



UNIT: 37/05
ADDRESS: 430 Square One Drive
MODEL TYPE: STUDIO
KITCHEN TYPE: Linear
PURCHASER: Bashaar El-Yamani

COLOUR SELECTION

CABINETRY			UPGRADE
LOCATION	DESCRIPTION		
KITCHEN: CABINETS	White Havana Pine H3078, Flat Panel (Standard Package BEYOND)		
MAIN BATH: VANITY CABINETS	3D LAM Roma, Slab, Americana, Nobelia Finish (Upgrade 3)	YES	
MAIN BATH: MEDICINE CABINET*	3D LAM Roma, Slab, Americana, Nobelia Finish (Upgrade 3)	YES	
MASTER ENSUITE: VANITY CABINETS	N/A		
MASTER ENSUITE: MEDICINE CABINET*	N/A		
TILE			
LOCATION	DESCRIPTION		UPGRADE
KITCHEN BACKSPLASH	Colours & Dimensions, Colour Artic White Bright, Chevron 2 x 9 (Standard Package BEYOND)		
MAIN BATH: FLOOR TILE	Rhyme, Colour: Desert Harmony 12" x 24" (Standard Package BEYOND)		
MAIN BATH: TUB SURROUND TILE	Colours & Dimensions, Tender Grey, Bright Finish 4x16" (Standard Package BEYOND)		
MASTER ENSUITE: FLOOR TILE	N/A		
MASTER ENSUITE: SHOWER SURROUND TILE	N/A		
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	N/A		
MASTER ENSUITE BUILD UP	N/A		
FLOORING			
LOCATION	DESCRIPTION		UPGRADE
ENTRY, KITCHEN, HALLWAY, LIVING ROOM, DINNING ROOM, DEN, BEDROOM(S)*	Solo SPC-LVP 5-9/32 (Upgrade)	YES	
APPLIANCES			
LOCATION	DESCRIPTION		UPGRADE
KITCHEN APPLIANCES: FRIDGE • OVEN • DISHWASHER	LG Refrigerator - LSBN1021P - 22" Wide Built in Bottom Freezer Refrigerator - Pull BP321320170 - Panel Ready (Linear Standard) GE Stove • JGAS60GMSS - 24" - Panel Ready (Linear Standard) GE Dishwasher - G81412S1M - 24" - Pull BP321320170 - Panel Ready (Linear Standard)		
KITCHEN APPLIANCES HOOD FAN	Hoier Microwave OTR - HMV1428US - 24" (Linear Upgrade)	YES	
PLUMBING AND ACCESSORIES			
LOCATION	DESCRIPTION		UPGRADE
KITCHEN: SINK	Undermount Series, 24" UDF-23181018 (Standard Line)		
KITCHEN: FAUCET	Pull down Kitchen Sink Faucet K-976, Polsh Chrome (Standard)		
MAIN BATH: VANITY FAUCET	Single Handle Bathroom Sink Faucet K-9760-4, Polished Chrome (Standard)		
MAIN BATH: TUB CONTROLS	Rite-Temp 2.0 GPM Bath K-199763-4, Polished Chrome (Standard)		
MAIN BATH: TOILET	Borgstad 1.28 GPF Toilet K-3946-RA, (Standard)		
MAIN BATH: ACCESSORIES	Infiniity 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			
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 (H201)R Logan, Flat, Solin Nickel (Standard)		
KITCHEN TRACK LIGHT	Pura Lighting - 4 Feet Track Light Square with 3 Track Heads - Track Light #P-TL-A-Q3-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 Section

Vendor:

DocuSigned by:
Purchaser's Signature:

Purchaser's Signature: _____



UPGRADE SELECTION

UNIT: 3705
ADDRESS: 430 Square One Drive
MODEL TYPE: STUDIO
KITCHEN TYPE: Linear
PURCHASER: Boshocr El'Yamani

UPGRADES		
MAIN BATH: VANITY CABINETS	30LUM Borno, Stdb, Americana, Nobelsa Finish (Upgrade 3)	\$ 300.00
MAIN BATH: MEDICINE CABINET*	30LUM Borno, Stdb, Americana, Nobelsa Finish (Upgrade 3)	n/a
ENTRY, KITCHEN, HALLWAY, LIVING ROOM, DINING ROOM, DEN, BEDROOM**	Solo SPEC-VIP 5-9973 (Upgrade)	\$ 1,099.00
KITCHEN APPLIANCES: OTR	Hotier Microwave OTR - HWV1472BIS - 24" (Linear Upgrade)	\$ 2,740.00
SUBTOTAL:		\$ 5,140.00
HST		\$ 671.97
DÉCOR CREDIT:		
TOTAL:		\$ 6,811.97
DEPOSIT VIA VISA		\$ 1,460.24
BALANCE DUE ON OCCUPANCY:		\$ 4,351.73

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

1. Cheque payable to Altd & Beitz 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 (\$5000.00) 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 unfiltered discretion at 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 charges 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 transaction or personal cheque made payable to Altd & Beitz 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.

Verific

DocuSigned by:
Boshocr El'Yamani
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Purchaser's Signature:

Purchaser's Signature:

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TERMS AND CONDITIONS

UNIT: 3705

ADDRESS: 430 Square One Drive

PURCHASER: Bashar El-Yamani

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 some 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 Avid & 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 Adjustment.

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 Waterdown this 1st of June, 2022

DocuSigned by: Katie Bull Purchaser Signature: Bashar El-Yamani
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THE UNDERSIGNED hereby accepts this offer.

DATED at Toronto this 2 of June, 2022

AMACON DEVELOPMENT (CITY CENTRE) CORP.

PER: [Signature]
I have the authority to bind the corporation

Aia 1 3705

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

AMACON
856 HOMER ST 500
VANCOUVER BC

Purchase

Jun 01, 2022 14:53:01
VISA *****7860

Entry: Manual (M)

Ref#: S20-1D21S2S3S812437

Auth#: 090521 Response: 01-027

Order: MGO1654109581389

Username: Deco/2022

Amount \$ 1 460.24

Approved

Signature Not Required

