



CONSTRUCTION SUMMARY

The Village of Trillium Forest - Zancor North Inc.

PURCHASERS: Joseph Podkoscilny and Marianna Podkoscilny

TEL: RES.: 705-435-3939

Ref# Quantity - Description		Approved Notes	
LOT / PHASE	HOUSE TYPE	PRINT DATE	
2 / 2	Trillium (S0-07) Elev B	15-Nov-17	
5481	HARDWOOD UPGRADE # 4 LIVING /DINING FAMILY ROOM,BASEMENT FOYER	15Nov17	
5482	HARDWOOD UPGRADE # 4 MASTER BEDROOM AND BEDROOM 2 IN LIEU OF STANDARD	15Nov17	
5484	TILE MASTER ENSUITE FLOOR, TUB DECK ,FACE AND WALL AND WALL TILE IN SHOWER UPGRADE # 4 NOTE SHOWER WALL TILE INSTALL VERTICAL FLOOR TILE SEE SKETCH TUB DECK AND FACE INSTALL HORIZONTAL	15Nov17	
5485	TILE MASTER ENSUITE UPGRADE SHOWER FLOOR	15Nov17	
5486	TILE KITCHEN BACKPLASH UP # 2 INSTALL STACKED	15Nov17	
5487	TILE MAIN BATH UPGRADE # 1 FLOOR TILE	15Nov17	
5488	PAINT STAIN INTERIOR OAK STAIRS	15Nov17	
5490	COUNTER TOPS COMPAC QUARTZ KITCHEN ISLAND AND SERVERY UPGRADE # 6 INCLUDES BREAKFAST BAR INCLUDES DOUBLE UNDERMOUNT SINK	15Nov17	
5491	COUNTER TOP COMPAC QUARTZ MASTER ENSUITE UP # 6 INCLUDES OVAL UNDERMOUNT SINK	15Nov17	
5492	COUNTER TOP COMPACE QUARTZ MAIN UP # 4 BATH INCLUDES OVAL UNDERMOUNT SINK	15Nov17	
5493	COUNTER TOP COMPAC QUARTZ BASEMENT BATH UP # 4 INCLUDES OVAL UNDERMOUNT SINK	15Nov17	
5494	CABINETS MASTER ENSUITE UPGRADE # 1 VANITY	15Nov17	
5495	CABINETS MAIN BATH UP # 1 VANITY	15Nov17	
5498	PLUMBING MAIN BATH ONLY UPGRADE TOILET SEE PICTURE	15Nov17	
5499	CABINETS SERVERY DIFFERENT COLOR UPPER AND LOWERS	15Nov17	
5500	CABINETS KITCHEN 24" DEEP UPPER OVER FRIDGE 1 SIDE PANEL	15Nov17	
5501	CABINETS KITCHEN 2 CLEAR GLASS DOORS	15Nov17	
5502	CABINETS KITCHEN/SERVERY EXTENDED UPERS 39 1/2"	15Nov17	
5509	TILE UPGRADE # 4 KITCHEN, BREAKFAST, SERVERY FOYER	15Nov17	
5521	DECOR CREDIT \$7,500.00 INCL TAX	15Nov17	
5523	CABINETS ADD LOWER VALANCE BELOW KITCHEN CABINET UPERS	15Nov17	
5524	FRONT EXTERIOR DOORS TO BE PAINTED BLACK **included as per APS	15Nov17	
5525	APPLIANCES - STAINLESS STEEL FRIDGE, STOVE, DISHWASHER, WHITE WASHER & DRYER **included as per APS	15Nov17	
5526	HVAC - AIR CONDITIONING COMPLETE UNIT *included as per APS	15Nov17	



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LOT / PHASE	HOUSE TYPE	PRINT DATE
2 / 2	Trillium (50-07) Elev B	15-Nov-17

Ref#	Quantity - Description	Approved	Notes
5527	DECK - EXTEND DECK TO BREAKFAST AREA **CONTINGENT UPON SETBACKS AND TOWN APPROVAL (AS PER PLAN) *included as per APS	15Nov17	
5528	FINISH LAUNDRY ROOM IN BASEMENT AS PER PLAN <i>* Drywall, etc., tile</i>	15Nov17	
5529	CATHEDRAL CEILING WITH FEATURE WINDOW IN FAMILY ROOM ***INCLUDES SMOOTH FINISH	15Nov17	
5530	ELECTRICAL - LED POTLIGHTS (8) LIVING SEP SWITCH, STD TO REMAIN (4) MAIN HALL ON EXISTING SWITCH, DELETE STD (6) KITCHEN ON EXISTING SWITCH, DELETE STD (1) SERVERY (2) BASEMENT FOYER EXISTING SWITCH, DELETE STD	15Nov17	
5531	ELECTRICAL - LED POTLIGHTS (6) MASTER BED, SEP SWITCH, STD TO REMAIN (1) SHOWER POTLIGHT IN MASTER ENSUITE IN LIEU OF STD	15Nov17	
5532	FRAMELESS GLASS SHOWER IN MASTER ENSUITE	15Nov17	
5533	8 FOOT INTERIOR DOORS ON MAIN FLOOR	15Nov17	
5534	SMOOTH CEILINGS THROUGHOUT	15Nov17	
5535	ELECTRICAL - CAPPED LIGHT ABOVE TUB IN MASTER ENSUITE ON SEP SWITCH	15Nov17	
5536	DOUBLE DOOR CLOSET IN BASEMENT BEDROOM 4 IN LIEU OF SINGLE	15Nov17	
5537	RELOCATE BASEMENT BEDROOM 3 CLOSET AND INSTALL DOUBLE DOOR IN LIEU OF SINGLE	15Nov17	
5538	RELOCATE AND ENLARGE VANITY IN BASEMENT BATHROOM	15Nov17	
5539	INSTALL MDF OPEN SHELVES BESIDE TUB FOR FUTURE LINEN SPACE	15Nov17	
5540	SWING OF DOOR IN BASEMENT BATHROOM TO BE AS PER SKETCH	15Nov17	
5541	DOUBLE DOOR CLOSET IN HALL CLOSET IN LIEU OF SINGLE	15Nov17	

This Document is Extremely Time Sensitive - Printed 15 Nov 17 at 16:46

ZANCOR HOMES COLOUR CHART

CABINETRY / COUNTERTOPS						
	DOOR STYLE	HARDWARE	COUNTERTOP	EDGE		
Kitchen	SIERRA PVC WHITE ✓	H 800 BC	CARRERA COMPAC (6)	C		
Island	SIERRA PVC WHITE	H 800 BC	CARRERA COMPAC (6)	C		
Servery	SHAKER PVC CHOCOLATE BROWN	H 800 BC	CARRERA COMPAC (6)	C		
Master Ensuite	CAMBRIDGE MAPLE ESPRESSO (1)	H 500 BC	CARRERA COMPAC (6)	H		
Main	CAMBRIDGE MAPLE NEW GREY (1)	H 700 BC	GLACIER COMPAC (4)	H		
Twin	NA					
Ensuite ###	NA					
Powder Room	NA					
Laundry	NA					
Basement Bath	SHAKER PVC CHOCOLATE BROWN	H 900 BC	GLACIER COMPAC (4)	H		
TILES				INSERTS	THRESHOLDS	
Main Foyer	RONDINE FUORI STATUARIO 12 X 24 INSTALL STAKCED UP # 4					
Basement Foyer	NA					
Powder Room	NA					
Mud Room	NA					
Main Hall	NA					
Kitchen Floor	RONDINE FUORI STATUARIO 12 X 24 INSTALL STAKCED UP # 4		✓			
Breakfast Floor/Servery	RONDINE FUORI STATUARIO 12 X 24 INSTALL STAKCED UP # 4		✓			
Kitchen Bk.Splash	C & D TENDER GREY BRIGHT 4 X 16 INSTALL STACKED UP # 2		✓			
Laundry Basement	BELLINA GREY 13 X 13					
Mstr Ensuite Floor	SIMPLICITY WHITE 12 X 24 INSTALL STACKED UP # 4					
Mstr Ensuite Shower	SIMPLICITY WHITE 12 X 24 INSTALL VERTICAL STACKED UP # 4		NA			
Mstr Ens Tub Wall/Deck	SIMPLICITY WHITE 12 X 24 INSTALL HORIZONTAL STACKED UP # 4					
Master Shower Floor	ALMOND BEIGE MARBLE POLISH 2 " X 2" MOSAIC					
Master Shower Jamb	PERLATO ROYALE					
Main Bath Floor	COSTA MATT WHITE 13 X 13 UP # 1					
Main Bath Tub Wall	BELLINA GREY 8 X 10		NA			
Twin Bath Floor	NA					
Twin Ensuite Tub Wall	NA					
Ensuite ### Bath Floor	NA					
Ensuite ### Bath Wall	NA					
Basement Ensuite Floor	MELINA IVORY 13 X 13					
Basement Ensuite Wall	MELINA IVORY 8 X 10		NA			
HARDWOOD / CARPET						
Living /Dining Room	VINTAGE SOLID SAWN SELECT V PEARL MAPLE NEBULA UP # 4					
FamilyRoom	VINTAGE SOLID SAWN SELECT V PEARL MAPLE NEBULA UP # 4					
Den/Study/parlour/Library	NA					
Kitchen *(Waiver)	NA					
Main Foyer *(Waiver)	NA					
Main Hall	VINTAGE SOLID SAWN SELECT V PEARL MAPLE NEBULA UP # 4					
Upper Hall	NA					
Master Bedroom	VINTAGE SOLID SAWN SELECT V PEARL MAPLE NEBULA UP # 4					
Bedroom 2	VINTAGE SOLID SAWN SELECT V PEARL MAPLE NEBULA UP # 4					
Bedroom 3 Basement	OPENING NIGHT T-21					
Bedroom 4 Basement	OPENING NIGHT T-21					
Carpet Underpad	STANDARD					
Basement Foyer	VINTAGE SOLID SAWN SELECT V PEARL MAPLE NEBULA UP # 4					
FIREPLACES						
LOCATION	FAMILY ROOM	Opt. Surround	NA	MANTLE	NF8	✓
LOCATION	LIVING ROOM	Opt. Surround	NA	MANTLE	NF8	✓
MIRRORS & ACCESSORIES				PLASTER MOULDING		
Mirrors	STANDARD	Opt. Crown Moulding		NA		
Bathroom Accessories	STANDARD	location		NA		
Purchaser has reviewed the colour chart				SITE & LOT		
FOR TRADE USE				WASAGA	2	
Any upgrades in the colour chart must be accompanied with a PES. It is the responsibility of all Trades to inform the builder of any discrepancies on sketches, PES and/or colour charts PRIOR to installation.						
				AP	JP	

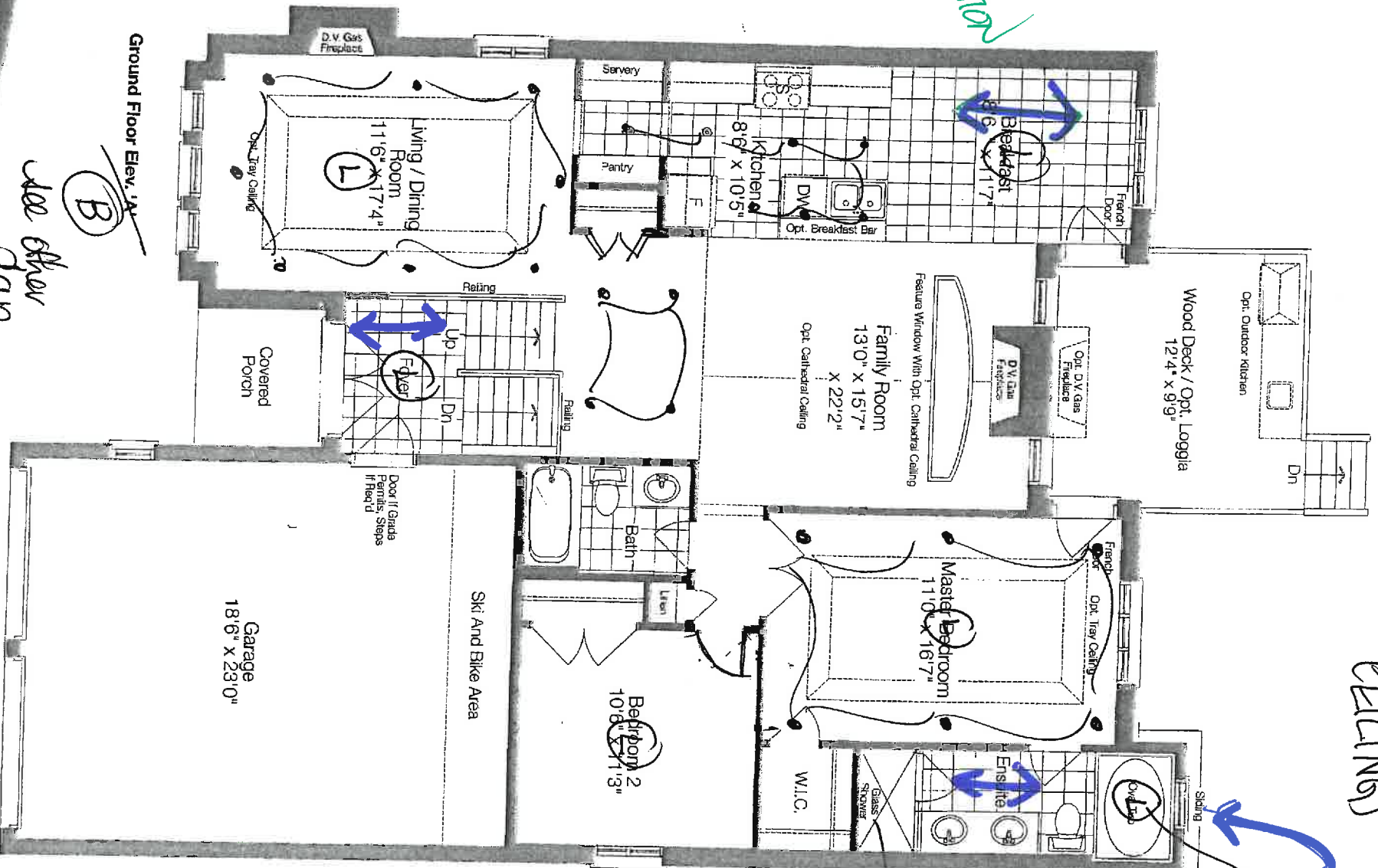
ZANCOR HOMES COLOUR CHART

STAIRS, RAILING & PICKETS & STAIR STAIN			
Stair Stain / Species:	STAIN TO MATCH NEBULA		
White Paint Req'd	NA		
Main to Foyer Details:	STANDARD OAK		
Main to Basement Railing Details:	STANDARD OAK		
TRIM			
Casing/Baseboards	STANDARD		
Interior Doors	STANDARD		
Interior Door Hardware	STANDARD		
Exterior Door Hardware	STANDARD		
PAINT			
Kitchen/Breakfast	WARM GREY	Master Beds	WARM GREY
Living /Dining Room	WARM GREY	Bedroom 2	WARM GREY
	WARM GREY	Bedroom 3	WARM GREY
Family room	WARM GREY	Bedroom 4	WARM GREY
Den/Study	NA	Master Ens.	WARM GREY
Main Hall	WARM GREY	Main	WARM GREY
Laundry	WARM GREY	Twin	NA
Powder Room	NA	Basement	WARM GREY
PLUMBING- UPGRADES TO BE DETAILED ON PES			
	FIXTURES	FAUCETS	NOTES
Kitchen	UPGRADE	STANDARD	DOUBLE UNDERMOUNT SINK
Powder Room	NA		
Master Ensuite	UPGRADE	STANDARD	OVAL UNDERMOUNT SINK
Main	UPGRADE	STANDARD	OVAL UNDERMOUNT SINK
2nd Ensuite	NA		
BASEMENT	UPGRADE	STANDARD	OVAL UNDERMOUNT SINK
Other			
ZANCOR APPLIANCE REQUIREMENTS-UPGRADES TO BE DETAILED ON PES			
Appliance Package received in 'Schedule E'		YES / NO Package Name:	
	UPG (SEE PES)	DECLINED	NOTES
GAS LINE BBQ	STANDARD		
WATERLINE to Fridge	NA		
Hood Fan Venting SIZE	6" STANDARD		
ELECTRICAL for Built-in Oven	NA		
ELECTRICAL for Built-in Micro / OTR	NA		
ELECTRICAL for Gas Stove / Cooktop	NA		
ELECTRICAL for Bar Fridge	NA		
DISCLAIMER		INITIALS	
Colours of all materials are as close as possible to Builders selection but not necessarily identical due to dye lot variances in manufacturing/manufacturers. Due to construction progress some items may have been pre-selected or installed. In this event the Vendor's selection must be accepted by the purchaser			
Any changes to the colour chart after signing are subject to a \$5000 administration fee plus costs			
Purchaser has checked and acknowledged accuracy of colour and selections before signing.			
SITE: WASAGA	50-7 TRILLIUM B	LOT: 2	
PURCHASER(S):	JOSEPH PODKOSCIELNY MARIANNA PODKOSCIELNY		
HOME #/CELL #	705-435 3939		
EMAIL:			
DÉCOR NOTES			
FOR TRADE USE			
Any upgrades in the colour chart must be accompanied with a PES.		Purchaser Signature	
It is the responsibility of all Trades to inform the builder of any discrepancies on sketches, PES and/or colour charts PRIOR to installation.		Date	
*** PAGE 2 OF 2 ***		Vendor Signature	
		Date	

The Trailblazer

Elev. A 2080 sq. ft.
Elev. B 2070 sq. ft.
Elev. C 2070 sq. ft.

ନାଗ୍ରାଧିକାର ବିଭିନ୍ନ ଗ୍ରା. ନି. ନିମ୍ନ ଲେଖାଯାଇ



Ground Floor Elev. 'A'

use other
pan

Smooth

CELLING

Horizontal
tub deck
tile

CALPED

the director

6 Breakfast

Family Room
13'0" x 15'7"

Feature Window With Out Cost: \$1,000

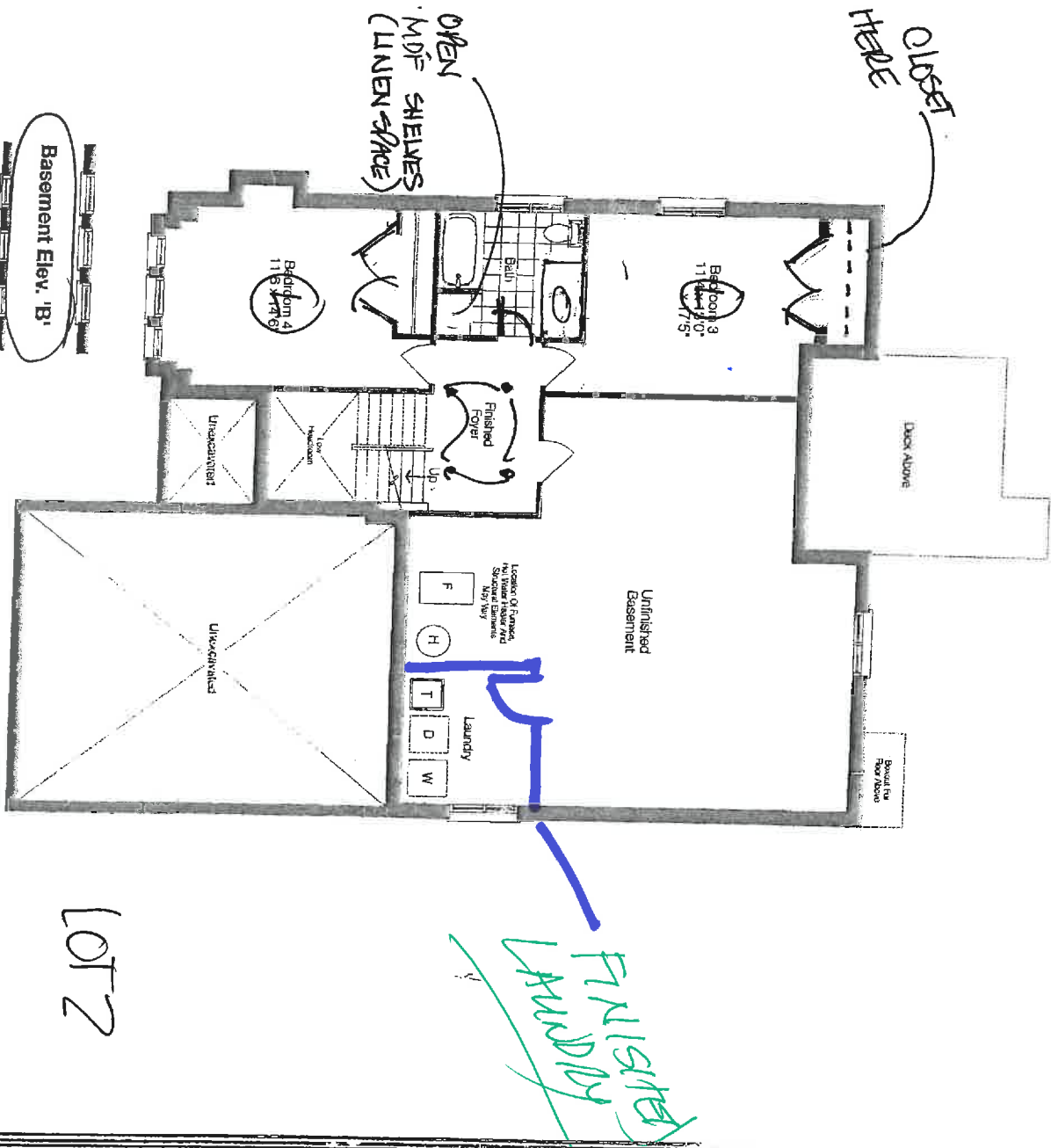
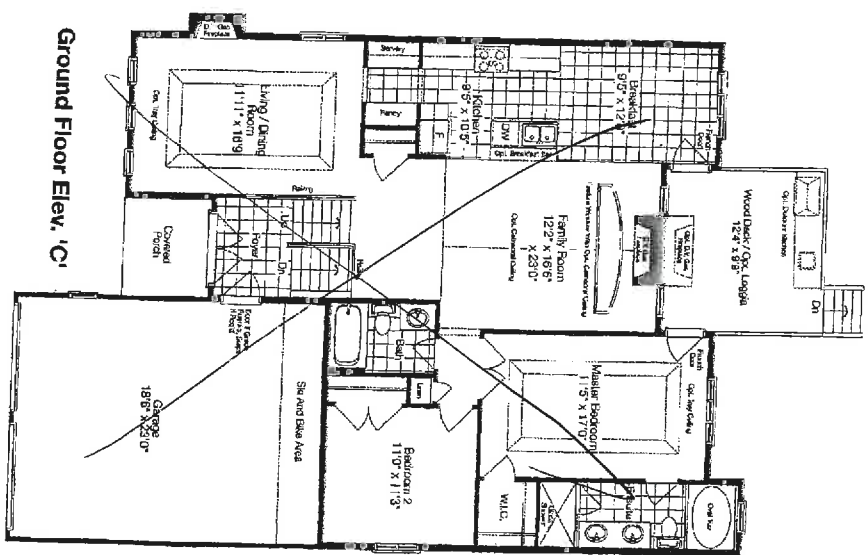
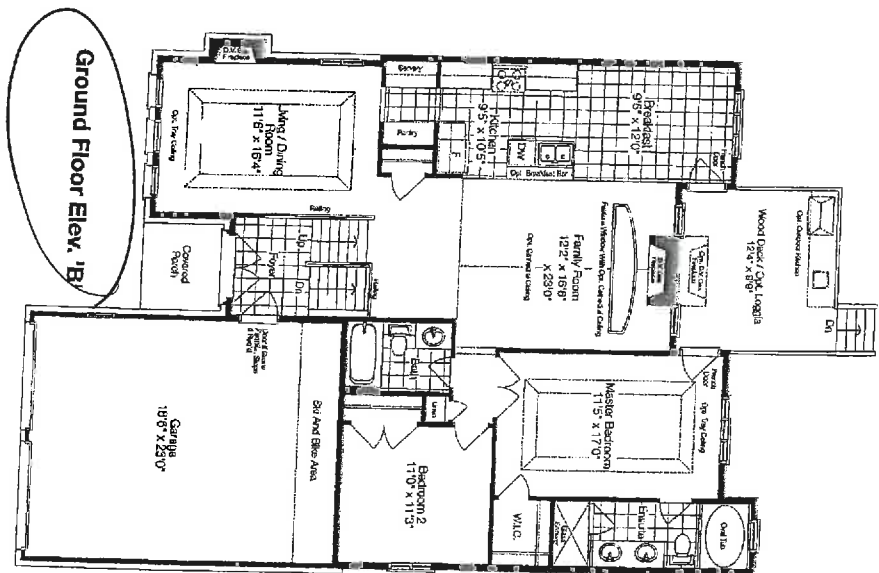
Master Bedroom

Bedroom 2
10'6" x 11'3"

Ski And Bike Area

Garage
18'6" x 23'0"

1012



Prices and specifications are subject to change without notice. E.&O.E. The patterns may vary. Window size and location 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. A. Elevation may include portions of the house constructed in vinyl siding or other materials. All renderings are artist's concept.

50-07

STANDARD CABINET HARDWARE
(New Image Kitchens)

10/2
2009/17



main

kitchen

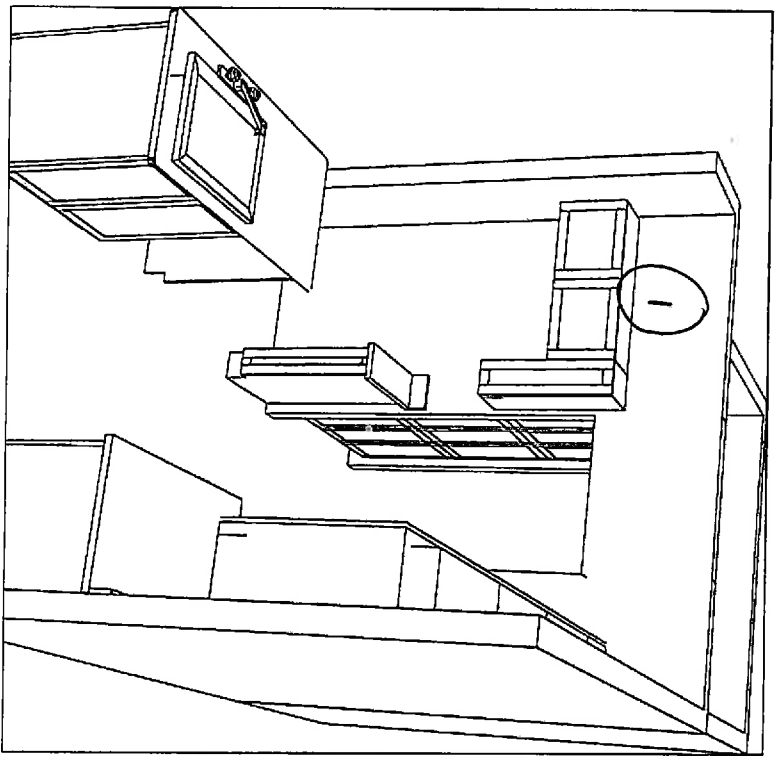
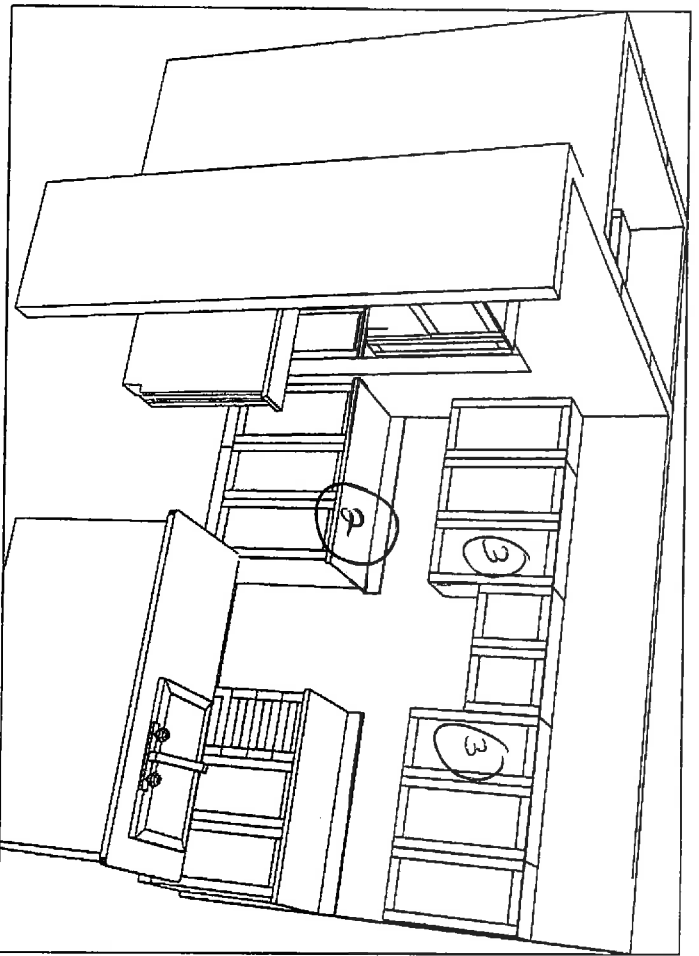
beamer

MR

Lot 2.

NEW IMAGE KITCHENS INC	
Scale:	Approved by:
Date: 1/24/17	Drawn by: VANCE
	Revised:
ZANCOR HOMES	
MODEL 5007 WASAGA	Drawing number:

rev 9/17.



- 1 24" deep upper on fridge/side panel
- 2 Pot drawers
- 3 2 clear glass doors
- 4 39 1/2" extended doors
- 4 1/2" light valance below upper doors

all off

no electrical

ZANCOR HOMES

100

 $1\frac{1}{2}$ 

44

2013

“DPR”

"D"

"G"

"B"

“F”

"E"

"A"

UPGRADES

“

— ✕ —

"P"

”

1 1/2"

”

“N”

“O”

“N”

“Q”

“K”

LOT / SITE

PURCHASER SIGNATURE

8 Nov 97/17
Lhasa

20

11. *John Wiley*
PURCHASER SIGNATURE

8/3/2017

Dual Flush Toilets- Flowise Round Front Two Piece Toilet by American Standard Canada

American Standard

Lot 2

Dual Flush Toilets- Flowise Round Front Two Piece Toilet by American Standard Canada

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American Standard
Style That Works Better

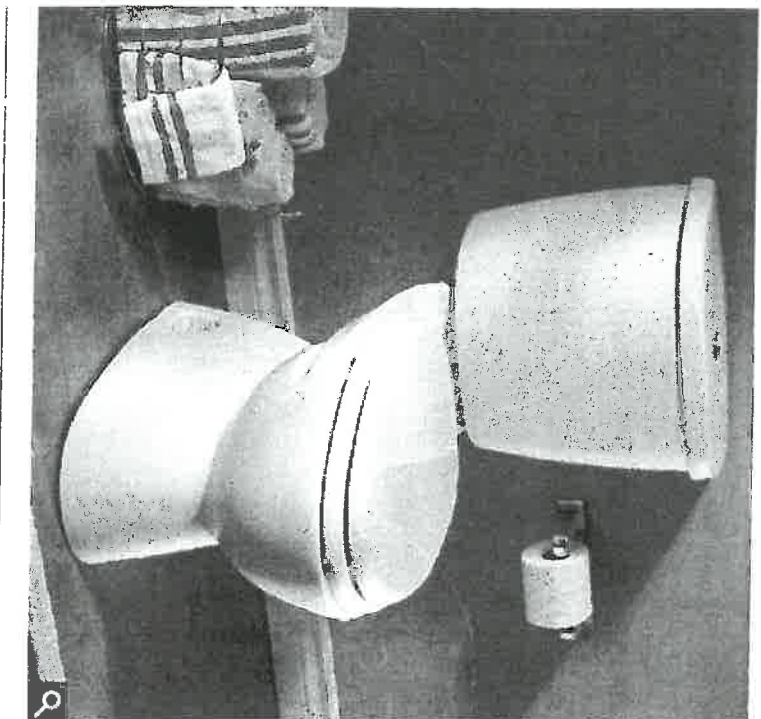


Product Information

Flowise® Dual Flush Round Front Toilet with Aquaguard Liner

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MODEL #: 2489516, 735130-400, 7381034-200, 4035516, 3074216 COLLECTION: FLOWISE



10009/17

Description

- Wash down toilet
- Combination bowl and tank
- High efficiency, low consumption
Full Flush 1.3 gpf/6.0 Lpf
Partial Flush 0.86 gpf/3.0 Lpf
- Meets EPA WaterSense® criteria
- 12" (305mm) rough-in
- Chrome-plated top mounted push button actuator
- Concealed trapway bowl
- Sanitary Dam on bowl
- Fully glazed 2-1/4" trapway
- Internal trapway area fully glazed
- 100% factory flush tested
- 2 colour-matched bolt caps
- 2 year warranty

Nominal Dimensions -
Length x Width x Height:
27-1/8" x 17" x 30-1/8"
(690 x 432 x 765mm)

Features and Innovations

- Toilet Performance - Better - MAP Score under 800g
- Toilet Shape - Round Front
- Water Efficient
- WaterSense® Certified

1 - maid Ball.
only

MS CP

Model Numbers

Main Catalogue

WHERE TO BUY

INTERIOR FINISHES ACKNOWLEDGEMENT / WAIVER

Purchaser accepts and acknowledges that the Builder reserves the right to substitute materials with those of equal or better quality where the manufacture, scheduling or delivery of materials may directly impact the Builder's ability to meet its' contractual obligations under the Agreement of Purchase and Sale.



UPGRADES/EXTRAS: All upgrades and additional selections indicated on the colour chart must be accompanied by an upgrades/extras sheet (PES) and full payment otherwise the selection will be invalid. All colour charts and upgrades/extras will not proceed until verified and signed by an authorized signing officer at the Vendor's head office. **CHANGES WILL NOT BE PERMITTED UPON COMPLETION AND SUBMISSION OF THE COLOUR CHART.**



PORCELAIN & NATURAL STONES: Due to the properties of natural stones including but not limited to **marble, granite, quartz**, no two pieces are exactly the same. Variations in colour, tone, granularity (pitting, fissures) and pattern are to be expected, including various lighting may affect the overall finished look. Stone tops are sealed at time of installation and should never be cleaned with lemon oil or vinegar. Stones are porous materials, therefore any spilled substance require immediate attention. Stone countertops require regular seal re-application as part of home maintenance. Purchaser acknowledges colour and product variations as well as natural imperfections may exist with the selection of natural stone materials and shall not hold the Vendor liable for provision of same.



STONE COUNTERTOP JOINTS: Purchaser is aware that one joint will be at each corner and on either side of slide-in-range (if applicable). It will also be where the length of the counter top exceeds the length of a stone slab. Slabs are usually approximately 5' x 8'.



CERAMIC TILES: Due to manufacturing, shade (dye lots), product variations may exist that can affect the overall look of the finished product. Although every effort will be made to ensure the colours and materials selected are as close as possible to the samples, the purchaser acknowledges that the sample tiles supplied in the Design Centre may not be identical to the materials installed in the home.



STAIR STAINS: Due to the natural properties of wood, many variables can affect the overall look of the finished product. Factors including but not limited to wood type, knotting, graining, density, age, humidity, and air temperature can result in substantial variations in stain intensity. The purchaser accepts that although the Vendor will do their best to match stain the unfinished stairs as close as possible to the pre-finished floors, it is not possible to have an identical match and that there MAY be shade differences between the two products.



CABINETRY: Due to the natural properties of wood, slight variations apparent with cabinetry are to be expected. This includes but not limited to wood species, wood grain, colour, finish, product variations, and natural imperfections are all factors that may affect the overall look of the finished product. Such factors make exact colour matching impossible. The type and intensity of lighting in the areas of designated cabinetry placement may also highlight characteristics of cabinetry finish. All cabinets shall be finished with a white melamine interior box unless a finished interior is upgraded. Due to building specifications and/or on-site conditions, certain cabinetry upgrades may not be possible. The purchaser acknowledges that the Builder cannot guarantee the cabinetry finish or provision of certain upgrades and shall not hold the Builder liable for provision of same.



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HARDWOOD / LAMINATE FLOORING: Due to the properties of wood and laminate, many variables can affect the overall look of the finished product. Variations include but not limited to wood type or laminate finish, colour/stain and wood grain are significant factors that make exact colour matching impossible. The purchaser acknowledges that the hardwood flooring is a pre-finished product in a controlled environment. Expansion, compression and cupping are characteristics of hardwood flooring once installed in the home. The purchaser acknowledges these may become apparent over time and despite the Builders' efforts to install the hardwood flooring materials in keeping with good workmanship, the Builder shall not be responsible nor held liable for minor variances of fluctuation in hardwood flooring materials.



HARDWOOD / LAMINATE WAIVER:



I/We understand hardwood flooring is classified as a porous material and as such not recommended by the Builder in certain areas. I/We understand there is a concern due to possible water and other substances being frequently splashed or spilled onto the floor and in contravention of Ontario Building Code Section 9.30.1.2(1).

"Finished flooring bathrooms, kitchens, public entrance halls, laundry & general storage areas shall consist of resilient flooring, felted-synthetic-fibre floor coverings, concrete, terrazzo, ceramic tile, mastic or other types of flooring providing similar degrees of water resistance."

I/We are prepared to assume full responsibility for any damage caused to the hardwood floor or subfloor due to moisture absorbency in the mentioned areas, and agree to waive any claims against the Township of residence, TARIION and/or the Builder in relation to the matter.

****SEE COLOUR CHART FOR LOCATIONS****

SITE

WASARA

LOT

2.

DATE

Nov 9/17



APPLIANCE SPEC INFORMATION SHEET

STE & LOT:

lot 2
WASAPA

DATE:

NOV 9/17

SITING:

☐ Standard

☐ Reverse

RANGE

- ☒ 30" (STD)
- ☐ 36"
- ☐ 48"
- ☐ GAS
- ☐ AMPS _____
- ☐ COOKTOP (APRON)
- ☐ AMPS _____
- ☐ COOKTOP (DROPIN)
- ☐ AMPS _____

REFRIGERATOR

- ☒ STANDARD OPENING 36" X 72"
- ☐ BUILT IN FRIDGE
- ☐ WATERLINE REQUIRED
- ☐ PANELLED/INTEGRATED
- ☐ FLUSH INSET

WALL OVENS

- ☐ 30"
- ☐ SINGLE
- ☐ AMPS _____
- ☐ DOUBLE
- ☐ AMPS _____
- ☐ STEAM OVEN
- ☐ AMPS _____
- ☐ WARMING DRAWER
- ☐ AMPS _____

MICROWAVES

- ☐ BUILT IN MICRO
- ☐ AMPS _____
- ☐ MICRO TRIM KIT
- ☐ MODEL _____
- ☐ OVER THE RANGE
- ☐ AMPS _____

HOOD FANS

- ☐ CHIMNEY (CENTRE VENT)
- ☐ 6 INCH (STD)
- ☐ UNDER CABINET
- ☐ 8 INCH
- ☐ FLUSH INSET
- ☐ 10 INCH

DISHWASHER

- ☒ 24" (STD SIZE)

LAUNDRY

- ☐ FRONT LOADING SIDE BY SIDE
- ☐ STACKABLE
- ☒ TOP LOAD

MSH Additional charges may apply for cabinetry, electrical and plumbing in order to accommodate the specs given by the homeowner.

MSH **NOTE:** It is the Purchaser's responsibility to coordinate delivery, installation and hook up of appliances and to ensure they are installed as per Manufacturers specifications after closing.

MSH Purchaser acknowledges responsibility for providing correct specification for such appliances. The purchaser agrees to deliver forthwith to the Builder the manufacturer's appliance specifications where the size exceeds the standard openings.

MSH **If specs not received, the standard openings as determined by Zancor Homes will be provided. If rework/repair is required due to late specs received, additional costs will be applied.**

Appliance Specs are DUE (if not received during appointment):

2 WEEKS FROM SIGNED DATE ABOVE – Specs received after this date and changes are required to accommodate the appliances, an administration fee of minimum \$250 will apply.

***Changes must be approved by head office.**

Purchaser Signature *W. Redden*

Date NOV. 9/17

Purchaser Signature

Spedding

Date

NOV 9/17