

Schedule B1A
Rathwell Landing - Phase 2

PURCHASERS: Marlon G. Mendoza and Emelyn Humbe Mendoza

Printed: 12-Jul-20 10:58 am

LOT NUMBER	PHASE	HOUSE TYPE	CLOSING DATE
276	2	830 THE BUTLER ELEV B	29-Jul-21
OPTIONAL EQUIPMENT			
*1 87523	1 - - BONUS - DECOR CENTER CREDIT OF \$10,000.00		
21131	Note: Has been applied in full.		
2	1 - - POTLIGHTS - 4 EXTERIOR ON SINGLE SWITCH. AS PER SCHEDULE H EM MM JB		
20282	Note: CLIENTS TO INDICATE DESIRED LOCATION TO BE SUBMITTED FOR APPROVAL ***		
3	1 - - HARDWOOD - LAUZON ENGINEERED HARDWOOD 3 1/8" STAINED - STANDARD AREAS		
20377	Note:		
4	1 - - HARDWOOD - LAUZON ENGINEERED HARDWOOD 3 1/8" STAINED - DEN		
20379	Note:		
*5 101176	1 - - STAIRS - UPPER - OAK STAIRCASE WITH VENEERED RISERS & STRINGERS AND SOLID TREADS C/W 3-1/8" NATURAL HARDWOOD ON LANDING STAINED EM MM JB		*
20605	Note:		
6 101177	1 - - STAIRS - UPPER - OAK VENEERED STRINGERS STAINED SAME COLOUR AS RAILING ON STAIRCASE		
20289	Note: DELETE #6 EM MM JB		
7 93107	1 - - RAILING - OAK MODERN 3 1/2" POSTS, CONTEMPORARY HANDRAILS & GUNN METAL SQUARE SPINDLES		
20290	Note: *** CLIENT TO INDICATE ON COLOUR SHEET IF THEY WANT POSTS WITH ROUTED TOP OR CAP ***		
8 28245	1 - - LOWER CABINETS - LC POTS & PANS C/W 3 DRAWER FRONTS 6/12/12		
20291	Note:		
9 28152	1 - - HOOD FAN - CHIMNEY - BROAN 290 CFM - 30IN STAINLESS IN LIEU OF OTR. INCLUDES ADDITIONAL BACKSPASH TILES FROM BUILDERS STANDARD SELECTIONS		
20292	Note: Does not include modifications to cabinetry or electrical for new microwave location		
10 90818	1 - - CABINETRY - EXTEND FRIDGE UPPER TO APPROX. 2FT DEEP		
20293	Note:		
11	1 - KITCHEN/DINETTE - OPTIONAL EXTENDED PANTRY NUMBER 2 - IN DINETTE AREA. - STANDARD CABINETS.		
20294	Note: AS PER ATTACHED SKETCH EM MM JB		
12 41405	1 - - BASEMENT RECROOM - OPTIONAL FINISHED BASEMENT RECROOM IN BUILDERS STANDARD FINISHES INCLUDING ADDITIONAL CENTRAL VACUUM OUTLET.		
20318	Note: *** SEE ATTACHED SKETCH ***		JB

Vendor Initials: **JB**

Purchaser Initials: **MM** **EM**

PREPARED BY: Victoria Hum

LOCKED BY:

PE 1.001-1

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276	2	830 THE BUTLER ELEV B	29-Jul-21
ITEM GARY EXTRA/CHARGE			
13 41402 20317	1 - - BASEMENT BATHROOM - FINISH 3-PC BASEMENT BATHROOM WITH TUB/SHOWER COMBO, VANITY AND CERAMICS FROM BUILDERS STANDARD SELECTIONS. FLOORING ON DITRA. Note: As per Schedule H		
14 20322	1 - BASEMENT - INSTALL WET BAR IN FINISHED REC ROOM, INCLUDES LOWER CABINETS, COUNTER TOP, SINK, AND ELECTRICAL FOR FUTURE FRIDGE. IN BUILDER STANDARD MATERIALS (NOTE NO UPPERS OR BACKSPLASH) Note: *** REGINOX RSL2020/7 SINGLE BOWL WET BAR SINK INCLUDING CHROME FAUCET ***		
15 41446 20335	1 - - COUNTERTOP - QUARTZ - LEVEL 2 - KITCHEN C/W FLUSH BREAKFAST BAR Note:		
16 28957 20740	1 - GREAT ROOM - CONDUIT FOR AUDIO/VIDEO CABLES - OFF - SET RUN 2IN PVC CONDUIT WITH WALL PLATE Note: APPROX. 72" FROM FLOOR ABOVE FIREPLACE		
17 20741	1 - GREAT ROOM - UPGRADE STD GAS FIREPLACE TO A NAPOLEON LINEAR GAS FIREPLACE (BLA6NTE W / TOPAZ CRYSTALLINE EMBER BED, 4 SIDED BLACK TRIM, ELECTRONIC IGNITION & BATTERY BACK-UP) FIREPLACE TO BE RAISED APPROX 18"-24" OFF FLOOR. STD MANTLE AND CERAMIC FACING TO BE DELETED Note: *** NOTE BOTH WINDOWS ON EACH SIDE OF THE EXISTING FIREPLACE NEED TO BE REDUCED IN WIDTH TO ACCOMODATE WIDER FIREPLACE ***		
*18 28470 21092	1 - - POT LIGHT - QTY 4 X 4IN LED WHITE BAFFLE POT LIGHT Note:		*
19 20748	20 - - DOORS- INTERIOR - CONMORE STYLE DOOR. THROUGHOUT (PRICE IS PER DOOR) Note:		
20 111581 20752	1 - - KITCHEN - OPTIONAL KITCHEN LAYOUT 1 - BUILDERS STANDARD CABINETRY AND BACKSPLASH Note: As per Schedule H		
21 104258 21098	1 - - CABINETRY - UPC9-2B - BUILDER'S STANDARD CABINETRY - STANDARD LAYOUT. INCLUDES UPGRADE TO 42IN UPPERS WITH FILLER DETAIL ON UPPER KITCHEN CABINETRY TO UPGRADED BULKHEAD - APPROX. 26INDEEP X 10INH Note: Purchaser Acknowledges and accepts that Upper Kitchen cabinetry upgraded wood doors will have center style *** OPTIONAL KITCHEN LAYOUT ***		
22 21099	1 - - PROVIDE FOR CROWN MOULDING #5180 IN KITCHEN/DINETTE, GREAT ROOM AND DINING ROOM Note: DELETE # 22		
23 20762	1 - ENSUITE BATH - ADD ADDITIONAL STD SINK IN MASTER BEDROOM, ENLARGE EXISTING MIRROR AND PROVIDE FOR LARGER LIGHT FIXTURE CENTERED OVER VANITY. Note:		
24 20763	1 - ENSUITE BATH - INCREASE VANITY APPROX 3FT AND ADD ADDITIONAL SINK, ENLARGE EXISTING MIRROR AND PROVIDE LARGER LIGHT FIXTURE CENTERED OVER VANITY Note:		

Vendor Initials:

Purchaser Initials:

PREPARED BY: Victoria Hum

LOCKED BY:

PE 1.001-2

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PURCHASERS: Marlon G. Mendoza and Emelyn Humbe Mendoza

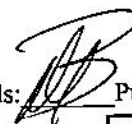


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LOT NUMBER	PHASE	HOUSE TYPE	CLOSING DATE
276	2	830 THE BUTLER ELEV B	29-Jul-21

25 28992	1 - - WINDOW -ADD APPROX 56IN X 24IN BASEMENT WINDOW LOCATION AS PER SCHEDULE H.		
21213	Note: Subject to limiting distance at side yard as per Current Building Code		
26 20767	1 - KITCHEN - STANDARD CABINETRY FOR 30INCH GAS COOKTOP.		
	Note: Purchaser to provide details on appliance. *** NOTE THIS PRICE IS FOR CABINETRY ONLY, ADDITIONAL CHARGES FOR ELECTRICAL MAY BE REQUIRED ONCE SPECS FOR APPLIANCE HAS BEEN RECEIVED, GAS LINE NOT INCLUDED AS WELL ***		
27 20768	1 - KITCHEN - STANDARD CABINETRY FOR WALL OVEN/MICROWAVE COMBINATION.		
	Note: Purchaser to provide details on appliance *** NOTE THIS PRICE IS FOR CABINETRY ONLY, ADDITIONAL CHARGES FOR ELECTRICAL MAY BE REQUIRED ONCE SPECS FOR APPLIANCE HAS BEEN RECEIVED ***		
*28 90190	1 - - STANDARD - BUILDERS STANDARD CEILING LIGHT FIXTURE IN MASTER BEDROOM C/W SEPARATE SWITCH APPROXIMATELY CENTERED ON MASTER BEDROOM CEILING		
21132	Note:		
*29 86396	1 - - STANDARD - HARDWOOD - 3-1/8 INCH NATURAL OAK ENGINEERED HARDWOOD FLOORING IN UPPER HALLWAY		
21133	Note:		
*30 90187	1 - - STANDARD - POWER HUMIDIFIER GENERAL (EVAPORATOR)		
21134	Note:		
*31 90189	1 - - STANDARD - SLEEVE FOR FUTURE WATERLINE TO FRIDGE		
21135	Note:		
*32 90188	1 - - STANDARD - SOFT CLOSE DOORS AND FULL EXTENSION SOFT CLOSE TRACK ON DRAWERS ON ALL CABINETRY THROUGHOUT HOUSE		
21136	Note: Excluding Corner Cabinetry Where Applicable		
*33 90186	1 - - STANDARD - THREE PIECE PLUMBING ROUGH-IN ONLY FOR FUTURE BASEMENT BATHROOM AS PER SCHEDULE H		
21137	Note: Does Not Include Electrical Rough-Ins		

34 GREAT ROOM - STANDARD - FIREPLACE HEARTH DELETED

EM MM AB

Vendor Initials:  Purchaser Initials:  

CONSTRUCTION SCHEDULING APPROVAL

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DATE: _____

PREPARED BY: Victoria Hum

LOCKED BY:

PE 1,001-3

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LOT NUMBER	PHASE	HOUSE TYPE	CLOSING DATE
276	2	830 THE BUTLER ELEV B	29-Jul-21
TIME QTY EXTRA CHARGE			UNIT PRICE

PURCHASER:

X

Marlon G. Mendoza

12-Jul-20

DATE

VENDOR:

PER: Valecraft Homes Limited

PURCHASER:

X

Emelyn Humbe Mendoza

12-Jul-20

DATE

DATE:

July 12, 2020

PREPARED BY: Victoria Hum

LOCKED BY:

PE 1,001-4

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CONSTRUCTION SCHEDULING APPROVAL

PER: _____

DATE: _____

SCHEDULE "C-1"

This Agreement of Purchase and Sale is conditional until **five (5) business days** from acceptance of this offer, upon the Purchaser obtaining satisfactory **Financing**, failing which, this and Sale shall become null and void and all deposit monies shall be returned to the Purchaser without Agreement of Purchase interest or penalty.

Within **fourteen (14) days** of the condition respecting financing is waived, the Purchaser agrees to provide the Vendor with written confirmation of the approval of their mortgage.

This Agreement of Purchase and Sale is conditional until **five(5) business days** from acceptance of this offer, upon the Purchaser obtaining the **Lawyer's** approval as to the wording of the Agreement, failing which this Agreement of Purchase and Sale shall become null and void and all monies shall be returned to the Purchaser in full without interest or penalty.

Dated at Ottawa this 12 day of July, 20 20

Victor S Hu -
Witness

[Signature]
Purchaser

Victor S Hu -
Witness

[Signature]
Purchaser

VALECRAFT HOMES LIMITED

BLOCK/UNIT: 276

[Signature]
PER

PLAN: 4M-1589

PROJECT: Rathwell Landing

July 12, 2020
DATE:

SITE PLAN

E & OE May 11, 2020

NOTE:
HOUSE REPRESENTATION ON LOTS ARE ARTIST CONCEPT ONLY. FINAL BUILDING LOCATION AND ORIENTATION MAY NOT BE AS SHOWN.

Rathwell Landing PHASE 2










Lot: 276

Model: 830

Purchasers: Marlon G. Mendoza





Emelyn Humbe Mendoza

LEGEND:

-  COMMUNITY MAIL BOX
-  FIRE HYDRANT
-  HYDRO TRANSFORMER BOX
-  CABLE VAULT
-  BELL VAULT
-  BELL PEDESTAL
-  LIGHT STANDARD
-  STREET LIGHT DISCONNECT
-  SERVICE EASEMENT

-  CATCH BASIN
-  SUB DRAIN OR MANHOLE

SALES LEGEND:

-  MODEL HOME
-  SOLD
-  WALK OUT BASEMENT
-  LOOKOUT

