

COLOUR SELECTION

Unit 440 - North
4055-4085 PARKSIDE VILLAGE DRIVE, NORTH TOWER
PURCHASER(S) LANIE CAPANAS, MARK ROGER CAPANAS, ROGELIO M CAPANAS

KITCHEN	DESCRIPTION	STANDARD/UPGRADE
Cabinets	Soho, Ebony Maple, Shaker (Upg 2 Package)	Upgrade
Cabinet Hardware	Stainless Steel Pull Hu-80 (Standard)	
Backsplash	Vitro Slim. Colour: Dark Grey (Urban Chic)	
Counters	Ocean Blue, Granite, Polished (Urban Chic)	
Flooring Main Living Areas*	Solo Laminatè, Volanco Rock, 5-3/4" (Urban Chic)	
Tile In Kitchen	Rosedale, Black, Matte, 12"x24" (Urban Chic)	Upgrade
Faucet	Delta Tommy Pull Down (Standard)	Upgrade
Sink	32x18x10-Kss-102	
Appliances	Whirlpool (Standard)	

MAIN BATHROOM	DESCRIPTION	STANDARD/UPGRADE
Cabinets	Como, Twilight Crepus Cule, Flat Panel (Urban Chic)	Upgrade
Cabinet Hardware	Metal Pull C9 (Standard)	
Counters	Nuvolato Grigio, Marble, Polished 3/4" (Urban Chic)	
Medicine Cabinet/mirror	Mirror-ty-th-23	
Floor Tile	Rosedale, Black, Matte, 12"x24" (Urban Chic)	
Wall Tile	Colour & Dimensions, Artic White, Matte, 4"x16" (Urban Chic)	
Wall Tile Elevation	Horizontal,stacked (Standard)	
Tub	Mirolin Skirted Tub (Standard)	
Accent Tile	Colours & Dimensions, Dark Grey, Matte, 4x16 (Urban Chic)	
Toilets	Contrac Carlin (Standard)	
Plumbing Package	Delta Tommy (Standard)	Upgrade
Vanity Light	Wall Mount 3 Lamp-brushed Nickel (Standard)	

ENSUITE	DESCRIPTION	STANDARD/UPGRADE
Cabinets	Como, Twilight Crepus Cule, Flat Panel (Urban Chic)	Upgrade
Cabinet Hardware	Metal Pull C9 (Standard)	
Countertop	Nuvolato Grigio, Marble, Polished 3/4" (Urban Chic)	
Medicine Cabinet/mirror	Mirror-ty-th-23	
Floor Tile	Rosedale, Black, Matte, 12"x24" (Urban Chic)	
Wall Tile	Colour & Dimension, Arctic White, Bright, 8"x20" (Upg 1 & 2 Package)	
Wall Tile Elevation	Horizontal,subway (Standard)	
Tub	Tub To Shower Conversion With Standard Tile	
Toilets	Contrac Carlin (Standard)	
Plumbing Package	Delta Ara	
Vanity Light	Wall Mount 3 Lamp-brushed Nickel (Standard)	Upgrade

EXTRAS	DESCRIPTION	STANDARD/UPGRADE
Doors	Logan	Upgrade
Handles	Essen-en34 Black	Upgrade
Baseboards & Casing	Standard	Upgrade
Smooth Ceilings	Smooth Ceiling	
Crown Moulding - Main	Ctr 518	Upgrade
Closet Doors - Second Bedroom	Framed Panel (Standard)	Upgrade
Ceiling Light	12" Flush Mount (Standard)	
Flooring - Master Bedroom	Solo Laminatè, Volanco Rock, 5-3/4" (Urban Chic)	Upgrade
Flooring - Second Bedroom	Solo Laminatè, Volanco Rock, 5-3/4" (Urban Chic)	Upgrade
Window Covering	Aliso 3 Inch Panel With 3 Inch Mess Rolling System	Upgrade



Vendor _____ Purchaser _____



NINE

UPGRADE SELECTION

Unit 440 - North
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NO	ROOM	SELECTION	DESCRIPTION	PRICE
1	Kitchen	Cabinets	Soho. Ebony Maple. Shaker (Cloud Nine Two)	\$1,095.00
2	Kitchen	Tile in Kitchen	Rosedale. Black. Matte. 12"x24" (Urban Chic)	\$680.00
3	Kitchen	Sink	32X18X10-K55-102	\$695.00
4	Main Bathroom	Medicine Cabinet/Mirror	Mirror-TY-TH-23	\$350.00
5	Ensuite	Medicine Cabinet/Mirror	Mirror-TY-TH-23	\$350.00
6	Ensuite	Tub	Tub to Shower Conversion with Standard Tile	\$1,995.00
7	Ensuite	Plumbing Package	Delta Ara	\$1,495.00
8	Extras	Doors	Logan	\$595.00
9	Extras	Handles	Essen-en34 black	\$250.00
10	Extras	Smooth Ceilings	Smooth Ceiling	\$1,895.00
11	Extras	Crown Moulding - Main	CTR 518	\$1,196.80
12	Extras	Flooring - Master Bedroom	Solo Laminate. Volanco Rock. 5-3/4" (Urban Chic)	\$589.29
13	Extras	Flooring - Second Bedroom	Solo Laminate. Volanco Rock. 5-3/4" (Urban Chic)	\$467.99
14	Extras	Window Covering	Allo 3 Inch Panel with 3 Inch Mess Rolling System.Ambio. White (Living Area)/Drum Skin (Bedrooms)	\$449.31

SUBTOTAL	\$12,103.39
HST	\$1,573.44
CREDIT	-
TOTAL	\$13,676.83
DOWN PAYMENT AMOUNT	\$6,838.00
DUE ON OCCUPANCY	\$6,838.83

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 charges 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 (50% of total) is to be made at time of order by way of either valid credit card transaction or personal cheque made payable to Aird & Berflis 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. *Main living areas include Entry/Living Room/Dining Room/Den (as per plan). Cloud Nine Townhomes Collection, excludes hardwood flooring in Den, Stairs and Hallways

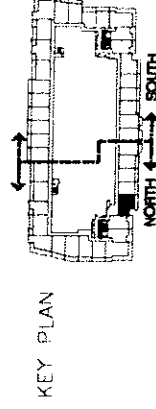
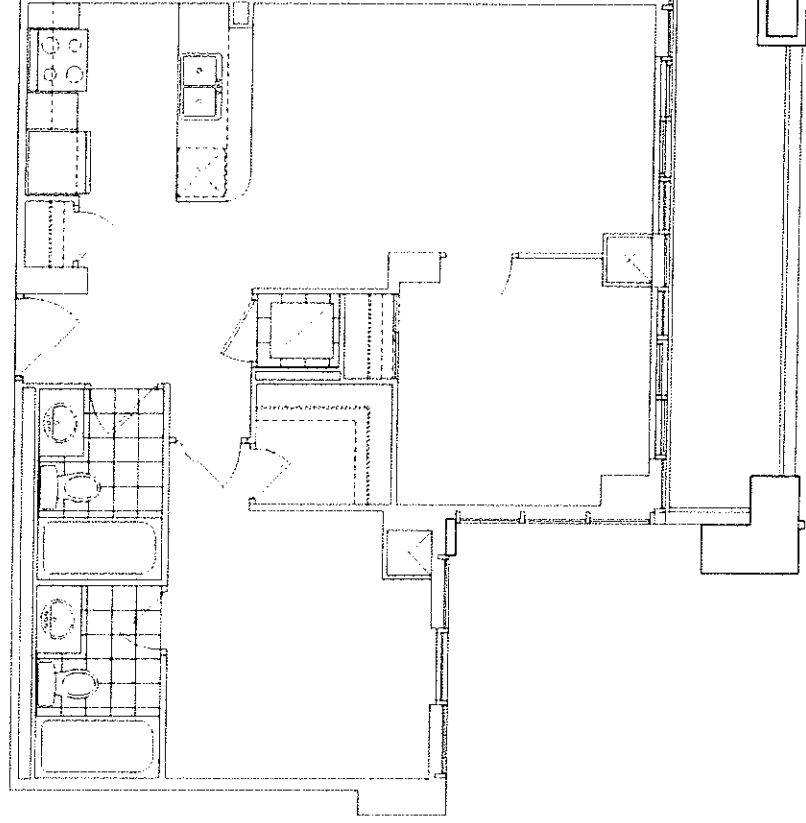
Vendor _____

Purchaser _____

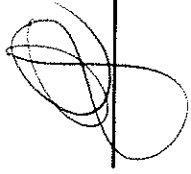


FLOORPLAN

Unit 440 - North
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All dimensions are approximate only and strictly for illustration purposes. Actual suite build out may vary. See Agreement of Purchase and Sale for further qualifications. Purchaser acknowledges that the Builder's Upgrade software may not illustrate the suite as purchased, due to the software limitations. The suite shown is simply for illustration purposes to assist the purchaser in colour and finishing selections. Purchaser must refer to Schedule A of the Agreement for the suite layout and model purchased (as same may be amended from time to time).



Vendor



Purchaser



NINE

TERMS AND CONDITIONS

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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 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, 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 Aird & Berlis 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 Mississauga this 07 of May, 2018

Witness Signature: _____ Purchaser Signature: Lanie Capanas
LANIE CAPANAS

Witness Signature: _____ Purchaser Signature: _____
MARK ROGER CAPANAS

Witness Signature: _____ Purchaser Signature: _____
ROGELIO M CAPANAS

THE UNDERSIGNED hereby accepts this offer.

DATED at _____ this 07 of May, 2018



PER: _____

I have the authority to bind the corporation

hrc

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Block Nine North
Suite 440
Karie Caparas

Unit 440

AMACON
37 BAY ST UNIT 400
TORONTO ON

CARD 4538*****3012
CARD TYPE VISA
DATE 2018/05/07
TIME 0606 11:37:52
RECEIPT NUMBER
C84032816-001-001-053-0

PURCHASE
TOTAL

\$6,838.00

SCOTIABANK VISA
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AFA155119384B85E
0080008000-E800
9A429CCB471A6192
0080008000-F800

APPROVED

AUTH# 423980 01-027
THANK YOU

VERIFIED BY PIN

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