

Sit 233

SCHEDULE "PE"
PURCHASER'S EXTRA

Kingsmen (Islington) Inc. Vendor	ELISA DAMIANO STEFAN L D'IPPOLITO Purchaser(s) Telephone Number:
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See amendment

Lot/Townhouse No. U233 Block 3	House Type The Dubai - Villa (A2/D000) 1,096 SQ. FT.	Reg. Plan #	Closing Date 16-Sep-2020	Date Ordered 26-May-2019
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EXTRAS/UPGRADES INCLUDED IN PURCHASE PRICE

1	5 Appliances including Stainless Steel Fridge, Stove, Dishwasher and white Washer / Dryer, from the standard offer of the Vendor. This promotion has no cash value, is non-negotiable and non-transferrable.	
2	Vendor agrees to supply and install hardwood flooring in all bedrooms from standard samples of the Vendor. This promotion has no cash value, is non-negotiable and non-transferrable.	
3	Vendor agrees to supply and install quartz or granite countertops in kitchen and all bathrooms from standard samples of the Vendor. This promotion has no cash value, is non-negotiable and non-transferrable.	

This is your direction to install the above extras on the following terms and conditions:

1. In the event the work on the house has progressed beyond the point where the items covered by this extra cannot be installed without entailing any unusual expense, then this extra is to be cancelled and any deposit paid in connection with the same is to be refunded to the purchaser.
2. The Vendor will undertake to incorporate the work covered by the sales extra in the construction of the house but will not be liable to the purchaser in any way, if for any reason the work covered by the extra is not carried out. In that event, any monies paid in connection with the same shall be returned to the purchaser.
3. It is understood and agreed that if for any reason whatsoever the transaction of Purchase and Sale is not completed by default of the Purchaser, the total cost of extras ordered are not refundable to the purchaser.
4. Extras or changes will not be processed unless signed by the Vendor.
5. These extras may not be amended without the written consent of the Vendor

PREPARED BY:

Purchaser - ELISA DAMIANO

Purchaser - STEFAN L D'IPPOLITO

Vendor - Kingsmen (Islington) Inc.

Construction Scheduling Approval

Per: _____
Date: _____

AMENDMENT TO AGREEMENT OF PURCHASE AND SALE

B E T W E E N:

ELISA DAMIANO and STEFAN L D'IPPOLITO (individually or collectively called the "PURCHASER")

- AND -

Kingsmen (Islington) Inc. (the "Vendor")

RE: The sale by the Vendor to the Purchaser of Townhouse No. U233 Block 3. Woodbridge, Ontario
(hereinafter called the "Property")

WHEREAS the Purchaser and the Vendor have previously entered into an agreement of purchase of sale with respect to the Property (the "Purchase Agreement");

AND WHEREAS the parties wish to amend the terms of the Purchase Agreement as hereinafter set out and with all capitalized terms having the meaning given to them in the Purchase Agreement unless otherwise set out herein;

AND WHEREAS the parties hereto acknowledge and agree that this amending agreement is being entered into voluntarily; that the parties further acknowledge that the Purchaser has no obligation to sign the Amendment; and that the purchase transaction will still be valid if the Purchaser does not sign this Amending Agreement;

NOW THEREFORE THESE PRESENTS WITNESSETH that in consideration of the payment of the sum of \$2.00 and the exchange of the covenants and agreements contained in this amendment and for other good and valuable consideration (the receipt and sufficiency of which is expressly acknowledged by the parties hereto), the Vendor and the Purchaser covenant and agree with the other as follows:

The Vendor and Purchaser hereby agree to amend the agreement of purchase and sale between them with respect to the Property, dated the 26th day of May, 2019 including amendments, if any, as follows:

DELETE:

The Dubai - 1 Bed + Den (A2-1D Opt)

INSERT:

The Dubai - 2 Bed, 1 + 1 Bath (Opt 2)

Dated at Woodbridge, Ontario this 3rd day of June, 2019.

Witness

Witness

Purchaser - ELISA DAMIANO

Purchaser - STEFAN L D'IPPOLITO

Dated at Toronto, Ontario this 4th day of June, 2019

Kingsmen (Islington) Inc.

Per:

Authorized Signing Officer

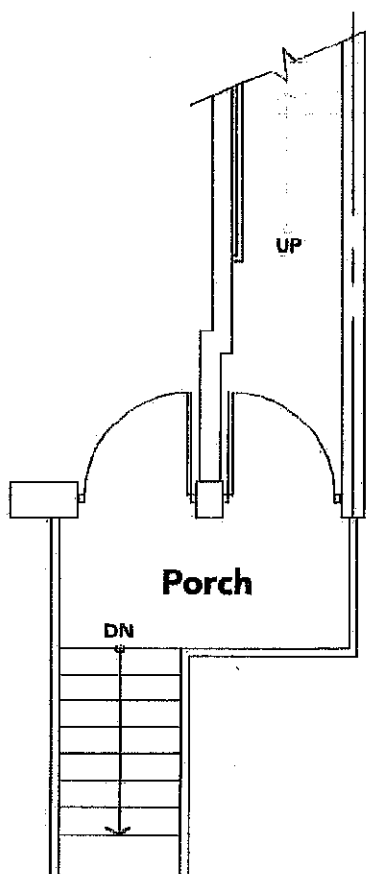
Matthew Castelli

OPTION 2
A2 THE DUBAI
SKYLINE COLLECTION

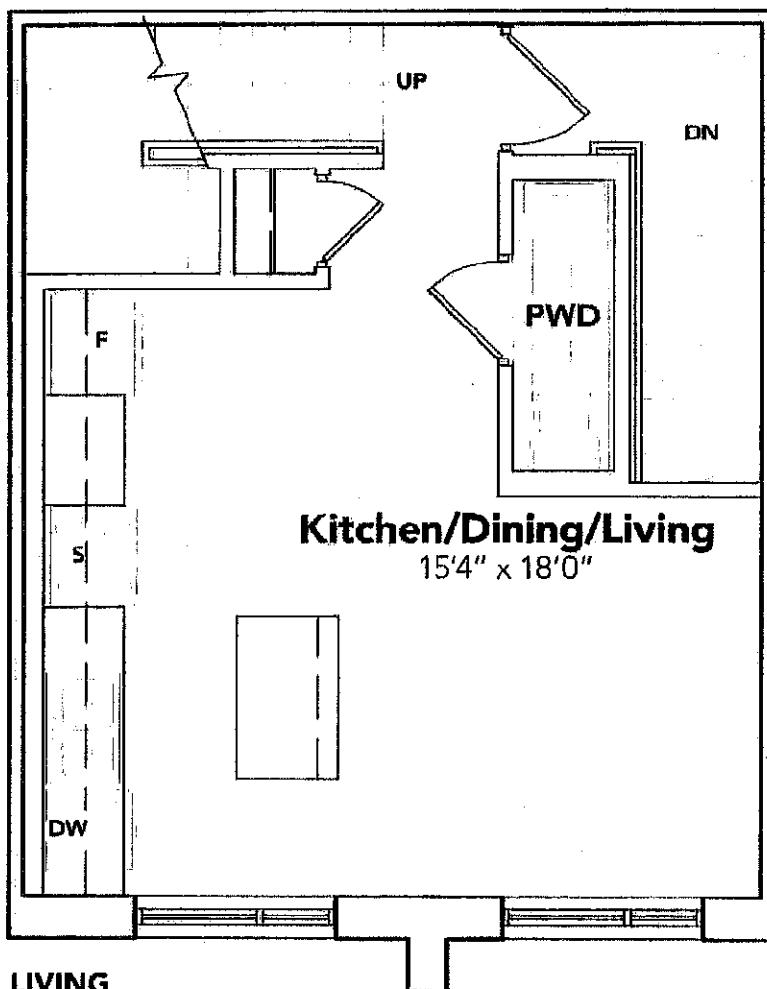
1110 SQ. FT.
TERRACE 278 SQ. FT. | 2 BED, 1 BATH

9560
ISLINGTON

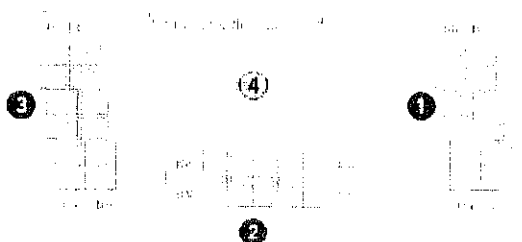
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**ENTRANCE
LEVEL**



**LIVING
LEVEL**



BLOCKS 1, 2 & 3

KINGSIIEN

OPTION 2

A2 THE DUBAI

SKYLINE COLLECTION

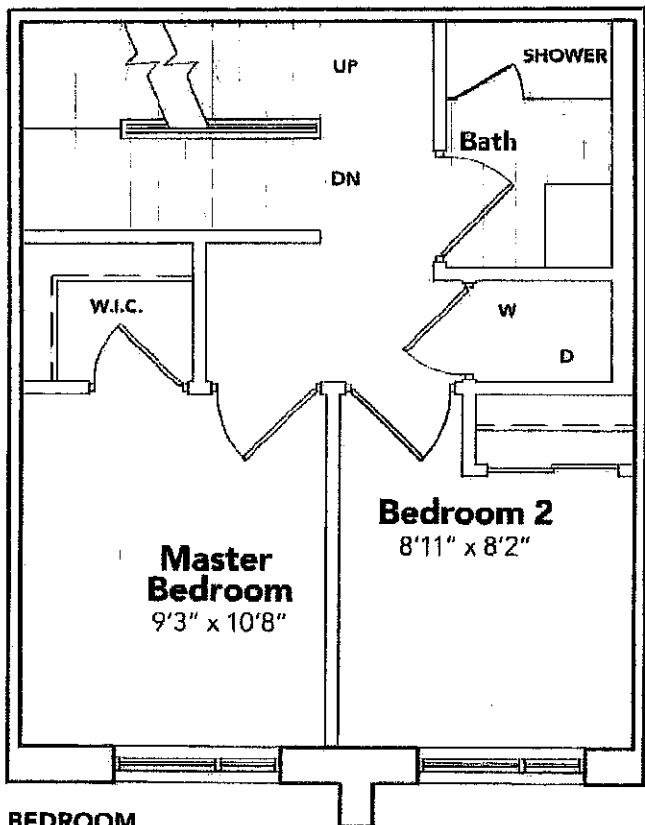
1110 SQ. FT.

TERRACE 278 SQ. FT. | 2 BED, 1 BATH

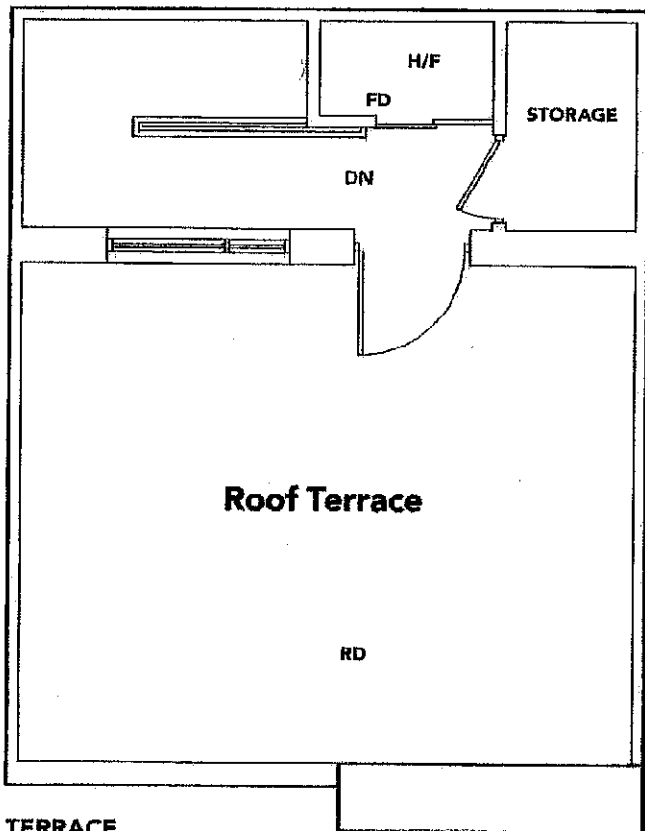
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BEDROOM
LEVEL



TERRACE
LEVEL

KINGSPIEN