

Schedule "A"

**OTTAWA-CARLETON CONDOMINIUM CORPORATION NO. 580
BY-LAW NO. 10**

BE IT ENACTED as By-law No.10 (being a By-law to define standard units) of Ottawa-Carleton Condominium Corporation No. 580 (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.
- (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 schedules 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 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	Municipal Apartment No.	Legal Description	Schedule(s)
1	Two bedroom and two bathrooms with balcony	Apt. Nos. 5, 8 and 11	Unit 1, Levels 2, 3 and 4	1 and 2
2	Large two bedroom and two bathrooms with balcony	Apt. No. 3	Unit 1, Level 1	3 and 4
3	Two bedroom and two bathrooms with no balcony (east side)	Apt. Nos. 4, 7 and 10	Unit 3, Levels 2, 3 and 4	5 and 6
4	Two bedroom and one bathroom with no balcony (west side)	Apt Nos. 6, 9 and 12	Unit 2, Levels 2, 3 and 4	7 and 8
5	Large two bedroom and two bathrooms on Level A	Apt. No. 1	Unit 1, Level A	9 and 10
6	Three bedrooms and two bathrooms	Apt. No. 2	Unit 2, Level 1	11 and 12

**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.
- (5) Preparation: This document was prepared in the year 2010 by Nelligan O'Brien Payne LLP in conjunction with the corporation.

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 14th day of September, 2010.

OTTAWA-CARLETON CONDOMINIUM CORPORATION NO. 580

NEIL BOULIANNE
Print Name:
Print Title: SECRETARY

I have authority to bind the Corporation.

Schedule "1"
Ottawa-Carleton Condominium Corporation No. 580
Specifications - Class 1

Affiliated Appraisers

These units are similar in size and floor plan (approximately 987 square feet) and consist of an entry/foyer, a full bathroom, an ensuite three piece (shower) bathroom, a laundry area, a kitchen, a living room, a dining room, two bedrooms and balconies.

Overall Building Description

- Constructed circa 1915, were converted to a co-op in 1983 and became condominiums in 1994.
- Brick veneer, stucco and aluminum siding exterior cladding
- Mix of wood frame and vinyl clad double glazed and vinyl clad slider patio door
- Each unit has a private balcony with the exception of Unit 1 which is located in the basement

Mechanical and Structural (Overall Building)

- Masonry construction with a flat roof
- Each unit has individually controlled heating (baseboard electric)
- Two central domestic gas fired hot water tanks to service all units and is commonly metered
- Individual electrical panels and meters for each unit
- Ceiling mounted hard wired smoke detector located in each unit
- Central fire safety system
- Copper and PVC/ABS plumbing (piping)
- All plumbing and light fixtures are considered to be of standard size/quality

General Interior Apartment Finish

- Classic style 2 1/4 inch high baseboards and 2 1/4 inch wide wood door casing
- Unit entrance door are solid core wood with a paint finish complete with a brass knob handle and deadbolt
- Interior suite doors are hollow core painted with a semi-gloss finish complete with metal knob
- Lathe and plaster and/or Drywall (gypsum board) interior walls and partitions – painted with standard quality materials
- Trim and doors are painted with a semi-gloss finish and walls with a satin finish. All ceiling are painted with a flat latex finish
- Ceilings throughout have either a smooth or stipple finish

Apartment Ceiling Clearances

- Ceiling heights in units are approximately 7' - 9"
- Floor heights are approximately 9'

Apartment Entry/Foyer Description

- Ceramic tile floors
- One ceiling mounted standard light fixture
- Coat closet with two doors, a hanging rod and a shelf and a second closet containing the stackable laundry machines

Kitchen Description

- Ceramic tile
- Standard round globe type ceiling mounted light fixture
- Roll-up top melamine counter
- Melamine cabinetry with oak trim
- Double stainless steel sink
- Single knob faucet with chrome finish
- Small window style opening to dining room

Schedule "1"
Ottawa-Carleton Condominium Corporation No. 580
Specifications - Class 1 (cont'd)

Affiliated Appraisers

Living/Dining Room Description

- Standard quality carpet with commensurate underpad
- Dining area has a standard sliding door leading to the balcony
- Fireplace with ceramic hearth
- Ceiling mounted standard globe type fixture
- Both rooms are open to each other
- There is a standard ceiling mounted chandelier in the dining room

Main Bathroom

- Four piece bathroom – standard quality fixtures consisting of a sink, toilet and a combined tub and shower head
- Wall mounted five bulb lighting
- Standard quality ceramic tile flooring
- Wall mounted mirror
- Ceramic tile tub enclosure with a full length curtain rod
- Vanity with a roll top melamine counter and two melamine cabinet doors
- Exhaust fan vented to the exterior

Master Bedroom Description

- Standard quality carpet with commensurate underpad
- No light fixture – one switched receptacle (typically intended for a lamp)
- Standard bifold closet with shelf and hanging rod

Second Bedroom

- Standard quality carpet with commensurate underpad
- No light fixture – one switched receptacle (typically intended for a lamp)
- Standard bifold closet with shelf and hanging rod

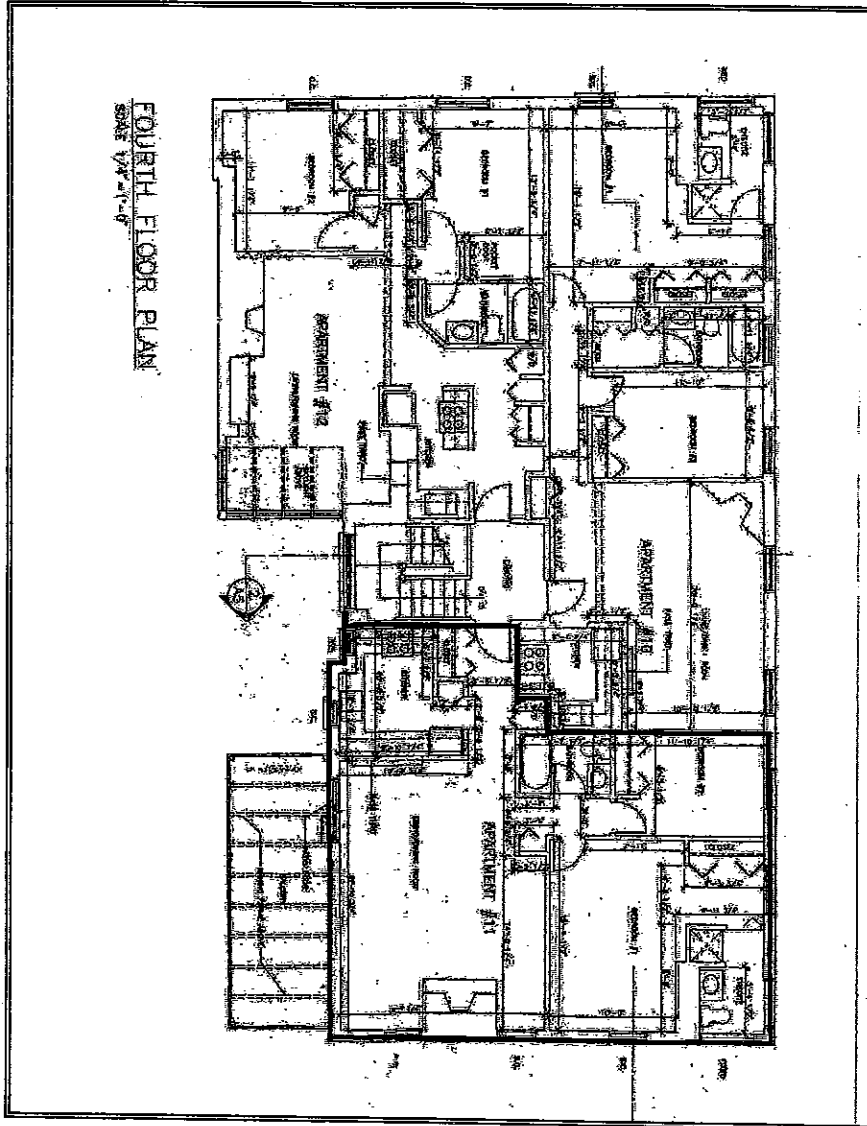
Ensuite Bathroom

- Three piece bathroom - standard quality fixtures consisting of a sink, toilet and a shower
- Ceiling mounted standard globe fixture
- Standard quality ceramic tile flooring
- Vanity with a roll top melamine counter and two melamine cabinet doors

Schedule "2"
Ottawa-Carleton Condominium Corporation No. 580
Floor Plans - Class 1

Affiliated Appraisers

APT. # 5, 8 & 11 FLOOR PLAN



The above floor plans were scanned from the builders original plans.

Schedule "3"
Ottawa-Carleton Condominium Corporation No. 580
Specifications - Class 2

Affiliated Appraisers

This unit is approximately ±1095 square feet and consist of an entry/foyer, a full bathroom, an ensuite three piece (shower) bathroom, a laundry area, a kitchen, a living room, a dining room, two bedrooms and a balcony..

Overall Building Description

- Constructed circa 1915, were converted to a co-op in 1983 and became condominiums in 1994.
- Brick veneer, stucco and aluminum siding exterior cladding
- Mix of wood frame and vinyl clad double glazed and vinyl clad slider patio door
- Each unit has a private balcony with the exception of Unit 1 which is located in the basement

Mechanical and Structural (Overall Building)

- Masonry construction with a flat roof
- Each unit has individually controlled heating (baseboard electric)
- Two central domestic gas fired hot water tanks to service all units and is commonly metered
- Individual electrical panels and meters for each unit
- Ceiling mounted hard wired smoke detector located in each unit
- Central fire safety system
- Copper and PVC/ABS plumbing (piping)
- All plumbing and light fixtures are considered to be of standard size/quality

General Interior Apartment Finish

- Classic style 2 1/4 inch high baseboards and 2 1/4 inch wide wood door casing
- Unit entrance door are solid core wood with a paint finish complete with a brass knob handle and deadbolt
- Interior suite doors are hollow core painted with a semi-gloss finish complete with metal knob
- Lathe and plaster and/or Drywall (gypsum board) interior walls and partitions – painted with standard quality materials
- Trim and doors are painted with a semi-gloss finish and walls with a satin finish. All ceiling are painted with a flat latex finish
- Ceilings throughout have either a smooth or stipple finish

Apartment Ceiling Clearances

- Ceiling heights in units are approximately 7' - 9"
- Floor heights are approximately 9'

Apartment Entry/Foyer Description

- Ceramic tile floors
- One ceiling mounted standard light fixture
- Coat closet with two doors, a hanging rod and a shelf and a second closet containing the stackable laundry machines

Kitchen Description

- Ceramic tile
- Standard round globe type ceiling mounted light fixture
- Roll-up top melamine counter
- Melamine cabinetry with oak trim
- Double stainless steel sink
- Single knob faucet with chrome finish
- Small window style opening to dining room

Schedule "3"
Ottawa-Carleton Condominium Corporation No. 580
Specifications - Class 2 (cont'd)

Affiliated Appraisers

Living/Dining Room Description

- Standard quality carpet with commensurate underpad
- Dining area has a standard sliding door leading to the balcony
- Fireplace with ceramic hearth
- Ceiling mounted standard globe type fixture
- Both rooms are open to each other
- There is a standard ceiling mounted chandelier in the dining room

Main Bathroom

- Four piece bathroom – standard quality fixtures consisting of a sink, toilet and a combined tub and shower head
- Wall mounted five bulb lighting
- Standard quality ceramic tile flooring
- Wall mounted mirror
- Ceramic tile tub enclosure with a full length curtain rod
- Vanity with a roll top melamine counter and two melamine cabinet doors
- Exhaust fan vented to the exterior

Master Bedroom Description

- Standard quality carpet with commensurate underpad
- No light fixture – one switched receptacle (typically intended for a lamp)
- Standard bifold closet with shelf and hanging rod

Second Bedroom

- Standard quality carpet with commensurate underpad
- No light fixture – one switched receptacle (typically intended for a lamp)
- Standard bifold closet with shelf and hanging rod

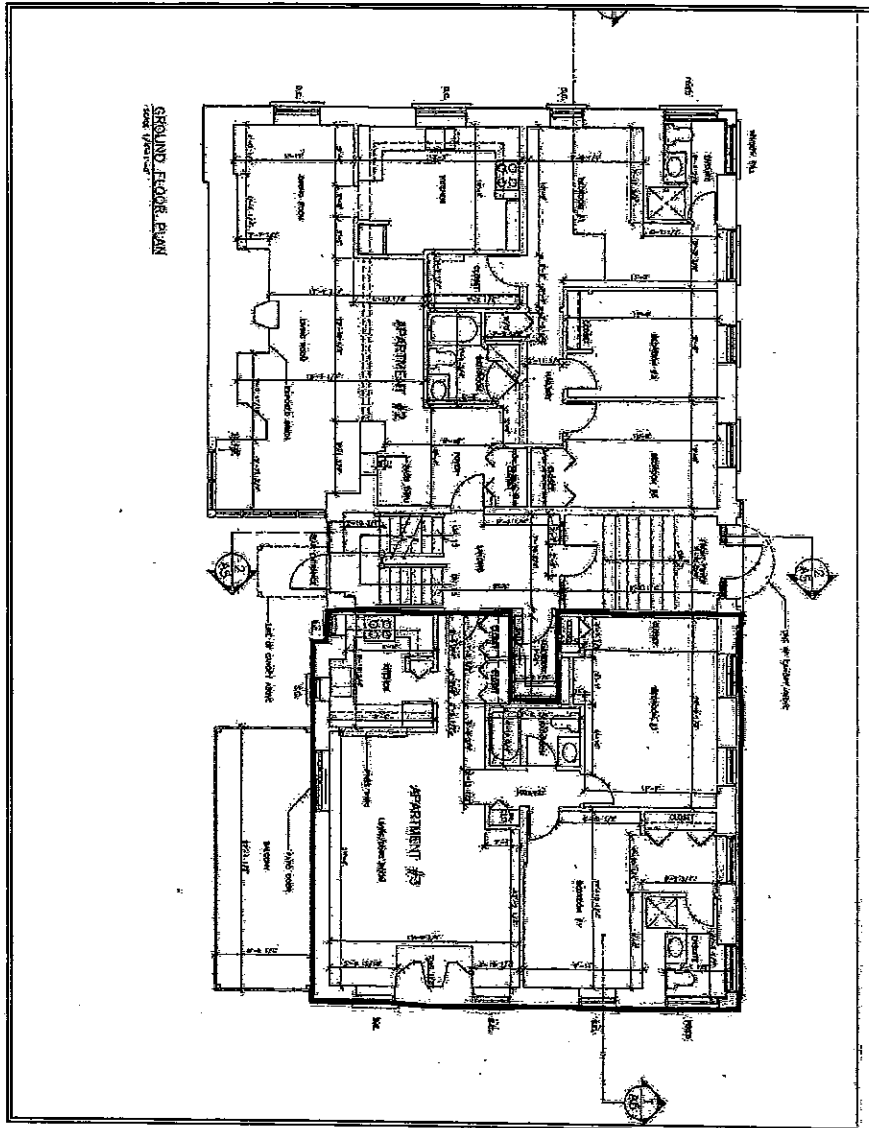
Ensuite Bathroom

- Three piece bathroom - standard quality fixtures consisting of a sink, toilet and a shower
- Ceiling mounted standard globe fixture
- Standard quality ceramic tile flooring
- Vanity with a roll top melamine counter and two melamine cabinet doors

Schedule "4"
Ottawa-Carleton Condominium Corporation No. 580
Floor Plans - Class 2

Affiliated Appraisers

APT. # 3 FLOOR PLAN



The above floor plans were scanned from the builders original plans.

Schedule "5"
Ottawa-Carleton Condominium Corporation No. 580
Specifications - Class 3

Affiliated Appraisers

These units are similar in size and floor plan (approximately 924 square feet) and consist of an entry/foyer, a full bathroom, an ensuite three piece (shower) bathroom, a laundry area, a kitchen, a living room, a dining room, and two bedrooms.

Overall Building Description

- Constructed circa 1915, were converted to a co-op in 1983 and became condominiums in 1994.
- Brick veneer, stucco and aluminum siding exterior cladding
- Mix of wood frame and vinyl clad double glazed

Mechanical and Structural (Overall Building)

- Masonry construction with a flat roof
- Each unit has individually controlled heating (baseboard electric)
- Two central domestic gas fired hot water tanks to service all units and is commonly metered
- Individual electrical panels and meters for each unit
- Ceiling mounted hard wired smoke detector located in each unit
- Central fire safety system
- Copper and PVC/ABS plumbing (piping)
- All plumbing and light fixtures are considered to be of standard size/quality

General Interior Apartment Finish

- Classic style 2 1/4 inch high baseboards and 2 1/4 inch wide wood door casing
- Unit entrance door are solid core wood with a paint finish complete with a brass knob handle and deadbolt
- Interior suite doors are hollow core painted with a semi-gloss finish complete with metal knob
- Lathe and plaster and/or Drywall (gypsum board) interior walls and partitions – painted with standard quality materials
- Trim and doors are painted with a semi-gloss finish and walls with a satin finish. All ceiling are painted with a flat latex finish
- Ceilings throughout have either a smooth or stipple finish

Apartment Ceiling Clearances

- Ceiling heights in units are approximately 7' - 9"
- Floor heights are approximately 9'

Apartment Entry/Foyer Description

- Ceramic tile floors
- One ceiling mounted standard light fixture
- Coat closet with two doors, a hanging rod and a shelf

Kitchen Description

- Ceramic tile
- Standard round globe type ceiling mounted light fixture
- Roll-up top melamine counter
- Melamine cabinetry with oak trim
- Double stainless steel sink
- Single knob faucet with chrome finish

Schedule "5"
Ottawa-Carleton Condominium Corporation No. 580
Specifications - Class 3 (cont'd)

Affiliated Appraisers

Living/Dining Room Description

- Standard quality carpet with commensurate underpad
- Fireplace with ceramic hearth
- Ceiling mounted standard globe type fixture in living room
- Both rooms are open to each other
- There is a standard ceiling mounted chandelier in the dining room

Main Bathroom

- Four piece bathroom – standard quality fixtures consisting of a sink, toilet and a combined tub and shower head
- Wall mounted five bulb lighting
- Standard quality ceramic tile flooring
- Wall mounted mirror
- Ceramic tile tub enclosure with a full length curtain rod
- Vanity with a roll top melamine counter and two melamine cabinet doors
- Exhaust fan vented to the exterior

Hallway

- Standard quality carpet with commensurate underpad
- Two closets, one with a shelf and hanging rod and the second contains the stackable laundry machines

Master Bedroom Description

- Standard quality carpet with commensurate underpad
- No light fixture – one switched receptacle (typically intended for a lamp)
- Standard bifold closet with shelf and hanging rod

Second Bedroom

- Standard quality carpet with commensurate underpad
- No light fixture – one switched receptacle (typically intended for a lamp)
- Standard bifold closet with shelf and hanging rod

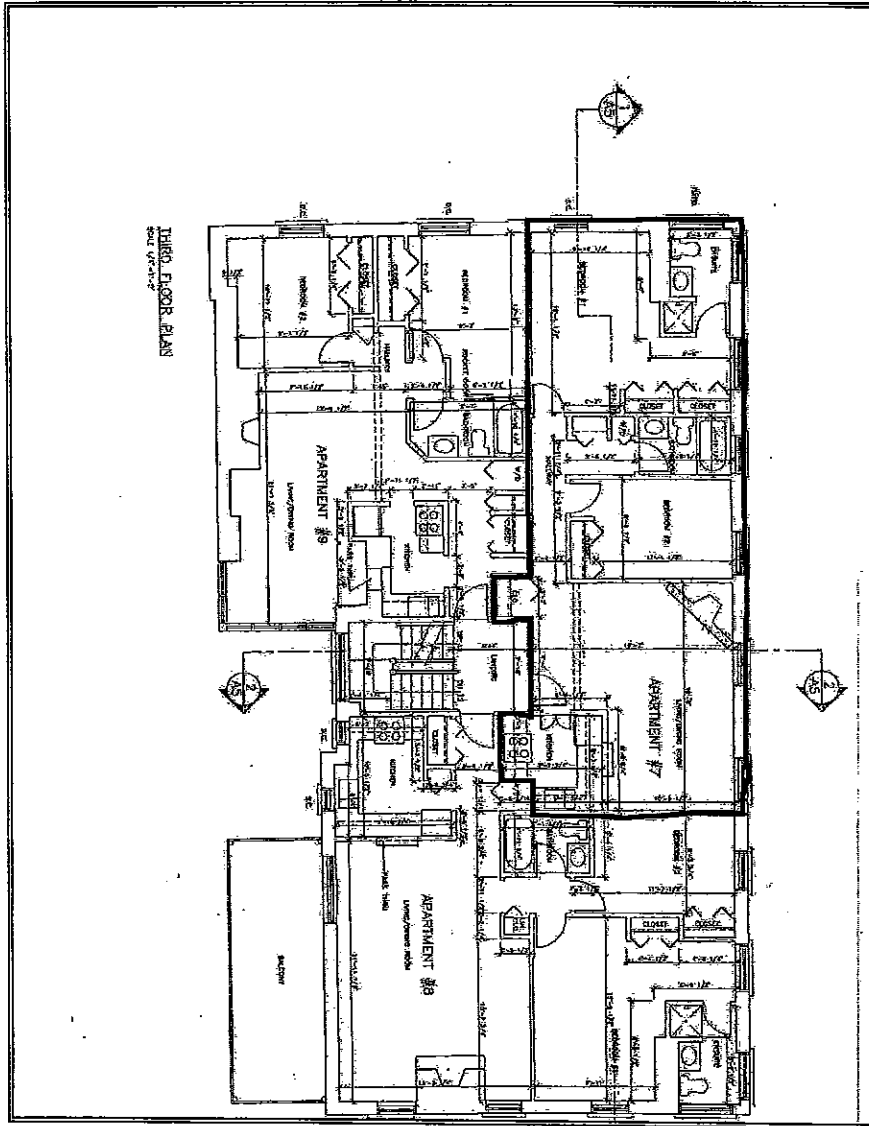
Ensuite Bathroom

- Three piece bathroom - standard quality fixtures consisting of a sink, toilet and a shower
- Ceiling mounted standard globe fixture
- Standard quality ceramic tile flooring
- Vanity with a roll top melamine counter and two melamine cabinet doors

Schedule "6"
Ottawa-Carleton Condominium Corporation No. 580
Floor Plans - Class 3

Affiliated Appraisers

APT. # 4, 7 & 10 FLOOR PLAN



The above floor plans were scanned from the builders original building plans.

Schedule "7"
Ottawa-Carleton Condominium Corporation No. 580
Specifications - Class 4

Affiliated Appraisers

These units are similar in size and floor plan (approximately 858 square feet) and consist of an entry/foyer, a full bathroom, a laundry area, a kitchen, a living room, a dining room, and two bedrooms.

Overall Building Description

- Constructed circa 1915, were converted to a co-op in 1983 and became condominiums in 1994.
- Brick veneer, stucco and aluminum siding exterior cladding
- Mix of wood frame and vinyl clad double glazed

Mechanical and Structural (Overall Building)

- Masonry construction with a flat roof
- Each unit has individually controlled heating (baseboard electric)
- Two central domestic gas fired hot water tanks to service all units and is commonly metered
- Individual electrical panels and meters for each unit
- Ceiling mounted hard wired smoke detector located in each unit
- Central fire safety system
- Copper and PVC/ABS plumbing (piping)
- All plumbing and light fixtures are considered to be of standard size/quality

General Interior Apartment Finish

- Classic style 2 1/4 inch high baseboards and 2 1/4 inch wide wood door casing
- Unit entrance door are solid core wood with a paint finish complete with a brass knob handle and deadbolt
- Interior suite doors are hollow core painted with a semi-gloss finish complete with metal knob
- Lathe and plaster and/or Drywall (gypsum board) interior walls and partitions – painted with standard quality materials
- Trim and doors are painted with a semi-gloss finish and walls with a satin finish. All ceiling are painted with a flat latex finish
- Ceilings throughout have either a smooth or stipple finish

Apartment Ceiling Clearances

- Ceiling heights in units are approximately 7' - 9"
- Floor heights are approximately 9'

Apartment Entry/Foyer Description

- Ceramic tile floors
- One ceiling mounted standard light fixture
- Coat closet with two doors, a hanging rod and a shelf and a second closet containing the stackable laundry machines

Kitchen Description

- Ceramic tile
- Small window style opening to dining room
- Standard round globe type ceiling mounted light fixture
- Roll-up top melamine counter
- Melamine cabinetry with oak trim
- Double stainless steel sink
- Single knob faucet with chrome finish

Schedule "7"
Ottawa-Carleton Condominium Corporation No. 580
Specifications - Class 4 (cont'd)

Affiliated Appraisers

Living/Dining Room Description

- Standard quality carpet with commensurate underpad
- Fireplace with ceramic hearth
- Ceiling mounted standard globe type fixture in living room
- Both rooms are open to each other
- There is a standard ceiling mounted chandelier in the dining room
- Unit 12 has a skylight in the dining room

Main Bathroom

- Four piece bathroom – standard quality fixtures consisting of a sink, toilet and a combined tub and shower head
- Wall mounted five bulb lighting
- Standard quality ceramic tile flooring
- Wall mounted mirror
- Ceramic tile tub enclosure with a full length curtain rod
- Vanity with a roll top melamine counter and two melamine cabinet doors
- Exhaust fan vented to the exterior
- Cheater door to master bedroom

Master Bedroom Description

- Standard quality carpet with commensurate underpad
- No light fixture – one switched receptacle (typically intended for a lamp)
- Standard bifold closet with shelf and hanging rod

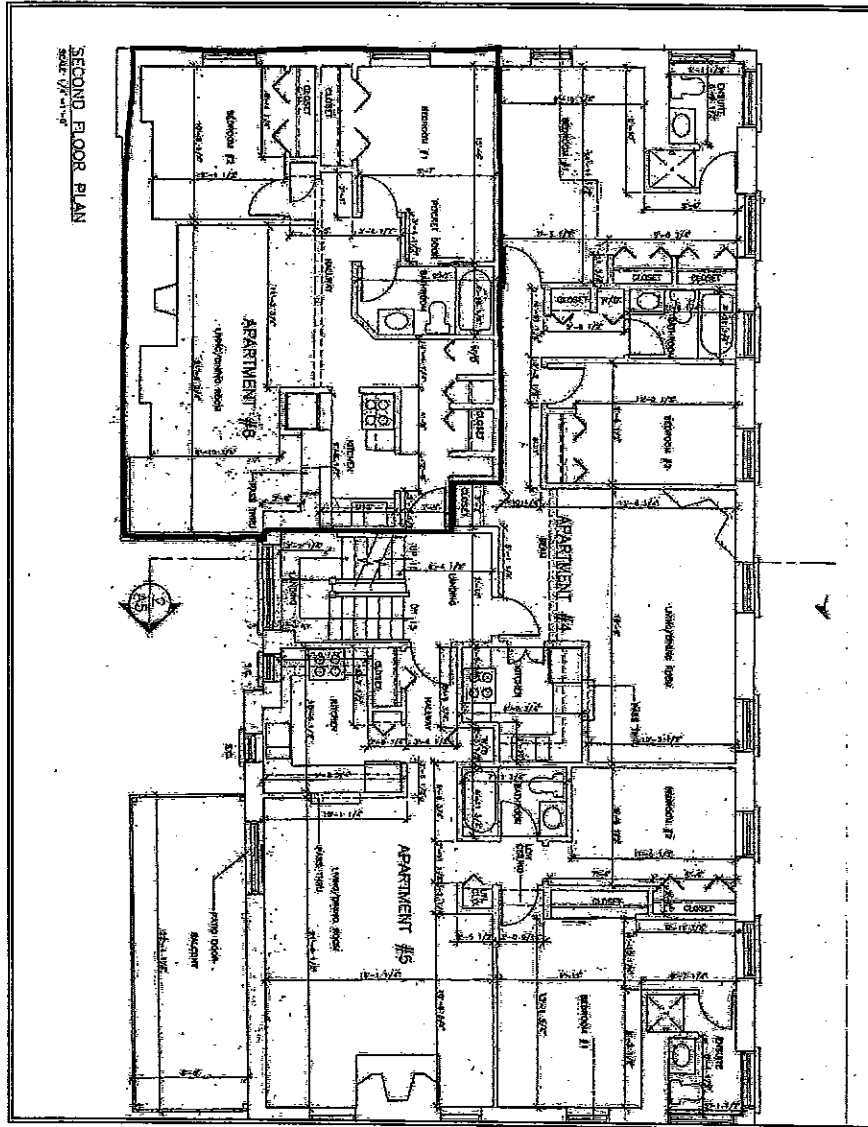
Second Bedroom

- Standard quality carpet with commensurate underpad
- No light fixture – one switched receptacle (typically intended for a lamp)
- Standard bifold closet with shelf and hanging rod

Schedule "8"
Ottawa-Carleton Condominium Corporation No. 580
Floor Plan - Class 4

Affiliated Appraisers

APT. # 6, 9 & 12 FLOOR PLAN



The above floor plans were scanned from the builders original building plans.

Schedule "9"
Ottawa-Carleton Condominium Corporation No. 580
Specifications - Class 5

Affiliated Appraisers

This unit is approximately ±1135 square feet and consist of an entry/foyer, a full bathroom, an ensuite three piece (shower) bathroom , a laundry area, a kitchen, a living room, a dining room and two bedrooms.

Overall Building Description

- Constructed circa 1915, were converted to a co-op in 1983 and became condominiums in 1994.
- Brick veneer, stucco and aluminum siding exterior cladding
- Mix of wood frame and vinyl clad double glazed and vinyl clad slider patio door
- Each unit has a private balcony with the exception of Unit 1 which is located in the basement

Mechanical and Structural (Overall Building)

- Masonry construction with a flat roof
- Each unit has individually controlled heating (baseboard electric)
- Two central domestic gas fired hot water tanks to service all units and is commonly metered
- Individual electrical panels and meters for each unit
- Ceiling mounted hard wired smoke detector located in each unit
- Central fire safety system
- Copper and PVC/ABS plumbing (piping)
- All plumbing and light fixtures are considered to be of standard size/quality

General Interior Apartment Finish

- Classic style 2 1/4 inch high baseboards and 2 1/4 inch wide wood door casing
- Unit entrance door are solid core wood with a paint finish complete with a brass knob handle and deadbolt
- Interior suite doors are hollow core painted with a semi-gloss finish complete with metal knob
- Lathe and plaster and/or Drywall (gypsum board) interior walls and partitions – painted with standard quality materials
- Trim and doors are painted with a semi-gloss finish and walls with a satin finish. All ceiling are painted with a flat latex finish
- Ceilings throughout have either a smooth or stipple finish

Apartment Ceiling Clearances

- Ceiling heights in units are approximately 7' - 9"
- Floor heights are approximately 9'

Apartment Entry/Foyer Description

- Ceramic tile floors
- One ceiling mounted standard light fixture
- Coat closet with two doors, a hanging rod and a shelf and a second closet containing the stackable laundry machines

Kitchen Description

- Ceramic tile
- Standard round globe type ceiling mounted light fixture
- Roll-up top melamine counter
- Melamine cabinetry with oak trim
- Double stainless steel sink
- Single knob faucet with chrome finish
- Small window style opening to dining room

Schedule "9"
Ottawa-Carleton Condominium Corporation No. 580
Specifications - Class 5 (cont'd)

Affiliated Appraisers

Living/Dining Room Description

- Standard quality carpet with commensurate underpad
- Dining area has a standard sliding door leading to the balcony
- Fireplace with ceramic hearth
- Ceiling mounted standard globe type fixture
- Both rooms are open to each other
- There is a standard ceiling mounted chandelier in the dining room

Main Bathroom

- Four piece bathroom – standard quality fixtures consisting of a sink, toilet and a combined tub and shower head
- Wall mounted five bulb lighting
- Standard quality ceramic tile flooring
- Wall mounted mirror
- Ceramic tile tub enclosure with a full length curtain rod
- Vanity with a roll top melamine counter and two melamine cabinet doors
- Exhaust fan vented to the exterior

Master Bedroom Description

- Standard quality carpet with commensurate underpad
- No light fixture – one switched receptacle (typically intended for a lamp)
- Walk-in closet with shelf and hanging rod and standard bifold door

Second Bedroom

- Standard quality carpet with commensurate underpad
- No light fixture – one switched receptacle (typically intended for a lamp)
- Standard bifold closet with shelf and hanging rod

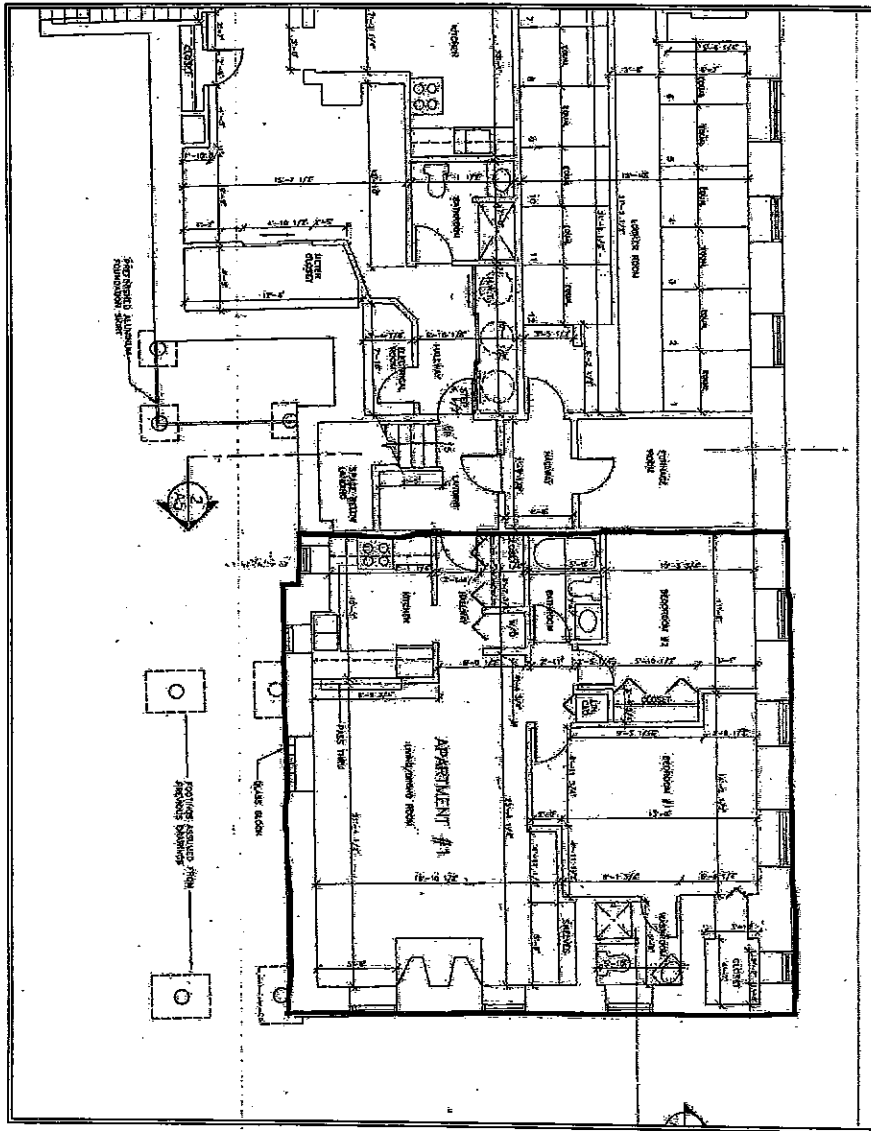
Ensuite Bathroom

- Three piece bathroom - standard quality fixtures consisting of a sink, toilet and a shower
- Ceiling mounted standard globe fixture
- Standard quality ceramic tile flooring
- Vanity with a roll top melamine counter and two melamine cabinet doors

Schedule "10"
Ottawa-Carleton Condominium Corporation No. 580
Floor Plan - Class 5

Affiliated Appraisers

APT. # 1 FLOOR PLAN



The above floor plans were scanned from the builders original plans.

Schedule "11"
Ottawa-Carleton Condominium Corporation No. 580
Specifications - Class 6

Affiliated Appraisers

This is a the three bedroom unit approximately ±1,496 square feet. Unit 2 consist of an entry/foyer, a full bathroom, an ensuite bathroom, a laundry area, a kitchen, a living room, a dining room, and three bedrooms.

Overall Building Description

- Constructed circa 1915, converted to a co-op in 1983 and became condominiums in 1994.
- Brick veneer, stucco and aluminum siding exterior cladding
- Mix of wood frame and vinyl clad double glazed

Mechanical and Structural (Overall Building)

- Masonry construction with a flat roof
- Each unit has individually controlled heating (baseboard electric)
- Two central domestic gas fired hot water tanks to service all units and is commonly metered
- Individual electrical panels and meters for each unit
- Ceiling mounted hard wired smoke detector located in each unit
- Central fire safety system
- Copper and PVC/ABS plumbing (piping)
- All plumbing and light fixtures are considered to be of standard size/quality

General Interior Apartment Finish

- Classic style 2 1/4 inch high baseboards and 2 1/4 inch wide wood door casing
- Unit entrance door are solid core wood with a paint finish complete with a brass knob handle and deadbolt
- Interior suite doors are hollow core painted with a semi-gloss finish complete with metal knob
- Lathe and plaster and/or Drywall (gypsum board) interior walls and partitions – painted with standard quality materials
- Trim and doors are painted with a semi-gloss finish and walls with a satin finish. All ceiling are painted with a flat latex finish
- Ceilings throughout have either a smooth or stipple finish

Apartment Ceiling Clearances

- Ceiling heights in units are approximately 7' - 9"
- Floor heights are approximately 9'
- Basement floor height is approximately 8' - 9"

Apartment Entry/Foyer Description

- Ceramic tile floors
- One ceiling mounted standard light fixture
- Coat closet with two doors, a hanging rod and a shelf

Kitchen Description

- Ceramic tile
- Standard round globe type ceiling mounted light fixture
- Roll-up top melamine counter
- Melamine cabinetry with oak trim
- Double stainless steel sink
- Single knob faucet with chrome finish

Schedule "11"
Ottawa-Carleton Condominium Corporation No. 580
Specifications - Class 6 (cont'd)

Affiliated Appraisers

Living/Dining Room Description

- Standard quality carpet with commensurate underpad
- Fireplace with ceramic hearth
- Ceiling mounted standard globe type fixture in living room
- Both rooms are open to each other
- There is a standard ceiling mounted chandelier in the dining room
- Exposed brick wall

Main Bathroom

- Four piece bathroom – standard quality fixtures consisting of a sink, toilet and a combined tub and shower head
- Wall mounted five bulb lighting
- Standard quality ceramic tile flooring
- Wall mounted mirror
- Ceramic tile tub enclosure with a full length curtain rod
- Vanity with a roll top melamine counter and two melamine cabinet doors
- Exhaust fan vented to the exterior
- Closet with stackable laundry machines

Master Bedroom Description

- Standard quality carpet with commensurate underpad
- No light fixture – one switched receptacle (typically intended for a lamp)
- Walk-in closet with shelf and hanging rod

Second Bedroom

- Standard quality carpet with commensurate underpad
- No light fixture – one switched receptacle (typically intended for a lamp)
- Standard bifold closet with shelf and hanging rod

Third Bedroom

- Standard quality carpet with commensurate underpad
- No light fixture – one switched receptacle (typically intended for a lamp)
- Standard bifold closet with shelf and hanging rod

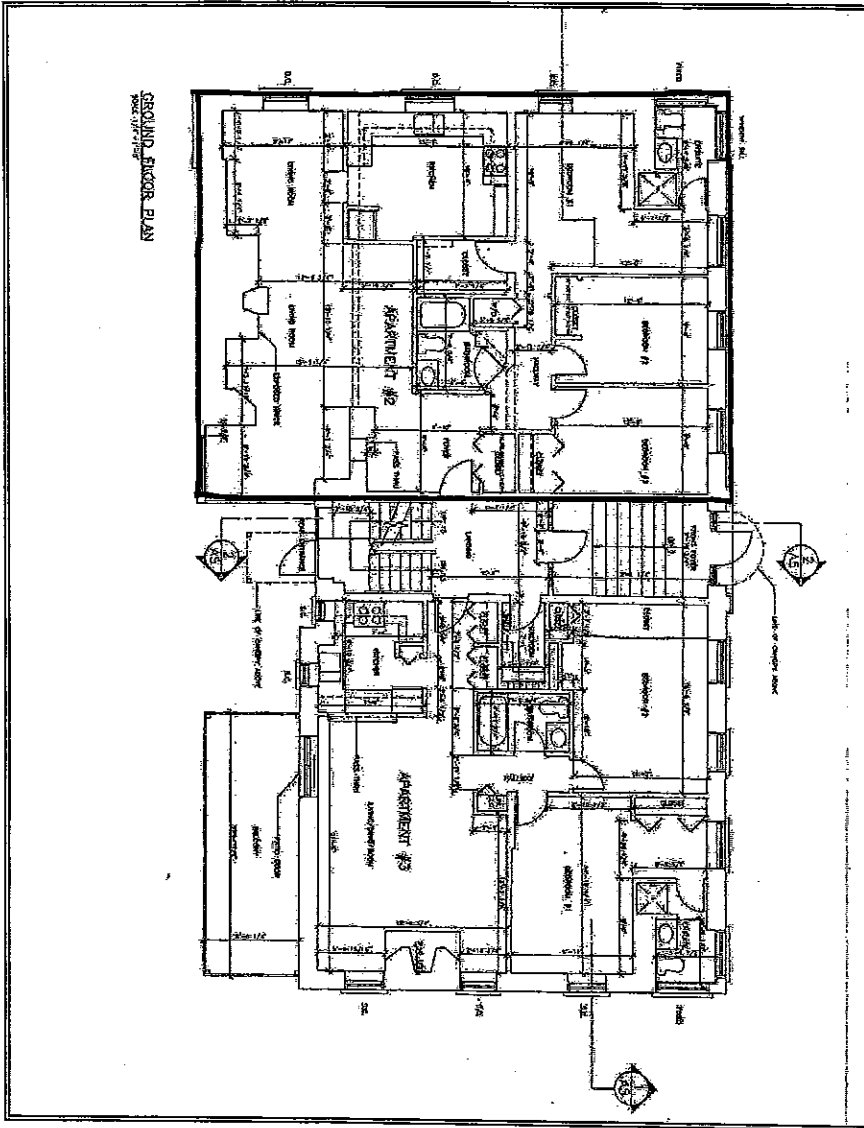
Ensuite Bathroom

- Three piece bathroom - standard quality fixtures consisting of a sink, toilet and a shower
- Ceiling mounted standard globe fixture
- Standard quality ceramic tile flooring
- Vanity with a roll top melamine counter and two melamine cabinet doors

Schedule "12"
Ottawa-Carleton Condominium Corporation No. 580
Floor Plan - Class 6

Affiliated Appraisers

APT. # 2 FLOOR PLAN



The above floor plans were scanned from the builders original building plans.