

## PACESETTER HOMES (EDMONTON)

## OPTIONS AND UPGRADES AGREEMENT

**Lot No.:** 30854 **Swing:** \_\_\_\_\_ **Add. No/Date:** 10/[10] 02-Mar-2023 **C/O Type:** INI  
**Address:** 8155 220 STREET NW, 83/02/212-2790 **Purchaser:** Mark Chester Espina  
EDMONTON, ALBERTA **Phone Business:** \_\_\_\_\_ **Home:** (780) 938-0630  
**Subdivision:** ROSENTHAL - RSL **Contract Date:** December 23, 2022  
**Model/Elev:** SECRTARIAT - Secretariat **Target Closing:** To Be Determined  
**Reference:** Drafting/Drafting issued  
**In Contract:** ☐ **Cash:** ☐ **Finance:** ☒ **Co-Buyers:** Ma Criselda Espina

	Qty	U. of M.	Unit Price	Total
1)/[1] ER-VENT - NON-VENTED SOFFITS AS PER PLAN. INCLUDES EXTRA ROOF VENTS AS REQUIRED. NO CHARGE - INFO ONLY	1.00	EACH		\$0.00
2)/[2] SF-DENSGLAS2 - UPGRADE THERMAL OSB TO DENSGLOSS SHEATHING AS REQUIRED BY AREA OR FIRECODE (EA 32SF). NO CHARGE ITEM Add to cantilevered foyer closet	1.00	EACH		\$0.00
3)/[3] SM-SQFT - ADD SQUARE FOOTAGE TO MAIN FLOOR, INCLUDES FOUNDATION. DOES NOT INCLUDE ADDITIONAL CABINETS, RAILING OR BATHROOMS. Credit back 5 SF added on Addendum 1 line 15/19, only 39 sf added	-5.00	SQUARE FOOT	\$150.00	\$-750.00
4)/[4] SM-SQFT - ADD SQUARE FOOTAGE TO MAIN FLOOR, INCLUDES FOUNDATION. DOES NOT INCLUDE ADDITIONAL CABINETS, RAILING OR BATHROOMS. Reduce front foyer by 4" to line up with front of upper floor wall	-2.00	SQUARE FOOT	\$150.00	\$-300.00
5)/[5] SG-RISER - ADD A RISER TO GARAGE STEP C/W HANDRAIL INFO ONLY NO CHARGE DUE TO GRADING REQUIREMENT Add 1 riser (4 risers total)	1.00	EACH		\$0.00
6)/[6] MO-INFO - SALES TO ENTER NOTES **NOT TO BE USED FOR ANYTHING OTHER THAN INFO, NO MONEY CAN BE ADDED OR CREDITED HERE, OPTION WILL BE REJECTED IF USED INCORRECTLY** Reduce mudroom passageway from 48" wide to 36" to accommodate lifestyle room size specified in addendum 5 line 2	1.00	EACH		\$0.00
7)/[7] CUS-HOUSE - CUSTOM HOUSE CHANGES Change 2-2/0 door from previous foyer closet to 2-1/6 door to be located at new foyer closet location PR notes KF: Pricing to change foyer closet doors from 2 - 2/0 x 6/8 doors to 2 - 1/6 x 6/8 doors. Based on Level 2 selection as per selection at Design Q.	1.00	EACH		\$0.00

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<b>Subdivision:</b>	<u>ROSENTHAL - RSL</u>			<b>Contract Date:</b>	<u>December 23, 2022</u>		
<b>Model/Elev:</b>	<u>SECRATARIAT - Secretariat</u>			<b>Target Closing:</b>	<u>To Be Determined</u>		
<b>Reference:</b>	<u>Drafting/Drafting issued</u>						
<b>In Contract:</b> <input type="checkbox"/> <b>Cash:</b> <input type="checkbox"/> <b>Finance:</b> <input checked="" type="checkbox"/>							
<b>Co-Buyers:</b>	<u>Ma Criselda Espina</u>						

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<b>8)/[8]</b> CUS-HOUSE - CUSTOM HOUSE CHANGES Reverse custom added on addendum 6 line 5. One side lite was already credited on addendum 5 line 2 PR Notes KF: Pricing to add sidelite and 6" Smartboard trim previously deleted on Addendum 5 Line 2	1.00	EACH	\$275.00	\$275.00
<b>9)/[9]</b> ET-BATTEN2 - ADD 4" OR 6" SMART BOARD BATTENS TO WINDOWS AND DOORS AS REQUIRED - ADD 1' EXTRA TO EACH CORNER. INCLUDES PAINTING Add 6" smart board batten to lifestyle room window	16.00	LINEAL FOOT	\$16.50	\$264.00
<b>10)/[10]</b> ET-BATTEN - ADD 4" OR 6" METAL BATTENS TO WINDOWS AND DOORS AS REQUIRED - ADD 1' EXTRA TO EACH CORNER. Add 6" aluminum batten to rear windows and doors to address high visibility treatment	282.00	LINEAL FOOT	\$10.00	\$2,820.00
<b>11)/[11]</b> CUS-ROOF - CUSTOM ROOF CHANGES Add skirt roof to rear wall to address high visibility treatment PR notes KF: Pricing to add up to 45 ft of hip style skirt roof with 7/12 roof pitch. Pricing includes 24" soffits at rear and side elevations, 24" Return on right side elevation, 3' return on left side of nook elevation of and 24" return on left side elevation. Pricing includes 8" aluminum fascia, and eavestrough.	1.00	EACH	\$1,820.00	\$1,820.00
<b>12)/[12]</b> ET-BATTEN - ADD 4" OR 6" METAL BATTENS TO WINDOWS AND DOORS AS REQUIRED - ADD 1' EXTRA TO EACH CORNER. Add 6" aluminum shadow batten to rear gables to address high visibility treatment	28.00	LINEAL FOOT	\$10.00	\$280.00
<b>13)/[13]</b> CUS-ELEV - CUSTOM ELEVATION CHANGES Replace horizontal siding at rear upper bump out & rear great room wall with vinyl board & batten siding c/w 24" corner return to address high visibility treatment PR Notes KF: Pricing to upgrade the premium horizontal siding to premium board and batten siding to rear elevation of 2nd floor Ensuite with 2 ft return on right elevation, and 3 ft return on left elevation, and at main floor rear elevation of great room with 2 ft return on left elevation. Pricing does not include trims.	1.00	EACH	\$280.00	\$280.00

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<b>14)/[14]</b> CUS-ELEV - CUSTOM ELEVATION CHANGES Add two 10"x10" smart board post c/w smart board corners & 8" smart board collars over 14"x14" manufactured stone post at rear deck, cladded to match front post to address high visibility treatment PR Notes KF: Pricing to upgrade deck posts to be built out to 10x10 framed size. Top half finished with painted smart panel, smart trim corners and 8 inch Smartboard top and bottom collars. Bottom half finished to 14x14 with manufactured stone to 4 ft high	1.00	EACH	\$3,565.00	\$3,565.00
<b>15)/[15]</b> CUS-ELEV - CUSTOM ELEVATION CHANGES Vertical parts of rear deck and beam to be painted to match trims as per architectural requirements PR Notes KF: Pricing to paint deck beam and rim board	1.00	EACH	\$330.00	\$330.00
<b>16)/[16]</b> CUS-HOUSE - CUSTOM HOUSE CHANGES Retaining walls required as per plot plan PR Notes KF: pricing to add 6' of retaining wall on left elevation and 4' of retaining wall on right elevation. Retaining walls to be poured in place retaining walls on strip footings below grade at time of house foundation wall. Retaining walls to be finished with parging.	1.00	EACH	\$1,935.00	\$1,935.00
<b>17)/[17]</b> MO-ALLOWANCE - PLEASE PROVIDE DESCRIPTION OF ITEM: ALLOWANCE AMOUNT TO BE USED FOR CUSTOM CHANGES IS AN ESTIMATE ONLY. PRICE WILL BE FINALIZED ONCE CUSTOM OR APPROPRIATE OPTION IS SUBMITTED AND PRICED. Credit back allowance added on addendum 1 line 6	-5000.00	EACH	\$1.00	\$-5,000.00
<b>18)/[18]</b> MO-ALLOWANCE - PLEASE PROVIDE DESCRIPTION OF ITEM: ALLOWANCE AMOUNT TO BE USED FOR CUSTOM CHANGES IS AN ESTIMATE ONLY. PRICE WILL BE FINALIZED ONCE CUSTOM OR APPROPRIATE OPTION IS SUBMITTED AND PRICED. Credit back allowance added on addendum 1 line 8 for retaining walls	-3000.00	EACH	\$1.00	\$-3,000.00

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<b>19)/[19]</b> ET-BATTEN - ADD 4" OR 6" METAL BATTENS TO WINDOWS AND DOORS AS REQUIRED - ADD 1' EXTRA TO EACH CORNER. Add 6" aluminum batten to base of board & batten siding at left corner of great room wall	2.00	LINEAL FOOT	\$10.00	\$20.00
<b>20)/[20]</b> ET-BATTEN2 - ADD 4" OR 6" SMART BOARD BATTENS TO WINDOWS AND DOORS AS REQUIRED - ADD 1' EXTRA TO EACH CORNER. INCLUDES PAINTING Shorten 6" horizontal smart board batten at garage to be just above overhead door and extend stone to underside of roof soffit as per architectural requirement (stone added separately)	-9.00	LINEAL FOOT	\$16.50	\$-148.50
<b>21)/[21]</b> EST-STONESF - ADD 1 SQUARE FOOT OF STONE TO EXTERIOR OF MAIN FLOOR ONLY. Add additional stone to garage as per architectural requirement	19.00	SQUARE FOOT	\$42.00	\$798.00
<b>22)/[22]</b> CUS-ROOF - CUSTOM ROOF CHANGES Revise garage roof and veranda roof, changing from shed roofs to hip roofs PR NOTES KF: Pricing to change garage and veranda roofs from Shed roofs included with EC-CR7 to Hip roofs. Pricing includes credit for premium horizontal siding due to roofline change.	1.00	EACH	\$850.00	\$850.00
<b>23)/[23]</b> CUS-HOUSE - CUSTOM HOUSE CHANGES Furnace interlock required as per appliance specification, hood fan is over 300 cfm PR Notes KF: Pricing to add Make up air with Inline fan and interlock as required for high speed fan.	1.00	EACH	\$2,370.00	\$2,370.00
<b>24)/[24]</b> ED-RDECK - REAR DECK COMES WITH PWF DECKING/BEAM/JOISTS, STRAIGHT ALUMINUM PICKET RAILING, & MAX. 3-RISE STEP - PLEASE SPECIFY TOTAL SF OF DECK. Widen rear deck by 3'-6" as per architectural requirement	35.00	SQUARE FOOT	\$72.00	\$2,520.00

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<b>25)/[25] CUS-ELEV - CUSTOM ELEVATION CHANGES</b> Delete and credit Garage roof from Addendum 4 Line 7/10. Credit changes garage roof back to Standard Shed roof included with EC-CR7 from Addendum 1 Line 2 PR Notes KF: Pricing to credit Roofline change from Addendum 4 Line 7/10. Reverts roofline to EC-CR7, changed on seperate request by Drafting.	1.00	EACH	-\$1,635.00	\$-1,635.00
<b>26)/[26] CUS-HOUSE - CUSTOM HOUSE CHANGES</b> Delete and credit Veranda roof, including connector roof from veranda roof to garage roof as per change on Addendum 6 Line 3 Credit changes Veranda roof back to Standard Shed roof, included with EC-CR7 from Addendum 1 Line 2. PR Notes KF: Pricing to credit Roofline change from Addendum 6 Line 3. Reverts roofline to EC-CR7, changed on seperate request by Drafting.	1.00	EACH	-\$1,185.00	\$-1,185.00
<b>27)/[27] CUS-HOUSE - CUSTOM HOUSE CHANGES</b> Paint deck nailer to match trim colour as per architectural requirement PR Notes KF: Pricing to paint deck nailer extended at rear elevation of great room. Up to 20 ft.	1.00	EACH	\$95.00	\$95.00
<b>28)/[28] MO-INFO - SALES TO ENTER NOTES **NOT TO BE USED FOR ANYTHING OTHER THAN INFO, NO MONEY CAN BE ADDED OR CREDITED HERE, OPTION WILL BE REJECTED IF USED INCORRECTLY**</b> Change 2x8 wall at stairwell/greatroom to a 2x10 wall; required for steel beam support	1.00	EACH		\$0.00

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<b>Sub Total</b>	\$6,203.50
<b>LCO Fees</b>	\$0.00
<b>Incentives</b>	\$0.00
<b>Discounts</b>	\$0.00
<b>Taxes</b>	\$310.17
<b>Total Addendum No 10/[10]</b>	<b>\$6,513.67</b>

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DocuSigned by:  
Mark Chester Espina 5/25/2023  
 5BB4C3A000E74FA...  
 Mark Chester Espina Date  
 DocuSigned by:  
Ma Criselda Espina 6/1/2023  
 6ACD34E1DA87406...  
 Ma Criselda Espina Date

DocuSigned by:  
MIKE RUDNISKY 6/2/2023  
 5C33D060FA2142C...  
 PACESETTER HOMES (EDMONTON) Date

DS  
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DS

Contract, changes and color selections are subject to management approval and are dependent on the stage of construction at the time of removal of all conditions. Contracts and changes to contracts (Options & Upgrades Agreements) must be signed by an authorized signatory of the builder to be valid. Sales employees are not authorized to sign on behalf of the builder.