**BUILDING B: Legal Units 15 - 28**

Only the items enumerated below shall be provided and installed by the Vendor in accordance with the Agreement of Purchase Sale. The Vendor is not required to provide any material or do any work to or in respect of the Purchased Premises, except the work and materials listed in this Schedule “B” (the “**Vendor’s Work**”) and the Vendor’s Work will be performed in accordance with the Vendor’s choice of materials. The Vendor reserves the right to determine all specifications, models, materials and colours with respect to the finishing and items comprising the Vendor's Work. All other work required for the Unit will be provided by the Purchaser at its expense.

The Vendor will at its expense construct the Employment Unit according to the following:

1. **BUILDING**

A building shell enclosed with architectural insulated precast, finished roof and commercial double aluminum entry doors that meet the requirements of the Ontario Building Code.

Building B One (1) 9’ x 10’ automated truck level shipping door per unit in rear of the unit, to be energized by the Purchaser.

One (1) automated dock leveler per unit, to be energized by the Purchaser.

Standard double-glazed commercial aluminum windows.

Clerestory glazing in warehouse, as per unit layout.

6” finished slab on grade.

1. **INTERIOR FINISHES**

Interior walls will be completed to rough-in state to meet the minimum requirements of the Ontario Building Code.  Installation of drywall shall be at Purchaser’s expense.

1. **PLUMBING**

Roughed-in plumbing in ground floor slab for point of connection for sewage piping.  The water supply stub with shut-off valve will be in the vicinity of the floor rough-in.  Vendor to provide 4" sanitary drain in each unit, as well as a 1" cold water connection.

1. **SPRINKLER**

The Vendor will install sprinkler system as required by the Ontario Building Code.

1. **HEATING AND AIR CONDITIONING**

A gas fired unit heater with 200,000 BTU capacity will be installed and located as determined by the Vendor, in its sole and absolute discretion.

Roof curb with gas piping will be installed to accommodate a future 3-6 tonne roof-mounted HVAC unit. All roof-mounted HVAC units must have an integral roof screen (as per City of Brampton guidelines). Roof-mounted HVAC unit and screening to be provided by the Purchaser.

1. **ELECTRICAL**

All units to have 100 AMP/347/600 V three phase four wire electrical service to an unfused disconnect switch shall be supplied and installed.

1. **LIGHTING**

Combination Exit sign/ emergency headlamps to be installed above exterior doors.

No luminaires or switches to be installed in the unit.

Exit sign/headlamps are to be fed temporarily from house panel.

1. **TELEPHONE & COMMUNICATION**

1 1/2” inch conduits will be terminated on a wall.

Purchaser(s) Initials: \_\_\_\_\_ / \_\_\_\_\_

Vendor’s Initials: \_\_\_\_\_ / \_\_\_\_\_