

MORRISON HERSHFIELD

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December 18, 2006

CCC No. 486
c/o Ms. Josée Deslongchamps
Property Manager
DES Services Inc.
2025 Ogilvie Road
Ottawa, ON K1J 7P1

Dear Ms. Deslongchamps:

Re: Standard Unit Description for CCC No. 486

Attached please find one copy of the Standard Unit Description, which meets the requirements of the new Condominium Act and Regulations. If you have any questions or require additional information please do not hesitate to call the undersigned.

Yours very truly,
Morrison Hershfield Limited

A handwritten signature in black ink, appearing to read 'C. Wegner'. The signature is fluid and cursive, with a large initial 'C' and a long, sweeping tail.

Chantal Wegner, P. Eng.
Project Manager

Standard Unit Description

Refer to attached drawings for layout and dimensions

Unit	Location	Surface	Description
all	Unit	Cooling	Fan coil unit
	Entry	Floors	Ceramic tile with sound dampening rubber underlay
		Walls	Painted gypsum board
		Ceiling	Gypsum board with stippled finish
		Ceiling Light	One bulb pot light
	Hallway	Floors	Carpet - 36 oz polyester broadloom with 12 mm foam underlay
		Walls	Painted gypsum board
		Ceiling	Gypsum board with stippled finish
		Ceiling Light	one to two recessed pot lights
	Kitchen	Floors	Resilient flooring - sheet vinyl
		Walls	Painted gypsum board
		Ceiling	Painted gypsum board
		Ceiling Light	2 - 1200mm flourescent light fixture (recessed)
		Ceiling Light	24" flourescent light over sink
		Cabinets	Stained wood
		Sink	One and a half capacity stainless steel
		Counter	Moulded plastic laminate - arebright
		Backsplash	150 x 150 x 7 mm plain ceramic tile
		Refrigerator	Vertical split refrigerator with prefinished white metal exterior
		Stove	Self-cleaning oven with prefinished white metal exterior
		Range Hood	Metal with fan and duct
	Dining Room	Floors	Carpet - 36 oz polyester broadloom with 12 mm foam underlay
		Walls	Painted gypsum board
		Ceiling	Gypsum board with stippled finish
		Ceiling Light	Hanging light fixture - chandelier type
		Heating/Cooling	Electrical base board heater where applicable
		Baseboard	5" Colonial baseboard
	Living Room	Floors	Carpet - 36 oz polyester broadloom with 12 mm foam underlay
		Walls	Painted gypsum board
		Ceiling	Concrete with stippled finish
		Ceiling Light	None
		Heating/Cooling	Electrical base board heater
	Bedrooms / Den	Floor	Carpet - 36 oz polyester broadloom with 12 mm foam underlay
		Walls	Painted gypsum board
		Ceiling	Gypsum board with stippled finish
		Ceiling Light	None
		Bedroom Doors	Colonial hollow core wood door
		Closet Doors	Sliding door, champagne metal with off white vinyl covering
		Heating/Cooling	Electrical base board heater
	Walkin Closet	Light	Wall mounted incandescent light fixture
		Floors	Carpet - 36 oz polyester broadloom with 12 mm foam underlay
		Shelving	Free standing metal storage shelving unit

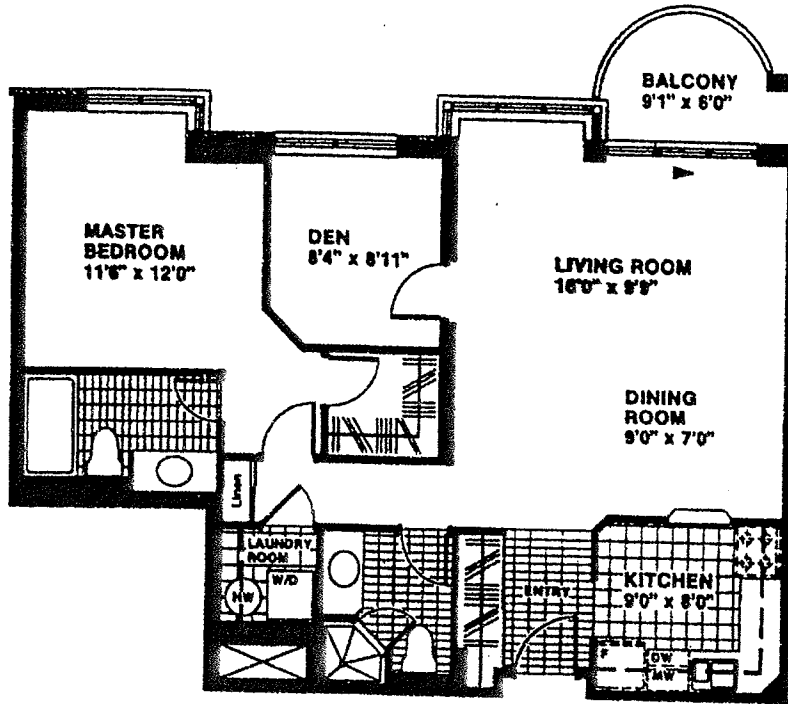
Bathroom (General)	Floors	Ceramic tile with sound dampening rubber underlay	
	Walls	Painted gypsum board	
	Ceiling	Painted gypsum board	
	Ceiling	Fan and duct	
	Light	Incandescent strip lighting over mirror	
	Door	Colonial hollow core wood door	
	Cabinet	Partical board with laminate surface below sink and above toilet	
	Sink	White porcelain with three drawer vanity unit	
	Toilet	White porcelain	
	Backsplash	150 x 150 x 7 mm plain ceramic tile	
	Ventilation	Fan and duct	
	Cabinet	Wall mounted stained wood	
	Towel Rack	White porcelain	
Bathroom 1	Shower	Ceramic tile with pot light	
Bathroom 2	Tub	Painted enamel	
	Walls	150 x 150 x 7 mm plain ceramic tile at Tub (elsewhere painted gypsum board)	
Laundry Room	Floors	Resilient sheet vinyl flooring	
	Walls	Painted gypsum board	
	Ceiling	Hung gypsum board	
	Ceiling Light	Wall mounted incandescent light fixture	
	Washer and Dryer	Stacked apartment size	
	Hot water tank	Rental	
nook	Walls	Painted gypsum board	
	Ceiling	Concrete with stippled finish	
	Ceiling Light	Hanging light fixture	
	Heating/Cooling	Electrical base board heater	
	Cabinet	Stained wood built in cabinet	
Gardenia/ Jasmine	nook	Floors	Carpet - 36 Oz polyester broadloom with 12 mm foam underlay
all others	nook	Floors	Resilient sheet vinyl flooring



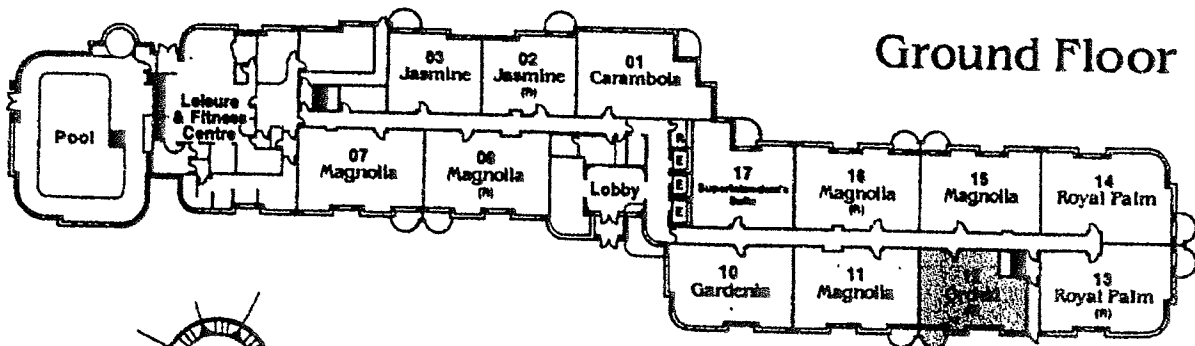
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Orchid (s)
One Bedroom Suite



Ground Floor



E. & O.E. 4-4-89-3

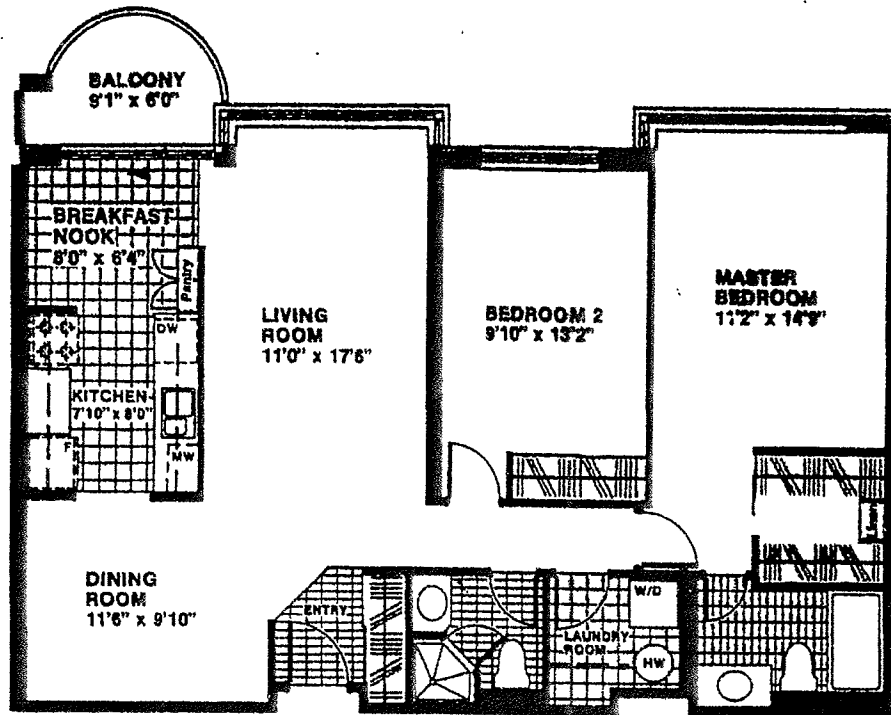
Specifications and dimensions are approximate, subject to change without notice.



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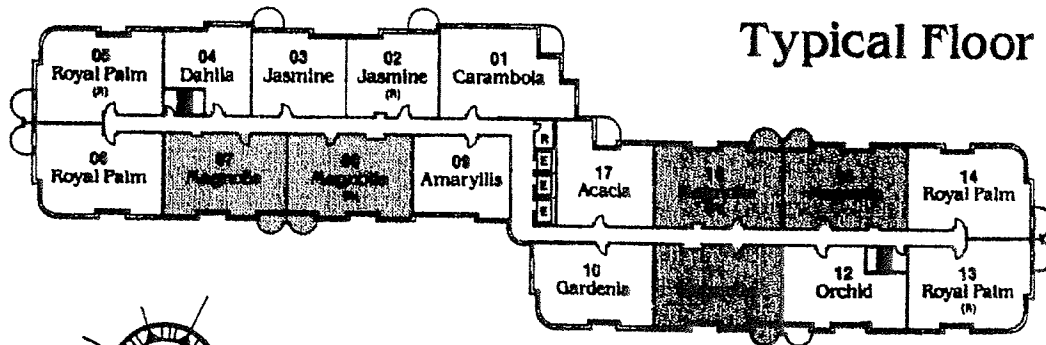
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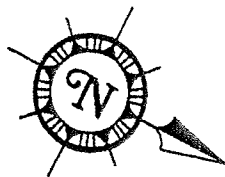
SIZE OF LAUNDRY ROOM VARIES
DEPENDING ON SUITE LOCATION

Magnolia

Two Bedroom Suite



Typical Floor



E. & O.E. 09-11-89-6

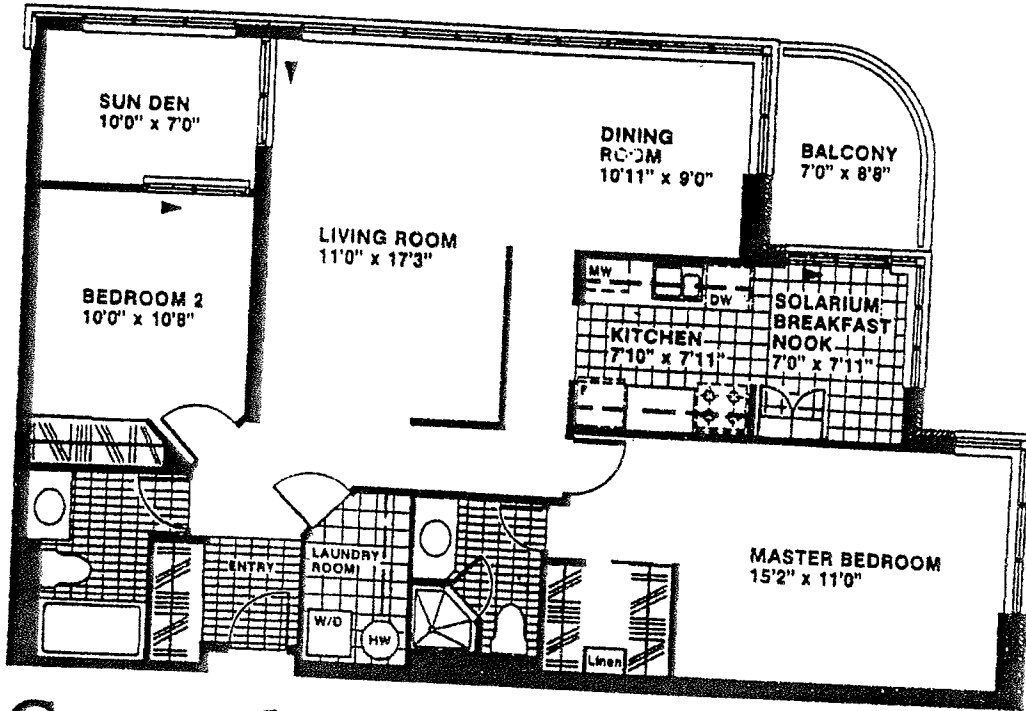
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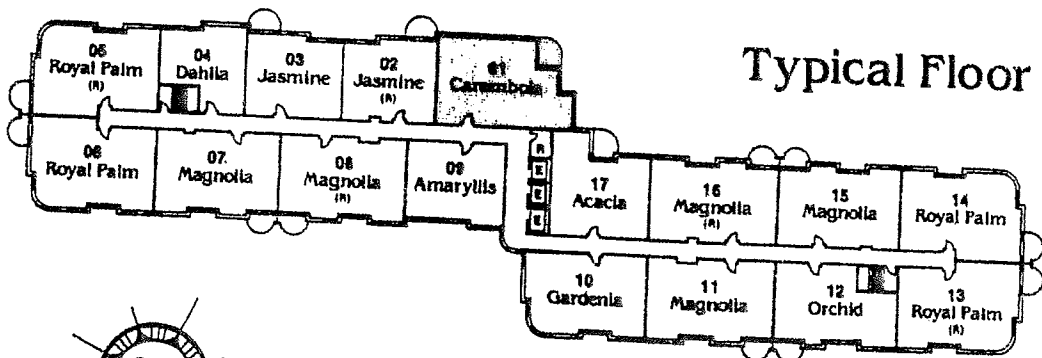
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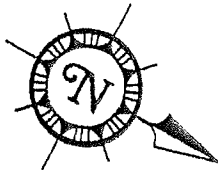


Carambola

Two Bedroom Suite



Typical Floor



E. & O.E. 09-11-89-6

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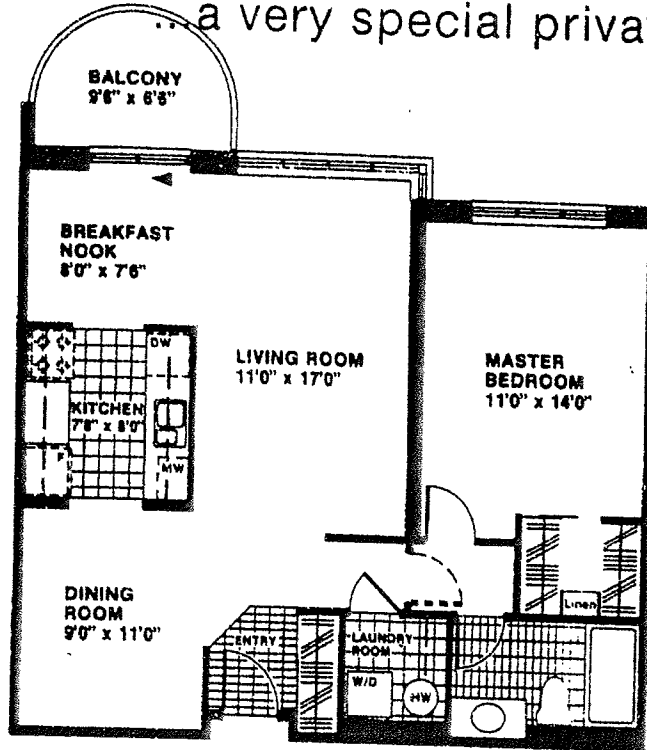


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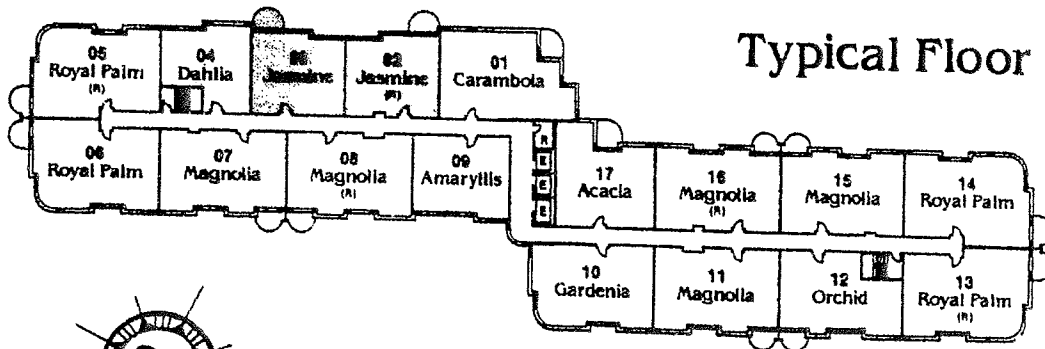
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Most Popular 1 Bed.

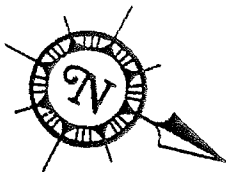
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Jasmine
One Bedroom Suite



Typical Floor



E. & O.E. 09-11-89-4

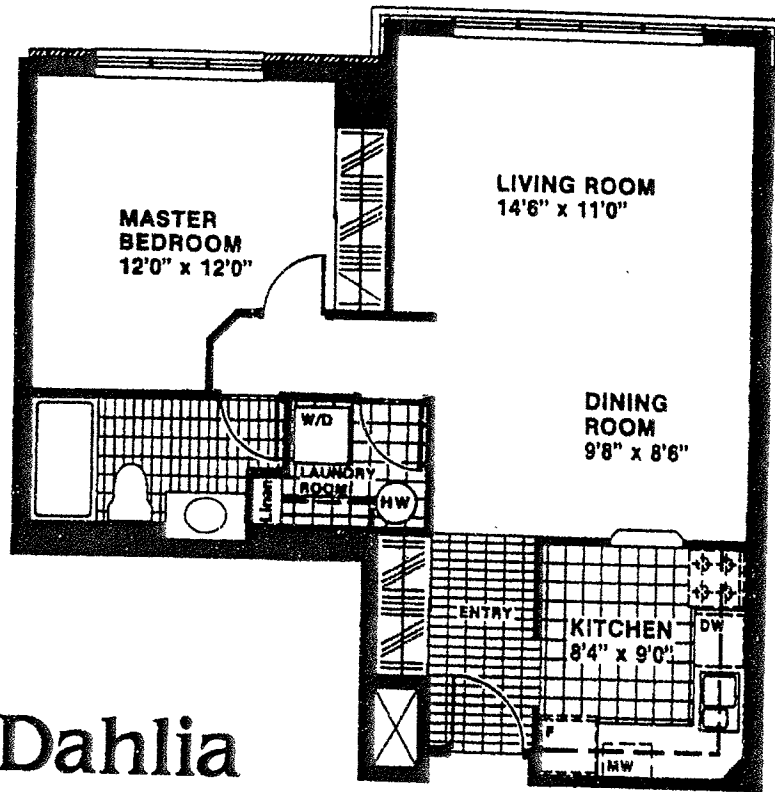
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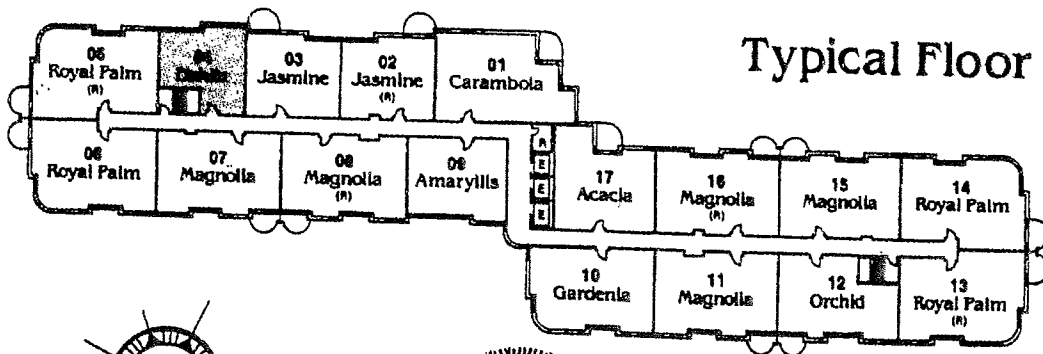
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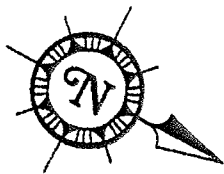
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Dahlia
One Bedroom Suite



Typical Floor



E & O.E. 24-11-89-6

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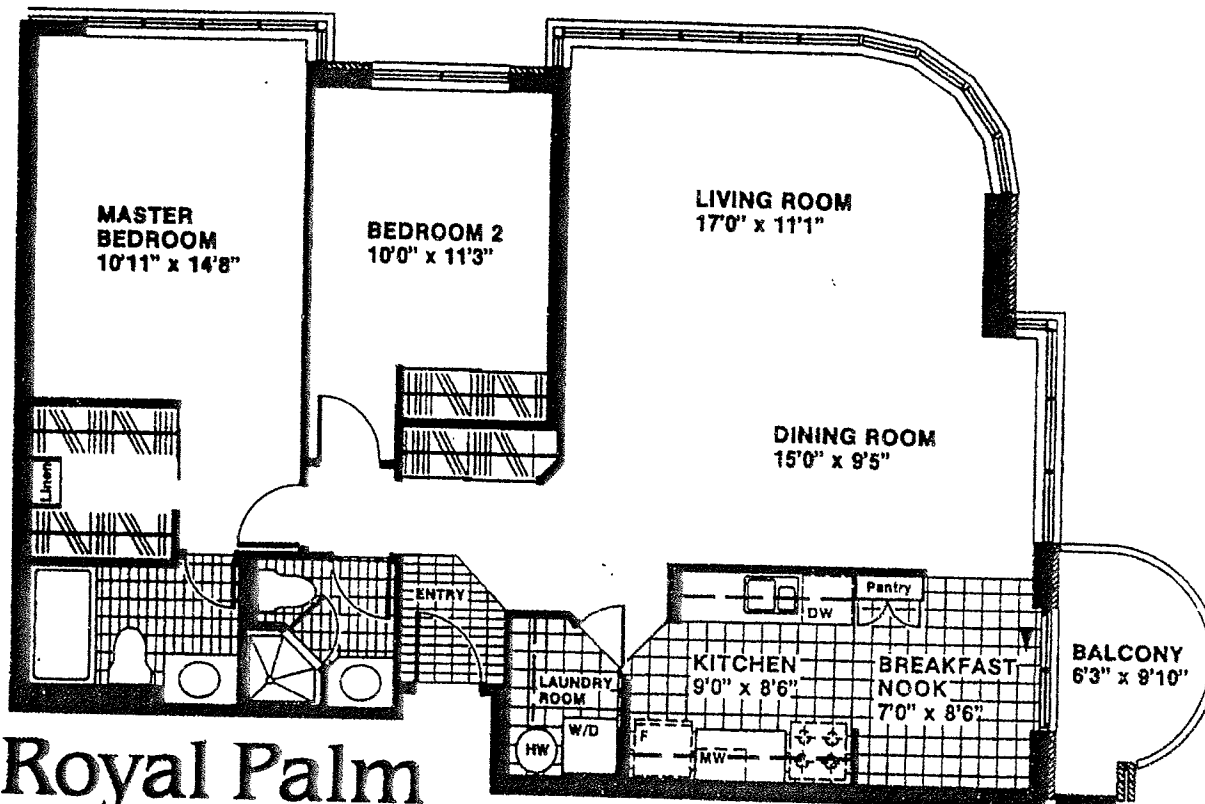


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CONDOMINIUM HOMES

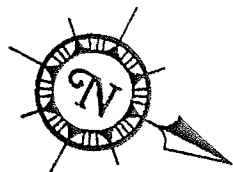
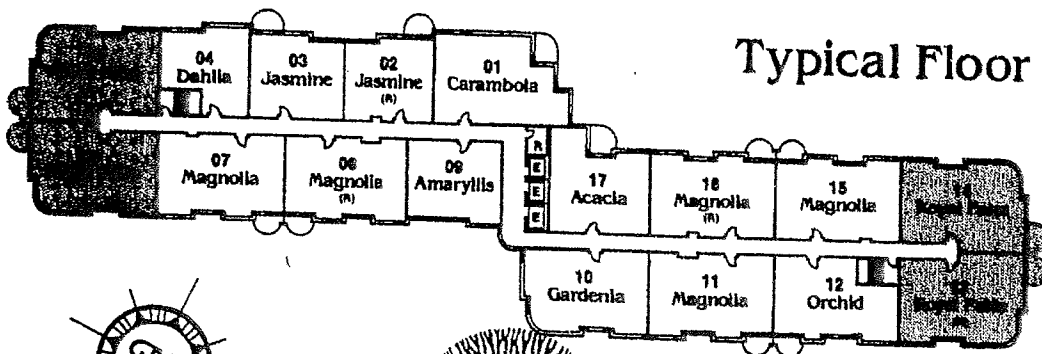
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Most Popular 2 bed.



Royal Palm

Two Bedroom Suite



E.R.O.E. 00-11-80-5

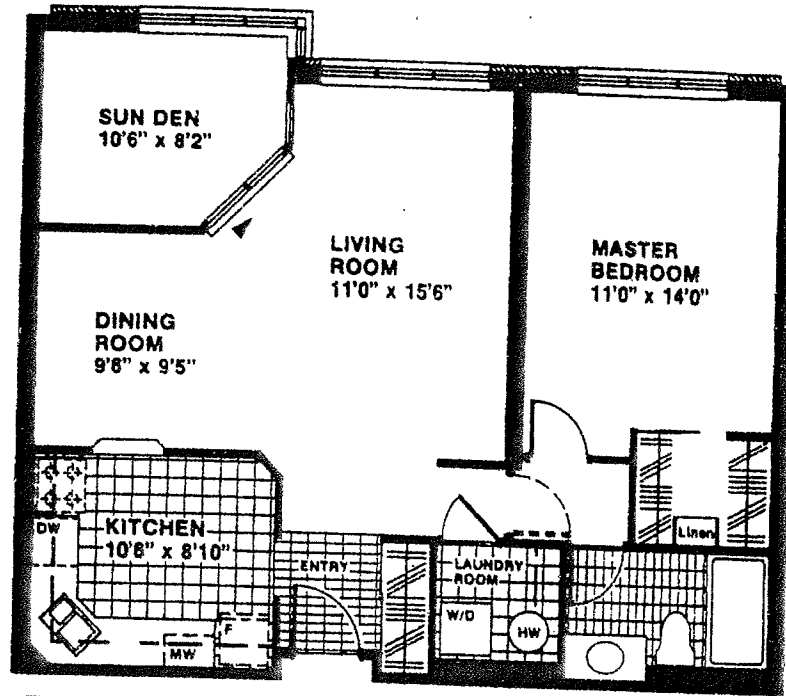
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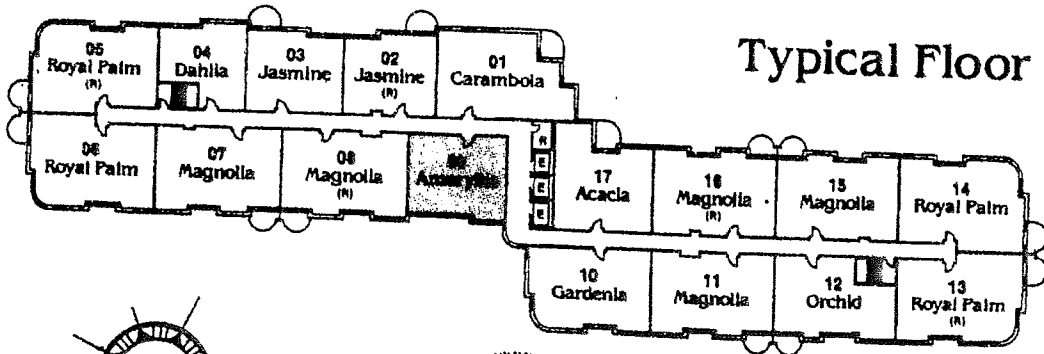
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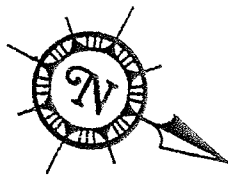
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Amaryllis One Bedroom Suite



Typical Floor



E. & O.E. 09-11-89-3

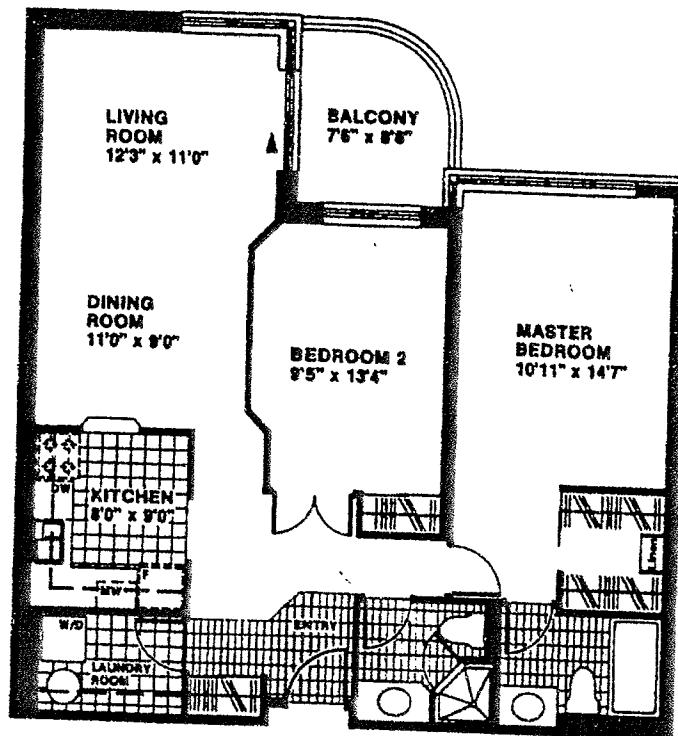
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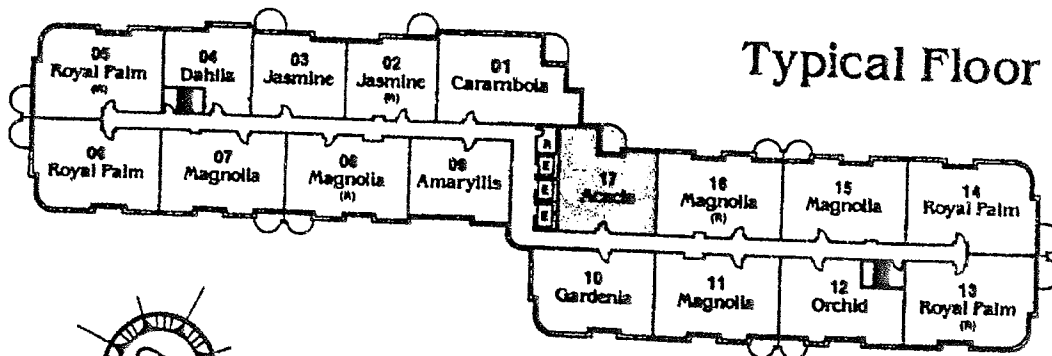
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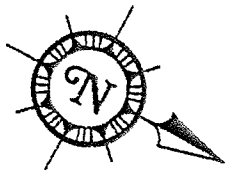
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Acacia
Two Bedroom Suite



Typical Floor



E. & O.E. 4-4-89-2

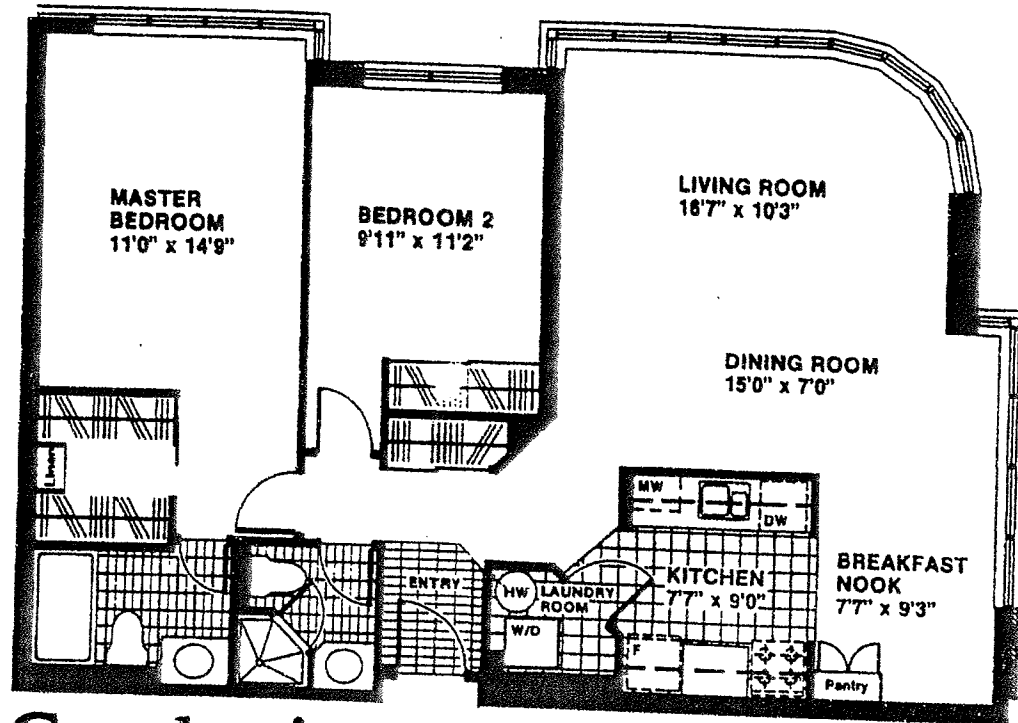
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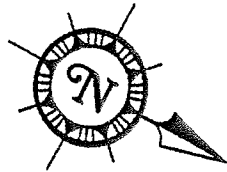
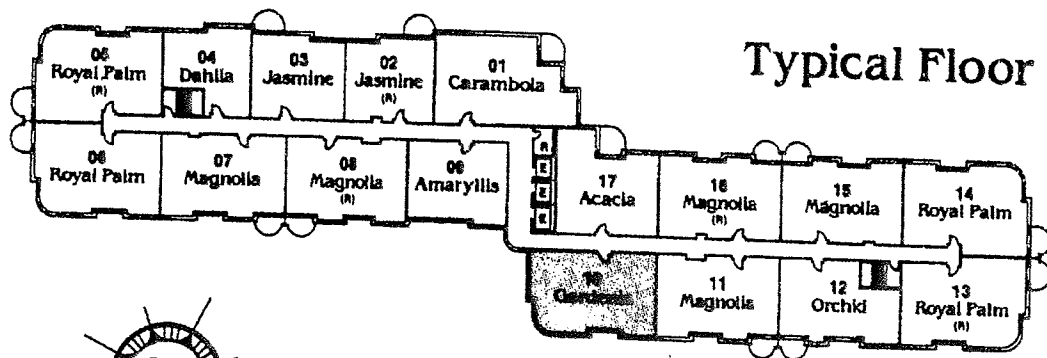
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Gardenia

Two Bedroom Suite



E. & O.E. 09-11-89-4

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