

AMENDMENT TO AGREEMENT OF PURCHASE AND SALE

Lot 226

Purchaser: STEPHANIE MARIE MANCINI
Purchaser: DANIEL J. BONSIGNORE
Vendor: Kingsmen (Islington) Inc.
Lot #: U226 Block 2 Phase: 2 Plan No.:
Street:
Date of Offer: April 14, 2019
Original
Closing Date: September 16,2020

It is hereby understood and agreed between the undersigned parties hereto that the following changes shall be made to the above mentioned Agreement of Purchase and Sale, and except for such changes noted below all other terms and conditions in the Agreement of Purchase and Sale remain as stated therein and time is to be of the essence:

DELETE

PURCHASE PRICE IN THE AMOUNT OF \$709,900.00 ✓

INSERT

PURCHASE PRICE IN THE AMOUNT OF \$720,248.00 ✓

Dated at Concord this Wednesday April 14, 2021

B. Coecia
Witness

B. Coecia
Witness

Stephanie Marie Mancini
STEPHANIE MARIE MANCINI

Daniel J. Bonsignore
DANIEL J. BONSIGNORE

Accepted at Concord this 21st day of April 2021
Kingsmen (Islington) Inc.

Per: Matthew Castelle
Authorized Signing Officer

Sales ☐ Legal ☐ Site Sales ☐ Const. ☐ Purchaser ☐

Invoice
9560 Islington - Phase 2
PURCHASERS: STEPHANIE MARIE MANCINI and DANIEL J. BONSIGNORE
Printed: 14-Apr-21 3:16 pm
LOT NUMBER: U226 Block 2
PHASE: 2
HOUSE TYPE: The Dubai - 1 Bed+Den (A2-1DOpt)
CLOSING DATE: 16-Sep-20

ITEM	QTY	EXTRA / CHANGE	PRICE	INTERNAL USE
1		1 - As Indicated - As per Schedule "PE": Vendor agrees to supply and install hardwood flooring in ll bedrooms from standard samples of the Vendor. This promotion has no cash value, is non-negotiable and non-transferable.		Each
63989		Note:		
2		1 - - As per Schedule "PE": 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-transferable.		Each
63990		Note:		
3		1 - As Indicated - To supply and install the standard T.V rough-in, in the Living Room and Master Bedroom.. see sketch #1 and #2		Each
63991		Note:		
4		1 - As Indicated - To supply and install the standard Phone (CAT 5) rough-in, in the Living Room, Master Bedroom and Den.. see sketch #1 and #2		Each
63992		Note:		
5		1 - As Indicated - To supply and install an electrical outlet at approx. 66" up from the floor next to the upgraded conduit pipe in the living room for future wall mounted T.V see sketch #1	\$ 150.00	Each
63993		Note:		
6		1 - As Indicated - To supply and install a conduit pipe at approx. 66" +- up from the floor next to the upgraded electrical outlet and terminated next to +- the standard T.V and Phone (CAT 5) rough in.. see sketch #1	\$ 500.00	Each
63994		Note:		
7		1 - As Indicated - To supply and install the CONTRAC CATENA 4210CIY undermount vanity sink in the Master Ensuite in lieu of the standard topmount sink	\$ 330.00	Each
63997		Note: STILL TO INSTALL THE STANDARD FAUCET.		
8		1 - Kitchen - To supply and install the Blanco Quatrus U1 Super Single Model #401248 in the kitchen, in lieu of the standard sink in the Kitchen.	\$ 1,010.00	Each
63998		Note: STILL TO INSTALL THE STANDARD FAUCET		
*9		*2 - As Indicated - To supply and install a VANITY LOWER DRAWER PRICE PER DRAWER	\$ 280.00	
170532		-CLASSIC SERIES- in the Master Ensuite.		
63999		Note:		
*10		*1 - Kitchen - To supply and install COUNTER TOP - KITCHEN - KITCHEN - 3CM QUARTZ	\$ 1,740.00	Each
168570		COUNTER TOP - UPGRADE LEVEL 2 in the kitchen		
64000		Note:		
11		1 - - To supply & install the upgraded 7 1/2" Muskoka Sculpted Oak Hardwood throughout in lieu of the std. hardwood... cost difference.. see colour chart for details.	\$ 8,922.00	Each
64001		Note:		
12		1 - - AMENDMENT FEE	\$ 150.00	Each
64002		Note:		

Sub Total	\$13,082.00
HST	\$1,700.66
Total	\$14,782.66

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LOT NUMBER	PHASE	HOUSE TYPE	CLOSING DATE
U226 Block 2	2	The Dubai - 1 Bed+Den (A2-1DOpt)	16-Sep-20
ITEM	QTY	EXTRA / CHANGE	PRICE INTERNAL USE

This is your direction to install the above extras in accordance with 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 order 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, the total cost of extras ordered are not refundable to the Purchaser(s).
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
6. The purchaser(s) and the builder acknowledge and agree that this "Purchaser's Extra" form shall not be deemed to be part of the agreement of purchase and sale entered into between them, nor an addendum thereto.

Payment Summary		
Paid By	Amount	Date
Amendment	\$10,348.00	14-Apr-21
Visa	\$4,434.66	14-Apr-21
Total Payment:	\$14,782.66	

PURCHASER:



14-Apr-21

DATE

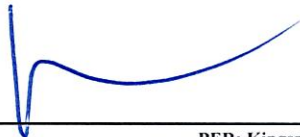
PURCHASER:



14-Apr-21

DATE

VENDOR:



PER: Kingsmen (Islington) Inc.

DATE:

Apr 21, 21

Vendor Initials:



Purchaser Initials:



CONSTRUCTION SCHEDULING APPROVAL

PER:

DATE: Apr 21, 21

TRANSACTION RECORD
BREGAS MANAGEMENT
250 LESMILL RD
NORTH YORK ON

Purchase

Apr 14, 2021 15:16:17
VISA *****3577
TID: 14003717 Entry: Chip (C)
Sequence: 001 290 Response: 01-027
Auth#: 085341
Batch: 001

Amount \$ 4 434.66

Total \$ 4 434.66

A0000000031010 VISA CREDIT
TVR 8080008000 TSI 7800

Approved
VERIFIED BY PIN
Merchant copy

9560 Islington

V226

April 14/2021

RECEIVED
APR 14 2021

167226

Invoice			
9560 Islington - Phase 2			
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PURCHASER ACKNOWLEDGEMENT

KINGSMEN DÉCOR CENTRE

Purchaser's order for upgrades MUST ACCOMPANY ALL UPGRADED SELECTIONS OR THESE UPGRADES WILL NOT BE DONE.

Every effort will be made to ensure that colours and materials selected are as close as possible to sample. However, due to vanances in manufacturing and scheduling, we do not guarantee identical colour matching.

MARBLE: Due to the many variables that can affect the pattern and/or design, frequently the marble installed on the fireplace and thresholds will not be identical to the samples. We will make every attempt to come as close to the samples as possible but cannot be responsible for results, which differ from the samples.

STAINS: Due to the many variables that can affect the outcome of a stain colour on wood, staircases and pickets and rails will not be identical to samples. Factors such as density, age, humidity, air temperature, and the uniqueness of each piece of wood can result in wide variations in darkness or lightness. We will make every attempt to come as close to the samples as possible, but cannot be responsible for results, which differ from the samples. Note: The stain on pre-finished hardwood floors will not be an exact match to the stain colours available on stairs, pickets and rails. The Purchaser is responsible for choosing the stain on these areas to their satisfaction.

HARDWOOD FLOORING: The purchaser is advised that cupping and shrinkage are characteristics of hardwood flooring normally appearing some time after installation, and no warranty is provided by the flooring supplier with respect to such cupping and shrinkage. The vendor agrees to install any hardwood flooring ordered by the purchaser in a good and workmanlike manner, but shall not be responsible for, and is hereby released by the purchaser from responsibility and liability for cupping and shrinkage of hardwood flooring. The Purchaser acknowledges that they must maintain adequate humidity/moisture level within the home to help prevent potential problems with hardwood. Note: No two pieces of wood are identical. Variations in colour tone and grain patterns make a perfect colour match virtually impossible. It is generally agreed that these variations add to the natural beauty of wood floors.

APPLIANCES: All Fridge Openings to be 30" total width. Please advise décor Centre at time of colour appointment if custom sizing of cabinets is required for built-in appliances. The Purchaser is responsible for all costs & fees associated with changes to pre-manufactured kitchens made subsequent to colour appointments.

KITCHEN CABINETS: The kitchen you purchase will undoubtedly contain slight colour variations. The degree of these variations is virtually impossible to determine before the kitchen is installed in its intended location. The amount of and type of lighting will also affect various highlights in the finish. Note: No two pieces of wood are identical. Variations in colour tone and grain patterns make a perfect colour match virtually impossible. It is generally agreed that these variations add to the natural beauty of a wood kitchen.

CERAMIC TILES: The purchaser is advised that shade variables may exist in some tiles. The sample tiles in the Design Centre may not be an exact match to the tiles installed in your home. Note: there may be variations of height on any flooring transition changes.

NO FURTHER CHANGES WILL BE ACCEPTED TO ANY ITEM UPON COMPLETION OF THE STRUCTURAL APPOINTMENT

NO FURTHER CHANGES WILL BE ACCEPTED TO ANY ITEM UPON COMPLETION OF THE COLOUR CHART

Handwritten signatures and stamps.

Purchasers:STEPHANIE MARIE MANCINI & DANIEL J. BON

Property: U226 Block 2 of Plan -

Telephone Res. / Bus: /

Project: Kingsmen (Islington) Inc.

Decor Advisor: Barbara Coccia

Model and Elevation: The Dubai - 1 Bed+Den (A2-1DOpt)

Layout Changes: ☐ Yes ☒ No

Sketch Attached: ☒ Yes ☐ No

Exterior Colour Scheme:

1. Cabinetry	Style and Colour	Counter Top	Hardware
Kitchen / Breakfast	Trinity DHGL Arctico Gloss MWP	*UPG #2 H/S Whistler 3cm	12881 Handle
Kitchen Island	Trinity DHGL Arctico Gloss MWP	*UPG #2 H/S Whistler 3cm	12881 Handle
Laundry Room	/	/	/
Powder Room	/	/	/
Main Bathroom	/	/	/
Master Ensuite Bathroom	Trinity DHGL Arctico Gloss MWP	#1 C/S #9141 Ice Snow 2cm	12881 Handle
Second Ensuite Bathroom (If Applicable)	/	/	/
	/	/	/
	/	/	/

Appliances

Custom Size Fridge
☐ Yes ☒ No

Valance Lighting
☐ Yes ☒ No

Microwave / Range Hood
☐ Yes ☒ No

Cooktop / Rangetop
☐ Yes ☒ No

Built in Wall Oven
☐ Yes ☒ No

Slide-in Range
☐ Yes ☒ No

Comment

/

2. Flooring	Selection
	/
Main Hall	/
Back Hall	/
Breakfast	/
Laundry Room	13x13" Keaton Ice
Kitchen	**7 1/2" Muskoka Sculpted Oak Lake Side
Powder Room	13x13" Keaton Ice
Main Bathroom	/
Master Ensuite	13x13" Keaton Ice
Bathroom (If Applicable)	/
Mud Room	/
Master Shower Floor	2x2" Soho White Matte
Living Room	**7 1/2" Muskoka Sculpted Oak Lake Side
Dining Room	**7 1/2" Muskoka Sculpted Oak Lake Side
Family / Great Room	/
Den / Library / Study	/
Basement Landing (If Applies)	/
Lower Landing (If Applicable)	**7 1/2" Muskoka Sculpted Oak Lake Side
Upper Landing	**7 1/2" Muskoka Sculpted Oak Lake Side
Upper Hall	**7 1/2" Muskoka Sculpted Oak Lake Side
Master Bedroom	**7 1/2" Muskoka Sculpted Oak Lake Side
Bedroom #2	(Den)-**7 1/2" Muskoka Sculpted Oak Lake Side
Bedroom #3	/
Bedroom #4	/
Bedroom #5	/
	/

Purchasers:STEPHANIE MARIE MANCINI & DANIEL J. BON

Telephone Res. / Bus: /

Decor Advisor:Barbara Coccia

Property: U226 Block 2 of Plan -

Project: Kingsmen (Islington) Inc.

Model and Elevation: The Dubai - 1 Bed+Den (A2-1DOpt)

2. Flooring - Continued -

Upgrade Underpad	Type	Area
	/	/
Carpet on Stairs	Capped	Runner - *Upgrade
Comment	/	/
/		

3. Plumbing Fixtures / Faucets

Kitchen	Standard	Second Ensuite	/	Powder Room	Standard
Master Ensuite	Standard			Other Room	/
Main Bathroom	/		/		

Comment

NOTE: Purchasers have upgraded the kitchen sink.. stll to install the standard faucet.
Purchasers have upgraded sink in the Master Ensuite.. still to install the standard faucet.

4. Wall Tile

	Tile Selection	Listello	Insert	Insert Selection
Main Bathroom	/	<input type="checkbox"/>	<input type="checkbox"/>	/
Master Ensuite				
Tub Deck	/	<input type="checkbox"/>	<input type="checkbox"/>	/
Tub Apron	/	<input type="checkbox"/>	<input type="checkbox"/>	/
Tub Surround	/	<input type="checkbox"/>	<input type="checkbox"/>	/
Shower Stall	8x10" Keaton Ice	<input type="checkbox"/>	<input type="checkbox"/>	/
Second Ensuite	/	<input type="checkbox"/>	<input type="checkbox"/>	/
	/	<input type="checkbox"/>	<input type="checkbox"/>	/
	/	<input type="checkbox"/>	<input type="checkbox"/>	/
Kitchen Backsplash	/	<input type="checkbox"/>	<input type="checkbox"/>	/
Complete Backsplash	/	<input type="checkbox"/>	<input type="checkbox"/>	/

Comment

/


horizontal stacked



brick pattern



vertical stacked


diagonal/diamond

5. Fireplace

	Living Room			Family Room			Other Room - Specify		
	Purchased	As Per Plan	N/A	Purchased	As Per Plan	N/A	Purchased	As Per Plan	N/A
	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>
Fireplace Type									
Mantle Type									
Over Mantle									
Colour / Stain									
Surround									
Hearth									
Comment									





Initial: _____

Purchasers:STEPHANIE MARIE MANCINI & DANIEL J. BON

Telephone Res. / Bus: /

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Property: U226 Block 2 of Plan -

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6. Trim Carpentry

Door HardwareStandard Hardware

Interior TrimStandard

Comment

Interior Doors

☐ 2 Panel Arch Top

☒ 2 Panel Square Top

☐ 6 Panel

Initial for Door Style

7. Railings and Pickets

Railing PackageStandard Metal Package

Railing ColourMuskoka Lake side

Wood Stairs☐ No☒ Oak

Picket ColourBlack Metal

Tread ColourMuskoka Lake Side

Comment

8. Plaster Mouldings and Medallions

Foyer

Main Hall

Living Room

Dining Room

Family Room

/

/

/

/

/

Kitchen/Breakfast

Den/Library

Lower Landing

/

/

/

/

/

/

Comment

9. Wall Paint

Kingsmen White

Smooth Ceilings

☐ First Floor

☐ First Floor incl. Second Floor Hall

☐ First and Second Floor

☒ Throughout

☐ Not Applicable

Trim PaintKingsmen White

10. Additional Comments

11. Disclaimers and Notes

1) Colours of all materials are as close as possible to builder's selection, but not necessarily identical due to variances in manufacturing.

2) Any extras listed above are null and void unless accompanied by a separate invoice/amendment. Said invoice must be paid in full.

3) The Purchaser acknowledges that after Interior Colour Selection form is signed and dated, no further changes will be permitted other than re-selection due to unavailability.

4) The Purchaser acknowledges reading and accepting the "Kingsmen Group Décor Centre Disclaimers" form. This document contains other miscellaneous disclaimers.

This Interior Colour Selection is final and approved by:

Purchaser:

Signature:Date:04/14/21

Signature:Date:04/14/21

Vendor:

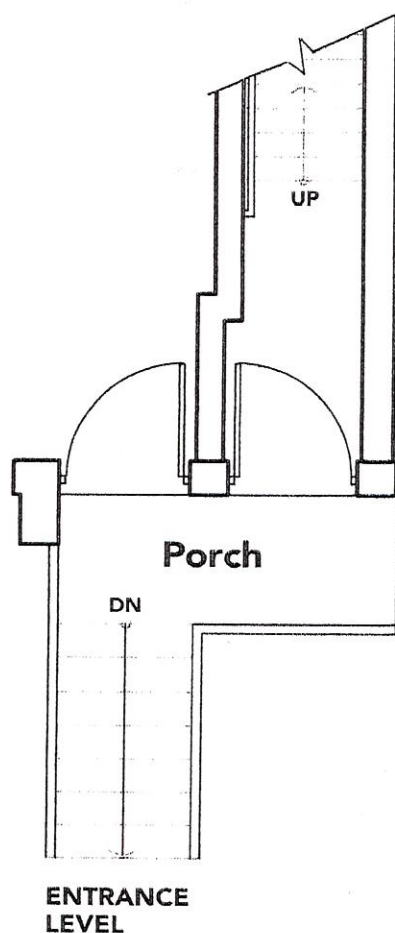
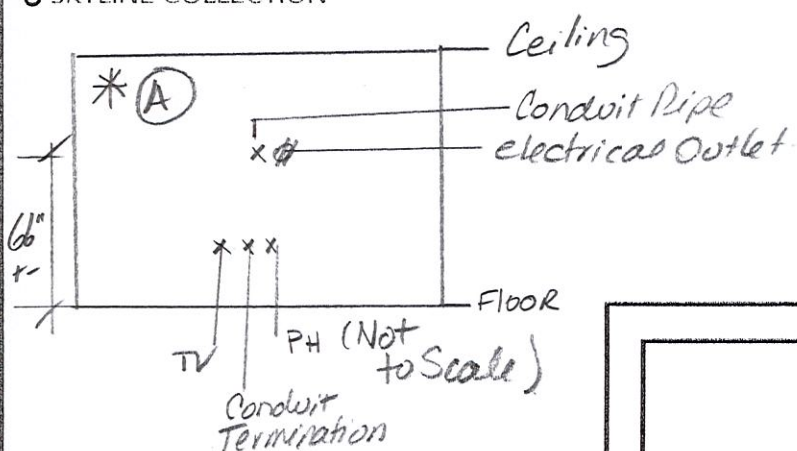
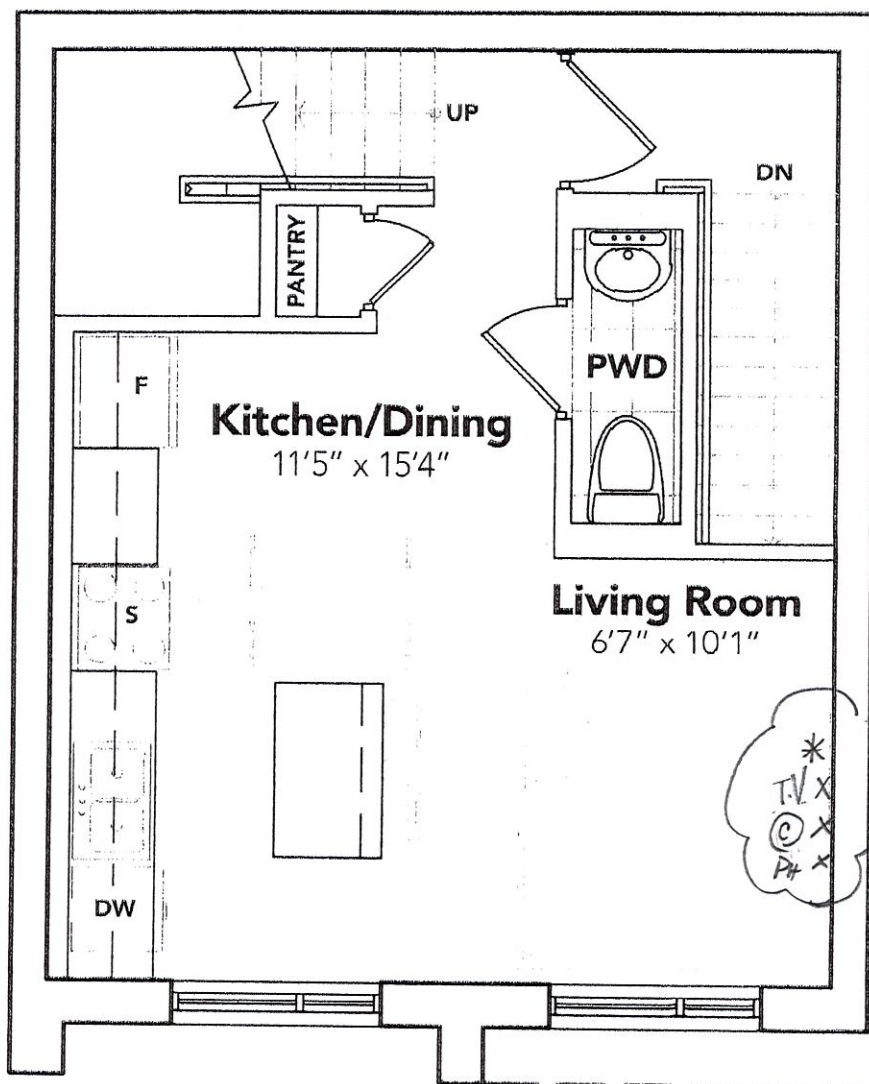
Signature:Date:Apr 21, 21

OPTION 1

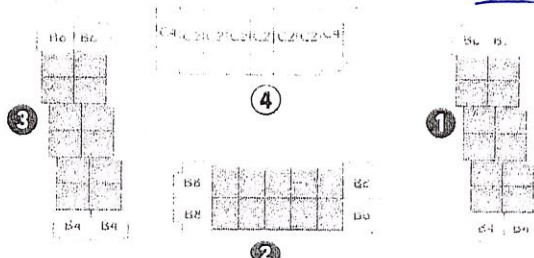
1110 SQ. FT.

TERRACE 278 SQ. FT. | 1 BED + DEN, 1 + 1 BATH

9560
ISLINGTON

LIVING
LEVEL

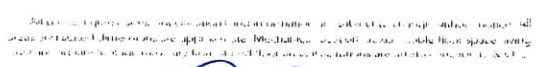
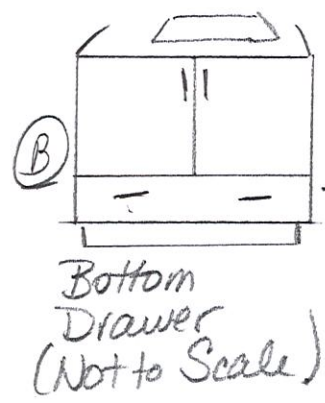
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BLOCKS 1, 2 & 3

Supporting topological and combinatorial information is also provided by the construction of a directed graph representing the approximation of the algebraic structure of the space being approximated. The vertices of this directed graph are the vertices of the simplicial complex, and the directed edges are the edges of the simplicial complex.

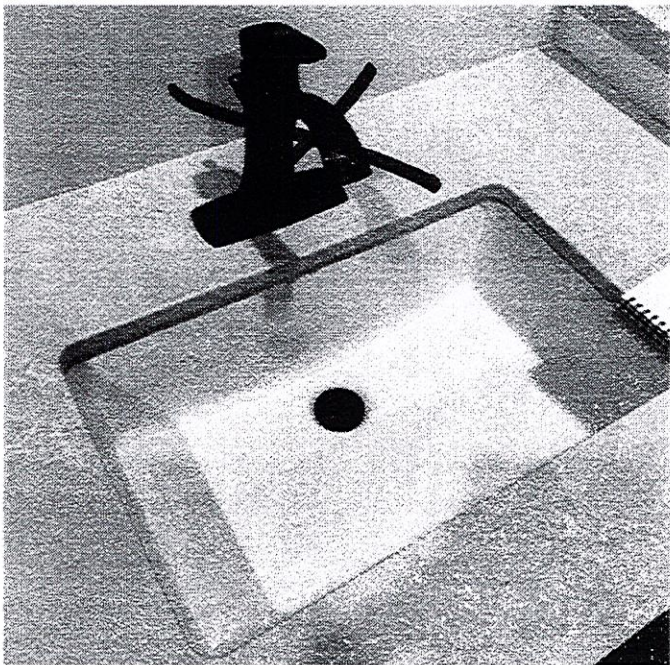
KINGSIIEN



Signature: _____

9560. ISLINGTON: UNIT U226
RE: UPG. KITCHEN SINK &
MASTER ENSUITE SINK

107 226
9560



DISPLAY ITEMS

Sink (Item 9)
Contrac Catena Undermount
Model 4210CIY

BLANCO

Sink Specifications

Colour	SKU
brushed finish	401248

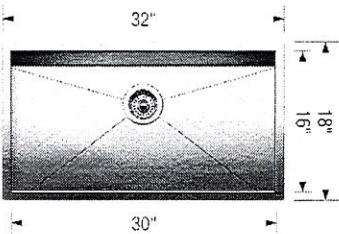
Design and planning tips

- Min cabinet size: 36 in (915 mm)
- Bowl Depth: 9 in (230.0 mm)

Specifications:
Installation clips, Sink template, Installation instructions, 3
1/2" (90 mm) stainless steel strainer

Depending on cabinet construction, a different cabinet
size may be required. Consult the cabinet manufacturer.

QUATRUS U 1 SUPER SINGLE



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