

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.

SUBCONTRACTOR:**MEDI GROUP INCORPORATED****56 Brockport Drive****Etobicoke, Ontario M9W 5N1****Contact: Dominic Montemurro****H.S.T NO.****W.S.I.B. NO.****Liability Insurance: Insurance Co.:****Policy No.****Expiry Date:****Date: Jan 31/2022****Expiry Date: ~~End Of Project~~ Dec. 31, 2022****CODE NO.****1280****Masonry****(REVISED 17% INCREASE)**

The Subcontractor agrees to maintain and notify in writing of any change on the above.

Phone:	416-741-2737	Fax No.	416-741-1593	E-mail address:	plans@medigroup.net
	MODEL NAME	Sq.Ft.	Elev. A	Elev. B	
34' Lots	ATHABASCA	2500	\$43,641.00	\$40,376.70	Lots: 1-141, 1-183, 1-185 1-134, 1-135, Lots: 2-21 to 2-30 2-62 to 2-70 At old price that expired Dec 31/21
	GRAND	2190	\$40,821.30	\$37,428.30	
	HURON (3 car garage)	3200	\$64,677.60	\$49,397.40	
	HURON (2 car garage)	3326	\$64,677.60	\$49,397.40	
	NELSON	1970	\$40,558.05	\$36,199.80	
	RED RIVER	1750	\$38,826.45	\$34,105.50	
	RIDEAU (3 car garage)	2780	\$62,829.00	\$51,673.05	
	RIDEAU (2 car garage)	2980	\$62,829.00	\$51,673.05	
	SMOKY	2380	\$43,190.55	\$39,984.75	
38' Lots	BUCKHORN	1800	\$39,195.00	\$35,872.20	
	FINLAY	2515	\$45,700.20	\$42,254.55	
	FRASER	2250	\$42,880.50	\$37,837.80	
	MAINTOU	2480	\$45,319.95	\$38,920.05	
	SUPERIOR (3 car garage)	3400	\$66,526.20	\$54,779.40	
	SUPERIOR (2 car garage)	3615	\$66,526.20	\$54,779.40	
	TEMAGAMI (3 car garage)	3068	\$59,974.20	\$54,171.00	
	TEMAGAMI (2 car garage)	3350	\$59,974.20	\$54,171.00	
	TIMISKAMING	2775	\$48,508.20	\$42,968.25	
			\$46,530.90		

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	MODEL NAME	Sq.Ft.	Elev. A	Elev. B		
47'Lots	ARROWHEAD	2650	\$55,317.60	\$44,284.50		
	BALSAM	2740	\$43,570.80	\$39,358.80		
	CARLYLE	2950	\$54,756.00	\$43,939.35		
	CARLYLE W OPT BASE	2950	\$54,756.00	\$43,939.35		
	KAHSHE	3000	\$52,673.40	\$41,710.50		
	MADAWASKA CORNER	3190	\$56,452.50	\$44,536.05		
	NIPISSING	3210	\$49,549.50	\$44,343.00		

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

Accepted this 2 day of FEB., 2022

BELLAIRE PROPERTIES INC.

Per: 
Authorized Signing Officer

Accepted this _____ day of _____, 2021

Per: _____
Authorized Signing Officer

MEDI GROUP INCORPORATED

56 Brockport Drive, Toronto, ON M9W 5N1
Phone: (416) 741-2737 Fax: (416) 741-1593

March 31, 2022

To: Lormel Homes

Attn: Zachary De Meneghi

Re: Carson's Creek - Innisfil

Brick Veneer	\$3,280.00/m
Stone Veneer	\$28.00/Sf
Hourly Rate	\$85.00/hr
Parson Steps	\$290.00/lot
Winter Tarping Single	\$2,100.00/lot
Winter Tarping Semi	\$1,100.00/lot
Winter Tarping Towns	\$1,050.00/unit
Add 1 Foot Ceiling Height: Basement, Main Floor, Second Floor	\$2,100.00/m
Taping Paper	\$520.00
Walkout Condition	\$6,780.00
Deck/Lookout	\$3,500.00

H.S.T is extra.

Hope the above is satisfactory. If you have any questions, please call.

Yours truly,


Dominic Montemurro

