



## SCHEDULE "C" THE SPECIFICATIONS\*

The Vendor shall provide materials and labour to construct and complete the Building and the Condominium Unit in reasonable conformity with the following specifications (collectively, the "**Specifications**") for the Typical Suites (Units on floors 2-13)

### PROPOSED BUILDING FEATURES

- Minto's Era Tower in Bridgeland is comprising of a total of 13 storeys with approximately 180 suites on floors 2-13 with retail on the main floor
- The spacious exterior rooftop amenity is designed by the award winning landscape architect, O2 Planning and Design. The rooftop patio includes: BBQs, outdoor dining areas, fire pit area & lounging space
- Lobby provides access to the elevators, waste and recycling room, and mail boxes
- Convenient underground parking, for purchase
- An abundance of bicycle storage
- Storage units available for purchase
- A variety of suite layouts offering open concept living with sleek kitchen designs featuring stainless steel appliances and quartz countertops. All sinks are under-mounted with modern faucets and hardware. The suites also feature durable, maintenance free luxury vinyl plank flooring throughout

### PROPOSED SUSTAINABLE FEATURES

- LEED® certification candidate (Leadership in Energy and Environmental Design)
- High performance thermal envelope minimizes unwanted solar gain and heat loss
- High efficiency mechanical equipment, including a four pipe fan coil that provides on demand heating and cooling
- Programmable thermostat
- ENERGY STAR® appliances (minimum two appliances per suite)
- Integrated heat recovery ventilation unit (HRV) that provides filtered fresh air as well as captures and reuses the heat from the exhaust air stream
- Paints with low levels of volatile organic compounds (VOC's)
- Minimize water use through water efficient fixtures and water wise appliances
- Water efficient and native plant species selected as per applicable plan on the roof top and landscaped site
- Garbage room with waste, recycling and composting
- Comprehensive program for construction waste and recycling
- LED lighting throughout suites and common areas

### PROPOSED COMFORT, SAFETY AND SECURITY

- Individual metering of electricity
- Security and intercom entry system at Lobby and Parkade
- All residents will receive an electronic encrypted security fob for access to building, parking garage, storage rooms purchased and bicycle room
- Smoke, and carbon monoxide detector(s) (as per plan). Fire detection, protection and sprinkler systems (as per plan)
- Suites- Entry door deadbolt and levers

### LUXURIOUS LIVING AND SLEEPING AREA FEATURES

- Approximately 8'-6" ceiling heights as follows on Floors 2 to 11 and approximately 9'-0" ceiling heights on Floors 12 & 13. From unfinished floor to unfinished ceiling, except as required for mechanical and electrical or special architectural features (some exceptions apply)
- Knockdown textured ceiling finish throughout, except where mechanical and electrical or special architectural features are lower than the approximate ceiling heights stated above
- Designer selected luxury vinyl plank (LVP) flooring throughout - Colour dependent on style package selected
- Painted flat sq. edge profile baseboards. Paint colour to be white
- Painted flat sq. edge profile window and door trim. Paint colour to be white
- Painted flat panel hollow-core sliding closet doors (as per plan). Paint colour to be white paint color and brushed finish hardware

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Vendor's Initials \_\_\_\_\_



**minto**  
Communities

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- Painted flat panel hollow-core barn doors (as per plan). Paint colour to be white paint color and brushed finish hardware
- Painted flat panel hollow-core interior doors with privacy sets in bathrooms (as per plan). Paint colour to be white with brushed finish hardware
- White wire free-slide shelving in all closets (one row or as shown per plan)

#### **PROPOSED KITCHENS ELEMENTS & APPLIANCES**

- Two style inspired interior finish packages available for selection: Carrara or Concrete
- High pressure laminate cabinets - Colour, door style, and finish dependent on the style package selected per unit
- Quartz countertop
- Full height tile kitchen backsplash as per style package selected
- 30" electric slide-in range, Over-The-Range microwave (OTR), refrigerator, dishwasher (as per plan)
- Single bowl under-mount stainless steel sink (as per plan), with single lever faucet
- Stackable (where applicable) front loading washer/dryer

#### **PROPOSED ELECTRICAL AND COMMUNICATION**

- Exterior duplex weatherproof receptacle for suite with balcony or patio
- LED under-cabinet lighting in kitchen (as per plan)
- Phone and data jack located in bedroom(s) and living room (as per plan)
- In-wall cable conduit & outlet with future TV backing located in living room only (as per plan)
- Pre-wiring high-speed internet located in bedroom(s), den, and living room (as per plan)
- LED Flush mounted lights and/or recessed lights throughout, as per plan
- Outlets, switching, and lighting requirements as per Alberta Building Code, as per plan

#### **PROPOSED BATHS – All Bathroom in Suites**

- Luxury Vinyl Plank (LVP) flooring - Colour dependent on style package selected
- Contemporary style one piece, white acrylic tub insert with tile surround, as per plan. Tile colour and size dependent on style package selected
- Designer selected Quartz vanity countertop and backsplash with under-mounted sink. Colour dependent on style package selected
- High pressure laminate floating vanity cabinet. Colour, door style and finish and hardware dependent on style package selected
- Mirror to be full width of the vanity to the underside of wall sconce (as per plan)
- Chrome finished bathroom faucets (pressure balanced faucets for tubs/showers) and accessories, as per plan.
- High-efficiency white toilet(s)

#### **PROPOSED EXTERIOR FINISHING**

- Main floor, east facing commercial space and tower entrances
- Metal and glass spandrel panels
- Mechanical penthouse concealed with metal screening

#### **PROPOSED INTERIOR FINISHING OF COMMON PROPERTY**

- Window wall glass entry vestibule fitted with telephone entry system
- Tiled lobby flooring
- Aluminum finished modular mailbox units
- Stainless steel elevator doors
- Common corridor:
  - Carpet tile throughout with MDF baseboard
  - Painted gypsum board walls
  - Painted, solid core pressed steel frame suite entry doors
  - LED lighting installed throughout corridors

#### **PROPOSED RECREATIONAL FACILITIES / AMENITY SPACE**

- Spacious exterior rooftop amenity space includes: BBQs, outdoor dining areas, fireplace and seating area

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As well as the plans, renderings and/or diagrams set out below, and/or included in the Disclosure Package and incorporated into this Agreement which show or describe:

- (i) the interior finishing of and all major improvements to the common property located within the Building and real and personal property intended to be acquired by the Condominium Corporation;
- (ii) the proposed major improvements to the common property other than those to which subclause (i) applies;
- (iii) any significant utility installations, major easement areas, retaining walls and other similar significant features;
- (iv) the recreational facilities, equipment and other amenities to be available for use by the persons residing in or on the residential condominium Units;
- (v) the equipment to be used for the maintenance of the real and personal property of the Corporation and the common property;
- (vi) the location of all common roadways, walkways, fences, parking areas and recreational facilities comprising the Project;
- (vii) the landscaping; and
- (viii) the exterior finishing of the Building as it will exist when the Vendor has fulfilled the developer's obligations under this Agreement.

**\*Disclaimer regarding the Specifications:**

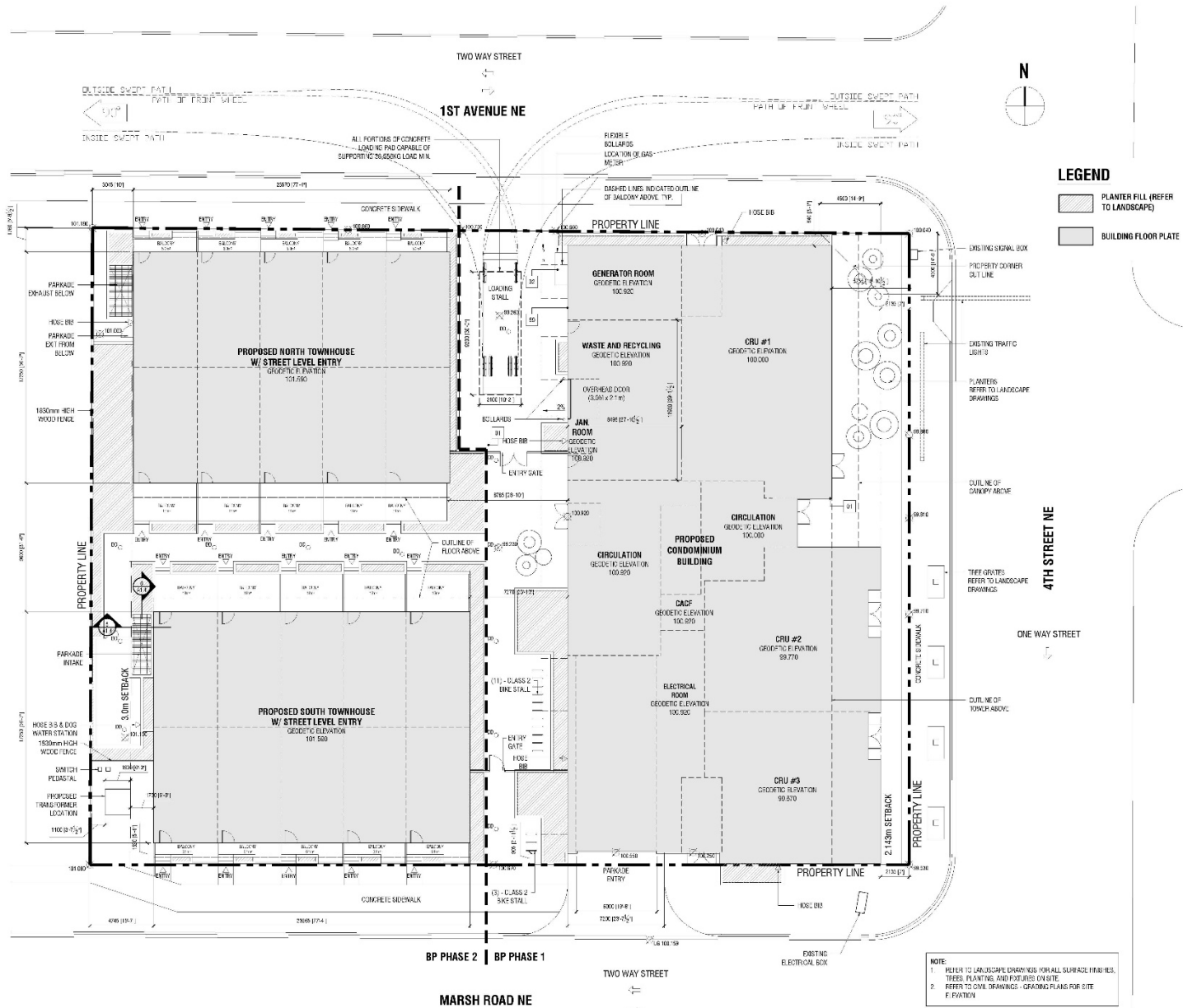
- The Vendor reserves the right, with respect to any aspect of construction, finishing or equipment, to make substitutions and changes to the information contained herein without notices; so long as in the Vendor's sole discretion any substituted materials and/or changes are of similar quality and standard and do not materially alter the Condominium Unit size, configuration or orientation.
- Specific finishes will depend on Vendor's packages as selected. The Purchaser upon written request by the Vendor shall meet with the Vendor or its representative and shall select one (1) of offered Vendor's finish packages. If the Purchaser does not meet with the Vendor as requested within thirty (30) days of such request, the Vendor may exercise all of the Purchaser's rights to selection of the finish package and the Purchaser agrees that such selection by the Vendor shall be binding on the Purchaser. In the event that a finish package selection, or any portion thereof, is unavailable at the time of installation or performance of the construction of the Condominium Unit, the Vendor shall have the right to make a further selection on the Purchaser's behalf, and the Purchaser covenants to accept the selection so made by the Vendor, provided that any substituted materials are of similar quality and standard.
- Without in any way limiting the generality of Section 10.1 of the Agreement, the Vendor shall not be responsible for shade differences occurring from different dye lots or characteristics of natural material, including with respect to tiles, LVP flooring, kitchen cabinets, trim and doors as the case may be. Details of the Condominium Unit entry doors and design features in the Common Property may not be exactly as shown on rendering or in the Disclosure Package.
- Subject to the disclosure requirements set out in the Act (if applicable), the Vendor confirms that all dimensions are subject to normal construction variances. Dimensions including ceiling heights, sizes, specifications, layouts and materials are approximate only and the Vendor reserves the right to make revisions it deems appropriate in its sole discretion, so long as such revisions do not materially alter the Condominium Unit size, configuration or orientation.

E. & O. E. November 26, 2019.

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Vendor's Initials \_\_\_\_\_



## SCHEDULE "C" (CONTINUED) PROPOSED SITE PLAN

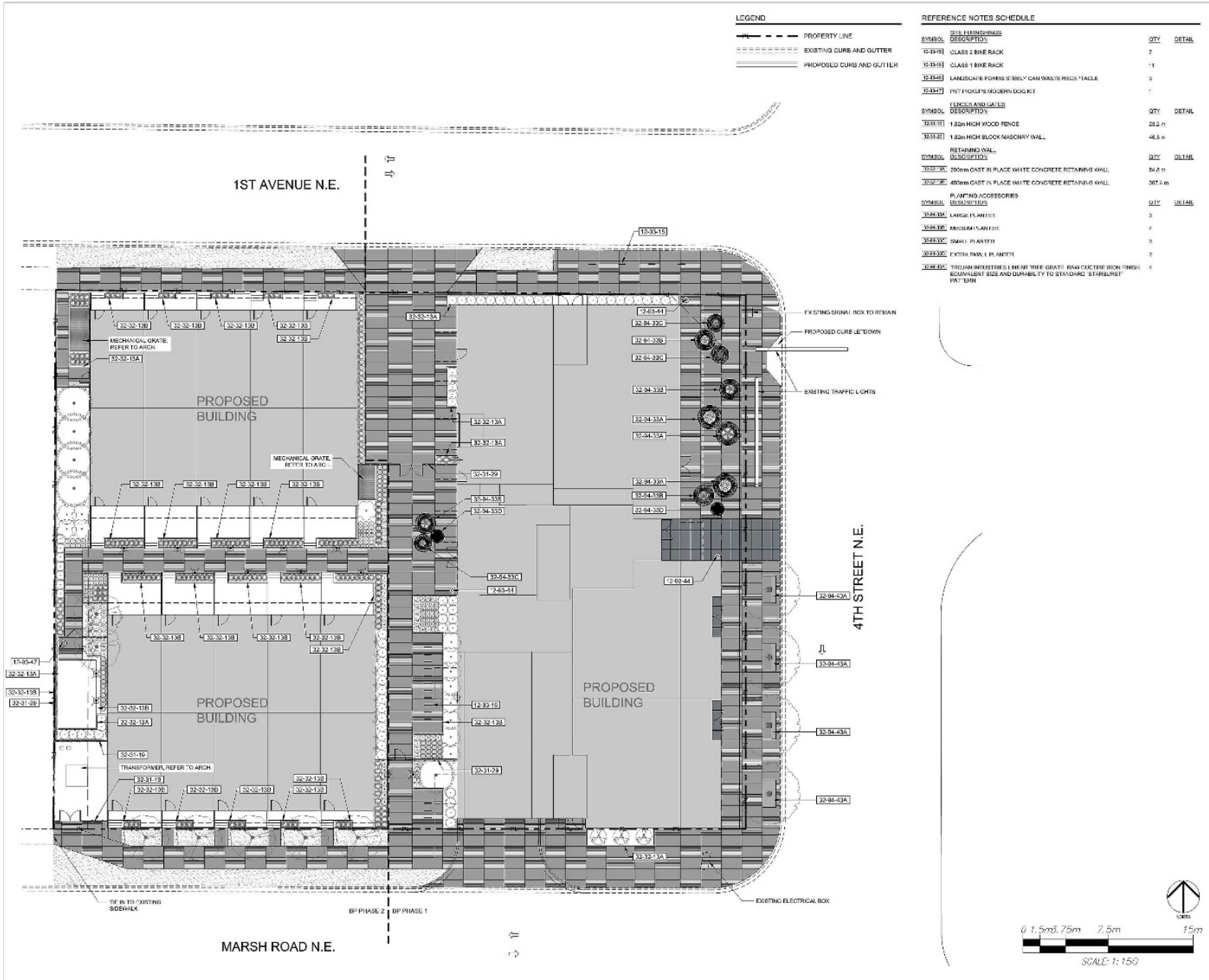


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**SCHEDULE "C" (CONTINUED)**  
**PROPOSED SITE PLAN (LANDSCAPING PLAN)**

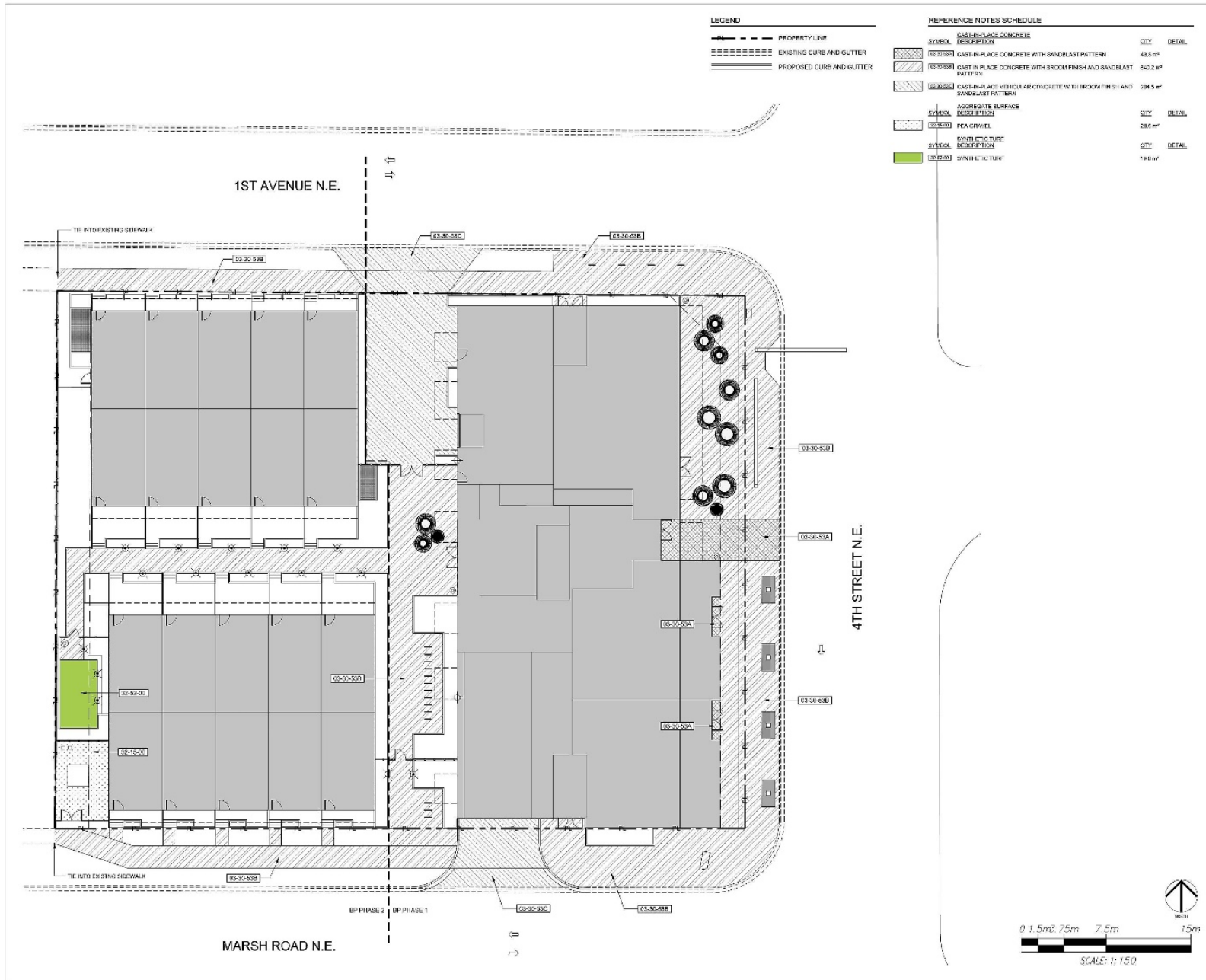


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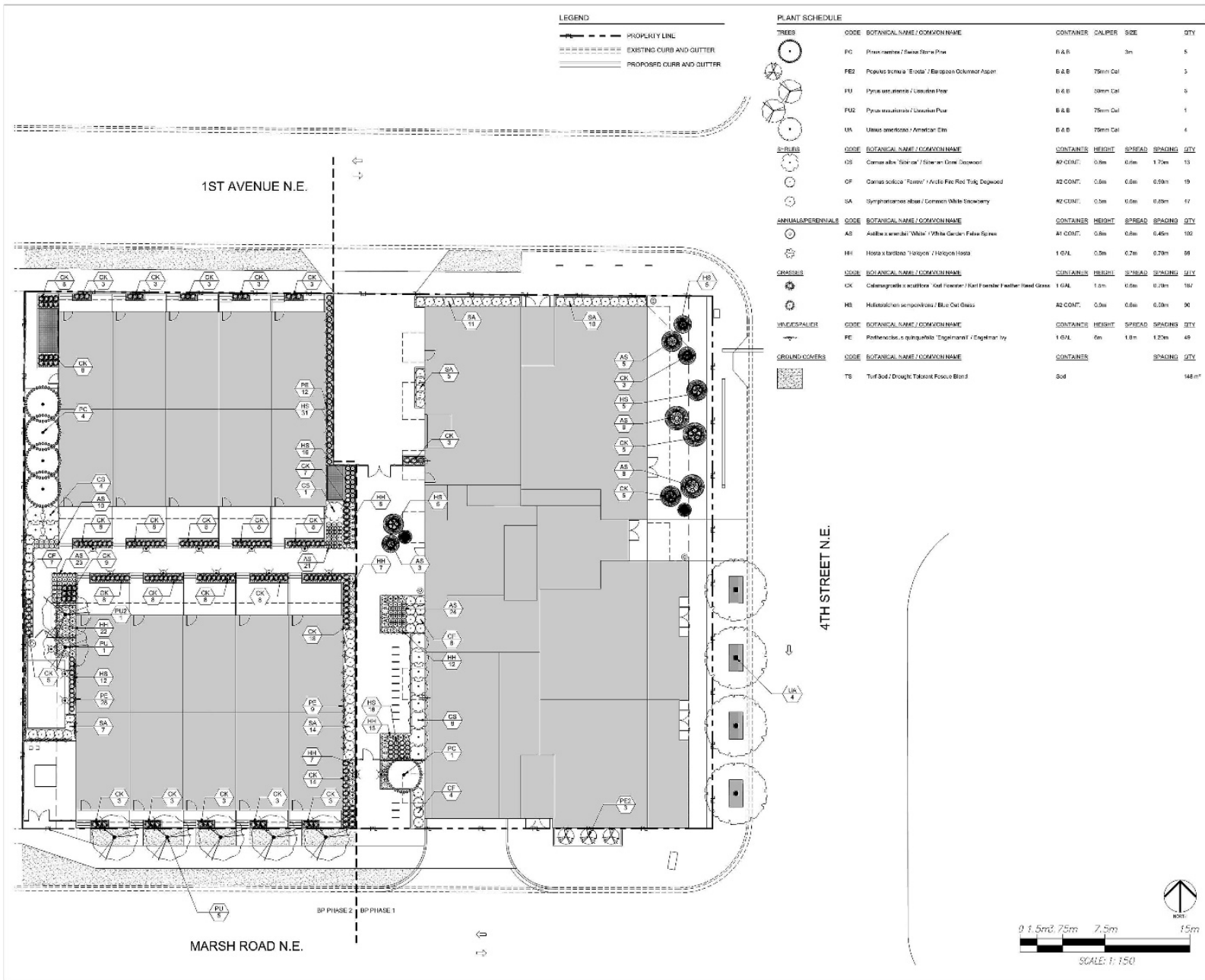
**SCHEDULE "C" (CONTINUED)**  
**PROPOSED SITE PLAN (LANDSCAPING MATERIALS PLAN)**



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**SCHEDULE "C"(CONTINUED)**  
**PROPOSED SITE PLAN (LANDSCAPING PLANTING PLAN)**



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 Vendor's Initials \_\_\_\_\_



**SCHEDULE "C" (CONTINUED)**  
**PROPOSED ROOF TOP PATIO (MATERIALS PLAN)**

