

Amendment to Agreement of Purchase and Sale

Purchaser Name: Jae Young Yoon

No. LSPKG00031

Purchaser Name: Jae Hee Myung Yoon

Current Address: 187 Summeridge Drive

Project/Suite Number: Upper Thornhill Estates; Upper Thornhill Estates; 59N

Contact Number: 905-326-7190

Model Type: 50-B-4-C-Alder-C-ABED

| Item No. | Description | Notes | Material | Price |
|----------|---------------------------------|---|------------|--------|
| 60 | UPPER HALL | Upgraded Wall Colours Grant Beige HC-83 | WALLCOLOUR | 0.00 |
| 61 | MASTER ENS. SHOWER STALL CEILIN | SELECTIVE TILE CERAMIC WALL TILES (UPGRADE #1) THIS ITEM IS PRICED PER SQUARE FOOT 10" X 13" VOLCANO GOLD (PRODUCT CODE: MAS 5938) | WALLTILE | 62.40 |
| 62 | MASTER ENS. SHOWER STALL WALLS | SELECTIVE TILE CERAMIC WALL TILES (UPGRADE #1) THIS ITEM IS PRICED PER SQUARE FOOT. INSTALL HORIZONTAL. SEE SKETCH SK-1. 10" X 13" VOLCANO GOLD (PRODUCT CODE: MAS 5938) | WALLTILE | 456.00 |
| 63 | MASTER ENS. SHOWER STALL | Flextile Grout in lieu of standard... Priced per room. INCLUDING TUB ALCOVE WALLS, AND TUB DECK/SKIRT, AND SHOWER STALL MOSAIC FLOOR AREA. SUPPLY AND INSTALL UPGRADED FLOOR TILE GROUT, COLOUR: BEACH BUFF, Beach Buff - 556 | WALLTILE | 100.00 |
| 64 | MASTER ENS. TUB DECK / SKIRT | SELECTIVE TILE CERAMIC WALL TILES (UPGRADE #1) THIS ITEM IS PRICED PER SQUARE FOOT. SUPPLY AND INSTALL WALL TILES (VOLCANO GOLD) ON THE TUB DECK/SKIRT. INSTALL HORIZONTAL. SEE SKETCH B-3. | WALLTILE | 192.00 |
| 65 | MASTER ENS. TUB WALLS | SELECTIVE TILE CERAMIC WALL TILES (UPGRADE #1) THIS ITEM IS PRICED PER SQUARE FOOT. INSTALL HORIZONTAL. SEE SKETCH ATTACHED. 10" X 13" VOLCANO GOLD (PRODUCT CODE: MAS 5938) | WALLTILE | 168.00 |
| 66 | SHARED ENSUITE 2/3 TUB ALCOVE | TILE ON THE TUB ALCOVE CEILING (STRAIGHT TUBS ONLY, NO CORNER TUBS) THIS ITEM IS PRICED PER CEILING, BELLINA SERIES, 8X10, COLOUR: CREAM. STANDARD TILE | WALLTILE | 275.00 |

Total Cost of Upgrades: 78,663.92
 Subtotal: 48,663.92
 Tax: 10,226.31
 Total to be Amended to Purchase Price: 58,890.23
 Less: Bonus Amount: 30,000.00
 Deposit Amount: 14,722.56
 Paid Via: Amendment: 58,890.23

Date Completed: 06/01/13

The parties hereto and hereby agree to amend the Agreement of Purchase and Sale by incorporating this Purchaser Extra Form and amendment to said agreement. All other terms, agreements and conditions shall remain the same and in full force and effect

Initials: SY
 Initials: JH

Previous Purchase Price: 1,243,915.59
 Addition to Purchase Price: 58,890.23
 Total Current Purchase Price: 1,302,805.82

The Total Current Purchase Price shall replace and supersede the previous Purchase Price in the Agreement of Purchase and Sale or any prior amendment thereto. Any sketches attached hereto shall form an integral part of the Agreement of Purchase and Sale.

| | | | |
|------------------------------|--------------------|-------|------------------|
| Design Manager: | <u>[Signature]</u> | Date: | <u>9/27/2013</u> |
| Construction Site Approval: | <u>[Signature]</u> | Date: | |
| Architectural Authorization: | | Date: | |

Oral representation(s) do not form any part of this Agreement or any related material, nor are they binding in anyway on the Vendor. This Agreement is final, checked and approved by the Purchaser(s). All the above selections are firm and binding. Absolutely no changes, additions or deletions will be made upon signing of this Agreement and Amendment regardless of the stage of construction. Purchaser(s) acknowledge(s) that the Vendor reserves the right to refuse any item(s) at any time. The Purchaser(s) further acknowledge(s) that all locations and specifications are approximate and are subject to final approval and installation. Upgrades specified on this Agreement are valid only if accompanied by upgrades/revision on Schedule A-1. Colours of all materials are as close as possible to builder's samples but not identical due to variance in manufacturing and materials comprising the product. The Purchaser(s) accept(s) that the total upgrades, revisions and/or extras amount will be added onto the Purchase Price and the balance (after any paid deposits) shall be amended to the balance due on closing. Upgrades exceeding a total of \$75,000.00 will be subject to proof of financing. Execution of this Amending Agreement by facsimile transmission by either party shall be deemed to be accepted as an original execution by the signing party and shall be equally as binding as an original signature.

24 Sep 13 [Signature]
 Date Purchaser

 Date Vendor

24 Sep 13 [Signature]
 Date Purchaser

 Date Vendor

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No. LSPKG00031

Purchaser Name: Jae Hee Myung Yoon

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Contact Number: 905-326-7190

Model Type: 50-B-4-C-Alder-C-ABED

| | | | | |
|----|--------------------------------|--|-------------|----------|
| 26 | LIVING ROOM | VINTAGE PIONEERED OAK SELECT V 5G 3 1/4" X 3/4" THIS IS LEIU OF THE BUILDERS STANDARD 3" X 3/4" NATURAL AND OR STAINED FINISH COLOR: PEWDER | HARDWOODFL | 238.75 |
| 27 | LOWER LANDING | VINTAGE PIONEERED OAK SELECT V 5G 3 1/4" X 3/4" THIS IS LEIU OF THE BUILDERS STANDARD 3" X 3/4" NATURAL AND OR STAINED FINISH COLOR: PEWDER | HARDWOODFL | 16.25 |
| 28 | MASTER BEDROOM | VINTAGE PIONEERED OAK SELECT V 5G 3 1/4" X 3/4" THIS IS LEIU OF THE BUILDERS STANDARD 3" X 3/4" NATURAL AND OR STAINED FINISH COLOR: PEWDER | HARDWOODFL | 478.75 |
| 29 | UPPER HALL | VINTAGE PIONEERED OAK SELECT V 5G 3 1/4" X 3/4" THIS IS LEIU OF THE BUILDERS STANDARD 3" X 3/4" NATURAL AND OR STAINED FINISH COLOR: PEWDER | HARDWOODFL | 308.75 |
| 30 | KITCHEN | Gas Line Rough-Ins Rough-in for gas stove in kitchen (1st floor only) any required electrical for stove is included | HVAC | 700.00 |
| 31 | MASTER ENS. SHOWER STALL WALLS | SELECTIVE TILE CERAMIC LISTELLO PRICED PER ROW. SUPPLY AND INSTALL 1 ROW (4"X10") LISTELLO, ALL AROUND. VOLCANO GOLD. APPROX. @ 5' A.F.F. 4" X 10" VOLCANO GOLD LISTELLO | LISTELLO | 640.00 |
| 32 | MASTER ENS. TUB DECK / SKIRT | Tumbled Marble 2.5 x 12 Chair Rail (Listello) AROUND THE TUB DECK/SKIRT. SEE SKETCH ATTACHED. Colour: Travertino Light (Beige) (Pitted) | LISTELLO | 640.00 |
| 33 | MASTER ENS. TUB WALLS | SELECTIVE TILE CERAMIC LISTELLO PRICED PER ROW. TO FINISH 2 ROWS OF WALL TILES ON THE TUB ALCOVE, ALL AROUND. SEE SKETCH ATTACHED. 4" X 10" VOLCANO GOLD LISTELLO | LISTELLO | 640.00 |
| 34 | KITCHEN | Capped Water Line for Fridge | PLUMBACCESS | 262.50 |
| 35 | ENSUITE #2 | Connor Undermount Sinks 17" Oval Undermount Basin soft white 4210CFY | PLUMBFAUC | 198.00 |
| 36 | KITCHEN | Blanco U/M Sinks ESSENTIAL U2 - 8 inch bowls 400008 | PLUMBFAUC | 836.50 |
| 37 | MASTER ENSUITE | Connor Undermount Sinks SUPPLY AND INSTALL 2 UNDERMOUNT SINKS TO MASTER ENSUITE VANITY. 17" Oval Undermount Basin soft white 4210CFY | PLUMBFAUC | 396.00 |
| 38 | MASTER ENS. SHOWER STALL | DELTA Arzo-Stainless Finish T14286 R10000-UN Shower only trim, rough in T14286 R10000-UN | PLUMBFAUC | 518.24 |
| 39 | POWDER ROOM | RIOBEL KUBIK SERIES SINGLE HOLE FAUCET WITH PUSH DRAIN CHROME FINIHS (MODEL # US01C) | PLUMBFAUC | 249.03 |
| 40 | SHARED ENSUITE 2/3 | Connor Undermount Sinks 17" Oval Undermount Basin soft white 4210CFY | PLUMBFAUC | 198.00 |
| 41 | MAIN STAIRCASE | Staircase Finishes (1-1/2 Flight of Stairs) STAIN MAIN STAIRCASE TO MATCH THE HARDWOOD SELECTION; VINTAGE PIONEERED SELECT V, COLOUR: PEWDER. Stain/varnish oak Staircase with Iron Pickets (to include nosings, stringers, railings, posts, steps and risers) | STAIRFINISH | 2,275.00 |
| 42 | ALL | Upgraded Wall Colour Selection (3 Colours thru out) (colour match only to Benjamin Moore colours) OFF WHITE COLLECTION, HISTORICAL COLOR COLLECTION, DESIGNER CLASSICS COLLECTION 3000sf to 3999sf | WALLCOLOUR | 3,325.00 |
| 43 | BEDROOM #2 | Upgraded Wall Colours Brandon Beige CC-530 | WALLCOLOUR | 0.00 |
| 44 | BEDROOM #3 | Upgraded Wall Colours Brandon Beige CC-530 | WALLCOLOUR | 0.00 |
| 45 | BEDROOM #4 | Upgraded Wall Colours Brandon Beige CC-530 | WALLCOLOUR | 0.00 |
| 46 | BREAKFAST AREA | Upgraded Wall Colours Grant Beige HC-83 | WALLCOLOUR | 0.00 |
| 47 | DINING ROOM | Upgraded Wall Colours Brandon Beige CC-530 | WALLCOLOUR | 0.00 |
| 48 | ENSUITE #2 | Upgraded Wall Colours Brandon Beige CC-530 | WALLCOLOUR | 0.00 |
| 49 | FAMILY ROOM | Upgraded Wall Colours Grant Beige HC-83 | WALLCOLOUR | 0.00 |
| 50 | FOYER | Upgraded Wall Colours INCLUDING OPEN TO ABOVE AREA. Grant Beige HC-83 | WALLCOLOUR | 0.00 |
| 51 | KITCHEN | Upgraded Wall Colours Grant Beige HC-83 | WALLCOLOUR | 0.00 |
| 52 | LAUNDRY ROOM | Upgraded Wall Colours Brandon Beige CC-530 | WALLCOLOUR | 0.00 |
| 53 | LIBRARY | Upgraded Wall Colours Grant Beige HC-83 | WALLCOLOUR | 0.00 |
| 54 | LIVING ROOM | Upgraded Wall Colours INCLUDING OPEN TO ABOVE AREA. Grant Beige HC-83 | WALLCOLOUR | 0.00 |
| 55 | MAIN HALL | Upgraded Wall Colours Grant Beige HC-83 | WALLCOLOUR | 0.00 |
| 56 | MASTER BEDROOM | Upgraded Wall Colours Clarkville Gray HC-102 | WALLCOLOUR | 0.00 |
| 57 | MASTER ENSUITE | Upgraded Wall Colours Grant Beige HC-83 | WALLCOLOUR | 0.00 |
| 58 | POWDER ROOM | Upgraded Wall Colours Brandon Beige CC-530 | WALLCOLOUR | 0.00 |
| 59 | SHARED ENSUITE 2/3 | Upgraded Wall Colours Brandon Beige CC-530 | WALLCOLOUR | 0.00 |

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Date _____ Vendor

Date _____ Vendor

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No. LSPKG00031

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Contact Number: 905-326-7190

Model Type: 50-B-4-C-Alder-C-4BED

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Total Cost of Upgrades: 78,663.92

Subtotal: 48,663.92

Tax: 10,226.31

Total to be Amended to Purchase Price: 58,890.23

Less: Bonus Amount: 30,000.00

Deposit Amount: 14,722.56

Paid Via: Amendment: 58,890.23

Date Completed: 06/01/13

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Initials: SY
Initials: JH

Previous Purchase Price: 1,243,915.59

Addition to Purchase Price: 58,890.23

Total Current Purchase Price: 1,302,805.82

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| | |
|---|-------------------------------|
| Design Manager: <u>[Signature]</u> | Date: <u>9/27/2013</u> |
| Construction Site Approval: <u>[Signature]</u> | Date: _____ |
| Architectural Authorization: _____ | Date: _____ |

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24 Sep 13 [Signature]
Date Purchaser

24 Sep 13 [Signature]
Date Purchaser

Date Vendor

[Signature]
Date Vendor



Amendment to Agreement of Purchase and Sale

No. LSPKG00024

Purchaser Name: Joe Young Yoon

Current Address: 187 Summeridge Drive

Contact Number: 905-326-7190

Colour Consultant: Alelta Donskoi

Project/Suite Number: Upper Thornhill Estates; Upper Thornhill Estates; 59N

Model Type: 50-B-4-C-Alder-C-4BED

Package: Structural

| Item# | Location | Description of Extras | Price |
|-------|----------|-----------------------|-------|
|-------|----------|-----------------------|-------|

| | | | |
|----|----------------|--|---------------------|
| 1 | MAIN FLOOR | California Bullnose Corner Beeds Main Floor | DRYWALL 1,800.00 |
| 2 | EXTERIOR | Lighting Options SUPPLY AND INSTALL 2 (TWO) ADDITIONAL EXTERIOR COACH LIGHTS. ONE TO BE LOCATED ON OPPOSITE SIDE OF EXISTING LIGHT ON FRONT PORCH. SECOND LIGHT TO BE LOCATED AT THE REAR PATIO OPPOSITE OF EXISTING LIGHT. Exterior Light fixture complete (w/switch) | ELECLIGHTS 600.00 |
| 3 | FAMILY ROOM | Electrical Receptacle and Cable (rough-in) above fireplace For Future TV installation. - Cable and cable jack to be provided by the vendors Alarm provider. SEE SKETCH B-2 | ELECTRICAL 200.00 |
| 4 | FAMILY ROOM | Electrical Switches SUPPLY AND INSTALL ADDITIONAL SINGLE POLE SWITCH IN FAMILY ROOM TO OPERATE 6 POT LIGHTS. Single Pole Switch | ELECTRICAL 87.50 |
| 5 | KITCHEN | Electrical Outlets 240 Volt Outlet for Built in Wall oven / Microwave Combination Unit / | ELECTRICAL 525.00 |
| 6 | KITCHEN | Electrical Switches SUPPLY AND INSTALL ADDITIONAL SINGLE POLE SWITCH TO OPERATE 4 POT LIGHTS IN KITCHEN. Single Pole Switch | ELECTRICAL 87.50 |
| 7 | EXTERIOR | Misc. Exterior Windows SUPPLY AND INSTALL THREE ADDITIONAL EXTERIOR WINDOWS IN BASEMENT. WINDOWS TO BE CASEMENT, APPROX. 42" X 30" (ONE IN THE MIDDLE) & 21" X 30" (TWO). SEE SKETCH SK-1 FOR LOCATION. | EXTWINDOWS 1,480.00 |
| 8 | KITCHEN | RELOCATE STANDARD KITCHEN SINK ROUGH-IN TO THE ISLAND. SEE SKETCH B-2. | PLUMBFAUC 150.00 |
| 9 | KITCHEN | RELOCATE STANDARD DISHWASHER ROUGH IN TO THE ISLAND. SEE SKETCH B-2. | PLUMBFIXT 150.00 |
| 10 | MASTER ENSUITE | Frameless Shower Encl-Clear Glass w/Chrome Hinges and Knobs Type D | SHOWERDOOR 2,318.75 |
| 11 | MASTER ENSUITE | Misc. Structural ENLARGE SHOWER STALL IN MASTER ENSUITE BY APPROX. 1'-0". SEE SKETCH B-3 FOR REVISED LAYOUT. | STRUCTURAL 500.00 |
| 12 | MASTER ENSUITE | Misc. Structural DELETE TOILET ENCLOSURE AS PER ALDER MODEL. SEE SKETCH B-3 FOR REVISED LAYOUT. | STRUCTURAL 0.00 |

Total Cost of Upgrades: 7,898.75
 Subtotal: 7,898.75
 Tax: 1,026.84
 Total to be Amended to Purchase Price: 8,925.59
 Deposit Amount: 2,231.40
 Paid Via: Amendment: 8,925.59

Date Completed: 04/23/13

The parties hereto and hereby agree to amend the Agreement of Purchase and Sale by incorporating this Purchaser Extra Form and amendment to said agreement. All other terms, agreements and conditions shall remain the same and in full force and effect

Initials: XY
 Initials: JK

Previous Purchase Price: 1,234,990.00
 Addition to Purchase Price: 8,925.59
 Total Current Purchase Price: 1,243,915.59

The Total Current Purchase Price shall replace and supersede the previous Purchase Price in the Agreement of Purchase and Sale or any prior amendment thereto. Any sketches attached hereto shall form an integral part of the Agreement of Purchase and Sale.

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| Design Manager: | | Date: |
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