

## PURCHASER EXTRAS

Consultant:

|         |                                   |                   |                                         |
|---------|-----------------------------------|-------------------|-----------------------------------------|
| Vendor: | Zancor Homes (Brooklin Seven) Ltd | Purchasers:       | ANGELA ADRAGNA and<br>GIUSEPPE VERRELLI |
|         |                                   | Telephone Number: | 416-737-2644                            |

|            |                                                     |             |                  |              |
|------------|-----------------------------------------------------|-------------|------------------|--------------|
| Lot / Unit | House Type                                          | Reg. Plan # | Closing Date     | Date Ordered |
| 2A         | Victoria (40-6) Opt 2nd Floor 3rd Bath Elev A Elev. |             | As Per Agreement | 03-Oct-2012  |

| DESCRIPTION                                                                                                                                        | AMOUNT |
|----------------------------------------------------------------------------------------------------------------------------------------------------|--------|
| 3). Master Bedroom: Tray ceiling with smooth ceiling                                                                                               |        |
| 4). Basement window: upgrade (2) rear windows to 30 x 24                                                                                           |        |
| 5). Family Room: Additional operable window<br>*See sketch for std and additional operable window                                                  |        |
| 6). Master Bedroom: Additional operable window<br>*See sketch for std and additional operable window                                               |        |
| 7). Kitchen: Deep uppers above fridge with (1) gable.<br>*Std cabinets                                                                             |        |
| 8). Kitchen: Upper angle corner cabinet<br>*Std cabinets                                                                                           |        |
| 9). Cold Cellar                                                                                                                                    |        |
| 10). Living Room/Dining Room: center std light to room<br>*See sketch for location                                                                 |        |
| 11). Kitchen: move std light center and over island                                                                                                |        |
| 12). Basement: additional washer/dryer rough in<br>*See sketch for location of washer/dryer rough in<br>*Std laundry room rough in to be installed |        |
| 13). Master Ensuite: Upgrade to 6 ft. rectangular tub (k-1125)                                                                                     |        |
| 14). All bedrooms closets and linen/foyer closets: Do not install shelving                                                                         |        |
|                                                                                                                                                    | HST    |
|                                                                                                                                                    | Total  |

## Conditions:

- 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.
- 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.
- All extras must be paid in full.
- 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.
- 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.
- 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.
- All selections are final. Changes to the above are subject to a 20% administration fee. Minimum of \$5000.

Paid: By: 

## PURCHASER EXTRAS

Consultant:

|                          |                                                        |
|--------------------------|--------------------------------------------------------|
| <b>Vendor:</b>           | <b>Zancor Homes (Brooklin Seven) Ltd</b>               |
| <b>Purchasers:</b>       | <b>ANGELA ADRAGNA and<br/><u>GIUSEPPE VERRELLI</u></b> |
| <b>Telephone Number:</b> | <b>416-737-2644</b>                                    |

|                  |                                                                   |             |                                  |                             |
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| Lot / Unit<br>2A | House Type<br>Victoria (40-6) Opt 2nd Floor 3rd Bath Elev A Elev. | Reg. Plan # | Closing Date<br>As Per Agreement | Date Ordered<br>03-Oct-2012 |
|------------------|-------------------------------------------------------------------|-------------|----------------------------------|-----------------------------|

Angela Adragna  
Purchaser - ANGELA ADRAGNA

Purchaser - ANGELA ADRAGNA

**Purchaser - GIUSEPPE VERRELLI**

Design Consultant

**Vendor: Zancor Homes (Brooklin Seven) Ltd**

Total 12121

Post dated

2/1/85

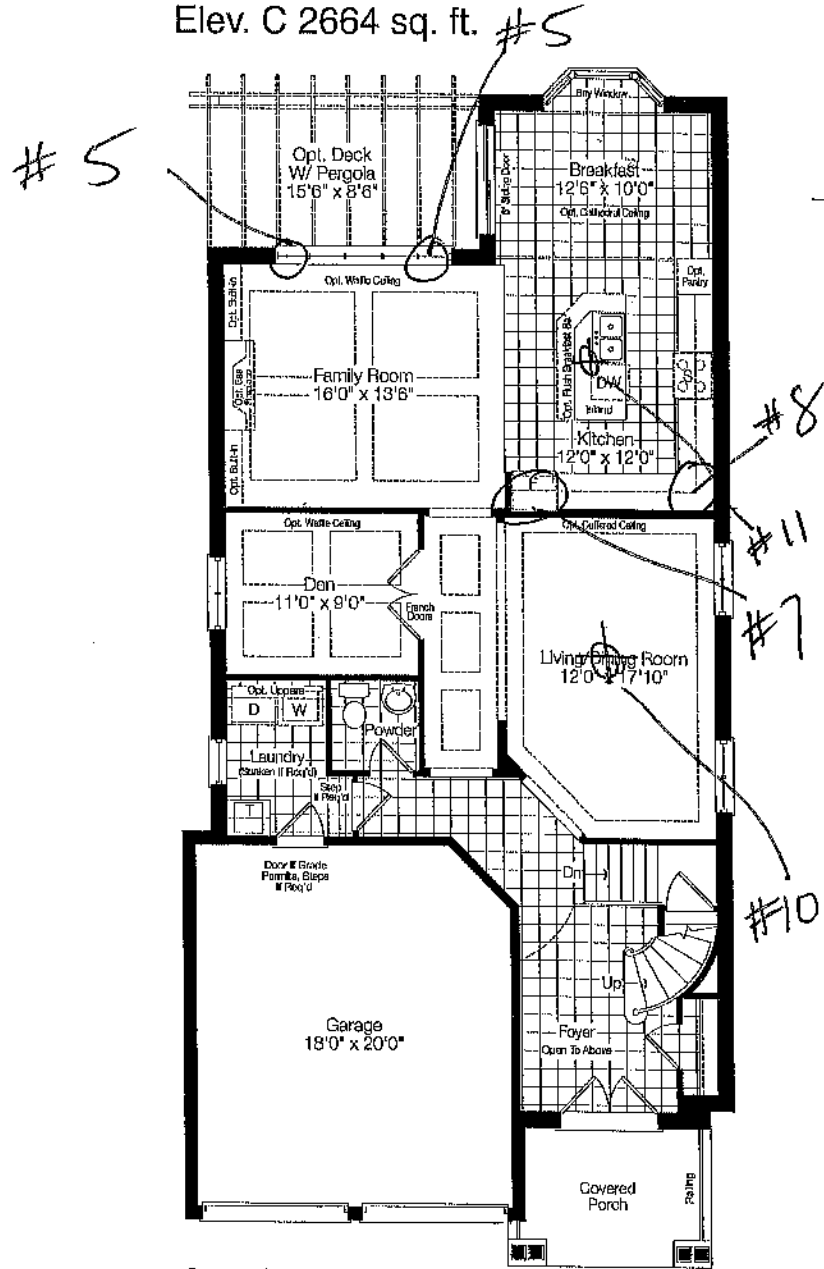
2

CHL # [REDACTED]

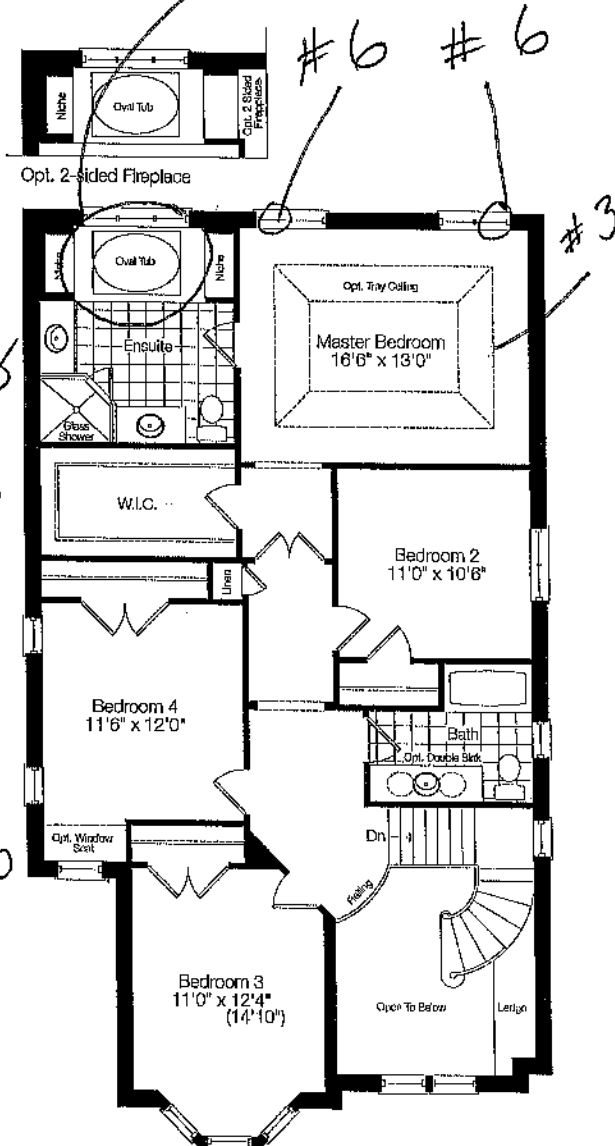
# Victoria Lot 2A

Elev. A 2652 sq. ft.  
Elev. C 2664 sq. ft.

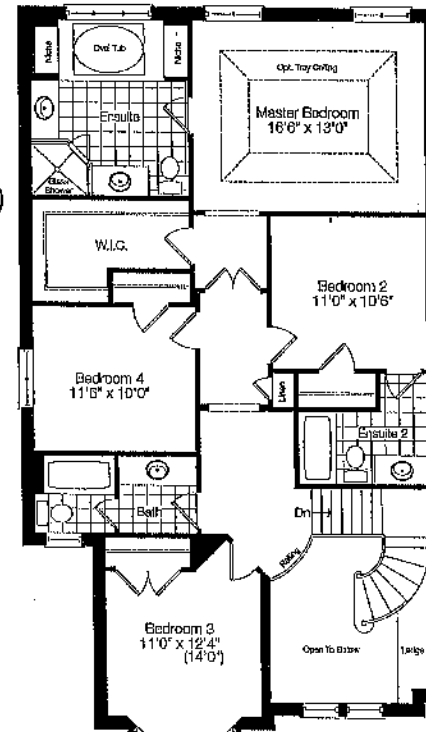
OCT. 3/12 a p



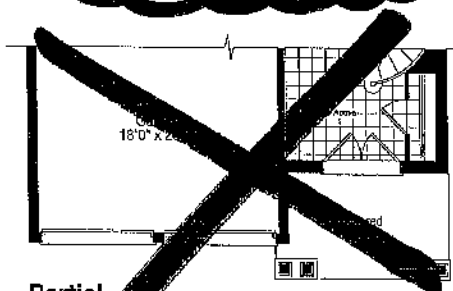
Ground Floor Elev. 'A'



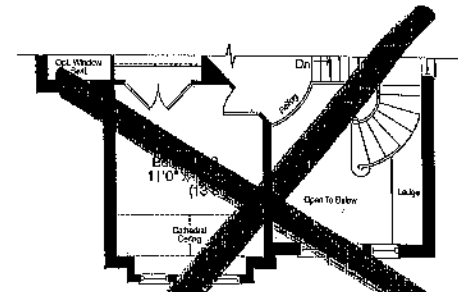
Second Floor Elev. 'A'



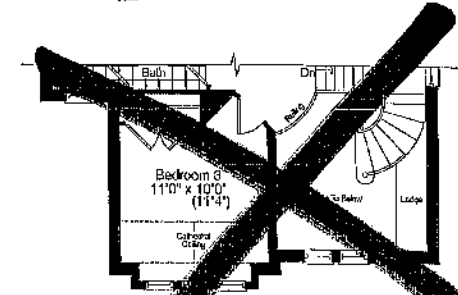
Alt. Second Floor Elev. 'A' W/3rd Bathroom Plan



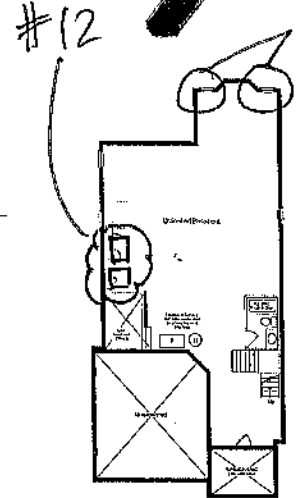
Partial Ground Floor Elev. 'C'



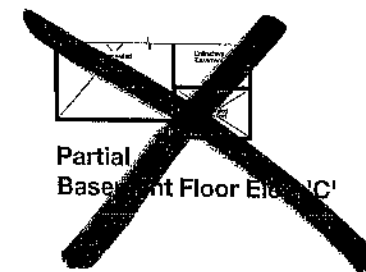
Partial Second Floor Elev. 'C'



Partial Alt. Second Floor Elev. 'C' W/3rd Bathroom Plan



Basement Floor Elev. 'A'



Partial Basement Floor Elev. 'C'

Z ZANCOR HOMES

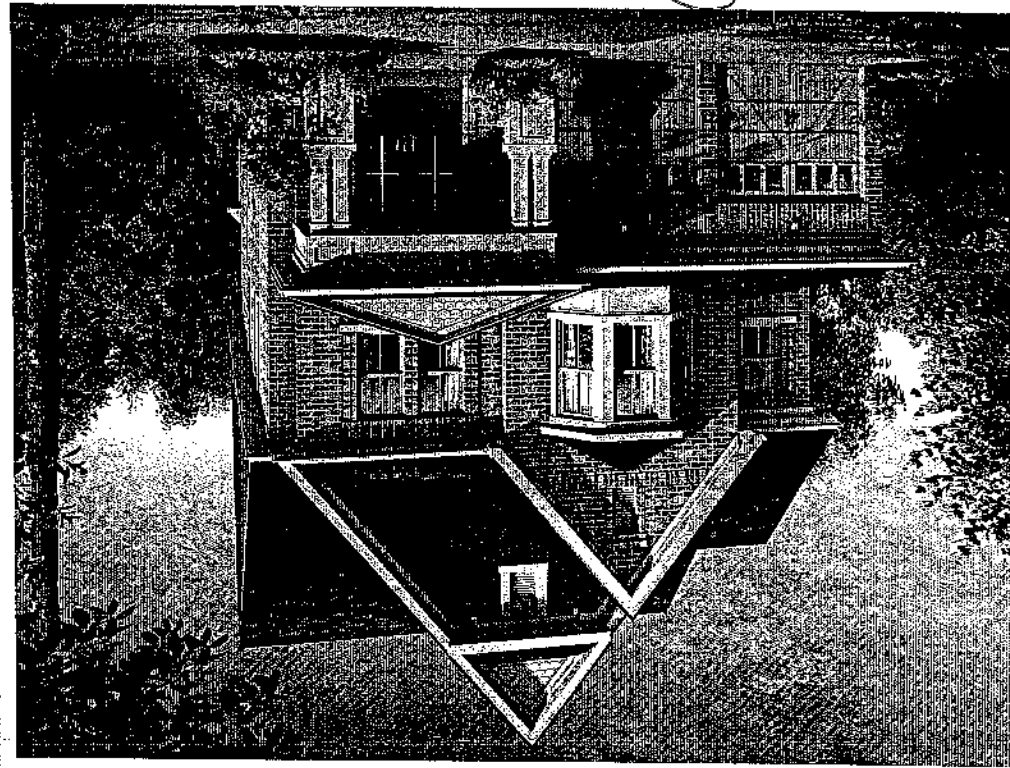
LOCAL, LEGENDARY & LASTING™



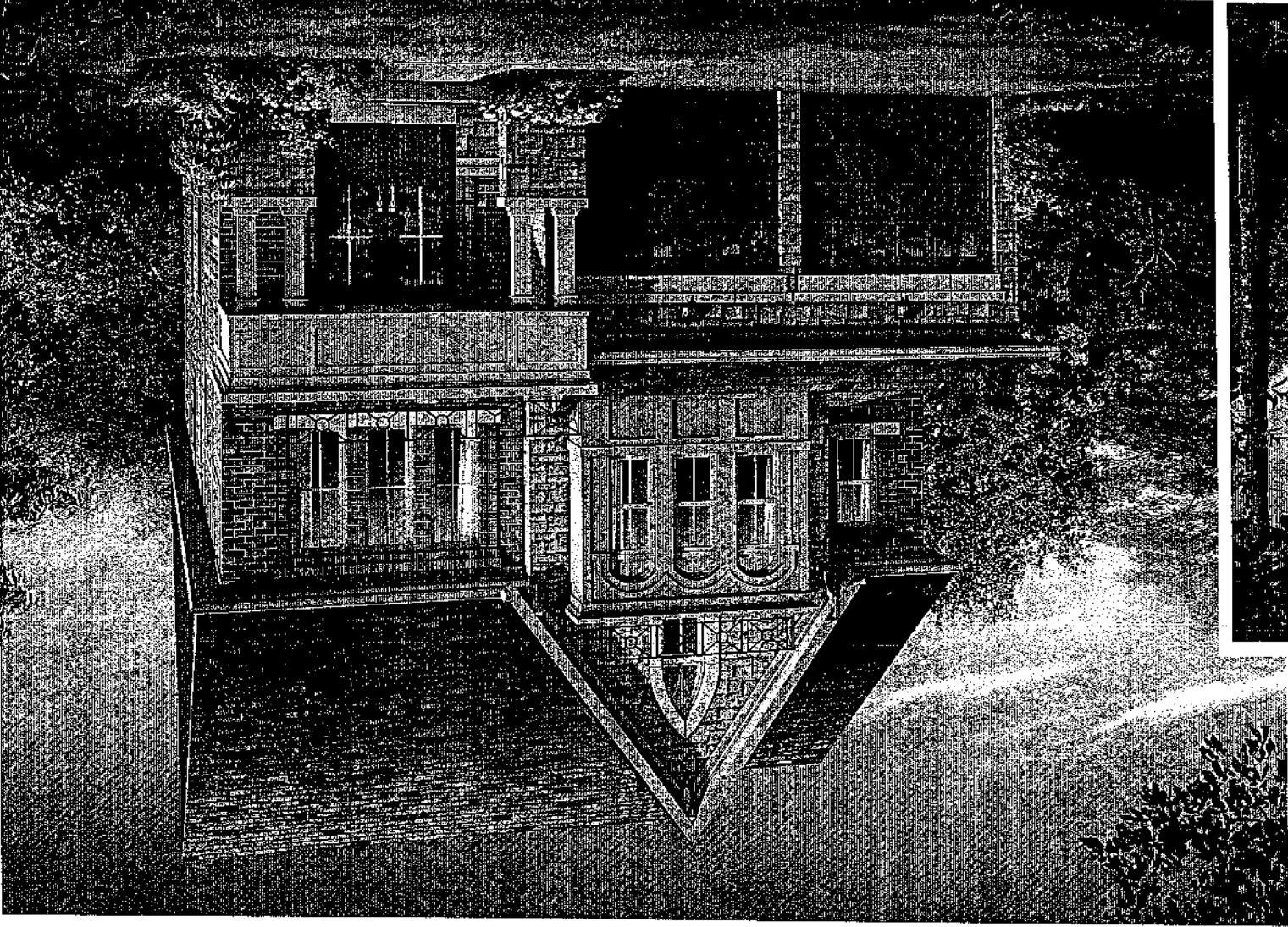
**Victoria**

**Elev. A 2652 sq.ft.**  
**Elev. C 2664 sq.ft.**

Lot 2A  
2.0  
H.A.



Elevation A



Elevation C



**BRICK SELECTION REQUEST\***

To be completed at time of Structural

LOT #: 2A  
IN THE CITY OF: BROOKLIN

MODEL TYPE: VICTORIA ELEVATION: A

BETWEEN:  
ZANCOR HOMES (BROOKLIN SEVEN LTD)  
as VENDOR

AND  
ANGELA A DRAGNA / GIUSEPPE VERRELLI  
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.

\*\*Colours and manufacturers are subject to change without notice

FIRST CHOICE: \* 8  
SECOND CHOICE: 1  
THIRD CHOICE: 6

Dated at Brooklin this 3 day of Oct 2012  
(Day) (Month) (Year)

[Signature]  
Witness

[Signature]  
Purchaser

[Signature]  
Witness

[Signature]  
Purchaser

# STRUCTURAL REQUIREMENTS\*

Purchaser(s): GIUSEPPE VERRELLI / ANGELA ADARAGNA  
 Subdivision: Annex

**ZANCOR  
HOMES**

|                   |                                          |                       |                             |
|-------------------|------------------------------------------|-----------------------|-----------------------------|
| Lot No. <u>2A</u> | House Type<br><u>VICTORIA OPT 3 BATH</u> | Elevation<br><u>A</u> | Date<br><u>OCT. 3. 2012</u> |
|-------------------|------------------------------------------|-----------------------|-----------------------------|

| STRUCTURAL ITEMS                                                                      | YES/NO<br>Please Circle<br>One                             | DESCRIPTION / NOTES     | INITIAL    |
|---------------------------------------------------------------------------------------|------------------------------------------------------------|-------------------------|------------|
| • Larger Basement Windows                                                             | <input checked="" type="radio"/> Y <input type="radio"/> N |                         | <u>a ✓</u> |
| • Additional Basement Windows                                                         | <input type="radio"/> Y <input checked="" type="radio"/> N |                         | <u>a ✓</u> |
| • Upgraded Windows                                                                    | <input type="radio"/> Y <input checked="" type="radio"/> N |                         | <u>a ✓</u> |
| • 9' Basement                                                                         | <input type="radio"/> Y <input checked="" type="radio"/> N |                         | <u>a ✓</u> |
| • 10' Main Floor                                                                      | <input type="radio"/> Y <input checked="" type="radio"/> N |                         | <u>a ✓</u> |
| • 9' 2nd Floor                                                                        | <input type="radio"/> Y <input checked="" type="radio"/> N |                         | <u>a ✓</u> |
| • Extra Window or Door Changes                                                        | <input type="radio"/> Y <input checked="" type="radio"/> N |                         | <u>a ✓</u> |
| • Upgraded Window Grills                                                              | <input type="radio"/> Y <input checked="" type="radio"/> N |                         | <u>a ✓</u> |
| • Optional Loggia                                                                     | <input type="radio"/> Y <input checked="" type="radio"/> N |                         | <u>a ✓</u> |
| • Optional Balcony                                                                    | <input type="radio"/> Y <input checked="" type="radio"/> N |                         | <u>a ✓</u> |
| • Skylights<br>(Location subject to trusses, engineering and architectural control)   | <input type="radio"/> Y <input checked="" type="radio"/> N |                         | <u>a ✓</u> |
| • Brick Colour & Exterior Package                                                     | <input type="radio"/> Y <input checked="" type="radio"/> N | Pkg # <u>8, 1, 1, 6</u> | <u>a ✓</u> |
| • Additional Fireplaces                                                               | <input type="radio"/> Y <input checked="" type="radio"/> N |                         | <u>a ✓</u> |
| • Gas/Electric                                                                        | <input type="radio"/> Y <input checked="" type="radio"/> N |                         | <u>a ✓</u> |
| • Stair Upgrades (Maple)                                                              | <input type="radio"/> Y <input checked="" type="radio"/> N |                         | <u>a ✓</u> |
| • Open Stairs to Basement                                                             | <input type="radio"/> Y <input checked="" type="radio"/> N |                         | <u>a ✓</u> |
| • Open Riser Staircase                                                                | <input type="radio"/> Y <input checked="" type="radio"/> N |                         | <u>a ✓</u> |
| • Hot Water Tank Information/Upgrades                                                 | <input type="radio"/> Y <input checked="" type="radio"/> N |                         | <u>a ✓</u> |
| • Appliance Specification required from purchaser for time of kitchen selection       | <input type="radio"/> Y <input checked="" type="radio"/> N | Date of Appointment:    |            |
| • Appointment with Kitchen manufacturer completed?<br>(for Structural/Layout Changes) | <input type="radio"/> Y <input checked="" type="radio"/> N | Date of Appointment:    |            |
| • Is water line for fridge required?                                                  | <input type="radio"/> Y <input checked="" type="radio"/> N | <u>DECIDE LATER</u>     | <u>a ✓</u> |
| • Is gas line for stove required?                                                     | <input type="radio"/> Y <input checked="" type="radio"/> N |                         | <u>a ✓</u> |
| • Are smooth ceilings required?                                                       | <input type="radio"/> Y <input checked="" type="radio"/> N |                         | <u>a ✓</u> |
| • Plumbing Changes                                                                    | <input checked="" type="radio"/> Y <input type="radio"/> N | <del>6' Rec.</del>      | <u>a ✓</u> |
| • Bathtubs - Changes to Style/Size/Location                                           | <input checked="" type="radio"/> Y <input type="radio"/> N | <u>6' Rec.</u>          | <u>a ✓</u> |
| • Frameless Glass Shower                                                              | <input checked="" type="radio"/> Y <input type="radio"/> N | <u>AS PER DEAL</u>      | <u>a ✓</u> |
| • Mirrors, Towel Racks to be installed?                                               | <input checked="" type="radio"/> Y <input type="radio"/> N | <u>r</u>                | <u>a ✓</u> |
| • Ensure Purchaser is aware of all ceiling designs in each room:                      |                                                            |                         |            |
| • Cathedral Ceilings                                                                  | <input checked="" type="radio"/> Y <input type="radio"/> N |                         | <u>a ✓</u> |
| • Coffered Ceilings                                                                   | <input checked="" type="radio"/> Y <input type="radio"/> N |                         | <u>a ✓</u> |
| • High Ceilings                                                                       | <input checked="" type="radio"/> Y <input type="radio"/> N |                         | <u>a ✓</u> |
| • Water Heater/Furnace Upgrades                                                       | <input type="radio"/> Y <input checked="" type="radio"/> N |                         | <u>a ✓</u> |
| • Energy Star Upgrades / Increase Insulation                                          | <input type="radio"/> Y <input checked="" type="radio"/> N |                         | <u>a ✓</u> |
| • Noise Insulation                                                                    | <input type="radio"/> Y <input checked="" type="radio"/> N |                         | <u>a ✓</u> |
| • Upgrade to 200 amp electrical service                                               | <input type="radio"/> Y <input checked="" type="radio"/> N |                         | <u>a ✓</u> |

\*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.

FC



**ZANCOR  
HOMES**

**FINAL STRUCTURAL REQUEST  
ACKNOWLEDGMENT**

LOT No.

2A

PLAN No.

VICTORIA

HOMEOWNER(S)

Angela Adragna / Giuseppe

Verrelli

CIVIC ADDRESS

FINAL STRUCTURALS COMPLETED ON

OCT. 3

I, \_\_\_\_\_, the purchaser for the above-mentioned property, hereby acknowledge that once my final structural appointment has been completed and signed off, that no further changes, requests or deletions for structural changes will be accommodated.

I understand that a "structural change" refers to, but is not limited to, all the items as they are listed on the *Structural Requirements* checklist which has been reviewed and explained to me by Zancor's Structural Consultant.

If construction on the above noted property has not commenced and Zancor accommodates a request for a structural change I requested have after my final structural appointment has been completed, I fully acknowledge that there will be a minimum administration fee of \$5,000 in addition to the cost of the requested change and that I must sign off on the Purchaser Request for Extras within 48 hours of receiving the quoted price from Zancor.

I acknowledge the facts as explained to me and agree to waive any claims against the vendor or trades in relation to this particular matter.

**I read and understand the above terms and conditions.**

Dated at Brooklin, this 3 day of OCT, 2012.

Alley  
Purchaser

Paul Verrelli  
Purchaser

[Signature]

Witness

[Signature]

Witness



**ZANCOR  
HOMES**

**SCHEDULE "E"**  
**PURCHASER'S EXTRAS**

|                                             |                                                             |                                                                                       |                                  |                             |
|---------------------------------------------|-------------------------------------------------------------|---------------------------------------------------------------------------------------|----------------------------------|-----------------------------|
| Vendor<br>Zancor Homes (Brooklin Seven) Ltd |                                                             | Purchaser(s)<br>ANGELA ADRAGNA<br>GIUSEPPE VERRELLI<br>Telephone Number: 416-737-2644 |                                  |                             |
| Lot Number<br>2A                            | House Type<br>Victoria (40-6) Opt 2nd Floor 3rd Bath Elev A | Reg. Plan #                                                                           | Closing Date<br>As Per Agreement | Date Ordered<br>19-Sep-2012 |

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

**DESCRIPTION**

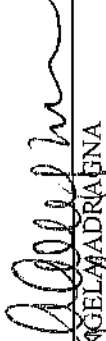
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|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|
| KOHLER PLUMBING FIXTURES THROUGHOUT<br>ENERGY STAR QUALIFIED HOMES<br>NO HIDDEN CLOSING COSTS:<br>NOTWITHSTANDING ANYTHING TO THE CONTRARY IN THIS AGREEMENT, THERE SHALL BE NO ADJUSTMENTS IN THE SCHEDULE X WITH RESPECT TO THE FOLLOWING:<br>(A) GRADING DEPOSIT;<br>(B) TREE PLANTING CHARGES;<br>(C) HYDRO AND WATER METER AND CONNECTION CHARGES;<br>(D) LAW SOCIETY OF UPPER CANADA TRANSACTION LEVY CHARGE; AND<br>(E) CHARGES RELATING TO INCREASES IN THE EXISTING LEVY AND NEW LEVY CHARGES<br><br>NATURAL FINISH OAK STAIRS FROM MAIN TO SECOND FLOOR<br>ENERGY STAR GAS FIREPLACE<br>HARDWOOD THROUGHOUT- (2/14 in X ¾ in NATURAL OAK PRE-FINISHED EXCEPT TILED AREAS AND BEDROOMS)<br>PURCHASER REQUEST FOR EXTRAS DATED SEPTEMBER 19, 2012<br>SPA RAIN SHOWERHEAD AND HANDHELD ON SHOWER SLIDE BAR, FRAMELESS GLASS SHOWER ENCLOSURE AND INDULGENT MARBLE COUNTERTOPS IN MASTER ENSUITE<br>PURCHASER IS AWARE THAT THEY ARE NOT ENTITLED TO ANY FURTHER PROMOTIONS BY THE BUILDER. |  |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|

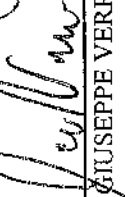
**Conditions:**

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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: ANGELA ADRAGNA

  
Purchaser: GIUSEPPE VERRELLI

N

ANCO  
HOMES

**PURCHASER REQUEST FOR EXTRAS**

Purchaser:

Res. No.:

**Bus. No.:**

Subdivision: BROOKLIN

| Lot No.           | House Type            | Elevation                                                                                          | Date Required | Date Ordered |
|-------------------|-----------------------|----------------------------------------------------------------------------------------------------|---------------|--------------|
| 2A                | VICTORIA<br>40-06 OPT | A                                                                                                  |               |              |
| "OFFICE USE ONLY" | ITEM                  | DESCRIPTION                                                                                        | PRICE         |              |
|                   | 1                     | CREDIT FOR OPTIONS OR UPGRADES \$3500 <sup>00</sup>                                                |               |              |
|                   | 2                     | ADDITIONAL CREDIT FOR \$2500 FOR OPTIONS OR UPGRADES - REFERRED BY LOT 106 GARRIE & LARRY VERRELLI |               |              |
|                   |                       |                                                                                                    |               |              |
|                   |                       |                                                                                                    |               |              |
|                   |                       |                                                                                                    |               |              |
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|                   |                       |                                                                                                    |               |              |
|                   |                       |                                                                                                    |               |              |
|                   |                       | SUB-TOTAL                                                                                          |               |              |
|                   |                       | HST                                                                                                |               |              |
|                   |                       | TOTAL AMOUNT ▶                                                                                     |               |              |

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**BUILDER:**

**HOME OWNER:**

**HOME OWNER:**

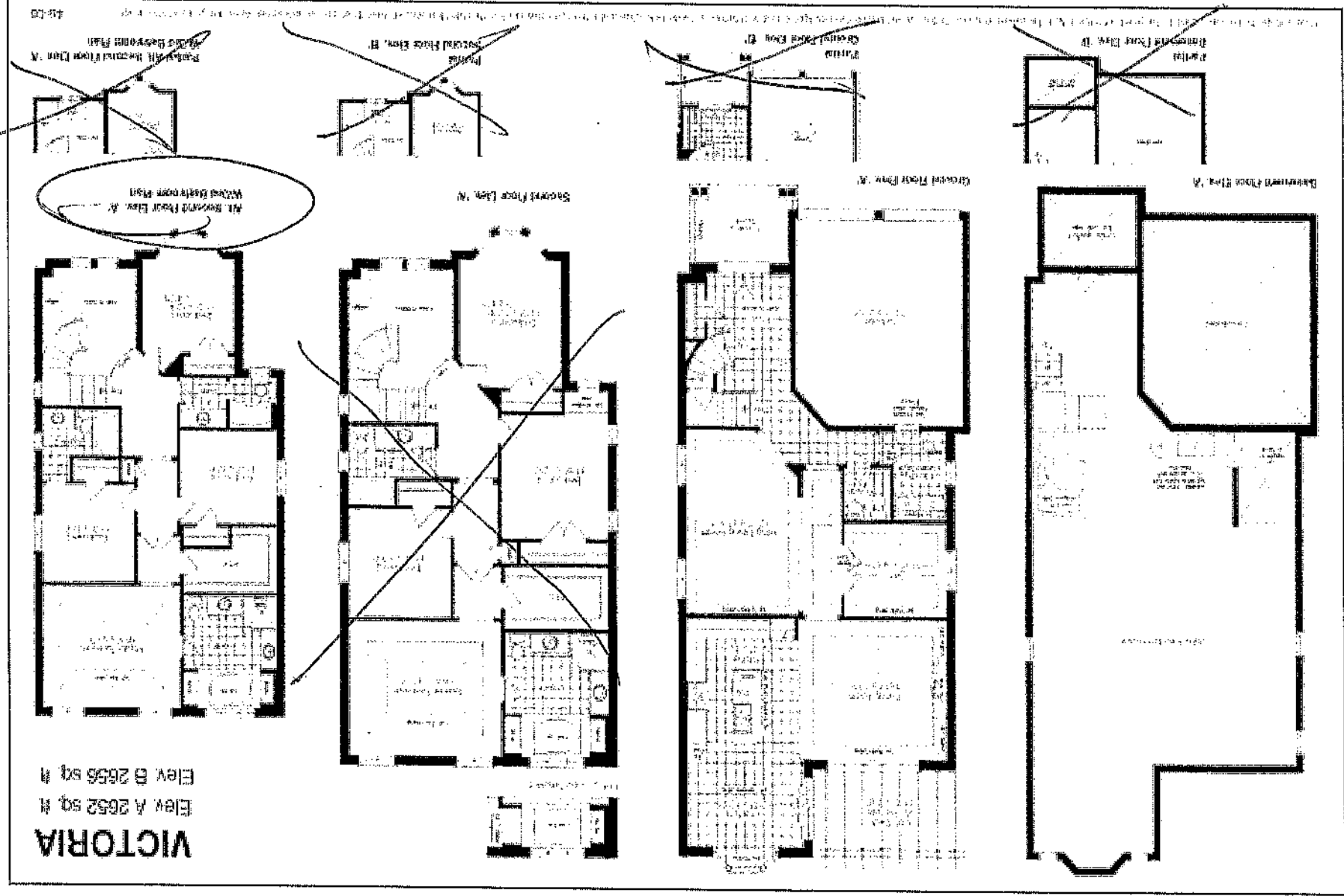
DATE:

DATE:

DATE: SEPT 19/12

SCHEDULE "FLP"

FLOOR PLAN



Vendor's Initials *FL*

Purchaser's Initials *FL*