



**BELLAIRE PROPERTIES INC. (CARSON'S CREEK)
PURCHASER EXTRAS**

LOT # 003 P.E #002 – Model -SUPERIOR - 3615 - PHASE 5

Attention Trades...

The following items below are Purchaser Extras, please make sure that they are done on time and properly complete. Any outstanding items will be Back Charged. If you have any questions please call Roberto Ruiz. Make sure that you review ALL of the items on the Purchaser Extras.

Please be advised that Purchase Orders will come at a later date.

******Also, it is very important to speak to Roberto Ruiz before starting on site *****

TRADE: ITEMS TO BE COMPLETED

Pipecon	#1, #4, #12
Basecrete	#1, #4
Internazionale Electric	#1, #5, #7, #8, #10, #12
Kingswood	#1, #10, #12
Allstar Carpentry	#1, #2, #3, #4, #11, #12
Brown Window	#3
Barrie Trim	#4
Cpl Aluminum	#6
All-Tronic	#8
Maple Drywall	#9
Miranada Painting	#9
Liberty	#11, #12
Advance Marble	

Date: Apr.-28-2022
 From: Lormel Homes
 Site Clerk: Jai Fitzgerald
 Site Tel: 905-775-3633
 Site Fax: 905-775-9083

NOTE: If more information is needed please call Roberto Ruiz cell-416-688-9324
 If more information needed on quotes or changes, please call Zachary 905-832-2023 ext. 224



Schedule B-3 – Purchaser's Extras
forming part of the Agreement of Purchase and Sale

VENDOR: **BELLAIRE PROPERTIES INC.**

PURCHASER(S): JAWAD ABASI and HAMAD HASSAN
LOT NUMBER: 03 PHASE: 5
MODEL: SUPERIOR – ELEV B, 2 CAR
P.E.#: 002

It is understood and agreed that no requests for changes, additions or deletions will be accepted by the Vendor for the above extras after the date of acceptance of this order

No.	DESCRIPTION
1.	LOWER LEVEL - Add rough-in's for future stackable washer and dryer inside the furnace room, purchaser is aware that mechanical room may need to be slightly wider
2.	Relocate the standard door to the furnace room, as per sketch
3.	Add basement window on side elevation, location as per sketch
4.	LOWER LEVEL - Delete the closet in front of stairs. Relocate the shower to opposite side. The bathroom is shifted towards the stairs, creating more room in the lower level great room area.
5.	ALL BATHROOMS AND POWDER ROOM - relocate the standard light above the vanity mirrors to ceiling (to be centered in room)
6.	Provide Black Exterior railing at front elevation in lieu of standard. based on standard elevation.
7.	Add interior ceiling light with Vendor's standard fixture installed in the Living Room
8.	Provision for wall mounted TV above the fireplace in the Family room - includes dedicated electrical, conduit for future Tech cable to floor level receptable and/or to end beside the fireplace. This does not included any brackets or mounting for TV
9.	Provide for smooth ceilings throughout all three floors (Lower Level, Main Level and Upper Level)
10.	PROVIDE GAS LINE for future stove in kitchen and 110V direct line with Arc Fault protection. Purchaser is choosing not to upgrade the Gas Pipe. Continued on page 2
Extra's Subtotal: H.S.T. New Total: Less Bonus Package (if Applicable) TOTAL: Net upgrades continued on Page 2	
TOTAL	

The above extras and upgrades are to be included during the construction of the above house for the above-named purchaser subject to the following terms and conditions:

- The Vendor will undertake to install the above extras but will not be liable to the purchaser if for any reason the work covered by the extra is not carried out. In that event, the price of the extra shall be refunded to the purchaser without any interest.
- It is understood and agreed that if the transaction of Purchase and Sale is not completed for any reason whatsoever, the total cost of this extra is not refundable.

lamdatari
 Jawad abasi (Apr 27, 2022 18:16 EDT)
 PURCHASER

PURCHASER

TERMS: CASH OR CHEQUE IN ADVANCE

File Copy for
 BELLAIRE PROPERTIES INC.

Construction
 VENDOR

Office

(Original verified at Head Office)



Schedule B-3 – Purchaser’s Extras
forming part of the Agreement of Purchase and Sale

VENDOR: BELLAIRE PROPERTIES INC.

PURCHASER(S): JAWAD ABASI and HAMAD HASSAN
LOT NUMBER: 03 PHASE: 5
MODEL: SUPERIOR – ELEV B, 2 CAR
P.E.#: 002

It is understood and agreed that no requests for changes, additions or deletions will be accepted by the Vendor for the above extras after the date of acceptance of this order

No.	DESCRIPTION	PRICE
	Net upgrades from Page 2	
11	Provide and install counter depth fridge enclosure in kitchen (counter-depth fridge cabinet, 65cm with 2 gables)	
12	REVISED KITCHEN LAYOUT - Shift the fridge, over towards the corner, in order to accommodate 3ft of upper and lower cabinets. Relocate the sink and dishwasher to the stove wall (moved from island) Turn the island to into the family room. Provide for 3ft base cabinet extension (includes stone countertop) Do not supply or install upper cabinets between the sink and end of cabinets)	
Extra's Subtotal:		
H.S.T.		
New Total:		
Less Bonus Package (if Applicable)		
TOTAL:		
Amount added to the purchase price as an adjustment on closing		
TOTAL		

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- The Vendor will undertake to install the above extras but will not be liable to the purchaser if for any reason the work covered by the extra is not carried out. In that event, the price of the extra shall be refunded to the purchaser without any interest.
- It is understood and agreed that if the transaction of Purchase and Sale is not completed for any reason whatsoever, the total cost of this extra is not refundable.

PAID BY Jawad abasi
Jawad abasi (Apr 27, 2022 18:16 EDT)
PURCHASER

PURCHASER

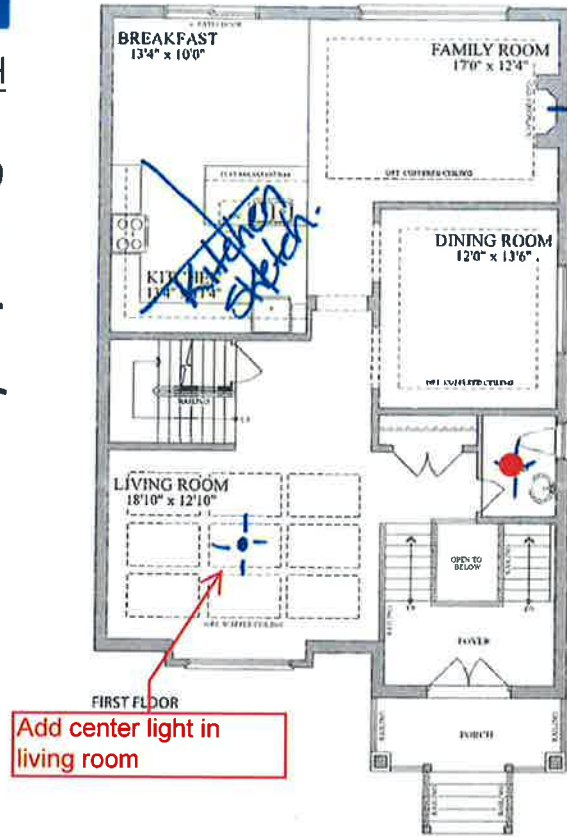
File Copy for Construction Office

TERMS: CASH OR CHEQUE IN ADVANCE

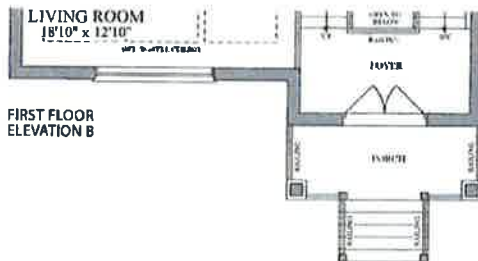
Per: _____
VENDOR

(Original verified at Head Office)

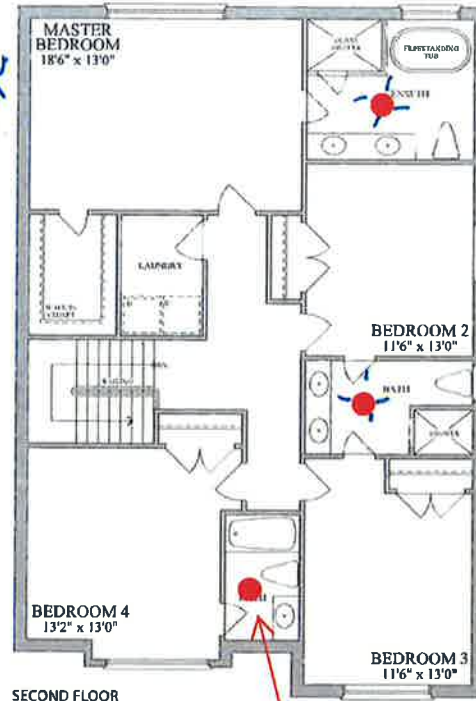
The Superior / Elev. A & B
 3 Car Tandem 3400 sq.ft. - includes 530 sq. ft. of finished area in lower level
 2 Car Garage 3615 sq.ft. - includes 748 sq. ft. of finished area in lower level



Add center light in living room



FIRST FLOOR ELEVATION B

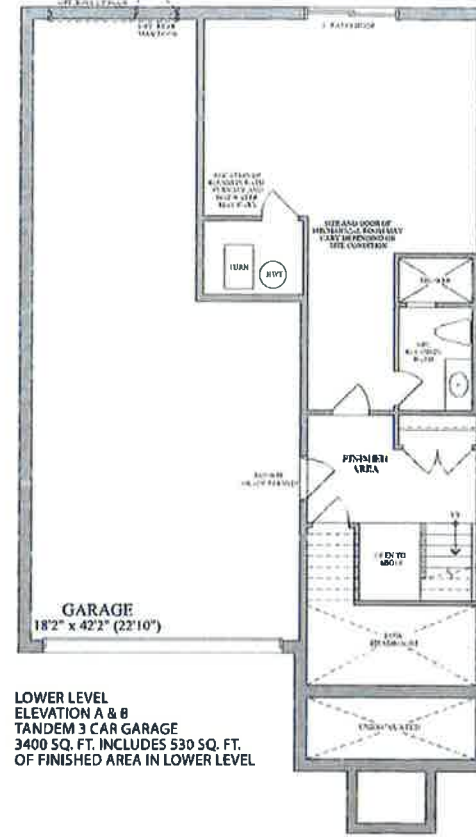


SECOND FLOOR ELEVATION A

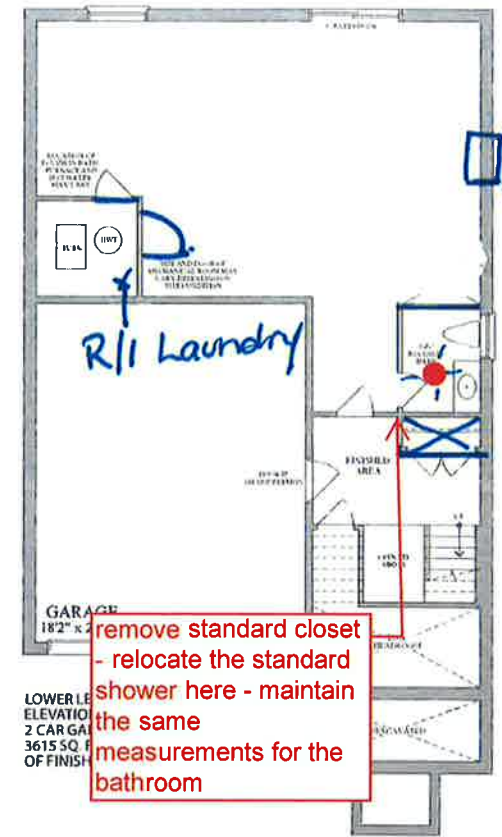


SECOND FLOOR ELEVATION B

All bathrooms and powder room - move std light to ceiling



LOWER LEVEL ELEVATION A & B
 TANDEM 3 CAR GARAGE
 3400 SQ. FT. INCLUDES 530 SQ. FT. OF FINISHED AREA IN LOWER LEVEL



LOWER LEVEL ELEVATION A & B
 2 CAR GARAGE
 3615 SQ. FT. OF FINISHED AREA IN LOWER LEVEL

remove standard closet - relocate the standard shower here - maintain the same measurements for the bathroom

LOT 5-03, PH5, PE003, SKETCH

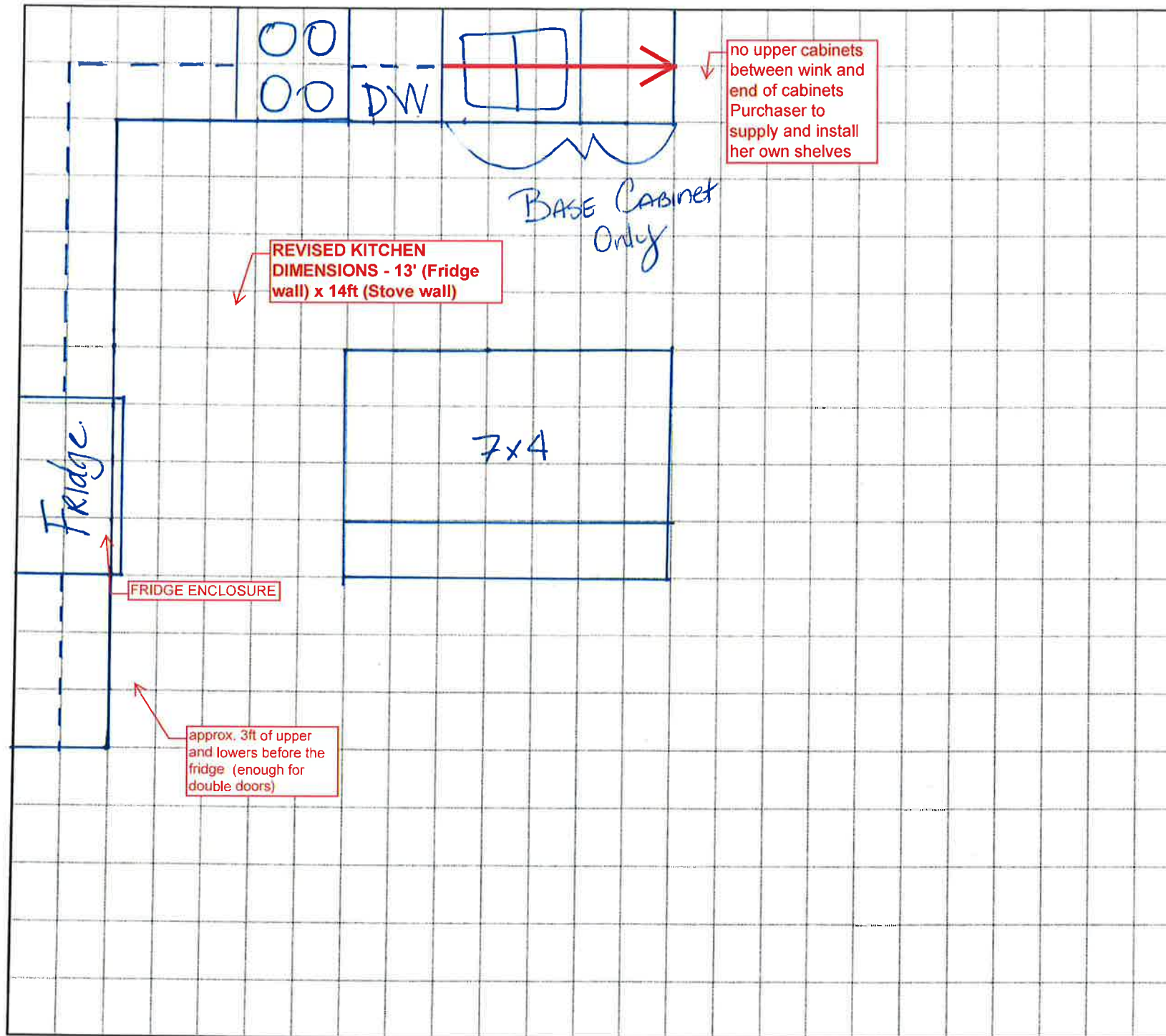
Jawad abasi

Purchaser: Jawad abasi (Apr 27, 2022 18:16 EDT)

Purchaser: _____



Plans and specifications are subject to change without notice, E. & O. E. Actual usable floor space may vary from the stated floor area. All renderings are artist's concept.



- **LOT 5-03, PH5, PE002, REVISED KITCHEN LAYOUT**
- Relocate the sink and dishwasher to stove wall
- Add fridge enclosure
- 3ft kitchen extension (base cabinets only)
- island size to remain as standard, shift to face the family room
- Fridge to be shifted - 3ft of standard upper/lowers before the fridge

Jawad abasi

Purchaser: Jawad abasi (Apr 27, 2022 18:16 EDT)

Purchaser: _____