

BURLINGTON: 905.335.1115 TORONTO: 416.798.4869  
 HAMILTON: 905.526.6311 TOLL FREE: 1.800.263.0550  
 FAX: 905.332.5611  
 3255 NORTH SERVICE ROAD, BURLINGTON, ONTARIO L7N 3G2  
 WWW.TAMARACKLUMBER.CA

August 5, 2021

Bellaire Properties Inc.  
 c/o Lormel Developments  
 331 Cityview Blvd.  
 Vaughan, ON

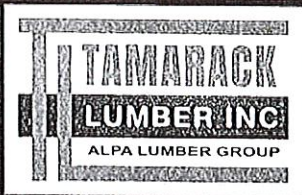
Re: Lorme Homes / Bellaire Properties  
Innisfil

ATTENTION: MR. IVONIS DEMENEGHI, MR. ELVIO DEMENEGHI, & MR. ZACHARY DEMENEGHI

The following quotation will replace our previous dated June 8, 2021 and will be effective August 6, 2021 and shall remain firm until October 31, 2021.

MODEL:	ELEVATION:	PRICE:
ARROWHEAD.....	(2650) A.....	\$ 5,413.00
	(2650) B.....	\$ 5,606.00
ATHABASCA.....	(2500) A.....	\$ 4,792.00
	(2500) B.....	\$ 4,522.00
BALSAM.....	(2740) A.....	\$ 6,457.00
	(2740) B.....	\$ 6,190.00
BUCKHORN.....	(1800) A.....	\$ 3,683.00
	(1800) B.....	\$ 3,610.00
CARLYLE.....	(2950) A.....	\$ 6,946.00
	(2950) B.....	\$ 7,158.00
FINLAY.....	(2515) A.....	\$ 5,453.00
	(2515) B.....	\$ 5,347.00
FRASER.....	(2250) A.....	\$ 4,738.00
	(2250) B.....	\$ 4,749.00
GRAND.....	(2190) A OR B.....	\$ 4,088.00
HURON.....	A 2-CAR / 3-CAR.....	\$ 4,340.00
	B 2-CAR / 3-CAR.....	\$ 4,168.00
KAHSHE.....	(3000) A.....	\$ 6,990.00
	(3000) B.....	\$ 6,895.00
MADAWASKA (REV).....	(3190) A.....	\$ 6,836.00
	LVL BEAM.....	\$ 214.00
	(3190) B.....	\$ 6,931.00
	LVL BEAM.....	\$ 214.00
MANITOU.....	(2480) A.....	\$ 5,048.00
	(2480) B.....	\$ 4,865.00
NELSON.....	(1970) A.....	\$ 3,756.00
	(1970) B.....	\$ 3,628.00

*(Handwritten initials: ZD and PP)*



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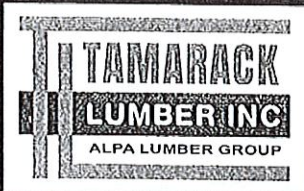
Page 2..... Bellaire Properties Inc. c/o Lormel Developments  
 Rough Lumber & Truss Quotation continued – August 5, 2021

MODEL:	ELEVATION:	PRICE:
NIPISSING.....	(3210) A.....	\$ 6,855.00
	(3210) B.....	\$ 6,676.00
RED RIVER.....	(1750) A.....	\$ 3,906.00
	(1750) B.....	\$ 3,449.00
RIDEAU.....	A 3-CAR / 2-CAR.....	\$ 6,639.00
	B 3-CAR / 2-CAR.....	\$ 4,760.00
SMOKY.....	(2380) A.....	\$ 4,183.00
	(2380) B.....	\$ 4,110.00
SUPERIOR.....	A 2-CAR / 3-CAR.....	\$ 5,935.00
	B 2-CAR / 3-CAR.....	\$ 5,541.00
TAMAGAMI.....	A 3-CAR / 2-CAR.....	\$ 4,632.00
	B 3-CAR / 2-CAR.....	\$ 5,176.00
TAMISKAMING.....	A.....	\$ 5,964.00
	B.....	\$ 5,679.00

**\*\*Truss Design Conformed To Limit States Design (2012 Code)\*\***

Notes:

- Plans are required for all engineering and production requests
- Residential Roof Trusses as per Part 9 of the O.B.C.
- All Lumber is S.P.F. #2 or better-dry
- All bolts required for girder Plys or hangers to be supplied by others
- Truss Designs are based on 2 x 6 walls
- 12" Fin. TC. O/H. (R.T.M.C.) w/ 2 x 6 fascia
- 2 x 3 Webs unless noted otherwise
- Designed for asphalt shingles
- Truss at 24" O.C (U.N.O.)
- Conventional framing as noted by others
- Dormers and overlays not included unless otherwise noted
- Lateral and web bracing not included
- Truss blocking- Design and supply by others
- The attached layout is a guide only
- Confirmation of all details remains the responsibility of the installing contractor
- All bearing widths are responsibility of building designer
- If bearing scabs are required, to be supplied and installed by installing contractor
- Price includes only hardware required to directly support truss design
- Wood treatment not included unless otherwise specified



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Page 3..... *Bellaire Properties Inc. c/o Lormel Developments*  
*Rough Lumber & Truss Quotation continued – August 5, 2021*

H.S.T. Not Included

F.O.B. Job Site

Terms: Net 30 days, due the 15<sup>th</sup> of the month following.

The above prices are based solely upon our attached layouts and component listings. Any structural, architectural or aesthetic changes after the acceptance of this quotation will be at the customer's expense.

All trusses manufactured as per your schedule, will be held in our yard for a maximum of 60 days, then will be invoiced for payment according to your terms.

This quotation is valid until October 31, 2021.

Yours truly,  
TAMARACK LUMBER INC.

Domenic Ferrelli / Johnny Guglietti  
Sales Representatives

Riccardo Guglietti / Rick Di Ciano  
General Manager / Sales Manager

Date: 11<sup>th</sup>, AUGUST, 2021

Accepted By:   
Bellaire Properties Inc.

Date: AUGUST 12/21

Accepted By:   
Tamarack Lumber Inc.

### 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.

<b>SUBCONTRACTOR:</b> <b>TAMARACK LUMBER INC.</b> 3269 North Service Road, P.O. Box 518 Burlington, Ontario L7R 3Y3 CONTACT: Domenic Ferrelli H.S.T NO. _____ W.S.I.B. NO. _____ Liability Insurance: Insurance Co.: _____ Policy No. _____ Expiry Date: _____	Date: Aug 09, 21 Expiry Date: October 31, 2021  PH 1,245 CODE NO. 1210 (Trusses)
The Subcontractor agrees to maintain and notify in writing of any change on the above.	

Phone:	416-798-4869	Fax No.		E-mail address:	df@tamaracklumber.ca
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	MODEL NAME	Sq.Ft.	Elev. A	Elev. B		
<b>34' Lots</b>	ATHABASCA	2500	\$4,792.00 ✓	\$4,522.00 ✓		
	GRAND	2190	\$4,088.00	\$4,088.00		
	HURON (3 car garage)	3200	\$4,340.00	\$4,168.00		
	HURON (2 car garage)	3326	\$4,340.00	\$4,168.00		
	NELSON	1970	\$3,756.00	\$3,628.00		
	RED RIVER	1750	\$3,906.00	\$3,449.00		
	RIDEAU (3 car garage)	2780	\$6,639.00	\$6,639.00		
	RIDEAU (2 car garage)	2980	\$4,760.00 ✓	\$4,760.00 ✓		
	SMOKY	2380	\$4,183.00 ✓	\$4,110.00 ✓		
<b>38' Lots</b>	BUCKHORN	1800	\$3,683.00 ✓	\$3,610.00 ✓		
	FINLAY	2515	\$5,453.00	\$5,347.00		
	FRASER	2250	\$4,738.00	\$4,749.00		
	MAINTOU	2480	\$5,048.00	\$4,865.00		
	SUPERIOR (3 car garage)	3400	\$5,935.00	\$5,541.00		
	SUPERIOR (2 car garage)	3615	\$5,935.00	\$5,541.00		
	TEMAGAMI (3 car garage)	3068	\$4,632.00	\$5,176.00		
	TEMAGAMI (2 car garage)	3350	\$4,632.00	\$5,176.00		
	TIMISKAMING	2775	\$5,964.00	\$5,679.00		


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DF

	MODEL NAME	Sq.Ft.	Elev. A	Elev. B		
47'Lots	ARROWHEAD	2650	\$5,413.00	\$5,606.00		
	BALSAM	2740	\$6,457.00	\$6,190.00		
	CARLYLE	2950	\$6,946.00	\$7,158.00		
	CARLYLE W OPT BASE	2950	\$6,946.00	\$7,158.00		
	KAHSHE	3000	\$6,990.00	\$6,895.00		
	MADAWASKA CORNER INCLUDES LVL BEAM	3190	\$7,050.00 ✓	\$7,145.00 ✓		
	NIPISSING	3210	\$6,855.00	\$6,676.00		

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

Accepted this 11 day of AUGUST, 2021

BELLAIRE PROPERTIES INC.

Per:  Authorized Signing Officer

Accepted this 12 day of AUGUST, 2021

Per:  Authorized Signing Officer