

AVIA 2

COLOUR SELECTION

UNIT: 803
ADDRESS: 4130 Parkside Village Drive
MODEL TYPE: 2B
KITCHEN TYPE Linear
PURCHASER: James Basil Obaji

CABINETRY		
LOCATION	DESCRIPTION	UPGRADE
KITCHEN: CABINETS	White Havana Pine H3078, Flat Panel (Standard Package BEYOND)	
MAIN BATH: VANITY CABINETS	White Havana Pine H3078, Flat Panel (Standard Package BEYOND)	
MAIN BATH: MEDICINE CABINET*	N/A	
MASTER ENSUITE: VANITY CABINETS	White Havana Pine H3078, Flat Panel (Standard Package BEYOND)	
MASTER ENSUITE: MEDICINE CABINET*	White Havana Pine H3078, Flat Panel (Standard Package BEYOND)	
TILE		
LOCATION	DESCRIPTION	UPGRADE
KITCHEN BACKSPLASH	Sequence, Breeze, Heninbone, Matte - #34901M13HER 1X3	YES
MAIN BATH: FLOOR TILE	Rodum, Perla, Matte, Rope1224, 12X24 (Upgrade)	YES
MAIN BATH: TUB SURROUND TILE	Rodum, Perla, Matte, Rope1224, 12X24 (Upgrade)	YES
MASTER ENSUITE: FLOOR TILE	Rodum, Perla, Matte, Rope1224, 12X24 (Upgrade)	YES
MASTER ENSUITE: SHOWER SURROUND TILE	Rodum, Perla, Matte, Rope1224, 12X24 (Upgrade)	YES
LAUNDRY	Rhyme, Colour: Desert Harmony 12" x 24" (Standard Package BEYOND)	
COUNTERTOPS		
LOCATION	DESCRIPTION	UPGRADE
KITCHEN COUNTERTOP	Ice Snow, 9141, Classico Line, (Standard Package BEYOND)	
KITCHEN WATERFALL*	N/A	
KITCHEN BUILD UP	Edge 3/4" (Standard)	
MAIN BATH COUNTERTOP	Ice Snow, 9141, Classico Line, (Standard Package BEYOND)	
MAIN BATH BUILD UP	Edge 3/4" (Standard)	
MASTER ENSUITE COUNTERTOP	Ice Snow, 9141, Classico Line, (Standard Package BEYOND)	
MASTER ENSUITE BUILD UP	Edge 3/4" (Standard)	
FLOORING		
LOCATION	DESCRIPTION	UPGRADE
ENTRY, KITCHEN, HALLWAY, LIVING ROOM, DINNING ROOM, DEN, BEDROOM(s)*	Solo SPC-LVP D513 (Upgrade)	YES
APPLIANCES		
LOCATION	DESCRIPTION	UPGRADE
KITCHEN APPLIANCES: FRIDGE - OVEN - DISHWASHER	LG Refrigerator- LS8NC1021P- 22" Wide Built in Bottom Freezer Refrigerator -Pull BP321320170 - Panel Ready (Linear Standard) GE Stove - JCAS640RAMSS - 24" - Panel Ready (Linear Standard) GE Dishwasher - GB1412S1MIL - 24" - Pull BP321320170 - Panel Ready (Linear Standard)	
KITCHEN APPLIANCES: HOOD FAN	Cyclone Hood Fan - SC-32224 - 24" - Stainless Steel (Linear Standard)	
PLUMBING AND ACCESSORIES		
LOCATION	DESCRIPTION	UPGRADE
KITCHEN: SINK	Undermount Series, 24" UDF-23181018 (Standard Linear)	
KITCHEN: FAUCET	Pull down Kitchen Sink Faucet K-596, Polish Chrome (Standard)	
MAIN BATH: VANITY FAUCET	Single Handle Bathroom Sink Faucet K-99760-4, Polished Chrome (Standard)	
MAIN BATH: TUB CONTROLS	Rite-Temp 2.0 GPM Bath K-T99763-4, Polished Chrome (Standard)	
MAIN BATH: TOILET	Elongated 1.28 GPF Toilet K-3946-RA (Standard)	
MAIN BATH: ACCESSORIES	Infinity Series 24" Towel Bar 02-D8424 and Toilet Paper Holder, Polished Chrome (Standard)	
MASTER ENSUITE: VANITY FAUCET	Single Handle Bathroom Sink Faucet K-99760-4, Polished Chrome (Standard)	
MASTER ENSUITE: SHOWER CONTROLS	Rite-Temp 2.0 GPM Shower Trim K-T99763-4, Polished Chrome (Standard)	
MASTER ENSUITE: TOILET	Elongated 1.28 GPF Toilet K-3946-RA (Standard)	
MASTER ENSUITE: ACCESSORIES	Infinity Series 24" Towel Bar 02-D8424 and Toilet Paper Holder, Polished Chrome (Standard)	
EXTRAS		
LOCATION	DESCRIPTION	UPGRADE
BASEBOARDS/CASINGS	Flat - 4 1/2" Baseboard / 2-3/4" Casing (Standard)	
INTERIOR DOORS	Flat Slab Hollow Core (Standard)	
INTERIOR DOOR HARDWARE	2000 Series Latchset LH201R Logan, Flat, Satin Nickel (Standard)	
KITCHEN TRACK LIGHT	Pura Lighting - 4 Feet Track Light Square with 3 Track Heads - Track Light #P-TL-A-03-SQ - White (Standard)	
WINDOW COVERING: LIVING ROOM AND BEDROOMS(s)*	Sunscreen Roller Shade -- Open Roll SLI System with Aluminum Bottom Bar (Standard) White Finish, Fabric - 3% Sun Screen - CL-103-01 - Living Room (Standard) White Finish, Fabric - Room Darkening -- Neptune - 02 - Bedrooms (Standard)	

*as per plan

Vendor: 

DocuSigned by:
JAMES BASIL OBAJI & OBAJI MEDICAL MANAGEMEN
070005773A994E8...
Purchaser's Signature: _____ Purchaser's Signature: _____

TERMS AND CONDITIONS

UNIT: 803
ADDRESS: 4130 Parkside Village Drive
PURCHASER: James Basil Obai

The Purchaser acknowledges and agrees that the Vendors obligation to install the chosen finishing selections is conditional and subject to the following terms and conditions.

1. Finishing choices are from Vendor's samples. Colour, texture, appearance, grain, etc. of all installed materials may vary from Vendor's samples due to manufacturing, natural variations in colour, product and installation process. The Purchaser acknowledges that the Vendor accepts no responsibility in the event that a chosen selection becomes subsequently unavailable for any reason whatsoever. If the Vendor is unable or unwilling to supply any of the Purchaser's selections, the Purchaser will, at the request of the Vendor, choose an alternate selection from the Vendor's samples within five (5) business days of being notified by the Vendor to do so. If the Purchaser does not re-select within five (5) business days, the Vendor will make such selections, which selections shall be final and binding on the Purchaser.

2. Where the Purchaser has made Upgrade selections or requested changes that are subject to additional charge, and provided the Vendor or its Sales Representative has notified the Purchaser of its agreement to complete same and the cost(s) for such Upgrade or change request, the Purchaser shall pay the total amount owing by certified cheque to the Vendor within seven (7) business days from being so notified. All cheques are to be made payable to Aird & Beris LLP, in Trust. Failure to pay the Upgrade or change request fees within the permitted time shall constitute a default under the Agreement of Purchase and Sale and, in such event, the Vendor may, at its option and without further notice, complete the unit to its original specifications.

3. The value of any credit(s) issued to the Purchaser for incomplete or deleted items, where applicable, shall be calculated by the Vendor in its sole and unfettered discretion and shall be non-negotiable. Credit(s), where applicable, shall be adjusted on the final closing Statement of Adjustments.

4. The Purchaser acknowledges and agrees that there shall be no change, alteration or deletion from this finishing selections sheet after acceptance by the Vendor.

5. If any Upgrade or item of finishing remains incomplete in whole or in part on the Occupancy Date, the Purchaser shall accept, without holdback, the Vendor's undertaking to complete such Upgrade or item of finishing as soon as possible following occupancy closing. In the event the Vendor elects not to provide or install any selected Upgrade or item of finishing that is at additional cost, the Vendor shall refund to the Purchaser by way of an adjustment on the final Statement of Adjustments that portion of the amount paid by the Purchaser allocated to the particular Upgrade or item of finishing not provided. The value of such adjustment to be determined by the Vendor in its sole and unfettered discretion. The said adjustment shall be accepted by the Purchaser as full and final settlement of any claim the Purchaser may have with respect to the said Upgrade or item of finishing and the Purchaser shall complete the closing (whether occupancy or final) without delay, condition or holdback.

6. In the event the purchase and sale transaction is not completed for any reason, the Vendor shall be entitled to retain the full payment for any Upgrade or change request. All sums so paid are acknowledged by the Purchaser to be non-refundable.

ALL OTHER TERMS AND CONDITIONS OF THE AGREEMENT OF PURCHASE AND SALE TO REMAIN THE SAME AND CONTINUE IN FULL FORCE AND EFFECT, AND TIME REMAINS OF THE ESSENCE

DATED at TORONTO this 26TH of January, 2022

DocuSigned by:
Christine Anyukwa
E38A443C2DF647D...

Purchaser Signature:

DocuSigned by:

JAMES BASIL OBAI & OBAI MEDICAL MANAGEMENT

Purchaser Signature:

07005773AB94E8...

THE UNDERSIGNED hereby accepts this offer.

DATED at TORONTO this 4TH of February, 2022

AMACON DEVELOPMENT (CITY CENTRE) CORP.

PER:

I have the authority to bind the corporation

UPGRADE SELECTION

UNIT: 803
ADDRESS: 4130 Portside Village Drive
MODEL TYPE: 2B
KITCHEN TYPE: Linear
PURCHASER: James Basil Oboji

UPGRADES	
KITCHEN BACKSPLASH	Sequence, Breeze, Heritage, Mottle - #34901M13HER 1X3
MAIN BATH: FLOOR TILE	Rodum, Perla, Mottle, Rope1224, 12X24 (Upgrade)
MAIN BATH: TUB SURROUND TILE	Rodum, Perla, Mottle, Rope1224, 12X24 (Upgrade)
MASTER ENSUITE: FLOOR TILE	Rodum, Perla, Mottle, Rope1224, 12X24 (Upgrade)
MASTER ENSUITE: SHOWER SURROUND TILE	Rodum, Perla, Mottle, Rope1224, 12X24 (Upgrade)
ENTRY, KITCHEN, HALLWAY, LIVING ROOM, DINNING ROOM, DEN, BEDROOM(s)	Solo SPC-LVP DS13 (Upgrade)
\$	4,572.40
SUBTOTAL	\$ 12,912.20
HST	\$ 1,678.59
DECK CRREDIT:	
TOTAL	\$ 14,590.79
DEPOSIT	\$ 3,647.70
BALANCE DUE ON OCCUPANCY:	\$ 10,943.09

The following are the terms for the payment of the above extant:

1. Cheque payable to Aird & Berks LLP in Trust OR via Credit Card Payment
2. Full payment via Visa, Mastercard, or Cheque(s) for upgrades below five thousand five hundred (\$5000.00)
3. Twenty Percent (25%) Deposit via Visa, Mastercard or Cheque(s) for upgrades above five thousand five hundred (\$5000.01)

with the remaining balance due on Occupancy

Purchaser(s) is responsible for verifying the accuracy of the information contained within this Upgrade Agreement

Purchaser has been advised of available Upgrades offered by the Builder, and has declined any additional upgrades. Purchaser acknowledges and accepts that any further request for Upgrades at a later date may not be possible due to construction scheduling and shall remain subject to Vendor's complete discretion. All requests for Upgrades from and after the date hereof, if accepted and approved by the Vendor, shall be subject to an administration fee. The Builder reserves the right in its sole and unreviewed discretion at any time, whether before or after the date hereof, to decline to accommodate any requested Upgrade. Purchaser also acknowledges and accepts that all Upgrades charged based on availability and/or time of order. All Upgrade and/or change requests are final and binding on the Purchaser once approved and accepted by the Builder. No credit is available for any deletion of selected Upgrades or change request, once approved by the Builder. Payment of deposit is to be made at time of order by way of either valid credit card transaction or personal cheque made payable to Aird & Berks LLP in Trust. All Upgrade deposits will be held in trust with Builder's solicitor pending completion, permitted release to the Builder or termination of the transaction as contemplated by the Agreement of Purchase and Sale.

Vendor:

Purchaser's Signature:

Designated by:

07005773AB94EB...

JAMES BASIL OBOJI & OBOJI MEDICAL MANAGEMENT

Purchaser's Signature:

AVIA 2
UNIT 803

----- TRANSACTION RECORD -----
AMACON
855 HOMER ST 500
VANCOUVER BC

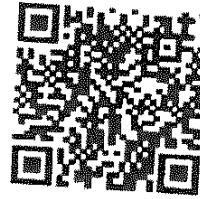
Purchase

Jan 26, 2022 15:37:59
VISA *****8099
Entry: Manual (M)
Ref#: 025-1D2026562797298
Auth#: 027843 Response: 01-027
Order: MGO1643229478403
Username: Decor2022

Amount \$ 3 647.70

Approved
Signature Not Required

Merchant copy



----- TRANSACTION RECORD -----
AMACON
855 HOMER ST 500
VANCOUVER BC

Purchase

Jan 26, 2022 15:37:59
VISA *****8099
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Amount \$ 3 647.70

Approved
Signature Not Required

Important: Retain this copy for your record

Cardholder copy

