OPTIONS AGREEMENT

RYDGE

VENDOR: Raicon 248 Developments Inc. and 1244388 BC Ltd. (collectively "Vendor")

PURCHASER:

PURCHASER: (collectively "Purchaser")

PROPERTY LEGAL: SL#: UNIT #: PID: 029-465-397 LOT 2 SECTION 11 TWP 12 NWD PLAN EPP40314

PROPERTY CIVIC: 10640 248th Street, Maple Ridge, BC V2W 1S8

Further to the Contract of Purchase and Sale entered into between the Vendor and the Purchaser(s) as described above, the Vendor and the Purchaser(s) agree(s) to the following options and prices as shown (to be added to the statement of adjustments on completion, unless otherwise specified in writing):

												INITIALS		
										PRICE	AMOUNT	P	P	V
Bedroom / Bar Options By Plan														
	A	B	B1	C	C1	D, D1, D2, D3	D4	E	F					
Fourth Bedroom	4,100.00	4,100.00	N/A	4,100.00	4,100.00	N/A	N/A	4,100.00	4,100.00		$ -			
Basement Bar	7,840.00	7,840.00	7,840.00	7,840.00	7,840.00	N/A	N/A	7,840.00	7,840.00		$ -			
Basement Powder Room	N/A	N/A	7,200.00	N/A	N/A	N/A	N/A	N/A	N/A		$ -			
Vinyl Flooring Upgrades By Plan (carpet areas to vinyl)														
	A	B	B1	C	C1	D, D1, D2, D3	D4	E	F					
Primary & Hallways	2,040.00	1,718.00	1,440.00	1,980.00	N/A	1,485.00	1,520.00	1,958.00	1,980.00		$ -			
Primary, Loft & Hallways	2,925.00	N/A	N/A	3,210.00	3,180.00	N/A	N/A	N/A	N/A		$ -			
All Upper Floor	5,214.00	3,475.00	3,435.00	5,198.00	5,160.00	3,000.00	3,248.00	3,908.00	3,860.00		$ -			
Lower Floor (Bedroom in carpet)	2,260.00	400.00	1,350.00	2,600.00	2,390.00	N/A	N/A	1,540.00	1,880.00		$ -			
All Lower Floor	4,480.00	1,850.00	2,490.00	4,045.00	4,010.00	N/A	N/A	3,130.00	3,180.00		$ -			
Cabinet/Countertop Upgrades by Plan														
	A	B	B1	C	C1	D, D1, D2, D3	D4	E	F					
Add 9" Wide Kitchen Pantry Cabinet (beside fridge to height of fridge)	1,675.00	1,675.00	N/A	N/A	N/A	N/A	N/A	N/A	1,675.00		$ -			
Recycle/Waste Pullout	248.00	248.00	248.00	248.00	248.00	248.00	248.00	248.00	248.00		$ -			
Add Spice Pull-Out	390.00	390.00	390.00	390.00	390.00	390.00	390.00	390.00	390.00		$ -			
Kitchen Workstation (lowers only)	N/A	5,170.00	4,160.00	N/A	N/A	N/A	5,185.00	N/A	N/A		$ -			
Laundry Upper Cabinets + Quartz Countertop	N/A	2,995.00	2,995.00	N/A	N/A	N/A	2,995.00	N/A	N/A		$ -			
Laundry Upper & Lower Cabinets + Quartz Countertop	6,200.00	N/A	N/A	6,200.00	6,200.00	N/A	N/A	N/A	6,200.00		$ -			
Pantry style doors on stacked W/D*	N/A	1,100.00	N/A	N/A	N/A	1,100.00	N/A	N/A	N/A		$ -			

Developer reserves the right to make changes and/or modifications without notice. E.O.E

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												INITIALS		
										PRICE	AMOUNT	P	P	V
Finishings														
Air Conditioning										$ 7,560.00	$ -			
Alarm System w/ 2 keypads & motion										$ 1,700.00	$ -			
Add USB outlet										$ 300.00	$ -			
BBQ Bib										$ 700.00	$ -			
Additional Gas Line & Bib										$ 900.00	$ -			
Garage Keypad										$ 50.00	$ -			
Garage Flooring By Plan														
	A	**B**	**B1**	**C**	**C1**	**D, D1, D2, D3**	**D4**	**E**	**F**					
Epoxy Coating	3,781.00	3,496.00	3,781.00	3,876.00	3,876.00	4,390.00	4,950.00	3,743.00	3,743.00		$ -			
Laundry Installed By Plan	**A**	**B**	**B1**	**C**	**C1**	**D, D1, D2, D3**	**D4**	**E**	**F**					
Full size	2,300.00	2,300.00	2,300.00	2,300.00	2,300.00	N/A	2,300.00	2,300.00	2,300.00		$ -			
Compact size	N/A	N/A	N/A	N/A	N/A	2,100.00	N/A	N/A	N/A		$ -			
											SUBTOTAL	$ -			
											5% GST	$ -			
												$ -			

TOTAL (TO BE ADDED TO PURCHASE PRICE)

Options will be added to the Purchase Price as per addendum. All other terms and conditions contained in the Contract of Purchase and Sale and Addendums thereto shall remain in full force and effect.

WITNESS: _____ PURCHASER: _____

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ACKNOWLEDGED AND AGREED TO THIS _____DAY OF _____, 20_____, ON BEHALF OF THE VENDOR

_____

AUTHORIZED SIGNATORY

*Subject to framed dimensions. May not be available on all units. Purchase price will be credited if not implemented.