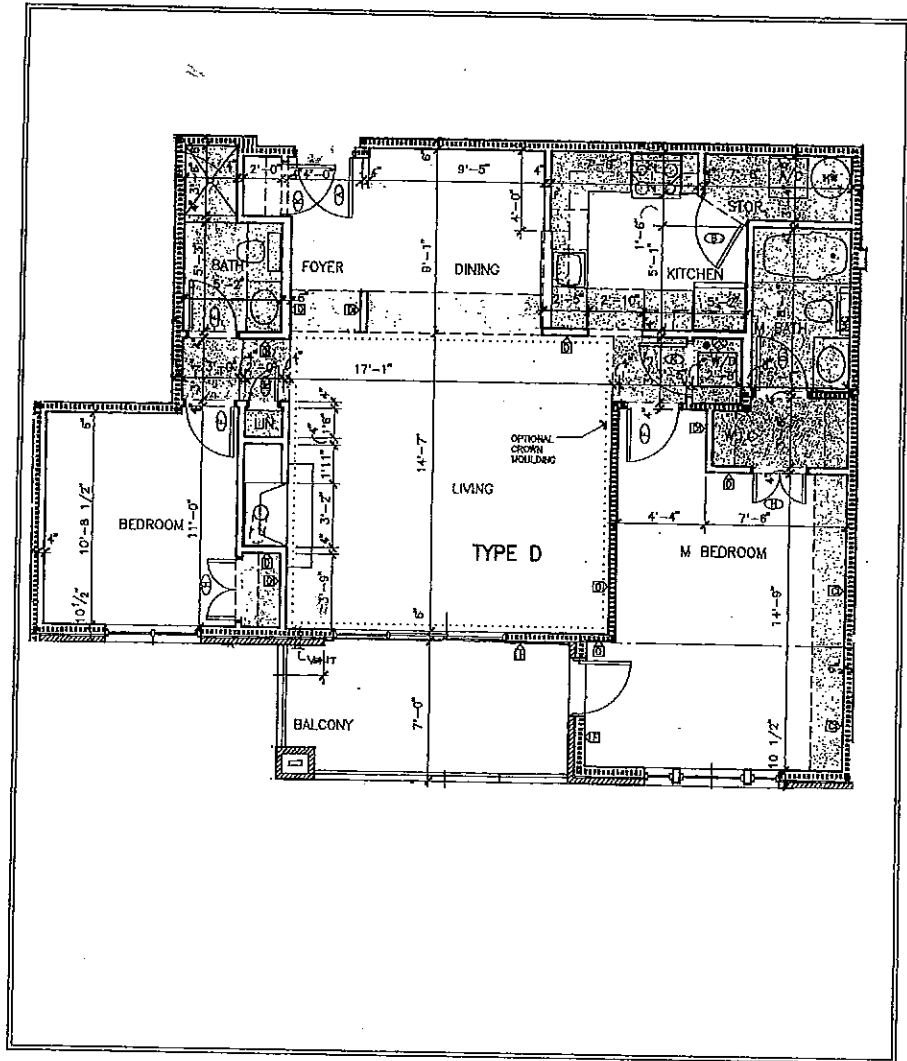
Master Bedroom Description

- Standard quality low pile carpet flooring with commensurate under padding
- No light fixture – one receptacle/plug has a wall switch (typically intended for a lamp)
- Walk-in closet with one full width shelf and hanging rod on one wall and two full width shelves and hanging rods on the opposite wall. There is also a basic "bare bulb" incandescent light fixture. Closet has two hinged colonial doors and leads to the bathroom
- One-two section window – one section has a crank type opening and the other is fixed

Carleton Condominium Corporation No. 520
Schedule "4"

Affiliated Appraisers

FLOOR PLANS – MODEL TYPE D



The above floor plan was scanned from the builders original architectural plans and is therefore of limited quality.

**Carleton Condominium Corporation No. 520
Schedule "4" (continued)**

Affiliated Appraisers

DESCRIPTION OF THE MODEL TYPE D

The following description applies only to Model Type D which consists of an entry/foyer, a living room, dining room, kitchen, two bedrooms, two full bathrooms, and a storage room/closet. Based on the plans provided, this model has a gross floor area of 1,106 square feet. Unit No. 209 was inspected as a sample for this model type. Model D apartments are located on the first, second, and third floors of the subject complex, and some of these units have reverse floor plans.

Overall Building Description

- Constructed circa 1991
- Exterior cladding consists primarily of brick veneer, with the exception of the north elevation which consists primarily of stucco
- The building has both a flat roof and a peaked roof
- Windows consist of wood framed thermopane units with screened openings – see following room descriptions for further window detail. Third floor windows are larger (see following room descriptions)
- First floor apartments have a concrete balcony and second and third floor apartments have wood balconies. All balconies have wrought iron railings

Mechanical and Structural (Overall Building)

- Primarily wood frame construction
- Baseboard electric heating
- Each unit has an individual forced air central air conditioning system. Representatives of the Condominium Corporation indicated that all units had central air conditioning at the time of construction
- Each unit has an in-suite, 60 gallon electric hot water tank that is rented from a local utility provider
- Each unit had a 125 amp electric service (based on a panel box stamp) with circuit breakers
- Hardwired smoke detectors
- Central fire safety system
- Primarily copper and PVC/ABS piping
- All plumbing and light fixtures are considered to be of standard size/quality unless otherwise noted
- All electrical switches are "decora" type switches which are considered to be slightly above average in quality

General Interior Apartment Finish

- Painted softwood baseboard mouldings – approximately 5 1/8 inches in height
- Painted softwood interior door and window frame mouldings/trim – approximately 2 1/2 inches in width
- Unless otherwise noted, interior passage doors and closet doors consist of hollow core wood panel hinged doors with brass knobs and metal hinges
- Average quality colonial style interior passage and closet doors
- Average to good quality colonial style baseboard mouldings
- Average to good quality colonial style interior door and window frame mouldings/trim
- Drywalled (gypsum board) interior walls and partitions – painted with standard quality materials
- Standard quality painting materials are considered to include priming and two coats of flat latex paint with semi-gloss paint in the kitchen and bathrooms
- Painted drywall ceilings in all rooms except the laundry/storage rooms which have suspended "T-bar" tile ceilings

Apartment Ceiling Clearances

- Approximate overall ceiling clearances; 8.4 feet for first and second floor apartments, and 8.9 feet for the third floor apartments. Ceilings are approximately one foot lower in kitchens, bathrooms, most hallways, and laundry rooms

**Carleton Condominium Corporation No. 520
Schedule "4" (continued)**

Affiliated Appraisers

Apartment Entry Description

- Standard quality ceramic tile flooring
- One ceiling mounted recessed pot light with one incandescent bulb
- Coat closet with one hinged colonial door and one full width shelf and hanging rod
- Wood entry door with a visitor viewer and automatic door closer. Entry door hardware consists of a basic quality brass knob with a separate deadbolt
- There is a partial partition wall dividing the entry and dining room

Living Area Description

- Open to the dining room
- Standard quality low pile carpet flooring with commensurate under padding
- No light fixture – one receptacle/plug has a wall switch (typically intended for a lamp)
- Three section standard sliding wood framed thermopane balcony door – centre section slides open and two side sections are fixed. Opening section has an exterior screen
- Wood burning fireplace with a marble tile hearth and wood mantel. Fireplaces in the complex have either a marble tile surround or a good quality wood moulding surround

Dining Area Description

- Open to the living room
- Standard quality low pile carpet flooring with commensurate under padding
- No light fixture. Units originally had a capped ceiling mounted light hook-up – electrical components were installed for future light fixture
- No window

Kitchen Description

- Standard quality ceramic tile flooring
- Ceiling mounted recessed pot light with one incandescent bulb
- Roll top melamine counter
- Melamine cabinets with hidden hinges and metal pulls (or oak type pulls) along the top or bottom of the cabinet doors and drawers – commonly known as "European Style Cabinets"
- Drywall bulkhead above upper level cabinets (between ceiling and top of cabinets)
- Painted drywall backsplash
- Double stainless steel sink – single lever faucet with a swing spout and chrome finish
- Built-in range hood with a two speed electric ventilation fan (vented to the exterior) and a single incandescent light bulb
- Roughed-in for future dishwasher – units had plumbing and electrical hook-ups for a dishwasher at the time of construction (dishwasher appliance was not installed by the builder)
- Large open pass-through to dining room
- No window

Storage Room

- Standard quality sheet vinyl flooring
- Basic quality wall mounted "bare bulb" incandescent light fixture
- Suspended tile T-Bar ceiling
- Hot water tank and air conditioning blower are located in this closet – air conditioning blower is ceiling mounted, above the suspended ceiling

Hallway Description

- Short hallway leading to the master bedroom
- Standard quality low pile carpet flooring with commensurate under padding
- One ceiling mounted recessed pot light with one incandescent bulb
- Laundry closet with standard quality sheet vinyl flooring, a hinged colonial door, and washer and dryer hook-ups

Carleton Condominium Corporation No. 520
Schedule "4" (continued)

Affiliated Appraisers

Master Bedroom Description

- Standard quality low pile carpet flooring with commensurate under padding
- No light fixture – one receptacle/plug has a wall switch (typically intended for a lamp)
- Walk-in closet with one full width shelf and hanging rod on one wall and two full width shelves and hanging rods on the opposite wall. There is also one ceiling mounted recessed pot light with one incandescent bulb. Closet has hinged colonial doors and leads to the ensuite bathroom
- First and second floor units have one-three section wood thermopane window – one larger fixed centre section with a standard sized crank type opening section on either side
- Third floor units have one-six section window – large fixed centre section, two standard sized crank type opening sections (on either side of centre window), and three smaller fixed sections at the top
- One hinged metal balcony door (not a sliding patio door) with a thermopane window in the centre. Balcony door has a basic quality brass door knob and separate deadbolt

Ensuite Bathroom

- **Four piece bathroom** – standard quality fixtures consisting of a one sink, a toilet, and a combined tub and shower (does not have a separate shower enclosure)
- Standard size/quality enamel covered sink – chrome finished faucet with a fixed spout and plastic knob
- Standard quality/size enamel covered tub – faucet consists of a single clear plastic knob (with a chrome base) and separate chrome finished spout and showerhead
- Ceramic tile tub enclosure with a full length curtain rod
- Standard quality ceramic tile flooring
- Wall mounted horizontal light fixture with multiple incandescent bulbs and a metal base/frame (strip light fixture with no shade)
- Vanity with a roll top, melamine counter and melamine cabinet doors – two cabinet sections with "European Style" doors (cabinet doors are similar to the kitchen)
- Flat wall mounted mirror
- Melamine medicine cabinet with two "European Style" cabinet doors
- Electric ventilation fan with a built-in single bulb incandescent light – vented to the exterior

Hallway Description

- Short hallway leading from living area to the second bedroom
- Standard quality low pile carpet flooring with commensurate under padding
- One ceiling mounted recessed pot light with one incandescent bulb
- Linen closet with multiple shelving and a hinged colonial door

Second Bedroom Description

- Standard quality low pile carpet flooring with commensurate under padding
- No light fixture – one receptacle/plug has a wall switch (typically intended for a lamp)
- One closet with two hinged colonial doors and one full width shelf and hanging rod
- First and second floor units have one-two section window – one section has a crank type opening and the other is fixed
- Third floor units have one-three section wood thermopane window – one larger fixed centre section with a standard sized crank type opening section on either side

Bathroom Description

- **Three piece bathroom** – standard quality fixtures consisting of a sink, toilet, and a shower enclosure
- Standard size/quality enamel covered sink – chrome finished faucet with a fixed spout and plastic knob
- Standard quality/size shower enclosure with a metal framed hinged glass door (metal door frame has a chrome finish), and a ceramic tile floor. Shower enclosure walls/partitions are drywalled and covered with a ceramic tile backsplash. Shower faucet consists of a single clear plastic knob (with a chrome base) and separate chrome finished showerhead. There is also a step at the shower entrance, below the glass door. Top of the step is covered with a marble strip
- Standard quality ceramic tile flooring

Carleton Condominium Corporation No. 520
Schedule "4" (continued)

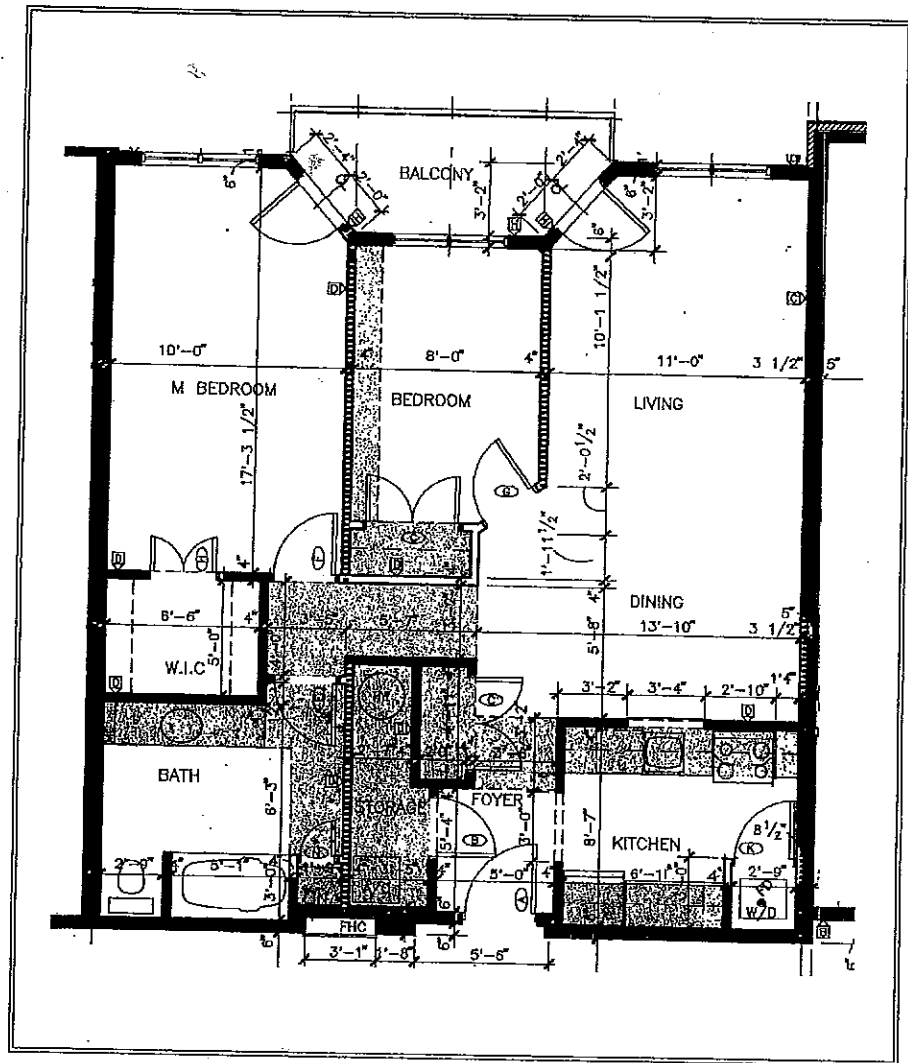
Affiliated Appraisers

- Wall mounted horizontal light fixture with four incandescent bulbs and a metal base/frame (strip light fixture with no shade)
- Vanity with a roll top, melamine counter and melamine cabinet doors -- two cabinet sections with "European Style" cabinet doors (cabinet doors are similar to the kitchen)
- Flat wall mounted mirror
- No medicine cabinet
- Electric ventilation fan -- vented to the exterior

Carleton Condominium Corporation No. 520
 Schedule "5"

Affiliated Appraisers

FLOOR PLANS - MODEL TYPE E



The above floor plan was scanned from the builders original architectural plans and is therefore of limited quality.

**Carleton Condominium Corporation No. 520
Schedule "5" (continued)**

Affiliated Appraisers

DESCRIPTION OF THE MODEL TYPE E

The following description applies only to Model Type E which consists of an entry/foyer, a living room, dining room, kitchen, two bedrooms, one full bathroom, and a storage room. Based on the plans provided, this model has a gross floor area of 920 square feet. Unit No. 105 was inspected as a sample for this model type. Model Type E apartments are located on the first, second, and third floors of the subject complex.

Overall Building Description

- Constructed circa 1991
- Exterior cladding consists primarily of brick veneer, with the exception of the north elevation which consists primarily of stucco
- The building has both a flat roof and a peaked roof
- Windows consist of wood framed thermopane units with screened openings – see following room descriptions for further window detail. Third floor windows are larger (see following room descriptions)
- First floor apartments have a concrete balcony and second and third floor apartments have wood balconies. All balconies have wrought iron railings

Mechanical and Structural (Overall Building)

- Primarily wood frame construction
- Baseboard electric heating
- Each unit has an individual forced air central air conditioning system. Representatives of the Condominium Corporation indicated that all units had central air conditioning at the time of construction
- Each unit has an in-suite, 60 gallon electric hot water tank that is rented from a local utility provider
- Each unit had a 125 amp electric service (based on a panel box stamp) with circuit breakers
- Hardwired smoke detectors
- Central fire safety system
- Primarily copper and PVC/ABS piping
- All plumbing and light fixtures are considered to be of standard size/quality unless otherwise noted
- All electrical switches are "decora" type switches which are considered to be slightly above average in quality

General Interior Apartment Finish

- Painted softwood baseboard mouldings – approximately 5 1/8 inches in height
- Painted softwood interior door and window frame mouldings/trim – approximately 2 1/2 inches in width
- Unless otherwise noted, interior passage doors and closet doors consist of hollow core wood panel hinged doors with brass knobs and metal hinges
- Average quality colonial style interior passage and closet doors
- Average to good quality colonial style baseboard mouldings
- Average to good quality colonial style interior door and window frame mouldings/trim
- Drywalled (gypsum board) interior walls and partitions – painted with standard quality materials
- Standard quality painting materials are considered to include priming and two coats of flat latex paint with semi-gloss paint in the kitchen and bathrooms
- Painted drywall ceilings in all rooms except the laundry/storage rooms which have suspended "T-bar" tile ceilings

Apartment Ceiling Clearances

- Approximate overall ceiling clearances; 8.4 feet for first and second floor apartments, and 8.9 feet for the third floor apartments. Ceilings are approximately one foot lower in kitchens, bathrooms, most hallways, and laundry rooms

**Carleton Condominium Corporation No. 520
Schedule "5" (continued)**

Affiliated Appraisers

Apartment Entry/Foyer Description

- Standard quality ceramic tile flooring
- One ceiling mounted recessed pot light with one incandescent bulb
- Coat closet with two hinged colonial doors and one full width shelf and hanging rod
- Wood entry door with a visitor viewer and automatic door closer. Entry door hardware consists of a basic quality brass knob and separate deadbolt

Storage Room

- Standard quality sheet vinyl flooring
- Basic quality wall mounted "bare bulb" incandescent light fixture
- Suspended tile T-Bar ceiling
- Hot water tank and air conditioning blower are located in this closet – air conditioning blower is ceiling mounted, above the suspended ceiling

Kitchen Description

- Standard quality ceramic tile flooring
- Two ceiling mounted recessed pot lights – each fixture has one incandescent bulb
- Roll top melamine counter
- Melamine cabinets with hidden hinges and metal pulls (or oak type pulls) along the top or bottom of the cabinet doors and drawers – commonly known as "European Style Cabinets"
- Drywall bulkhead above upper level cabinets (between ceiling and top of cabinets)
- Painted drywall backsplash
- Double stainless steel sink – single lever faucet with a swing spout and chrome finish
- Built-in range hood with a two speed electric ventilation fan (vented to the exterior) and a single incandescent light bulb
- Roughed-in for future dishwasher – units had plumbing and electrical hook-ups for a dishwasher at the time of construction (dishwasher appliance was not installed by the builder)
- Open pass-through to dining room
- No window
- Laundry closet with standard quality sheet vinyl flooring, a hinged colonial door, and washer and dryer hook-ups

Dining Area Description

- Open to the living room
- Standard quality low pile carpet flooring with commensurate under padding
- No light fixture. Units originally had a capped ceiling mounted light hook-up – electrical components were installed for future light fixture
- No window

Living Area Description

- Open to the dining room
- Standard quality low pile carpet flooring with commensurate under padding
- No light fixture – one receptacle/plug has a wall switch (typically intended for a lamp)
- First and second floor units have a two section window – one section has a crank type opening and the other is fixed
- Third floor units have a four section window – one wide fixed section, one standard sized crank type opening section, and two smaller fixed sections at the top
- Wood burning fireplace with a marble tile hearth and wood mantel. Fireplaces in the complex have either a marble tile surround or a good quality wood moulding surround
- One hinged metal balcony door (not a sliding patio door) with a thermopane window in the centre. Balcony door has a basic quality brass door knob and separate deadbolt

Carleton Condominium Corporation No. 520
Schedule "5" (continued)

Affiliated Appraisers

Second Bedroom Description

- Standard quality low pile carpet flooring with commensurate under padding
- No light fixture – one receptacle/plug has a wall switch (typically intended for a lamp)
- One closet with two hinged colonial doors and one full width shelf and hanging rod
- One-two section window – one section has a crank type opening and the other is fixed

Hallway Description

- Hallway leading to bathroom and master bedroom
- Standard quality low pile carpet flooring with commensurate under padding
- One ceiling mounted recessed pot light with one incandescent bulb

Master Bedroom Description

- Standard quality low pile carpet flooring with commensurate under padding
- No light fixture – one receptacle/plug has a wall switch (typically intended for a lamp)
- Walk-in closet with two hinged colonial doors, one full width shelf and hanging rod on one wall, and two full width shelves and hanging rods on the opposite wall. There is also one basic quality ceiling mounted "bare bulb" incandescent light
- First and second floor units have a two section window – one section has a crank type opening and the other is fixed
- Third floor units have a four section window – one wide fixed section, one standard sized crank type opening section, and two smaller fixed sections at the top
- One hinged metal balcony door (not a sliding patio door) with a thermopane window in the centre. Balcony door has a basic quality brass door knob and separate deadbolt

Bathroom Description

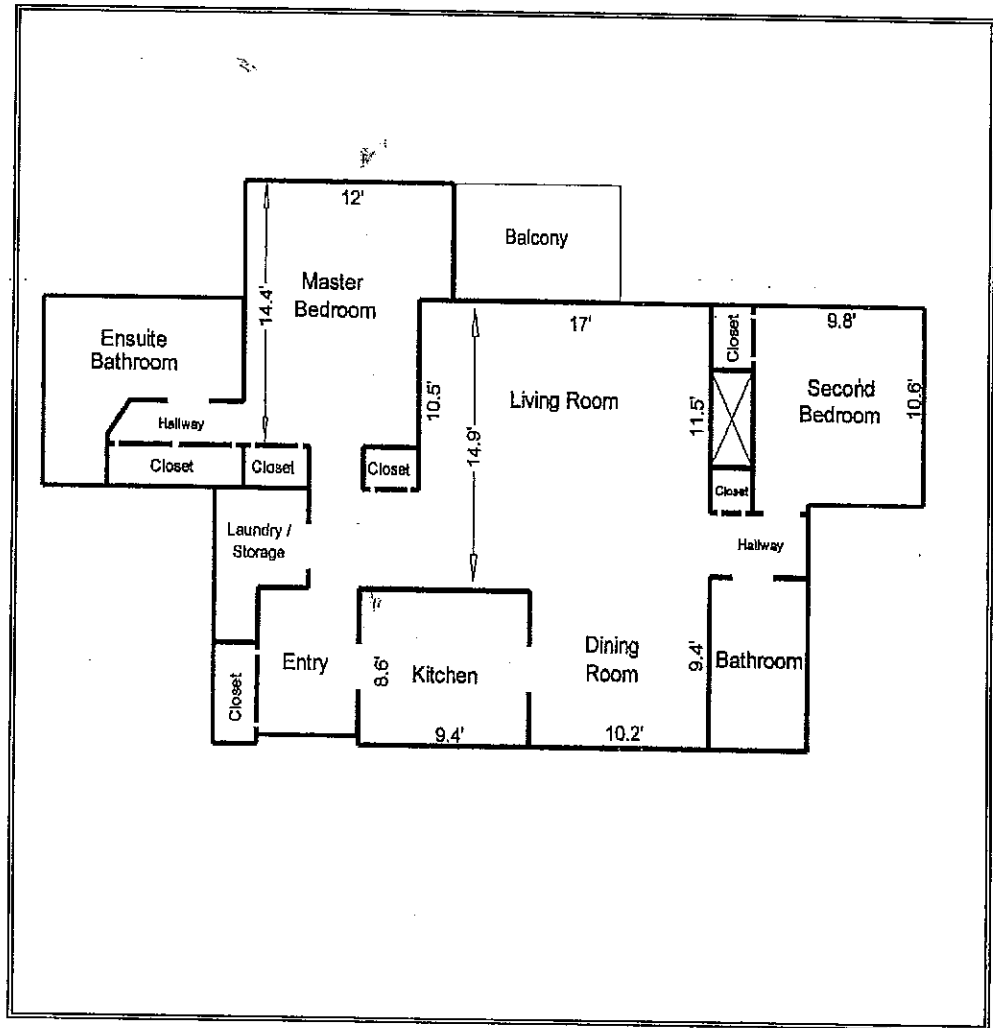
- **Four piece bathroom** – standard quality fixtures consisting of a sink, toilet, and a combined tub and shower (does not have a separate shower enclosure)
- Standard size/quality enamel covered sink – chrome finished faucet with a fixed spout and plastic knob
- Standard quality/size enamel covered tub – faucet consists of a single clear plastic knob (with a chrome base) and separate chrome finished spout and showerhead
- Ceramic tile tub enclosure with a full length curtain rod
- Standard quality ceramic tile flooring
- Wall mounted horizontal light fixture with multiple incandescent bulbs and a metal base/frame (strip light fixture with no shade)
- There is also a capped ceiling mounted light hook-up – electrical components were installed for future light fixture
- Vanity with a roll top, melamine counter and melamine cabinet doors and drawers – three drawers and three cabinet sections. "European Style" cabinet doors and drawers (similar to the kitchen)
- Flat wall mounted mirror
- Melamine medicine cabinet with one hinged "European Style" cabinet door
- Electric ventilation fan – vented to the exterior
- Linen closet with multiple shelving and a hinged colonial door

Carleton Condominium Corporation No. 520
Schedule "6"

Affiliated Appraisers

2

FLOOR PLANS - MODEL TYPE F



The above floor plan has been included for illustration purposes only and should not be considered an exact replica - actual measurements and room/wall locations may vary slightly. Architectural plans were not available to confirm the field measurements, however these measurements are considered to be reasonably accurate.

Carleton Condominium Corporation No. 520
Schedule "6" (continued)

Affiliated Appraisers

3

DESCRIPTION OF THE MODEL TYPE F

The following description applies only to Model Type F which consists of an entry/foyer, a living room, dining room, kitchen, two bedrooms, two full bathrooms, and a storage room/closet. Based on field measurements, this model has a gross floor area estimated at approximately 1,215 square feet. Unit No. 309 was inspected as a sample for this model type. There are reportedly two Model F type apartments which include Unit No. 308 and 309. Unit No. 308 would likely have a reverse floor plan.

Overall Building Description

- Constructed circa 1991
- Exterior cladding consists primarily of brick veneer, with the exception of the north elevation which consists primarily of stucco
- The building has both a flat roof and a peaked roof
- Windows consist of wood framed thermopane units with screened openings – see following room descriptions for further window detail. Third floor units have larger windows than first and second floor units
- Third floor apartments have wood balconies with wrought iron railings

Mechanical and Structural (Overall Building)

- Primarily wood frame construction
- Baseboard electric heating
- Each unit has an individual forced air central air conditioning system. Representatives of the Condominium Corporation indicated that all units had central air conditioning at the time of construction
- Each unit has an in-suite, 60 gallon electric hot water tank that is rented from a local utility provider
- Each unit had a 125 amp electric service (based on a panel box stamp) with circuit breakers
- Hardwired smoke detectors
- Central fire safety system
- Primarily copper and PVC/ABS piping
- All plumbing and light fixtures are considered to be of standard size/quality unless otherwise noted
- All electrical switches are "decora" type switches which are considered to be slightly above average in quality

General Interior Apartment Finish

- Painted softwood baseboard mouldings – approximately 5 1/8 inches in height
- Painted softwood interior door and window frame mouldings/trim – approximately 2 1/2 inches in width
- Unless otherwise noted, interior passage doors and closet doors consist of hollow core wood panel hinged doors with brass knobs and metal hinges
- Average quality colonial style interior passage and closet doors
- Average to good quality colonial style baseboard mouldings
- Average to good quality colonial style interior door and window frame mouldings/trim
- Drywalled (gypsum board) interior walls and partitions – painted with standard quality materials
- Standard quality painting materials are considered to include priming and two coats of flat latex paint with semi-gloss paint in the kitchen and bathrooms
- Painted drywall ceilings in all rooms except the laundry/storage rooms which have suspended "T-bar" tile ceilings

Apartment Ceiling Clearances

- Approximate overall ceiling clearance of 8.9 feet for the third floor apartments. Ceilings are approximately one foot lower in kitchens, bathrooms, most hallways, and laundry rooms

Carleton Condominium Corporation No. 520
Schedule "6" (continued)

Affiliated Appraisers

4

Apartment Entry Description

- Standard quality ceramic tile flooring
- One ceiling mounted recessed pot light with one incandescent bulb
- Coat closet with two hinged colonial doors and one full width shelf and hanging rod
- Wood entry door with a visitor viewer and automatic door closer. Entry door hardware consists of a basic quality brass knob with a separate deadbolt
- Entry ceiling is sunken/stepped around the perimeter (i.e. perimeter is approximately one floor lower than the centre of the entry ceiling)

Kitchen Description

- Standard quality ceramic tile flooring
- Two ceiling mounted recessed pot lights – single incandescent bulbs
- Roll top melamine counter
- Melamine cabinets with hidden hinges and metal pulls (or oak type pulls) along the top or bottom of the cabinet doors and drawers – commonly known as "European Style Cabinets"
- Drywall bulkhead above upper level cabinets (between ceiling and top of cabinets)
- Painted drywall backsplash
- Double stainless steel sink – single lever faucet with a swing spout and chrome finish
- Built-in range hood with a two speed electric ventilation fan (vented to the exterior) and a single incandescent light bulb
- Roughed-in for future dishwasher – units had plumbing and electrical hook-ups for a dishwasher at the time of construction (dishwasher appliance was not installed by the builder)
- Large open pass-through to living room
- No window

Dining Area Description

- Open to the living room
- Standard quality low pile carpet flooring with commensurate under padding
- No light fixture. Units originally had a capped ceiling mounted light hook-up – electrical components were installed for future light fixture
- No window

Living Area Description

- Open to the dining room
- Standard quality low pile carpet flooring with commensurate under padding
- Two ceiling mounted recessed pot lights – single incandescent bulbs
- One receptacle/plug has a wall switch (typically intended for a lamp)
- Two section standard sliding wood framed thermopane balcony door – one section slides open and one section is fixed. Opening section has an exterior screen. There are also two wood framed thermopane fixed windows on each side of the balcony door
- Wood burning fireplace with a marble tile hearth and wood mantel. Fireplaces in the complex have either a marble tile surround or a good quality wood moulding surround

Master Bedroom Description

- Standard quality low pile carpet flooring with commensurate under padding
- One ceiling mounted recessed pot light with one incandescent bulb. There is also a receptacle/plug with a wall switch (typically intended for a lamp)
- Three closet sections – each section has two hinges doors and one full width shelf and hanging rod
- One-six section window – large fixed centre section, two standard sized crank type opening sections (on either side of centre window), and three smaller fixed sections at the top
- One hinged metal balcony door (not a sliding patio door) with a thermopane window in the centre. Balcony door has a basic quality brass door knob and separate deadbolt

Carleton Condominium Corporation No. 520
Schedule "6" (continued)

Affiliated Appraisers

5

Ensuite Bathroom

- **Five piece bathroom** -- standard quality fixtures consisting of a one sink, a toilet, and a combined tub and shower, and a separate shower enclosure
- Standard size/quality enamel covered sink -- chrome finished faucet with a fixed spout and plastic knob
- Standard quality/size enamel covered tub -- faucet consists of a single clear plastic knob (with a chrome base) and separate chrome finished spout and showerhead. Ceramic tile tub enclosure with a curtain rod
- Standard quality/size shower enclosure with a ceramic tile floor. Shower enclosure walls/partitions are drywalled and covered with a ceramic tile backsplash. Full width curtain rod. Shower faucet consists of a single clear plastic knob (with a chrome base) and separate chrome finished showerhead.
- Bathroom has standard quality ceramic tile flooring
- Wall mounted horizontal light fixture with four incandescent bulbs and a metal base/frame (strip light fixture with no shade)
- Vanity with a roll top, melamine counter and "European Style" melamine cabinets -- two cabinet sections and three drawers
- Flat wall mounted mirror
- Melamine medicine cabinet with a "European Style" cabinet door
- Electric ventilation fan -- vented to the exterior
- One-four section window -- two fixed sections and two crank type opening sections

Laundry/Storage Room

- Standard quality sheet vinyl flooring
- Basic quality ceiling mounted "bare bulb" incandescent light fixture
- Suspended tile T-Bar ceiling
- Washer and dryer hook-ups
- Hot water tank and air conditioning blower are located in this closet -- air conditioning blower is ceiling mounted, above the suspended ceiling

Main Bathroom

- **Four piece bathroom** -- standard quality fixtures consisting of a sink, toilet, and a combined tub and shower (does not have a separate shower enclosure)
- Standard size/quality enamel covered sink -- chrome finished faucet with a fixed spout and plastic knob
- Standard quality/size enamel covered tub -- faucet consists of a single clear plastic knob (with a chrome base) and separate chrome finished spout and showerhead
- Ceramic tile tub enclosure with a full length curtain rod
- Standard quality ceramic tile flooring
- Wall mounted horizontal light fixture with four incandescent bulbs and a metal base/frame (strip light fixture with no shade)
- Vanity with a roll top, melamine counter and melamine cabinet doors -- two cabinet sections with "European Style" cabinet doors (cabinet doors are similar to the kitchen)
- Flat wall mounted mirror
- Melamine medicine cabinet with a "European Style" cabinet door
- Electric ventilation fan -- vented to the exterior

Hallway Description

- Short hallway leading to the second bedroom
- Standard quality low pile carpet flooring with commensurate under padding
- Closet with multiple shelving and a hinged colonial door

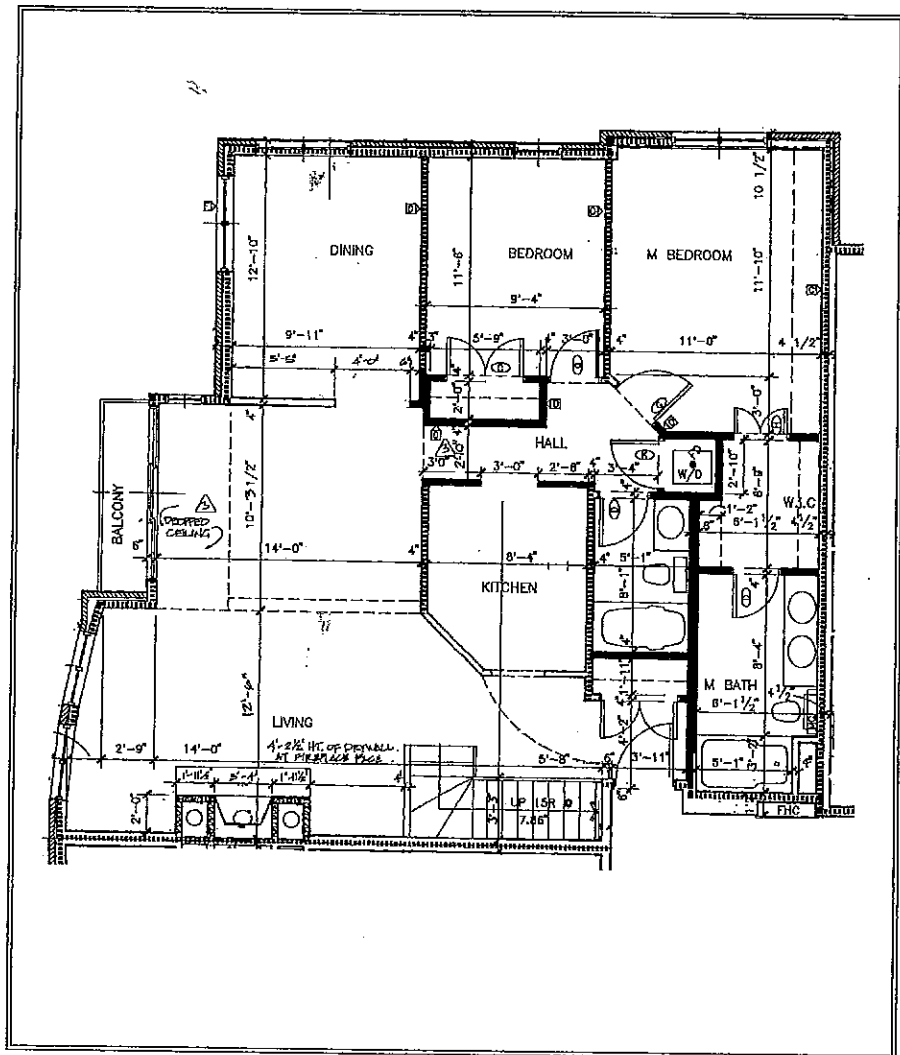
Second Bedroom Description

- Standard quality low pile carpet flooring with commensurate under padding
- No light fixture -- one receptacle/plug has a wall switch (typically intended for a lamp)
- One closet with one hinged colonial door and a full width shelf and hanging rod
- One-three section wood thermopane window -- one larger fixed centre section with a standard sized crank type opening section on either side

Carleton Condominium Corporation No. 520
Schedule "7"

Affiliated Appraisers

FLOOR PLANS - TWO LEVEL MODEL TYPE A



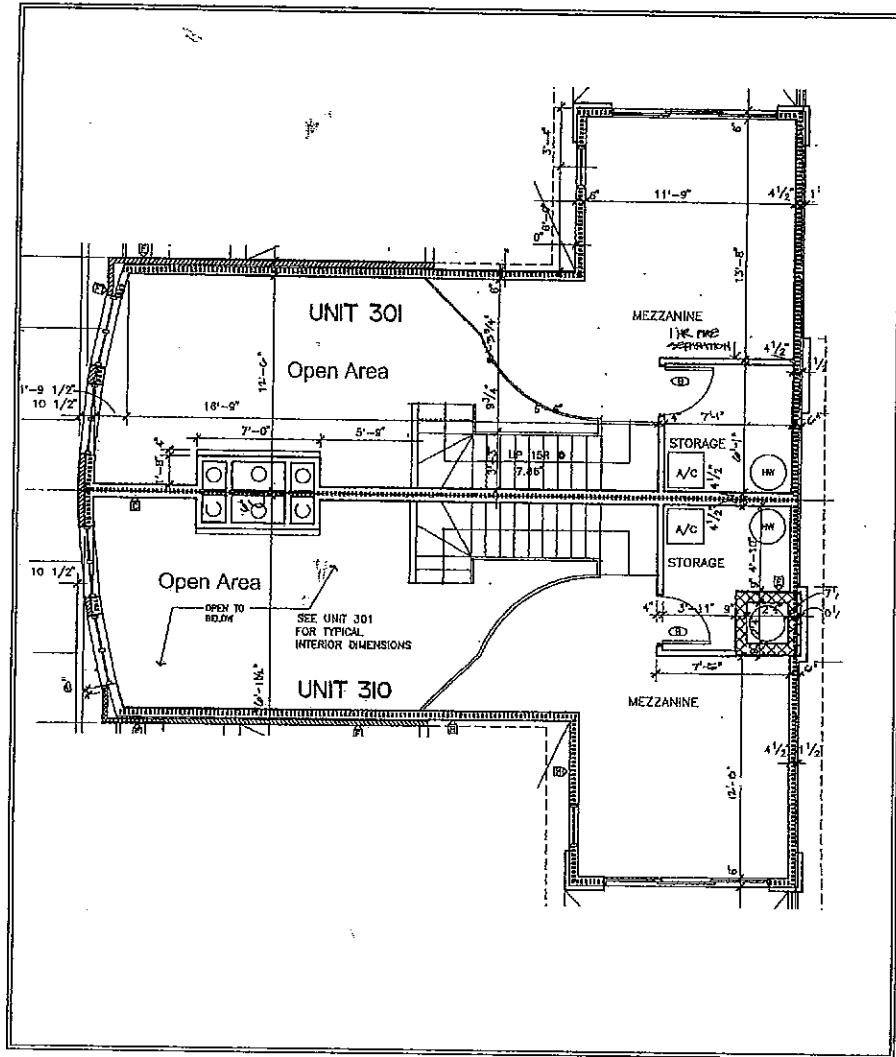
Main Floor Plan

The above floor plan was scanned from the builders original architectural plans and is therefore of limited quality.

Carleton Condominium Corporation No. 520
Schedule "7" (continued)

Affiliated Appraisers

FLOOR PLANS – TWO LEVEL MODEL TYPE A



Second Level Loft Floor Plans

The above floor plans were scanned from the builders original architectural plans and are therefore of limited quality.

Carleton Condominium Corporation No. 520
Schedule "7" (continued)

Affiliated Appraisers

DESCRIPTION OF THE TWO LEVEL MODEL TYPE A

The following description applies only to the Two Level Model A unit type. The main level consists of an entry/foyer, living room, dining room, kitchen, one den, two bedrooms, and two full bathrooms. The second level consists of an open-loft area and a storage/utility room. The total gross floor area was not included (in the architectural plans) for this model. Gross floor area has therefore been estimated based on information provided in the plans – main floor for a Model A unit was given at 1,320 square feet and the second level was estimated at approximately 650 square feet, including the open section over the living room which appears to account for approximately 50% of the second level. Therefore, the total gross floor area for the Two Level Model A unit type is estimated at approximately 1,970 square feet (including the open area over the living room). Unit No. 301 was inspected as a sample for this model type. Unit No. 301 and 310 are the only Two Level Model Type A apartments. The inspected unit had many upgrades (such as crown mouldings, etc.) which were not included in this description as they do not appear to have been standard in the builders basic model.

Overall Building Description

- Constructed circa 1991
- Exterior cladding consists primarily of brick veneer, with the exception of the north elevation which consists primarily of stucco
- The building has both a flat roof and a peaked roof
- Windows consist of wood framed thermopane units with screened openings – see following room descriptions for further window detail
- Wood balcony with wrought iron railings located off the dining room
- Private roof top terrace off the second level loft area (terrace has a wood deck)

Mechanical and Structural (Overall Building)

- Primarily wood frame construction
- Baseboard electric heating
- Each unit has an individual forced air central air conditioning system. Representatives of the Condominium Corporation indicated that all units had central air conditioning at the time of construction
- Each unit has an in-suite, 60 gallon electric hot water tank that is rented from a local utility provider
- Each unit had a 125 amp electric service (based on a panel box stamp) with circuit breakers
- Hardwired smoke detectors
- Central fire safety system
- Primarily copper and PVC/ABS piping
- All plumbing and light fixtures are considered to be of standard size/quality unless otherwise noted
- All electrical switches are "decora" type switches which are considered to be slightly above average in quality

General Interior Apartment Finish

- Painted softwood baseboard mouldings – approximately 5½ inches in height
- Painted softwood interior door and window frame mouldings/trim – approximately 2½ inches in width
- Unless otherwise noted, interior passage doors and closet doors consist of hollow core wood panel hinged doors with brass knobs and metal hinges
- Average quality colonial style interior passage and closet doors
- Average to good quality colonial style baseboard mouldings
- Average to good quality colonial style interior door and window frame mouldings/trim

Carleton Condominium Corporation No. 520
Schedule "7" (continued)

Affiliated Appraisers

- Drywalled (gypsum board) interior walls and partitions – painted with standard quality materials
- Standard quality painting materials are considered to include priming and two coats of flat latex paint with semi-gloss paint in the kitchen and bathrooms
- Painted drywall ceilings in all rooms except the laundry/storage rooms which have suspended "T-bar" tile ceilings

Main Level

Apartment Ceiling Clearances

- Approximate overall ceiling clearances of 8.9 feet for main level (third floor of the building), with the exception of the living room area which has a ceiling clearance of approximately 17.5 feet (this area is open to the second level). Ceilings are approximately one foot lower in kitchens, bathrooms, most hallways, and laundry rooms
- Second level loft area has an overall ceiling clearance of approximately 7.9 feet and slopes to a height of approximately 5.5 feet

Apartment Entry Description

- Standard quality ceramic tile flooring
- One ceiling mounted recessed pot light with one incandescent bulb
- Coat closet with two hinged colonial doors and one full width shelf and hanging rod
- Wood entry door with a visitor viewer and automatic door closer. Entry door hardware consists of a basic quality brass knob and separate deadbolt

Kitchen Description

- Walk-through kitchen (two entrances)
- Standard quality ceramic tile flooring
- Two ceiling mounted recessed pot lights – each has one incandescent bulb
- Roll top melamine counter
- Melamine cabinets with hidden hinges and metal pulls (or oak type pulls) along the top or bottom of the cabinet doors and drawers – commonly known as "European Style Cabinets"
- Drywall bulkhead above upper level cabinets (between ceiling and top of cabinets)
- Painted drywall backsplash
- Double stainless steel sink – single lever faucet with a swing spout and chrome finish
- Built-in range hood with a two speed electric ventilation fan (vented to the exterior) and a single incandescent light bulb
- Roughed-in for future dishwasher – units had plumbing and electrical hook-ups for a dishwasher at the time of construction (dishwasher appliance was not installed by the builder)
- Open pass-through to dining room
- No window

Living Area Description

- Open to the dining room
- Ceiling is open to second level and has a slight vaulted/cathedral ceiling design
- Standard quality low pile carpet flooring with commensurate under padding
- No light fixture – one receptacle/plug has a wall switch (typically intended for a lamp)
- Main level windows consist of two-four section windows (two standard sized sections and two small sections) – one of the four sections is a crank type opening window
- Second level (open area) windows consist of two-four section windows (small window sections) – all four sections are fixed
- Wood burning fireplace with a marble tile hearth and wood mantel. Fireplaces in the complex have either a marble tile surround or a good quality wood moulding surround

**Carleton Condominium Corporation No. 520
Schedule "7" (continued)**

Affiliated Appraisers

Main Level (Continued)

Dining Area Description

- Open to the living room
- Standard quality low pile carpet flooring with commensurate under padding
- No light fixture. Units originally had a capped ceiling mounted light hook-up – electrical components were installed for future light fixture
- Ceiling has drywall bulk-heads to create a "stepped ceiling" design
- One section fixed window
- Three section standard sliding wood framed thermopane balcony door – centre section slides open and two side sections are fixed. Opening section has an exterior screen

Den Description

- Standard quality low pile carpet flooring with commensurate under padding
- No light fixture – one receptacle/plug has a wall switch (typically intended for a lamp)
- No closet
- Double hinged "French" type doors leading to den
- No light fixture. Capped ceiling mounted light hook-up – electrical components were installed for future light fixture
- Two-four section windows (two standard sized sections and two small sections) – one of the four sections is a crank type opening window

Hallway Description

- Standard quality low pile carpet flooring with commensurate under padding
- One ceiling mounted incandescent light
- Laundry closet with standard quality ceramic tile flooring, a hinged colonial door, and washer and dryer hook-ups

Second Bedroom Description

- Standard quality low pile carpet flooring with commensurate under padding
- No light fixture – one receptacle/plug has a wall switch (typically intended for a lamp)
- One closet with two hinged colonial doors and one full width shelf and hanging rod
- One-two section window – one section is a crank type opening window

Main Bathroom

- **Four piece bathroom** – standard quality fixtures consisting of a sink, toilet, and a combined tub and shower (does not have a separate shower enclosure)
- Standard size/quality enamel covered sink – chrome finished faucet with a fixed spout and plastic knob
- Standard quality/size enamel covered tub – faucet consists of a single clear plastic knob (with a chrome base) and separate chrome finished spout and showerhead
- Ceramic tile tub enclosure with a full length curtain rod
- Standard quality ceramic tile flooring
- Wall mounted horizontal light fixture with four incandescent bulbs and a metal base/frame (strip light fixture with no shade)
- Vanity with a roll top, melamine counter and melamine cabinet doors – two cabinet sections with "European Style" cabinet doors (cabinet doors are similar to the kitchen)
- Flat wall mounted mirror
- No medicine cabinet
- Electric ventilation fan – vented to the exterior

**Carleton Condominium Corporation No. 520
Schedule "7" (continued)**

Affiliated Appraisers

Main Level (Continued)

Master Bedroom Description

- Standard quality low pile carpet flooring with commensurate under padding
- No light fixture – one receptacle/plug has a wall switch (typically intended for a lamp)
- Walk-in closet with one full width shelf and hanging rod on one wall and two full width shelves and hanging rods on the opposite wall. There is also a basic "bare bulb" incandescent light fixture. Closet has hinged colonial doors and leads to the ensuite bathroom
- One-four section window (two standard sized sections and two small sections) – one of the four sections is a crank type opening window

Ensuite Bathroom

- **Five piece bathroom** – standard quality fixtures consisting of a two sinks, a toilet, and a combined tub and shower (does not have a separate shower enclosure)
- Standard size/quality enamel covered sink – chrome finished faucet with a fixed spout and plastic knob
- Standard quality/size enamel covered tub – faucet consists of a single clear plastic knob (with a chrome base) and separate chrome finished spout and showerhead
- Ceramic tile tub enclosure with a full length curtain rod
- Standard quality ceramic tile flooring
- One light fixture located over the vanity – consists of two fluorescent bulbs (tube type bulbs) and a plastic grate type shade
- Vanity with a roll top, melamine counter and melamine cabinet doors and drawers – four cabinet door sections and three drawers. Doors and drawers are "European Style", similar to the kitchen cabinets, with metal or oak pulls
- Large flat wall mounted mirror
- Melamine medicine cabinet with two "European Style" cabinet doors
- Electric ventilation fan with a built-in single bulb incandescent light – vented to the exterior

Second Level

Stair Well

- Steps have standard quality low pile carpet flooring with commensurate under padding
- Open stair risers (between steps)
- Metal stringer with oak railing and spindles
- L-shaped staircase

Open Loft Area

- Open to main level living room
- Vaulted/cathedral ceiling – see previous ceiling clearance section
- Oak railing and spindles along open area and stairwell
- Standard quality low pile carpet flooring with commensurate under padding
- One average quality ceiling mounted tract light – three incandescent bulbs
- One section crank type opening window
- Three section standard sliding wood framed thermopane balcony door (leads to roof-top terrace) – centre section slides open and two side sections are fixed. Opening section has an exterior screen

Storage Room

- Standard quality ceramic tile flooring
- Basic quality ceiling mounted "bare bulb" incandescent light fixture
- Hot water tank and air conditioning blower are located in this room – air conditioning blower is ceiling mounted, above the suspended ceiling