



COLOUR SELECTION

UNIT: 3009  
ADDRESS: 430 Square One Drive  
MODEL TYPE: 28  
KITCHEN TYPE: Linear  
PURCHASER: AYMAN FARAG Y SAMUEL & IRIN SAMIR HANNA

CABINETRY			
LOCATION	DESCRIPTION	UPGRADE	
KITCHEN: CABINETS	3DLAM Roma, Slab, White, Solin Finish (Upgrade 1)	YES	
MAIN BATH: VANITY CABINETS	3DLAM Roma, Slab, White, Solin Finish (Upgrade 1)	YES	
MAIN BATH: MEDICINE CABINET*	N/A		
MASTER ENSUITE: VANITY CABINETS	3DLAM Roma, Slab, White, Solin Finish (Upgrade 1)	YES	
MASTER ENSUITE: MEDICINE CABINET*	3DLAM Roma, Slab, White, Solin Finish (Upgrade 1)	YES	
TILE			
LOCATION	DESCRIPTION	UPGRADE	
KITCHEN: BACKSPLASH	Sequencia Current, Hemibone, Mottle - #34915M13HER 1X3	YES	
MAIN BATH: FLOOR TILE	Rodum, Perla, Mottle, Rope1224, 12X24 (Upgrade)	YES	
MAIN BATH: TUB SURROUND TILE	Colours & Dimensions, Tender Grey, Bright Finish 4'x16' (Standard Package BEYOND)		
MASTER ENSUITE: FLOOR TILE	Nicos, Blanco, Billo, Noasp 1224, 12X24 (Upgrade)	YES	
MASTER ENSUITE: SHOWER SURROUND TILE	Nicos Blanco, Billo, Noasp 1224, 12X24 (Upgrade)	YES	
LAUNDRY	Rhyme, Colour, Desert Harmony 12' x 24' (Standard Package BEYOND)		
COUNTERTOPS			
LOCATION	DESCRIPTION	UPGRADE	
KITCHEN COUNTERTOP	5151, Emporio White, (Upgrade 2)	YES	
KITCHEN WATERFALL*	N/A		
KITCHEN BUILD UP	Edge 3/4" (Standard)		
MAIN BATH COUNTERTOP	Ice Snow, 9141, Classico Line, (Standard Package BEYOND)		
MAIN BATH BUILD UP	Edge 3/4" (Standard)		
MASTER ENSUITE COUNTERTOP	Ice Snow, 9141, Classico Line, (Standard Package BEYOND)		
MASTER ENSUITE BUILD UP	Edge 3/4" (Standard)		
FLOORING			
LOCATION	DESCRIPTION	UPGRADE	
BERRY, KITCHEN, HALLWAY, LIVING ROOM, DINNING ROOM, DEN, BEDROOM(S)*	Sole SPC-LVP D513 (Upgrade)	YES	
APPLIANCES			
LOCATION	DESCRIPTION	UPGRADE	
KITCHEN APPLIANCES: FRIDGE - OVER - DISHWASHER	IG Refrigerator- LSINC1021P- 22" Wide Built in Bottom Freezer Refrigerator- Pull BP321 320 70 - Panel Ready (Linear Standard) GE Stove - JCAS4409MSS- 24" - Panel Ready (Linear Standard) GE Dishwasher - G8141ZSM1 - 24" - Pull BP321 320 70 - Panel Ready (Linear Standard)		
KITCHEN APPLIANCES HOOD FAN	Hotier Microwave OTR - HMV1472BHS- 24" (Linear Upgrade)	YES	
PLUMBING AND ACCESSORIES			
LOCATION	DESCRIPTION	UPGRADE	
KITCHEN: SINK	Undermount Series, 24" UDF-23181018 (Standard Linear)		
KITCHEN: FAUCET	Pull down Kitchen Sink Faucet K-396, Polsh Chrome (Standard)		
MAIN BATH: VANITY FAUCET	Single Handle Bathroom Sink Faucet K-397-60-4, 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-397-60-4, Polished Chrome (Standard)		
MASTER ENSUITE: SHOWER CONTROLS	Rite-Temp 2.0 GPM Shower Trim K-199764-4, Polished Chrome (Standard)		
MASTER ENSUITE: TOILET	Bongolied 1.28 GPF Toilet K-3946-RA (Standard)		
MASTER ENSUITE: ACCESSORIES	Infinity Series 24" Towel Bar 02-D8424 and Toilet Paper Holder, Polished Chrome (Standard)		
EXTRAS			
LOCATION	DESCRIPTION	UPGRADE	
BASEBOARDS/CASINGS	Red - 4 1/2" Baseboard / 2-3/4" Casing (Standard)		
INTERIOR DOORS	Flat Slab Hollow Core (Standard)		
INTERIOR DOOR HARDWARE	2000 Series Latchset LH201R Logan, Red, Solin Nickel (Standard)		
KITCHEN: TRACK LIGHT	Pura Lighting - 4 Feet Track Light Square with 3 Track Heads - Track Light #P-TL-A-03-SQ - White (Standard)		
WINDOW COVERING: LIVING ROOM AND BEDROOM(S)*	Sky-Line Shades - Aluminium Cassette & Rollom Bar - Clear Anodized Finish, (Upgrade 2) Fabric - Sky-Line - Radiant XL-01 - Living Room (Upgrade 2) Fabric - Sky-Line - Radiant XL-01 - Bedrooms (Upgrade 2)	YES	

\*as per plan

Vendor:

DocuSigned by:  
Purchaser's Signature:

Purchaser's Signature: \_\_\_\_\_



UPGRADE SELECTION

UNIT: 3009  
ADDRESS: 430 Square One Drive  
MODEL TYPE: 2B  
KITCHEN TYPE: Linear  
PURCHASER: AYMAN FARAG Y SAMUEL & IRIN SAMIR HANNA

UPGRADES		
KITCHEN: CABINETS	3D/LAM Roma, Slab, White, Sofin Finish (Upgrade 1)	\$ 1,702.00
MAIN BATH: VANITY CABINETS	3D/LAM Roma, Slab, White, Sofin Finish (Upgrade 1)	\$ 250.00
MASTER ENSUITE: VANITY CABINETS	3D/LAM Roma, Slab, White, Sofin Finish (Upgrade 1)	\$ 250.00
MASTER ENSUITE: MEDICINE CABINET	3D/LAM Roma, Slab, White, Sofin Finish (Upgrade 1)	N/A
KITCHEN: BACKSPLASH	Sequencia Current, Hamibona, Marble - #34915M13HER 1X3	\$ 2,127.50
MAIN BATH: FLOOR TILE	Rodum, Parko, Marble, Rope 12X4 (Upgrade 1)	\$ 990.00
MASTER ENSUITE: FLOOR TILE	Noos, Blanco, Brillo, Noos 12X4, 12X24 (Upgrade 1)	\$ 3,454.00
MASTER ENSUITE: SHOWER SURROUND TILE	Noos, Blanco, Brillo, Noos 12X4, 12X24 (Upgrade 1)	N/A
KITCHEN COUNTERTOP	5151, Empire White, (Upgrade 2)	\$ 4,140.00
BATH, KITCHEN, HALLWAY, LIVING ROOM, DINING ROOM, DEN, BEDROOMS	Solo SPC-LVP DS13 (Upgrade 1)	\$ 4,572.00
KITCHEN APPLIANCES: OTB	Hotier Microwave OTB - HWY1472BHS - 24" (Direct Upgrade)	\$ 2,746.00
WINDOW COVERING: LIVING ROOM AND BEDROOMS	3ty-Line Shades - Aluminium Cassette & Bottom bar - Clear Anodized Finish, (Upgrade 2) Fabric - 3ty-Line - Redsoni XL-Q1 - Living Room (Upgrade 2) Fabric - 3ty-Line - Redsoni XL-OP-Q1 - Bedrooms (Upgrade 2)	\$ 1,610.00
SUBTOTAL:		\$ 21,816.50
HST		\$ 2,896.15
DÉCOR CREDIT:		
TOTAL:		\$ 24,652.45
DEPOSIT VIA SPLIT PAYMENT		\$ 6,165.16
BALANCE DUE ON OCCUPANCY:		\$ 18,487.49

- The following are the terms for the payment of the above outline:
- Cheque payable to Avid & Benis LLP in kind OR via Credit Card Payment
  - Full payment via Visa, MasterCard, or Cheque(s) for upgrades below five thousand (\$5000.00)
  - Twenty Percent (25%) Deposit via Visa, MasterCard or Cheque(s) for upgrades above five thousand (\$5000.00) with the remaining balance due on Occupancy

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 higher order 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 unfeineted discretion of 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 choices 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 of time of order by way of either void credit card transaction or personal cheque made payable to Avid & Benis 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.

DocuSigned by:  
Purchaser's Signature:  ESSEF FARAG 9424...

Purchaser's Signature: \_\_\_\_\_

Vendor: 

AVIA

TERMS AND CONDITIONS

UNIT: 3009

ADDRESS: 430 Square One Drive

PURCHASER: AYMAN FARAG Y SAMUEL & IRIN SAMIR HANNA

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 Avid & 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 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 of 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 Winnipeg this 11 of May 2022

Witness Signature: Katie Hull DocuSigned by: Katie Hull Purchaser Signature: [Signature] DocuSigned by: [Signature] Purchaser Signature: [Signature]

THE UNDERSIGNED hereby accepts this offer:

DATED at Winnipeg this 22 of June 2022

AMACON DEVELOPMENT (CITY CENTRE) CORP.

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

Avia | 3009

----- TRANSACTION RECORD -----

AMACON  
856 HOMER ST 500  
VANCOUVER BC

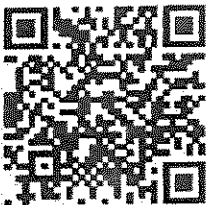
**Purchase**

May 11, 2022 06:54:14  
VISA \*\*\*\*\*4044  
Entry: Manual (M)  
Ref#: 393-1D2131248544885  
Auth#: 492812 Response: 01-027  
Order: MGO1652266453074  
Username: Decor2022

Amount \$ 3 163.16

**Approved**

Signature Not Required



Avia | 3009

----- TRANSACTION RECORD -----

AMACON  
856 HOMER ST 500  
VANCOUVER BC

**Purchase**

May 11, 2022 06:52:54  
VISA \*\*\*\*\*7019  
Entry: Manual (M)  
Ref#: 392-1D2131247743330  
Auth#: 490940 Response: 01-027  
Order: MGO165227173904  
Username: Decor2022

Amount \$ 3 000.00

**Approved**

Signature Not Required

