

2

ZANCOR HOMES

STRUCTURAL REQUIREMENTS*

Purchaser(s): Ngha Phan
Subdivision: Royal Collection

Lot No.	House Type	Elevation	Date
18	Buckingham	"B"	

STRUCTURAL ITEMS	YES/NO Please Circle One	DESCRIPTION / NOTES	INITIAL
• Larger Basement Windows	Y (N)		NA
• Additional Basement Windows	Y (N)		NA
• Upgraded Windows	Y (N)		NA
• 9' Basement	Y (N)	Included	NA
• 10' Main Floor	Y (N)		NA
• 9' 2nd Floor	Y (N)		NA
• Increase Height of Doors	Y (N)		NA
• Upgrade to Solid Core Interior Doors	Y (N)		NA
• Extra Window or Door Changes	Y (N)		NA
• Upgraded Window Grills	Y (N)		NA
• Optional Loggia	Y (N)		NA
• Optional Balcony	Y (N)		NA
• Skylights (Location subject to trusses, engineering and architectural control)	Y (N)		NA
• Brick Colour & Exterior Package	Y (N)	Pkg # 4	NA
• Additional Fireplaces	Y (N)		NA
• Gas/Electric	Y (N)		NA
• Stair Upgrades (Maple)	Y (N)	AS PER PLAN	NA
• Open Stairs to Basement	Y (N)		NA
• Open Riser Staircase	Y (N)		NA
• Hot Water Tank Information/Upgrades	Y (N)		
• Appliance Specification required from purchaser for time of kitchen selection	Y (N)	Date of Appointment:	NA
• Appointment with Kitchen manufacturer completed? (for Structural/Layout Changes)	Y (N)	Date of Appointment:	NA
• Is water line for fridge required?	Y (N)		NA
• Is gas line for stove required?	Y (N)		NA
• Are smooth ceilings required?	Y (N)	Included	NA
• Plumbing Changes	Y (N)		NA
• Bathtubs - Changes to Style/Size/Location	Y (N)		NA
• Frameless Glass Shower	Y (N)	Basinette	NA
• Mirrors, Towel Racks to be installed?	Y (N)		NA
• Ensure Purchaser is aware of all ceiling designs in each room:		as plan	
• Cathedral Ceilings	Y (N)		NA
• Coffered Ceilings	Y (N)		NA
• High Ceilings	Y (N)		NA
• Water Heater/Furnace Upgrades	Y (N)		NA
• Energy Star Upgrades / Increase Insulation	Y (N)		NA
• Noise Insulation	Y (N)		NA
• Plywood Subfloors	Y (N)	Included	NA
• Upgrade to 200 amp electrical service	Y (N)	Included	NA

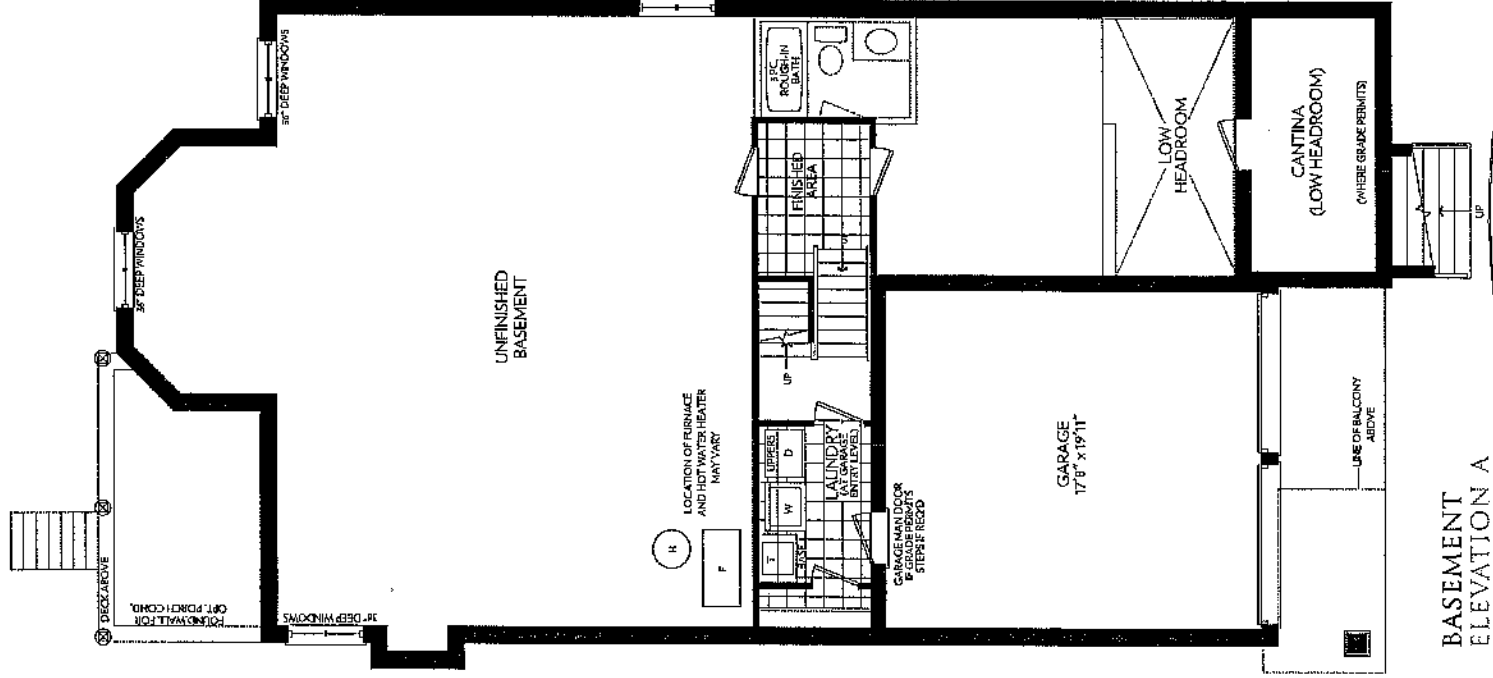
*Please Note: This sheet is meant to be used as a check list; mainly for siting purposes. In no way does it replace a Purchaser Request for Extras Form.



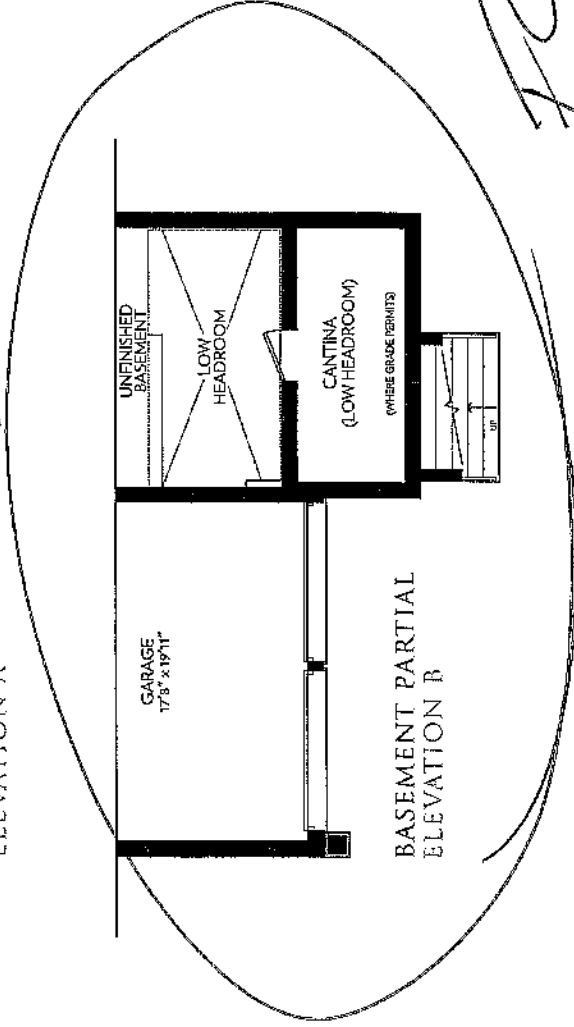
ROYAL COLLECTION

AT KEELE & KING

BUCKINGHAM
ELEVATION A - 3641 SQ. FT.
ELEVATION B - 3520 SQ. FT.



2018
Elev. B



AA

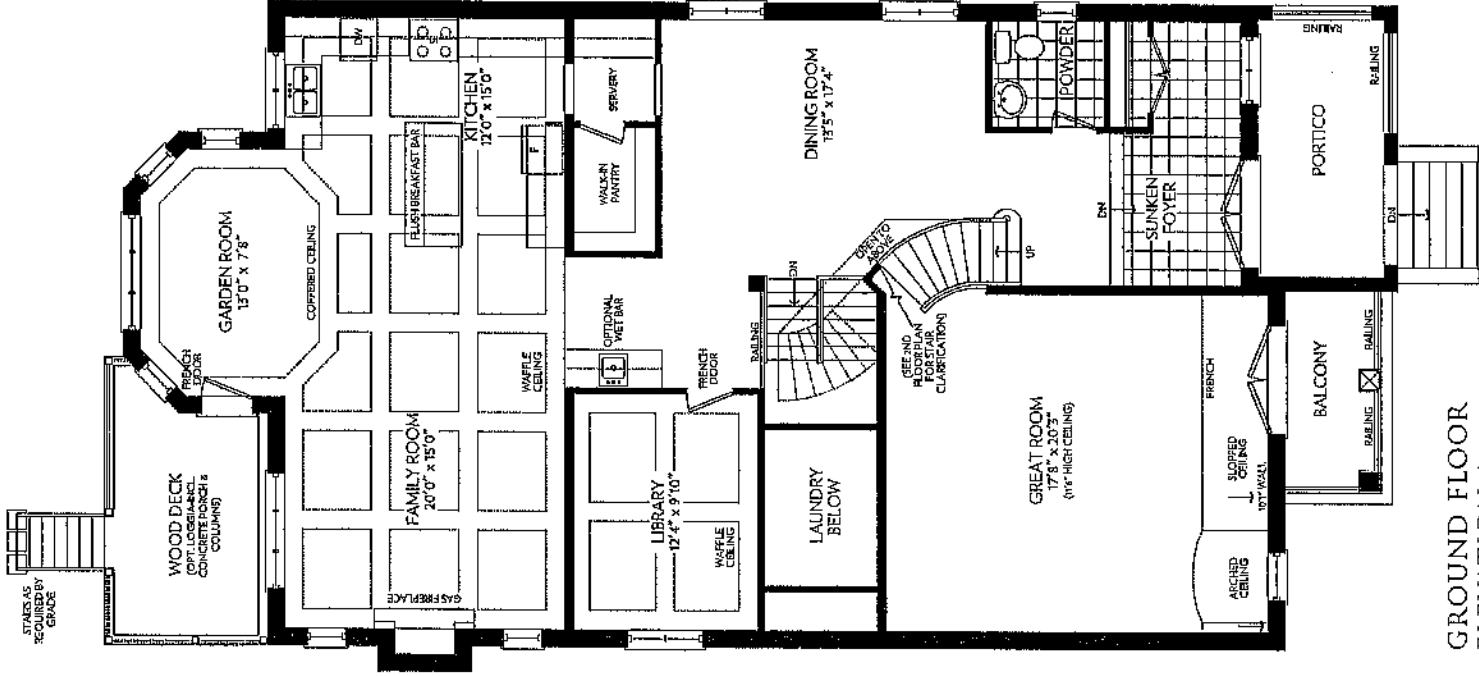
ZANCOR HOMES



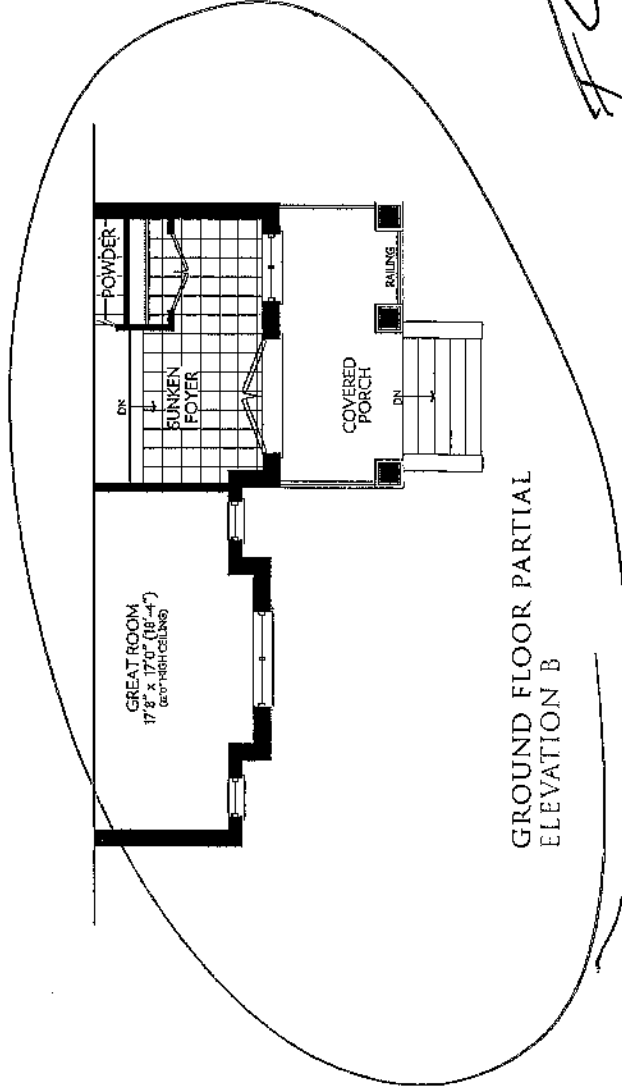
ROYAL COLLECTION

AT KEELE & KING

BUCKINGHAM
ELEVATION A - 3641 SQ. FT.
ELEVATION B - 3520 SQ. FT.



GROUND FLOOR
ELEVATION A



GROUND FLOOR PARTIAL
ELEVATION B

Lot 18
Block B

NA

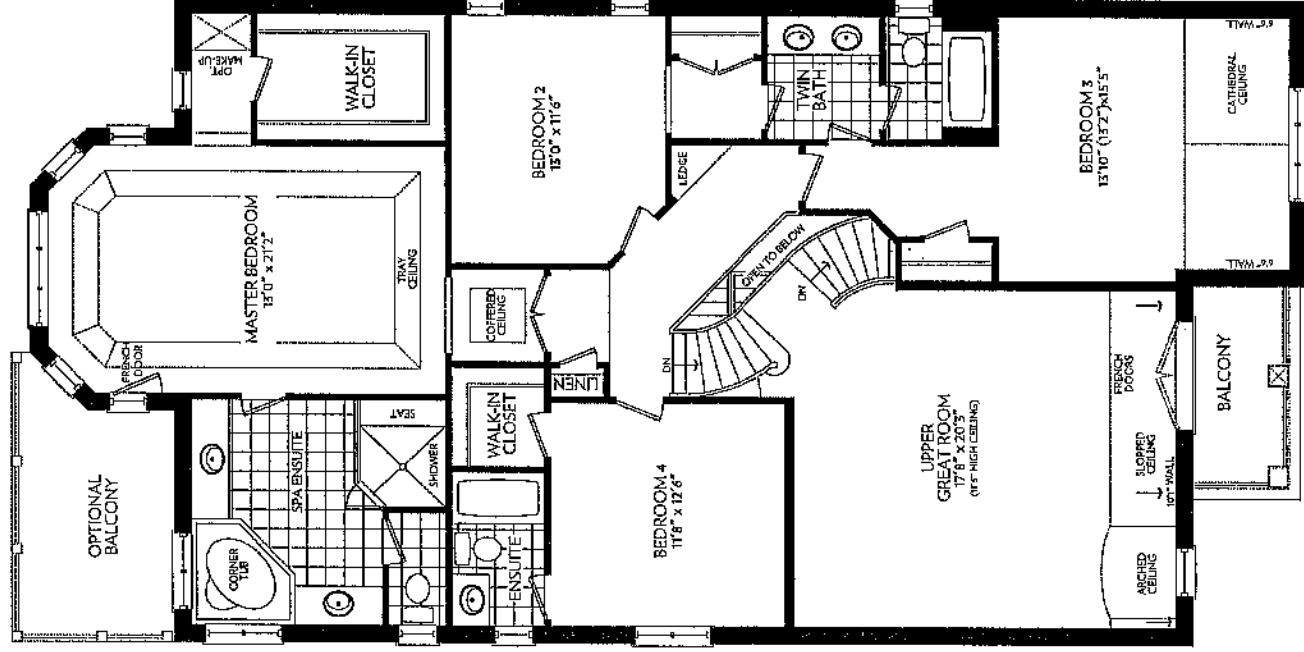
2
ZANCOR HOMES



ROYAL COLLECTION

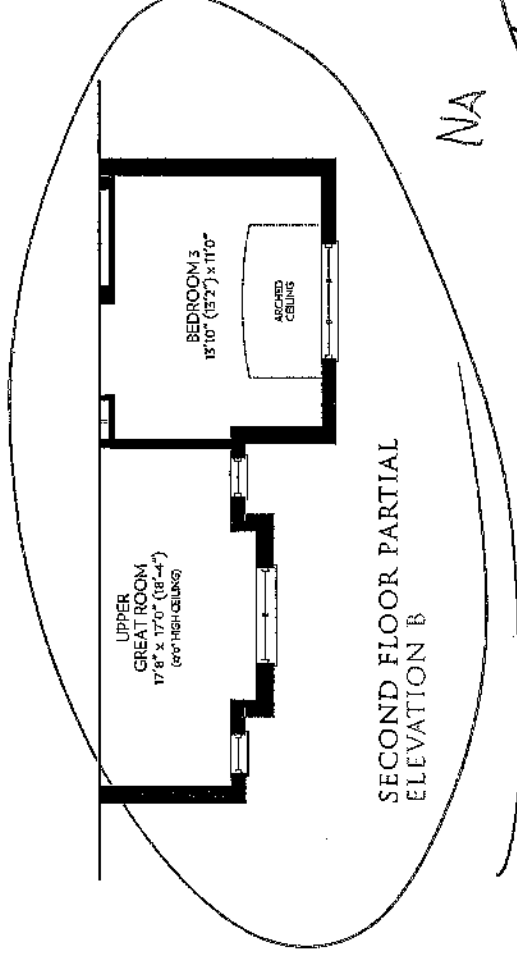
AT KEELE & KING ⇄

BUCKINGHAM
ELEVATION A - 3641 SQ. FT.
ELEVATION B - 3520 SQ. FT.



Lot 18
Coler B.

SECOND FLOOR
ELEVATION A



SECOND FLOOR PARTIAL
ELEVATION B

NA
ZANCOR HOMES

Prices and specifications are subject to change without notice. E.&O.E. The patterns may vary. Window size and locations may vary. Approx. location of furnace and water tank. Actual usable floor space may vary from the stated floor area. All stated dimensions are approximate. All renders are artist's concept.



NON-STANDARD APPLIANCE ACKNOWLEDGEMENT

PROJECT

Royal Collection

LOT No.

181 PLAN No. _____

HOMEOWNER(S)

Noha Adas

CIVIC ADDRESS _____

NOTE

If built in appliances are selected the following information must be submitted with your final design selections. Appliance specifications must clearly be legible for the following:

- Built in ovens
- Built in microwave with trim kit
- Warming drawers
- Slide in stove (electric and/or gas)
- Cook tops (electric and/or gas)
- Hood Fans including CFM
- Refrigerators – all models especially double doors – *Discuss Counter Depth Fridge with Designer* recommended, If purchasing a Side by Side or French Door the wall beside the fridge may be an issue if it is deeper than 24"
- Wine and/or beverage coolers
- Steam ovens, coffee makers
- Dishwashers (all models)
- Free standing chimney hoods (clearance space will be left with this appliance/will not be butted up against cabinetry)

Purchaser acknowledges responsibility for providing correct specifications for such appliances and to make any and all necessary arrangements to supply and install appliances after closing.

Appliance Specifications are to be sent to the Zancor Décor Centre no later than Sept. 15/12

If not received the standard openings as determined by Zancor Homes will be provided.

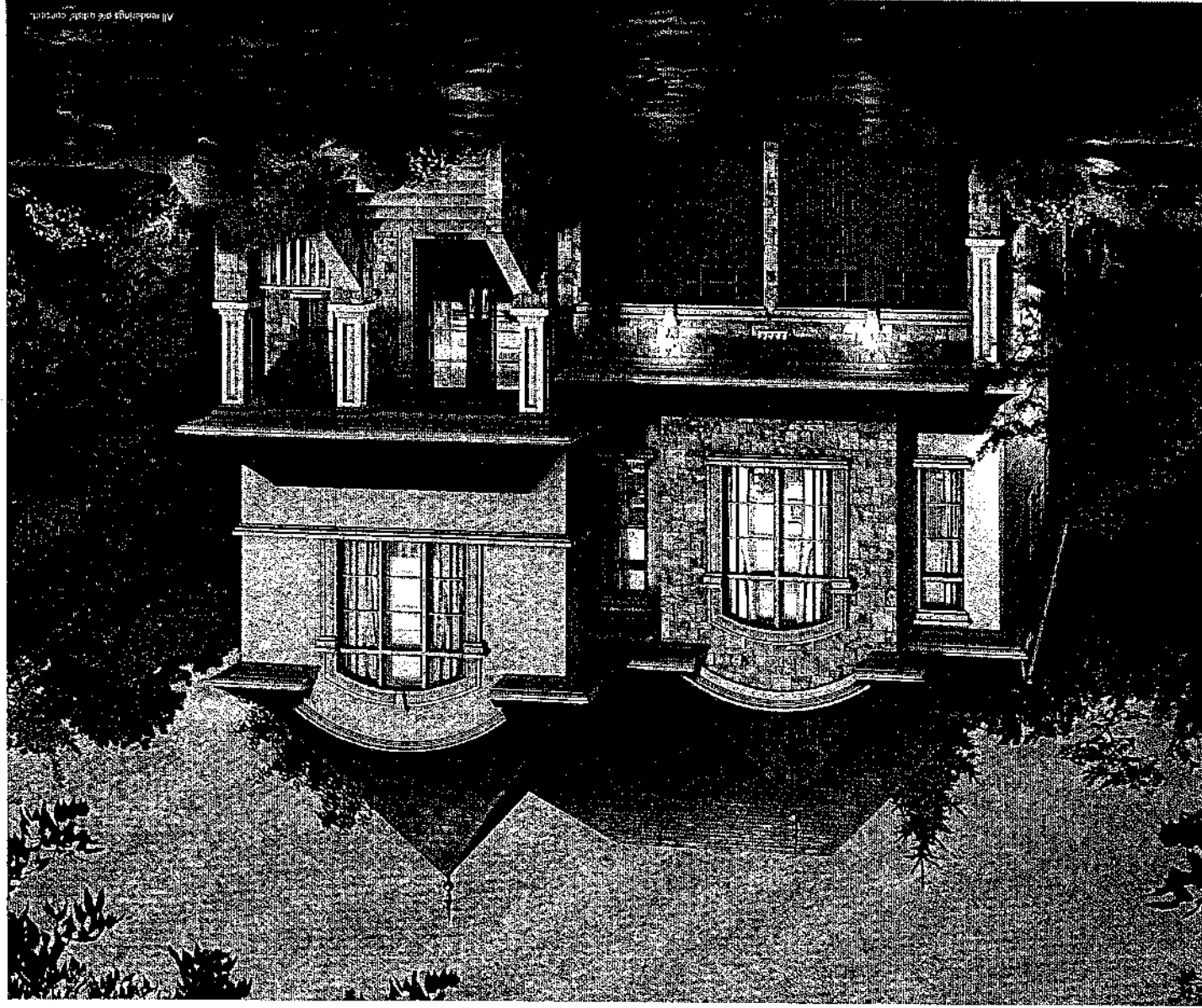
Acknowledged and agreed this 5 day of Sept, 2012

[Signature]
Purchasers Signature

Sept 5/12
Date

NOTE: It is the Purchaser's responsibility to arrange installation and hook up of appliances and to ensure they are installed as per Manufacturer's specifications

BUCKINGHAM
ELEVATION B - 3520 SQ. FT.



ROYAL
COLLECTION
AT KEELE & KING



Lot 18
E. West

1/1

NA

Z

ZANCOR
HOMES



To be completed at time of Structurals

LOT #: 18
IN THE CITY OF: King
MODEL TYPE: Buckingham ELEVATION: "B"
BETWEEN: James Jones
as VENDOR
AND
Noha Adams
as PURCHASERS

***IT IS HEREBY UNDERSTOOD AND AGREED BY THE PURCHASER THAT THE FOLLOWING IS A REQUEST ONLY AND THAT THE VENDOR DOES NOT GUARANTEE ANY OF THE BRICK SELECTIONS AS LISTED BELOW. THE PURCHASER ACKNOWLEDGES THAT NO GUARANTEE IS WRITTEN OR IMPLIED. ALL SELECTIONS ARE SUBJECT TO ARCHITECTURAL CONTROL.**

FIRST CHOICE: 4

SECOND CHOICE: 7

THIRD CHOICE: 6

Dated at King this 5 day of Sept 2012
(Day) (Month) (Year)

[Signature] Witness
Purchaser

[Signature] Witness
Purchaser

AMENDMENT TO AGREEMENT OF PURCHASE AND SALE
Generic

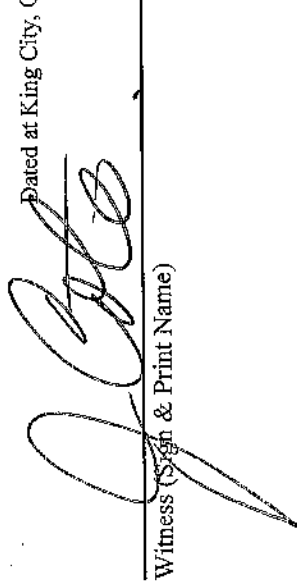
The undersigned Purchaser hereby agrees to and with the undersigned Vendor to the following amendments to the Agreement of Purchase and Sale. All other terms are confirmed and time shall continue to be of the essence.

Purchaser: **NOHA ADAS**
Vendor: **Zancor Homes (KC) Ltd.**
Lot #: **12** Phase: **RC** Plan No.:
Street: **Burns Boulevard**
in the : **Township of King**
Date of Offer: **Thursday April 05, 2012**

DELETE:
1. LOT # 12

INSERT:
1. LOT # 18
EVERYTHING ELSE TO REMAIN THE SAME

Dated at King City, Ontario this 24th day of June, 2012.


Witness (Sign & Print Name)


Purchaser - NOHA ADAS

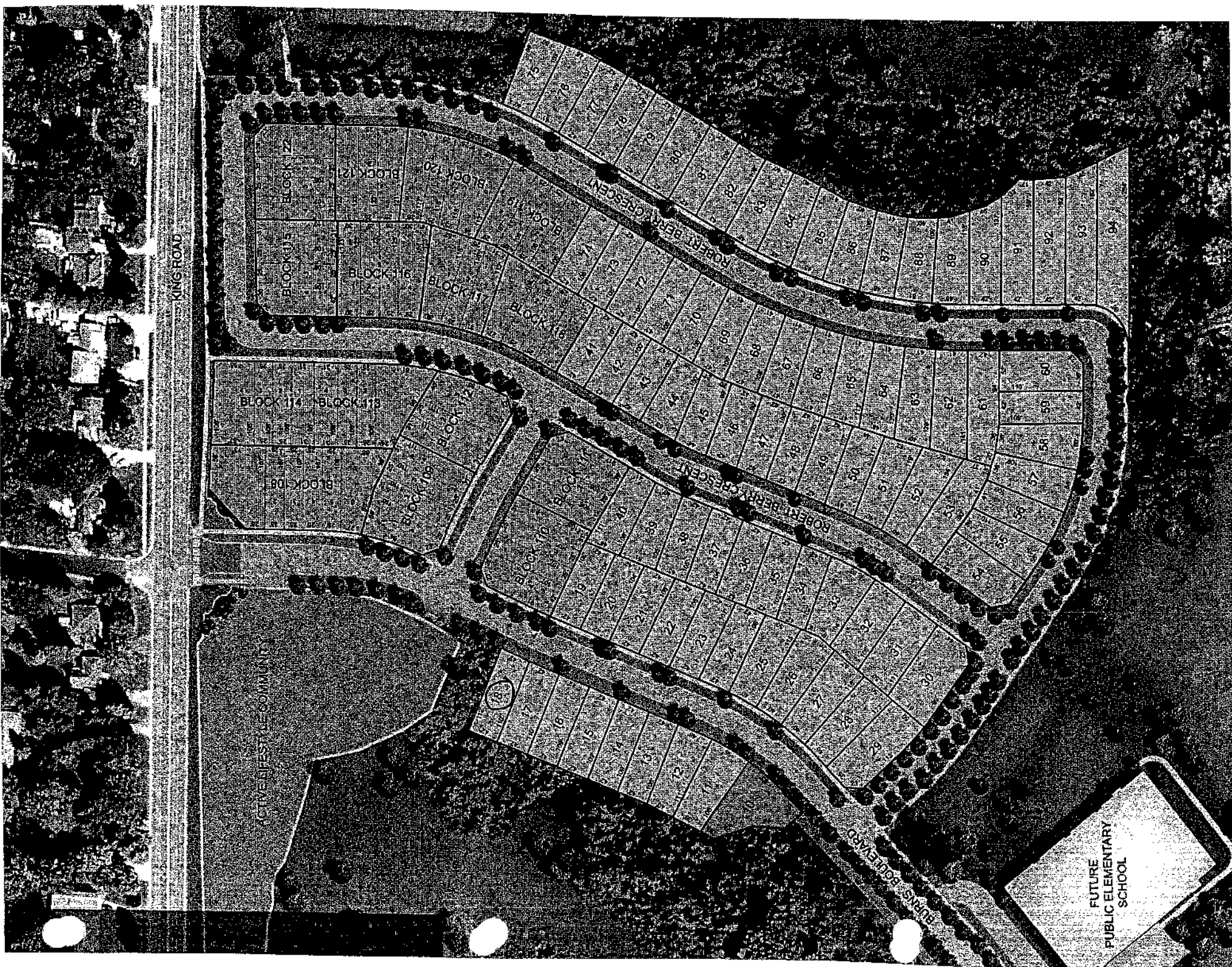
Accepted at Concord, Ontario this 30 day of June, 2012

Zancor Homes (KC) Ltd.


Per: _____
Authorized Signing Officer

SCHEDULE "S"

SITE PLAN




Vendor's Initials


Purchaser's Initials

AMENDMENT TO AGREEMENT OF PURCHASE AND SALE
Generic

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Vendor: **Zancor Homes (KC) Ltd.**
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Street: **Burns Boulevard**
in the : **Township of King**
Date of Offer: **Thursday April 05, 2012**

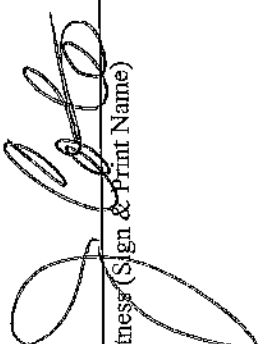
DELETE:

1. MODEL BALMORAL "B"
2. PURCHASE PRICE OF [REDACTED]
3. LOOK-OUT LOT

INSERT:

1. MODEL BUCKINGHAM "B"
2. PURCHASE PRICE OF [REDACTED]
3. THIS HOUSE BECOMES A WALK OUT BASEMENT ON THIS LOT WITH 5 FT. X 7 FT. DECK (NO STAIRS)

Dated at King City, Ontario this 31st day of May, 2012.



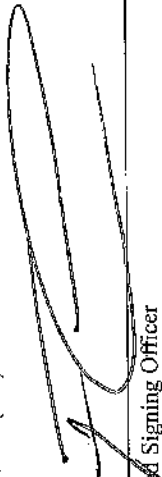
Witness (Sign & Print Name)



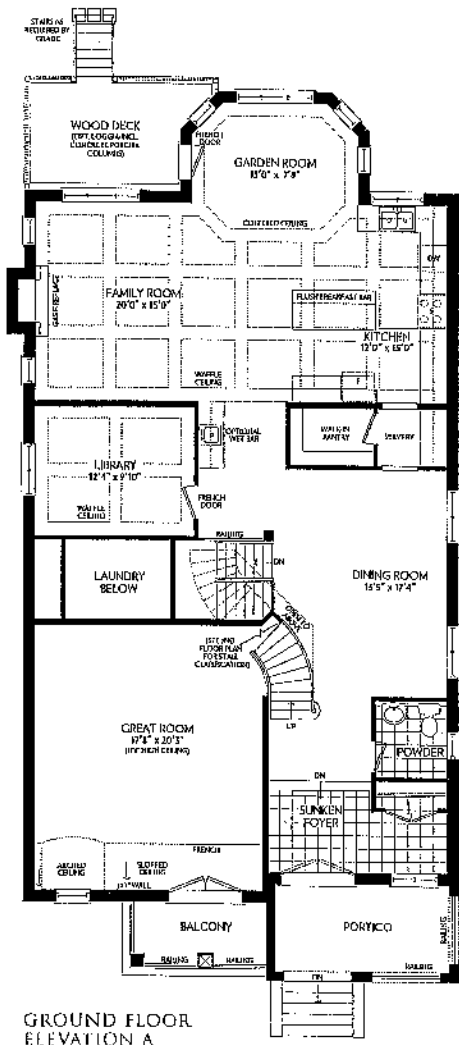
Purchaser - NOHA ADAS

Accepted at Concord, Ontario this 2 ^{June} day of ~~May~~, 2012

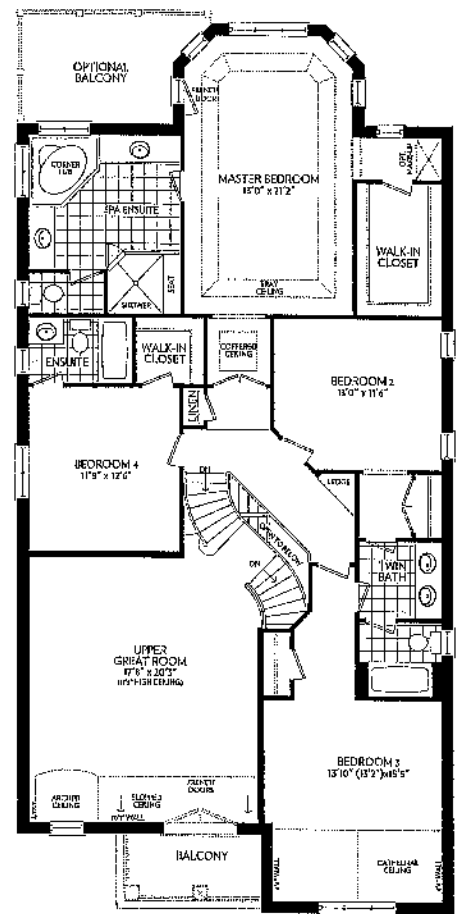
Zancor Homes (KC) Ltd.


Per: _____
Authorized Signing Officer

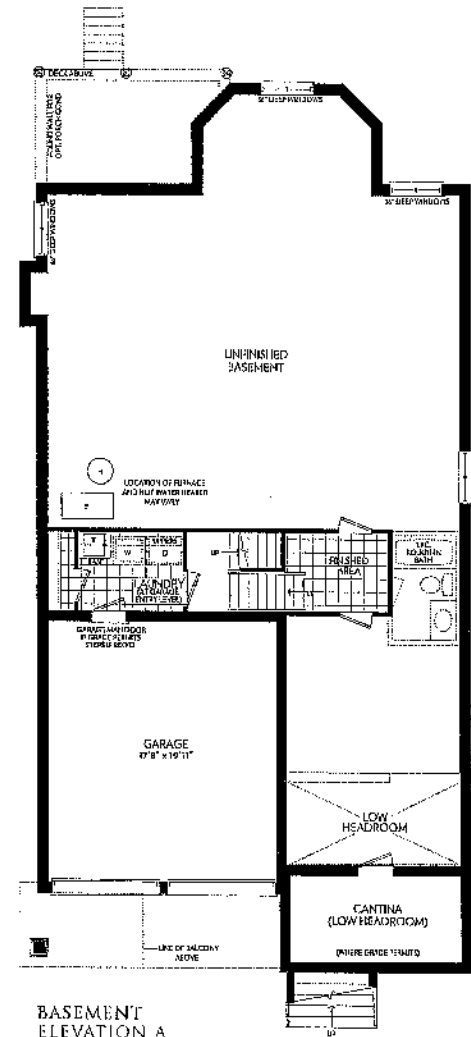
Elev.
"B"
Lot 12.



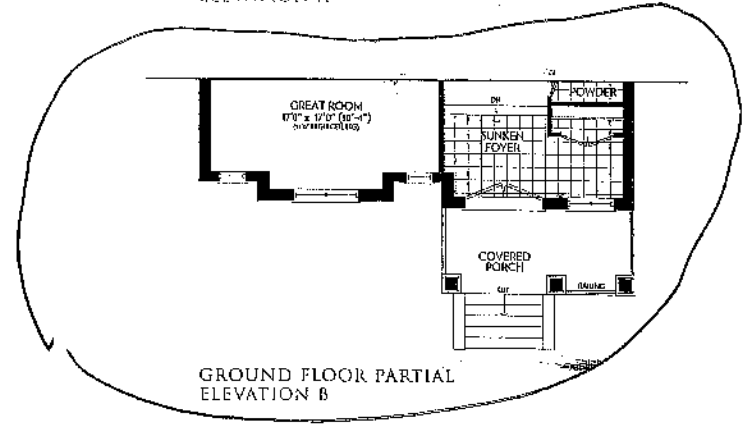
GROUND FLOOR
ELEVATION A



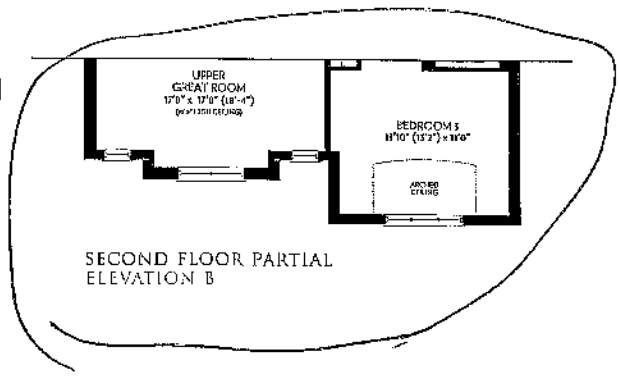
SECOND FLOOR
ELEVATION A



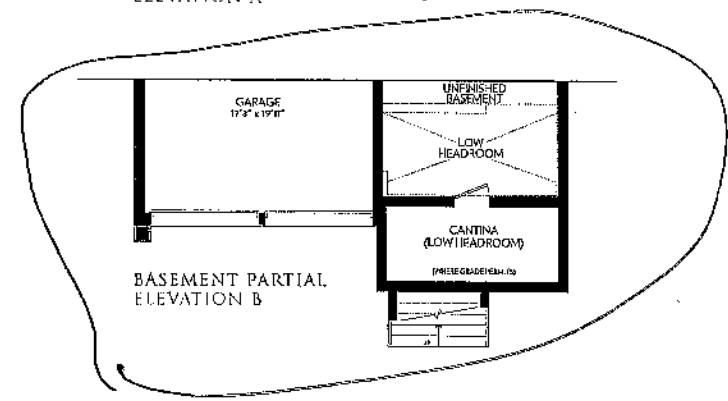
BASEMENT
ELEVATION A



GROUND FLOOR PARTIAL
ELEVATION B



SECOND FLOOR PARTIAL
ELEVATION B



BASEMENT PARTIAL
ELEVATION B

ROYAL COLLECTION

AT KEELE & KING ↗

YOUR KINGDOM AWAITS.



BUCKINGHAM
ELEVATION A - 3641 SQ. FT.



BUCKINGHAM
ELEVATION B - 3520 SQ. FT.

ZANCOR
HOMES



**ZANCOR
HOMES**

SCHEDULE "E"

PURCHASER'S EXTRAS

Vendor Zancor Homes (KC) Ltd.		Purchaser(s) NOHA ADAS	
Lot Number 12		Telephone Number: 416-419-8343	
House Type -Balmoral (42-08) Elev B		Reg. Plan #	Closing Date As Per Agreement
		Date Ordered 05-Apr-2012	

IN ACCORDANCE WITH THE PROVISIONS OF THE AGREEMENT OF PURCHASE AND SALE, THE PURCHASER HEREBY AGREES TO PURCHASE THE FOLLOWING EXTRAS:

DESCRIPTION

1. 9 ft. basements, 10 ft. main floor (with 8 ft. hollow core doors, taller windows and taller arches) and 9 ft. second floors
2. LOT PREMIUM INCLUDES: - Look Out Basement - Rear Elevation Upgrade - Superior Orientation LARGER WINDOWS IN BASEMENT TO REAR OF HOUSE AS PER PLAN
3. 1ST UPGRADE 3 1/4 INCH X 3/4 INCH OAK STAINED HARDWOOD TO APPLICABLE AREAS (EXCEPT TILED AREAS)
4. STAIN STAIRCASE FROM FIRST TO SECOND FLOOR
PURCHASER IS AWARE THEY ARE NOT ENTITLED TO ANY FURTHER PROMOTIONS BY THE VENDOR.

Conditions:

1. The above referenced parties agree to the installation of the following extras at the prices shown above in accordance with the terms and conditions set out in the purchasers extra agreement.
2. The prices quoted on this request for extras sheet are contingent upon the extras being ordered within 14 days of acceptance on the offer. Should the Purchaser wish to add any of this items at a later date, then the new prices will be quoted.
3. All extras must be paid in full.
4. If the sale of the above extras are not completed (due to the purchaser not completing the contract) any amount paid for these extras shall be kept in full by the builder, given that any work on the above extras has begun or if materials have been ordered.
5. The Builder does not have to accept any additional extras, upgrades or changes from the Purchaser once this form has been approved by the Builder.
6. Any additional extras or upgrades will only be accepted if they are in writing and approved by the Builder. Verbal extras or upgrades will not be acknowledged as part of the agreement.
7. All selections are final. Changes to the above are subject to a 20% administration fee. Minimum of \$1000.
8. Purchaser is aware they are not entitled to any further promotions by the builder. Promotions cannot be exchanged in any way.

Paid: Included in the purchase price

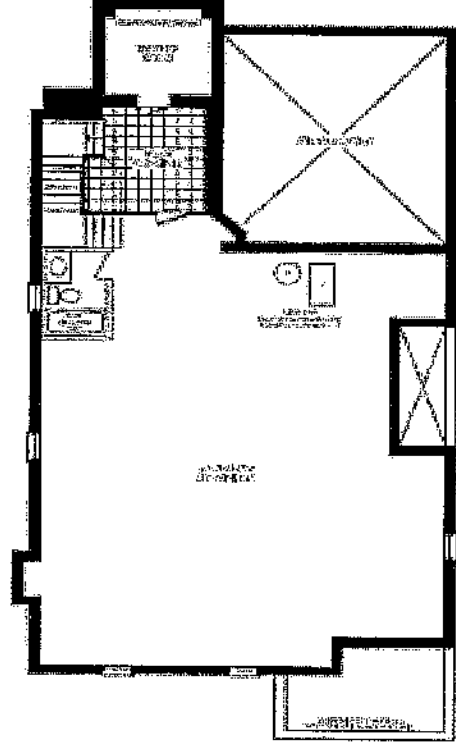
Vendor

Purchaser: NOHA ADAS

SCHEDULE "FLP"

FLOOR PLAN

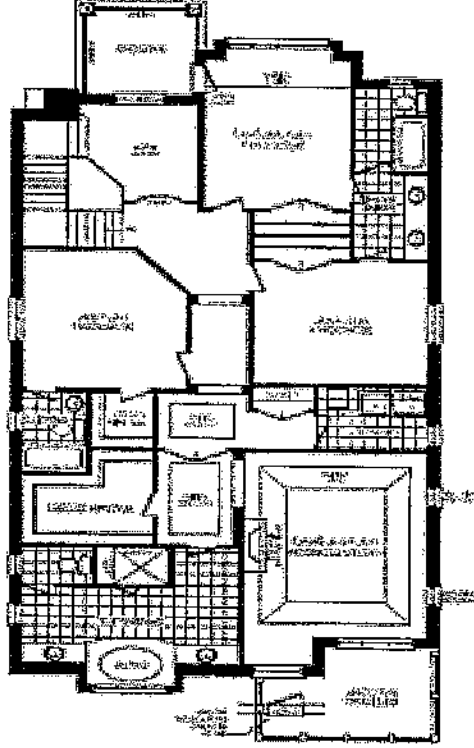
BALMORAL



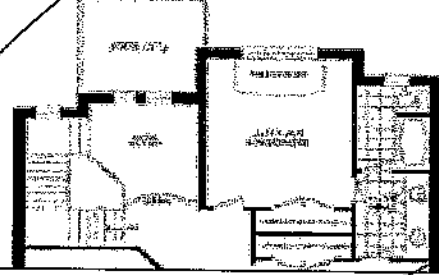
BASEMENT A



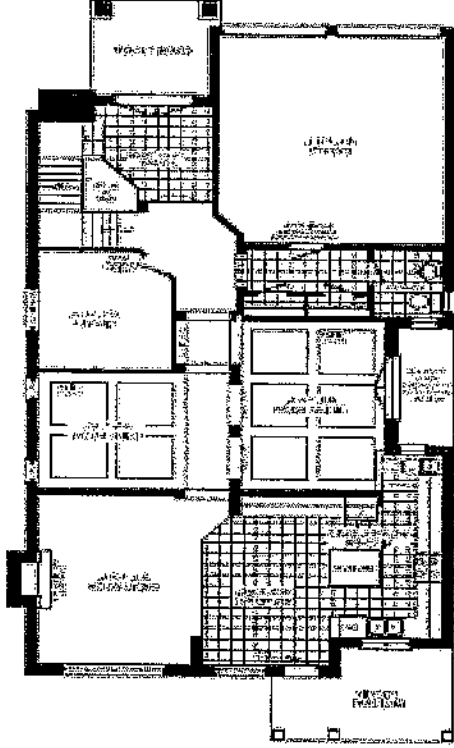
BASEMENT B



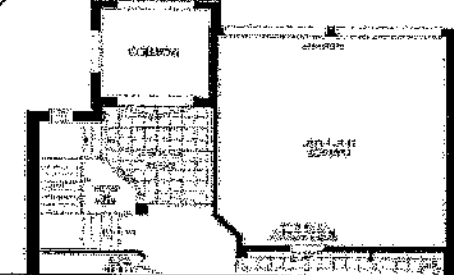
BASEMENT A



BASEMENT B



BASEMENT A



BASEMENT B

FC

Vendor's Initials

NA

Purchaser's Initials