

# OAKVILLE - THE BRANCH

## WORK ORDER FOR SELECTIONS

**MODEL:** CEDAR 771

**SUITE:**

**533**

## WORK / PURCHASE ORDER

**STANDARD PACKAGE - LIGHT (1) \*All item below are applicable as per plan**

*Cabinets		*Trim, Kitchen, Bathrooms	
Kitchen	Sierra White PVC	Trim	Flat MDF 2-3/4" Casing X 5-1/4" Baseboard
Island *as per plan	N/A	Cabinet Handles	Standard
Master Ensuite	Sierra White PVC - COMFORT HEIGHT	Kitchen Sink	UPGRADE KSS005
Main	Sierra White PVC	Kitchen Faucet	Peerless P7919LF CHROME, Pulldown Faucet
*Countertops		Master Ensuite Sink	PS161C Undermount, rectangle
Kitchen	Emerstone Quartz Carrara White	Master Ensuite Faucet	Peerless P1519LF CHROME
Master Ensuite	Emerstone Quartz Carrara White	Master Ensuite Tub	ADORA Skirted Tub
Main	Emerstone Quartz Carrara White	Master Shower Faucet	Peerless PT14419 CHROME
*Tile/Hardwood		Master Ensuite Toilet	WC-382 WHITE, Elongated, Soft-Close, One Piece
Laminate Flooring	Highland Willowbrook Oak 8 Inch	Main Bath Sink	PS161C Undermount, rectangle
Kitchen Bk.Splash	Colours & Dimensions Silver Grey Matte 4 x 16	Main Bath Faucet	Peerless P1519LF CHROME
Laundry	Lily White Tile 12 x 12	Main Bath Tub	ADORA Skirted Tub
Master Glass Shower	FRAMELESS GLASS SHOWER	Main Tub Faucet	Peerless PT14419 CHROME
Mstr Ensuite Floor	Genesis Light Grey 12 x 24	Main Toilet	WC-382 WHITE, Elongated, Soft-Close, One Piece
Mstr Ens. Shower Wall	Genesis Light Grey 12 x 24	Fridge	SEE SPEC
Master Shower Flr	Volkas White Matte 2 x 2	Stove	SEE SPEC
Main Bath Floor	Genesis Light Grey 12 x 24	Dishwasher	SEE SPEC
Main Bath Wall	Genesis Light Grey 12 x 24	Microwave	SEE SPEC
		Washer/Dryer	SEE SPEC
LOCATION	DESCRIPTION OF UPGRADES		
MASTER ENSUITE	FRAMELESS GLASS SHOWER		
MASTER ENSUITE	COMFORT HEIGHT VANITY (36 INCH)		
KITCHEN	UPGRADE SINK - KSS005		
	STANDARD LIGHT (1) FINISHING PACKAGE		



**DISCLAIMER & CONDITIONS**

\*\*\*FOR TRADE USE\*\*\*

*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.*



**Authorization to Allow Another Party to Select Finishes**

LOT / SITE:

533 & 520 *Suite 533*

HOMEOWNER(S):

Branch Condos CHIDIEBERE STEVE EKENECHUKWU OKONKWO

CIVIC ADDRESS:

\_\_\_\_\_

The undersigned, being the Purchaser of the above noted property, hereby appoints and authorizes any one or combination of the undersigned Purchasers or Authorized Representatives as noted below, to be their representative and agent for the purposes of selecting the finishes, colors, and materials and ordering upgrades and extras from the selections offered by the Vendor with full authority to make all such selection or substitutions on behalf of the Absentee Purchasers. The Purchaser hereby agrees with the Vendor that any and all selections made on behalf of any Absentee Purchaser shall be binding upon the Absentee Purchaser as if such selection was personally made by the Purchaser. The Purchaser agrees that any cancellation of this authorization must be in writing to the Vendor along with the proven receipt of same by the Vendor.

Dated at Monday this 25th day of April, 20 22

DocuSigned by:  
*[Signature]*  
C12E9AC39406B774...

Purchaser Signature

Witness

\_\_\_\_\_

\_\_\_\_\_



**Authorized Representative(s):**

Name(s):

Chuka Okonkwo

Address:

3888 Duke of York Blvd #525 Mississauga Ontario L5B 4P5

Driver's License:

O4919-12529-40621

Phone Number:

4167210769

Email Address:

okonkwochuka@gmail.com

I agree to act as the Authorized Representative for the above mentioned Purchaser.

*[Signature]*

Signature of Authorized Representative (1)

Signature of Authorized Representative (2)

# SCHEDULE "B"

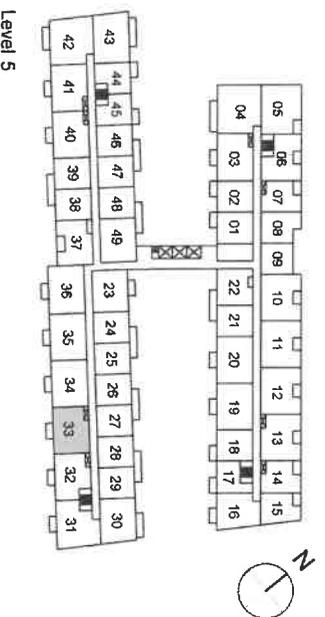
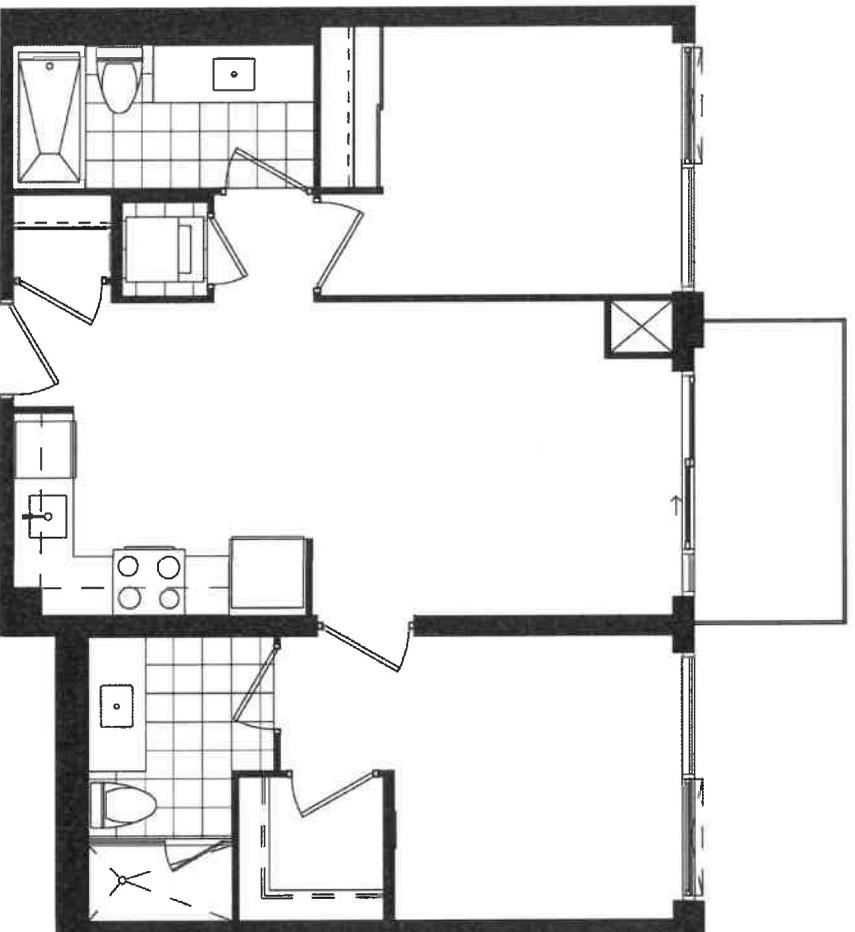
To Agreement of Purchase and Sale  
The Branch Condos  
Oakville, ON

## RESIDENTIAL SUITE

Suite Number: 533

Unit: 33

Level: 5



Level 5

Vendor's Initial: \_\_\_\_\_

ECG

Purchaser's Initial: \_\_\_\_\_

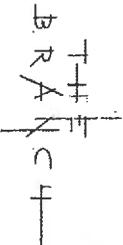
CEG

This plan is not to scale and is subject to architectural review and revision, including without limitation, the Unit being constructed with a layout that is the reverse of that set out above. All details are approximate and subject to change without notice in order to comply with building site conditions and municipal, structural and Vendor and/or architectural requirements. Balconies are exclusive use common elements, shown for display purposes only and location and size of such are subject to change without notice. Window location, size and type may vary without notice. E. & O. E. September 2019.

# OAKVILLE

## INTERIOR FINISHES ACKNOWLEDGEMENT

ZANCOR  
HOMES



The BRANCH - Oakville

SUITE:

533

DATE: April ~~20~~ 2022

### INTERIOR FINISHES ACKNOWLEDGEMENT

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. The purchaser acknowledges and agrees to proceed forthwith with reselections in the event the original selections cannot be incorporated into the interior finishing of the home upon notice by the Builder.

C.O

Every effort will be made to ensure the materials selected are as close as possible to the samples provided, however due to variances in manufacturing and properties of natural materials we do not guarantee identical colour matching.

C.O

**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 patterns 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.

C.O

**STONE COUNTERTOP JOINTS:** Purchaser is aware that one joint may 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'.

C.O

**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.

C.O

**LAMINATE / HARDWOOD FLOORING:** Due to the natural properties of wood & 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 and laminate 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.

C.O

**CABINETY:** 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.

C.O

**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.**

C.O

Suite 533

# APPLIANCE PACKAGE

2 Bedroom Suite  
2 Bedroom + Den Suite

THE  
BRANCH

PURCHASER NAME CHUKA OKONKWO  
PURCHASER NAME \_\_\_\_\_  
DATE April. 25/22



24" Fridge  
(Panel Ready)  
GE - M2E9FPMKII



30" Range, Smooth top  
Frigidaire CFEH3054U



30" Over The Range  
Microwave  
Frigidaire FFMV1846VS



24" Dishwasher  
(Panel Ready)  
GBT412SIM1



24" Washer  
WM7200WW



24" Dryer  
DV7600WW



Suite # 533

**WORK ORDER**

Date: Aug 26/22

Re: Zancor Oakville Ltd.  
221 North Rivermede Road  
Concord, Ontario L4K 3N7  
Cost Code: \_\_\_\_\_

1. Zancor Oakville Ltd. (the "Owner"), issues this Work Order to enter into a contract (the "Contract") with **TECHNICAL GLASS** for Supply and Installation of the following purchase upgrades (the "Works") for the Project located at 2450 Old Bronte Road, Oakville, Ontario for the contract price of **see attached** (the "Contract Price"). The Owner and **TECHNICAL GLASS** are collectively referred to as the "Parties" and individually as a "Party".
2. If **TECHNICAL GLASS** agrees with the terms set forth above and wishes to proceed with executing the Contract, it should sign this Work Order in the space provided below for "Acknowledgement and Acceptance" and return an executed copy to the attention of Melanie Worsdale at [melanie@zancorhomes.com](mailto:melanie@zancorhomes.com).
3. Upon signing this Work Order, **TECHNICAL GLASS** is to submit the following documentation to the attention of Melanie Worsdale at [melanie@zancorhomes.com](mailto:melanie@zancorhomes.com)
4. If applicable:
  - i. WSIB clearance certificate
  - ii. Proof of insurance coverage
  - iii. Progress billing breakdown/Schedule of values
  - iv. HST number
  - v. A completed Registration of Constructors and Employers Engaged in Construction form
  - vi. Safety policy
  - vii. Name and contact information for the individual responsible for accounts receivable
  - viii. Statutory declaration

Trusting the above is in order.

Per: Anthony Pignetti \_\_\_\_\_  
Title: Director

**Acknowledgement and Acceptance:**

\_\_\_\_\_ acknowledges receipt of the subject work order and any related enclosures or documents incorporated by reference.

\_\_\_\_\_ accepts the subject work order and all related enclosures and documents incorporated by reference and agrees to enter the Contract with the Owner prior to the commencement of the Work.

Print Name \_\_\_\_\_ Title \_\_\_\_\_

Signature \_\_\_\_\_ Date \_\_\_\_\_



Suite # 533

## WORK ORDER

Date: Aug 26/22

Re: Zancor Oakville Ltd.  
221 North Rivernede Road  
Concord, Ontario L4K 3N7  
Cost Code: \_\_\_\_\_

1. Zancor Oakville Ltd. (the "Owner"), issues this Work Order to enter into a contract (the "Contract") with **MALFAR** for Supply and Installation of the following purchase upgrades (the "Works") for the Project located at 2450 Old Bronte Road, Oakville, Ontario for the contract price of **see attached** (the "Contract Price"). The Owner and **MALFAR** are collectively referred to as the "Parties" and individually as a "Party".
  2. If **MALFAR** agrees with the terms set forth above and wishes to proceed with executing the Contract, it should sign this Work Order in the space provided below for "Acknowledgement and Acceptance" and return an executed copy to the attention of Melanie Worsdale at [melanie@zancorhomes.com](mailto:melanie@zancorhomes.com).
  3. Upon signing this Work Order, **MALFAR** is to submit the following documentation to the attention of Melanie Worsdale at [melanie@zancorhomes.com](mailto:melanie@zancorhomes.com)
  4. If applicable:
    - i. WSIB clearance certificate
    - ii. Proof of insurance coverage
    - iii. Progress billing breakdown/Schedule of values
    - iv. HST number
    - v. A completed Registration of Constructors and Employers Engaged in Construction form
    - vi. Safety policy
    - vii. Name and contact information for the individual responsible for accounts receivable
    - viii. Statutory declaration
- Trusting the above is in order.

Per: Anthony Pignetti \_\_\_\_\_  
Title: Director \_\_\_\_\_

### Acknowledgement and Acceptance:

\_\_\_\_\_ acknowledges receipt of the subject work order and any related enclosures or documents incorporated by reference. \_\_\_\_\_ accepts the subject work order and all related enclosures and documents incorporated by reference and agrees to enter the Contract with the Owner prior to the commencement of the Work.

Print Name \_\_\_\_\_

Title \_\_\_\_\_

Signature \_\_\_\_\_

Date \_\_\_\_\_



Suite # 533

WORK ORDER

Date: Aug 26/22

Re: Zancor Oakville Ltd.  
221 North Rivermede Road  
Concord, Ontario L4K 3N7  
Cost Code: \_\_\_\_\_

1. Zancor Oakville Ltd. (the "Owner"), issues this Work Order to enter into a contract (the "Contract") with **NEW IMAGE KITCHENS** for Supply and Installation of the following purchase upgrades (the "Works") for the Project located at 2450 Old Bronte Road, Oakville, Ontario for the contract price of **see attached** (the "Contract Price"). The Owner and **NEW IMAGE KITCHENS** are collectively referred to as the "Parties" and individually as a "Party".
2. If **NEW IMAGE KITCHENS** agrees with the terms set forth above and wishes to proceed with executing the Contract, it should sign this Work Order in the space provided below for "Acknowledgement and Acceptance" and return an executed copy to the attention of Melanie Worsdale at [melanie@zancorhomes.com](mailto:melanie@zancorhomes.com).
3. Upon signing this Work Order, **NEW IMAGE KITCHENS** is to submit the following documentation to the attention of Melanie Worsdale at [melanie@zancorhomes.com](mailto:melanie@zancorhomes.com)
  4. If applicable:
    - i. WSIB clearance certificate
    - ii. Proof of insurance coverage
    - iii. Progress billing breakdown/Schedule of values
    - iv. HST number
    - v. A completed Registration of Constructors and Employers Engaged in Construction form
    - vi. Safety policy
    - vii. Name and contact information for the individual responsible for accounts receivable
    - viii. Statutory declaration

Trusting the above is in order:

Per: Anthony Pignetti \_\_\_\_\_  
Title: Director

**Acknowledgement and Acceptance:**

\_\_\_\_\_ acknowledges receipt of the subject work order and any related enclosures or documents incorporated by reference.

\_\_\_\_\_ accepts the subject work order and all related enclosures and documents incorporated by reference and agrees to enter the Contract with the Owner prior to the commencement of the Work.

Print Name \_\_\_\_\_ Title \_\_\_\_\_

Signature \_\_\_\_\_ Date \_\_\_\_\_

**CANTRIO KONCEPTS**  
AFFORDABLE LUXURY

**KSS-005**

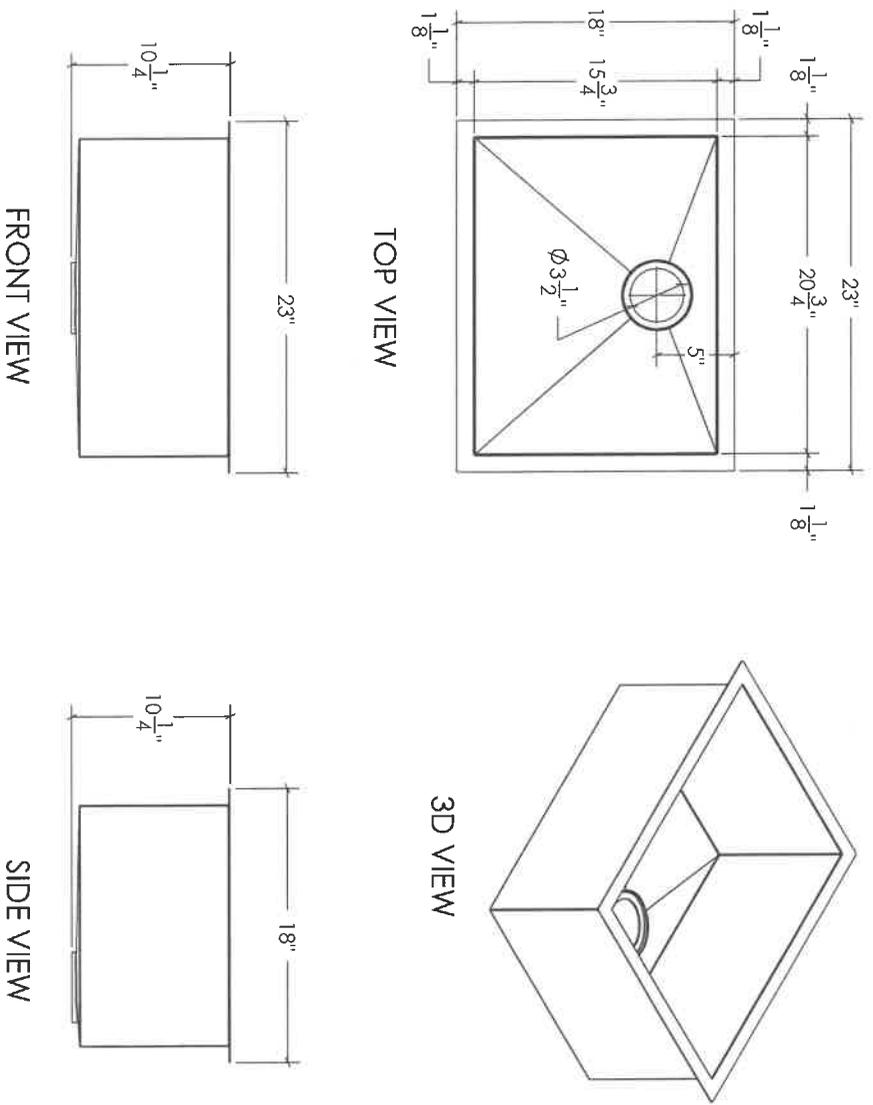
**FEATURES:**

- \* Sink Size: 23" x 18" x 10 1/4"
- \* Material: 304 Stainless Steel, 18 Gauge
- \* Single Basin Undermount 0 Radius Sink
- \* Handmade construction
- \* High Luster finish
- \* Strainer Drain Provided
- \* Warranty: Limited Lifetime Warranty



**CODES / STANDARDS APPLICABLE**

- \* CSA B45
- \* ASME A112.19.2



**JOB INFORMATION:**

Job Name \_\_\_\_\_  
 Date Specified \_\_\_\_\_  
 Contractor \_\_\_\_\_

\* Specifications and drawings provided on this sheet are for illustration only. Cantrio Concepts will not be held responsible for cutouts made without the actual product or product template.

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