

Maple Drywall Inc.

Construction Contract

GOLDPARK (PINEVALLEY) INC. (a.k.a. PINEVALLEY FOREVERGREEN, VAUGHAN, ONTARIO)

DRY – Drywall & Insulation

Effective Period: January 1st, 2019 Through to Aril 30, 2020

CONSTRUCTION AGREEMENT BETWEEN OWNER AND CONTRACTOR

Contractor	Maple Drywall Inc.	Effective Period:	Jan 1/19 – Apr 30/20 ✓
Trade Type:	Drywall & Insulation	40' Units Included:	56
Project:	PV1 - PINEVALLEY FOREVERGREEN, VAUGHAN	42' Units Included:	44
		50' Units Included:	32

BETWEEN:

GOLDPARK (PINEVALLEY) INC.
3300 Highway #7, Suite 400
Concord, Ontario L4K 4M3

(Hereinafter known as the "OWNER")

- AND -

Maple Drywall Inc.
211 Westcreek Drive Suite #200
Woodbridge, Ontario, L4L 9T7

(Hereinafter known as the "CONTRACTOR")

DATED THIS, 29 day of April, 2019

REGARDING, PINEVALLEY FOREVERGREEN, LOCATED IN THE TOWN/CITY OF VAUGHAN, ONTARIO
(hereinafter known as the "PROJECT")

This contractual agreement (hereinafter known as the "AGREEMENT") shall legally bind the Owner and Contractor to all provisions, conditions, stipulations, requirements, and processes contained herein, and in all schedules attached hereto, and as such shall govern both the Owner and Contractor throughout the duration of this agreement. Under no circumstances shall this contract be amended, changed, or modified without the acceptance of the Owner and Contractor named above. Furthermore, in the event of a dispute the terms, conditions, and provisions of this contract shall prevail no exceptions.

ARTICLE 01: THE PROJECT

- 01.01 The Contractor having fully inspected all site conditions and relevant documentation such as plans, drawings, and as such having formed his/her own independent evaluation of the general site conditions, limitations and requirements without relying on any representation of same by the Owner, agrees to supply all materials required to complete the work as set out by this contractual agreement and all schedules attached hereto in accordance with the general intent and objectives of the project and to furnish all labour (skilled and/or general), tools, equipment, supplies, permits, licenses, inspections, and supervision required to successfully complete to the satisfaction of the Owner all work as set out by this contractual agreement and all schedules attached hereto in accordance with the general intent and objectives of the project.
- 01.02 The Contractor understands and agrees that Owner shall solely determine the construction schedules, order of lots, and processes. As such the Contractor agrees to comply with all requests and orders issued by the Owner, no exceptions.
- 01.03 Timing is of the essence. The Contractor shall strictly adhere to the construction schedules, timetables, and production sequences/processes provided by the Owner, at all times.
- 01.04 All municipal by-laws of the town/city where the project is located apply. Contractors shall govern themselves accordingly.
- 01.05 Routine inspections by the Owner will take place as the Owner sees fit. The Owner reserves the right to inspect ALL vehicles going and in and out of the project site without notice. No Exceptions.

ARTICLE 02: LIST OF CONTRACT SCHEDULES

- 02.01 This Contractual Agreement shall contain the following Parts and Schedules:
- i)

Cover Page
- ii)

Contract
- iii)

Schedule A – Scope of Work
- iv)

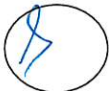
Schedule B – Contract Prices
- v)

Schedule C – Unit Rates and Extras Pricing
- vi)

Schedule D – Exterior Colour Packages (if applicable)

ARTICLE 03: WORK TO BE PERFORMED

- 03.01 The Contractor shall provide all necessary labour, supervision, materials, equipment, supplies, hardware, tools, planks, runways, scaffolds, lifting equipment, fuel, insurance, licenses, permits and inspections required to complete the work as set out by this contractual agreement and all schedules attached hereto.



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- 03.02 All materials and/or supplies being furnished by the Contractor shall be new. Used, remanufactured, refurbished, and/or floor models (*display units*) will not be accepted by the Owner unless written consent to do so has been issued to the Contractor by the Owner. In the event that the Owner does permit the Contractor to use materials and/or supplies which are used, remanufactured, refurbished, and/or a floor model the Sub-Contract must provide the Owner the equivalent warranty against defects and workmanship which would have accompanied the new material and/or supplies. No Exceptions.
- 03.03 The Contractor shall conform to the above requirements as well as the requirements of the Ontario Building Code, National Building Code, the municipality, and the most current CSA standards, WSIB, Occupational Health and Safety Act of Ontario as well as the requirements of all other authorities having jurisdiction. Comply with all local by-laws, including noise, odor, dust and hours of work.
- 03.04 All work being performed by the Contractor must be completed in strict compliance with all plans, drawings, reports, colour selections, change orders, and optional upgrades and extras (*if any as provided by the Owner by way of Construction Summary and/or Purchase Order*), site plans, specifications, and structural/architectural details (*hereinafter collectively known as the "CONSTRUCTION DOCUMENTS"*). It shall be the Contractor's responsibility to ensure that all Construction Documents being used by the Contractor are accurate and approved the Owner prior to commencing any work.
- 03.05 The Contractor shall only use architectural drawings, mechanical drawings, truss drawings, joist layouts, and site plans approved by the municipality and issued with building permit. The Contractor shall not use tender drawing sets, or drawing sets without the municipal stamps and approval for construction purposes. The Contractor must make certain that the drawings being used are in fact the construction sets.
- 03.06 The Contractor agrees to begin and carry out all work within a maximum time frame of twenty four (24) hours of being notified to do so by the Owner and shall continue to complete the work in a prompt, diligent, workmanlike manor causing minimal interference to the Owner or any other Contractors and must adhere to the schedules of the Owner.
- 03.07 The Contractor agrees that the work shall be complete in every detail notwithstanding that every item necessary to do so may or may not be mentioned in the Construction Documents provided. The Contractor's expertise and good judgment to complete the assigned work is essential and as such items and/or labour which may not be mentioned on the Construction Documents that may or not be required to complete the assigned work as intended must be identified and incorporated in completing the work assigned and included in the contract price.
- 03.08 The Contractor shall be permitted (*within reason*) to adjust the construction schedules, and/or turnaround times, during the course of construction after consulting and receiving permission from the Site Supervisor.
- 03.09 The Contractor hereby agrees to supply only qualified labour with adequate experience and expertise required to complete the assigned work. Furthermore, the Contractor must ensure that all of his/her representatives working on their behalf (*including but not limited to: employees, 3rd party contractors, temporary labourers, etc...*) are adequately trained in all matters related to the work they are carrying out on the Contractor's behalf and all regulatory safety requirements pertaining to the working be performed.
- 03.10 In the event that the Contractor fails to commence work as prescribed by the Owner, or does not complete the work in accordance with the Construction Documents, or the general intent of the project, or to the satisfaction of the Owner (*at the Owner's sole discretion*) the Owner may, in addition to its other remedies, terminate this Agreement, and the Contractor shall be responsible for all damages and/or costs arising out of such default.
- 03.11 All work set out by this Agreement shall be carried out by the Contractor's own forces. The use of a 3rd party contractor shall only be permitted if approved by the Owner in writing prior to the Contractor commencing work.
- 03.12 The Contractor shall take sufficient precautions and care and use due diligence in carrying out this work to ensure that curbs, roads and any adjacent buildings, fencing, equipment or property are not damaged or otherwise adversely affected. Where such damage occurs, this trade contractor shall rectify it immediately and completely to, original condition, at its sole expense.
- 03.13 The operations of this Contractor shall be conducted with full consideration of all proper rights of the owners and occupants of the adjacent premises and with the least inconvenience possible to them, and without any interference and/or interruptions to the operations to the said owners or occupants.

ARTICLE 04: CONTRACT PRICE AND PAYMENT

- 04.01 The Owner agrees to remunerate the Contractor in accordance with the fixed price rates as set out by Schedule "B" attached hereto. All prices shown in Schedule "B" are in Canadian Funds and do not Include the Harmonized Sales Tax (HST) if applicable.
- 04.02 All invoices issued to the Owner by the Contractor shall be processed in accordance with the Owners payment procedures. Processing and Payment procedures are as follows:
- a. All invoices dated and received prior to the 15th of the month (the Cut-off date) shall be processed and paid (*less the applicable ten percent (10%) lien holdback*) on the last business day of the following month.

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- b. All invoices dated and received after the 15th of the month (the Cut-off date) shall be processed and paid *(less the applicable ten percent (10%) lien holdback)* on the last business day two (2) months after the month which the invoice was billed.
- 04.03 The Contractor does have the ability to request early payment terms, as per the following criteria and conditions:
- a. ~~Missing Cut Off: In the event that a Contractor does not meet 04.02.a, but requires payment by the last day of the following month, The Contractor may request (in writing) an advance payment from the Owner. The Owner shall charge the Contractor and deduct two and a half percent (2.5%) from the invoice (before HST) as a non-refundable early processing fee, and release payment to the Contractor as described in 04.02.a. HST will be paid in full per the invoice.~~
- b. ~~Early Payment: In the event that a Contractor requests (in writing) payment earlier than set out in 04.02, the Owner shall charge the Contractor and deduct five percent (5%) from the invoice (before HST) as a non-refundable early processing fee, and release payment to the Contractor within five (5) business days (less the applicable ten percent (10%) holdback). HST will be paid in full per the invoice.~~
- 04.04 All Contractor invoices/billings must be accompanied by a corresponding completion certificates signed by the Owner’s Site Superintendent. It is the Contractor’s sole responsibility to acquire all required completion certificates from the Owner’s Site Superintendent for the relevant work prior to billing/invoicing the Owner for the work or any part thereof. It is understood that all Completion Slip numbers will be issued by the site construction office once a week and picked up at the site office on the Owner’s designated day only. Contractor must submit to the site office a written request for completion slips one week prior to the Owners issuance. Written request is to indicate the lots or items completed and declare that the work is 100% complete according to the contract. The request must be signed by the Contractor’s foreman. Completion slips will not be faxed to the Contractor. (For “Supply Only” contracts, site administrator will issue completion slip numbers to the supplier’s office upon verification of the goods delivered.) *All invoices must be dated no earlier than the date the completion slip is signed.*
- 04.05 All payments, weather progress or final, to be made by the Owner to the Contractor are subject to the lien holdback provisions of the Construction Lien Act (Ontario) which entitles the Owner to holdback ten percent (10%) of all payments owing to be released at a later date in accordance with the said act.
- 04.06 The Contractor agrees that no claim for lien will be filed against the property without first giving the Owner written notice by way of registered mail of his/her intention to file a lien at least ten (10) business days prior to filing for said lien.
- 04.07 Neither the final payment nor any part thereof shall become due until the Contractor obtains and delivers to the Owner a declaration of last supply and complete release of all lien rights arising out of this Agreement. Provided, however, that the Contractor may, as an alternative, furnish a bond satisfactory to the Owner to indemnify the Owner against any claim under such liens.
- 04.08 The Contractor agrees to maintain all of his financial affairs with his/her suppliers, employees, government, and 3rd party contractors in order and good standing at all times. As such the Contractor hereby authorizes the Owner to pay any or all of the Contractor’s unpaid obligations on his/her behalf and deduct the equivalent amount(s) from the funds owed to the Contractor by the Owner. Furthermore the Owner shall be entitled to charge the Contractor a reasonable fee for overhead and administration for completing such payment(s) on the Contractor’s behalf, which in turn shall also be deducted from the funds owing to the Contractor by the Owner.
- 04.09 Release of the ten percent (10%) holdback retained by the Owner shall be released to the Contractor without interest in accordance with the Construction Liens Act, providing that the Contractor meets all of the following requirements:
- i) The subject premises are free and clear of all liens, claims, and/or charges, and there are no claims or demands against the Owner or any other entity defined as “Owner” in the Construction Liens Act, and that the Owner has not been put on notice of any execution, seizure, or third party demand against the Contractor.
- ii) The Owner is furnished with a certificate of good standing pursuant to the Workman’s Compensation Act, which certificate shall contain the name of the Contractor, the name of the project, and the Contractor’s registration number. Note: The name displayed on the WSIB certificate of good standing must be an exact match to the name the Contractor is displaying on his/her invoices, and the name contained in this Contractual Agreement.
- iii) The Owner is furnished with evidence satisfactory to it that the Contractor has effected payment in full for all materials and services.
- iv) All services and/or materials/supplies provided by the Contractor relevant to the corresponding holdbacks is complete, free of defect(s) and satisfactory as determined at the sole discretion of the Owner.
- v) All other requirements as set out by the Construction Liens Act have been adhered to by the Contractor.
- 04.10 If and when requested, the Contractor agrees to provide the Owner with a performance bond (in form and content satisfactory to the Owner) in the amount stipulated by the Owner, which amount shall be available to the Owner forthwith, in the event of non-performance by the Contractor of any of the terms, conditions and provisions of this Agreement, including any and all schedules attached hereto.

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04.11 The Owner shall not be responsible for the payment of any labour and/or materials not specifically provided for herein unless approved in writing by the Owner's head office with the issuance of a purchase order. Any requests for such payment(s) shall be submitted to the Owner with reference to the purchase order number and corresponding completion slip signed by the Site Superintendent. It shall be paid in accordance with the provisions of Schedule B.

ARTICLE 05: INVOICING PROCEDURES

05.01 All invoices must be submitted to the Owner's head office located at the following address:

GOLDPARK (PINEVALLEY) INC..
3300 Highway #7, Suite 400
Concord, Ontario
L4K 4M3

Phone: (905) 760-9595
Fax: (905) 760-9598

- 05.02 All invoices submitted by the Contractor to the Owner must contain a valid and corresponding completion certificate issued and signed by the Owner's Site Superintendent.
- 05.03 It is the Contractor's responsibility to ensure that the Owner has on file at all times a valid WSIB certificate of good standing prior to invoicing for any work under this Agreement. WSIB certificates of Good Standing can be mailed, or faxed to the Owner's head office (for address and phone numbers refer to 05.01).
- 05.04 Faxed and/or emailed invoices are not acceptable. The Owner shall only accept original invoices mailed by the Contractor to the Owner's head office (for address and phone numbers refer to 05.01). No exceptions.
- 05.05 Description of work performed, services rendered, and/or materials/supplies provided must be clearly displayed containing all pertinent information and descriptions. The Owner reserves the right at the Owner's sole discretion to reject any invoice deemed incomplete, vague, and/or incorrect and demand that the Contractor revise any such invoice to meet the criteria(s), preferences, and/or format deemed acceptable by the Owner.
- 05.06 All invoices must clearly identify the project name and phase (if any) for which the work performed, services rendered, and/or materials/supplies provided occurred.
- 05.07 All invoices must clearly identify the lot numbers for which the work performed, services rendered, and/or materials/supplies provided occurred. It is the Contractor's sole responsibility to ensure that records of what work and/or materials provided by the Contractor are kept and identified on the corresponding invoices.
- 05.08 All billings for materials supplied only, must be accompanied by copy of delivery slip and approved purchase order containing the Site Supervisors signature and approval having accepted said materials.
- 05.09 All work performed under the Agreement as part of the standard contract as set forth by the Scope of Work (Schedule A) attached hereto, shall be billed/invoiced separately to any extras, upgrades, and/or optional items. All work and materials not identified by the Scope of Work (Schedule A) attached here to (if any) shall be billed separate to the contract amounts identify the corresponding purchase order number issued to the Contractor by the Owner. Note: invoices for extras, upgrades, and/or optional items shall be held to same processing criteria as outlined in sections 05.01 through 05.07 inclusive and payment as outlined in all sections of Article 04.
- 05.10 All delivery charges, environmental fees, fuel surcharges, premiums, duties, impost fees, and any other charges with the exception of any applicable taxes are included in contract amounts.
- 05.11 All invoices submitted to the Owner by the Contractor must be in Canadian funds and all applicable taxes must be itemized on the invoice. Note: The Contractor's Business Number (HST number) must appear on all invoices.

ARTICLE 06: STANDARD OF WORK

- 06.01 The Contractor agrees to comply with all the rules, by-laws and regulations of every governmental or municipal authority relating to construction, payment of employment insurance, holiday pay and workers' compensation. Further, where applicable, the work shall be completed in full compliance with directives of the Central Mortgage and Housing Corporation and Tarion Warranty Corporation (Tarion). The Contractor shall obtain and pay for necessary permits, licences and certificates required for the performance of the work and shall pay all required fees (with exception to the building permit applied for by the Owner).
- 06.02 The Contractor agrees to compare its working drawings with those approved by the local building and zoning department and Central Mortgage and Housing Corporation, if applicable, and to transfer any changes to its working drawings. The approved drawings will be available for comparison at the Site Superintendent's office. All work shall be completed in accordance with the Ontario Building Code, National Building Code, local by-laws, Tarion, and if applicable, to the requirements of Central Mortgage and Housing Corporation, Ontario

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Housing Corporation, the Owner’s mortgagee, and the Owner’s Site Superintendent. The working drawings are the property of the Owner and shall be returned to the Owner when the work is completed.

- 06.03
- The Contractor agrees to guarantee all work and materials provided for such period of two years and agrees to correct any deficiencies forthwith after notice by the Owner of same. Seven year material and workmanship shall be provided by Contractors performing structural work as defined by Tarion. The guarantee period shall start to run from the date of substantial performance as defined in the Construction Lien Act (Ontario).
- 06.04
- The Contractor acknowledges that it is under the general control of the Owner and shall accede to the reasonable requests of the Owner in the completion of its work so as to facilitate the timely completion of the project being built on the Site. The Contractor agrees that no changes shall be made or any additional work done in respect of the plans and specifications unless the same have been ordered by the Owner in writing.
- 06.05
- The Contractor shall complete all cutting, fitting or patching of its work that may be required to make several parts come together properly and fitted to receive work of other Contractors as shown on the working drawings. The Contractor agrees not to endanger any existing work by cutting, altering, digging or otherwise and shall not cut or alter the work of any other Contractor except with the written consent of The Owner’s consulting engineer. The Contractor shall be held accountable forthwith for any costs associated to any damage to curbs caused by the Contractor’s vehicles, machinery or workers.
- 06.06
- The Contractor agrees to perform the work without leaving any waste or garbage and must leave the Site “broom clean” and in accordance with further reasonable requirements of the Site Superintendent, failing which, the Owner may proceed to have this work done and shall deduct the cost of same from any payment owing to the Contractor.
- 06.07
- The Contractor agrees to correct any deficiencies forthwith after receiving written notification of same from the Owner, failing which, The Owner may attend to same at the Contractor’s expense. The Owner will charge an hourly rate commensurate with trade practice together with an administrative fee of 15% total cost of correction with minimum One Hundred and Fifty Dollars (\$150.00) for any deficiencies corrected by The Owner which shall be deducted from any amounts owing to the Contractor by the Owner. Further, the Contractor agrees to correct, at its own expense, any deficiencies or infractions that have been noted by Tarion, Central Mortgage and Housing Corporation, municipal building inspectors, the Owner’s consulting engineer or pursuant to the provisions of the Tarion Warranty Corporation Act. The Owner shall be entitled to direct the Contractor to make additions, alterations, cost deviations or other changes from the work specified for no additional payment unless otherwise agreed to in writing.
- 06.08
- The Contractor shall confine its machinery, storage of materials, and its work to limits indicated by by-law, permits or directions of the Owner and shall not unreasonably encumber the Site with its materials. The Contractor shall not load or permit any part of the building under construction to be loaded with a weight that will endanger the Contractor’s or the building’s safety. The Contractor shall comply with The Owner’s instructions regarding signs, advertisements, fires and smoking.
- 06.09
- The Contractor shall give its work constant supervision at the Site and shall, at all times, place a fully competent foreman in charge of the work at the Site who shall remain on site and in charge until all of the work is completed.
- 06.10
- The Contractor agrees to ensure that every worker employed on the Site shall be paid the applicable minimum wage in respect of the work performed at the Site.
- 06.11
- The Contractor shall comply with all construction requirements of the Owner and all federal, provincial and municipal laws, by-laws, regulations and codes in force at the date of issuance of the building permits, including, but without limiting the generality of the foregoing:

(i)

The Ontario Building Code;

(ii)

CMHC Owner’s Bulletins;

(iii)

Ontario Electrical Safety Code;

(iv)

The Occupational Health and Safety Act;

(v)

The Worker’s Compensation Act;

(vi)

Workplace Hazardous Materials Requirements

...and all regulations thereunder, amendments thereto or substitutions therefore, in connection with the presence of the Contractor at the Site and the supply of labour and/or material described in this Agreement and all schedules attached hereto. The Contractor shall be responsible for and shall forthwith correct or remedy any violations of such requirements, laws, regulations and codes in force at the date of this Agreement or issued or enacted during the course of the work. The Owner may require the Contractor to furnish copies of any construction inspection reports the Contractor is required to obtain by municipal authorities or which become available to the Contractor.

- 06.12
- Without restricting the generality of the foregoing, the Contractor represents and warrants to the Owner that the Contractor is fully familiar with its obligations under the Occupational Health and Safety Act (the “OHSA”) and agrees to fully comply with its obligations thereunder in carrying out the work described in this Agreement. The Contractor acknowledges that the Owner is relying on the Contractor’s representation and warranty as set out in this paragraph in entering into this Agreement. In particular and without limiting the obligations of the Contractor hereunder, the Contractor specifically agrees with the Owner that:



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- (i)

It has an occupational health and safety policy written or reviewed within the year prior to the date of execution of this Agreement, has set up a program to implement such policy, shall post such policy at the Site where its workers will be most likely to see it and shall provide a copy of such policy to the Owner;
- (ii)

It will take every precaution reasonable in the circumstances for the protection of its workers and other workers at the Site;
- (iii)

It will ensure that all obligations of the OHSA with respect to the appointment of health and safety representatives and joint health and safety committees are complied with and will co-operate with the Owner and other Contractors in that regard;
- (iv)

It will comply with all of its obligations pursuant to the OHSA with respect to toxic substances (“WHMIS” requirements) including posting copies of any orders or directives from the Ministry of Labour, ensuring that all Hazardous Materials (as defined by the OHSA or regulations thereunder) brought on the Site by the Contractor are identified in the prescribed manner, ensuring that material safety data sheets (“MSDS”) are prepared and distributed and posted as necessary, and ensuring that all worker instructions and training requirements of the OHSA are fully satisfied;
- (v)

It will fully co-operate with the Owner and the Ministry of Labour in all matters relating to the OHSA and will provide to the Owner, on request, evidence in writing of such compliance as is or should be available, including evidence of WHMIS training where applicable; and
- (vi)

It will require any of its forces to agree with it in writing to comply with all of the Contractor’s obligations pursuant to the OHSA.
- 06.13

The Contractor shall, to the full extent permitted by law, defend, indemnify and save harmless the Owner and its directors, officers, employees and agents from and against any and all claims, demands, losses, costs, damages, actions, suits, infractions, fines or proceedings directly or indirectly arising or alleged to arise out of the failure by the Owner to comply with any of its obligations under the OHSA with respect to matters for which the Contractor is responsible pursuant to this Agreement.
- 06.14

If the Contractor should neglect to perform the work provided for herein in compliance with the OHSA to a substantial degree or repeatedly fails to comply with its obligations under the OHSA to a lesser degree, the Owner may notify the Contractor in writing that the Contractor is in default of its obligations under this Agreement and shall instruct the Contractor to forthwith correct such default, failing which the Owner shall have the right to terminate this Agreement and have the work completed by an alternative Contractor in which case the Contractor shall be responsible for any additional costs which the Owner may incur.
- 06.15

The Contractor agrees to authorize and direct the Ministry of Labour to provide to the Owner full particulars of the Contractor’s safety records and any orders issued against the Contractor by the Ministry of Labour with respect to the two-year period immediately preceding this Agreement.
- 06.16

Prior to commencing the work, the Contractor shall provide evidence of compliance with the requirements of the Worker’s Compensation Act including payments due thereunder and worker’s compensation numbers, together with employment insurance numbers and shall further provide such clearances at the completion of the work and monthly during the course of construction, if the Owner so requests. The Contractor shall, to the full extent permitted by law, defend, indemnify and save harmless the Owner and its directors, officers, employees and agents from and against any and all claims, demands, losses, costs, damages, actions, suits or proceedings directly or indirectly arising out of obligations of the Owner pursuant to the Workers’ Compensation Act with respect to any employees of the Contractor.
- 06.17

The Contractor shall not employ any persons on the Site whose labour union affiliations or lack thereof may cause delay or stoppage of work or whose labour union affiliations or lack thereof are such as may result in delay in the execution of any part of the project of which the work described herein forms a part. In particular, such union affiliations or lack thereof shall not conflict with the Owner’s collective agreement with Local 183 of the Labourer’s Union and Local 793 of the Machine Operators Union. Prior to commencement, the Contractor shall provide to the Owner a certificate or letter from such union stating that the Contractor is in good standing with the appropriate union.
- 06.18

The Contractor understands and agrees that this Agreement is “Non-Exclusive” and in no way implies that the Contractor named herein is guaranteed all work or any part thereof relevant to the scope of work attached hereto as Schedule A for the project named herein. The Owner reserves the right to designate lots and employ the services of other Contractors who may or may not be completing similar duties to that of this Contractor. The Owner reserves the right to employ multiple Contractors of the same discipline to complete the project as he sees fit.
- 06.19

The Owner shall at his sole and absolute discretion determine the quality of the work completed by the Contractor, and as such reserves the right not to accept any work performed by the Contractor and/or any Supplies and/or Materials Supplied by the Contractor.

ARTICLE 07: INSURANCE

- 07.01

The Contractor shall provide, maintain and pay for comprehensive general liability and construction insurance, automobile liability insurance and all-risk Owners equipment insurance, in an amount minimum \$ 2, 000,000.00 per occurrence, naming the Owner as an insured unless otherwise specified.
- 07.02

Unless otherwise specified, the duration of each insurance policy shall be from the date of commencement of the contract work until the date of the final certificate for payment of the prime contract. The policy shall be endorsed with an undertaking by the Insurer to provide the Owner with not less than thirty (30) days written notice in advance of cancellation, change or amendment restricting coverage.



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- 07.03 The Owner will arrange for and maintain property insurance. It is the responsibility of the Contractor to be satisfied as to the adequacy of such insurance.
- 07.04 The Contractor and any of its forces shall be responsible for any deductible amounts under the policies as may be applicable to their operations and as established at the time of bidding.

ARTICLE 08: INDEMNITY

- 08.01 The Contractor shall indemnify and hold harmless the Owner and its directors, officers, employees and agents from and against all claims, demands, losses, costs, damages, actions, suits, or proceedings by third parties that arise out of, or are attributable to, the Contractor's performance of this Agreement (hereinafter called "claims"), provided such claims are:
- (a) Attributable to bodily injury, sickness, disease or death, or to injury to or destruction of tangible property; and
 - (b) Caused by negligent acts or omissions of the Contractor or anyone for whose acts the Contractor may be liable; and
 - (c) Made in writing within a period of six (6) years from the date of substantial performance of the prime contract as set out in the certificate of substantial performance of the prime contract or within such shorter period as may be prescribed by any limitation statute of the Province of Ontario.

ARTICLE 09: TERMINATION

- 09.01 In the event that the Contractor is adjudged bankrupt, makes a proposal in bankruptcy, makes a general assignment for the benefit of creditors or if a receiver is appointed on account of insolvency at any time before final payment is made, the Owner shall have the right to hold back fifteen percent (15%) of the Contract Price until the expiration of the guarantee period as set out above. The Owner agrees to hold these funds in trust for a period of one (1) year from the date of substantial performance and the Owner shall have the right to use the amount held in trust to correct any defects arising from the Contractor's work.
- 09.02 In the event the Contractor refuses or neglects at any time to supply sufficient properly skilled workers or material of the proper quality, or fail in any respect to perform the work with promptness, diligence, within the Owner's schedule, or fail in the performance of any of the provisions herein contained, the Owner, in its sole discretion, may terminate this Agreement and enter on the Site and take possession for the purpose of completing the work under this Agreement, of all materials, tools, equipment and machinery of the Contractor and employ any other person to finish the work. In the event of such termination, the Contractor shall not be entitled to receive any further payments under this Agreement until all of the work is completed. If, on such completion, the unpaid balance of the amount to be paid under this Agreement exceeds the expense of the Owner in finishing the work, the excess shall be paid by the Owner to the Contractor provided that in the event such expense exceeds the unpaid balance, the Contractor shall pay the difference to the Owner forthwith.
- 09.03 The Owner shall have the right at any time before the commencement of the Work, by written notice to the Contractor, to terminate the Agreement at the Owner's sole discretion, in which case the Contractor shall not be entitled to make any claim for loss and/or damage either direct or indirect of any kind or type.
- 09.04 Given that this Agreement in "Non-Exclusive" as explained in section 06.18 the Contractor relinquishes any and all rights to compensation for anticipated profits and/or costs for services, work, and/or or materials/supplies which have not been performed and/or delivered/installed, should this Agreement be terminated.
- 09.05 This Agreement can be terminated without warning and/or notice by the Owner as his sole discretion should the following occur:
- a. The Contractor is found to be involved in actions and activities which are illegal, including but not limited to: theft, vandalism, assault, etc...
 - b. The Contractor and/or one of his/her employees, agents, 3rd party contractors etc... are found using drugs, and/or alcohol on the project site or are in any way intoxicated or impaired while performing work covered under Agreement.
 - c. The Contractor purposely sabotages other Contractor's work or prevents other Contractor's from carrying out their assigned tasks.

ARTICLE 10: ASSIGNMENT

- 10.01 The Contractor shall not assign this Agreement or any portion hereof without the prior written consent of the Owner, which consent may be unreasonably withheld.

ARTICLE 11: ELECTRONIC CORRESPONDANCE

- 11.01 Notice may be given by either party to the other by delivering same to the addresses noted (or such other address as may be directed by the parties) by personal delivery or by facsimile transmission. The notice shall be deemed to be received on the date it was delivered or faxed.

CONSTRUCTION AGREEMENT BETWEEN OWNER AND CONTRACTOR

Contractor	Maple Drywall Inc.	Effective Period:	Jan 1/19 – Apr 30/20
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Project:	PV1 - PINEVALLEY FOREVERGREEN, VAUGHAN	42' Units Included:	44
		50' Units Included:	32

11.02 Execution of documents requiring signatures and/or authorizations may be executed electronically via email and/or fax providing they are witnessed (if witness signature line is present), save and except this Agreement which must be an original document signed in the presence of all parties involved.

ARTICLE 12: THE AGREEMENT

12.01 The Contractor and Owner for themselves, their heirs, estate trustees, administrators, successors, and permitted assignees, do hereby agree to the full performance of the covenants and agreements here in.

12.02 The Agreement, together with the General Conditions, and Special Conditions, Terms, and/or Stipulations contained herein including all Schedules attached hereto is the entire Agreement between the parties relating to the work and replaces any earlier agreements, and the parties agree that there are no other agreements, collateral agreements, warranties and/or contracts other than those expressed herein.

ARTICLE 13: FURTHER COVENANTS:

13.01 The Contractor further agrees and covenants:

- (a) to pay for all materials furnished and work and labour performed under this Subcontract, and to pay all taxes, Imposts, levies, assessments, premiums, fees or union dues relating thereto directly or indirectly, and to satisfy the Owner thereupon whenever demand is made, and to indemnify the Owner against and save them and the Project harmless from and forthwith to discharge, any and all claims, suits, or liens therefore;
- (b) to comply with the provisions of any applicable Construction, Builder’s or Mechanic’s Lien legislation applicable to the performance of the Work including, without limitation, any trust provisions thereof;
- (c) to obtain and pay for all permits, licenses and official inspections made necessary by the performance of the Work, and to comply with all laws, ordinances and regulations applicable to the performance Work;
- (d) to warrant that the Work shall conform to the requirements of this Subcontract and free of defects in materials and workmanship for a period of Two years from the date of final payment hereunder and the Contractor agrees to make good, at its own expense, during such period any defect in materials or workmanship which may occur or develop, or may be properly ordered modified by the Owner or any governmental inspector as the result of any work, goods or materials provided by the Contractor, together with any direct or indirect damages resulting from such defect or of such making good;
- (e) insofar as may be applicable generally or specifically to the performance of the Work and materials to be provided hereunder, the Contractor assumes towards the Owner all of the obligations required of the Owner under the Prime Contract, and shall be required to do all things and be bound by all rulings of the Consultant to the same degree as the Owner is bound, all to the satisfaction of the Owner;
- (f) to carefully examine all work (of the Contractor or others) near to or necessary to the Work, detect and notify the Owner of all defects or delays therein, and cooperate with the Owner and others in order to ensure that the work under the Prime Contract is properly integrated and functions properly;
- (g) to assume the risk of loss of or damage to Work not fully or finally accepted by the Owner, or to materials, supplies, equipment or scaffolds used or consumed in the performance of the Work.

ARTICLE 14: GENERAL CONDITIONS:

14.01 All schedules attached hereto and initialled by the parties shall form part of this Agreement.

14.02 This Agreement shall be interpreted in accordance with the laws of the Province of Ontario.

14.03 Time shall be of the essence in this Agreement.

14.04 Changes in the Work. The Owner shall have the right to order changes to the Work and shall do so in writing. The Contractor shall not undertake any changes or extra work without a written order from the Owner stating the amount of, or basis for calculating, extra payment (if any); and any such written orders for changes will be considered incorporated into this Subcontract and governed by its terms. All quotations by the Contractor for changes requested by the Owner will be broken down in sufficient detail to satisfy the Owner. If the parties are unable to agree on the value of any changes to the Work, all costs or reduction in costs involved therewith shall be determined in accordance with the provisions of the Prime Contract dealing with compensation for changes to the Work.

14.05 Delays. If the Contractor is delayed in the performance of the Work as a result of the occurrence of any event beyond the control of the Contractor, the time to complete the Work shall be extended for such reasonable time as the parties agree in writing. The Contractor shall not be entitled to payment for costs incurred by such delays unless such delays result directly from actions by the Owner; in which case, the Contractor shall have no claim against the Owner for such costs unless the Contractor submits to the Owner a written notice, within five (5) days of the occurrence of any event giving rise to such costs, detailing the nature and amount of such claim.

14.06 Withholding of Payment. The Owner may withhold payments from the Contractor to such extent as may be considered necessary by the Owner to protect the Owner from loss on account of defective work or materials not remedied, or failure of the Contractor to perform any of its obligations hereunder. Upon completion of the “Project”, the Owner shall hold the average contractual value of three (3) homes or \$5000

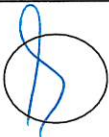


CONSTRUCTION AGREEMENT BETWEEN OWNER AND CONTRACTOR

Contractor	Maple Drywall Inc.	Effective Period:	Jan 1/19 – Apr 30/20
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		50' Units Included:	32

(whichever is greater) until such time that the warranty period on the last house has expired. The Contractor hereby acknowledges and agrees that the Owner may set-off against any payment obligation of the Owner to the Contractor, and that the Owner's obligation to pay the Contractor shall be reduced by any claim of any nature or kind by the Owner against the Contractor, whenever arising, whether for a liquidated amount or not, whether or not arising from or related to this Subcontract and including any claim against the Contractor by any other person which has been assigned to the Owner. Any right which the Contractor may have to assign rights under this Subcontract shall be subject to the Owner's right of set-off as aforesaid and any rights acquired by any assignee shall be subject to such Owner's right of set-off, irrespective of whether any claim by the Owner against the Contractor arises before, upon or after the assignment to the assignee, or before, upon or after the Owner is notified of such assignment.

- 14.07 Waiver. The Owner's payment to the Contractor, forbearance to complain or claim against the Contractor, or entry upon or partial or entire use or occupancy of any portion of the Work, shall not be deemed to be a waiver by the Owner of any of its rights against the Contractor unless there is an express agreement in writing to that effect.
- 14.08 Contractor Default. If the Contractor should be adjudged bankrupt, or make a general assignment for the benefit of creditors, or if a receiver is appointed because of the Contractor's insolvency, or if the Contractor becomes insolvent, or if the Contractor fails in the performance of any of its covenants or responsibilities herein contained or fails to prosecute the work with promptness and diligence, or otherwise delays the progress of the Owner, the Owner may, at its option, do one or more of the following: (a) terminate this Subcontract; (b) take possession of the Work and all materials, tools and machinery located on the site; and/or (c) perform or do anything the Contractor has failed to perform or do, either by the Owner itself or by employing others for such purpose. In any of these cases, the Owner may charge all costs, expenses, losses and consequential damages incurred by it including, without limitation, all legal fees (on a substantial indemnity basis) to the Contractor who covenants forthwith to reimburse the Owner therefore.
- 14.09 Delivery and Acceptance of Materials. If the Owner accepts delivery on behalf of the Contractor of any of the Contractor's materials, supplies or equipment, whether or not the Contractor is then absent from the site, the Owner shall not be liable for any deficiency or defect in quantity, quality, or content of what is delivered, nor shall the Owner be deemed to have accepted such materials, supplies or equipment. The Owner shall not be responsible for storage of any such materials, supplies or equipment.
- 14.10 Compliance with Laws and Collective Agreements. The Contractor agrees to comply with all applicable labour laws, rules and regulations of any governmental authority and agrees that, in the performance of this Subcontract, the Contractor will only employ labour which is, and under conditions which are, from time to time satisfactory to the Owner. The Contractor shall comply with those provisions of the Owner's collective agreements relating to the Work. Should the Owner be found liable for any breach of the Owner's relevant collective agreements, the Contractor agrees to indemnify the Owner in respect of any claims incurred by the Owner by reason of the failure by the Contractor to comply with those collective agreements or its failure to meet the subcontracting provisions, if any, of such collective agreements.
- 14.11 Health and Safety. The Contractor shall comply with the requirements of the *Workplace Safety and Insurance Act*, the *Occupational Health and Safety Act* and any related or similar Acts of the province or territory in which the Work is being done and shall comply with all other environmental protection legislation in effect at the time the Work is being done. The Contractor shall, if so required, furnish to the Owner satisfactory evidence that the terms of this clause are being complied with. The Contractor shall familiarize itself with and shall comply with the Owner's Safety Policy at all times during the progress of the Work.
- 14.12 Shop Drawings and Submittals. (IF REQUIRED) (a) The term "shop drawings" means drawings, diagrams, illustrations, schedules, performance charts, brochures and other data which are to be provided by the Contractor to illustrate details of a portion of the Work. The Contractor shall submit shop drawings to the Owner for its review with reasonable promptness and in orderly sequence so as to cause no delay in the Work or in the work of others. Shop drawings shall be submitted in the form of reproducible transparencies or prints as the Owner may direct. At the time of submission, the Contractor shall notify the Owner in writing of any deviations in the shop drawings from the requirements of this Subcontract. The term "By Others" or similar comments on shop drawings will not be recognized unless they specifically concur with the specifications. (b) The Contractor shall submit any samples required to be provided for approval to the Owner with reasonably promptness and in orderly sequence so as to cause no delay in the Work or in the work of others; (c) The Contractor agrees to provide the Owner with such information as the Owner may demand from time to time to evaluate the progress and coordination of the work or to prepare and revise construction and coordination schedules. (d) The Contractor shall supply all as-built drawings, maintenance manuals, instructions, warranties, certificates and other similar documents as and when required by the Owner and, in any event, no later than the Contractor's final progress claim or two weeks before the Consultant's final inspection, whichever is the earlier.
- 14.13 It is understood that the entire Agreement or any part thereof between the Owner and the Contractor is Conditional upon the Owner securing construction financing (*if and where applicable*) for the project in an amount and upon terms and conditions satisfactory to the Owner at its sole, absolute and un-reviewable discretion. Failing this condition, the Contractor agrees and understands that this Agreement shall be deemed terminated and the Owner shall hold no responsibility to the Contractor in any capacity including monetary compensation as a result of this condition not being satisfied to the Owner's satisfaction.
- 14.14 Verbal representation(s), agreement(s), do not under any circumstance constitute any formal acceptance by either the Owner and/or Contractor and as such shall hold no bearing/liability of any kind on the activities of either the Owner and/or Contractor relating to the work associated with this Agreement. No Exceptions.



CONSTRUCTION AGREEMENT BETWEEN OWNER AND CONTRACTOR

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Project:	PV1 - PINEVALLEY FOREVERGREEN, VAUGHAN	42' Units Included:	44
		50' Units Included:	32

- 14.15 The Contractor shall be required to attend safety meetings organized by the Owner (routine and/or random) at whatever locations chosen by the Owner. Attendance and compliance by the Contractor is mandatory. The Contractor shall also maintain detailed occurrence reports of any injuries to his/her staff, workers, and/or suppliers, etc... which occur on the project premises, and shall furnish the Owner with those reports upon each occurrence.
- 14.16 Prior to commencement of any work by the Contractor, the Contractor shall thoroughly inspect the premises, location and any existing item(s)/materials which may be affected by this Contractor's work and report in writing any existing defects or deficiencies to the Site Superintendent. In the event that this Contractor fails to report any existing damages premises, location and any existing item(s)/materials which may be affected by this Contractor's work and the need arises to correct any such unreported defects or deficiencies the Contractor shall remove any materials installed by the Contractor to provide access to the Owner to remedy any such damages at no cost whatsoever to the Owner. Upon completion of any such remedial work carried out by the Owner, the Contractor shall be responsible to re-install, re-supply, any and all materials, items, and labour removed by the Contractor as a consequence thereof. Commencement of work by the Contractor implies that Contractor has accepted all existing conditions and workmanship and materials by other Contractors.
- 14.17 Discontinued or unavailable materials, colours and/or items that are to supplied and/or supplied and installed by this Contractor shall be substituted with materials, colours, and/or items of equivalent of great quality and as similar to the discontinued or unavailable materials, colours and/or items. It is the Contractor's sole responsibility; to provide the Owner with alternatives/substitutions well in advance should this situation occur. Final acceptance of any alternatives/substitutions shall be by the Owner. No increase in price for any items affected as of a result thereof shall be permitted by the Owner. Any and all alternatives/substitutions shall be completed for the same price as what the initial material, colour and/or item that has been discontinued or unavailable by the Contractor
- 14.18 The Owner shall not be responsible for the loading, unloading, hoisting, or handling of any materials, supplies, and/or items on behalf of the Contractor.
- 14.19 This Agreement shall remain in effect through the effective period of January 1, 2019 to April 30, 2020.

ARTICLE 15: AFTER SALES SERVICE AND WARRANTY:

- 15.01 The Contractor hereby agrees to guarantee all services rendered, work performed and/or materials/supplies supplied/installed for a period of ✓one (1) year from the date of closing (*Closing defined as date that end user takes possession*). Which shall hereinafter be known as the "Warranty Period".
- 15.02 All Contractors shall in addition provide the Owner with the same warranties and guarantees expected of the Owner by the Taron Warranty Corporation.
- 15.03 All service work orders issued by the Owner to the Contractor must be fulfilled and completed to the satisfaction of the Owner in accordance with the Taron performance guidelines. In addition, the Owner reserves the right to deem any item which the Owner at his sole discretion feels is deficient even if the repair in question falls within the acceptable parameters of the Taron performance guidelines, and the Sub-Contract shall fulfill the service work order issued to him/her by the Owner accordingly.
- 15.04 Upon issuance of a service repair work order to the Contractor by the Owner, the Contractor shall have a MAXIMUM of five (5) CALENDER DAYS to complete all items contained on the service work order. The Contractor shall make all the necessary arrangements with the Owner/Occupant of the premises to schedule the repair and carry out all work necessary to remedy the deficient work. Contact information of the owner/occupant will be provided by the Owner to the Contractor. In the event that the unit is not yet occupied by the end user the Contractor shall schedule the appointment with the Owner to gain access to the premises in order to fulfill the service work order issued to him/her. The Owner reserves the right to hold payment for any invoices if any of the Contractor's service work orders remain incomplete for twice the acceptable days to complete.
- 15.05 In the event that the Contractor does not fulfill a service work order within the time prescribed in section 15.04, the Owner shall at his own discretion and without notice hire a 3rd party company, handyman, or use one of their own service men, to complete all necessary repairs as the Owner feels are required at his own unfettered discretion and backcharge the Contractor for all costs incurred by the Owner plus an administration charge of fifteen percent (15%) with a minimum charge of \$150 per occurrence, which shall be deducted from any amounts owing to the Contractor by the Owner.
- 15.06 In the event that the Contractor is unable to comply with a prearranged appointment, and does not provide a minimum of three (3) days' notice of his/her inability to fulfill the scheduled appointment as agreed, the Owner shall backcharge the Contractor in the amount of Two Hundred and Fifty Dollars (\$250.00), which shall be deducted from any amounts owing to the Contractor by the Owner.
- 15.07 It is the Contractor's sole responsibility to ensure that upon completing the items contained on each service work order, to obtain the required sign-off (signatures) of the owners/occupants signifying their acceptance and satisfaction with the repairs carried out. No service work order shall be deemed as complete with the owners/occupant's signatures and acceptance.



CONSTRUCTION AGREEMENT BETWEEN OWNER AND CONTRACTOR

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		50' Units Included:	32

- 15.08 The Contractor shall mail, fax, email all signed completed work orders to the Owner’s head office upon completion, and within the MAXIMUM five day (5) prescribed timeline as set out in 15.04. Failure to comply may result in further backcharges, and/or administration charges to the Contractor by the Owner.
- 15.09 All items repaired by this Contractor shall be warrantable for the full duration of the Warranty Period.
- 15.10 All repairs completed by this Contractor shall meet all requirements of the OBC, Tarion, Electrical Safety Authority, Municipality, CMHC Owner’s Bulletins, and the Satisfaction of the Owner. No Exceptions.
- 15.11 All repairs carried out by this Contractor shall be completed in a workmanlike manor, without damaging any other items in the process. If the Contractor is required to damage other items in order to carry out his/her repairs, the Owner must be notified in advance so that he can coordinate additional Contractors to carry out any repairs required as a result thereof. Any costs associated with making good, repairing, or correcting any items damaged in the process of the Contractor’s repairs shall be backcharged to the Contractor plus an administration fee of fifteen percent (15%) with a minimum charge of \$150 per occurrence, which shall be deducted from any amounts owing to the Contractor by the Owner.
- 15.12 The Contractor is strictly prohibited from supply materials and/or performing any labour directly for the Owner’s clients (*Purchasers*) without the expressed written consent from the Owner. Should the Contractor be found to have engaged in any private deals with the Owner’s clients (*Purchasers*) the Contractor must remove, dismantle, undo, and otherwise correct any and all work performed on the subject premises upon written direction to comply by the Owner. The Contractor shall also be responsible for any and all costs incurred by the Owner to remedy any other items and/or work affected by any such activities as determined by the Owner.

CONSTRUCTION AGREEMENT BETWEEN OWNER AND CONTRACTOR

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ACCEPTANCE

OWNER INFORMATION – GOLDPARK (PINEVALLEY) INC.

CONTACT:	General Manager, Louis Previte	ADDRESS:	3300 Highway #7, Suite 400
TELEPHONE:	905.760.9595 Ext. 246		Concord, Ontario
FAX:	905.760.9598		L4K 4M3
E-MAIL:	lprevite@goldparkhomes.com		

CONTRACTOR INFORMATION – Maple Drywall INC.

CONTACT:	Robert Bucci	ADDRESS:	211 Westcreek Drive
TITLE:	Director of Operation		Woodbridge, Ontario, L4L 9T7
TELEPHONE:	905.850.3020		
FAX:	905.850.3023		
MOBILE:			
E-MAIL:	rob@mapledrywall.com		

Workmen’s Compensation: Firm #: _____ Account _____ Expiry Date: _____

Insurance Co & Policy # _____ Expiry Date: _____

IN WITNESS WHEREOF the parties have executed this Agreement by the hands of its officers duly authorized in that behalf on the date first above written.

Owner:

Goldpark (Pinevalley) Inc.

Per}

Michael Cipriano, President

{I have authority to bind the Corporation}

Contractor:

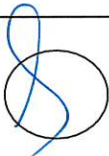
Maple Drywall Inc.

Per}

Robert Bucci, Director of Operation

{I have authority to bind the Corporation}

* ALL PAGES OF THIS AGREEMENT MUST BE INITIALED BY BOTH THE OWNER AND CONTRACTOR IN THE SPACES PROVIDED *



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SCHEDULE - A
SCOPE OF WORK

Supply all labour, material, equipment, permits, and pay taxes and fees necessary to complete this scope of work, as per Project plans, specifications, in the accordance with the requirements of the National & Ontario Building Codes, Tarion and all other authorities having jurisdiction. Work to be completed as and when required by the Site Manager and include, but not limited to the following:

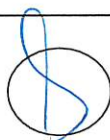
It is the sole responsibility of the Contractor to check with the Owner's Site Manager prior to starting any house to verify the Owner's exterior colour designations and check instructions regarding structural changes, upgrades and colours. The Contractor accepts responsibility for any errors by not doing so.

SECTION A: MOBILIZATION

- 1) All costs associated with mobilization, transportation, machinery floats, etc..., are included in the contract price.
- 2) If long term storage is required onsite the Contractor shall work with the site supervisor to ensure materials / items being stored are done in such a manner that does not interfere with the Owner's activities on site.
- 3) All rented items required to complete the work outlined herein is included in the contract price.
- 4) All ladders, planks, walkways, scaffolding, lifting equipment, as well as all tools, hardware, tackle and materials required to complete the scope of work contained herein is included in the contract price.
- 5) This Contractor must visit the site prior to commencing work. Any site conditions that could potentially effect, or hinder the progress or quality of this Contractor's work as per the Drawings, Directions, Site Instructions, or Governing Building Codes and Construction Standards must be reported to the Owner in writing. If work commences and no such issues are raised by the Contractor, then it will be mutually agreed that the Contractor has accepted the site conditions "As-Is".
- 6) All work to be completed as per Owner's schedules, and as instructed by the Owner.

SECTION B - MATERIAL / EQUIPMENT & HANDLING

- 1) The Contractor will provide, care for, and manage all materials and equipment required to perform their scope of work in its entirety. This includes: Ensuring that equipment is in good working order, materials necessary to complete their work as per the Owner's schedule is delivered and available on time, safe guarding against theft, vandalism and damages, and that operators/drivers of equipment requiring specific licenses are properly trained and licensed to do so.
- 2) The Contractor shall be responsible for all material handling including but not limited to: Loading, Unloading, Delivery Coordination, Quality Control Measures, Hoisting, etc...
- 3) All materials are to be used as they are delivered. On-site storage and Stockpiling are not permitted. As such any Issues which may arise as a result of site logistics, weather, theft, or any damage to stored or stockpiled materials shall be the sole responsibility of the Contractor.
- 4) The Contractor shall ensure that all material deliveries are carried out without obstructing the flow of traffic through the job site. Roads must remain accessible, and clean to all parties working/visiting the job site at all times. In the event that this is not possible, and the Contractor is required to obstruct the road to receive any of their deliveries, the Site Superintendent must be notified prior to the delivery taking place. Failure to notify the Site Superintendent of any potential road obstructions could result in the denial of service where the Contractor may be instructed to cease delivery operations immediately.
- 5) All materials and equipment brought to the job site by this Contractor shall be insured by the Contractor.
- 6) All equipment brought to the job site by this Contractor must have all required documentation with it and available upon request. Including: Ownership, Insurance, maintenance logs, operator information and license, etc...



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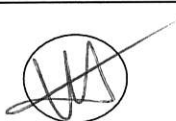
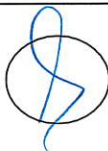
- 7) All waste, garbage, and debris generated by this Contractor's work / activities shall be disposed off by the Contractor in the areas designated by the Site Supervisor. This shall be the sole responsibility of the Contractor. Any clean up, or debris removal work that must be completed by the Owner on behalf of the Contractor shall be backcharged accordingly.
- 8) It is the Contractor's responsibility to ensure that all products supplied be installed precisely per the manufacturer's specifications and requirements and suggestions. Any variance from these requirements should be discussed with the Builder before any installation. Any costs which arise due to Contractor's negligence of the above aforementioned shall be solely his responsibility. **THE CONTRACTOR MUST ENSURE TOTAL KNOWLEDGE OF THE PRODUCTS BEING USED**

SECTION C - WINTER PROTECTION (SEASONAL ITEMS)

- 1) All winter heat shall be supplied by this Contractor (if required). Should the Owner at his own expense agree to Supply winter heat (propane/heaters) to the Contractor, the Contractor is required to maintain a log book of all propane bottles used by the Contractor for submission to the Owner upon request.
- 2) Tarping, covers, etc.. shall be the responsibility of the Contractor and included in the contract price, where and when required unless otherwise agreed in writing by the Owner. Should the Owner agree to provide tarping, covers, etc to the Contractor the Contractor must coordinate all installs and dismantling/removal.
- 3) Weather conditions do not constitute a reason for delays in work. It is expected that in the event of "lost days" due to weather conditions, that the Contractor will make a valid and verifiable effort to ensure that the Owner's schedules are not compromised by way of Weekend Work (when permitted), Overtime, and/or introducing additional labour/crews to "catch up" and make up for any lost days.

SECTION D - GENERAL CONDITIONS AND WARRANTY

- 1) **ABSOLUTELY** no additional work is to be performed for potential, homebuyers without express written approval from Owner's main office. The Contractor clearly understands and agrees that none of the Contractor's forces, directly employed or contracted, including suppliers, shall deal with the Project's Purchaser's regarding any business activity. Any requests of additional work or modifications made by a purchaser directly to the Contractor shall be reported immediately to the Owner's head office and dealt with through the Owner. The Contractor further understands and agrees that should the Contractor's forces engage directly with a purchaser, the Contractor will be terminated and be responsible and reimburse the Owner for all monies lost by the Owner as a result of such direct activity, as calculated by the Owner.
- 2) Work is to proceed in accordance with work schedules as provided by the Owner.
- 3) It is agreed by both parties of this contract that the terms and conditions of the Tarion New Home Warranty Program shall be included and form part of this contract. As such, this Contractor agrees to make himself familiar with the quality standards required of him under this program especially the Tarion Performance Guidelines.
- 4) All work must conform and be carried out in accordance with the Ontario Building Code, Local By-Laws, Tarion, CMHC, and as per all Plans, Drawings, Diagrams, Instructions, and Specifications provided.
- 5) All work is to be carried out in accordance with the Owner's schedules. No exceptions.
- 6) All workmanship and Materials shall be warranted for a period no less than 1 (One) years from the date that the home is occupied by the Owner's client NOT date that the work was completed. The Tarion Warranty Corporation shall govern. Any items/deficiencies deemed Warrantable either the Owner and/or the Tarion Warranty Corporation shall be the responsibility of this Contractor to correct.
- 7) All shop drawings associated with this Contractor's work must be submitted to head office prior to commencing work.
- 8) The Owner reserves the right to inspect all vehicles (at his own discretion) entering or leaving the job site.



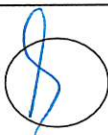
CONSTRUCTION AGREEMENT BETWEEN OWNER AND CONTRACTOR

Contractor	Maple Drywall Inc.	Effective Period:	Jan 1/19 – Apr 30/20
Trade Type:	Drywall & Insulation	40' Units Included:	56
Project:	PV1 - PINEVALLEY FOREVERGREEN, VAUGHAN	42' Units Included:	44
		50' Units Included:	32

- 9) All Contractors must sign in and out at the Owner's construction office prior to commencing any work or before vacating the job site.
- 10) Site parking will be controlled by the Site Superintendant. Parking of personal shall only be permitted in designated areas. Any damages caused to personal[y owned vehicles or equipment shall not be the sole responsibility of the Contractor.
- 11) It is understood that all Completion Slip numbers will be issued by the site construction office once a week and picked up at the site office on the Owner's designated day only. Contractor must submit to the site office a written request for completion slips one week prior to the Owners issuance. Written request is to indicate the lots or items completed and declare that the work is 100% complete according to the contract. The request must be signed by the Contractor's foreman. Completion slips will not be faxed to the Contractor. (For "Supply Only" contracts, site administrator will issue completion slip numbers to the supplier's office upon verification of the goods delivered.)

SECTION E - MATERIALS, INSTALLATION AND PERFORMANCE STANDARDS

- 1) In addition to the general provisions of the Ontario Building Code (OBC) and/or any other governing guidelines all insulation shall comply with "Compliance Package J" of the OBC Supplementary Standard SB-12.
- 2) Supply and Install R20 BLANKET and vapour barrier system to exterior masonry basement walls (full height), down to 8" above the basement finished slab. Insulation must be in contact with foundation walls throughout to prevent thermal bridging between basement wall and insulation. Place 6 MIL poly vapour barrier on warm side of insulation and caulk to poly. Vapour barriers must be sealed with acoustical caulking to header wrap air retarder above and below grade. Basement vestibule foyer to be drywalled (one side) to base of basement stairs
- 3) Supply and Install R22 BATTS to exterior 2"x6" wood-framed walls at ground and second floors.
- 4) Supply and Install R31 BLOWN to roof truss ceilings.
- ✓ 5) Supply and Install R31 BATTS to ceiling with low roof-space.
- 6) Supply and Install SUPER 6-MIL polyethylene vapour barrier over all thermal-purpose insulation as required. Vapor barriers must be taped and caulked as required to form a continuous vapour barrier.
- 7) Supply and Install R31 1/2 LBS. SPRAYED FOAM insulation to overhangs and to garage ceilings with habitable rooms above.
- 8) Supply and Install to Exterior wood-framed garage walls situated less then 4'0" (1.2 meters) from an adjacent property line R14 BATTS.
- 9) Insulate behind bathtubs, electrical outlets, and all wall openings in external walls. Caulk vapour barrier to vapour wrap around outlets, or use appropriate vapour barrier tape.
- ✓ 10) ~~Supply and Install insulation as firestop where heat runs and plumbing pipes penetrate the ground and second floors/third floors.~~
- 11) All cavities at pipes and ducts to be properly packed with insulation. Supply and Install LOW EXPANSION FOAM around exterior house doors and windows and apply CAULKING to interior side of exterior wall sill plates.
- 12) Supply only: Insulation and Vapour Barrier at exterior heat runs.
- 13) Supply only: Insulation and vapour barrier behind all bulkheads, fireplaces, tubs box-outs, etc...
- ✓ 14) ~~Supply only: Insulation at plumbing stacks for the purpose of noise reduction.~~
- 15) Supply and install 1/2" CEILING BOARD to insulated ceilings over finished habitable areas.



CONSTRUCTION AGREEMENT BETWEEN OWNER AND CONTRACTOR

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		50' Units Included:	32

- 16) Supply and install 1/2" PLAIN to non-insulated ceilings over finished habitable areas.
- 17) Supply and install 1/2" PLAIN to walls and partitions in finished habitable areas.
- 18) Supply and Install to Exterior wood-framed garage walls situated less then 4'0" (1.2 meters) from an adjacent property line 5/8" FIRECODE in lieu of 1/2" PLAIN. This shall apply only to lots measuring 33' or less in width.
- 19) Supply and Install 1/2" DUROCK to full height in all shower stalls (including ceiling).
- 20) Supply and Install 1/2" DENS-SHIELD to all bathtub enclosures (including ceilings).
- 21) Garages to be fully drywalled and gas proofed. Supply and Install 1/2" PLAIN to ENTIRE wood-framed garage walls and ceilings. All joints are to be taped and sanded for priming and gas proofed. Box-In with Drywall in all exterior wall penetrations (i.e.) for electrical boxes and switches, plumbing, etc... Exterior wood-framed garage walls situated less then 4'0" (1.2 meters) from an adjacent property line 5/8" FIRECODE in lieu of 1/2" PLAIN. This shall apply only to lots measuring 33' or less in width.
- 22) Apply all 1/2" ceiling board to trussed areas with metal ceiling clips where interior walls meet truss ceilings to minimize the effects of truss-uplift.
- 23) All drywall to be applied with appropriate drywall screws, corner beads, drywall stop, etc... as required. Cut "V" joint into drywall abutting joints. Archways and half walls to be trimmed by others.
- 24) All joints, seams, screw heads, etc.. are to be taped and filled (3 coats of drywall cement) and sanded to a smooth surface. All 45 degree corners must have metal edge drywall tape and be shaped true and plumb.(Inclusive of garages)
- ✓25) Owner to protect shower pans and tubs from damages which may arise from your work. Do not install board until pan and tubs have been installed.
- 26) All Drywall must be installed perpendicular to framing members.
- 27) All fireplace walls to receive 5/8" FIRECODE drywall as required.
- 28) All pot light cut outs as required shall be included as standard to this contract first 5 Pot lights.
- 29) Supply and Install straight-edge metal corner beads to all external corners and sliding closet door openings.
- 30) Supply and install all necessary fastening, taping, and finishing materials.
- 31) All demising walls must meet standard rating noted on drawings and constructed in accordance with OBC and fire rating (zero tolerance).
- 32) Contractor shall apply a medium sprayed texture with 4" border around perimeter of all rooms, hallways, foyers, etc... except kitchen, dinette, breakfast room, washrooms, powder rooms, and laundry rooms, which will have smooth surface ready for paint. Duct Bulkheads shall not be sprayed. Where finished basements are applicable, the finish on the underside of the stairs is stippled with no scraped border.
- 33) All archways and bulkheads to be drywalled level, even, and square. Contractor is responsible to immediately report to the site manager any framing found to be uneven or not level prior to installation of drywall.
- 34) The Contractor includes for all finishing of bulkheads and chases required for the accommodation of all mechanical systems, plumbing, ventilation, and structure regardless if any such items are fully detailed on the drawings or not.
- 35) Metal corner beads shall be installed to all partitioned corners and closet openings as required. All bay windows, 130 degree corners and rounded archways to receive plastic round corner beads.



CONSTRUCTION AGREEMENT BETWEEN OWNER AND CONTRACTOR

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- 36) All openings in drywall for electrical, phone, data receptacles, etc... shall be cut square and clean by saw. Openings shall be minimal in size.
- 37) Any mud and/or debris in electrical boxes, outlets, phone, cable jack boxes, etc... must be cleaned by the Contractor. No exceptions.
- 38) Vapour barrier on electrical boxes shall be pulled out by the Contractor and secured to the 6mil poly vapour barrier installed by this Contractor (4" minimum overlap). Caulk vapour barrier on electrical boxes to 6mil poly for continuous seal.
- 39) Caulk and seal TYVEK header wrap to poly vapour barrier at all required locations as directed by the site superintendent. Caulk vapour barrier at joints, overlaps, plugs, switches, and change of direction. Caulk all wire penetrations through vapour barrier at attic spaces.
- 40) For skylight conditions: walls between skylight and ceiling to be finished drywall, ready for paint. Not stippled.
- ✓41) Drywall and insulation work required due to Look out or walkout conditions included standard to contract, as per drawings only.
- 42) Contractor shall be responsible to install all necessary safety strapping and securing devices required to perform the Contractor's work in conformance with the safety laws and policies governing the site. Cut safety hooks flush with wall, seal and waterproof around if requested by Site Manager.
- 43) No surcharges, premiums or extra costs shall be applicable due to weather/seasonal conditions.
- 44) Main floor to be Smooth Ceiling, 2nd and ground floor on the 3 stories to have stipple.
- 45) Contractor agrees and acknowledges that material and labour pertaining to smooth ceilings, coffered ceilings & Pot lights rendered for the Sales Office (Lot 93) and Model Homes (Lots 91 and 92) are to be provided at no cost.

SECTION F – SITE RULES AND REGULATIONS:

This Contractor agrees with, and shall comply with the following "Project Rules". Non-compliance shall result in remedies allowed by the Owner under this contract. "Rules" included but not limited to, are as follows:

- 1) Cross concrete at designated ramps only.
- 2) Access Roads to the Project site shall not be obstructed in any way, and, at all times roads shall be clear to allow fire trucks to enter the site and access all fire hydrants.
- 3) No storage of building materials on the access roads.
- 4) No parking on driveways or graded yards.
- 5) No pets are allowed on the project at any time.
- 6) The consumption of illegal substances or alcohol will not be tolerated and is cause for immediate termination.
- 7) All trash must be placed in bins provided.
- 8) Do not set tools, materials, trash etc. on countertops, vinyl or ceramic areas.
- 9) Portable toilet facilities are provided for your convenience, use of facilities in house is prohibited.
- 10) Absolutely No Smoking permitted in houses.
- 11) No eating or drinking in homes after drywall.
- 12) Once floor surfaces have been finished with carpet, linoleum, vinyl or hardwood, outdoor footwear shall not be worn in the home.
- 13) Overnight camping out at the Home and adjacent lands is prohibited.
- 14) Loud or excessive noise from a radio or any other electronic device and profanity are prohibited.

SECTION G – SAFETY:

- 1) The Contractor shall at all times ensure that the health and safety of their staff and crews are paramount. As such the Contractor must ensure that any necessary safety training (i.e. Fall Protection, Propane Safety, etc...) required by their staff is up to date and any documentation associated with any such training is on site while their workers are present.

CONSTRUCTION AGREEMENT BETWEEN OWNER AND CONTRACTOR

Contractor	Maple Drywall Inc.	Effective Period:	Jan 1/19 – Apr 30/20
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		50' Units Included:	32

- 2) Prior to commencing work the Contractor must provide to the Owner a copy of their Health and Safety Book which must be kept on site at all times in the Owners construction office. If the Contractor does not provide a copy of their Health and Safety Book to the Owner as required under this contract, the Owner may choose to terminate or suspend the Contractor and/or withhold payment until such time as the Contractor furnishes the Owner with their Health and Safety Book.
- 3) The Contractor shall be required regular safety meetings (at the Owners discretion) on site, as requested by the Owner.
- 4) All Contractors working with **“Hot Work Operations”** shall ensure that;

i) Combustible Material: All portable combustible material must be removed a minimum of 20 feet away from the working area and adjoining areas.

ii) Flammable Liquids or Vapours: Drums, tanks or other containers or explosive liquids or vapours must be cleaned and cleared of flammable or explosive liquids or vapours before work is done on them.

iii) Pre-Operation Precautions: When feasible, work area should be wetted down.

iv) Spark Control: Sheet metal guards, asbestos blankets and similar protection must be provided to prevent hot metal and sparks from falling on combustible material which cannot be moved.

v) Fire Protection: If the areas in which hot work operations are being performed are presently under operative sprinkler protection, the sprinklers in that area must be operative during welding or cutting operations. Suitable fire extinguishers or hand hose must be maintained near the operations, an extra person must be provided in the welding or cutting team whose sole responsibility is to watch for sparks and promptly use the extinguishing equipment.

vi) Post-Operation Precautions: After work, a thorough check must be made for smoldering fire in out-of-the-way places, and guard patrol protection must be maintained for a minimum of four hours.

vii) Other: During the course of construction, where a propane gas heater or other open flame heating device is used; the device will be positioned on fire resistive dry wall board, tied off to a wall or floor with not less than three (3) feet of clear space surrounding it.
- 5) **“Hot Work Operations”** shall be defined as follows:

i) The process whereby one or more of the parts to be joined is heated near or above its melting point and the heated surfaces are caused to flow together.

ii) The process of applying heat to red heat the spot to be severed, gouged or pieced, and the metal is burned in a jet of oxygen.

iii) Grinding operations that generates sparks.

iv) Torch-on roofing operations.

v) Roof tarring operations.

SECTION H – SERVICE REQUIREMENTS:

The Contractor agrees to comply fully with the Owner's pre-delivery inspection notification process as follows:

- 1) The pre-delivery inspection by the homeowner will be conducted approximately two (2) weeks prior to occupancy of the unit.
- 2) The Owner will provide written notification to the Contractor of any deficiencies noted in the pre-delivery inspection, which are the Contractor's responsibility to repair. Such notification shall be provided by the Owner in accordance with Article Seven of the Agreement; and.
- 3) The Contractor agrees to respond to the Owner within 24 hours of receipt of such notice and agrees to rectify any and all deficiencies forthwith and in any event prior to occupancy of the unit, failing which the Owner may, at the Contractor's expense, attend to such rectification (either itself or through another Contractor). All expenses of such rectification together with an administrative charge of \$150.00 shall be deducted from any monies owing to the Contractor.
- 4) Should approval be granted by the Owner allowing the Contractor to rectify such deficiencies after occupancy by the Owner's Purchaser, it is the Contractors' sole responsibility to contact the purchaser and schedule appointments to

CONSTRUCTION AGREEMENT BETWEEN OWNER AND CONTRACTOR

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Project:	PV1 - PINEVALLEY FOREVERGREEN, VAUGHAN	42' Units Included:	44
		50' Units Included:	32

rectify such deficiencies. Further, the Contractor shall be responsible to have the Owner's service completion forms signed by the purchaser indicating the purchaser's acceptance of the work. Should the Contractor fail to honour or attend appointments made with the purchaser, the Owner shall immediately remedy the matter and proceed as described in paragraph (c).

CONSTRUCTION AGREEMENT BETWEEN OWNER AND CONTRACTOR

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		50' Units Included:	32

SCHEDULE - B

CONTRACT PRICES

Model	Name	Elevation	Square Feet	Total Contract
4000	Briarwood	A	2820.0	\$
4000	Briarwood	B	2810.0	\$
4001	Summerdale	A	2840.0	\$
4001	Summerdale	B	2825.0	\$
4002	Valleyview	A	2896.0	\$
4002	Valleyview	B	2968.0	\$
4003	Brookside	A	3327.0	\$
4003	Brookside	B	3296.0	\$
4004	Daleridge	A	3281.0	\$
4004	Daleridge	B	3341.0	\$
4004	Daleridge	C	3319.0	\$
4005	Edgebrook	A	3412.0	\$
4005	Edgebrook	B	3401.0	\$
4005	Edgebrook	C	3430.0	\$
4006	Lilac	A	3373.0	\$
4006	Lilac	B	3331.0	\$
4201	Maplewood	A	2661.0	\$
4201	Maplewood	B	2624.0	\$
4202	Rosedale	A	3592.0	\$
4202	Rosedale	B	3543.0	\$
4202	Rosedale	C	3526.0	\$
4203	Forestcrest	A	3742.0	\$
4203	Forestcrest	B	3857.0	\$
4203	Forestcrest	C	3885.0	\$
4204	Brookvalley	A	3608.0	\$
4204	Brookvalley	B	3646.0	\$
5001	Hillsborough	A	3588.0	\$
5001	Hillsborough	B	3659.0	\$
5002	Roseview	A	3706.0	\$
5002	Roseview	B	3764.0	\$
5003	Oakgrove	A	3862.0	\$
5003	Oakgrove	B	3845.0	\$
5003	Oakgrove	C	3854.0	\$
5004	Beaumont	A	4106.0	\$
5004	Beaumont	B	4253.0	\$
5004	Beaumont	C	4100.0	\$
5005	Knightswood	A	4376.0	\$
5005	Knightswood	B	4372.0	\$
5005	Knightswood	C	4451.0	\$
5006	Silverwood	A	3371.7	\$
5006	Silverwood	B	3371.7	\$

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		50' Units Included:	32

SCHEDULE - C
EXTRAS AND UNIT RATES

The following unit rates shall apply to work only deemed “EXTRA TO CONTRACT” except for items quoted separately at the request of the Owner. Purchase Orders and/or Construction Summaries are required prior to proceeding with ANY work deemed extra to Contract.....No Exceptions.

Prices quoted below with the Exception of the Contractor’s Hourly Labour Rate include all materials, equipment, delivery and labour to complete and/or supply. All extras to contract must be covered by either the Owner’s Construction Summary or the Owner’s Purchase Order. Extras must be invoiced separately from contract work following the requirements of Article 5.

RE: EXTRA TO CONTRACT			
1. POTLIGHT CUT-OUTS (IF MORE THEN 10)			each
2. OPEN STAIRS TO BASEMENT FOYER.....	up to 50 S.F. floor area.....		
(IF SOLD AS EXTRA TO PURCHASER)	up to 80 S.F. floor area.....		
	up to 150 S.F. floor area.....		
3. ADDITIONAL BASEMENT INSULATION FOR (Excluding Foam around basement exterior wall openings):			
(IF ADDITIONAL INSULATION SOLD AS EXTRA TO PURCHASER)			
- deck condition (i.e. low-grade basement).....	\$		per house
- walk-out basement.....	\$		per house
4. SKYLIGHT:			
- over staircases, hallways, and/or foyers (regardless of size).....	\$		each
- all others (regardless of size)	\$		each
5. TRAY CEILING.....	\$		each (under 9')
			each (over 9')
6. HIGH CEILING / CATHEDRAL CEILING	\$		each
7. 1-STEP COFFERED CEILINGS.....			per room
			hallway
8. SMOOTH CEILINGS.....	(1 sqft. to 3000 sqft.).....	\$	per floor
	(3000 sqft. to 4000 sqft.).....	\$	per floor
	Bungalows.....	\$	per house
	or		per room
9. ROUND CORNERS.....			per house
			per floor
10. LABOUR RATE FOR REPAIRS (not including materials).....			per hour
11. ADDITIONAL SPRAY FOAM	1/2 lbs. R31.....		per sqft
	2 lbs.....		per sqft per inch
	Service Call or Repair.....		ea up to 50 sqft
12. RESILIENT CHANNELS TO FIRST AND SECOND FLOOR CEILINGS.....			per sqft
13. UPGRADE FROM 8' CEILING TO 9' CEILING.....			per sqft of floor area
UPGRADE FROM 9' CEILING TO 10' CEILING.....			per sqft of floor area
UPGRADE FROM 8' CEILING TO 9' CEILING IN BASEMENT FOR WRAP ONLY....			per sqft of floor area
13. BATHTUB TO SHOWER STALL.....			each
14. OPT. CURVED ARCH.....			each
15. OPT. FIREPLACE (boarded and taped to ceiling).....			each
16. LOW EXPANSION FOAM AROUND EXTERIOR WALL OPENINGS			each
17. 3" ROXUL SOUND INSULATION.....			per sqft.
6" ROXUL SOUND INSULATION.....			per sqft. Of floor area
18. 3" FIBERGLASS SOUND INSULATION.....			per sqft.
3" FIBERGLASS SOUND INSULATION.....			per sqft of floor area
19. Option Finished Basement.....			per sqft of drywall.



CONSTRUCTION AGREEMENT BETWEEN OWNER AND CONTRACTOR

Contractor: Maple Drywall Inc.
Trade Type: Drywall & Insulation
Project: PV1 - PINEVALLEY FOREVERGREEN, VAUGHAN

Effective Period: Jan 1/19 – Apr 30/20
40' Units Included: 56
42' Units Included: 44
50' Units Included: 32

SCHEDULE - D
EXTERIOR COLOUR PACKAGE



HUNT
DESIGN ASSOCIATES INC.
3000 SHEPPARD AVENUE EAST
SUITE 100
VICTORIA PARK, ONT. M2H 1P7
TEL: 416-291-1100

Gold Park Homes
Exterior Colour Packages
Pine Valley, Vaughan, Ontario
Our Project No.: 217020

(ELEV. A&B ~ BRICK & STONE ELEVATIONS)

EXTERIOR COLOUR SELECTION	1	2	3	4	5	6	7	8	9	10	11	12
Roof	BR 1 White Black	BR 2 More Black	BR 3 Onion	BR 4 Onion	BR 5 More Black	BR 6 Weathered Wood	BR 7 Hogher Blend	BR 8 Weathered Wood	BR 9 More Black	BR 10 Heather Blend	BR 11 More Black	BR 12 Heather Blend
Chimney	Wallingford	Shelburne	San Antonio	Alban	Westford Square	Montclair	Madison	Pearson	Hudson	Culbourn	Sutton	St. James
Stone Veneer	Maple Ridge	Range Creek	Range Creek	Range Creek	Range Creek	Range Creek	Range Creek	Range Creek	Range Creek	Range Creek	Range Creek	Range Creek
Shakes	Darkwood	Clive	Darkwood	Darkwood	Darkwood	Darkwood	Darkwood	Darkwood	Darkwood	Darkwood	Darkwood	Darkwood
Siding, Facade, Outer	Darkwood	Darkwood	Darkwood	Darkwood	Darkwood	Darkwood	Darkwood	Darkwood	Darkwood	Darkwood	Darkwood	Darkwood
Flare Board	Darkwood	Darkwood	Darkwood	Darkwood	Darkwood	Darkwood	Darkwood	Darkwood	Darkwood	Darkwood	Darkwood	Darkwood
Front Door	Darkwood	Darkwood	Darkwood	Darkwood	Darkwood	Darkwood	Darkwood	Darkwood	Darkwood	Darkwood	Darkwood	Darkwood
Garage Door	Darkwood	Darkwood	Darkwood	Darkwood	Darkwood	Darkwood	Darkwood	Darkwood	Darkwood	Darkwood	Darkwood	Darkwood
Door Frame, Wood Deck, Window Sill, Trim & Cornice	Darkwood	Darkwood	Darkwood	Darkwood	Darkwood	Darkwood	Darkwood	Darkwood	Darkwood	Darkwood	Darkwood	Darkwood
Windows	Darkwood	Darkwood	Darkwood	Darkwood	Darkwood	Darkwood	Darkwood	Darkwood	Darkwood	Darkwood	Darkwood	Darkwood
Shutters	Darkwood	Darkwood	Darkwood	Darkwood	Darkwood	Darkwood	Darkwood	Darkwood	Darkwood	Darkwood	Darkwood	Darkwood
Mail Box	Darkwood	Darkwood	Darkwood	Darkwood	Darkwood	Darkwood	Darkwood	Darkwood	Darkwood	Darkwood	Darkwood	Darkwood
Roof Repairs	Darkwood	Darkwood	Darkwood	Darkwood	Darkwood	Darkwood	Darkwood	Darkwood	Darkwood	Darkwood	Darkwood	Darkwood

1. Roof Vent Flashing - Paint to Match Roof Colour
2. Metal colour shall not be darker than the brick colour / metal component and where shall not be coloured
3. Treated parts for all stone work
4. Corners Bricks & exceptional. However, if not used, brick detailing must be projected 1/2"
5. Painted trim including columns, door frames, trim or bay / boxed windows, brackets, towers, lattice posts, exposed metal, trellis and any other paintable exterior trim or decorative detailing
6. Stone Trim - Surfaces, Grout, Pallets, Finish

Cont'd

SCHEDULE - D



CONSTRUCTION AGREEMENT BETWEEN OWNER AND CONTRACTOR

Contractor: Maple Drywall Inc.
Trade Type: Drywall & Insulation
Project: PV1 - PINEVALLEY FOREVERGREEN, VAUGHAN

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40' Units Included: 56
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EXTERIOR COLOUR PACKAGE



Gold Park Homes
Exterior Colour Packages
Pine Valley, Vaughan, Ontario
Our Project No.: 217020
April 18 2019



HUNT
DESIGN ASSOCIATES INC.
3880 Woodbine Ave.
Markham, ON L3R 9V7
Tel: 905.707.2120 • Fax: 905.707.7028

(ELEV. C- CONTEMPORARY ELEVATIONS)

EXTERIOR COLOUR SELECTION	MANUFACTURER	1	2	3	4	5	6	7	8
Roof	Coronado (Landmark Series)	Orchard	Moire Black	Orchard	Weathered Wood	Moire Black	SRB-6	SRB-7	SRB-8
Clay Brick	Maple Brick	Beaumont	Sussex Grey	Windsor Bordeaux	Greywood	Lustrator	Rutherford Matt	Orchard	Vanier
Stone	Anticraft	Clive	Orchard	Orchard	Mulling	Mulling	Nubling	Bamford	Black Oak
Longboard Siding	Remembrance Series	Orchard	Orchard	Orchard	Mulling	Orchard	Ash Grey	Orchard	Cedar
Aluminum Panels	MVC Metal (Hardwood Style)	Turned	Smoked Birch	Ash Grey	Turned	Cedar	Charcoal Metallic	Turned	Cedar
Soffit, Fascia, Gutter, Frieze Board (Alum.)	ALU	Charcoal Metallic	Acorn Grey	Silver Metallic	Acorn Grey	Silver Metallic	Charcoal Metallic	Galaxy Black	Silver Metallic
Front Door	Glenn Aluminum	Windswept Smoke	Slate	Black	Slate	Black	Windswept Smoke	Black	Black
Garage Door	Sherrill Williams	Iron Ore SW 7010	Orchard SW 6094	Tron Black SW 6250	Urban Bronze SW 7040	Black of Night SW 6003	Urban Bronze SW 7040	Greenback SW 6094	Tron Black SW 6250
Door Frames, Wood Posts, Wood Panels, Trim & Entrance Surrounds To match MS-50	Sherrill Williams	Orchard SW 7010	Sussex Brown SW 7054	Galaxy Grey SW 7019	Poplar SW 7047	Rock Bottom SW 7002	Adaptive Shade SW 7053	Urban Bronze SW 7040	Orchard Grey SW 7050
Windows	Sherrill Williams	Galaxy Grey SW 7010	Web Grey SW 7075	Thin Lip SW 9163	Orchard Grey SW 7068	Cypress SW 7007	Iron Ore SW 7010	Cypress SW 7070	Thin Lip SW 9163
Railings	Jensen	Black	Sable	Black	Black	Black	Sable	Sable	Black
	Alpert Railing	Black	Black	Black	Black	Black	Black	Black	Black

- 1. Roof Vent/Flashing - Paint to Match Roof Colour
- 2. Mortar colour shall not be darker than the brick colour / mortar on present and stone shall not be coloured
- 3. Tied joints for all stonework
- 4. Contrast Bricks are optional. However if not used, brick detailing must be projected 1/4"
- 5. Painted Trim Includes: columns, door frames, trim on bay / box-out windows, brackets, louvers, gable posts, exposed metal trills, and any other paintable exterior trim or decorative detailing