



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

LOT # 008 P.E #003 – Model -SUPERIOR - 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

All-Tronic	#1
Brown Window	#3, #7, #8
Barrie Trim	#2, #6
Allstar Carpentry	#2, #3, #4, #6, #7, #8, #9
Maple Drywall	#10
Internazionale Electric	#5, #6, #9, #11, #12
Kingwood	#6, #11
Liberty	#9, #11
Miranda Painting	#10
Advance Marble	#11
Pipecon	#6, #11
Cpl Aluminum	#13
North York Tile	#6

Date: Jun.-30-2022
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): HABIB ZAMANI
LOT NUMBER: 08 PHASE: 5
MODEL: SUPERIOR ELEVATION B
P.E.#: 003

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
1	Cost to provide "conduit-only" from basement to attic	
2.	Provide and install 8ft (height) interior doors in lieu of standard throughout the main floor. Based on standard ceilings heights, standard door style/hardware and trim. (4 doors)	
3.	Provide and install 8ft (height) front door in lieu of standard. Note, purchaser is aware that standard transom window above the front doors may be deleted in order to accommodate the taller doors	
4	Close opening into the dining room from the main hallway, Remove the walls between dining room and family room and the dining room and hallway in front of the kitchen	
5.	VALANCE LIGHTING - Cost to provide "rough-in only" for valance lighting with switch below upper cabinets in the ktichen area. Note - price does not include light fixtures or kitchen valance moulding	
6.	2nd floor LAUNDRY ROOM/PRIMARY ENSUITE CLOSET - Increase the width of the walk-in closet by by decreasing the width of the laundry room, as per sketch Provide for stackable washer and dryer, facing the hallway. Provide and install a linen closet, as per sketch	
7	MAIN LEVEL - Increase patio sliders height to 8ft in lieu of standard. Purchaser is aware that patio slider may not line up with main floor windows	
8.	BASEMENT WINDOW - Add additional basement on side elevation - 36" (high) X 42" (wide)	
9	BUILT-IN APPLIANCE PROVISION, includes cabinet and electrical provisions for future: Built-in wall oven(s) and/or microwave cut out; c/w bottom drawer and upper cabinet, plus cooktop cutout c/w false drawer, plus pot and pan drawers below; and counter-depth fridge enclosure,	
10.	Cost to provide Smooth Ceilings, throughout the main floor in lieu of standard	
	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.

PAID: Habib
Habib Zamani (Jun 15, 2022 11:50 EDT)
PURCHASER

PURCHASER

TERMS: CASH OR CHEQUE IN ADVANCE

File Copy for

BELLAIRE PROPERTIES INC.

Construction

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): HABIB ZAMANI
LOT NUMBER: 08 PHASE: 5
MODEL: SUPERIOR ELEVATION B
P.E.#: 003

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
	Continued from Page 1	
11	KITCHEN LAYOUT CHANGE AND EXTENSION - Layout sketch attached. Price based on Vendor's standard cabinetry and stone countertop. Relocate the sink and dishwasher to stove wall. Add a potlight above the sink; Add approximately 6ft of upper and lower cabinets on the stove wall, followed by Pantry approximately 4ft wide by 2ft deep on stove wall. Increase the kitchen island to 9ft wide by 4ft wide (this includes the breakfast bar top) (Base cabinet is 9x3).	
12	Add two capped ceilings lights (on same switch) above the kitchen island.	
13.	EXTERIOR RAILING - provide and black exterior railing in lieu of standard	
Extra's Subtotal:		
H.S.T.		
New Total:		
Less Bonus Package (if Applicable)		
TOTAL:		
TOTAL AMOUNT DUE		
	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.

PAID: Habib
Habib Zamani (Jun 15, 2022 11:50 EDT)
PURCHASER

PURCHASER

TERMS: CASH OR CHEQUE IN ADVANCE

BELLAIRE PROPERTIES INC.

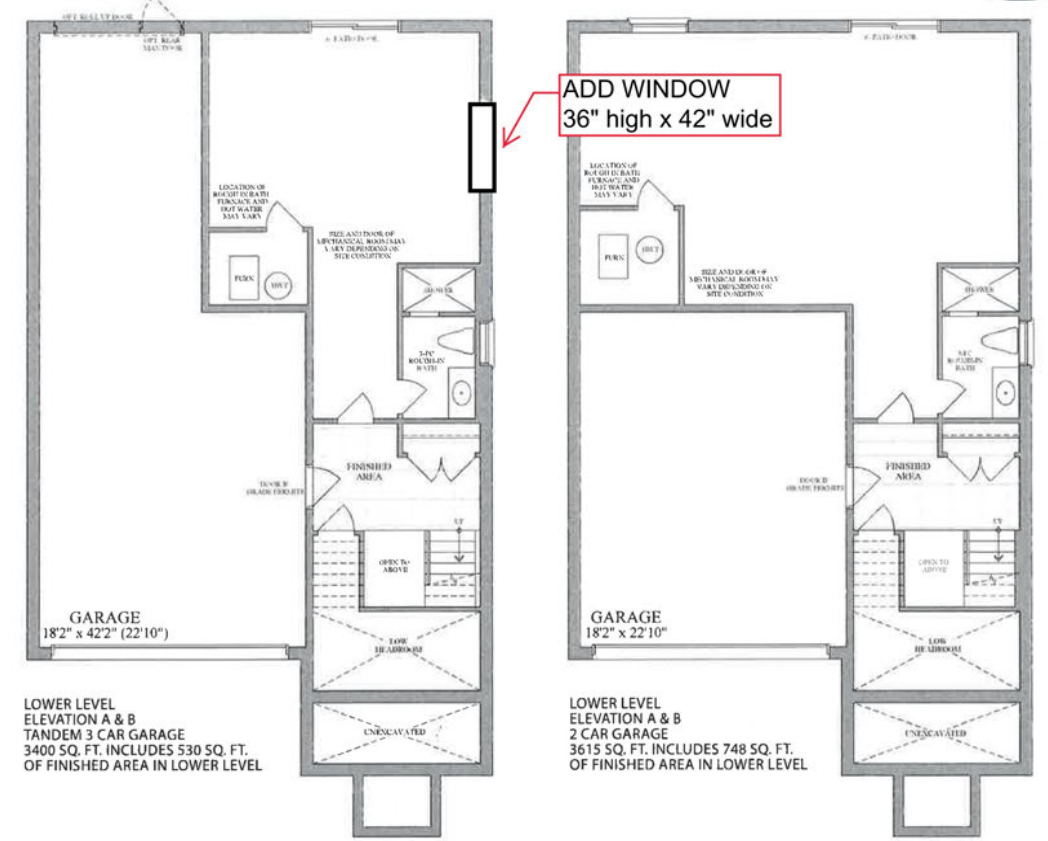
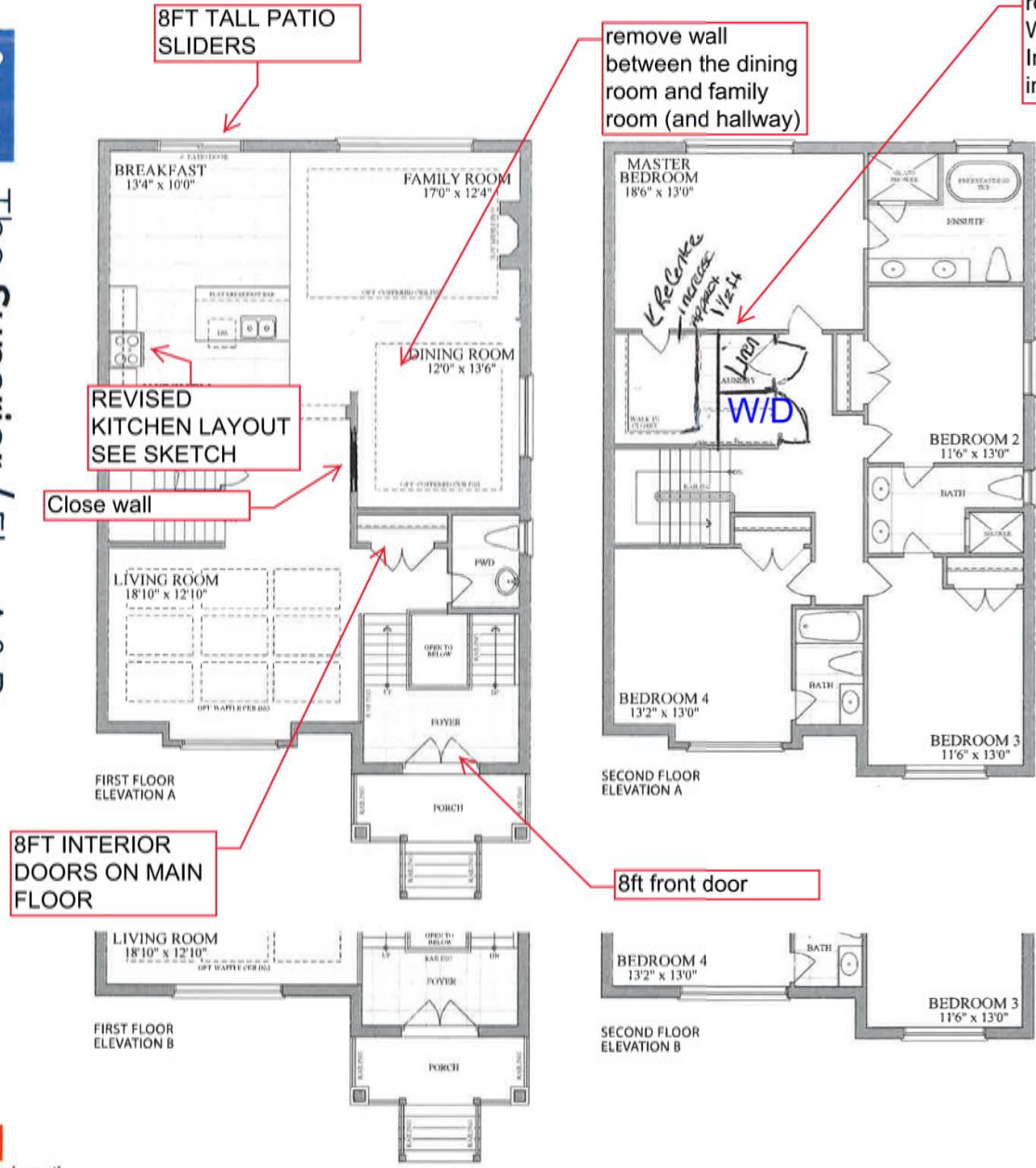
Per: _____
Vendor

File Copy for
Construction
Office

(Original verified at Head Office)

38'
DESIGNS

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

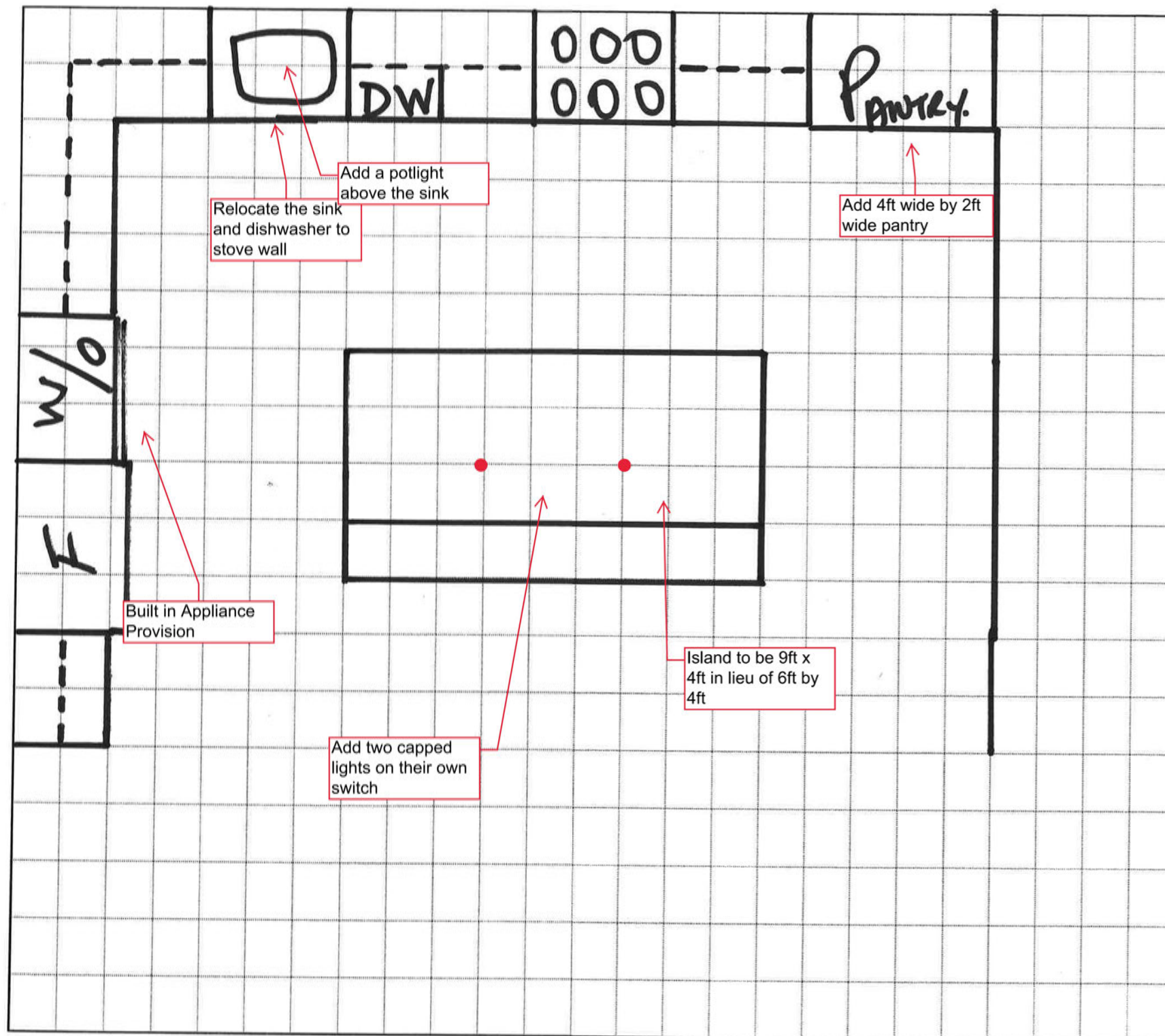


LOT 5-08, PH5, PE003, SKETCH

Purchaser: Habib Zamani (Jun 15, 2022 11:50 EDT)



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 5-08, PH5
KITCHEN LAYOUT CHANGE AND
EXTENSION

1. BUILT-IN APPLIANCE PROVISION -
Includes Counter Depth Fridge
Enclosure; Wall Oven(s) and/or Micro
cabinet; 36" cooktop with pot and pan
drawer

Purchaser to supply all appliance specs

2. Relocate the sink and dishwasher
from the island to the stove wall. No
cabinets above the sink.

3. Add potlight above the sink

4. Extend kitchen cabinetry on stove all,
approximately 6ft of upper and lowers.

5. Install a pantry - 4ft wide by 2ft deep

6. Increase island to 9ft wide by 4ft in
lieu of 6x4 - includes the extended flat bar
top

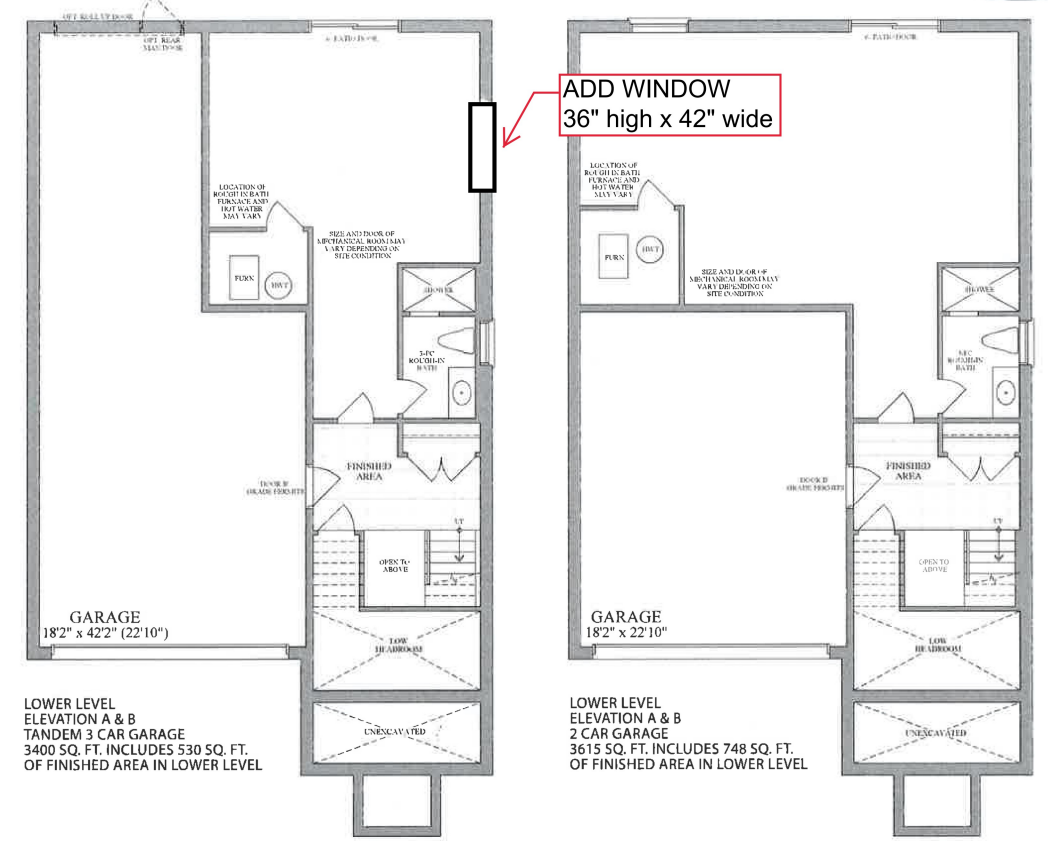
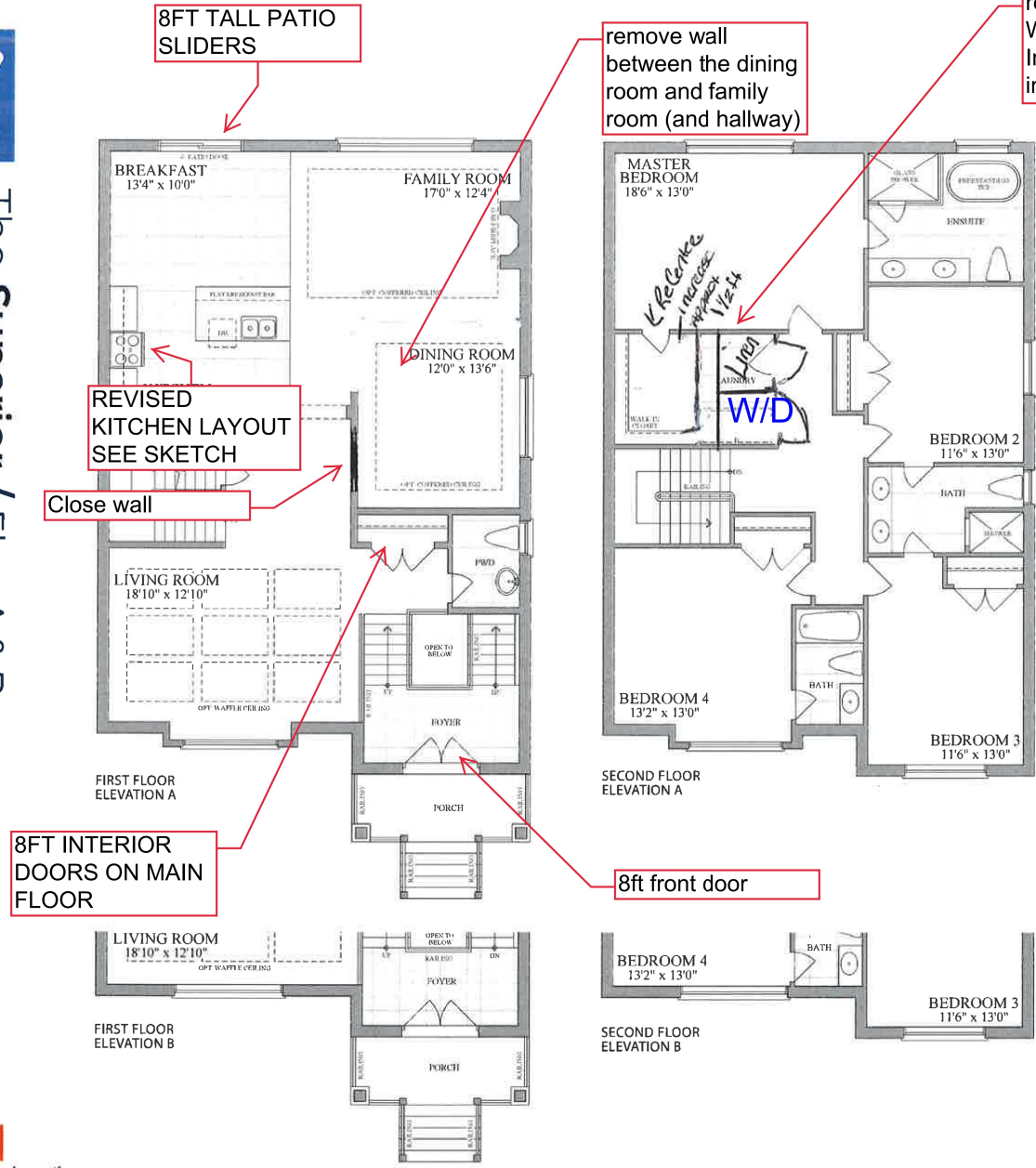
● capped ceiling lights above island

Purchaser Habib
Habib Zamani (Jun 15, 2022 11:50 EDT)

Purchaser _____

38'
DESIGNS

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

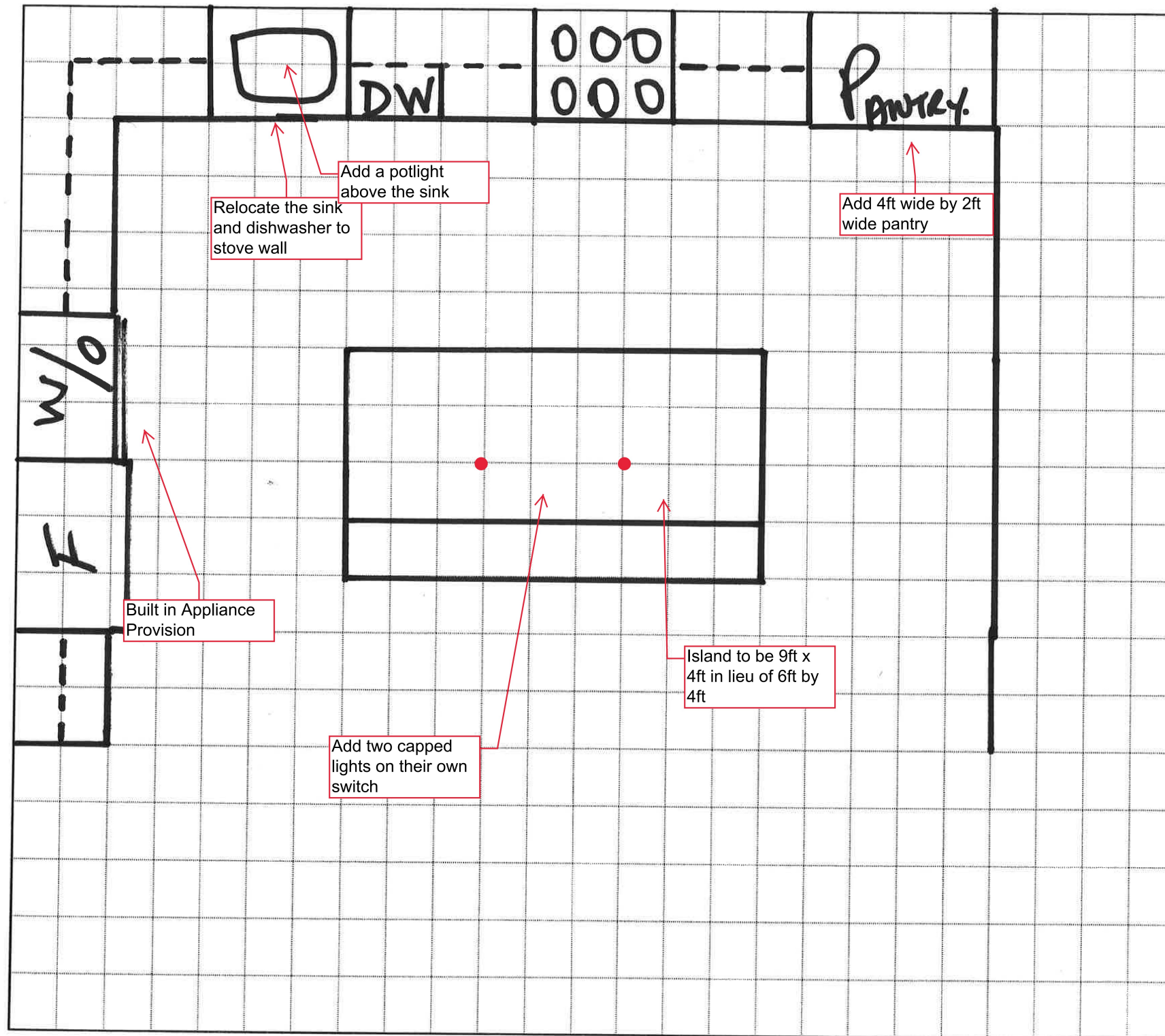


LOT 5-08, PH5, PE003, SKETCH

Purchaser: Habib Zamani (Jun 15, 2022 11:50 EDT)



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 5-08, PH5
KITCHEN LAYOUT CHANGE AND
EXTENSION
1. BUILT-IN APPLIANCE PROVISION - Includes Counter Depth Fridge Enclosure; Wall Oven(s) and/or Micro cabinet; 36" cooktop with pot and pan drawer
 2. Relocate the sink and dishwasher from the island to the stove wall. No cabinets above the sink.
 3. Add potlight above the sink
 4. Extend kitchen cabinetry on stove all, approximately 6ft of upper and lowers.
 5. Install a pantry - 4ft wide by 2ft deep
 6. Increase island to 9ft wide by 4ft in lieu of 6x4 - includes the extended flat bar top

● capped ceiling lights above island

Purchaser Habib Zamani (Jun 15, 2022 11:50 EDT)

Purchaser _____