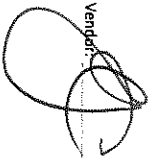


COLOUR SELECTION

UNIT: 1810  
ADDRESS: 4130 Parkside Village Drive  
MODEL TYPE: 2B  
KITCHEN TYPE Galley  
PURCHASER: HAOSHENG OU and JING FENG

CABINERY		
LOCATION	DESCRIPTION	UPGRADE
KITCHEN: CABINETS	Block Havana Pine H3081, Flat Panel (Standard Package FORWARD)	
MAIN BATH: VANITY CABINETS	Block Havana Pine H3081, Flat Panel (Standard Package FORWARD)	
MAIN BATH: MEDICINE CABINET*	Block Havana Pine H3081, Flat Panel (Standard Package FORWARD, (Upgrade)	YES
MASTER ENSUITE: VANITY CABINETS	Block Havana Pine H3081, Flat Panel (Standard Package FORWARD)	
MASTER ENSUITE: MEDICINE CABINET*	Block Havana Pine H3081, Flat Panel (Standard Package FORWARD)	
TILE		
LOCATION	DESCRIPTION	UPGRADE
KITCHEN BACKSPLASH	Sequence Cement, Heritbone, Matte - #3491SA13HER 1X3	YES
MAIN BATH: FLOOR TILE	Rhyme, Colour: Silver Melody 12" x 24" (Standard Package FORWARD)	
MAIN BATH: TUB SURROUND TILE	Colour & Dimensions: Dark Grey, Bright Finish 4"x16" (Standard Package FORWARD)	
MASTER ENSUITE: FLOOR TILE	Noos, Blanco, Billio, Noosp 1224, 12X24 (Upgrade)	YES
MASTER ENSUITE: SHOWER SURROUND TILE	Noos, Blanco, Billio, Noosp 1224, 12X24 (Upgrade)	YES
LAUNDRY	Rhyme, Colour: Silver Melody 12" x 24" (Standard Package FORWARD)	
COUNTERTOPS		
LOCATION	DESCRIPTION	UPGRADE
KITCHEN COUNTERTOP	5211, Noble Grey, (Upgrade 1)	YES
KITCHEN WATERFALL*	5211, Noble Grey, (Upgrade 1)	YES
KITCHEN BUILD UP	Edge 3/4" (Standard)	
MAIN BATH COUNTERTOP	Cement, 3040, Ciasco Line, (Standard Package FORWARD)	
MAIN BATH BUILD UP	Edge 3/4" (Standard)	
MASTER ENSUITE COUNTERTOP	5031, Studio Modernus, (Upgrade 2)	YES
MASTER ENSUITE BUILD UP	Edge 3/4" (Standard)	
FLOORING		
LOCATION	DESCRIPTION	UPGRADE
ENTRY, KITCHEN, HALLWAY, LIVING ROOM, DINNING ROOM, DEN, BEDROOMS)*	Sole Spc-LVP 5-243 (Upgrade)	YES
APPLIANCES		
LOCATION	DESCRIPTION	UPGRADE
KITCHEN APPLIANCES: FRIDGE - OVEN - DISHWASHER	LG Refrigerator - LBNC15231V - 28" - 14.7 cu.ft Bottom Freezer Depth Refrigerator - Stainless Steel (Galley and L-Shope Standard) GE Stove - JCS5630SMSS - 30" - Stainless Steel (Galley and L-Shope Standard) GE Dishwasher - GB16323SMSS - 24" - Stainless Steel (Galley and L-Shope Standard)	
KITCHEN APPLIANCES: HOOD FAN	Cyclone Hood Fan - SC-37220 - 30" - Stainless Steel (Galley and L-Shope Standard)	
PLUMBING AND ACCESSORIES		
LOCATION	DESCRIPTION	UPGRADE
KITCHEN: SINK	Undermount Series, 30" UDF-28181018, (Standard Galley and L-Shope)	
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	Single-Temp 2.0 GPM bath K-199765-4, Polished Chrome (Standard)	
MAIN BATH: TOILET	Elongated 1.28 GPF Toilet K-3946-RA (Standard)	
MAIN BATH: ACCESSORIES	Infinity Series 24" Towel Bar 02-DB424 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-1599764 and K-76471-CP Hydro Rail, Polished Chrome (Upgrade)	YES
MASTER ENSUITE: TOILET	Elongated 1.28 GPF Toilet K-3946-RA (Standard)	
MASTER ENSUITE: ACCESSORIES	Infinity Series 24" Towel Bar 02-DB424 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	Mosonite-Heritage Series-Logan (Upgrade)	YES
INTERIOR DOOR HARDWARE	2000 Series Latchset LH201R Logan, Flat, Satin Nickel (Standard)	
KITCHEN TRACK LIGHT	Pura Lighting - 6 Feet Track Light with 4 heads- PCMULA06WH - White (Upgrade)	YES
WINDOW COVERINGS: LIVING ROOM AND BEDROOMS)*	Sky-Line Shades - Aluminum Cassette & Bottom Bar - Clear Anodized Finish, (Upgrade 2) Fabric - Sky-Line - Radiant XL-01 - Living Room (Upgrade 2) Fabric - Sky-Line - Radiant XL Op-01 - Bedrooms (Upgrade 2)	YES

\*as per plan

Vendor: 

Purchaser's Signature: 

Purchaser's Signature: \_\_\_\_\_

AVIA 2

UPGRADE SELECTION

UNIT: 1810  
ADDRESS: 4130 Parkside Village Drive  
MODEL TYPE: 2B  
KITCHEN TYPE: Galley  
PURCHASER: HAOSHENG OU and JING FENG

UPGRADES			
MAIN BATH MEDICINE CABINET*	Black Havana Tile H3081, Red Panel, Standard Package FORWARD. (Upgrade)		\$ 450.00
KITCHEN BACKSPLASH	Sequence Current, Herkbone, Marble - #3491SM13HER 1X3		\$ 2,127.50
MASTER ENSUITE FLOOR TILE	Noah, Blanco, Bello, Neosp 1224, 12X24 (Upgrade)		\$ 3,454.60
MASTER ENSUITE SHOWER SURROUND TILE	Noah, Blanco, Bello, Neosp 1224, 12X24 (Upgrade)		N/A
KITCHEN COUNTERTOP	5211, Noble Grey, (Upgrade 1)		\$ 3,910.00
KITCHEN WATERFALL	5211, Noble Grey, (Upgrade 1)		\$ 4,630.00
MASTER ENSUITE COUNTERTOP	5031, Shokuro Maximum, (Upgrade 2)		\$ 2,760.00
ENTRY, KITCHEN, HALLWAY, LIVING ROOM, DINNING ROOM, DEN, BEDROOM(S)*	Solo SPC-LVP 5-243 (Upgrade)		\$ 4,572.40
MASTER ENSUITE SHOWER CONTROLS	Wile-Temp 2.0 GPM Shower Trim K-153974 and K-74471-CP Hydro Rail, Polished Chrome (Upgrade)		\$ 2,500.00
INTERIOR DOORS	Masonite-Heritage Series-Logan (Upgrade)		\$ 5,520.00
KITCHEN BACK LIGHT	Pure Lighting - 6 Feet Track Light with 4 heads- PCMTLAD4WH - White (Upgrade)		\$ 500.00
WINDOW COVERING: LIVING ROOM AND BEDROOM(S)*	Sky-Line Shades - Aluminum Casette & Bottom Bar - Clear Anodized Finish, (Upgrade 2) Fabric - Sky-Line - Roddoni XL-01 - Dining Room (Upgrade 2) Fabric - Sky-Line - Roddoni XL-01-01 - Bedrooms (Upgrade 2)		\$ 2,300.00
SUBTOTAL:			\$ 50,154.50
HST			\$ 4,310.09
DECOR CREDITS:			
TOTAL:			\$ 97,444.59
DEPOSIT VIA CHEQUE			\$ 9,364.14
BALANCE DUE ON OCCUPANCY:			\$ 28,079.45

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

1. Cheques payable to Avid & Belis LLP in Trust OR via Credit Card Payment

2. Full payment via Visa, Mastercard, or Cheque(s) for upgrades below 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 unreviewed 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 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 Avid & Belis 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: 

# AVIA2

## TERMS AND CONDITIONS

UNIT: 1810  
ADDRESS: 4130 Parkside Village Drive  
PURCHASER: HAOSHENG OU and JING FENG

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 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 Mississauga this 15<sup>th</sup> of April, 2022

Witness signature: [Signature] Purchaser signature: Kathy Ou Purchaser signature: \_\_\_\_\_

THE UNDERSIGNED hereby accepts this offer.

DATED at Toronto this 23 of June, 2022

AMACON DEVELOPMENT (CITY CENTRE) CORP.

PER: \_\_\_\_\_

I have the authority to bind the corporation



MR HAO SHENG OU OR  
MRS JING FENG  
24 FALLS CRES  
SIMCOE, ON N3Y 5K5  
(647) 323-3220

054

DATE 2 0 2 2 - 0 4 - 0 1  
Y Y Y Y M M D D

Aird & Beris LLP, in Trust

\$ 9366.14

PAY TO THE  
ORDER OF

Nine thousand Three hundred sixty six and 14/100 DOLLARS

☐ Security features  
included.  
Printed on back.

TD CANADA TRUST  
247 SPADINA AVENUE  
TORONTO, ONTARIO M5T 3A8

MEMO AV1A2 Unit #1810

Tack on g

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**A M A C O N**

DEVELOPMENT  
(CITY CENTRE) CORP

**Appointment of Designate for Colour Selection**

This form is to be filled out by the Purchaser(s) indicated on the Agreement of Purchase and Sale (A.P.S.).

By completing and signing this form, the Purchaser is indicating that they intend to send a designate, in their place, to pick the Colour Selection scheme for their new home. This form authorizes the designate to sign and deliver certain documents on the Purchaser's behalf.

The completed authorization form should be provided to the Vendor/ Builder at the Colour Selection appointment time or in advance.

To Amacon Development (City Centre) Corp,

I/we will not personally be able attend our Colour Selection appointment. I/we appoint the designate named below to attend the Colour Selection appointment, and have him/her select and sign off on the Colour Selection Agreement on my/ our own behalf:

Name of Purchaser Haosheng Ou

Name of Purchaser Jing Feng

Signature of Purchaser Jacky Ou

Signature of Purchaser Leung

Date . 01-04-2022

Date 01-04-2022

Project Name: PARADISE VILLAGE Tower: AVIA 2 Suite#: 1810

New Home Address

Name of Designate Haosheng Ou

Signature of Designate Jacky Ou

Designate ID# 09001-31408-10815 Designate Contact # 647-323-3220  
(Designate will be asked to show ID before the Colour Selection Appointment)