



COLOUR SELECTION

UNIT: 3103
ADDRESS: 430 Square One Drive
MODEL TYPE: 2B
KITCHEN TYPE: Galley
PURCHASER: MONTASER ABU-AZIZ

CABINERY			
LOCATION	DESCRIPTION	UPGRADE	
KITCHEN CABINETS	3DLAM Mission, Stoker, Home Sweet Home, Marble (Upgrade 4)	YES	
MAIN BATH: VANITY CABINETS	3DLAM Mission, Stoker, White, Solid Finish (Upgrade 2)	YES	
MAIN BATH: MEDICINE CABINET*	N/A		
MASTER ENSUITE: VANITY CABINETS	Black Havana Pine H3081, Flat Panel (Standard Package FORWARD)		
MASTER ENSUITE: MEDICINE CABINET*	Black Havana Pine H3081, Flat Panel (Standard Package FORWARD)		
TILE			
LOCATION	DESCRIPTION	UPGRADE	
KITCHEN BACKSPLASH	S810, Black Tempel. (Upgrade 1)	YES	
MAIN BATH: FLOOR TILE	Rodum, Gls. Marble, Rogr1224, 12X24 (Upgrade)	YES	
MAIN BATH: TUB SURROUND TILE	Rodum, Gls. Marble, Rogr1224, 12X24 (Upgrade)	YES	
MASTER ENSUITE: FLOOR TILE	York, Anthracite, Marble, YH30073, 12X24 (Upgrade)	YES	
MASTER ENSUITE: SHOWER SURROUND TILE	York, Anthracite, Marble, YH30073, 12X24 (Upgrade)	YES	
LAUNDRY	Rhyme Colour: Silver Melody 12' x 24' (Standard Package FORWARD)		
COUNTERTOPS			
LOCATION	DESCRIPTION	UPGRADE	
KITCHEN COUNTERTOP	S810, Black Tempel. (Upgrade 1)	YES	
KITCHEN WATER-FALL*	N/A		
KITCHEN BUILD UP	Edge 3/4" (Standard)		
MAIN BATH COUNTERTOP	S031, Shoharbo Maxinus, (Upgrade 2)	YES	
MAIN BATH BUILD UP	Edge 3/4" (Standard)		
MASTER ENSUITE COUNTERTOP	S1S1, Empire White, (Upgrade 2)	YES	
MASTER ENSUITE BUILD UP	Edge 3/4" (Standard)		
FLOORING			
LOCATION	DESCRIPTION	UPGRADE	
ENTRY, KITCHEN, HALLWAY, LIVING ROOM, DINNING ROOM, DEN, BEDROOM(S)*	Salo SPC-LVP D513 (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 - JCS64203MS - 30" - Stainless Steel (Galley and L-Shope Standard) GE Dishwasher - G81632S3MS - 24" - Stainless Steel (Galley and L-Shope Standard)		
KITCHEN APPLIANCES HOOD FAN	GE Microwave OTR - GE JYM2162SMS - 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-99760-4, 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-99760-4-BL, Marble Black (Upgrade)	YES	
MASTER ENSUITE: SHOWER CONTROLS	Rite-temp 2.0 GPM Shower Trim K-199764-4-BL, Marble Black, (Upgrade)	YES	
MASTER ENSUITE: TOILET	Elongated 1.28 GPF Toilet K-3946-RA (Standard)		
MASTER ENSUITE: ACCESSORIES	Infinity Series - 1948 Round - 24" Towel Bar and Toilet Paper Holder, Marble Black (Upgrade)	YES	
EXTRAS			
LOCATION	DESCRIPTION	UPGRADE	
BASEBOARDS/CASINGS	Flat - 4 1/2" Baseboard / 2.3/4" Casing (Standard)		
INTERIOR DOORS	Masonite-Heritage Series-Lincoln Port. (Upgrade)	YES	
INTERIOR DOOR HARDWARE	2000 Series Latchset LH201R Logan, Flat, Black (Upgrade)	YES	
KITCHEN TRACK LIGHT	Pure Lighting 6-foot Track Light with 4 heads - PCMILU004R - Black (Upgrade)	YES	
WINDOW COVERING: LIVING ROOM AND BEDROOM(S)*	Sky-Line Shades - Aluminum Cassette & Bottom Bar - Clear Anodized Finish, (Upgrade 2) Fabric - Sky-Line - Radient XL Or-01 - Living Room (Upgrade 2) Fabric - Sky-Line - Radient XL Or-01 - Bedrooms (Upgrade 2)	YES	

*as per Plan

Vendor:

Purchaser's Signature: Designated by: C31D3C0A0134AD...

Purchaser's Signature: _____ Pg 1/3



UPGRADE SELECTION

UNIT: 3103
ADDRESS: 430 Square One Drive
MODEL TYPE: 2B
KITCHEN TYPE: Galley
PURCHASER: MONTASER ABU-AZIZ

UPGRADES		
KITCHEN CABINETS	3D LAM Mission Shaker, Home Sweet Home, Maple (Upgrade 4)	\$ 4,370.00
MAIN BATH VANITY CABINETS	3D LAM Mission Shaker, White, Soft Finish (Upgrade 2)	\$ 375.00
KITCHEN BACKSPLASH	9810, Black Tempol. (Upgrade 1)	\$ 4,600.00
MAIN BATH FLOOR TILE	Bedroom, Grt. Maple, Regr 1224, 12X24 (Upgrade)	\$ 2,740.00
MAIN BATH, TUB SURROUND TILE	Bedroom, Grt. Maple, Regr 1224, 12X24 (Upgrade)	n/a
MASTER ENSUITE FLOOR TILE	York, Anthracite, Maple, V430073, 12X24 (Upgrade)	\$ 3,463.80
MASTER ENSUITE, SHOWER SURROUND TILE		n/a
KITCHEN COUNTERTOP	9810, Black Tempol. (Upgrade 1)	\$ 5810.00
MAIN BATH COUNTERTOP	9901, Sleekline Maxima, (Upgrade 2)	\$ 2,740.00
MASTER ENSUITE COUNTERTOP	9151, Empire White, (Upgrade 2)	\$ 2,760.00
ENTRY, KITCHEN, HALLWAY, LIVING ROOM, DINNING ROOM, DEN, BEDROOMS	Solo SPC-LVP DS13 (Upgrade)	\$ 4,572.40
KITCHEN APPLIANCES: OTB	GE Microwave OTB - GE JMW1628MSS - 36" (Galley and L-Shape Upgrade)	\$ 2,670.00
MASTER ENSUITE VANITY FAUCET	Single Handle Bathroom Set, Faucet K-99740-4-BL, Maple Black (Upgrade)	\$ 1,955.00
MASTER ENSUITE, SHOWER CONTROLS	Rite-Temp 2.0 GPM Shower Trim K-199744-4-BL, Maple Black (Upgrade)	\$ 2,185.00
MASTER ENSUITE, ACCESSORIES	Infinity Series - 1748 Round - 24" Towel Bar and Toilet Paper Holder, Maple Black (Upgrade)	\$ 440.00
INTERIOR DOORS	Monarch-Heritage Series-Lacquer Pink (Upgrade)	\$ 3,660.00
INTERIOR DOOR HARDWARE	2000 Series Lockset UL201R Lagen, Pol. Black (Upgrade)	\$ 1,360.00
KITCHEN TRACK LIGHT	Pura Lighting 4 Foot Track Light with 4 heads - PCMTJAD6K - Black (Upgrade)	\$ 400.00
WINDOW COVERING: LIVING ROOM AND BEDROOMS	Style The Shades - Aluminum Cassette & Bottom Bar - Clear Anodized Finish (Upgrade 2) Fabric - StyleLine - Radiant XL-01 - Living Room (Upgrade 2) Fabric - StyleLine - Radiant XL-01 - Bedrooms (Upgrade 2)	\$ 2,530.00

The following are the items for the payment of the above extras:		
1. Cheque payable to Avid & Beris 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)		
with the remaining balance due on Occupancy		
BALANCE DUE ON OCCUPANCY:		\$ 37,387.46

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 of 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 decide 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 Upgrades 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 & Beris 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: 

DocuSigned by:  CS1035CQALD134MD...

Purchaser's Signature: _____

AVIA

TERMS AND CONDITIONS

UNIT: 3103

ADDRESS: 430 Square One Drive
PURCHASER: MONTASER ABU-AZIZ

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 Alid & 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 offer acceptance by the Vendor.

5. In any Upgrade or item of finishing remaint 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 13th of May, 2022

Witness Signature: DocuSigned by: katic krill 82JEE12B03E9A2A Purchaser Signature: DocuSigned by: 87 634D3668A64344AB Purchaser Signature:

THE UNDERSIGNED hereby accepts this offer.

DATED at TORONTO this 14 of June, 2022

AMACON DEVELOPMENT (CITY CENTRE) CORP.

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

Avia | 3103

----- TRANSACTION RECORD -----
AMACON a/2
856 HOMER ST 500
VANCOUVER BC

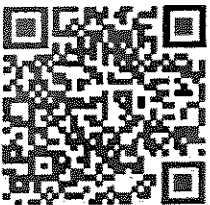
Purchase

May 12, 2022 06:20:39
VISA *****5252
Entry: Manual (M)
Ref#: 403-1D2132228398375
Auth#: 011901 Response: 01-027
Order: MG01652350838679
Username: Decor2022

Amount \$ 389.85

Approved

Signature Not Required



Avia | 3103

----- TRANSACTION RECORD -----
AMACON 1/2
856 HOMER ST 500
VANCOUVER BC

Purchase

May 11, 2022 13:41:51
VISA *****5252
Entry: Manual (M)
Ref#: 399-1D2131493117813
Auth#: 045381 Response: 01-027
Order: MG01652290909093
Username: Decor2022

Amount \$ 12 139.36

Approved

Signature Not Required

