



COLOUR SELECTION

UNIT: 4306
ADDRESS: 430 Square One Drive
MODEL TYPE: 2B
KITCHEN TYPE Galley
PURCHASER: KHALED EL- SABBAUGH

CABINERY		UPGRADE
LOCATION	DESCRIPTION	
KITCHEN: CABINETS	Shorewood H3090, Flat Panel (Standard Package ABOVE)	
MAIN BATH: VANITY CABINETS	Shorewood H3090, Flat Panel (Standard Package ABOVE)	
MAIN BATH: MEDICINE CABINET*	N/A	
MASTER ENSUITE: VANITY CABINETS	Shorewood H3090, Flat Panel (Standard Package ABOVE)	
MASTER ENSUITE: MEDICINE CABINET*	Shorewood H3090, Flat Panel (Standard Package ABOVE)	
TILE		
LOCATION	DESCRIPTION	UPGRADE
KITCHEN BACKSPLASH	* Melto, Dark Grey, Polished - ME20904N 3X12	YES
MAIN BATH: FLOOR TILE	Rhyne, Colour: Stone Chamber, 12" x 24" (Standard Package ABOVE)	
MAIN BATH: TUB SURROUND TILE	Colours & Dimensions: Arctic White, Bright Finish 4x16" (Standard Package ABOVE)	
MASTER ENSUITE: FLOOR TILE	Rhyne, Colour: Stone Chamber, 12" x 24" (Standard Package ABOVE)	
MASTER ENSUITE: SHOWER SURROUND TILE	Colours & Dimensions: Arctic White, Bright Finish 4x16" (Standard Package ABOVE)	
LAUNDRY	Rhyne, Colour: Stone Chamber, 12" x 24" (Standard Package ABOVE)	
COUNTERTOPS		
LOCATION	DESCRIPTION	UPGRADE
KITCHEN COUNTERTOP	5211, Noble Grey, (Upgrade 1)	YES
KITCHEN WATERFALL*	N/A	
KITCHEN BUILD UP	Edge 3/4" (Standard)	
MAIN BATH COUNTERTOP	Nordic Left, 6041, Classico Line, (Standard Package ABOVE)	
MAIN BATH BUILD UP	Edge 3/4" (Standard)	
MASTER ENSUITE COUNTERTOP	Nordic Left, 6041, Classico Line, (Standard Package ABOVE)	
MASTER ENSUITE BUILD UP	Edge 3/4" (Standard)	
FLOORING		
LOCATION	DESCRIPTION	UPGRADE
ENTRY, KITCHEN, HALLWAY, LIVING ROOM, DINNING ROOM, DEN, BEDROOM(S)*	Sofo SFC-LVP 5-243 (Upgrade)	YES
APPLIANCES		
LOCATION	DESCRIPTION	UPGRADE
KITCHEN APPLIANCES: FRIDGE - OVEN - DISHWASHER	LG Refrigerator - LBNC15231 V - 28" - 14.7 cu.ft Bottom Freezer Depth Refrigerator - Stainless Steel (Galley and L-Shope Standard) GE Stove - JCSS6305MSS - 30" - Stainless Steel (Galley and L-Shope Standard) GE Dishwasher - G816232SMSS - 24" - Stainless Steel (Galley and L-Shope Standard) GE Microwave OTR - GE JWM2162SMSS - 30" (Galley and L-Shope Upgrade)	
KITCHEN APPLIANCES HOOD FAN	GE Microwave OTR - GE JWM2162SMSS - 30" (Galley and L-Shope Upgrade)	YES
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-99740-4, Polished Chrome (Standard)	
MAIN BATH: TUB CONTROLS	Rite-Temp 2.0 GPM Bath K-199763-4, 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-99740-4, Polished Chrome (Standard)	
MASTER ENSUITE: SHOWER CONTROLS	Rite-Temp 2.0 GPM Shower Trim K-199764-4, 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 Leichner LH201R Logon, Flat, Satin Nickel (Standard)	
KITCHEN TRACK LIGHT	Pura Lighting - 4 Feet Track Light Square with 3 Track Heads - Track Light #P-1L-A-03-SQ - White (Standard)	
WINDOW COVERING: LIVING ROOM AND BEDROOM(S)*	Sunscreen Roller Shade - Open Roll SU System with Aluminum Bottom Bar (Standard) White Finish, Fabric - 3% Sun Screen - CL-103-D1 - Living Room (Standard) White Finish, Fabric - Room Darkening - Neptune - 02 - Bedrooms (Standard)	

*as per plan

Vendor:

Purchaser's Signature:

DocuSigned by:
KHALED EL-SABBAUGH
4830B44E2B81453...

Purchaser's Signature:



UPGRADE SELECTION

UNIT: 4306
ADDRESS: 430 Square One Drive
MODEL TYPE: 2B
KITCHEN TYPE: Galley
PURCHASER: KHALED EL-SABBAGH

UPGRADES	
KITCHEN BACKSPLASH	Metro, Dark Grey, Polished - ME2904N 3X12
KITCHEN COUNTERTOP	S211, Noble Grey, (Upgrade 1)
ENTRY, KITCHEN, HALLWAY, LIVING ROOM, DINNING ROOM, DEN, BEDROOM(s)?	Solo SPC-LVP \$243 (Upgrade)
KITCHEN APPLIANCES: OTR	GE Microwave OTR - GE JMW2162SMSS - 30" (Galley and L-Shope Upgrade)

SUBTOTAL		\$ 2,070.00
HST		\$ 1,476.46
OECOR CREDIT		
TOTAL		\$ 12,833.86
DEPOSIT VIA VISA		\$ 3,208.47
BALANCE DUE ON OCCUPANCY		\$ 9,625.39

- The following are the terms for the payment of the above order:
1. Cheque payable to Avid & Ben's 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 (\$5000.01)

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 unfettered 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 & Ben's 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.

DocuSigned by:
KHALED EL-SABBAGH
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Purchaser's Signature: _____



TERMS AND CONDITIONS

UNIT: 4306

ADDRESS: 430 Square One Drive

PURCHASER: KHALED EL-SABBAGH

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 Ahd & Ben's 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 Jordan this 17th of June, 2022

DocuSigned by:

Katie Knill

Witness Signature: Katie Knill 803E72B53F942A...

Purchaser Signature:

DocuSigned by:

KHALED EL-SABBAGH

493B8A4E2581453

Purchaser Signature: _____

THE UNDERSIGNED hereby accept(s) this offer.

DATED at Toronto this 28 of July, 2022

AMACON DEVELOPMENT (CITY CENTRE) CORP.

PER: _____

I have the authority to bind the corporation

Avia 1 4306

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

AMACON

856 HOMER ST 500
VANCOUVER BC

Purchase

Jun 17, 2022 09:54:42
VISA *****9869

Entry: Manual (M)

Ref#: 606-1D2168356824900

Auth#: 021263 Response: 01-027

Order: M601655474080385

Username: Decor2022

Amount \$ 3 208.47

Approved

Signature Not Required

