

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.

I, **Roberto Sorrentino**
Vendor: **Zancor Homes (King City) Ltd**
Lot #: **55** Phase: **2** Plan No.:
Street: **Lilly Valley Crescent**
in the : **Township of King**
Date of Offer: **Saturday December 03, 2011**

DELETE:

INSERT:
1. PURCHASER ACCEPTS NEW DRAWINGS OF HOUSE PLANS.

Dated at King City, Ontario this 28th day of January, 2012.

Witness (Sign & Print Name)

Purchaser - ROBERTO SORRENTINO

Accepted at Concord, Ontario this 31 day of January, 2012

Zancor Homes (King City) Ltd

Per: _____
Authorized Signing Officer



Project Number
09011

Issued

1	JAN. 19/12	AL
2	JAN. 24/12	AL

Scale

1/8" = 1'-0"

Client

ZANCOR HOMES

Project

KING CITY

Lot Size

LOT 55

Model

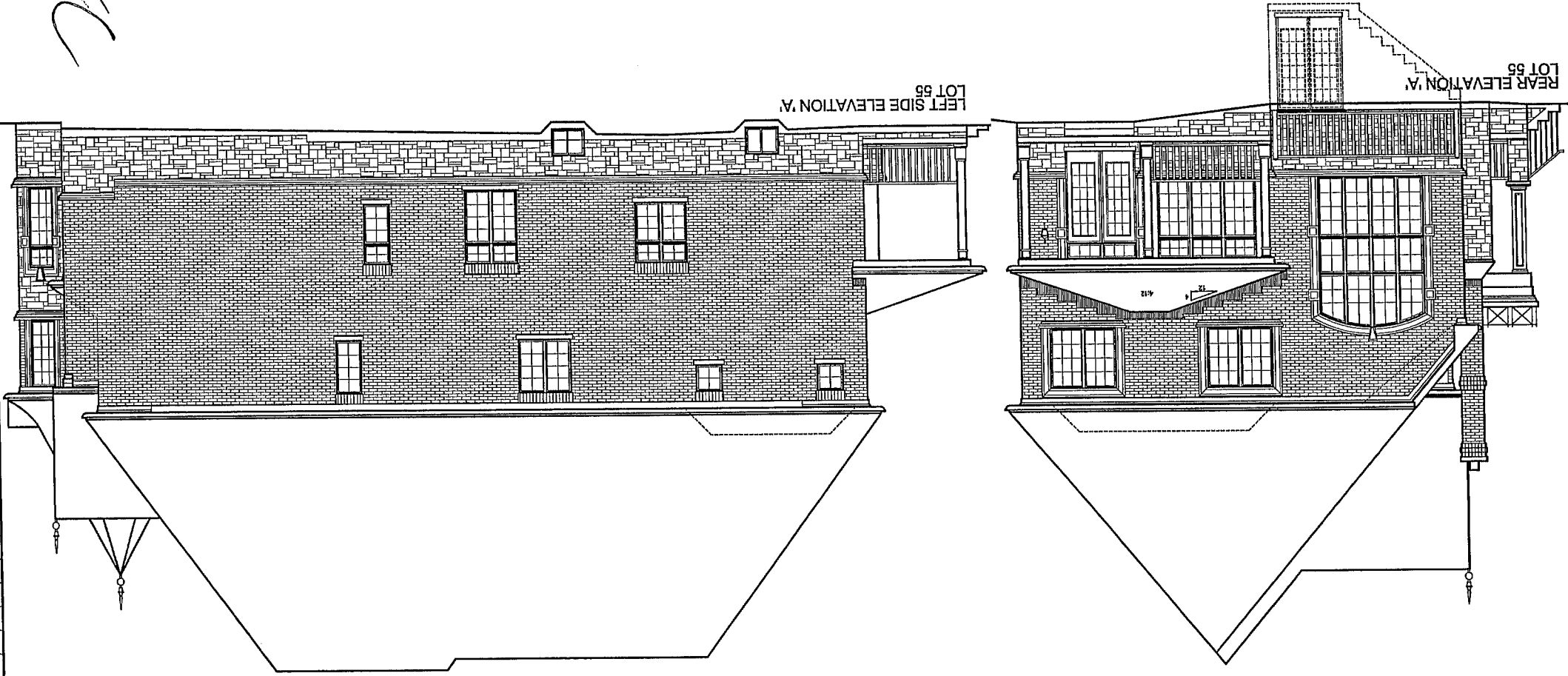
42-12 CORNER

Square Footage (Elev. 'C')

- S.F.

Page

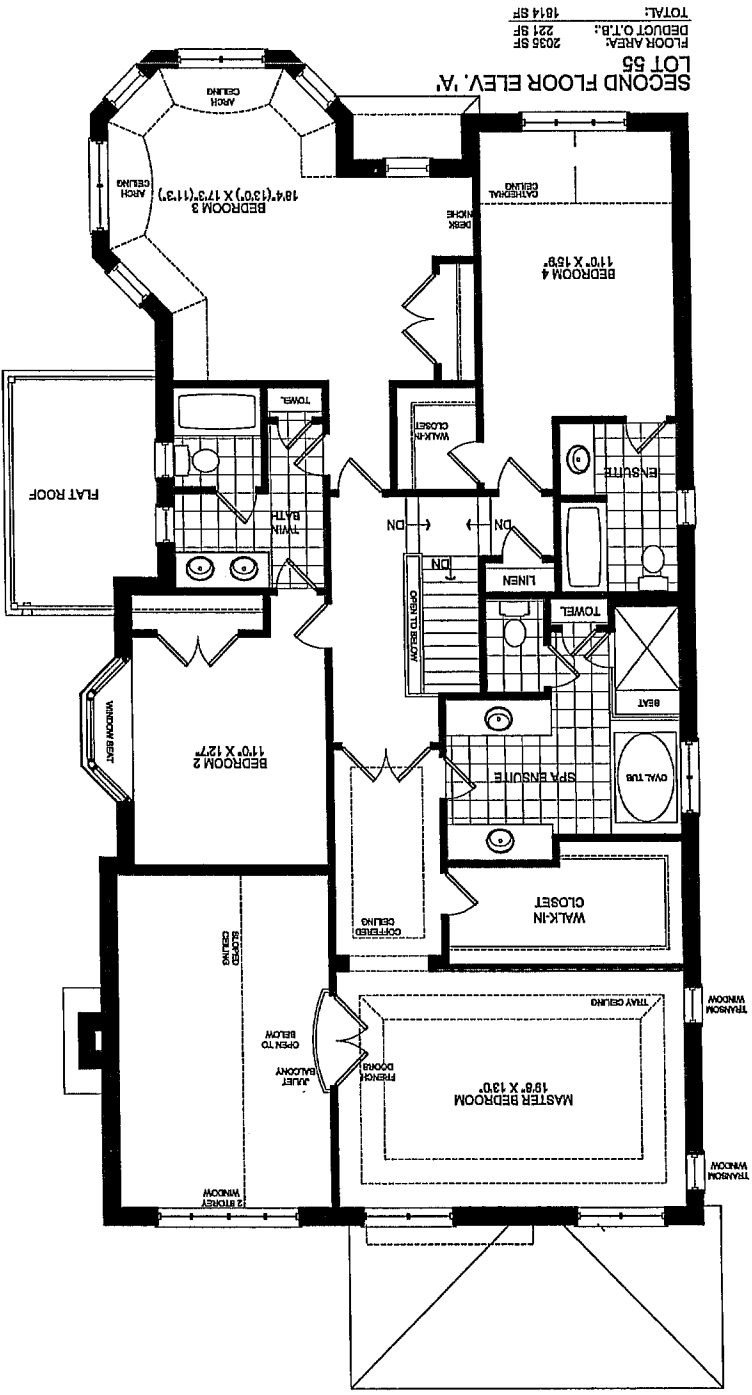
OF 4

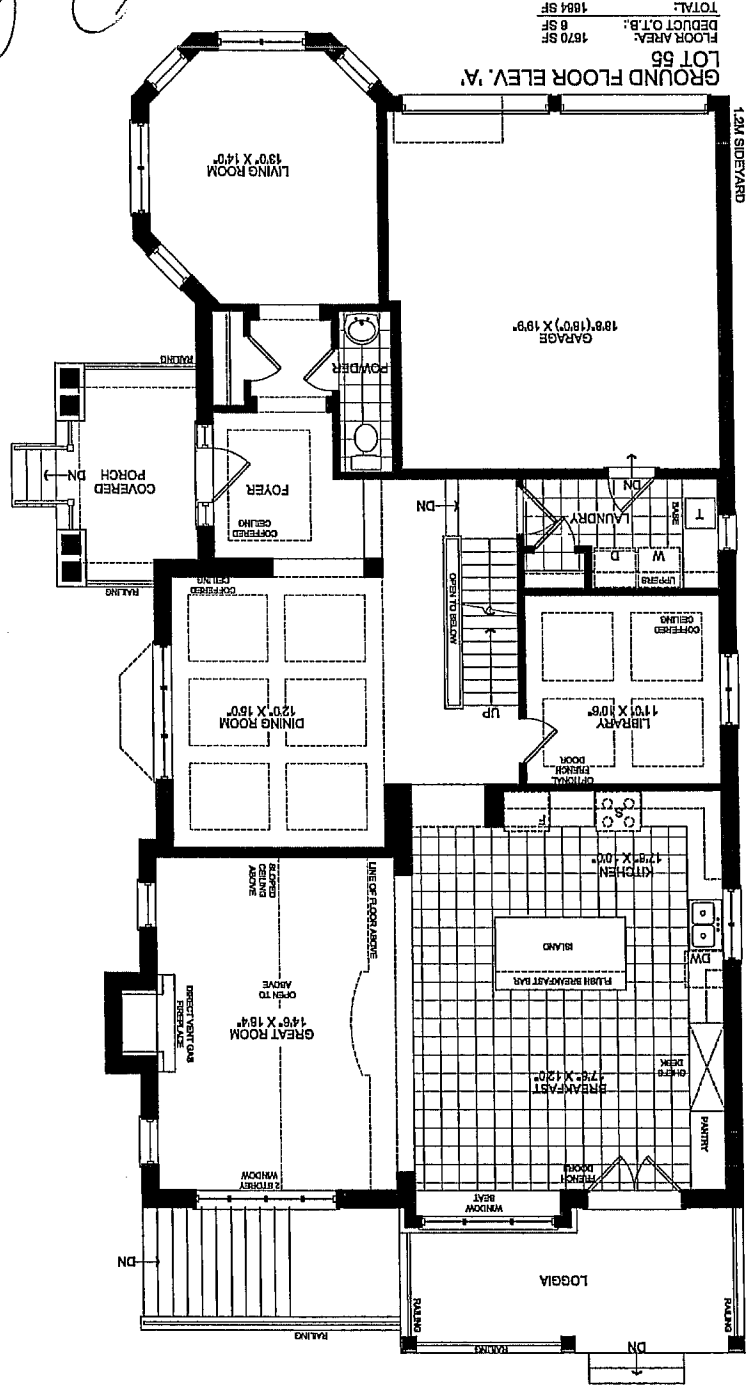
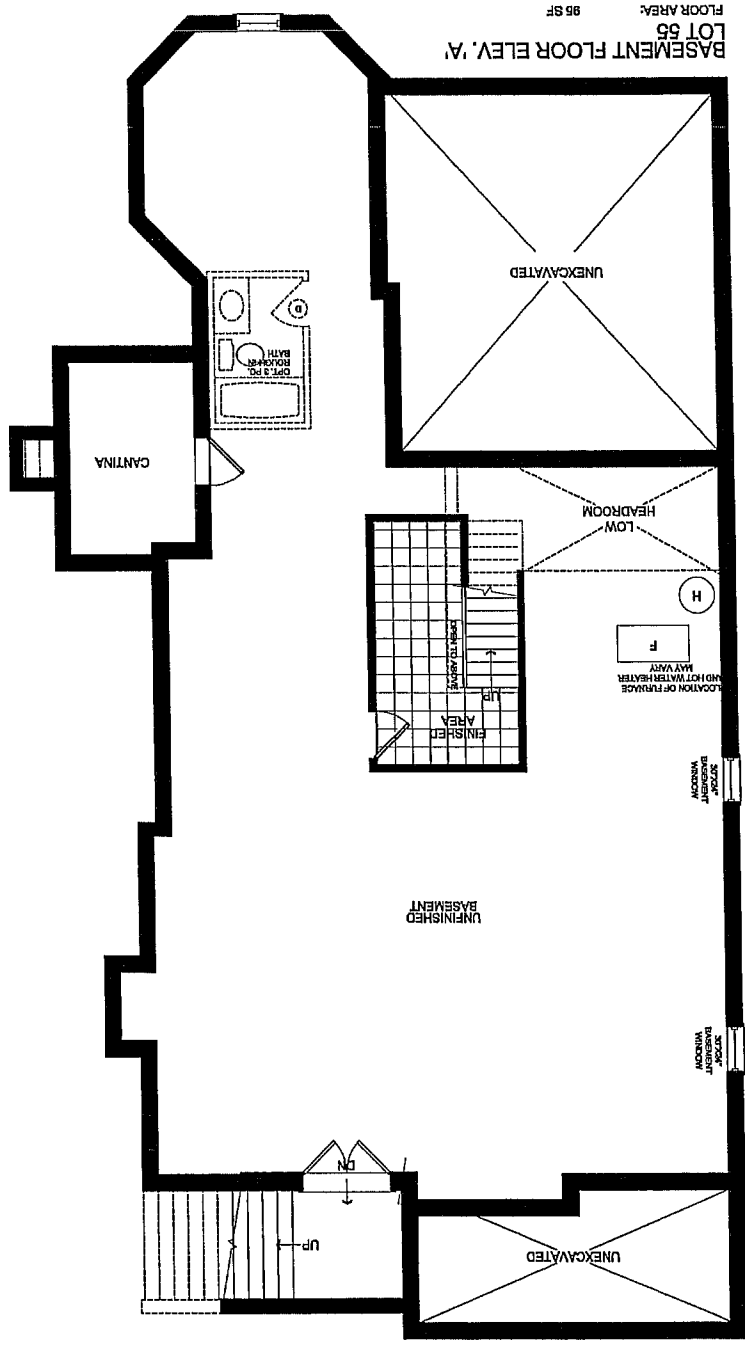


LEFT SIDE ELEVATION 'A'
LOT 55

REAR ELEVATION 'A'
LOT 55

28





SCHEDULE "E-1"

Invoice Number 763

PURCHASER EXTRAS

Consultant:

Vendor: Zancor Homes (King City) Ltd		Purchaser: <u>ROBERTO SORRENTINO</u>		
Telephone Number: 905-605-5494				
Lot / Unit 55	House Type Criollo (42-12C) Elev A Elev.	Reg. Plan #	Closing Date As Per Agreement	Date Ordered 31-Jan-2012

	DESCRIPTION	AMOUNT
14.	INTERSTONE QUOTE	
15.	QTK Quote	
16.	LIBRARY, MAIN HALL, LIVING ROOM, FOYER: CROWN MOULDING: INSTALL STD CORNICE MOULDING	
17.	GREAT ROOM, LIBRARY, DINING ROOM, MAIN HALL, LIVING ROOM, UPPER HALLWAY AND ALL BEDROOMS: HARDWOOD: UPGRADE TO 5th UPGRADE SOLID SAWN 5 INCH GOTHAM	
	*CLIENT GIVEN UPGRADE 1 AS STD, AS PER SCHEDULE E	
	J. MAIN TO 2ND LEVEL, MAIN TO BASEMENT: STAIN TO MATCH.....	
	*NO CHARGE AS PER SCHEDULE E	
19.	MAIN TO 2ND LEVEL, MAIN TO BASEMENT: UPGRADE TO UPGRADE 3 RAILINGS #683 COLLAR ALT. W/ ½ INCH PLAIN PICKET-COLOUR PEWTER 2 ¾ INCH GROOVED OAK HANDRAIL, 3 ¼ INCH SQUARE PLAIN OAK POST WITH FANCY CAP	
	*NO CHARGE AS PER SCHEDULE E	
20.	MASTER ENSUITE: UPGRADE TO FRAMELESS GLASS SHOWER, IN LIEU OF STD	
	*NO CHARGE TO CLIENT AS PER SCHEDULE E	
21.	THROUGHOUT: UPGRADE TO 1ST UPGRADE 3 1/2 STEP X 5 1/4 STEP	
	*NO CHARGE TO CLIENT AS PER SCHEDULE E	
22.	UPGRADE TO 200 AMP SERVICE	
	*NO CHARGE AS PER SCHEDULE E	
23.	KITCHEN: CABINETRY: UPGRADE TO CATEGORY 3 CABINET ANTIQUE WHITE DOOR STYLE 3401	
24.	KITCHEN: UPGRADE HARDWARE TO B14 ON DRAWERS AND H15 ON CABINET DOORS	
25.	MAIN BATH AND 2ND ENSUITE: UPGRADE WALL TILE TO 1ST UPGRADE 8 X 13 BAMBOO GREY	
26.	KITCHEN: UPGRADE TO ADDITIONAL GRANITE PIECE FOR SLIDE IN STOVE	
27.	KITCHEN: INSTALL WATER LINE FOR POTFILLER.	
	*NO CHARGE AS PER FABRIZIO	
28.	CLIENT TO COORDINATE WITH SITE SUPER TO INSTALL HIS OWN POTLIGHTS	
	*AS PER FABRIZIO	
29.	DISCOUNT AS PER FABRIZIO	
	Sub Total	
	HST	

PURCHASER EXTRAS

Consultant:

Vendor: Zancor Homes (King City) Ltd	Purchaser: <u>ROBERTO SORRENTINO</u>
	Telephone Number: <u>905-605-5494</u>

Lot / Unit	House Type	Reg. Plan #	Closing Date As Per Agreement	Date Ordered
55	Criollo (42-12C) Elev A Elev.			31-Jan-2012

Total	
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\$ [redacted] amended to purchase price.

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.

Paid [redacted]

[Signature]
Purchaser - ROBERTO SORRENTINO

[Signature]
[Signature]
Design Consultant
Vendor: Zancor Homes (King City) Ltd

HARDWOOD/CARPET	
Living Room	Up 5 Solid Sawn Gotham
Dining Room	Up 5 Solid Sawn Gotham
Family Room	N/A
Great Room	Up 5 Solid Sawn Gotham
Main Hall	Up 5 Solid Sawn Gotham
Library	Up 5 Solid Sawn Gotham
Upper Hall	Up 5 Solid Sawn Gotham
Master Bdrm	Up 5 Solid Sawn Gotham
Bedroom 2	Up 5 Solid Sawn Gotham
Bedroom 3	Up 5 Solid Sawn Gotham
Bedroom 4	Up 5 Solid Sawn Gotham
Basement	13 x 13 Greco Grey
Foyer	24 X 24 Graffiti Corda
Other	N/A
FIREPLACE	
Location:	Great Room
Marble/Hearth	Nero marquina, No hearth
Style	NF8
Location:	N/A
Marble/Hearth	N/A
Style	N/A
STAIRS & RAILINGS	
STAIRS & RAILING	Stain to Match Solid Sawn Gotham
Main to Second	Up 3 Railings: #683 COLLAR ALT. W/ ½ INCH PLAIN PICKET COLOUR pewter 2 ½ INCH GROOVED OAK HANDRAIL, 3 ¾ INCH SQUARE PLAIN OAK POST WITH FINISH CAP
Floor, Main to	
basement	

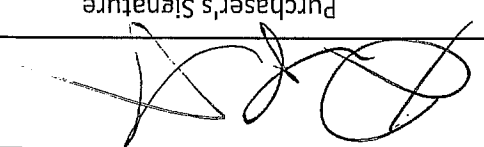
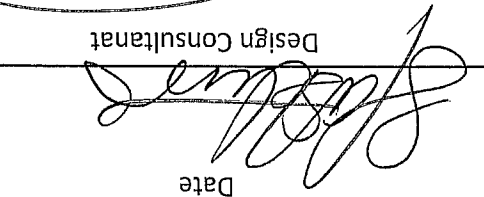
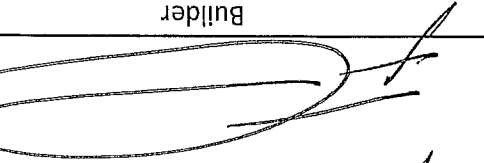
FLOOR & WALL TILE	
Kitchen Floor	24 X 24 Graffiti Corda
Kitchen Backsplash	N/A
Breakfast Floor	24 X 24 Graffiti Corda
Foyer	24 X 24 Graffiti Corda
Powder Room	24 X 24 Graffiti Corda
Laundry	13 x 13 Greco Grey
Main Hall	Up 5 Solid Sawn Gotham
Main Bath/TWIN Flr	8 X 13 BAMBOO GREY INSTALLED VERTICALLY
Main Bath Wall/Twin	8 X 13 BAMBOO GREY INSTALLED VERTICALLY
Main Bath	8 X 13 BAMBOO GREY INSTALLED VERTICALLY
Shower/Twin	8 X 13 BAMBOO GREY INSTALLED VERTICALLY
Ensuite Floor	12 x 12 Silk Stone Taupe
Ensuite Bath Wall	12 x 24 Silk Stone Ivory installed in brick pattern
Ensuite Shower	12 x 24 Silk Stone Ivory installed in brick pattern
2nd Ensuite Floor	8 X 13 BAMBOO GREY INSTALLED VERTICALLY
2nd Ensuite Wall	8 X 13 BAMBOO GREY INSTALLED VERTICALLY
2nd Ens. Shower	8 X 13 BAMBOO GREY INSTALLED VERTICALLY
Basement	13 x 13 Greco Grey
Other	N/A
APPLIANCES	
Appliance Package	Yes
TRIM & MOULDING	
Trim: Up 1 3 1/2 Step 5 1/4 step	
Moulding: Cornice 109	
EXTERIOR/INTERIOR HARDWARE	
EXTERIOR: STD	
INTERIOR: STD	

CABINETS	
Kitchen & Servery	3401 Antique White Maple
Main Bath	1023 portobello
Ensuite	1023 WHITE CHOCOLATE
2nd Ensuite	1023 portobello
3rd Ensuite	N/A
Laundry	Std
Other	N/A
Other	N/A
COUNTERTOPS (Note Edge Style if applicable)	
Kitchen	GRIGIO SARDO EDGE G
Main Bath/twin	7735-58
Ensuite	7735-58
2nd Ensuite	7735-58
Basement Bath	N/A
Other	N/A
KITCHEN/BATHROOM HARDWARE	
Kitchen DRAWERS: B14 CABINETS: H15	
Esuite: H3	Laundry: B2
Main bath/twin: H3	Ensuite :h3
INTERIOR DOORS	
STD	
EXTERIOR PACKAGE CHOICES	
1st:	2nd:
3rd:	
ADDITIONAL COMMENTS	
Supply and install bathroom accessories, do not install mirrors	

PAINT	
Living Room	Fog Mist
Dining Room	Fog Mist
Family Room	N/A
Great Room	Fog Mist
Main/Upper Hall	Fog Mist
Laundry	Fog Mist
Powder Room	Elephant Tusk
Den/Study	Fog Mist
Kitchen/Breakfast	Fog Mist
Master Bedroom	Fog Mist
Bedroom 2	Fog Mist
Bedroom 3	Fog Mist
Bedroom 4	Fog Mist
Ensuite Bath	Elephant Tusk
4th Ensuite Bath	Elephant Tusk
Other	N/A

Colours of all materials are as close as possible to Builders selection but not necessarily identical due to 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 purchaser.	Any changes to the colour chart after signing are subject to a \$1000 administration fee plus costs.	Purchaser has checked and acknowledged accuracy of colour selections before signing.
RS	RS	RS
INITIALS		

COLOUR CHART	
ZANCOR HOMES	Site: Kings Ridge
Purchaser(s): Roberto Sorrentino	
Upper Hall	Up 5 Solid Sawn Gotham
Master Bdrm	Up 5 Solid Sawn Gotham
Bedroom 2	Up 5 Solid Sawn Gotham
Bedroom 3	Up 5 Solid Sawn Gotham
Bedroom 4	Up 5 Solid Sawn Gotham
Basement	13 x 13 Greco Grey
Foyer	24 X 24 Graffiti Corda
Main Hall	Up 5 Solid Sawn Gotham
Library	Up 5 Solid Sawn Gotham
Upper Hall	Up 5 Solid Sawn Gotham
Master Bdrm	Up 5 Solid Sawn Gotham
Bedroom 2	Up 5 Solid Sawn Gotham
Bedroom 3	Up 5 Solid Sawn Gotham
Bedroom 4	Up 5 Solid Sawn Gotham
Basement	13 x 13 Greco Grey
Foyer	24 X 24 Graffiti Corda
Ensuite Bath Wall	12 x 24 Silk Stone Ivory installed in brick pattern
Ensuite Shower	12 x 24 Silk Stone Ivory installed in brick pattern
2nd Ensuite Floor	8 X 13 BAMBOO GREY INSTALLED VERTICALLY
2nd Ensuite Wall	8 X 13 BAMBOO GREY INSTALLED VERTICALLY
2nd Ens. Shower	8 X 13 BAMBOO GREY INSTALLED VERTICALLY
Basement	13 x 13 Greco Grey
Other	N/A
APPLIANCES	
Appliance Package	Yes
TRIM & MOULDING	
Trim: Up 1 3 1/2 Step 5 1/4 step	
Moulding: Cornice 109	
EXTERIOR/INTERIOR HARDWARE	
EXTERIOR: STD	
INTERIOR: STD	

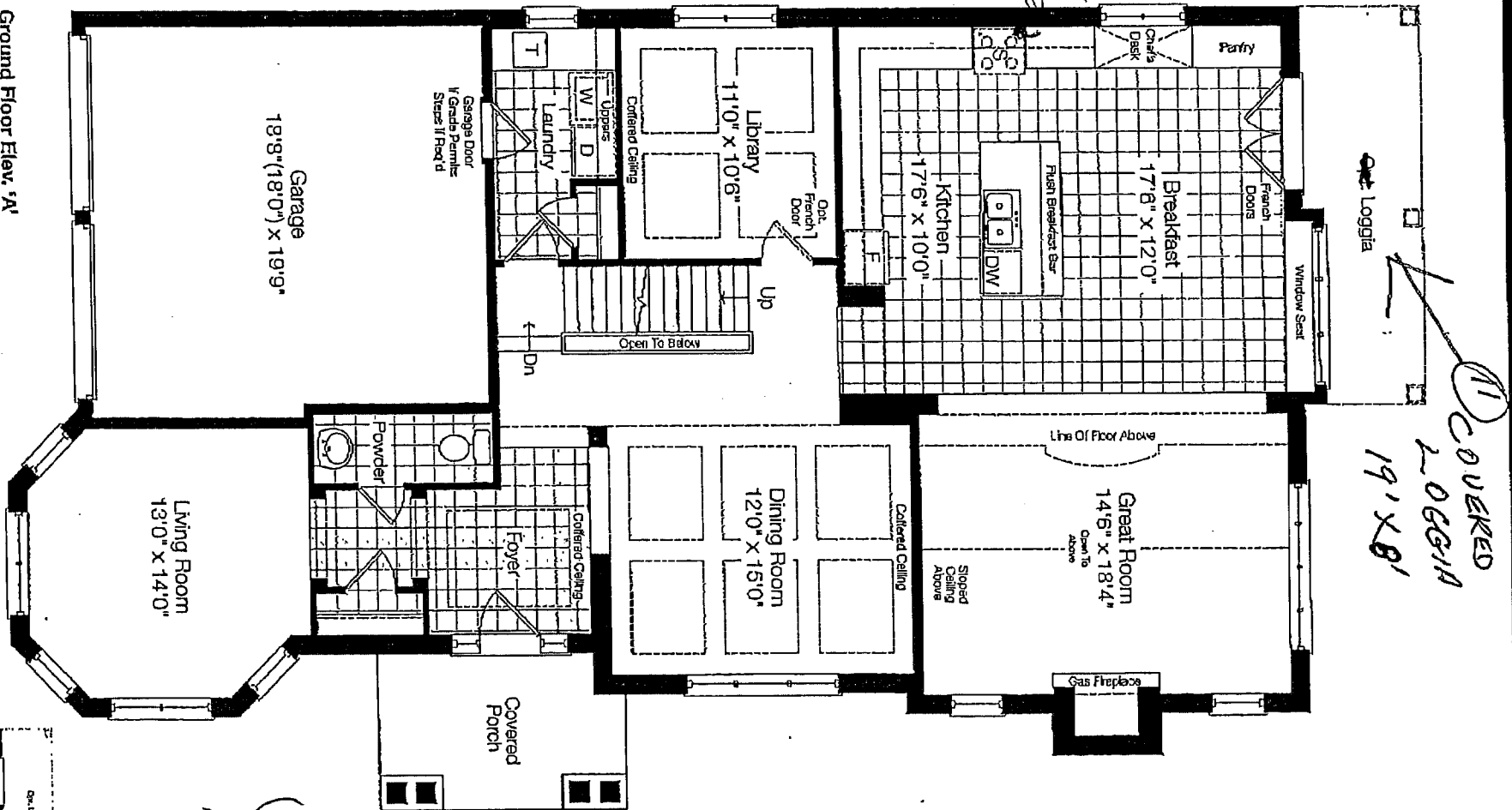
Purchaser's Signature	Date
	Jan 31/2012
Purchaser's Signature	Date
	Jan 31/2012
Builder	Date Accepted
	Jan 31/2012

GRIOLO

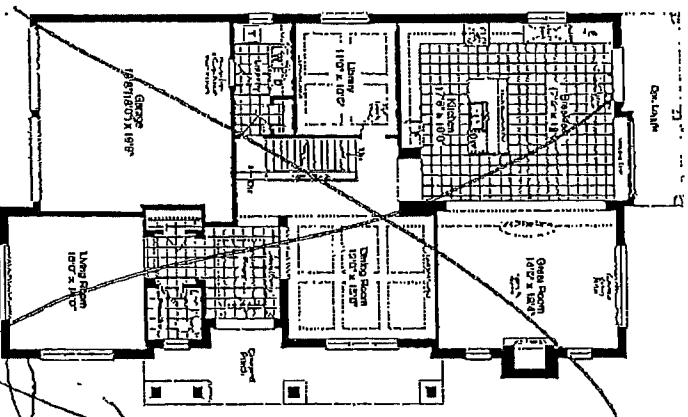
Elev. A 3573 sq. ft.

Elev. B 3489 sq.-ft.

includes 95 sq. ft. fin. lower level



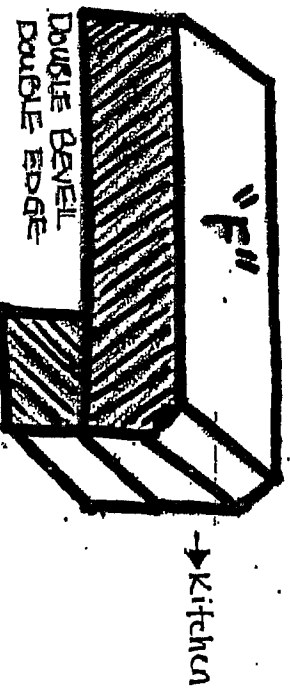
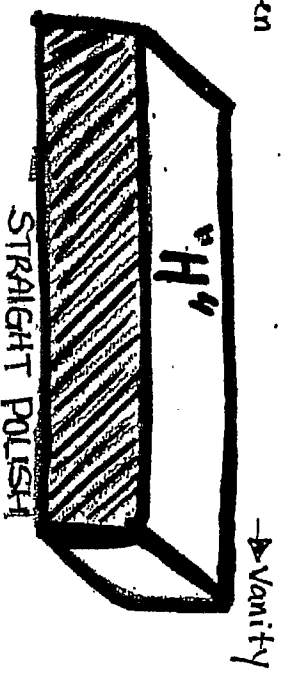
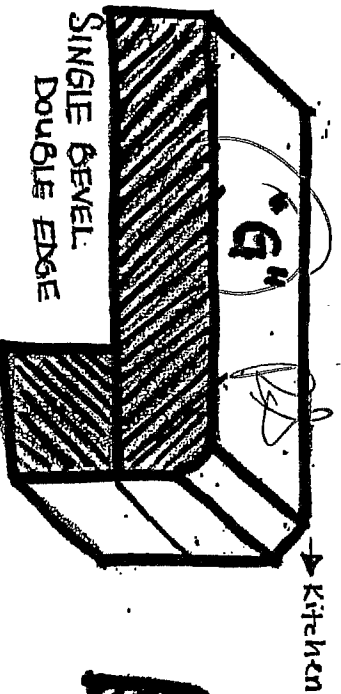
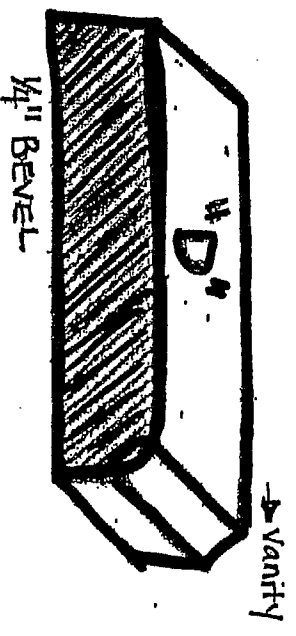
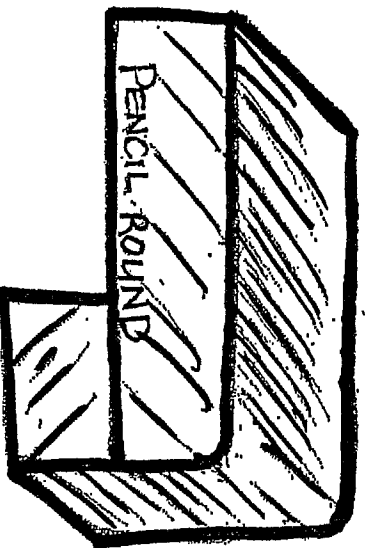
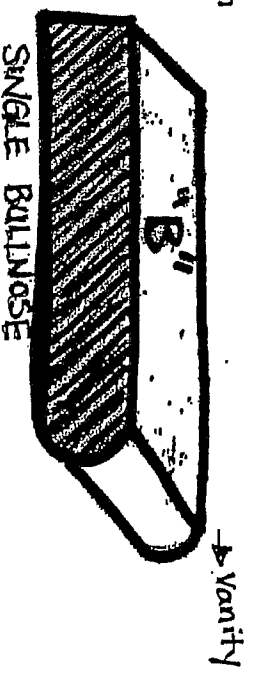
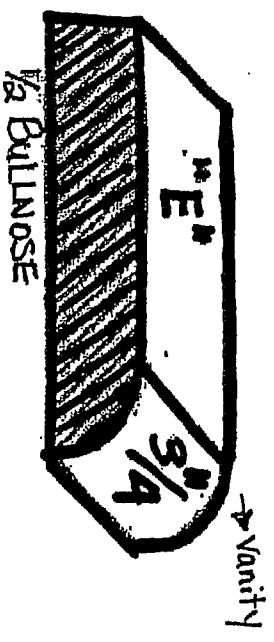
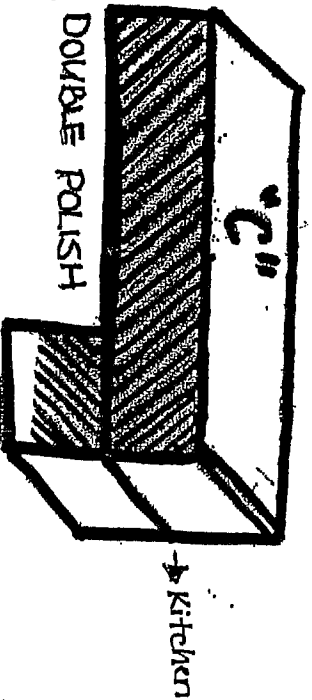
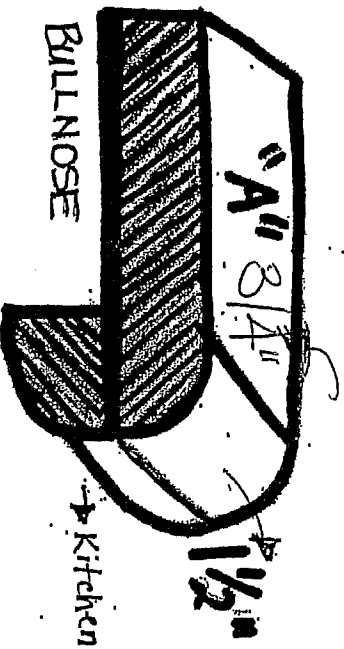
Ground Floor Elev. 'A'



Ground Floor Elev. 'B'

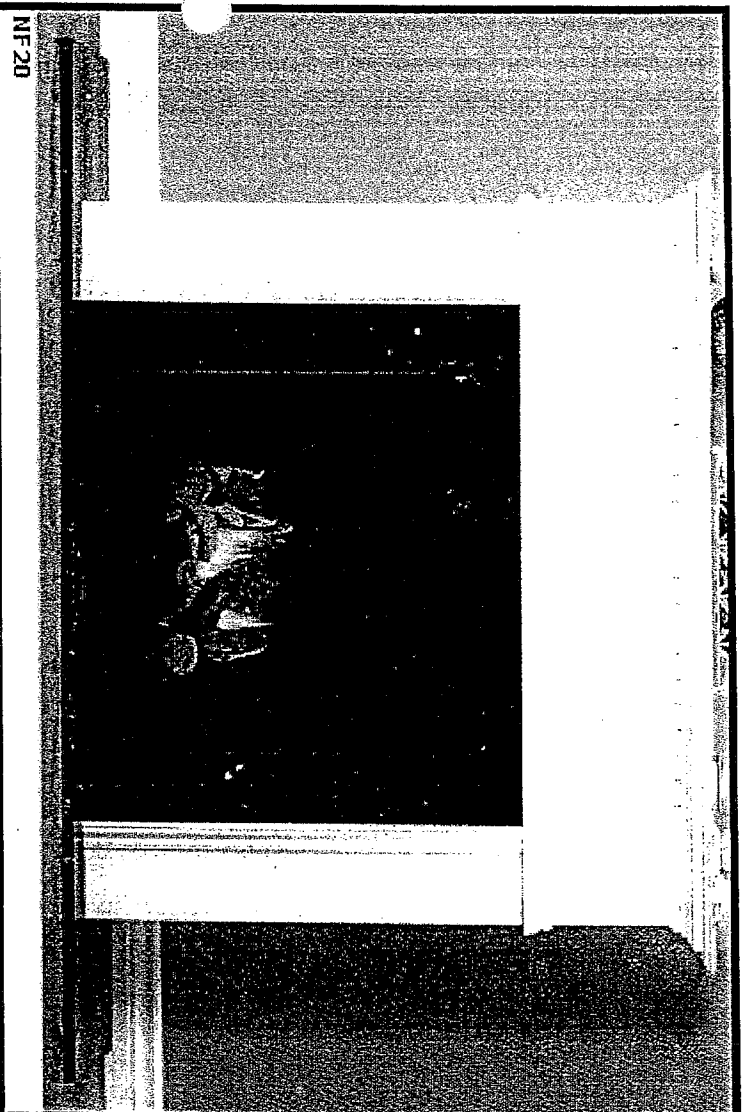
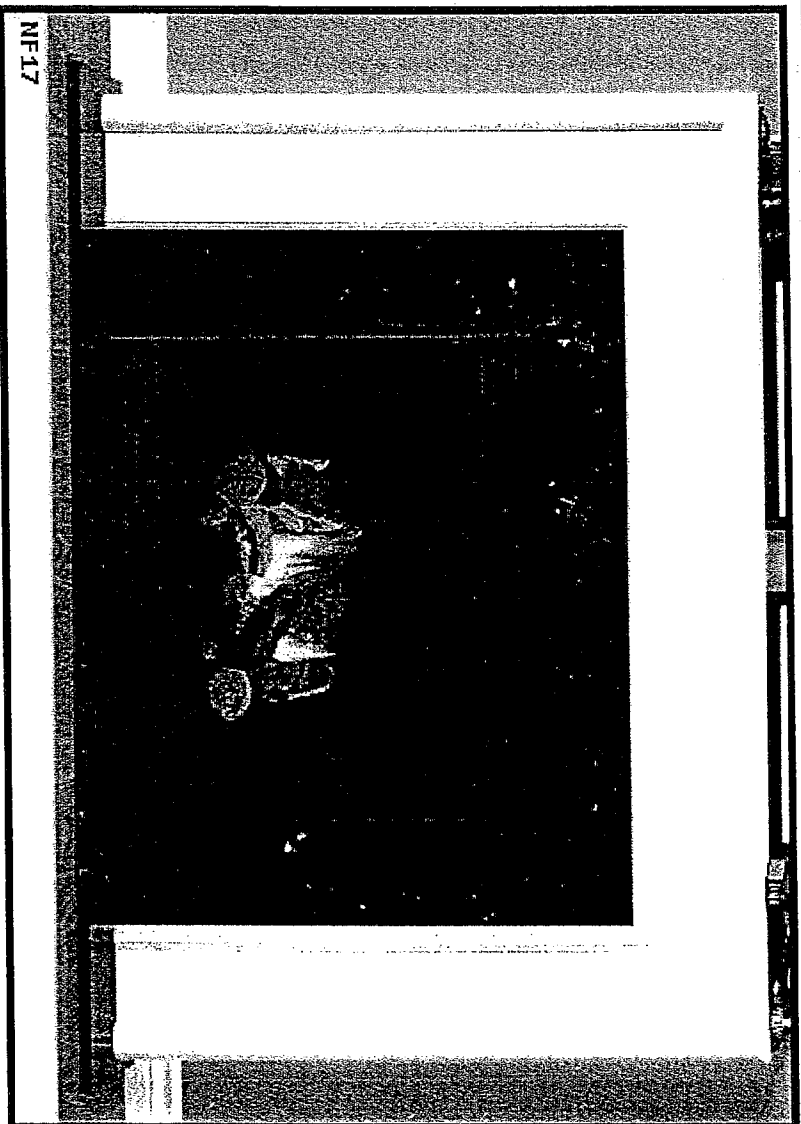
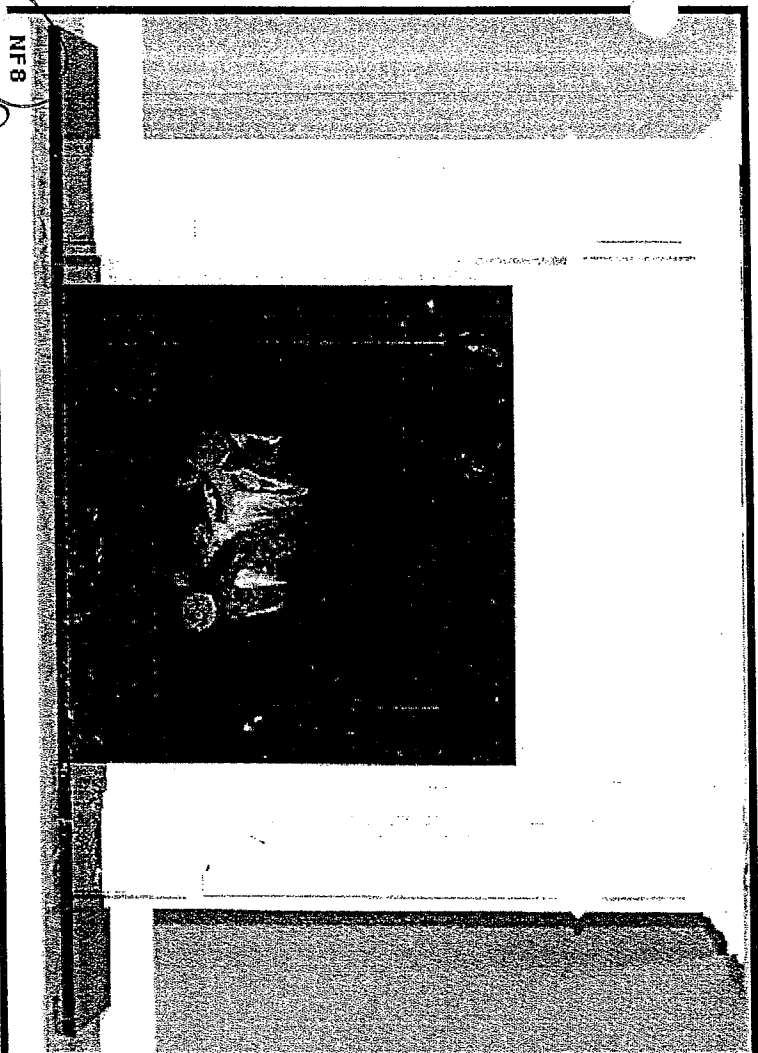
LOT 55

STANDARD MouldING



Standard Mantles

55
55



ZANCOR HOMES
KINGS RIDGE PROJECT
COLOUR SELECTIONS

PURCHASERS: ROBERTO SORRENTINO

LOT #: 55

(Crillio Model) Elevation A

AREA	TILE SELECTION	UPGRADE LEVEL	
Kitchen Floor	24x24 Graffiti Caesar ✓	5 TH Upgrade	
Foyer	24x24 Graffiti Caesar ✓	5 TH Upgrade	
Main Hall	Hardwood		
Powder Room	24x24 Graffiti Caesar ✓	5 TH Upgrade	
Laundry Room	13x13 Greco Grey ✓	STANDARD	
Ensuite Bath Floor	12x24 Silk Stone Tape ✓	4 TH Upgrade	
Ensuite Bath Tub Deck/Face	12x24 Silk Stone Ivory ✓	4 TH Upgrade	
Ensuite Bath Tub Walls	12x24 Silk Stone Ivory ✓	4 TH Upgrade	
Ensuite Bath Shower Walls	12x24 Silk Stone Ivory	4 TH Upgrade	
Ensuite Bath Shower Floor			
Main Bath Floor	12x13 Pandora Granite ✓	4 TH Upgrade	
Main Bath Walls	12x13 Pandora Granite ✓	4 TH Upgrade	
2nd Ensuite Bath Floor	12x13 Pandora Granite ✓	4 TH Upgrade	
2nd Ensuite Bath Walls	12x13 Pandora Granite ✓	4 TH Upgrade	
Kitchen Backsplash			
Back			
KITCHEN COUNTERTOP	12x24 Granite Edge: 2 5 TH Upgrade		
MAIN BATH VANITY TOP		Edge:	
ENSUITE BATH VANITY TOP		Edge:	
2ND ENSUITE VANITY TOP		Edge:	Total

PURCHASER'S SIGNATURES:

PURCHASER'S SIGNATURES:

DATE OF COLOUR SELECTIONS:

Jan 9/12

A.V. CLASSIC REPRESENTATIVE:

Anaela