

Lindsay pr.1 Lot 13b

KINGSIIEN
GROUP INC.

Invoice

Sugarwood - Phase 1

PURCHASERS: IMOHIMI AHONKHAI and CHINEDUM OKWUCHI UDEAGBALA-AHONKHAI

Printed: 27-Oct-22 2:52 pm

LOT NUMBER	PHASE	HOUSE TYPE	CLOSING DATE
136 Block 86	1	Sturgeon Lake(2006)Elev A End 4Bed 2.5Bath	
1	1 - As Indicated - As per Schedule "PE": Central air conditioner (BUILDERS STANDARD LINE) ✓		Each
76320	Note:		
2	1 - Kitchen - As per Schedule "PE": Quartz Kitchen countertops with undermount sink (as per plan-builders standard line) ✓		Each
76321	Note:		
3	1 - As Indicated - To supply and install the standard T.V Rough-in, in the Great Room and Master Bedroom.. see sketch #1 and #2		Each
76322	Note:		
4	1 - As Indicated - To supply and install the standard PHONE (CAT 5) Rough-in, in the Great Room, Master Bedroom and Bedroom #2.. see sketch #1 and #2		Each
76323	Note:		
5	1 - As Indicated - To supply and install the electrical required for the optional electrical fireplace in the great room.. see sketch #1 and colour chart for details		Each
76324	Note:		
6	1 - As Indicated - To supply and install the optional fireplace in the greatroom.. see colour chart for details		\$ 3,500.00 Each
76325	Note:		
7	1 - As Indicated - To supply and install 3 1/2" Elements Oak Natural to the landing of the staircase in lieu of the standard carpet.. see colour chart for details		\$ 450.00 Each
76326	Note:		
8	1 - As Indicated - To supply and install CAPPED GAS LINE (Rough-in only) at rear of home for future BBQ Location. Location to be finalized at vendors sole discretion		\$ 1,750.00 Each
76327	Note:		

Sub Total	\$5,700.00
HST	\$741.00
Total	\$6,441.00



TAX#:1
PREPARED BY: Samantha Castelli
LOCKED BY: Samantha Castelli
PE 5,955-1
InvoiceSQL.rpt 02Feb22

V.G

Vendor Initials: Purchaser Initials:
 CONSTRUCTION SCHEDULING APPROVAL
 PER:
 DATE: Oct 31/22



Invoice			
Sugarwood - Phase 1			
PURCHASERS: IMOHIMI AHONKHAI and CHINEDUM OKWUCHI UDEAGBALA-AHONKHAI			Printed: 27-Oct-22 2:52 pm
LOT NUMBER	PHASE	HOUSE TYPE	CLOSING DATE
136 Block 86	1	Sturgeon Lake(2006)Elev A End 4Bed 2.5Bath	

- This is your direction to install the above extras in accordance with the following terms and conditions:
- 1. In the event the work on the house has progressed beyond the point where the items covered by this extra cannot be installed without entailing any unusual expense, then this order is to be cancelled and any deposit paid in connection with the same is to be refunded to the purchaser.
 - 2. The Vendor will undertake to incorporate the work covered by the sales extra in the construction of the house but will not be liable to the purchaser in any way, if for any reason the work covered by the extra is not carried out. In that event, any monies paid in connection with the same shall be returned to the purchaser.
 - 3. Extras or changes will not be processed unless signed by the Vendor.
 - 4. These extras may not be amended without the written consent of the Vendor.
 - 5. Purchaser(s) and the builder acknowledge and agree that this "Purchaser's Extra" form shall form part of the agreement of purchase and sale entered into between them. All other terms and conditions of the agreement of purchase and sale shall remain in full force and effect."
 - 6. In the event that the agreement of purchase and sale and/or any schedules or amendments thereto or any third-party agreement(s) entered into by the purchaser in connection with the agreement of purchase and sale that includes promotional items, upgrade incentives, cash back incentives, stipulated monetary credits against the purchase price and/or décor credits (the "Inducements") and such Inducements are stipulated as being specific to the purchaser and/or are stipulated as having no cash value and/or as non-transferrable, then in such instance where there is an assignment:
 - 1) to the extent that the Inducements have not been utilized by the purchaser, then such Inducements shall be terminated and null and void; or
 - 2) if the purchaser has utilized such Inducements for the purchase of upgrades or Extras or has used them in any manner, then the assignee shall reimburse the Vendor on the Closing Date with the stipulated value of such Inducements (the "Cash Value"). In such event Schedule B, Part I of the Addendum to the agreement of purchase and sale shall be deemed to be amended to include the Cash Value of the applicable Inducements.

Payment Summary		
Paid By	Amount	Date
Visa	\$6,441.00	27-Oct-22 ✓
Total Payment:	\$6,441.00	

PURCHASER: IMOHIMI AHONKHAI 27-Oct-22
DocuSigned by: IMOHIMI AHONKHAI DATE
PURCHASER: Chinedum Okwuchi Udeagbala-Ahonkhai 27-Oct-22
DocuSigned by: CHINEDUM OKWUCHI UDEAGBALA-AHONKHAI DATE

VENDOR: [Signature]
PER: Lindsay 2017 Developments Inc.
DATE: Oct 31/22

TAX#:1
PREPARED BY: Samantha Castelli
LOCKED BY: Samantha Castelli
PE 5.955-2
InvoiceSQL.rpt 02Feb22

Vendor Initials: _____ Purchaser Initials: _____

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CONSTRUCTION SCHEDULING APPROVAL
PER: _____
DATE: Oct 31/22 [Signature]

TRANSACTION RECORD
BRECAS MANAGEMENT
105B WINGES RD
WOODBIDGE ON

Purchase

Oct 27, 2022 14:52:48
VISA *****2759
TID: 14021979 Entry: Chip (C)
Sequence: 001 396
Auth#: 07478F Response: 01-027
Batch: 001

Amount \$ 6 441.00

Total \$ 6 441.00 ✓

A0000000031010 VISA CREDIT
TVR 8080008000 TSI 6800

Approved
VERIFIED BY PIN

Merchant copy

Lindsay PH. 1 Lot 136

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31 -10- 2022



Invoice			
Sugarwood - Phase 1			
PURCHASERS: IMOHIMI AHONKHAI and CHINEDUM OKWUCHI UDEAGBALA-AHONKHAI			Printed: 27-Oct-22 2:52 pm
LOT NUMBER	PHASE	HOUSE TYPE	CLOSING DATE
136 Block 86	1	Sturgeon Lake(2006)Elev A End 4Bed 2.5Bath	

PURCHASER ACKNOWLEDGEMENT

KINGSMEN DÉCOR CENTRE

Purchaser's order for upgrades MUST ACCOMPANY ALL UPGRADED SELECTIONS OR THESE UPGRADES WILL NOT BE DONE.

Every effort will be made to ensure that colours and materials selected are as close as possible to sample. However, due to vanances in manufacturing and scheduling, we do not guarantee identical colour matching.

MARBLE: Due to the many variables that can affect the pattern and/or design, frequently the marble installed on the fireplace and thresholds will not be identical to the samples. We will make every attempt to come as close to the samples as possible but cannot be responsible for results, which differ from the samples.

STAINS: Due to the many variables that can affect the outcome of a stain colour on wood, staircases and pickets and rails will not be identical to samples. Factors such as density, age, humidity, air temperature, and the uniqueness of each piece of wood can result in wide variations in darkness or lightness. We will make every attempt to come as close to the samples as possible, but cannot be responsible for results, which differ from the samples. Note: The stain on pre-finished hardwood floors will not be an exact match to the stain colours available on stairs, pickets and rails. The Purchaser is responsible for choosing the stain on these areas to their satisfaction.

HARDWOOD FLOORING: The purchaser is advised that cupping and shrinkage are characteristics of hardwood flooring normally appearing some time after installation, and no warranty is provided by the flooring supplier with respect to such cupping and shrinkage. The vendor agrees to install any hardwood flooring ordered by the purchaser in a good and workmanlike manner, but shall not be responsible for, and is hereby released by the purchaser from responsibility and liability for cupping and shrinkage of hardwood flooring. The Purchaser acknowledges that they must maintain adequate humidity/moisture level within the home to help prevent potential problems with hardwood. Note: No two pieces of wood are identical. Variations in colour tone and grain patterns make a perfect colour match virtually impossible. It is generally agreed that these variations add to the natural beauty of wood floors.

APPLIANCES: All Fridge Openings to be 36" total width. Please advise décor Centre at time of colour appointment if custom sizing of cabinets is required for built-in appliances. The Purchaser is responsible for all costs & fees associated with changes to pre-manufactured kitchens made subsequent to colour appointments.

KITCHEN CABINETS: The kitchen you purchase will undoubtedly contain slight colour variations. The degree of these variations is virtually impossible to determine before the kitchen is installed in its intended location. The amount of and type of lighting will also affect various highlights in the finish. Note: No two pieces of wood are identical. Variations in colour tone and grain patterns make a perfect colour match virtually impossible. It is generally agreed that these variations add to the natural beauty of a wood kitchen.

CERAMIC TILES: The purchaser is advised that shade variables may exist in some tiles. The sample tiles in the Design Centre may not be an exact match to the tiles installed in your home. Note: there may be variations of height on any flooring transition changes.

****NO FURTHER CHANGES WILL BE ACCEPTED TO ANY ITEM UPON COMPLETION OF THE STRUCTURAL APPOINTMENT****

****NO FURTHER CHANGES WILL BE ACCEPTED TO ANY ITEM UPON COMPLETION OF THE COLOUR CHART****

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TAX#:1
PREPARED BY: Samantha Castelli
LOCKED BY: Samantha Castelli
PE 5,955-3
InvoiceSQL.rpt 02Feb22

CONSTRUCTION SCHEDULING APPROVAL	
PER:	
DATE:	Oct 31/22

Lindsay PH. 1 Lot 136



INTERIOR COLOUR SCHEME

Purchasers:IMOHIMI AHONKHAI & CHINEDUM OKWUCHI

Property: 136 Block 86 of Plan -

Telephone Res. / Bus: (647) 802-9894 /

Project: Lindsay 2017 Developments Inc.

Decor Advisor: Samantha Castelli

Model and Elevation: Sturgeon Lake(2006)Elev A End 4Bed 2.5E

Layout Changes: ☐ Yes ☒ No

Sketch Attached: ☒ Yes ☐ No

Exterior Colour Scheme:

1. Cabinetry	Style and Colour	Counter Top	Hardware
Kitchen / Breakfast	#3 Charleston 3DL Orchid	#1 c/s #9141 Ice Snow	12881 Handle
Kitchen Island	#3 Charleston 3DL Orchid	#1 c/s #9141 Ice Snow	12881 Handle
Laundry Room	/	/	/
Powder Room	#3 Charleston 3DL Orchid	Calcutta Marble 4925k-07	135 Knob
Main Bathroom	#3 Charleston 3DL Orchid	Calcutta Marble 4925k-07	135 Knob
Master Ensuite Bathroom	#3 Charleston 3DL Orchid	Calcutta Marble 4925k-07	135 Knob
Second Ensuite Bathroom (If Applicable)	/	/	/

Appliances

Custom Size Fridge
☐ Yes ☒ No

Valance Lighting
☐ Yes ☒ No

Microwave / Range Hood
☐ Yes ☒ No

Cooktop / Rangetop
☐ Yes ☒ No

Built in Wall Oven
☐ Yes ☒ No

Slide-in Range
☐ Yes ☒ No

Comment

2. Flooring	Selection
Foyer	13x13" Malena Carbon
Main Hall	Modern Story: 927 Morning Rain
Back Hall	/
Breakfast	Modern Story: 927 Morning Rain
Laundry Room	13x13" Malena Ice
Kitchen	13x13" Malena Carbon
Powder Room	13x13" Malena Carbon
Main Bathroom	13x13" Malena Ice
Master Ensuite	13x13" Malena Ice
Bathroom (If Applicable)	/
Mud Room	13x13" Malena Carbon
Master Ens. Shower Floor	2x2" Ontario Snow White Matte
Living Room	/
Dining Room	/
Family / Great Room	Modern Story: 927 Morning Rain
Den / Library / Study	/
Basement Landing (If Applies)	/
Lower Landing (If Applicable)	* 3 1/2" Elements Oak Natural
Upper Landing	/
Upper Hall	Modern Story: 927 Morning Rain
Master Bedroom	Modern Story: 927 Morning Rain
Bedroom #2	Modern Story: 927 Morning Rain
Bedroom #3	Modern Story: 927 Morning Rain
Bedroom #4	Modern Story: 927 Morning Rain
Bedroom #5	/
Master Ens. Shower Jamb	Anatolia Marmiline SNOW

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31-10-2022

Flooring Continued on Page 2

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Lindsay PH.1 Lot 136



INTERIOR COLOUR SCHEME

Purchasers: IMOIMI AHONKHAI & CHINEDUM OKWUCHI IProperty: 136 Block 86 of Plan -
Telephone Res. / Bus: (647) 802-9894 / Project: Lindsay 2017 Developments Inc.
Decor Advisor: Samantha Castelli Model and Elevation: Sturgeon Lake(2006)Elev A End 4Bed 2.5E
2. Flooring - Continued -

Upgrade Underpad	Type	Area
	Standard	Main and Second Floor
Carpet on Stairs	Capped	Runner - *Upgrade
Comment		

3. Plumbing Fixtures / Faucets

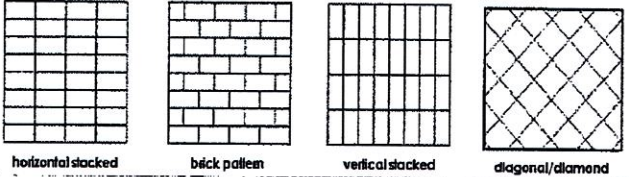
Kitchen	Standard	Second Ensuite		Powder Room	Standard
Master Ensuite	Standard			Other Room	
Main Bathroom	Standard				

Comment
NOTE: To supply and install the standard undermount kitchen sink, with the standard faucet. To supply and install all topmount sinks, with the standard faucets in all bathrooms.

4. Wall Tile

	Tile Selection	Listello	Insert	Insert Selection
Main Bathroom	8x10" Malena Ice	<input type="checkbox"/>	<input type="checkbox"/>	
Master Ensuite				
Tub Deck	13x13" Malena Ice	<input type="checkbox"/>	<input type="checkbox"/>	
Tub Apron	13x13" Malena Ice	<input type="checkbox"/>	<input type="checkbox"/>	
Tub Surround	13x13" Malena Ice	<input type="checkbox"/>	<input type="checkbox"/>	
Shower Stall	8x10" Malena Ice	<input type="checkbox"/>	<input type="checkbox"/>	
Second Ensuite	/	<input type="checkbox"/>	<input type="checkbox"/>	
		<input type="checkbox"/>	<input type="checkbox"/>	
		<input type="checkbox"/>	<input type="checkbox"/>	
Kitchen Backsplash		<input type="checkbox"/>	<input type="checkbox"/>	
Complete Backsplash		<input type="checkbox"/>	<input type="checkbox"/>	

Comment



5. Fireplace

	Living Room	Family Room	Other Room - Specify	Great Room
	Purchased As Per Plan N/A	Purchased As Per Plan N/A	Purchased As Per Plan N/A	
Fireplace Type	<input type="radio"/> <input type="radio"/> <input checked="" type="radio"/>	<input type="radio"/> <input type="radio"/> <input checked="" type="radio"/>	<input checked="" type="radio"/> <input type="radio"/> <input type="radio"/>	
Mantle Type			Optional Elec. Fireplace	
Over Mantle			NF-08	
Colour / Stain			White	
Surround			/	
Hearth			/	
Comment				

Initial:

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KINGSMEN
GROUP INC.**INTERIOR COLOUR SCHEME**

Purchasers: IMOHIMI AHONKHAI & CHINEDUM OKWUCHI **Property:** 136 Block 86 of Plan -
Telephone Res. / Bus: (647) 802-9894 / **Project:** Lindsay 2017 Developments Inc.
Decor Advisor: Samantha Castelli **Model and Elevation:** Sturgeon Lake(2006)Elev A End 4Bed 2.5E

6. Trim Carpentry**Door Hardware** Standard Handle**Interior Trim** Standard**Comment****Interior Doors**☐ 2 Panel Arch Top☒ 2 Panel Square Top☐ 6 Panel

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Initial for Door Style

7. Railings and Pickets**Railing Package** Standard Turned Oak Pickets**Railing Colour** Elements Natural**Picket Colour** Elements Natural**Wood Stairs** ☐ No ☒ Oak**Tread Colour** Elements Natural**Comment****8. Plaster Mouldings and Medallions****Foyer****Main Hall****Living Room****Dining Room****Family Room****Kitchen/Breakfast****Den/Library****Lower Landing****Comment****9. Wall Paint**

Kingsmen White

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31-10-2022

Smooth Ceilings☐ First Floor☐ First Floor incl. Second Floor Hall☐ First and Second Floor☒ Throughout☐ Not Applicable**Trim Paint** Kingsmen White**10. Additional Comments****11. Disclaimers and Notes**

- 1) Colours of all materials are as close as possible to builder's selection, but not necessarily identical due to variances in manufacturing.
- 2) Any extras listed above are null and void unless accompanied by a separate invoice/amendment. Said invoice must be paid in full.
- 3) The Purchaser acknowledges that after Interior Colour Selection form is signed and dated, no further changes will be permitted other than re-selection due to unavailability. CA Purchaser's Initials
- 4) The Purchaser acknowledges reading and accepting the "Kingsmen Group Décor Centre Disclaimers" form. This document contains other miscellaneous disclaimers.

This Interior Colour Selection is final and approved by:

Purchaser: Chinedum Okwuchi Udeagbala 10/27/2022
Signature: 71E4811E2C8C49A... **Date:** 10/27/2022

IMOHIMI AHONKHAI

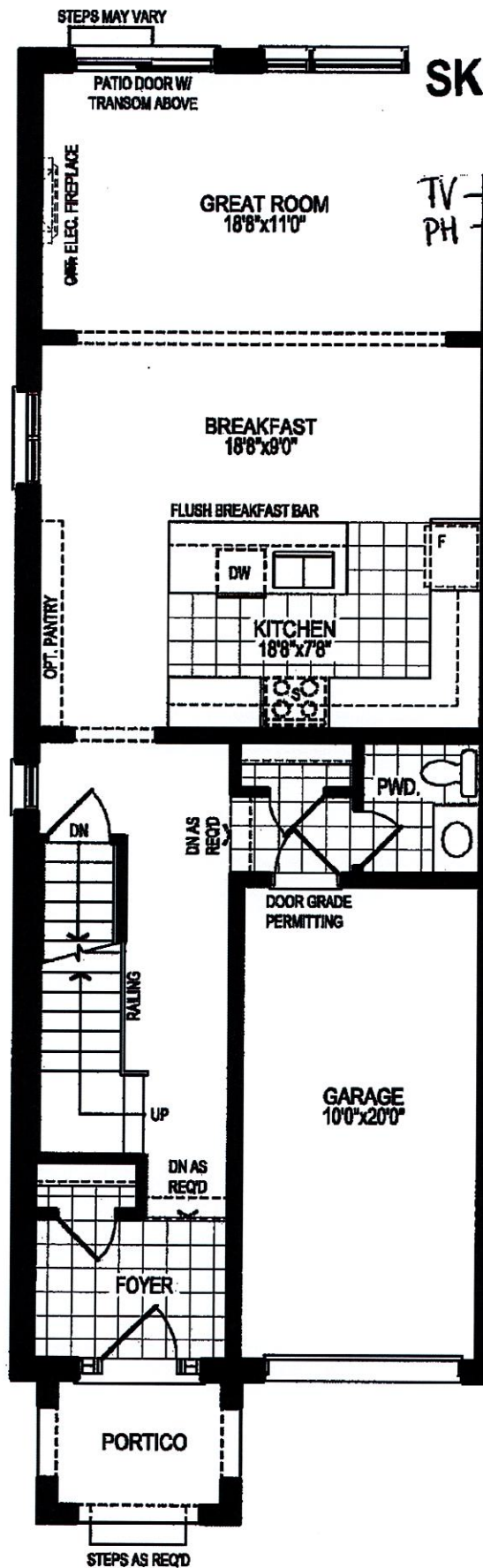
Signature: 71E4811E2C8C49A... **Date:** 10/27/2022**Vendor:**

Lindsay 2017 Developments Inc.

Oct 31/22

SCHEDULE "B-1"
Floor Plan

Lindsay PH.1 Lot 136
Townhouse No. 136 Block 86
Phase 1
Model: Sturgeon Lake(2006)Elev A End 4Bed 2.5Bath
End - Standard



SKETCH #1

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31-10-2022

GROUND FLOOR PLAN, ELEV. 'A'

The floor plans and elevations shown are pre-construction plans and may be revised or improved as necessitated by architectural controls and the construction process. The measurements adhere to the rules and regulations of the TARIION Warranty Corporation's official method for the calculation of floor area. Materials, specifications and floor plans are subject to change without notice. All house renderings are artist's concept only. Actual usable floor space may vary from the stated floor area. All options shown are upgrades. E. & O. E.

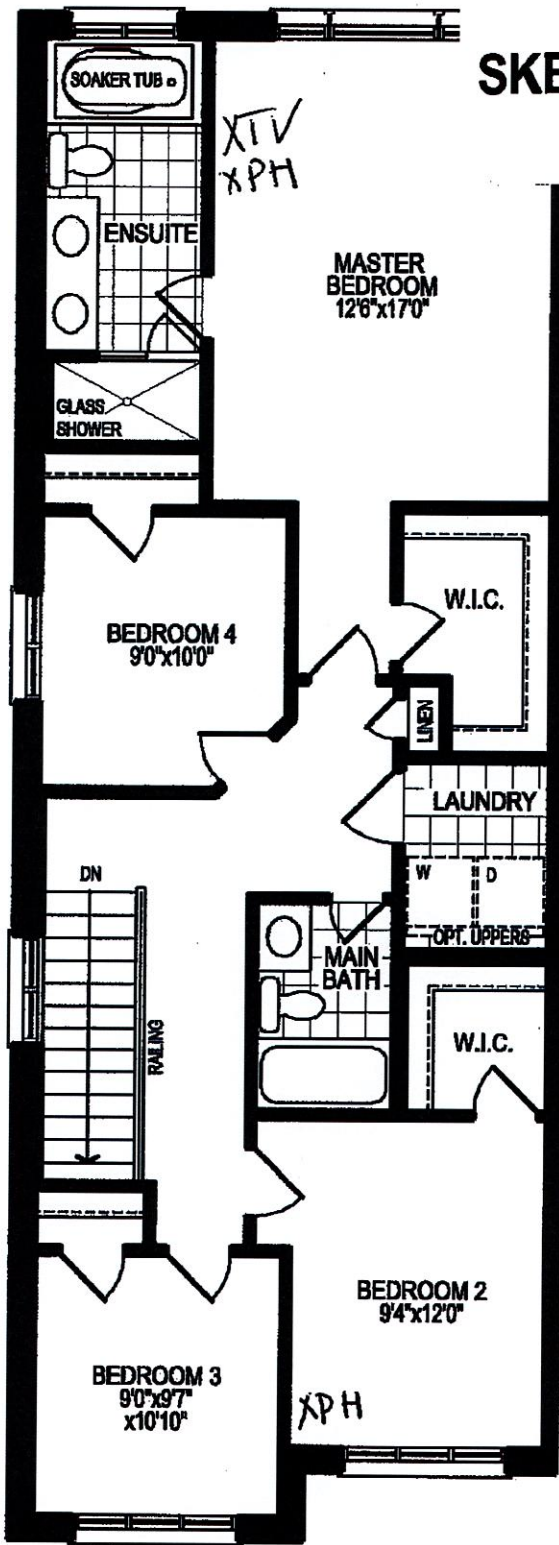
SCHEDULE "C-1" - Page 1 of 4

SCHEDULE "B-1"
Floor Plan

Lindsay PH. 1 Lot 136

Townhouse No. 136 Block 86
Phase 1

Model: Sturgeon Lake(2006)Elev A End 4Bed 2.5Bath
End - Standard



SKETCH #2



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SECOND FLOOR PLAN, ELEV. 'A'

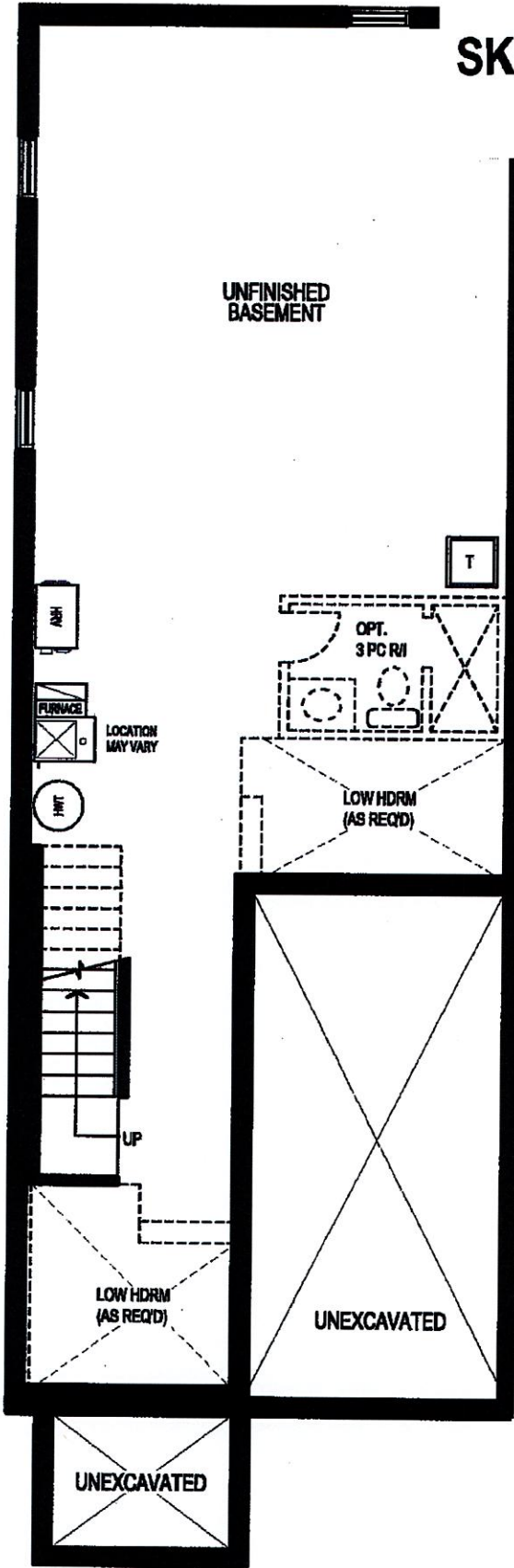
The floor plans and elevations shown are pre-construction plans and may be revised or improved as necessitated by architectural controls and the construction process. The measurements adhere to the rules and regulations of the TARION Warranty Corporation's official method for the calculation of floor area. Materials, specifications and floor plans are subject to change without notice. All house renderings are artist's concept only. Actual usable floor space may vary from the stated floor area. All options shown are upgrades. E. & O. E.

SCHEDULE "B-1"
Floor Plan

Lindsay PH.1 Lot 136

Townhouse No. 136 Block 86
Phase 1

Model: Sturgeon Lake(2006)Elev A End 4Bed 2.5Bath
End - Standard



SKETCH #3

REQD/RECEIVED
31-10-2022

BASEMENT FLOOR PLAN, ELEV. 'A'

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SCHEDULE "C-1" - Page 3 of 4

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Initials: