

Marketing Scheme

Suite: 1207, Level: 12 - Style Eleven

XUAN GUO
78 VALONIA DR
BRAMPTON ON

4011 Brickstone Mews
Mississauga Ontario

Colour Selections

KITCHEN

Cabinets	MOD (Como. Grigio. Flat Panel)
Backsplash	MOD (Cristallo Glass Mosaic. Special Grey. 1"x2")
Kitchen Countertop	MOD (Night Shade. Quartz)

MAIN BATH

Vanity Cabinet	MOD (Como. Grigio. Flat Panel)
Countertop	MOD (Bianco Carrara. Marble. Polished Finish)
Floor Tile	MOD (Concrete. Col: Ash Grey. Matte Finish. 12" x 24")
Wall Field Tile	MOD (Colours & Dimensions. Arctic White. Matte Finish. 4" x 16")
Accent Tile	MOD (Colours & Dimensions. Sterling Grey. Matte Finish. 4" x 16")

ENSUITE BATH

Vanity Cabinet	MOD (Como. Grigio. Flat Panel)
Countertop	MOD (Bianco Carrara. Marble. Polished Finish)
Floor Tile	MOD (Concrete. Col: Ash Grey. Matte Finish. 12" x 24")
Wall Field Tile	MOD (Colours & Dimensions. Arctic White. Matte Finish. 8" x 20")
Accent Tile	MOD (Grey Mosaic GM.GRY.WHT.0,4X1C2BL 1/2"x 1-1/4")

FLOORING

Hardwood Flooring	FAB (Solo-3 Layer Engineered Wood Floor. White Oak. Graphite. 1/2 x 4-1/4")
Carpeting	N/A (See Upgrades)

Vendor Initial: _____

Purchaser Initial: XG

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Upgrades

EXTRAS

Interior Door 2 Panel - Option 1	▲	6 @ \$95.00	✓✓
Custom Closet - Master Bedroom Large Size Walk In - With Soft Close Drawers	✚	\$1,495.00	?✓

BATHROOMS

Main Bath - Medicine Cabinet	◇	\$495.00	✓✓
Ceiling Tile - Master Ensuite Tub Alcove	↑	\$345.00	✓✓
Ceiling Tile - Main Bath Tub Alcove	↑	\$345.00	✓✓

APPLIANCES

Front Loader Washer and Dryer - Whirlpool Duet 2014 (In Lieu of Standard)	✚	\$495.00	✓✓
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WINDOW COVERINGS

Option 1 - Open Roll Roller Shades	□	\$0.00	
Option 1 - Open Roll Roller Shades - Master Bedroom - Cloud	□	\$0.00	
Option 1 - Open Roll Roller Shades - 2nd Bedroom - Cloud	□	\$0.00	
Option 1 - Open Roll Roller Shades - Dining/Living - Grey	□	\$0.00	

FLOORING

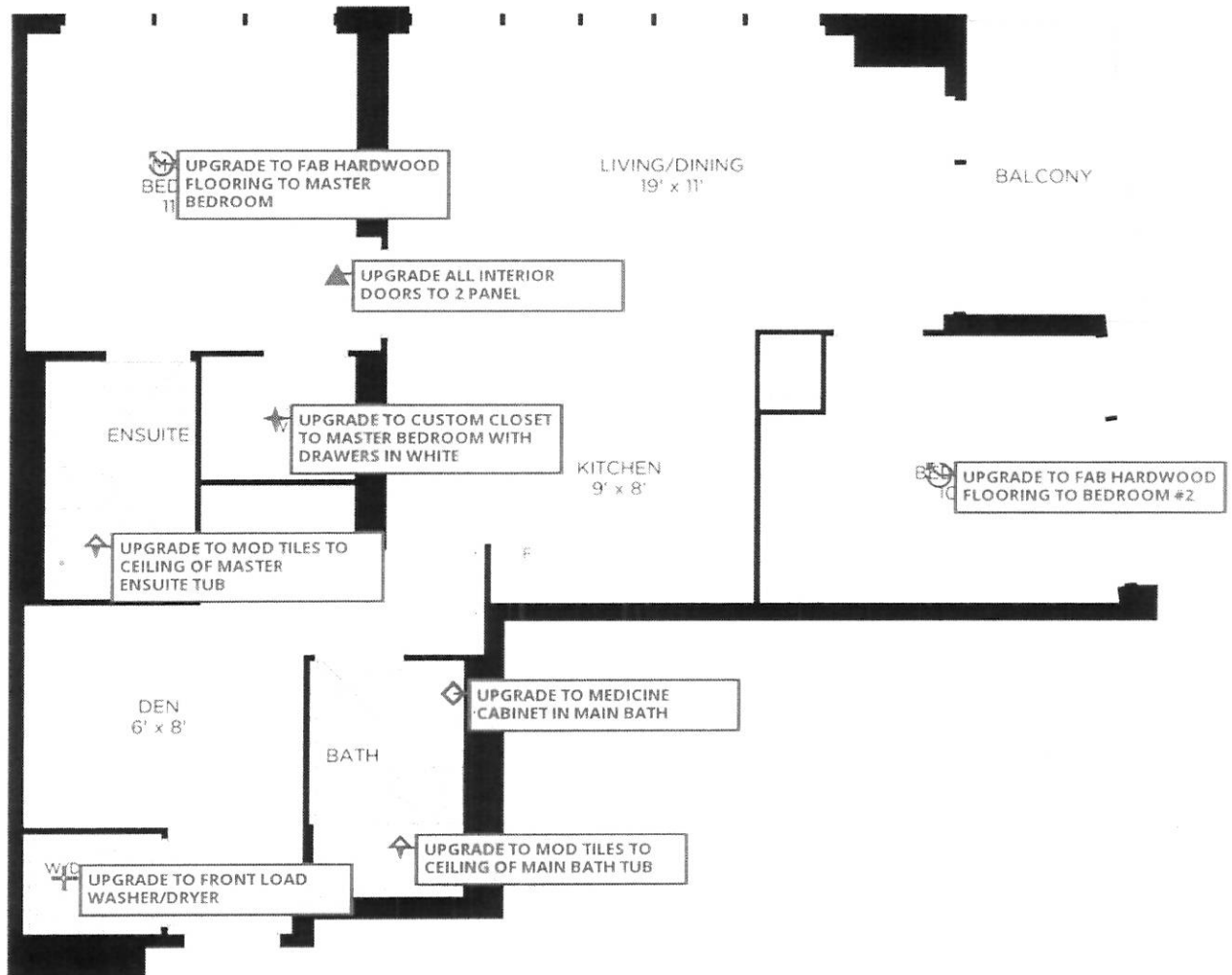
Hardwood Flooring - Standard - Master Bedroom	↺	\$828.80	?✓
Hardwood Flooring - Standard - 2nd Bedroom	↺	\$627.20	✓✓

Sub Total : \$5,201.00
Builder's Credit : (\$5,000.00)
Total : \$201.00
HST : \$26.13
Net Payable : \$227.13
Deposit Amount : \$56.78
2nd Deposit Amount : \$0.00
Due on Occupancy Amount : \$170.35

Vendor Initial: _____


Purchaser Initial: XG

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MAIN LEVEL

Vendor Initial: 

Purchaser Initial: 

Finishing Selections - Terms And Conditions

Property address: 4011 Brickstone Mews Suite #1207 Level 12 - Style Eleven

Purchaser(s): XUAN GUO

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, etc. of all installed materials may vary from Vendor's samples due to manufacturing, natural variations in product and installation process. The Purchaser acknowledges that the Vendor accepts no responsibility in the event that a selection becomes unavailable for any reason whatsoever. If the Vendor is unable 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 seven (7) business days of being notified by the Vendor to do so. If the Purchaser does not re-select within seven (7) business days, then the Vendor will make such selections, which 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 upon the Vendor or its Sales Representative notifying the Purchaser, of its agreement to complete the same and any additional cost(s) for such upgrade or change request, the Purchaser shall pay the total amount owing by cheque or bank draft to the Vendor within seven (7) business days from being so notified. All cheques should be made payable to Blaney McMurtry LLP in Trust. Failure to pay the upgrade or change request cost 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, as applicable, shall be calculated by the Vendor and shall be non-negotiable. Credit(s), where applicable, shall be adjusted on the final 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 which is not provided, the adjustment to be determined by the Vendor in its sole 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 without delay 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 such sums paid are non-refundable.

ALL OTHER TERMS AND CONDITIONS OF THE AGREEMENT OF PURCHASE AND SALE REMAIN THE SAME AND CONTINUE IN FULL FORCE AND EFFECT

DATED at MISSISSAUGA this 18th of Dec, 20 14

Witness Signature: [Signature] Purchaser Signature: [Signature]

Witness Signature: _____ Purchaser Signature: _____

THE UNDERSIGNED hereby accepts this offer.

DATED at TORONTO this 8 of JANUARY, 20 15

AMACON DEVELOPMENT (CITY CENTRE) CORP.

PER: [Signature]

Authorized Signing Officer
I have the authority to bind the corporation

PSV - TOWER ONE

AMENDMENT TO AGREEMENT OF PURCHASE AND SALE

UPGRADE ALLOWANCE INCENTIVE

Between: **AMACON DEVELOPMENT (CITY CENTRE) CORP.** (the "Vendor") and

XUAN GUO (the "Purchaser")

Suite **1207** Tower **ONE** Unit **7** Level **12** (the "Unit")

It is hereby understood and agreed between the Vendor and the Purchaser that the following changes shall be made to the Agreement of Purchase and Sale executed by the Purchaser and accepted by the Vendor (the "Agreement") and, except for such changes noted below, all other terms and conditions of the Agreement shall remain the same and time shall continue to be of the essence:

1. **Insert:**

(a) Provided that the Purchaser is not in default at any time under this Agreement, the Vendor agrees to credit the Purchaser with a Upgrade Allowance to a maximum of Five Thousand dollars (\$5,000.00) on the Statement of Adjustments for Closing. The Purchaser(s) may only purchase upgrades from the standard upgrade list available at the time of colour selection. No cash or credit will be provided for any unused balance remaining from the \$5,000.00 maximum upgrade allowance.

(b) This Upgrade Allowance is personal to the Purchaser, is not transferable or assignable and shall automatically terminate without notice or any further process if this Agreement (or any interest therein) or title to the Property is transferred or assigned by the Purchaser (even though the Vendor may have consented to such transfer or assignment).

(c) Without limiting anything contained herein: (i) the provisions of the Upgrade Allowance shall automatically terminate without notice or any further process if the Purchaser defaults in any of the provisions of the Agreement and notwithstanding that such default is cured or rectified; and (ii) the Vendor's obligation to provide the Upgrade Allowance is conditional upon the Purchaser closing the transaction contemplated by this Agreement

ALL other terms and conditions set out in the Agreement shall remain the same and time shall continue to be of the essence

DATED at **Mississauga, Ontario** this 28th day of Nov. 2013.

IN WITNESS WHEREOF the parties have executed this Agreement

Witness


Purchaser: **XUAN GUO**

THE UNDERSIGNED hereby accepts this offer.

DATED at TORONTO this 27 day of November 2013.

AMACON DEVELOPMENT (CITY CENTRE) CORP.

PER:


Authorized Signing Officer
I have the authority to bind the Corporation

MRS XUAN GUO
MR YI QIAO

018

Blaney McMurtry LLP in Trust

DATE 2014-12-18
Y Y Y Y M M D D

PAY TO THE
ORDER OF

Fifty Six Dollars

78/100 DOLLARS \$ 56.78

Security features
included.
Details on back.

BMO Bank of Montreal

2301 BRIMLEY ROAD
AGINCOURT, ONTARIO M1S 5B8

MEMO

PSV 1207



[Signature]

MP

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