

ADDENDUM TO
AGREEMENT OF PURCHASE AND SALE
TANDEM PARKING UNIT



BETWEEN:

AMACON DEVELOPMENT (CITY CENTRE) CORP.
(hereinafter called the "Vendor")

OF THE FIRST PART

- and -

DONALD T KAVANAGH AND KIMBERLY A KAVANAGH
(hereinafter called the "Purchaser")

OF THE SECOND PART

WHEREAS the Purchaser has agreed to purchase from the Vendor, Residential Unit 6, Level 4, Suite No. 406 (the "Residential Unit"), in the proposed Condominium Corporation, (the "Corporation").

NOW THEREFORE in consideration of the mutual covenants hereinafter set forth, the parties hereto agree with each other as follows

1. The undersigned, the Purchaser of the above-noted Residential Unit in the Corporation, agrees with the Vendor to also purchase a Tandem Parking Stall #P3 114 LEVEL C, UNIT 81 (T) in The Park Residences at Parkside Village Phase III, (the "Tandem Parking Unit") for the Purchase Price of ZERO
(\$ 0.00) Dollars, exclusive of HST, together with its appurtenant interest in the common elements.
2. The Purchase Price for the Tandem Parking Unit (the "Supplemental Purchase Price") shall be added to the Purchase Price of the Residential Unit above-noted as set forth in the Agreement of Purchase and Sale between the Undersigned and the Vendor for the Residential Unit (the "Purchase Agreement"). A Deposit of ZERO
(\$ 0.00) Dollars of the Supplemental Purchase Price for the Tandem Parking Unit is payable upon execution hereof, by cash or cheque as a further deposit, and the balance of the said Supplemental Purchase Price will be paid on the Occupancy Date as set out in the Purchase Agreement by certified cheque.
3. The Purchaser acknowledges and agrees that the Tandem Parking Unit shall be deemed to be designated as a "Tandem Parking Unit" under the Condominium Documents, including the Disclosure Statement delivered to the Purchaser and that on or before the registration of the Creating Documents particulars of the Tandem Parking Unit will be so contained therein and without limiting anything contained herein, the Purchaser expressly acknowledges the following in respect of the Tandem Parking Unit.
 - a. The Tandem Parking Unit shall be used for the parking of up to 2 motor vehicles, one behind the other in accordance with the Condominium Documents from time to time;
 - b. The monthly common expense attributable to the Tandem Parking Unit in the Condominium Budget Statement for the first year following registration of the Condominium shall, subject to any change, amount to approximately: \$63.62, and the percentage interest of the Tandem Parking Unit in the common expenses and common interests of the Condominium shall, subject to any change, amount to approximately 0.38360 %; and
 - c. The terms and provisions and restrictions relating to the use and ownership of Parking Units as contained in the proposed Declaration of the Condominium contained in the Condominium Documents shall, as the context requires as determined by the Vendor, apply to the ownership and use of the Tandem Parking Unit, all of which will be contained in the Creating Documents at the time of registration and all of which shall not be deemed to be a material change to the Condominium Documents.
4. The term "Unit" as used in the Purchase Agreement shall be amended to include in its definition the Tandem Parking Unit shown herein as being purchased by the Purchaser and the terms "Purchase Price" used in the Purchase Agreement shall be hereby amended to include in its definition, the Supplemental Purchase Price shown being paid herein for the Tandem Parking Unit and all the terms and conditions of the Purchase Agreement shall be amended to give effect to the foregoing, mutatis mutandis.

In all other respects, the provisions of the Purchase Agreement shall apply to the purchase of the Tandem Parking Unit and remain unamended by the execution of this Agreement.

IN WITNESS WHEREOF I/We have hereunto set forth my/our hand(s) and seal(s) this 5th day of March 2016

WITNESS:



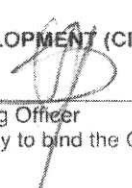

Purchaser: DONALD T KAVANAGH

Purchaser: KIMBERLY A KAVANAGH

THE UNDERSIGNED hereby accepts this offer.

ACCEPTED this 15 day of MARCH, 20 16

AMACON DEVELOPMENT (CITY CENTRE) CORP.

Per: 
Authorized Signing Officer
I have the authority to bind the Corporation.