



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

LOT # 085 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 <u>ALL</u> 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

IIIADE.	TILMO TO BE COMILECTED
Internazionale Electric	#1, #7, #14, #17, #18, #20, #21, #22, #23, #30
National Fireplace	#1
Allstar Carpentry	#2, #3, #4, #5, #8, #9, #10, #11, #24, #29, #30
Barrie Trim	#3, #5, #10, #11, #30
Brown Window	#4, #24, #28
Basecrete	#5, #25, #26
Pipecon	#5, #12, #15, #16, #25, #26, #30
Kingswood	#6, #20, #30
All-Tronic	#7
North York Tile	#8, #9, #30
Maple Drywall	#8, #9, #13
Miranda Painting	#13
Giancola	#17
Altwood Garage	#24
Cpl Aluminum	#27
Liberty	#29

Date: Apr 27, 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): Indira Kubeer & Neil Govinda Kubeer
LOT NUMBER: 85 PHASE: 5
MODEL: SUPERIOR ELEVATION B

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	Delete standard fireplace and standard mantle. Purchaser to complete on their own
2.	Close the opening to the dining room from the hallway (directly across from the kitchen), as per sketch. Provide and install a trimmed opening between the family room and dining room. Opening will have approximate 2ft returns on each side, Builder will try to make wider if possilble
3.	Provide and install 8ft interior doors throughout the main level, in lieu of standard. Pricing based on standard door style and hardware (4x)
4	PATIO SLIDERS - MAIN AND LOWER LEVEL - Increase the patio sliders to 8ft wide (standard height, in lieu of standard
5.	LOWER LEVEL - Relocate the standard bathroom, next to the mechanical room. Bathroom size to be approximately 9ft x 5ft. See sketch for location. (creating an additional room in basement). Keep original size of the bathroom - approximately 10ft x 7ft. Provide a trimmed picture window opening beside door, approximately 42" from the floor. Adjust location of door in lower level hallway to accommodate for room size
6.	GAS LINE, BBQ, add gas line for BBQ at rear, includes cost to increase the gas pipe. Location to be near Main Level Patio sliders
7	Provision for wall mount TV in FAMILY ROOM AND LOWER LEVEL *includes: dedicated electrical, conduit for future Tech cable to floor level receptacle *this does not include any brackets or mounting for TV *price for each
8.	SHARED BATHROOM - Shower Seat - Cost to provide shower seat in shower enclosure. Price is based on standard wall tile and standard shower jamb. Not all models can accommodate this upgrade. Location of plumbing on the wall closest to toilet
9	PRIMARY ENSUITE - Shower Seat - Cost to provide shower seat in shower enclosure. To be installed on wall closest to the freestanding tub. Standard glass to begin at top of the shower seat
10.	BEDROOM 2 - Relocate closet, as per sketch
	Continued on Page 2
	Extra's Subtotal:
	H.5.T.
	New Total:
	Less Bonus Package (if Applicable) TOTAL:
	Net upgrades continued on page 2
	TOTAL

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 follow 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 ary reason whatsoever, the total cost of this extra is not refundable.





Detached - Additional E form - 04/30"S

(Original verified at Head Office)





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No.	DESCRIPTION	PRICE
	Continued from Page 1	
11	PRIMARY ENSUITE - Provide for double door entry in lieu of single, based on standard interior door/hardware and trim.	i-
12	Pot filler - Cost to provide rough- in *plumbing only* for future pot-filler in kitchen area *note: Price does not include cost for Pot-filler fixture/ faucet. Price for pot-filler fixtures/faucets varies, to be priced out.	
13	SMOOTH CEILINGS - Provide for smooth ceilings in lieu of stippled ceilings on all three levels	
14	HEATED FLOORING - Provide for Heated Flooring in the Primary Ensuite	
15	UPGRADED SHOWER FIXTURES - OUTLINED BELOW, all fixtures provided by DELTA	
16	PRIMARY ENSUITE - DF-KIT20-BL-WS	
	SHARED BATHROOM - DF-KIT9-WS	
	LOWER LEVEL BATHROOM - DF-KIT4-WS	
17	EXTERIOR POT LIGHTS - Install FOUR exterior pot lights in soffit, see sketch, location marked with EP,	
	Continued on Page 3	
	Extra's Subtotal:	
	H.S.T.	
	New Total:	
	Less Bonus Package (if Applicable)	
	TOTAL:	
	Net upgrades continued on Page 3	
	TOTAL	

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Indira kubeer (Apr 28, 2022 08:55 EDT)

PURCHASER

Neil Kubeer

Neil Kubeer

Neil Kubeer (Apr 28, 2022 09:01 EDT)

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(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): Indira Kubeer & Neil Govinda Kubeer **LOT NUMBER: 85** PHASE: 5 **MODEL: SUPERIOR ELEVATION B**

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

lo.	DESCRIPTION
	Net upgrades continued from page 2
18	INTERIOR CEILING LIGHT - Add 1 rough-in light with capped enclosure on a separate switch, above the kitchen island,
19	EXHAUST VENT - provide 8" exhaust vent in the kitchen area in lieu of standard 6" (does not include kitchen hood fan that accommdoate 8" vent) -
20	Add an additional electrical outlet in each bathroom, location to be close to the toilet. (5 bathrooms)
21	ADD one additional electrical outlets "on the ceiling" in Primary Bedroom. To be reinforced for future TV arm
22	ALL BEDROOMS CEILINGS LIGHTS - LOCATION AS PER SKETCH
23.	Valance Lighting Electrical - provide ROUGH-IN for future valance lighting in kitchen with switch below upper cabients
24.	Provide 8ft garage door (increased height) in lieu of standard. Door style to remain the same as standard, frame to be pained the same colour as garage door
25.	Provide rough-in plumbing for future bar sink, location as per sketch
26	Provide rough-in plumbing for future wet bar in lower level, location as per sketch
	Continued on page 4
	Extra's Subtotal:
	H.S.T.
	New Total:
	Less Bonus Package (if Applicable)
	TOTAL:
	Net upgrads continued on page 4
	TOTAL

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 a It is understood and agreed that if the transaction of Purchase and Sale is not co

IMrm fotbw indira kubeer (Apr 28, 2022 08:55 EDT) Neti-Kubeer-(Apr-28,-2022-09:01-EDT)-PURCHASER

Construction VENDOR (Original verified at Head Office)





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PURCHASER(S): Indira Kubeer & Neil Govinda Kubeer
LOT NUMBER: 85 PHASE: 5
MODEL: SUPERIOR ELEVATION B

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No.	DESCRIPTION	PRICE
	Net upgrades continued from page 3	
27.	PROVIDE Black Exterior Railings at front elevation in Hue of standard. Based on standard elevation.	
28.	Provide IRON ORE, Window Frames throught all three levels in lieu of white. Includes front door frame and patio doors. Price is based on standard height for front door, patio sliders and windows	
29	BULKHEAD IN KITCHEN - Vendor to try to remove bulkhead in kitchen. In the event the bulkhead is required, leave face of the bulkhead clear for future furring panel.	
30.	2 nd FLOOR LAUNDRY - See sketch for revised layout. Provide laundry closet for stackable washer and dryer and additional laundry closet with electrical and ceiling light. Depth of the laundry room to be reduced - enough to fit stackable washer/dryer, therfore the Primary Ensuite closet becomes wider.	
		-
	Extra's Subtotal: H.S.T.	
	H.S.I. New Total:	
	Less Bonus Package (if Applicable)	
	TOTAL:	
	Reduced to:	
	TOTAL 1	

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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.

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Neil Kubeer

Neil Kubeer (Apr 28, 2022 09:01 EDT)

PURCHASER

FIRST CHETE DAY FOR

BELLAIRE PROPERTIES INC.

CONSTRUCTION

Per:

VENDOR

Office

(Original verified at Head Office)

Deuchcd - AdditioMl PE Komi - 0400/15

Delete fireplace keep provison for Add shower seat wall mount tv R/I for Wet Bar glass to begin on Provide trimmed top of seat 8ft wide patio 8ft wide patio opening between sliders the family room & sliders Provide for double dining room doors to Primary Ensuite DESIGN 7 3 MASTER BEDROOM 186° x 130° BREAKFAST 13'4" x 10'0" FAMILY ROOM N W Add Car Car he provision for wall 0 Garage 3615 sq.ft. Tandem Revised kitchen Superior mount layout DINING ROOM nss (m) KITCHEN 13'4" à 11'4" 10 **3400** sq.ft. relocate closet to close opeining, or if EDROWN relocate bathroom this wall possible provide for here. - size to be picture window 5ft x 9ft - additional Ш space to be give to Add shower seat includes 748 sq. ft. of finished area in lower level lev. includes 530 sq. ft. of mechanical room plumbing to be on LIVING ROOM 2012 1117 wall (toilet side) D shift door to Qo OP I I IL 1801 accommodate \Box G wider room GARAGE 18'2" x 42'2" (22'10") BEDROOM 4 13'2" x 13'0" finished area BEDROOM 3 11'6" x 13'0" SECOND FLOOR ELEVATION A LOWER LEVEL ELEVATION A & B TANDEM 3 CAR GARAGE FIRST FLOOR LOWER LEVEL ELEVATION A & B 2 CAR GARAGE **ELEVATION A** PORCH 3615 SQ. FT. INCLUDES 748 SQ. FT. OF FINISHED AREA IN LOWER LEVEL 3400 SQ. FT. INCLUDES 530 SQ. FT. OF FINISHED AREA IN LOWER LEVEL in lower Divide laundry into to closets - one for 8ft Interior Doors stackable washer/dryer and one as storage std bathroom to be throughout main room. Increase the width on walk in closet floor relocated, leave IVING ROOM THE WALL TO enclosed room. BEDROOM 4 13'2" x 13'0" size of room to be 7ft wide x 10ft long BEDROOM 3 11'6" x 13'0" FIRST FLOOR ELEVATION B Add Trimmed **SECOND FLOOR** Denotes location of Picture Window Demark. standard light fixture LOT 5-85, PH5, PE002, SKETCH INAIVA KUDBEY Electrical Outlet on ceiling. To be reinforced Purchaser indira kubeer (Apr 28, 2022 08:57 EDT) Plane 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 Floor receptacle Purchaser: Neil Kubeer (Apr 28, 2022 09:02 EDT)