



CONSTRUCTION SUMMARY

Mackenzie Collection - Zancor Homes (Woodbridge) Ltd

PURCHASERS: JOE ARBEED and KELLA AGUIRRE LI

TEL: RES.: 416-629-0675

LOT / PHASE	REG. PLAN #	HOUSE TYPE	CLOSING DATE
BLOCK 9 UNIT 3 / 1	TBA	Toscana (TH 20-01) Elev A	31-Mar-16

Ref#	Quantity	Description	Approved	Notes
517	1	1 - Purchaser acknowledges that ss per head office , the garden door cannot switch locations. This was originally requested at time of colours. Note:	28Oct15	
520	1	1 - Master Bedroom - install standard cable on shower wall in master bedroom see sketch Note:	28Oct15	
521	1	1 - Purchaser requests that the air conditioning unit be installed on brackets on the wall, IF POSSIBLE Note:	28Oct15	
522	1	1 - Standard cable to be installed in Bedroom 2 Note:	28Oct15	
523	1	1 - CABINETRY - NIKI 1 - KITCHEN Note: ***TWO TONE KITCHEN Sierra Maple White on Perimeter / Sierra Maple Timber Grey Island (NO TWO TONE)	28Oct15	SEE 1888
1624	1	1 - Standard light in kitchen to be moved over island. Note:	13Jan16	
1625	1	1 - Countertop - Piece to accommodate slide in stove Note:	13Jan16	
1887	1	1 - RESELECTION TILE - Install metalwood argento 12 x 24 **original tile was discontinued **no additional charge to purchaser Note:	24May16	
1892	1	1 - KITCHEN - 1. Install built in microwave in base cabinets beside stove. Opening will be approx 35 inches wide. 2. Install dishwasher cabinet in lieu of dishwasher space **Electrical included in this price Note:	24May16	
1888	1	1 - RESELECTION CABINETRY - Install SIERRA MAPLE "CEMENT" to kitchen and island **credit on closing for two tone Note:	24May16	
1893	1	1 - CREDIT ON CLOSING NO LONGER APPLIES. IT IS BEING APPLIED TO THIS EXTRA. **credit originally used for deletion of two tone island. Note:	24May16	

This Document is Extremely Time Sensitive - Printed 24 May 16 at 9:36

Reselections 4.  
Electrical



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Ref#	Quantity - Description	Approved Notes	
432	✓ 1 - UPGRADE HARDWARE - PRICE IS PER KITCHEN Note: **H800BC	23Oct15	
1001	✓ 1 - 6 Standard APPLIANCES: S/S Fridge, Stove, Dishwasher, OTR, white washer & dryer *as per Schedule E **ELECTRICAL, required for OTR Note:	23Oct15	
433	✓ 1 - COUNTER TOP - UPGRADE 1 - MASTER ENSUITE 2 SINKS Note: INCLUDES OVAL CONTRAC CALVIN SINKS (UNDERMOUNT)	23Oct15	
1002	✓ 1 - Granite countertop in kitchen - includes standard undermount sink *as per Schedule E Note:	23Oct15	
434	✓ 1 - COUNTER TOP - UPGRADE 2 - KITCHEN Note: INCLUDES BLANCO HORIZON UNDERMOUNT	23Oct15	
435	✓ 1 - CENTRE HOOD FAN VENT ABOVE STOVE FOR FUTURE CHIMNEY STYLE HOOD FAN Note:	23Oct15	
436	✓ 1 - WATERLINE TO FRIDGE - EACH Note:	23Oct15	
441	✓ 1 - FRIDGE ENCLOSURE - DEEP UPPER AND 2 GABLES - PROVISION ONLY - DOES NOT INCLUDE APPLIANCE - STANDARD SERIES CABINETRY Note:	23Oct15	
443	✓ 1 - TILES - CERAMIC - MAIN BATHROOM - FLOOR - UPGRADE 1 Note: *PURCHASER RECEIVED UPGRADE 1 IN THEIR DEAL	23Oct15	
444	✓ 1 - TILES - CERAMIC - MASTER ENSUITE - FLOOR - UPGRADE 1 Note: *PURCHASER RECEIVED UPGRADE 1 IN THEIR DEAL	23Oct15	
446	✓ 1 - HARDWOOD - FAMILY/GREAT ROOM - UPGRADE 4 Note:	23Oct15	
447	✓ 1 - HARDWOOD - UPPER HALL/LANDINGS - UPGRADE 4 Note:	23Oct15	
448	✓ 1 - HARDWOOD - MAIN HALL - UPGRADE 4 Note:	23Oct15	
449	✓ 1 - HARDWOOD in breakfast area in lieu of tiles Note:	23Oct15	
451	✓ 1 - PLAN OPTIONS - FRAMELESS 10MM GLASS SHOWER IN LIEU OF STANDARD - MASTER ENSUITE Note:	23Oct15	
452	✓ 2 - Upgrade to PANASONIC WHISPER QUIET exhaust fans in the master and main bathroom Note:	23Oct15	
453	✓ 1 - STAIN STAIRS TO MATCH HARDWOOD AS CLOSE AS POSSIBLE Note:	23Oct15	
454	✓ 1 - Install plug and cable outlet approx 5' above fireplace Note:	23Oct15	
455	✓ 1 - Install privacy lock on master bedroom Note:	23Oct15	
456	✓ 1 - Purchaser requests that the location of garden door be switched with window in family room - ***IF POSSIBLE	23Oct15	NOT POSSIBLE DUE TO ARCHITECTURAL CONTROL - GARDEN DOOR TO REMAIN AS PER STANDARD PLAN
NOT POSSIBLE DUE TO ARCHITECTURAL CONTROL - GARDEN DOOR TO REMAIN AS PER STANDARD PLAN			
457	✓ 1 - BBQ gas line at rear to be installed where garden door is	23Oct15	BBQ GAS LINE AT REAR TO BE INSTALLED AWAY FROM GARDEN DOOR - SEE SKETCH
23Oct15	Note:		
458	✓ 1 - USB plug on island Note:	23Oct15	
459	✓ 1 - Delete cabinets above stove for future chimney style hood fan Note:	23Oct15	
460	✓ 1 - COUNTER TOP - UPGRADE 1 - MAIN BATHROOM Note: INCLUDES CONTRAC CALVIN OVAL UNDERMOUNT SINK	23Oct15	

## TEL: RFS 416-629-0675

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Sub Total  
FIRST  
TOTAL.

of the essence.

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as per the terms

**Acknowledgement - Pure**

### Conditions

- subject to change

PER: Zancor

**Simone Walker**

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**From:** Vince Roti <[vroti@newimagekitchens.ca](mailto:vroti@newimagekitchens.ca)>  
**Sent:** Friday, April 15, 2016 2:16 PM  
**To:** Simone Walker  
**Subject:** RE: URGENT!!!!!! 9-3 Mackenzie RESELECTIONS - APRIL 15 2016

Got it

**From:** Simone Walker [<mailto:simone@zancorhomes.com>]  
**Sent:** April 15, 2016 1:13 PM  
**To:** Vince Roti  
**Subject:** RE: URGENT!!!!!! 9-3 Mackenzie RESELECTIONS - APRIL 15 2016

DO THIS IN MDF

Simone Walker



Cell: 416-843-7270

**From:** Vince Roti [<mailto:vroti@newimagekitchens.ca>]  
**Sent:** Friday, April 15, 2016 10:22 AM  
**To:** Simone Walker <[simone@zancorhomes.com](mailto:simone@zancorhomes.com)>  
**Subject:** Re: URGENT!!!!!! 9-3 Mackenzie RESELECTIONS - APRIL 15 2016

Got it

Sent from my Bell Samsung device over Canada's largest network.

----- Original message -----

**From:** Simone Walker <[simone@zancorhomes.com](mailto:simone@zancorhomes.com)>  
**Date:** 2016-04-15 10:07 AM (GMT-05:00)  
**To:** Ron Boochoon <[ron@zancorhomes.com](mailto:ron@zancorhomes.com)>, Natasha Dalley <[natasha@zancorhomes.com](mailto:natasha@zancorhomes.com)>, Vince Roti <[vroti@newimagekitchens.ca](mailto:vroti@newimagekitchens.ca)>, "Luisa ([luisa@avclassictile.com](mailto:luisa@avclassictile.com))" <[luisa@avclassictile.com](mailto:luisa@avclassictile.com)>, "Fil Palmieri ([fil@avclassictile.com](mailto:fil@avclassictile.com))" <[fil@avclassictile.com](mailto:fil@avclassictile.com)>  
**Cc:** Simone Walker <[simone@zancorhomes.com](mailto:simone@zancorhomes.com)>, Domenic DiGenova <[domenic@zancorhomes.com](mailto:domenic@zancorhomes.com)>, Joanne Alcaro <[joanne@zancorhomes.com](mailto:joanne@zancorhomes.com)>  
**Subject:** URGENT!!!!!! 9-3 Mackenzie RESELECTIONS - APRIL 15 2016

## **RESELECTIONS -**

- 1. TILES INCLUDING DIRECTION**
- 2. KITCHEN CABINETS**

**VINCE & LUISA - PLEASE REPLY TO ME SO I KNOW  
YOU HAVE RECEIVED THIS!!**

**\*\*POSTED ON LINE**

**Simone Walker**

---

**From:** Fil <fil@avclassictile.com>  
**Sent:** Friday, April 15, 2016 12:27 PM  
**To:** Simone Walker  
**Subject:** RE: URGENT!!!!!! 9-3 Mackenzie RESELECTIONS - APRIL 15 2016

Hi Simone,  
Got it.

**Fil Palmieri**  
**A.V. CLASSIC TILE CONTRACTORS LIMITED**  
3240 Langstaff Road, Unit D  
Concord, Ontario  
L4K 4Z8  
Tel(905)760-7840  
Fax(905)760-7838  
[fil@avclassictile.com](mailto:fil@avclassictile.com)

**From:** Simone Walker [mailto:simone@zancorhomes.com]  
**Sent:** April-15-16 10:08 AM  
**To:** Ron Boochoon; Natasha Dalley; Vince Roti; Luisa (luisa@avclassictile.com); Fil Palmieri (fil@avclassictile.com)  
**Cc:** Simone Walker; Domenic DiGenova; Joanne Alcaro  
**Subject:** URGENT!!!!!! 9-3 Mackenzie RESELECTIONS - APRIL 15 2016  
**Importance:** High

## **RESELECTIONS -**

- 1. TILES INCLUDING DIRECTION**
- 2. KITCHEN CABINETS**

**VINCE & LUISA - PLEASE REPLY TO ME SO I KNOW  
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**\*\*POSTED ON LINE**



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Telephone Res. / Bus: (416) 629-0675 /  
Decor Advisor: Simone Walker

Site: Mackenzie Collection  
Lot: BLOCK 9 UNIT 3  
Model and Elevation: Toscana (TH 20-01) Elev A

Cabinetry and Counter

Cabinet Style and Colour

Counter Top

Edge Hardware

~~002 211/15~~ SIERRA

~~Contemporary Slab Mdf White Paint (S) (1)~~

K Stone K 101 (2)

C H800B

~~Contemporary Slab Mdf White Paint (S)~~

K Stone K 101 (2)

C H800C

Island only → SIERRA 1944-15 TIMBER GREY (1)

Contemporary Slab Mdf White Paint (S)

A 3093 (White) K Stone (1)

C K400C

Contemporary Slab Mdf White Paint (S)

A 3093 (White) K Stone (1)

C K400C

Contemporary Slab Mdf White Paint (S)

A 3093 (White) K Stone (1)

C K400C

300 Series PVC White (S)





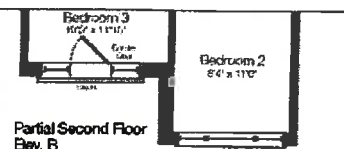
Vendor's Initials

Purchaser's Initials

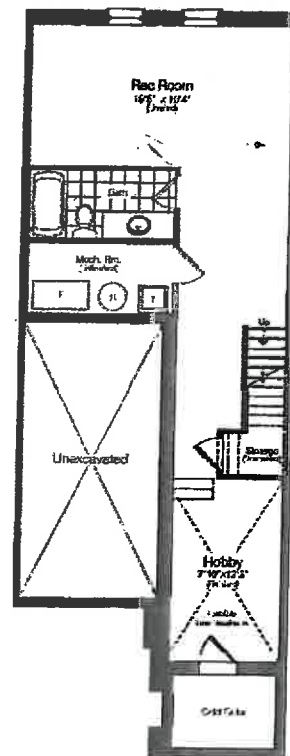
# Toscana

Elev. A 1605 sq.ft.  
Elev. B 1601 sq.ft.

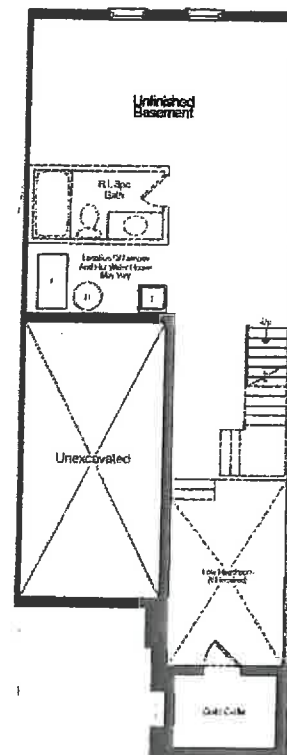
Q-3 MARK



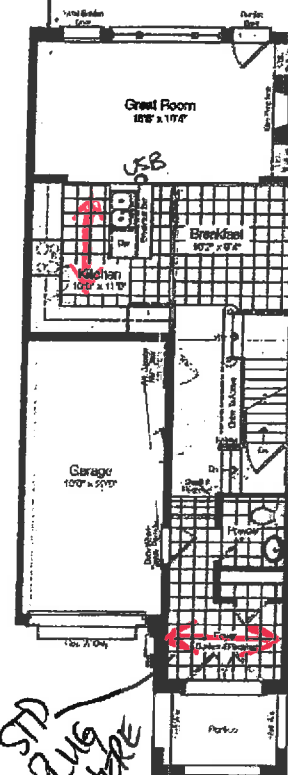
Partial Second Floor  
Elev. B



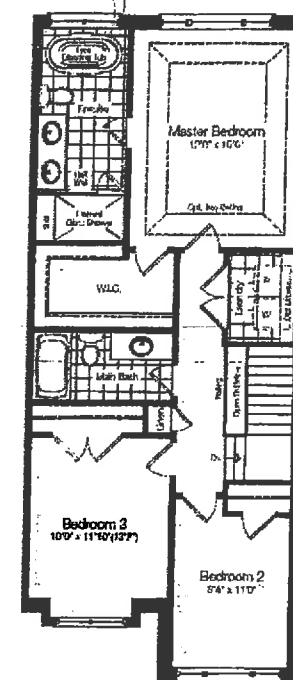
Opt. Finished Basement  
Elev. A & B



Basement  
Elev. A & B



Ground Floor  
Elev. A & B



Second Floor  
Elev. A

Prices and specifications are subject to change without notice. E&O.E. Tile 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. All renderings are artist's concept.

TH20-01

MAIN FLOOR TILES DIRECTION

KITCHEN



OR

FOYER





INTERIOR COLOUR SC ME

**\*\* NOTE: This is not an approved document. Document must be locked \*\***

Purchasers:

Telephone Res. / Bus:

Decor Advisor:

JOE ARBEED & KEILAAGUIRE LI

(416) 629-0675 /

Simone Walker

Site: Mackenzie Collection

Lot: BLOCK 9 UNIT 3

Model and Elevation: Toscana (TH 20-01) Elev A

Fireplace

Location	FAMILY ROOM	
Mantle	NF-17	
Insert	STANDARD 33"	
Surround	N/A	
Hearth	N/A	

Trim

Casings Baseboards	STANDARD - COLONIAL
Interior Doors	STANDARD 2 PANEL
Interior Door Hardware	STANDARD SATIN NICKEL LEVER
Interior Door Hinges	STANDARD
Exterior Door Hardware	STANDARD

Plaster Moulding

☒ NO Plaster Moulding ☐ YES Plaster Moulding

Room	Style

Railings and Pickets

Main Floor to Second Floor

Main Floor to Basement

Paint Grade Pickets

☐ Yes ☒ No

Turned Oak 1 5/16" Picket, 2 3/4" Post, 2 12" Oval Handrail (S)

Paint

Stain Stairs

Paint Stairs

Kitchen / Breakfast

Living Room

Dining Room

Family / Great Room

Den / Study

Main Upper Hall

Laundry Room

Powder Room

Master Bed Room

Bedroom 2

Bedroom 3

Bedroom 4

Master Ensuite

Main Twin

Ensuite 2

Basement Ensuite

STAIN TO MATCH HARDWOOD AS CLOSE AS POSSIBLE

BIRCH WHITE

BIRCH WHITE

BIRCH WHITE

BIRCH WHITE

BIRCH WHITE

BIRCH WHITE

BIRCH WHITE

Initials: EA

Page 3 of 4

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INTERIOR COLOUR SC. ME

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Purchasers: JOE ARBEED & KEILAAGUIRRE LI Site: Mackenzie Collection  
Telephone Res. / Bus: (416) 629-0675 / Lot: BLOCK 9 UNIT 3  
Decor Advisor: Simone Walker Model and Elevation: Toscana (TH 20-01) Elev A

General Comments

\*\* Refer to Construction Summary

Disclaimers and Notes

- 1) Colours of all materials are as close as possible to builder's selection, but not necessarily identical due to variances in manufacturing.
- 2) Any extras listed above are null and void unless accompanied by a separate invoice/amendment.
- 3) The Purchaser acknowledges that after Interior Colour Selection form is signed and dated, no further changes will be permitted other than re-selection due to unavailability. \_\_\_\_\_ Purchaser's initials.
- 4) The Purchaser acknowledges reading and accepting the accuracy of colours and selections in this document.
- 5) Any changes to the colour chart after signing are subject to a minimum of \$500 administration fee and must be approved by head office.

Signature: \_\_\_\_\_ Date: \_\_\_\_\_ Signature: *KA* Date: *Sept 23/15*

Vendor's Initials

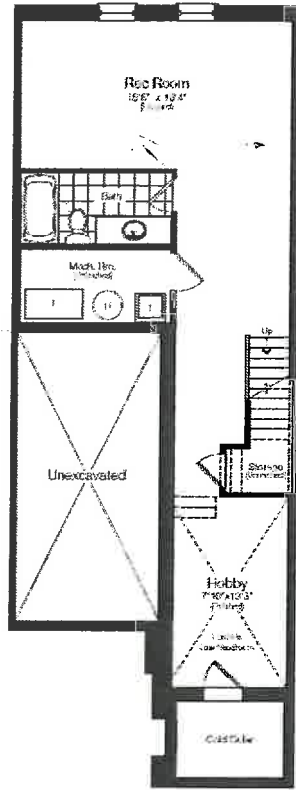
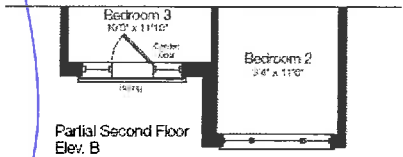
Purchaser's Initials

# Toscana

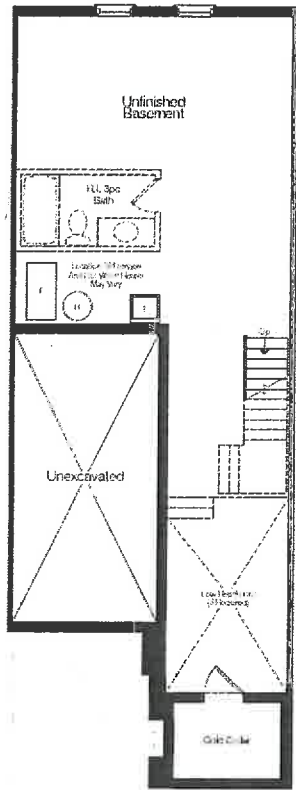
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Elev. B 1601 sq.ft.

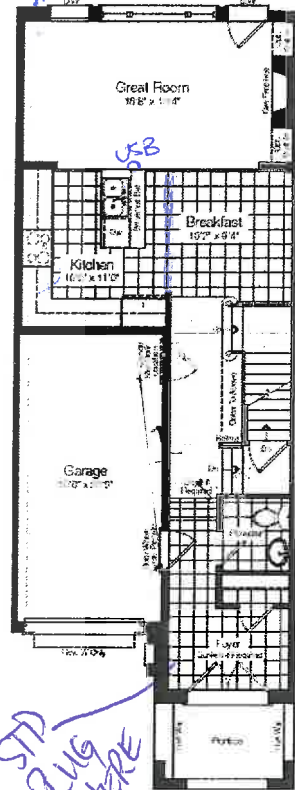
Q-3 MARK



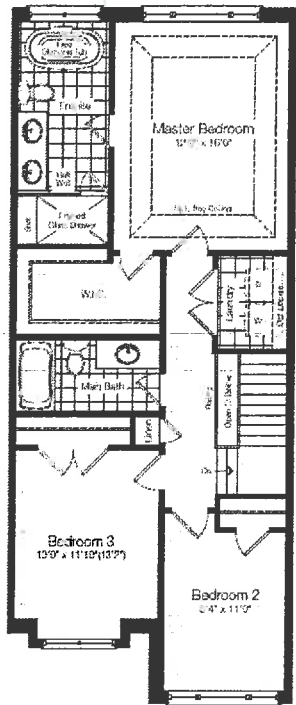
Opt. Finished Basement  
Elev. A & B



Basement  
Elev. A & B



Ground Floor  
Elev. A & B



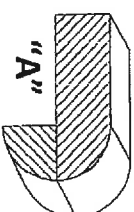
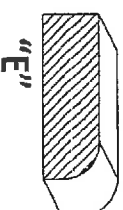
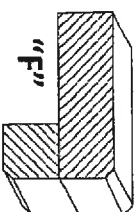
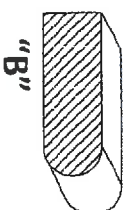
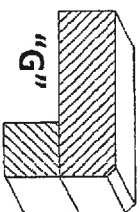
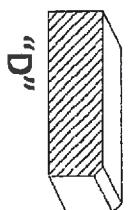
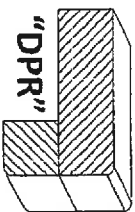
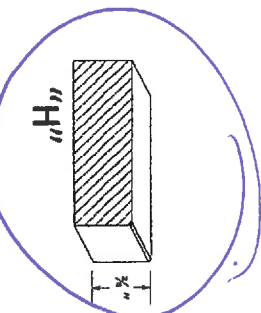
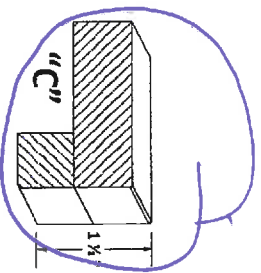
Second Floor  
Elev. A

Prices and specifications are subject to change without notice. E.&O.E. Tile 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. All renderings are artist's concept.

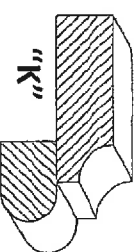
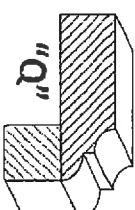
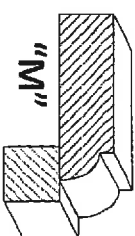
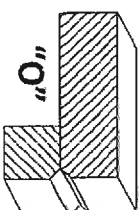
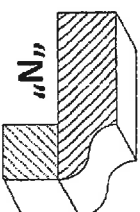
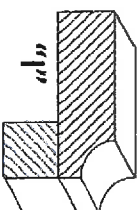
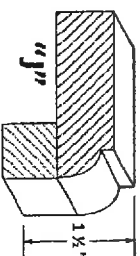
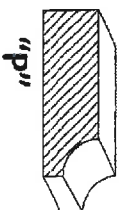
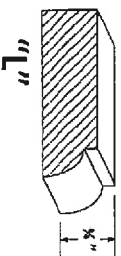
TH20-01

ZANCOR HOMES  
EDGE PROFILES (INTERSTONE / REDSTONE)

STANDARD



UPGRADES



Maple 9-3  
LOT / SITE

PURCHASER SIGNATURE



## 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 or larger as range opening as per Ontario Building & Fire Code)
- ☒ Refrigerator – 36" W x 72" H (Approximate - height may change due to bulkheads)
- ☒ Dishwasher – 24" Width
- ☒ 6" Exhaust Vent above stove
- ☐ OTHER \_\_\_\_\_

### \*Check all that apply - 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.

### \*\*MANUFACTURERS SPECIFICATIONS MUST BE ATTACHED\*\*

- ☐ 36" / 42" Stove (Hood fan width will be the same as per Ontario Building Code)
- ☐ Gas Stove
- ☐ Slide-In Stove
- ☐ Cooktop
- ☐ \*(Gas/Electric – Cut-out Charge & Plug Required)
- ☐ Built-In Wall Oven
- ☐ Hood Fan (may require larger vent, charges will apply – 6" is standard)
- ☐ 8" Vent / 10" Vent
- ☒ Chimney hoods \*\*CENTRE VENT ABOVE STOVE (clearance space will be left with this appliance will not butt up against cabinetry)
- ☐ Built-In Microwave with Trim Kit
- ☐ Built-In Microwave Drawer with Trim Kit
- ☐ Warming Drawer
- ☐ OTR – Over The Range Microwave \*Plug required
- ☐ Built-in Refrigerator/Sub Zero – If purchasing a side by side or French Door, the wall beside the door may be an issue if it is deeper than 24"
- ☐ \*Applicable charges may apply if required to due to space accommodations
- ☐ \*Note: Refrigerator Door Swing
- ☐ Wine / Bar Fridge (electrical required)
- ☐ Steam Oven / Built-In Coffee makers
- ☐ Cargo Waste Bin systems
- ☐ Front Load Washer & Dryer \*(Specs required if installing counter above)
- ☐ Stackable Washer & Dryer

**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.

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.

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 Specifications are to be sent to the Zancor Décor Centre no later than

Appliance Specifications received \_\_\_\_\_

Purchaser Signature \_\_\_\_\_

Date \_\_\_\_\_

Purchaser Signature \_\_\_\_\_

Date \_\_\_\_\_

PROJECT \_\_\_\_\_

Maekenzie

LOT \_\_\_\_\_

9-3

## INTERIOR FINISHES ACKNOWLEDGEMENT / HARDWOOD 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.

**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 should never be cleaned with lemon oil or vinegar. The purchaser acknowledges colour and product variations as well as natural imperfections that 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'x8'.

**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.

**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.**

**HARDWOOD FLOORING:** Due to the natural properties of wood, many variables can affect the overall look of the finished product. Variations include but not limited to wood type, 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 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 hall, 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 absorption in the mentioned areas, and agree to waive any claims against the Township of residence, TARION and/or the Builder in relation to the matter.

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

SITE Mackenzie LOT 9-3 DATE Sept 23/15