

PURCHASER EXTRAS

Consultant:

Vendor:	Zancor Homes (King City) Ltd	Purchasers:	J. GREGORY BROWN and TRACY BROWN
		Telephone Number:	905-417-5015

Lot / Unit	House Type	Reg. Plan #	Closing Date	Date Ordered
37	Messara (42-2) Elev A. Elev.		As Per Agreement	26-Jul-2012

DESCRIPTION	AMOUNT
16). HARDWOOD - MAIN HALL, FAMILY RM, DINING RM, LIBRARY, UPPER HALL: Install Upgrade 2 ORIGINS 3-1/2 Inch OAK hardwood in WALNUT COLOUR in lieu of standard	
17). PAINT - MAIN TO 2ND FLOOR: STAIN Stairs WALNUT to match hardwood as close as possible	
18). RAILINGS - MAIN TO 2ND FLOOR: Install UPGRADE 3 Railings & pickets #683 Collar Alt. w/ 1/2 inch Plain Picket (Black) 2 3/4 INCH Grooved Oak Handrail 3 1/4 INCH Square Plain Oak Post w/Fancy Cap	
19). FIREPLACE - FAMILY ROOM: Install upgrade NF23 MANTLE to fireplace in lieu of standard	
20). PLUMBING - KITCHEN: Install K-1895-C SOAP DISPENSER	
21). HARDWOOD - THROUGHTOUT: Install WOOD THRESHOLDS in lieu of standard	
22). INTERSTONE QUOTE: July 21, 2012	
23). QTK QUOTE: July 24, 2012	
Sub Total	
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 \$1000.

PAYDIN FALL

Post dated 16/8/12

Paid: By:

J. Gregory Brown

Purchaser - J. GREGORY BROWN

Tracy Brown

Purchaser - TRACY BROWN

[Signature]

Design Consultant

Vendor: Zancor Homes (King City) Ltd

ZANCOR HOMES COLOUR CHART

CABINERY		HARDWARE		ZANCOR APPLIANCE PACKAGE			
Kitchen	QT5301 MAPLE, CHESTNUT	3487-160	N/A	Appliance Package	NO	Waterline	N/A
Servery				Gas Line to Stove	NO		NO
Island	QT5301 MAPLE, CHESTNUT	3487-160		PLUMBING	STANDARD	NOTES	N/A
Master Ensuite	QT2002 OAK, SMOKEHOUSE	0855-96-SC		Kitchen	STANDARD		N/A
Main/Twin	QT2002 OAK, SMOKEHOUSE	0855-96-SC		Powder Room	STANDARD		N/A
2nd Ensuite	N/A	N/A		Master Ensuite	STANDARD		NO DIVERTER
3rd Ensuite	N/A	N/A		Main/Twin	STANDARD		N/A
Laundry	QT1021 WHITE MEL	200-SC		2nd Ensuite	N/A		N/A
Basement Bath	N/A	N/A		3rd Ensuite	N/A		N/A
Other	N/A	N/A		Other	N/A		N/A
COUNTERTOPS				MIRRORS & ACCESSORIES			
Kitchen	WHISTLER WHITE	C		Mirrors	YES		YES
Servery	N/A	N/A		Bathroom Accessories	YES		YES
Island	WHISTLER WHITE	C		TRIM			
Master Ensuite	7264-58 LIMESTONE	N/A		Casing/Baseboards	STANDARD		STANDARD
Main/Twin	7264-58 LIMESTONE	N/A		Interior Doors	STANDARD		STANDARD
2nd Ensuite	N/A	N/A		Interior Door Hardware	STANDARD		STANDARD
3rd Ensuite	N/A	N/A		Exterior Door Hardware	STANDARD		STANDARD
Laundry	949-58 WHITE	N/A		PLASTER MOULDING			
Basement Bath	N/A	N/A		Crown Moulding	STANDARD, 402		STANDARD, 402
FLOOR & WALL TILES				HARDWOOD/CARPET			
Kitchen Floor	12x24 WOOD TABACCO (BRICK JOINT)	N/A	WOOD	Location	DINING ROOM		
Breakfast Floor	12x24 WOOD TABACCO (BRICK JOINT)	N/A	WOOD	Living Room	N/A		
Kitchen Bk.Splash	N/A	N/A	WOOD	Dining Room	UPG2 ORIGINS SOLID 3-1/2" OAK, WALNUT		
Main Foyer	12x24 WOOD TABACCO (BRICK JOINT)	N/A	WOOD	Family/Great Room	UPG2 ORIGINS SOLID 3-1/2" OAK, WALNUT		
Main Hall	SEE HARDWOOD SECTION	N/A	WOOD	Library	UPG2 ORIGINS SOLID 3-1/2" OAK, WALNUT		
Powder Room	12x24 WOOD TABACCO (BRICK JOINT)	N/A	WOOD	Kitchen *(Waiver)	N/A		
Laundry	12x12 REFLECTION BONE	N/A	WOOD	Main Foyer *(Waiver)	N/A		
Mstr Ensuite Floor	12x12 REFLECTION BONE	NO	WOOD	Main Hall	UPG2 ORIGINS SOLID 3-1/2" OAK, WALNUT		
Mstr Ensuite Shower	8x10 REFLECTION BONE	NO	WOOD	Upper Hall	UPG2 ORIGINS SOLID 3-1/2" OAK, WALNUT		
Mstr Ensuite Tub Wall	8x10 REFLECTION BONE	NO	PERLATO	Master Bedroom	6440 PAPILIO - 17193 WALLABY CREAM		
Mstr Ensuite Tub Deck	8x10 REFLECTION BONE	NO	N/A	Bedroom 2	6440 PAPILIO - 17193 WALLABY CREAM		
Master Shower Floor	2x2 BONE	N/A	N/A	Bedroom 3	6440 PAPILIO - 17193 WALLABY CREAM		
Main Bath Floor	12x12 REFLECTION BONE	N/A	WOOD	Bedroom 4	6440 PAPILIO - 17193 WALLABY CREAM		
Main Bath Wall	8x10 REFLECTION BONE	NO	N/A	Carpet Underpad	STANDARD		
Main Bath Shower	N/A	N/A	N/A	Basement Landing	N/A		
2nd Ensuite Floor	N/A	N/A	N/A	Other	N/A		
2nd Ensuite Wall	N/A	N/A	N/A	STAIRS, RAILING & PICKETS			
2nd Ensuite Shower	N/A	N/A	N/A	Main Flr. to 2nd Flr. Stair Finish/Stain:	OAK STAIN WALNUT		
Basement Landing	N/A	N/A	N/A	Main Flr. to 2nd Flr. Railing Details:	UPGRADE 3		
Other	N/A	N/A	N/A	#683 Collar Alt. w/ 1/2 inch Plain Picket (Black) 2 1/2 INCH Grooved Oak Handrail 3 1/2 INCH Square Plain Oak Post w/Fancy Cap			
FIREPLACE				Main to Basement Railing Details:			
Location	FAMILY ROOM	Mantle	NT23	N/A			
Insert & 4 PC Surround	STD, NERO MARQUINA	Hearth	NO	N/A			
PAINT				White Paint Req'd			
Kitchen/Breakfast	31 FOG MIST	N/A		Where to Paint	N/A		N/A
Living Room	N/A			NOTES			
Dining Room	31 FOG MIST						
Family/Great room	31 FOG MIST						
Library	31 FOG MIST						
Main/Upper Hall	31 FOG MIST						
Master Bedroom	OC8 ELEPHANT TUSK						
Bedroom 2	OC8 ELEPHANT TUSK						
Bedroom 3	OC8 ELEPHANT TUSK						
Bedroom 4	OC8 ELEPHANT TUSK						
Ensuite	31 FOG MIST						
Main/Twin	31 FOG MIST						
2nd Ensuite	N/A						
3rd Ensuite	N/A						
Laundry	31 FOG MIST						
Other	N/A						
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 Vendors's selection must be accepted by the purchaser				63			
Any changes to the colour chart after signing are subject to a \$5000 administration fee plus costs				B 63			
Purchaser has checked and acknowledged accuracy of colour and selections before signing.				B 63			
Purchaser Signature				Date			
Purchaser Signature				Date			
D�cor Consultant Signature				Date			
Vendor Signature				Date			

* ITS THE RESPONSIBILITY OF ALL TRADES TO INFORM THE BUILDER OF ANY DISCREPANCIES ON SKETCHES, PES AND/OR COLOUR CHART

ZANCOR HOMES

2

WOB/LOB:

MODEL:

MESSARA

ELEV:

CELL #:

HOME #:

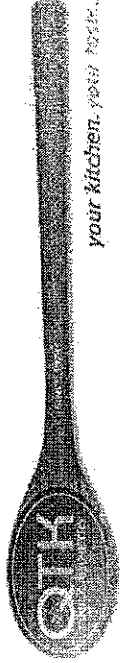
PURCHASER(S):

SITE:

KINGS RIDGE

LOT: 37

GREGORY & TRACY BROWN



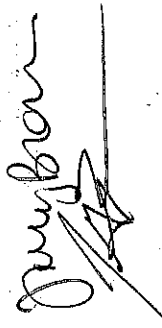
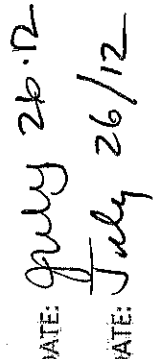
QUALITY TOPS & KITCHENS LTD.
80 SANTÉ DRIVE, VAUGHAN, ON L4K 3C4
T 416.746.1811 F 905.761.5901
QTK.ca info@qtk.ca

PURCHASER:	GREGORY & TRACY BROWN	CONTRACTOR:	ZANCOR HOMES
ADDRESS:		SITE:	KING'S RIDGE
EMAIL:	tracybrown@sympatico.ca	MODEL TYPE:	MESSARA
PHONE #:	416-908-4164	LOT #:	37
PHONE #:		DATE:	July 24, 2012

The purchaser agrees to buy and Quality Tops & Kitchens Ltd. (QTK) agrees to sell and provide for the purchaser the following articles listed herein and with attached drawing in accordance to the terms and conditions described on the reverse of this agreement form.

ROOM	DESCRIPTION		CATEGORY
KITCHEN	DOOR STYLE:	QT 5301 ✓	CATEGORY 2
	FINISH:	CHESTNUT	
	SPECIES:	FLAT CUT MAPLE ✓	
	DOOR HARDWARE:	34 87-160 ✓	
	DRW HARDWARE:	34 87-160	
ENSUITE	COUNTER TOP:	NONE	CATEGORY 1
	DOOR STYLE:	QT 2002	
	FINISH:	SMOKEHOUSE ✓	
	SPECIES:	FLAT CUT RED OAK ✓	
	DOOR HARDWARE:	0855-96SC ✓	
MAIN	DRW HARDWARE:	0855-96SC	CATEGORY 1
	COUNTER TOP:	7264-58 LIMESTONE	
	DOOR STYLE:	QT 2002	
	FINISH:	SMOKEHOUSE ✓	
	SPECIES:	FLAT CUT RED OAK	
LAUNDRY	DOOR HARDWARE:	3487-96SC 0855-96SC	#N/A
	DRW HARDWARE:	3487-96SC	
	COUNTER TOP:	7264-58 LIMESTONE	
	DOOR STYLE:	QT 1021	
	FINISH:	WHITE ✓	
	SPECIES:	WHITE MEL ✓	#N/A
	DOOR HARDWARE:	200-SC	
	DRW HARDWARE:	200-SC	
	COUNTER TOP:	949-58	
	DOOR STYLE:		
	FINISH:		#N/A
	SPECIES:		
	DOOR HARDWARE:		
	DRW HARDWARE:		
	COUNTER TOP:		

CUSTOMERS PLEASE REVIEW AND MAKE SURE ALL ITEMS ARE FILLED OUT COMPLETELY AND ACCURATELY WITH YOUR SELECTIONS PRIOR TO SIGNING. THIS FORM WILL BE USED FOR PRODUCTION. ANY ERRORS OR OMISSIONS ON THIS FORM MAY CAUSE DELAYS IN THE DELIVERY OF YOUR CABINETRY. THANK YOU.

CUSTOMER SIGNATURE:  DATE: July 26/12
CUSTOMER SIGNATURE:  DATE: July 26/12
SALES REP NAME: WAYNE WANAMAKER QTK AUTHORIZED SIGNATURE:
PAGE ____ OF ____ WHITE - CUSTOMER | YELLOW - FILE | PINK - QTK ACCOUNTING



QUALITY TOPS & KITCHENS LTD.
80 SANTE DRIVE, VAUGHAN, ON L4K 3C4
T 416.746.1811 F 905.761.5901
QTK.ca info@qtk.ca

Your Kitchen, Your Style.

PURCHASER:	GREGORY & TRACY BROWN	CONTRACTOR:	ZANCOR HOMES
ADDRESS:		SITE:	KING'S RIDGE
EMAIL:	tracybrown@sympatico.ca	MODEL TYPE	MESSARA
PHONE #:	416-908-4164	LOT #:	37
PHONE #:		DATE:	July 24, 2012

The purchaser agrees to buy and Quality Tops & Kitchens Ltd. (QTK) agrees to sell and provide for the purchaser the following articles listed herein and with attached drawing in accordance to the terms and conditions described on the reverse of this agreement form.

ITEM #	QTY	DESCRIPTION	ROOM	PRICE
57	1	FRIDGE GABLE - 30" DEEP x 95 1/2"H	KITCHEN	
60	1	FRIDGE CABINET - 30" DEEP x 23"H	KITCHEN	
8	1	MAGIC CORNER 1 PULL-OUT UNIT w/ 4 S.S. ANTI-SLIP BASKETS	KITCHEN	
26	1	CHANGE STANDARD METABOX B/D 4 TO BLUM GREY ANTI-SLAM SLIDES	KITCHEN	
29	2	1 SET OF POT DRAWERS w/ BLUM GREY ANTI-SLAM SLIDES - P/D 3 (1 SMALL, 2 BIG DRAWER)	KITCHEN	
125	3	STRAIGHT PANTRY CABINET (PER FOOT) 18"D x 95 1/2"H	KITCHEN	
309		44" HIGH EXTENDED UPPER'S WITH TRIPLE STEP CROWN MOLDING TO THE CEILING (9' HIGH CEILING) - SINGLE DOOR WITH WOOD PANEL	KITCHEN	
Customers please note all garbage bins, spice baskets, magic corner baskets and other accessories will only be delivered AFTER you move in the house. Please call us to request delivery of these items after you move in. Thank you.				
GLASS TYPE (IF APPLICABLE):				
MESH TYPE (IF APPLICABLE):			SUB-TOTAL:	
MIRROR TYPE (IF APPLICABLE):				
ALL CHANGES FINAL UPON SIGNING			TOTAL:	
PLEASE READ ALL THE TERMS AND CONDITIONS ON THE REVERSE			13% H.S.T.	
BY SIGNING BELOW YOU AGREE TO RECEIVE THE ITEMS LISTED HEREIN AND PAY (ACCORDING TO QTK'S			GRAND TOTAL:	
PAYMENT POLICY), AND HAVE READ AND UNDERSTOOD THE TERMS & CONDITIONS AS OUTLINED ON				
THE REVERSE OF THIS DOCUMENT				
(THIS AGREEMENT IS NOT BINDING UNTIL SIGNED IN THE QTK AUTHORIZED SIGNATURE LINE BELOW)				

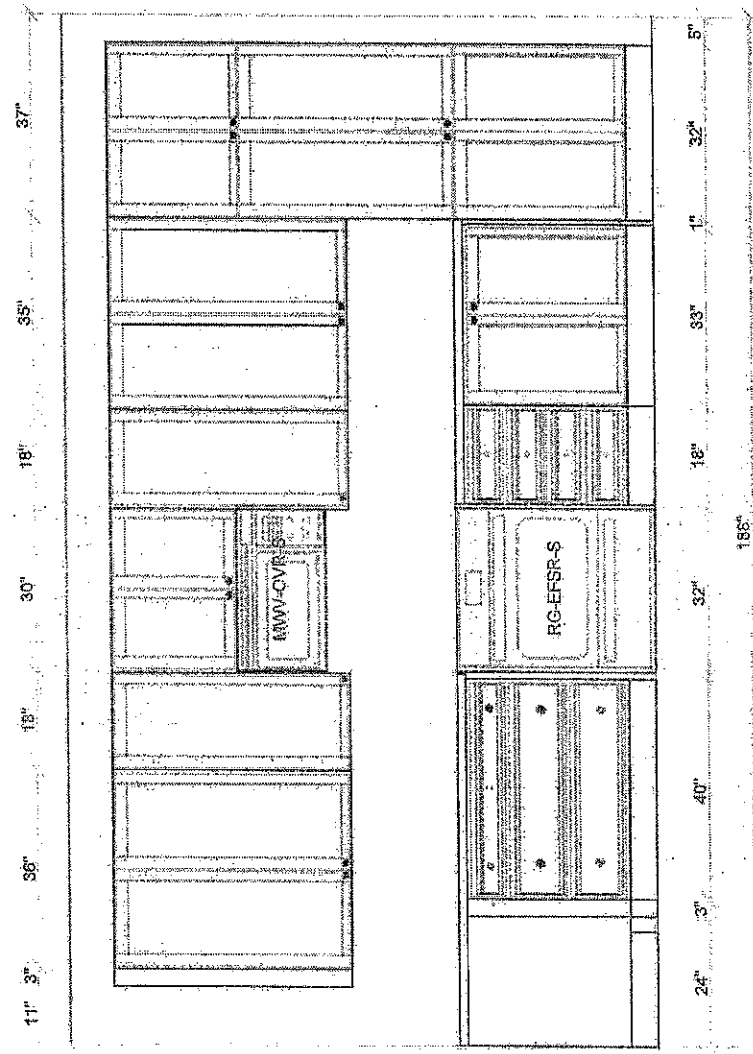
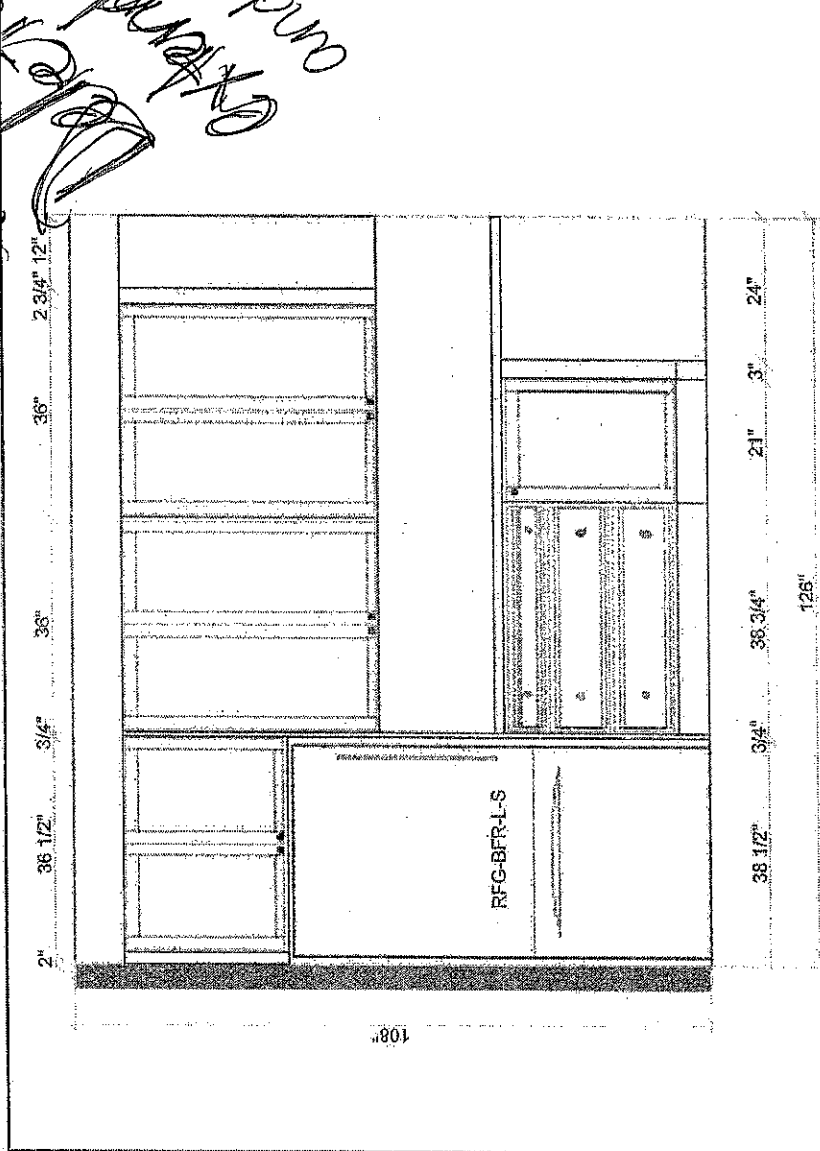
BALANCE TO BE PAID IN FULL BY DUE DATE: CUSTOMER INITIAL(S):

CUSTOMER SIGNATURE: DATE: \$ 7900
CUSTOMER SIGNATURE: DATE:

SALES REP NAME: WAYNE WANAMAKER QTK AUTHORIZED SIGNATURE:
PAGE OF WHITE - CUSTOMER | YELLOW - FILE | GREEN - QTK ACCOUNTING

*Extended cabinets
and triple step crown*

**Sketch*



GR

NY

All dimensions given are subject to on-site verification and may be adjusted to suit job conditions. QTK reserves the right to modify the drawings or cabinet sizes as we deem fit. Customer acknowledges this drawing is to be used as a guide only.

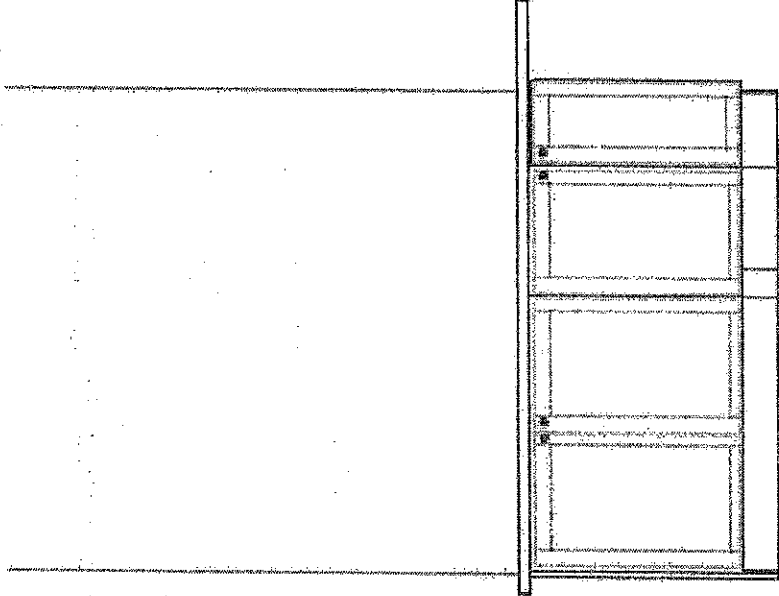
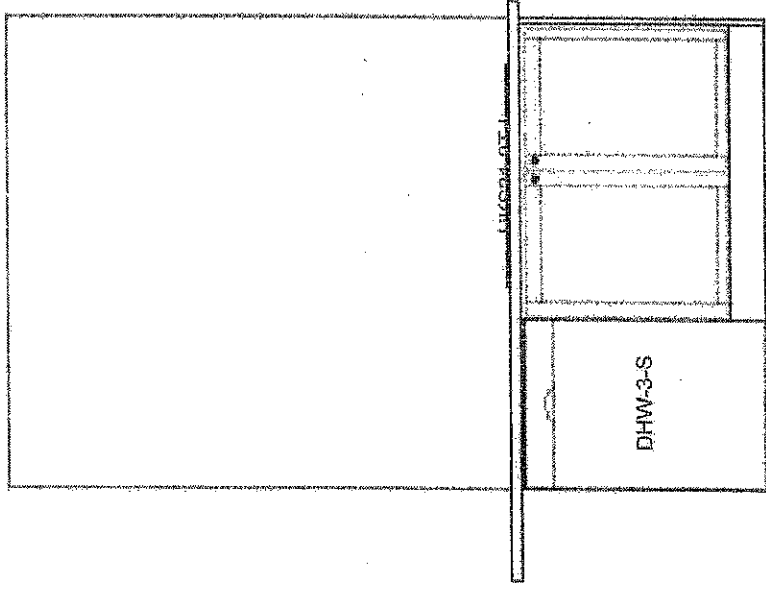


This drawing is the intellectual property of QTK Fine Cabinetry and must not be released or copied unless applicable fee has been paid or job order placed.

Designed: 07.24.11
Printed: 07.24.12

Design: LOT 37 KR

Drawing # 1



All dimensions given are subject to on-site verification and may be adjusted to suit job conditions. QTK reserves the right to modify the drawings or cabinet sizes as we deem fit. Customer acknowledges this drawing is to be used as a guide only.

Design: LOT 37 KR



This drawing is the intellectual property of QTK Fine Cabinetry and must not be released or copied unless applicable fee has been paid or job order placed.

Drawing #: 1

63

AD

Designed: 07.24.11
Printed: 07.24.12

ZANCOR HOMES
KINGS RIDGE PROJECT
COLOUR SELECTIONS

PURCHASERS: GREGORY & TRACY BROWN LOT #: 37

(Messara Model)

AREA	TILE SELECTION	MARBLE THRESHOLD & SHOWER FRAME	UPGRADE LEVEL	
Kitchen Floor	12x24 Wood Tobacco (Back Joint)	Wood	4th	
Foyer	12x24 Wood Tobacco (Back Joint)	Wood	4th	
Main Hall	—			
Powder Room	12x24 Wood Tobacco (Back Joint)	Wood	4th	
Garage Entry	12x12 —	Hardwood		
Laundry Room	12x12 REFLECTION Bone	Reflections	STD	
Ensuite Bath Floor	12x12 REFLECTION Bone	Reflections	STD	
Ensuite Bath Tub Deck/Face	3x6 "			
Ensuite Bath Tub Walls	"			
Ensuite Bath Shower Walls	"	Reflections	STD	
Ensuite Bath Shower Floor	2x2 Bone			
Twin Bath Floor	12x12 REFLECTION Bone	Reflections	STD	
Twin Bath Walls	3x6 REFLECTION Bone	Reflections		
2nd Ensuite Bath Floor	—			
2nd Ensuite Bath Walls	—			
Kitchen Backsplash	—			
Back Joint (1/4) for main floor				
TAG # 42934				
KITCHEN COUNTERTOP	White	Edge: "C"	STD	
KITCHEN COUNTERTOP	EXTRA FOR: COOK-TOP CUT-OUT SLIDE-IN STOVE			
MAIN BATH VANITY TOP	/	Edge:		
ENSUITE BATH VANITY TOP	/	Edge:	Total	
2ND ENSUITE VANITY TOP	/	Edge:		

PURCHASER'S SIGNATURES: _____

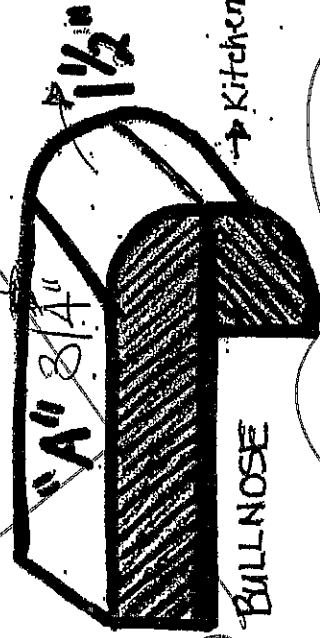
PURCHASER'S SIGNATURES: _____

DATE OF COLOUR SELECTIONS: _____

A.V. CLASSIC REPRESENTATIVE: _____

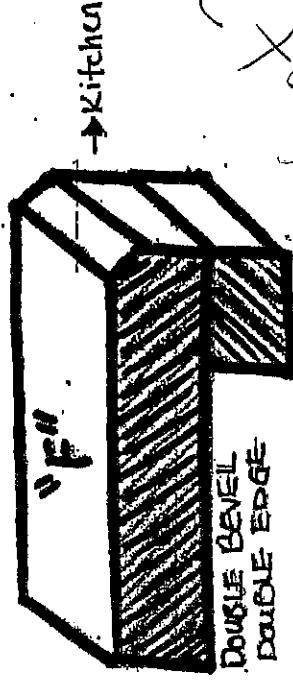
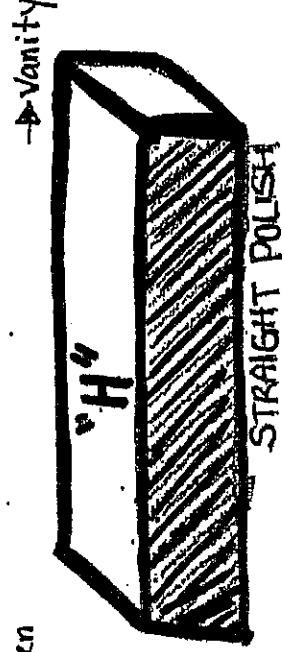
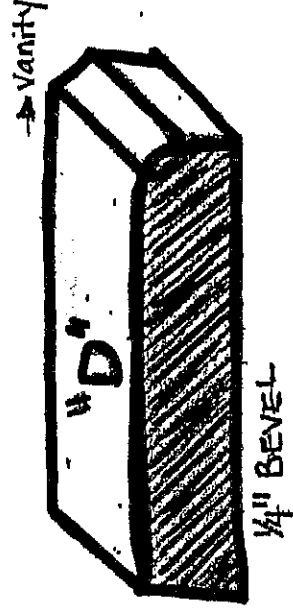
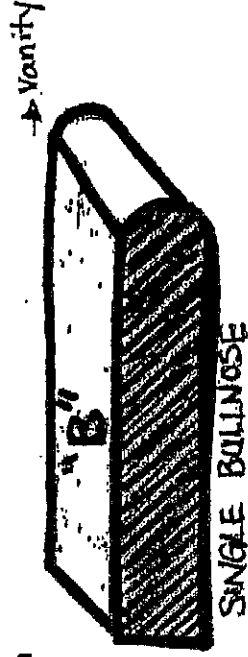
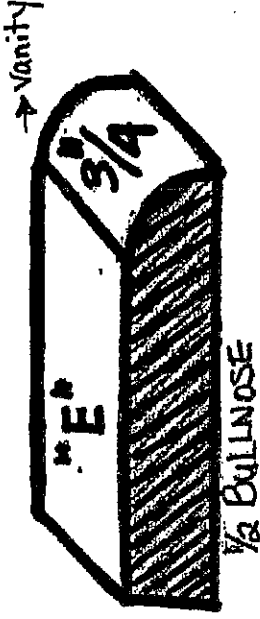
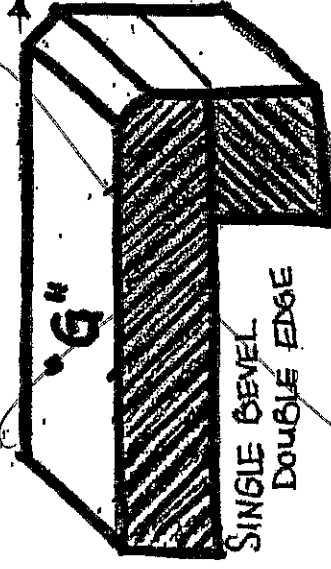
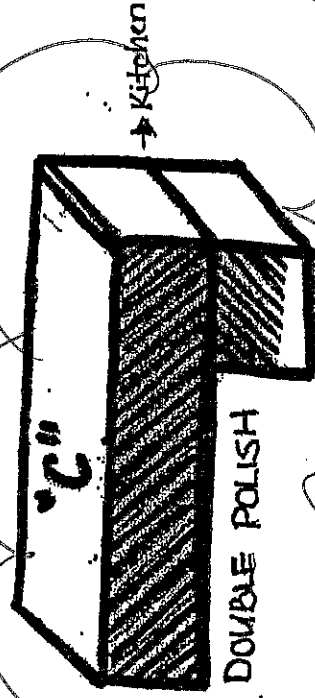
Simone

STANDARD MouldING



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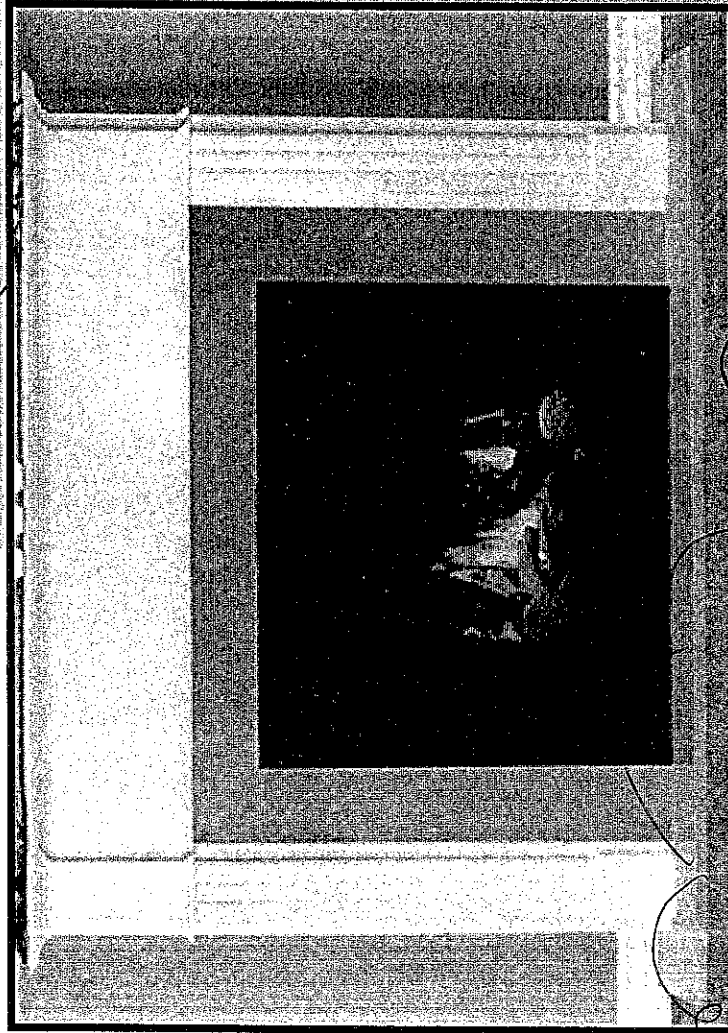


10 x 3 1/2

LOT 57



NF-16 Wood Mantel
Simple Elegance that complements most traditional settings.
Available in custom paint, oak and maple finishes.



NF-23 Wood Mantel
Clean apron finish with fluted legs.
Available in custom paint, oak and maple finishes.

21

63



NF-24 Wood Mantel
Clean apron finish with fluted legs.
Available in custom paint, oak and maple finishes.

RELEASE FORM

LOT # 37

SITE NAME Kings Ridge

Please be advised it has come to our attention, that due to production, many of the oversized and odd shaped, man-made tiles (i.e. porcelain & ceramic), have been found to have a slight bow in the tile. It is a standard occurrence with all suppliers and manufacturers.

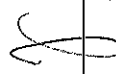
It is therefore recommended, that if and when a purchaser requests to install one of these tiles in a brick-joint pattern, that it be installed on a $\frac{3}{4}$ brick pattern, to try to avoid lippage. Attached with this letter, you will find a layout of the $\frac{3}{4}$ brick installation that has been recommended.

Please understand, even in using this $\frac{3}{4}$ brick installation, there may still be minimal lippage which cannot fully be eliminated.

Hence, when there is a request for brick-joint installation, Zancor Homes and their contractor, cannot be held responsible for this matter.


Homeowner's Signature

July 26/12
Date


Builder's Representative

July 26/12
Date



ZANCOR
HOMES

STANDARD APPLIANCE WIDTHS

The purchaser acknowledges the following standard spaces for kitchen appliances:

- ☒ Range Conventional – 30" Width
- ☐ Hood Fan – 30" Width (must be the same as the range opening)
- ☒ Refrigerator – 36" W x 71" H (Approximate height may change due to bulkheads)
- ☒ Dishwasher – 24" Width
- ☒ Standard Washer/Dryer

NOT STACKABLE

STANDARD

NON-STANDARD APPLIANCE OPTIONS

NOTE: When upgrading appliances, there may be an additional charge to modify cabinetry and/or electrical and plumbing to accommodate the appropriate size from the manufacturer specifications of each appliance.

****MANUFACTURER SPECIFICATIONS MUST BE ATTACHED****

- | | |
|---|--|
| ☐ Built-In Wall Oven | ☐ Built-in Refrigerator/Sub Zero – discuss counter depth fridge with Design recommended. If purchasing a side by side or French Door, the wall beside the door may be an issue if it is deeper than 24" |
| ☐ Built-In Microwave with Trim Kit | ☐ Wine / Bar Fridge (electrical required) |
| ☐ Built-In Microwave Drawer with Trim Kit | ☐ Steam Oven / Built-In Coffee makers |
| ☐ Warming Drawer | ☐ Free Standing Chimney hoods (clearance space will be left with this appliance will not butt up against cabinetry) |
| ☐ Slide-In Stove | ☐ Cargo Waste Bin systems |
| ☐ Cooktop | ☐ Font Load Washer & Dryer/Stackable Washer & Dryer |
| ☐ *(Gas/Electric – Cut-out Charge Required) | ☐ *(Specs are required) |
| ☐ OTR – Over The Range Microwave | |
| ☐ Hood Fan (may require larger vent – 6" is standard) | |
| ☐ 36" / 42" Stove (Hood fan width will be the same as per Ontario Building Code) | |

Purchaser acknowledges responsibility for providing correct specification for such appliance 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 July 26/12

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

Acknowledged and agreed this 26 day of July 2012

Purchaser Signature [Signature] Date July 26/12

PROJECT Lyns Ridge LOT 37

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

May 2012