

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.

<p>SUBCONTRACTOR: BASECRETE INC. 396 Chrislea Road Woodbridge, Ontario L4L 8A8 Contact: Andrew Bifulchi & Tony Smeriglio H.S.T NO. _____ W.S.I.B. NO. _____ Laibility Insurance: Insurance Co.: _____ Policy No. _____ Expiry Date: _____</p>	<p>Date: 01-Jan-22</p> <p>Expiry Date: End-Of-Project- Dec. 31, 2022</p> <p>CODE NO. 1050 Foundation Walls</p> <p>(REVISED)</p>
<p>The Subcontractor agrees to maintain and notify in writing of any change on the above.</p>	

[illegible]


20

	MODEL NAME	Sq.Ft.	Elev. A	Elev. B		
47'Lots	ARROWHEAD	2650	\$21,210.00	\$21,210.00		
	BALSAM	2740	\$20,832.50	\$20,832.50		
	CARLYLE	2950	\$22,850.00	\$22,850.00		
	CARLYLE W OPT BASE	2950	\$21,827.50	\$21,827.50		
	KAHSHE	3000	\$22,488.75	\$22,488.75		
	MADAWASKA CORNER	3190	\$23,230.00	\$23,230.00		
	NIPISSING	3210	\$21,247.50	\$21,247.50		


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

Accepted this 5 day of APRIL, 2022

BELLAIRE PROPERTIES INC.

Per:  Authorized Signing Officer

Accepted this 13 day of April, 2022

Per:  Authorized Signing Officer



Foundation
walls.

March 11, 2021



Lormel Homes Ltd.
331 Cityview Blvd., Suite 300
Vaughan, ON L4H 3M3
Tel: (905) 832-2023 (Ext 217)
Fax: (905) 832-1926
Janine@LormelHomes.com

Project: CARSON'S CREEK – INNISFIL

FOUNDATION NOTES

INCLUSIONS

1. CLEAN AND POUR FOOTING
2. FORM AND POUR WALLS AT HEIGHTS AND THICKNESSES AS INDICATED ON THE PLANS
3. MAXIMUM EXTERIOR FOOTING SIZE = 20"X6"
4. WALL HEIGHTS WILL NOT EXCEED A MAXIMUM OF 7'-10"
5. SLAB ON GRADE UNITS TO BE 5'-6"
6. SUPPLY 15MPa CONCRETE FOR FOOTING
7. SUPPLY 15MPa CONCRETE FOR WALL
8. SUPPLY STANDARD 6" ANCHOR BOLTS
9. SUPPLY WEEPING TILE + GRAVEL COVER
10. SUPPLY DAMPROOF SPRAY
11. SUPPLY DRAINAGE WRAP
12. SUPPLY CONCRETE PUMP
13. INSTALLATION OF REBAR @ WINDOW & STAIR OPENINGS ONLY (SUPPLIED BY BUILDER)
14. SUPPLY BRUSHCOAT

EXCLUSIONS

15. FOOTING TO BE FORMED BY OTHERS
16. FOOTING TO BE STRIPPED BY OTHERS
17. FORM AND POUR FRONT STEPS/WING WALLS (MEASURED ON SITE, CHARGED @ \$80.00/FT)
18. BUILDER TO SUPPLY ALL REBAR, CUT AND BENT ACCORDINGLY
19. BUILDER TO PROVIDE ALL SITE SURVEYING
20. BUILDER TO SUPPLY ALL INSERTS, HANGERS, SLEEVES, VENTS, AND WINDOW FRAMES
21. BUILDER TO PROVIDE ALL EXCAVATION, BACKFILL, AND ANY NECESSARY DEWATERING

Terms

100% Upon Completion - Net 30 days

Winter Heat - November 1 to April 15

All Prices subject to HST

Expiry Date: December 31, 2021

2022

20

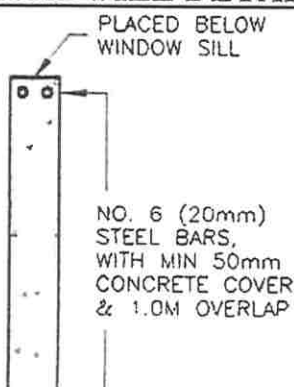
1

GENERAL TERMS AND CONDITIONS

- a) Where a move of forms involves a truck or extra labour due to an interrupted sequence requiring a jump of 2 or more lots there will be a charge of \$500.00 per move
- b) If less than (5) basements are poured consecutively there will be an extra charge of \$500.00
- c) All work to be performed in accordance with the current Ontario Building Code (OBC)
- d) Basecrete reserves the right to remove workmen and equipment from the job-site in the event the builder fails to meet the terms of this contract and will not sustain responsibility for any costs or damages upon doing so
- e) Basecrete will not be responsible for delays in completion of work arising from strikes, walkouts, lockouts, material shortages, or fires caused beyond the control of our company
- f) This contract is subject to revision in the event of increased taxes, ready-mix concrete, or wage rates prior to the completion of contract
- g) No back charges will be accepted unless agreed and authorized in writing by the site superintendent
- h) Basecrete is not responsible for any winter conditions such as Winter Heat, tarping, straw removal or snow removal. We will not be held responsible for ANY frost damage whatsoever

EXTRAS	SUMMER RATE	WINTER RATE
FOOTINGS	385 \$ 350.00 m3	\$ 375.00 m3 415
BASES	470 \$ 400.00 m3	\$ 425.00 m3 495
WALLS TO 8'	415 \$ 375.00 m3	\$ 400.00 m3 440
WALLS OVER 8'	495 \$ 450.00 m3	\$ 475.00 m3 525
LABOUR	95 \$ 85.00 HR	\$ 85.00 HR 95
SUPPLY ONLY 10M REBAR	25 \$ 10.00 bar	
SUPPLY ONLY 15M REBAR	30 \$ 15.00 bar	
INSTALL ONLY 10M REBAR	25 \$ 10.00 bar	
INSTALL ONLY 15M REBAR	30 \$ 15.00 bar	
REVEAL FOR BRICK VENEER	5 \$ 4.00 SF	
SUPPLY ONLY - 20MPa CONCRETE W/ AIR	170 \$ 150.00 m3	\$ 175.00 m3 195
SUPPLY ONLY - 25MPa CONCRETE W/ AIR	190 \$ 160.00 m3	\$ 185.00 m3 215
SUPPLY CONCRETE PUMP	300 \$ 250.00 HR	
SUPPLY 3/4" CLEAR GRAVEL W/ SLINGER	35 \$ 34.00 Tonne	

ENGINEERED FILL DETAIL



OPTIONAL WALKUPS @ \$6875.00
INCLUDING BASE CONDITIONS

20