

CONTRACT

BELLAIRE PROPERTIES INC. (the "Builder"), and the undersigned Subcontractor (the "Subcontractor"), agree that the Subcontractor shall subject to the General Conditions and the Notice to All Trades forming a part hereof, supply all of the labour, materials, services, tools and/or equipment to perform the Work described on Schedule B attached hereto with respect to the Project, in accordance with Builder's plans, drawings and specifications, copies of which have been inspected by the Subcontractor. The Subcontractor acknowledges that the Work can be satisfactory performed with no extras or charges. Builder shall subject to the said General Conditions, pay to the Subcontractor in full payment for the Work, the Unit price and Price indicated below. As specifically provided herein, the Price is exclusive of all duties and Government Taxes (including H.S.T.) applicable, which will be calculated on the price herein and the Subcontractor shall commence its work upon two days' notice, writing or otherwise, and to complete such work at such times and in such manner as may be required by the Builder.

IF DELIVERY DATES ARE NOT MET OR ON TIME AN ALTERNATE SUBCONTRACTOR, WILL BE CALLED, IF SHOULD THIS OCCUR, YOU WILL BE NOTIFIED BY FAX.

Terms of Payment: As per section 2 of General Conditions attached herein.

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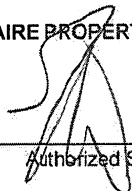
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	MODEL NAME	Sq.Ft.	Elev. A	Elev. B		
47'Lots	ARROWHEAD	2650	\$8,612.00	\$8,581.00		
	BALSAM	2740	\$9,374.00	\$8,679.00		
	CARLYLE	2950	\$9,230.00	\$8,725.00		
	CARLYLE W OPT BASE	2950	\$9,230.00	\$8,725.00		
	KAHSHE	3000	\$9,000.00	\$8,617.00		
	MADAWASKA CORNER	3190	\$13,073.00	\$13,728.00		
	NIPISSING	3210	\$9,331.00	\$9,952.00		

ALL WORK MUST MEET ONTARIO BUILDING CODE REQUIREMENTS AND PASS CITY INSPECTION. Additional information as per attached Schedule.

Accepted this 17 day of AUGUST, 2021

BELLAIRE PROPERTIES INC.

Per: 
Authorized Signing Officer

Accepted this 18 day of AUGUST, 2021

Per: 
Authorized Signing Officer



Page 1 of 2

August 4, 2021

Bellaire Properties Inc. Ph. 1, 2 & 5
c/o Lormel Homes
331 Cityview Blvd.
Suite 300
Vaughan, Ontario
L4H 3M3

Project: Carson's Creek, Innisfil, Ontario

Attention: Mr. Zachary De Meneghi

Supply and install windows and doors only as specified, using Brown Window Corporation standard sizes as close as possible to sizes specified on working drawings.

Details/Specifications

- 4 3/4" vinyl frame – priced for white, capstock and painted exterior vinyl
- Casement windows for all elevations as per working drawings.
- 3/4" finger-joint pine jamb extension; total over-all jamb depth 7 7/8" for all windows unless noted otherwise.
- Front entry door system based on single 2'-10" x 6'-8" six panel metal slabs c/w glass inserts.
- Garage to house door system included.
- Cold room door system included.
- Preserve film applied to both surfaces of glass. Excludes entry doors and patio door systems.
- All I.G. units meet or exceed current building code requirements.
- All operating casements come with multi-point hardware.
- All entry door frames are vinyl clad for 2" x 6" construction.
- All doors are 24 gauge steel insulated slabs & are pre-drilled for hardware; hardware to be supplied & installed by others.
- All door-lite inserts come with Low "E" and Argon I.G. unit as shown in working drawing.
- Structural basement slider windows excluded from quotation.
- HST not included in all pricing.
- Pricing as per schedule "A" enclosed.
- Errors and Omissions Excluded.
- Prices in effect until December 31, 2021.

185 Snow Boulevard, Concord, Ontario, Canada L4K 4N9
Tel: (905) 738-6045, Toll Free: 1-877-6



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Payment Terms:

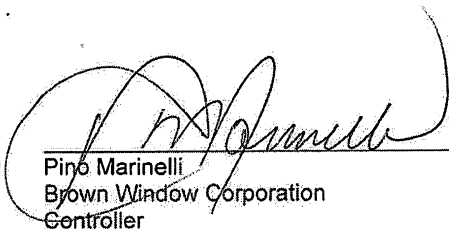
Net 30 days



Mr. Zachary De Meneghi
Bellaire Properties Inc. Ph. 1, 2 & 5



Angelo Cutone
Brown Window Corporation
Account Representative



Pino Marinelli
Brown Window Corporation
Controller



08-19-2021

Acceptance Date

185 Snow Boulevard, Concord, Ontario, Canada L4K 4N9
Tel: (905) 738-6045, Toll Free: 1-877-6



Force Majeure – Coronavirus Disease 2019 (COVID-10)

As a condition of accepting this bid submission, the parties acknowledge that some of the materials and products to be used and installed in the construction of this project may become either unavailable, delayed in shipment and/or subject to price increases due to circumstances beyond the control of the Brown Window Corporation, including the COVID-19 pandemic and supply chain shortages.

PRICES ARE FIRM FOR 90 DAYS from the Date of Acceptance, after this date, prices may be adjusted to reflect the additional costs to obtain the materials required to complete this project.

- Re: CARSON'S CREEK PH. 4, INNISFIL
- Please allow minimum of 14 to 16 weeks delivery from signed agreement for the above noted project.




ZACHARY DE MENEGHI

BELLAIRE PROPERTIES INC. PH. 4



Mr. Pino Marinelli

Brown Window Corporation

 08-19-2021

Acceptance Date



BELLAIRE PROPERTIES INC. PH. 1, 2 & 5

c/o LORMEL HOMES
331 CITYVIEW BLVD., SUITE 300
VAUGHAN, ONTARIO
L4H 3M3

August 4, 2021

WE ARE PLEASED TO SUBMIT THE FOLLOWING QUOTATION
FOR YOUR HOUSING PROJECT:

**CARSON'S CREEK
INNISFIL, ONTARIO**

SCHEDULE "A"

MODEL	ELEV.	WHITE PRICE	CAPSTOCK PRICE	PAINTED PRICE
34' -1750, RED RIVER	A	\$6,143	\$6,822	\$7,300
	B	\$5,700	\$6,338	\$6,777
34' -1970, NELSON	A	\$6,481	\$7,195	\$7,709
	B	\$6,421	\$7,119	\$7,618
34' -2190, GRAND	A	\$6,593	\$7,322	\$7,852
	B	\$6,400	\$7,107	\$7,614
34' -2380, SMOKY	A	\$6,459	\$7,171	\$7,683
	B	\$6,511	\$7,228	\$7,745
34' -2500, ATHABASCA	A	\$6,180	\$6,867	\$7,354
	B	\$6,636	\$7,359	\$7,882
34' -2780, RIDEAU, 3 CAR TANDEM	A	\$8,786	\$9,687	\$10,389
	B	\$8,897	\$9,798	\$10,500
34' -2980, RIDEAU, 2 CAR GARAGE	A	\$9,061	\$9,983	\$10,704
	B	\$9,172	\$10,094	\$10,816
34' -3200/3326, HURON	A	\$8,917	\$9,841	\$10,564
	B	\$9,230	\$10,181	\$10,933
38' -1800, BUCKHORN	A	\$6,558	\$7,279	\$7,799
	B	\$6,683	\$7,415	\$7,948
38' -2250, FRASER	A	\$7,476	\$8,270	\$8,863
	B	\$7,538	\$8,337	\$8,936
38' -2480, MANITOU	A	\$8,846	\$9,743	\$10,440
	B	\$10,892	\$11,973	\$12,855
38' -2515, FINLAY	A	\$7,215	\$7,971	\$8,526
	B	\$7,059	\$7,805	\$8,352
38' -2775, TAMISKAMING	A	\$9,222	\$10,158	\$10,894
	B	\$9,270	\$10,210	\$10,950

04-08-21

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MODEL	ELEVATION	WHITE	CAPSTOCK	PAINTED
		PRICE	PRICE	PRICE
38' - 3068/3350, TEMAGAMI	A	\$10,548	\$11,604	\$12,459
	B	\$10,661	\$11,716	\$12,572
38' - 3400, SUPERIOR, 3 CAR TANDEM	A	\$9,449	\$10,420	\$11,191
	B	\$9,607	\$10,593	\$11,378
38' - 3615, SUPERIOR, 2 CAR GARAGE	A	\$9,798	\$10,796	\$11,593
	B	\$9,956	\$10,968	\$11,780
47' - 2650, ARROWHEAD	A	\$8,612	\$9,483	\$10,155
	B	\$8,581	\$9,450	\$10,118
47' - 2740, BALSAM	A	\$9,374	\$10,323	\$11,073
	B	\$8,679	\$9,562	\$10,244
47' - 2950, CARLYLE	A	\$9,230	\$10,167	\$10,903
	B	\$8,725	\$9,621	\$10,317
47' - 3000, KAH SHE	A	\$9,000	\$9,911	\$10,622
	B	\$8,617	\$9,484	\$10,151
47' - 3190, MADAWASKA	A	\$13,073	\$14,311	\$15,349
	B	\$13,728	\$15,025	\$16,122
47' - 3210, NIPISSING	A	\$9,331	\$10,267	\$11,003
	B	\$9,952	\$10,949	\$11,745

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