

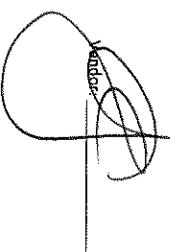
AVIA 2

COLOUR SELECTION

UNIT: 2609
 ADDRESS: 4130 Parkside Village Drive
 MODEL TYPE: 1B
 KITCHEN TYPE Linear
 PURCHASER: STEVEN ALEXANDER MIOTTO

CABINERY		DESCRIPTION	UPGRADE
LOCATION			
KITCHEN: CABINETS		Shorewood H309D, Flat Panel (Standard Package ABOVE)	UPGRADE
MAIN BATH: VANITY CABINETS		3DLAM Roma, Stck, White, Sainl Finish (Upgrade 1)	YES
MAIN BATH: MEDICINE CABINET*		3DLAM Roma, Stck, White, Sainl Finish (Upgrade 1)	YES
MASTER ENSUITE: VANITY CABINETS		N/A	
MASTER ENSUITE: MEDICINE CABINET*		N/A	
TILE		DESCRIPTION	UPGRADE
LOCATION			
KITCHEN BACKSPLASH		Metro, White, Polished - #MIE14246N 3X12	UPGRADE YES
MAIN BATH: FLOOR TILE		Rhyme, Colour: Stone Chamber, 12" x 24" (Standard Package ABOVE)	
MAIN BATH: TUB SURROUND TILE		Colour & Dimensions: Arctic White, Bright Finish 4'x16" (Standard Package ABOVE)	
MASTER ENSUITE: FLOOR TILE		N/A	
MASTER ENSUITE: SHOWER SURROUND TILE		N/A	
LAUNDRY		Rhyme, Colour: Stone Chamber, 12" x 24" (Standard Package ABOVE)	
COUNTERTOPS		DESCRIPTION	UPGRADE
LOCATION			
KITCHEN COUNTERTOP		Nordic Loft, 6041, Classic Line, (Standard Package ABOVE)	UPGRADE
KITCHEN WATERFALL*		N/A	
KITCHEN BUILD UP		Edge 3/4" (Standard)	
MAIN BATH COUNTERTOP		Nordic Loft, 6041, Classic Line, (Standard Package ABOVE)	
MAIN BATH BUILD UP		Edge 3/4" (Standard)	
MASTER ENSUITE COUNTERTOP		N/A	
MASTER ENSUITE BUILD UP		N/A	
FLOORING		DESCRIPTION	UPGRADE
LOCATION			
ENTRY, KITCHEN, HALLWAY, LIVING ROOM, DINING ROOM, DEN, BEDROOM(S)*		Solo Laminate 7', Urban Grey (Standard Package ABOVE)	UPGRADE
APPLIANCES		DESCRIPTION	UPGRADE
LOCATION			
KITCHEN APPLIANCES: FRIDGE - OVEN - DISHWASHER		LG Refrigerator-LSBNC1021P- 22" Wide Built In Bottom Freezer Refrigerator -Full BR321320170 - Panel Ready (Linear Standard) GE Stove - JGAS640RMS - 24" - Panel Ready (Linear Standard) GE Dishwasher - GB14125MILL - 24" - Pull BR321320170 - Panel Ready (Linear Standard)	UPGRADE
KITCHEN APPLIANCES: HOOD FAN		Hotier Microwave OTR - HMV1472BHS - 24" (Linear Upgrade)	YES
PLUMBING AND ACCESSORIES		DESCRIPTION	UPGRADE
LOCATION			
KITCHEN: SINK		Undermount Series, 24" UDF-23181018 (Standard Linear)	UPGRADE
KITCHEN: FAUCET		Pull down Kitchen Sink Faucet K-586, Polsh Chrome (Standard)	
MAIN BATH: VANITY FAUCET		Single Handle Bathroom Sink Faucet K-97760-4, Polished Chrome (Standard)	
MAIN BATH: TUB CONTROLS		Rite-Temp 2.0 GPM Bath K-199765-4, Polished Chrome (Standard)	
MAIN BATH: TOILET		Elongated 1.28 GPF Toilet K-3946-BA (Standard)	
MAIN BATH: ACCESSORIES		Infinity Series 24" Towel Bar 02-D8424 and Toilet Paper Holder, Polished Chrome (Standard)	
MASTER ENSUITE: VANITY FAUCET		N/A	
MASTER ENSUITE: SHOWER CONTROLS		N/A	
MASTER ENSUITE: TOILET		N/A	
MASTER ENSUITE: ACCESSORIES		N/A	
EXTRAS		DESCRIPTION	UPGRADE
LOCATION			
BASEBOARDS/CASINGS		Flat - 4 1/2" baseboard / 2-3/4" casing (Standard)	UPGRADE
INTERIOR DOORS		Flat Stck Hollow Core (Standard)	
INTERIOR DOOR HARDWARE		2000 Series Latchset LH201R Logan, Flat, Sainl Neckle (Standard)	
KITCHEN TRACK LIGHT		Pura Lighting - 4 Feet Track Light Square with 3 Track Heads - Track Light #P-7L-A-03-SQ - White (Standard)	
WINDOW COVERING: LIVING ROOM AND BEDROOM(S)*		Sunscreen Roller Shade - Open Roll SL System with Aluminum Bottom Bar (Standard) White Finish, Fabric - 3% Sun Screen - CL-103401 - Living Room (Standard) White Finish, Fabric - Room Darkening - Neptune - 02 - Bedrooms (Standard)	

*see plan sheet

Purchaser's Signature: 

Purchaser's Signature: 

Purchaser's Signature: _____

AVIA 2

UPGRADE SELECTION

UNIT: 2609
 ADDRESS: 4130 Parkside Village Drive
 MODEL TYPE: 18
 KITCHEN TYPE: Linear
 PURCHASER: STEVEN ALEXANDER MOTTU

UPGRADES		
MAIN BATH- VANITY CABINETS	3DUM Roma, Slab, White, Satin Finish (Upgrade 1)	\$ 250.00
MAIN BATH- MEDICINE CABINET*	3DUM Roma, Slab, White, Satin Finish (Upgrade 1)	N/A
KITCHEN BACKSPLASH	Malibu, White, Polished - #MET4246N 3X12	\$ 805.00
KITCHEN APPLIANCES: OTR	Holder Microwave OTR - #HMY1428HS - 24" (Linear Upgrade)	\$ 2,760.00
SUBTOTAL:		\$ 3,815.00
HST:		\$ 493.95
TOTAL:		\$ 4,310.95
DECOR CREDIT:		
DEPOSIT VIA MASTERCARD		\$ 4,310.95
BALANCE DUE ON OCCUPANCY:		\$ -

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

1. Cheque payable to Atd & Berns LLP In Trust OR Via Credit Card Payment
2. Full payment via Visa, Mastercard, or Cheque(s) for upgrades below Five Thousand Five Thousand (\$5000.00)
3. Twenty Percent (25%) Deposit via Visa, Mastercard or Cheque(s) for upgrades above Five Thousand (\$5000.01) with the remaining balance due on Occupancy

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 declared 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 unfeinred discretion of any time, whether before or after acceptance of a request to Upgrade, to decline to accommodate any requested Upgrade. Purchaser also acknowledges and accepts that all Upgrades changes are subject to increase 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 Upgrade 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 Atd & Berns 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.

Purchaser's Signature:



Purchaser's Signature:

AVIA 2

TERMS AND CONDITIONS

UNIT: 2609
ADDRESS: 4130 Parkside Village Drive
PURCHASER: STEVEN ALEXANDER MIOTTO

The Purchaser acknowledges and agrees that the Vendor's 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 Ard & Bens 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 of 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

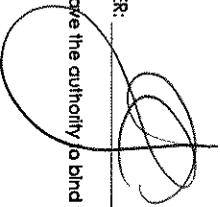
DATED at MISSISSAUGA this 25th of APRIL 2022

Witness Signature:  Purchaser Signature:  Purchaser Signature: _____

THE UNDERSIGNED hereby accepts this offer.

DATED at Toronto this 6 of May 2022

AMACON DEVELOPMENT (CITY CENTRE) CORP.

PER: 
I have the authority to bind the corporation

AVIA 2 #2609

----- TRANSACTION RECORD -----

AMACON
856 HOMER ST 500
VANCOUVER BC

Purchase

Apr 25, 2022 15:48:49
MASTERCARD *****5077

Entry: Chip (C)

Ret#: 328-1D2115569297770

Auth#: 05490J Response: 01-027

Order#: MG01650916128999

Username: Deco/2022

Amount \$ 4 310.95

A0000000041010 Mastercard
TVR 0000008000 TSI E800

**Approved
VERIFIED BY PIN**

