



PRO FORMA INVOICE

THIS DOCUMENT STATES THE FEATURES THAT ARE INCLUDED WITH THE PURCHASE OF A STUDIO OR ONE BEDROOM LEXUS HOTEL/CONDO UNIT
This document supersedes any information advertised or verbally expressed in any form, including the internet website, as of May 26, 2008.

1. All units come with split airconditioners – one for the Studio Units and two for the One Bedroom Units.
2. Bathrooms include sink, toilet, glass shower door, a quality granite counter top and ceramic tiles for floor and walls. If you would like to upgrade your granite counter top and/or ceramic tiles for floor and walls, at an additional cost, we have other colour samples to choose from. Mirrors, light fixtures, venting and outlets are also included in the bathroom area.
3. All condo unit interior walls and ceilings come painted white with two coats. Many colour choices for walls are available at a small additional cost due to custom colour mixing. If you choose to install wallpaper there would also be an additional cost.
4. The cost for internet and cable TV are included in the monthly maintenance fee. If additional outlets are requested, there will be an installation charge for those. Also included, if requested, is pre wiring for surround sound systems at no additional cost to the owner. Personal phone call charges will be paid for by the unit owner.
5. Studio Units come with fold up queen size Murphy wall bed (mattress not included) or a bed of the owner's design (any additional charges over the allocated cost of the Murphy bed will be the owner's responsibility).
6. Kitchens include a refrigerator, electric 4 burner counter top stove, over, hood fan vent and dual sink. We also supply a quality granite counter top. If you choose to upgrade the granite counter top, there would be an additional fee. Price will vary due to the colour designs on the granite counter tops. Unit owners may also choose from several options for kitchen cabinet colours and layouts at no additional cost. Frosted glass back splash is included with the kitchen designs.
7. Flooring for all condo units is laminated wood in a range of colour choices. Other types of flooring such as ceramic tiles can be chosen and installed at an additional cost.
8. The living room, dining area and bedroom of each unit have recessed lighting and standard light fixtures, switches and outlets included. Decorative lighting fixtures are at an additional cost depending on the chosen design.
9. All main entry doors are solid core wood. High quality interior doors and fittings are used throughout each unit.
10. All units have floor to ceiling, energy saving tinted glass windows.
11. There will be limited basement parking and storage lockers for each unit owner.

We offer the advice of several interior decorators who can work with you on an individual basis. They can design furniture, drapes and other decorative items to save you the hassle of shopping. Their fees are reasonable and there are a range of different styles from Contemporary, Classic, Asian influence and many other designs to allow you to create your own individual unit. This way, you can move into your unit as soon as the building is ready for occupancy.



PRO FORMA INVOICE

THIS DOCUMENT STATES THE FEATURES THAT ARE INCLUDED WITH THE PURCHASE OF A STUDIO OR ONE BEDROOM LEXUS HOTEL/CONDO UNIT
This document supersedes any information advertised or verbally expressed in any form, including the internet website, as of May 26, 2008.

NOT INCLUDED WITH UNIT: Drapes, wallpaper, decorative lighting, furniture (bed only is included in purchase price) or decorative items shown in the model unit are not included in the purchase price of the unit. Also, hotel services such as laundry and maid service are available at an additional cost per unit.

For those unit owners who wish to be included in our rental pool, we will provide you with a list of items that are required in a unit so it can be rented as a hotel unit. Items such as a queen size bed, TV in the unit and other normal amenities you would find in any quality hotel room are what are needed to qualify for the shared rental pool.

As in any condo project where you are a unit owner, there will be a monthly maintenance fee. The monthly fees are based on information we have studied on many condo projects in Philippines. We project an estimated monthly fee of 40 pesos per square meter per unit. This will cover all types of maintenance, security, common area repairs, lighting, painting, etc. There will be an annual report to unit owners regarding how fees were spend and what items need repairs and replacement as part of general building maintenance.

Renovation of Units: Structural additions or improvements are strictly prohibited. Nonstructural improvements will be allowed after the proper procedure has been followed. The Unit owner will submit a written proposal with plans to the Property Management Office for approval for improvements to a Unit. Documents and improvements are at the expense of the unit owner.

Our goal at The Lexus Hotel/Condos is to make you feel that this is your home and we will work together with our unit owners to maintain the highest standards for the building.

By signing this Pro Forma Invoice, I, as the unit owner, acknowledge and accept what has been written and discussed regarding my purchase of a Lexus condo unit.

ACCEPTED BY UNIT BUYER: _____

BUILDING OWNER: _____

The Lexus Landholdings Group Inc.