

SCHEDULE "A"
DEERFIELD VILLAGE 2
COVENANTS, RESTRICTIONS AND NOTICES

Attached to and forming Part of this Agreement of Purchase and Sale for Builder's Lot No: P91

Municipal Address: 602 Tranquil Stream Private

Plan No: Part of Block _____, Plan 4M-1290, Part of Block _____, Plan 4M- _____, in the City of Ottawa, in the Province of Ontario (the "Real Property").

I/We acknowledge the following:

Municipal Covenants

1. The owner agrees that all purchase and sale agreements for the whole or any part of a lot/block on the Plan of Subdivision shall contain the following clauses which shall be incorporated in all Transfers/Deeds from the Owner so that the clauses shall be covenants running with the lands for the benefit of the lands in the Subdivision:
- (a) The Transferee, for himself, his heirs, executors, administrators, successors, and assigns, covenants and agrees that should damage be caused to any of the Works in this Subdivision by any action or the lack of any action whatsoever on his part, the Director, Infrastructure Services may serve notice to the Transferee to have the damage repaired and if such notification be without effect for a period of two clear days after such notice, the Director, Planning and Infrastructure Approvals may cause the damage to be repaired and shall recover the costs of the repair plus 30 per cent of the cost for supervision and 30 per cent of the cost for administration under the *Municipal Act, 2001, S.O. 2001, c.25 as amended* in like manner as municipal taxes.
 - (b) The Transferee, for himself, his heirs, executors, administrators, successors, and assigns, covenants and agrees that he will not request nor will the City be required to issue a building permit(s) until all requirements with respect to underground Works, road base course and first lift of asphalt on which land fronts have been carried out and have received Approval of the Director, Infrastructure Services; such road has been connected by roads which are, at least, at a similar stage of completion, to the overall City road network and until the whole or such portion of the mass earth moving or general grading as the Director, Infrastructure Services deems necessary has been completed and approved. However, building permits may be issued if, in the sole opinion of the Director, Planning and Infrastructure Approvals, the aforementioned Works are proceeding satisfactorily, in which case, the Transferee shall not occupy nor permit the building(s) to be occupied except with the written consent of the Director, Infrastructure Services on being satisfied that the aforementioned Works are being carried out and Acceptance has been given to the aforementioned Works.
 - (c) The Transferee, for himself, his heirs, executors, administrators, successors, and assigns, covenants and agrees to insert a clause in all agreements of purchase and sale recommending that the purchaser direct roof leaders to pervious areas where sufficient areas are available. Grassed areas receiving roof run-off should be at least equal to the contributing roof area, all of which shall be to the satisfaction of the Director, Infrastructure Services.
 - (d) The Transferee, for himself, his heirs, executors, administrators, successors, and assigns, covenants and agrees that he will not alter the slope of the lands described herein nor interfere with any drains established on the said lands, except in accordance with the established final Drainage and Grading Plan, without the written consent of the Director, Infrastructure Services, and further the purchaser will maintain any such alterations approved by the Director, Infrastructure Approvals.
 - (e) The Transferee, for himself, his heirs, executors, administrators, successors, and assigns, covenants and agrees that he will not plant poplar, alder, aspen, willow, elms which are subject to Dutch Elm disease, or maple trees of the fast growing variety (i.e. Silver and Manitoba) or other species as may be determined by the Director, Planning and Infrastructure Approvals within the lands to which this Agreement applies nor adjacent lands in its ownership.
 - (f) The City may, at any time, enter upon the lands for the purposes of inspection or restoration of the established Grade Control Plan and the cost of the City in performing any restoration work shall be paid to the City by the Owner of the lands upon which such restoration work was performed, within thirty (30) days of demand therefore by the City and failing payment as aforesaid, the cost shall be added to the tax roll and collected in like manner as municipal taxes. The express intent of this covenant is that the same shall run with the lands and will benefit all lands within the Subdivision by providing proper and adequate drainage.



Purchaser

Purchaser



Vendor

- (g) The Transferee for himself, his heirs, executors, administrators, successors and assigns, covenants and agrees that "No Dumping" is permitted on vacant lots or on adjacent lands including snow, grass cuttings, and landscape waste.
- (h) The Transferee for himself, his heirs, executors, administrators, successors and assigns, covenants and agrees that heat pumps, air-conditioning units, pool filters, sheds, and decks are building appurtenances and shall meet the minimum setback requirements established in the City's zoning by-law(s).
- (i) The Transferee, for himself, his heirs, executors, administrators, successors and assigns, covenants and agrees to have a Geotechnical Engineer licensed in the Province of Ontario complete a bearing surface inspection prior to the placement of concrete for all residential construction so as to ensure that a suitable subgrade has been prepared.
- (j) The Transferee, for himself, his heirs, executors, administrators, successors and assigns, covenants and agrees to have a Geotechnical Engineer licensed in the Province of Ontario complete a review of the design for proposed in-ground swimming pools to ensure the recommendations outlined in Section 2.13 of the Geotechnical Report on Subsurface Investigations for the Lester Road and Albion Road properties (Lester Road Subdivision) to Canada Lands Company prepared by **McRostie Genest St-Louis & Associates Ltd.**, Report No. SF4892 dated March 2, 2005 have been adhered to.
- (j) The Transferee, for himself, his heirs, executors, administrators, successors, and assigns, covenants and agrees that individual curbside waste collection and/or recycling collection for properties fronting onto any private street may not be provided by the City, and that waste collection and/or recycling collection by the City for such properties may take place at common collection pad(s) provided by the Owner.
- (l) The Transferee, for himself, his heirs, executors, administrators, successors, and assigns, covenants and agrees that all Lots and Blocks on the Plan have portions of the rear yards that are used for on-site storage of infrequent storm events. Pool installation and or/grading alterations on some of the Lots may not be permitted. Revisions to the approved Subdivision Stormwater Management Plan Report may be required to study the possibility of pool installation and/or grading alterations on any individual lot.
- (m) The Transferee, for himself, his heirs, executors, administrators, successors, and assigns, covenants and agrees that any row dwelling is advised that any obstructions and/or encroachments are prohibited within the 1.2 metre wide rear yard access easements.
- (n) The Transferee, for himself, his heirs, executors, administrators, successors, and assigns, covenants and agrees that any person who, prior to draft approval, entered into a purchase and sale agreement with respect to lots or blocks created by this Subdivision, shall be permitted to withdraw from such agreement without penalty and with full refund of any deposit paid.
- (o) The Transferee, for himself, his heirs, executors, administrators, successors, and assigns, covenants and agrees that no fast growing trees shall be planted and that all trees pursuant to the approved Streetscape Plan shall be pruned and watered to prevent the dewatering of any sensitive clay soils.

Notice to Purchasers

2. The Owner agrees that all purchase and sale agreements for the whole or any part of a lot/block on the Plan of Subdivision shall contain the following clauses:
 - (a) The purchaser acknowledges that a fire hydrant may be located or relocated at any time in front of any lot/block on the Plan of Subdivision to the satisfaction of the Director, Infrastructure Services.
 - (b) The purchaser acknowledges that no driveway shall be located within 3.0m of a fire hydrant and that no objects, including vegetation shall be placed or planted within a 3.0m corridor between a fire hydrant and the curb, nor a 1.5m radius beside or behind a fire hydrant.
 - (c) The Purchaser acknowledges that school accommodation problems exist in the Ottawa-Carleton District School Board schools designated to serve this Subdivision, and that at the present time this problem is being addressed by the utilization of portable classrooms at local schools and/or by directing students to schools outside the community.
 - (d) The Transferee, for himself, his heirs, executors, administrators, successors, and assigns, covenants and agrees that the postal service may be delivered by way of community mailboxes, which shall be located to the satisfaction of Canada Post.

Purchaser

Purchaser

Vendor

- (e) The purchaser of any lot or block fronting on a street in which a sidewalk is proposed to be installed acknowledges that he has been supplied with and reviewed a plan showing the proposed locations, types, size and dimensions within the boulevard of any sidewalk abutting the said lot or block. The purchaser hereby acknowledges signing a copy of the said plan as confirmation that he has reviewed the plan and is aware of the contents of the plan. The said plan shall form part of the purchase and sale agreement. The purchaser further acknowledges that the information identified on the said plan is the proposed information in respect to the lot or block and is subject to change through the City's approval process.
- (d) The Purchaser of any lot or block abutting a boundary of residential lots and blocks, ravine lands, public walkways, drainage channels, land flow corridors parks or any other lands which may be specified by the Director of Parks and Recreation of the City are advised that no gates will be permitted in the fence without the express permission of the Director, Parks and Recreation and/or Director, Surface Operations.
- (f) The purchaser of any lot or block hereby acknowledges that he has been advised of:
 - (i) an approved general plan of services required to be provided by the Owner pursuant to the Subdivision Agreement for the lot or block.
 - (ii) the proposed location of the potential bus routes including temporary bus routes, possible bus shelters and pads and paved passenger standing areas at bus stops.
 - (iii) the proposed location for the community mailboxes within the Subdivision.
 - (iv) the proposed grading and landscaping for the lot or block.
 - (v) the proposed driveway location.
 - (vi) The proposed location of any streetlights, hydro transformers and utility pedestals abutting the lot.
 - (vii) The approved zoning map for the Subdivision.
 - (viii) some of the rear yards within this Subdivision are used for on-site storage of infrequent storm events. Pool installation and/or grading alterations on some of the lots may not be permitted and/or revisions to the approved Subdivision Stormwater Management Plan Report may be required to study the possibility of pool installation on any individual lot.
- (g) The purchaser further acknowledges that the information he has been advised of, as described in the above paragraph, is subject to change through the City's approval process. The Owner shall have the purchaser sign an acknowledgement that he has been advised of this information.

3. **Information for Sales Offices**

The Owner shall display in a conspicuous place in the sales offices established for the sale of buildings or lands within this Subdivision all of the plans listed below:

- (a) a Zoning Map or Schedule displaying current zoning of all lands in and adjacent to the subject Subdivision.
- (b) a print of the registered Plan of Subdivision.
overall development plan for the area within which the subject plan is located. Any vacant school sites reserved or purchased by the Ottawa-Carleton Board of Education on this development plan shall be marked clearly as POSSIBLE SCHOOL/ALTERNATE USE;
- (c) a print of the approved Landscaping Plan and/or Tree Preservation Plan.
- (d) a print of an overall plot plan or equivalent showing the following information for each lot or block on the plan:
 - the approved Grading and Drainage Plan;
 - all above ground services and utility locations;
 - sidewalk locations, if any.

4. **Covenants to be included in Contracts of Sale and Transfers**

The Owner, or any subsequent owner of the whole or any part of the Subject Lands acknowledges and agrees that all agreements of purchase and sale or lease agreements shall contain the following clauses, which shall be covenants running with the Subject lands:

- (a) The Purchaser/Lessee Of all Units in Building Blocks A through E inclusive, for himself, his heirs, executors, administrators, successors, and assigns, acknowledges being advised that the dwelling unit has been supplied with central air conditioning which will allow windows and exterior doors to remain closed, thereby ensuring that the indoor sound levels are within the City of Ottawa's and the Ministry of the Environment's noise criteria.



Purchaser

Purchaser



Vendor

- (b) The Purchaser/Lessee Of all Units in Building Blocks F through K inclusive and Condo Block T for himself, his heirs, executors, administrators, successors, and assigns, acknowledges being advised that the dwelling unit has been fitted with a force air heating system and the ducting, etc. was sized to accommodate central air conditions by the occupant will allow windows and exterior doors to remain closed, thereby ensuring that the indoor sound levels are within the City of Ottawa's and the Ministry of the Environment and Climate Change's noise level criteria.(Note: The location and installation of the outdoor air conditioning device should be done so as to comply with the Ministry of Environment and Climate Change's Publication NPC-216,entitled *Environmental Noise Guidelines for Installation of Residential Air Conditioning Devices*,dated September 1994, as amended, in order to minimize the noise impacts both on and off the immediate vicinity of the subject lands.

All Units

- (c) The Purchaser/Lessee for himself, his heirs, executors, administrators, successors, and assigns, acknowledges being advised that despite the inclusion of noise control features in the development and within the building units, noise levels from increasing roadway/rail/air traffic may be of concern, occasionally interfering with some activities of the dwelling occupants as the outdoor sound level exceeds the City of Ottawa's and the Ministry of the Environment and Climate Change's noise criteria
- (d) The Transferee, for himself, his heirs, executors, administrators, successors and assigns acknowledges being advised of the following:
- (i) The property/dwelling unit is located in a noise sensitive area due to its proximity to the Ottawa Macdonald-Cartier International Airport and in order to reduce the impact of the aircraft noise in the indoor spaces, the unit has been designed and built to meet Provincial standards for noise control by the use of components and building systems that provide sound attenuation.
- (ii) Despite the noise control features within the dwelling unit, noise due to aircraft operations may continue to interfere with some indoor activities, and with outdoor activities, particularly during the summer months.
- (iii) The Ottawa Macdonald-Cartier International Airport is open and operates 24 hours a day, and changes to operations or expansion of the airport facilities, including the construction of new runways, may effect the living environment fo the residents of this property/area.
- (iv) The Ottawa Macdonald-Cartier International Airport Authority, its acoustical consultants, and the City of Ottawa are not responsible if, regardless of the implementation of noise control features, the purchaser/occupant of this dwelling finds that the indoor noise levels due to aircraft operations continue to be of concern or are offensive.

The Purchaser/Lessee covenants with the Vendor/Lessor that the above clause verbatim, shall be included in all subsequent agreements of purchase and sale and lease agreements conveying the lands described herein.

- (e) The Purchaser/Lessee Of any unit for himself, his heirs, executors, administrators, successors, and assigns, acknowledges being advised that no rear yard fences, terrace walls, raised stairs, surface swales or uneven surfaces shall be permitted within the easement lands. The Purchaser further acknowledges that said easement lands shall be enencumbered as to not prevent the freehold unit ower's unobstructed access to their rear yards. If gates are included at the ends of the fence and encroaching into the said easement lands, such gates are not permitted to be locked and shall only open towards the egress direction of the easement.
- (f) The Purchaser acknowledges that Lester Road & Meandering Brook Drive is designated and used by the City of Ottawa as a bus route and there will be OC Transpo bus pads/ shelters located on this public street.
- (g) **Double Fencing**
The Purchaser acknowledges that double fencing will not be permitted on any lot within this development. Double fencing is defined as providing fencing on both sides of an access right-of-way which has the effect of providing a walkway between two fences.

5. **Active Lighted Sports, Recreation and Leisure Facilities**

The Transferee, for himself, his heirs, executors, administrators, successors and assigns acknowledges being advised that parkland within this Subdivision and/or already existing in the vicinity of the Subdivision may have:



Purchaser

Purchaser



Vendor

- (i) active hard surface and soft surface recreational facilities;
- (ii) active lighted sports fields;
- (iii) recreation and leisure facilities;
- (iv) potential community centre;
- (v) library;
- (vi) day care; and
- (vii) other potential public buildings/facilities.

6. **Noise Barrier**

The Transferee, for himself, his heirs, executors, administrators, successors and assigns, covenants and agrees that if applicable, the Transferee is responsible to maintain the noise barrier in a good and sound condition including if necessary, the replacement or reconstructing of the barrier.

7. **Pool Installation and/or Grading Alterations**

The Transferee, for himself, his heirs, executors, administrators, successors, and assigns covenants and agrees that portions of the rear yards are used for on-site storage of infrequent storm events. Pool installation and/or grading alterations on some of these Lots and Blocks may not be permitted by the City of Ottawa. Revisions to the approved Subdivision Storm water Management Plan report may be required to study the possibility of pool installation and/or grading alterations on any individual lot.

Dated at Ottawa this 16th day of August, 2020.

SIGNED, SEALED AND
DELIVERED in the presence
of

X Arzay
Purchaser

X 19/08/1992
Birth Date

Nicholas
Witness:

Purchaser

Birth Date

(as to all Purchaser's signatures,
if more than one purchaser)

Dated at Ottawa this 25th day of August, 2020.

Valecraft Homes Limited

Per: [Signature]

SCHEDULE "B"**SPECIFICATIONS TOWNHOMES 100 SERIES****ENERGY STAR**

PLAN #: **4M-1290** **Deerfield Village 2** MODEL: **140 Green Rev.** LOT: **P91**

CIVIC ADDRESS: **602 Tranquil Stream Private**
Annexed to the Agreement of Purchase and Sale between VALECRAFT HOMES LIMITED
and Arzaan Firdosh Irani
The Vendor agrees to include the following items in the purchase price herein:

LANDSCAPING:

- Nursery Grown Sodding
- Precast Patio Slab Walkway
- Tree Planting as per Municipality approved Landscape Plans
- Asphalt basecoat paved driveway
- Lot to be graded to Municipality approved Grading Plan

EXTERIOR FINISHES

- Brick, stone, vinyl & /or vinyl cedar shakes on front façade as per plan. Complete with Signature Valecraft Homes Ltd. decorative brick at front entrance as per plan
- Maintenance-free vinyl siding with aluminium soffit and fascia as per plan.
- Limited Lifetime warranty self-sealing fiberglass roof shingles
- Maintenance-free Low E Argon filled Zone 2 PVC vinyl windows and wood jamb extension throughout (where applicable) operable and non-operable as per OBC.
- Colonial embossed insulated steel clad doors leading to exterior (Front door with thermal glass lite) (as per plan)
- Front entrance door with sidelite and/ or feature highliter windows as per plan
- PVC vinyl sliding patio doors w/ wood jamb extension at rear (except Models 105 & 130 c/w full lite garden door) as per plan
- Oversized rear basement window as per plan
- Screens on all operating windows including basement and sliding patio door
- Steel sectional overhead garage door with insert lite.
- Weatherstripping on all exterior insulated doors and all operating windows
- "Augusta Satin Nickel" front entrance grip set on front entrance door with security dead bolt or equivalent
- Poured concrete steel reinforced porch (with broom finish) at front entrance
- Cement parging on all above grade concrete
- Column as per plan.
- "Bristol" vertical Aluminum Mail Box in black or equivalent
- Exterior colour packages are pre-selected by the Vendor
- Maximum Roof Air Ventilation

STRUCTURAL AND FRAMING:

- Poured concrete Foundation Walls with steel reinforcement
- High density polyethylene drainage membrane
- Engineered Steel Beams and Steel Posts as per plan
- Kiln dried floor joists or pre-engineered floor joist system
- Exterior Walls 2" x 6" kiln dried studs @ 16" o/c or equivalent structure
- Party (common) wall 2" x 4" studs staggered @ 16" o/c
- Interior Walls 2" x 4" kiln dried studs @ 16" o/c (except for basement) (as per plan)
- Basement Exterior Walls 2" x 4" kiln dried studs @ 24" o/c full height
- Tongue and groove engineered OSB subfloor sheathing (joints sanded and screwed to joists throughout)
- Engineered OSB roof sheathing c/w H-clips
- Prefabricated roof trusses as per engineered design

INSULATION:

- Exterior and Walkout walls: R-20 Fiberglass batt + R5 Continuous Insulated OSB Panel
- Party (common) wall R-12 Fiberglass batt
- Ceiling attics: R-60 Fiberglass blown
- Fully insulated & drywalled garage
- Floors over unheated space: R-31 Fiberglass batt or blown
- Cathedral/sloped ceilings R-31 Fiberglass batt (where applicable)
- Concrete Basement exterior walls: 2" Closed Cell Spray Foam and R12 Fiberglass batt
- 6 Mil polyethylene vapour barrier

ELECTRICAL:

- Underground utility wiring including hydro, bell and cablevision
- 100 amp service with 60 circuit breaker panel
- Heavy duty receptacles for stove and dryer
- "Decora" Style white plugs and switches throughout (except exterior)
- Smoke detectors & Carbon monoxide detector as per O.B.C.
- Front door chime
- Ceiling light fixture in all bedrooms with LED bulbs
- Ceiling Fixture in dining room (where applicable as per plan) with LED bulbs
- Chrome make-up bar lighting fixture in all bathrooms with LED bulbs
- Two exterior weather protected plugs
- Silver light fixture package supplied and installed by the Vendor with LED bulbs
- Electrical outlet in garage ceiling for future garage door opener



Purchaser

Purchaser



Vendor

ROUGH-INS:

- Connection Centre including 5 Multi Media Outlets. Each outlet to be complete with 3x CAT5(e) and 1x RG-6 coax wire. Each outlet to be capped with one 4 port finishing plate. Locations to be selected by Purchaser except Inventory Homes and Models are preselected by the Vendor.
- Conduit from basement to attic space for future wiring requirements
- Central vacuum rough-in (as per plan)
- Plumbing rough-in for future basement bathroom including and ventilation rough-ins. (as per plan) (Does not include waterline or electrical rough-ins)

PLUMBING AND FIXTURES:

- Vitreous China lavatory complete with single lever faucets in all bathrooms except laundry tub as per plan
- Double stainless steel kitchen sink with single lever faucet and veggie sprayer
- Power vented high-efficiency hot water heater (rental) in Mechanical room. (rental fee is determined by utility company)
- Pedestal sink in powder room as per plan (except Model 170)
- 5' fiberglass tub/shower combo enclosed with full height ceramic tiled walls w/self-sealing grout to ceiling in ensuite and main bathroom (as per plan)
- Pressure balanced valves on all showers
- Hot and cold taps installed for automatic washer connection
- Two exterior hosebibs (one in garage, one in rear)
- Plumbing rough-in for future dishwasher installation
- Laundry tub installed with hot and cold taps
- Low flush water conserving toilets
- Chrome tissue holders, towel bar, robe hook, towel ring where applicable
- White plumbing fixtures in all bathrooms
- Shut off valves at all hot & cold lavatory and kitchen sink supply lines
- Sleeve for future waterline to fridge
- Water pressure booster pump

HEATING AND VENTILATION:

- Natural gas fired forced air high efficiency furnace with electronic pilot ignition in Mechanical room
- Separate switch exhaust fans in all bathrooms and powder room - vented to exterior
- Kitchen exhaust fan Microwave/Hood Fan combination (white) over range vented direct to exterior
- All ductwork is cleaned prior to occupancy
- Programmable thermostat
- Heat Recovery Ventilation (HRV) and Humidifier in Mechanical room
- Central air conditioning
- Enercare Smarter Home Essentials Package (complimentary for 3 years)

FIREPLACE- Standard In Great Room of Model 170 Only:

- Natural gas direct vented fireplace with decorative black trim kit w/ spark ignition
- Polished porcelain or ceramic tiled w/self-sealing grout fireplace surround

FLOORING:

- 36 oz. quality carpet in all finished areas c/w 11 mm foam underpadding except areas shown as ceramic or hardwood as per plan. Choice of one colour of carpet throughout.
- Ceramic tile w/self-sealing grout at front entrance, powder room, kitchen/dinette, laundry room, main and ensuite bathrooms (from Builder's Standard selections) as per plan
- 3 1/8" Engineered natural oak hardwood flooring in Great Room/Living Room, Dining Room, Lower Hallway & 2nd Floor Hallway where applicable as per plan.

INTERIOR TRIM, CABINETS AND FINISH CARPENTRY:

- Builder's standard painted raised panel interior passage doors
- Pre-hung Builder's standard painted raised panel swing doors c/w bullet catch on all closet doors except pre-finished sliding closet doors located as per plan
- 4 1/8" Nivaga style baseboard and 2 3/4" Nivaga style casing throughout (MDF painted white)
- Privacy sets for all bathrooms, powder room and master bedroom
- Satin chrome door hardware on interior doors
- Security deadbolt at front entrance door and garage entry door inside home (balcony door on model 130)
- Kitchen cabinetry with laminate countertops
- Vanities with laminate countertops (including backsplash in same material) in all bathrooms (except powder room as per plan)
- Approx. 36" upper kitchen cabinetry
- Kitchen cabinetry opening for future dishwasher
- Kitchen pantry where applicable as per plan
- Solid natural oak colonial spindles, posts, and/or handrail & brackets as per plan
- Natural oak nosing under standard railing areas as per plan
- Single full width Melamine Laundry shelf approximately 12" Deep to be installed in all main & second floor laundry rooms above washer and dryer.
- Soft close on all cabinetry doors & drawers (excluding corner cabinets)

INTERIOR FINISHES:

- 9' Ceiling height on ground floor
- Textured stipple ceilings with decor perimeter in all finished areas except bathrooms, powder room and kitchen which shall have smooth ceilings
- Two-tone paint: one builder standard colour latex paint to be used throughout (semi-gloss latex for bathrooms, powder room, kitchen), All trim & interior doors shall be white semi-gloss latex
- Mirrors with bevelled square corners above all bathroom vanities and powder room
- Kitchen backsplash ceramic tiled w/ self-sealing grout 6" x 6" (from builder's standard backsplash selections)

WARRANTY COVERAGE:

- 7 Year major structural warranty
- 2 Year mechanical and building envelope warranty
- 1 Year material and workmanship warranty


 Purchaser

Purchaser


 Vendor

The Purchaser acknowledges that:

1. Prices and specifications which do not form part of this Agreement are subject to change without notice at the sole discretion of the vendor.
2. The vendor may substitute materials of equal or greater value without consent.
3. The Vendor has the right to exercise full architectural control over exterior finishes and as such, the Vendor shall have final approval of all colour selections.
4. All colour and material selections are to be made from Vendor's standard samples unless otherwise paid for as an upgrade.
5. The vendor may, at his discretion, add brick to external sideyard walls to enhance the streetscape and/or to comply to municipal agreements.
6. The purchaser understands that all decorator items, furnishings, appliances, draperies, painted colour walls, and floors, wallpaper, panelling, alarm system, central air conditioning and eavestroughing found inside the model homes are for display purposes only and do not constitute standard items in the purchase price.
7. Service location, hot water tank and furnace location, basement wall height, specifications and material finishes may vary from model homes/plans.
- 8a. The number of steps required at entrances into the home may vary from the model home/plans depending on individual lot grading requirements.
- 8b. Purchaser acknowledges that exterior railings may be required at front and garage entrance stairs depending on individual lot grading.
9. Basement window wells may or may not be required depending upon individual lot grading requirements.
10. The purchaser understands that renderings and brochures are an artist's concept and that some variations may occur to the final finished product.
11. The Purchaser understands that vertical and horizontal chaseways, dropped ceilings and or bulkheads may be added or deleted in, but not limited to; kitchens, main floor living areas, finished basements, closets, pantries, laundry room, powder rooms, bathrooms and/or at wall and ceiling corners respectively in order to accommodate mechanical systems at the Vendor's discretion.
12. The Purchaser understands that all Multi Media locations are approximate and vary from chosen locations.
13. The purchaser understands that due to normal manufacturing production materials which are installed in their home may vary slightly in colour from the vendor's samples and/or model homes.
14. Due to the natural composition of such materials as Granite, Marble & some Quartz, inherent variations in texture, colour and consistency are to be expected and considered normal. As such, the Purchaser agrees not to hold the Vendor liable for such variations.
15. The wood used in the finishing products of your home such as wood flooring, cabinetry and railings exhibit natural variations in colour tone, graining pattern and consistency. As no two pieces of wood are identical, these natural variations will create colour variations upon staining thereby making it virtually impossible to achieve true colour consistency.
16. Any hardwood flooring installed in the Real Property is made of kiln-dried natural material which is subject to natural shrinkage (typically in winter when humidity levels tend to be low) and expansion (typically in summer when humidity levels tend to be high) for which the Purchaser(s) agrees is not the responsibility of the Vendor and agrees that the Vendor shall not be liable in respect of such issues. The Purchaser(s) also acknowledges being advised by the Vendor that ceramic tile rather than hardwood flooring is recommended at entry points to the home due to the possibility of water exposure. The Purchaser(s) is advised that the *Ontario Building Code* recommends against the installation of wood flooring in kitchens, bathrooms, entrance halls, laundry, and general storage areas (the "Designated Areas"). Wood flooring is water permeable and over time such flooring and sub-flooring beneath it could deteriorate if moisture persists. Should the Purchaser(s) selections for materials for the dwelling include wood flooring in the designated areas, the Purchaser(s) assumes the risks described herein voluntarily.
17. Zoning bylaws specify maximum driveway widths which are based upon frontages. A tapering of your driveway may be required depending upon the frontage and specifically if the frontage is less than average as in the case of a pie-shaped lot.
18. The grading and drainage of your lot has been designed and engineered to ensure that surface water is directed away from your home and into swales. These swales run at the side and rear of your property lines. Swales generally have more aggressive slopes relative to the general layout of your lot and will always occupy a portion of the useable space of your lot to serve their function properly.
19. Purchaser(s) acknowledge the requirement to install an approximate 3' x 3' landing with stairs at the garage entrance to the house as per OBC if more than 3 risers are required as a result of grading.
20. Purchaser(s) acknowledge that kitchen and bathroom ceramic wall border and or decorator insert tiles selected by the Purchaser(s) are installed at the discretion of the installation contractor unless specified otherwise by the Purchaser(s).
21. Purchaser(s) acknowledge that rooflines may be altered due to block assembly.
22. Purchaser(s) acknowledge that High Efficiency Washing machines have the potential to create vibrations due to the tub spinning at very high speeds.


PURCHASER


VALECRAFT HOMES LIMITED

PURCHASER

DATE

DATE

MODEL: 140 Green Rev.

LOT NUMBER: P91

PROJECT: Deerfield Village 2

Schedule B1A
Deerfield 2 - Phase 2

PURCHASER: Arzaan Firdosh Irani

Printed: 12-Aug-20 5:30 pm

LOT NUMBER P91	PHASE 2	HOUSE TYPE 140 THE GREEN	CLOSING DATE 12-Aug-21
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ITEM	QTY	EXTRA / CHANGE	INTERNAL USE
*1 89443 21105	1	KITCHEN - BONUS - GRANITE KITCHEN COUNTERTOPS - LEVEL 1 WITH ENTRY LEVEL DOUBLE BOWL UNDERMOUNT SINK AND SINGLE LEVER FAUCET FROM BUILDERS STANDARD SELECTIONS Note: BASED ON STANDARD LAYOUT. DOES NOT INCLUDE ADDITIONAL SINKS OR EXTENSIONS	
*2 88585 21106	1	- BONUS - DECOR CENTER CREDIT OF \$5, 000.00 Note: Bonus of \$5,000.00 has been applied in full to the purchase price of this home.	
3 90185 21108	1	- STANDARD - BUILDERS STANDARD CEILING LIGHT FIXTURE IN MASTER BEDROOM C/W SWITCH APPROXIMATELY CENTERED ON MASTER BEDROOM CEILING Note:	
4 90182 21109	1	- STANDARD - POWER HUMIDIFIER GENERAL (EVAPORATOR) Note:	
*5 90184 21110	1	- STANDARD - SLEEVE FOR FUTURE WATERLINE TO FRIDGE Note:	
*6 90183 21111	1	- STANDARD - SOFT CLOSE DOORS AND FULL EXTENSION SOFT CLOSE TRACK ON DRAWERS ON ALL CABINETRY THROUGHOUT HOUSE Note: Excluding Corner Cabinetry Where Applicable	
7 90181 21112	1	- BASEMENT - STANDARD - THREE PIECE PLUMBING ROUGH-IN ONLY FOR FUTURE BASEMENT BATHROOM AS PER SCHEDULE H Note: Does Not Include Electrical Rough-Ins	
*8 89399 21193	1	- STAIRS - UPPER - MAPLE STAIRCASE WITH VENEERED RISERS & STRINGERS AND SOLID TREADS C/W 3-1/8" NATURAL HARDWOOD ON LANDING Note: The Purchaser(s) acknowledge and accept that 3 1/8in Engineered hardwood flooring will be installed on the landing (Where applicable). To ensure product stability proper humidity levels are to be maintained. *** NATURAL MAPLE UPPER LEVEL ***. AS PER SCHEDULE 'H'.	*

Vendor Initials:  Purchaser Initials: 

PREPARED BY: Nicole Trudel

LOCKED BY:

PE 1,096-1

InvoiceSQL.rpt 16May20

CONSTRUCTION SCHEDULING APPROVAL

PER: _____

DATE: _____

Schedule B1A
Deerfield 2 - Phase 2

PURCHASER: Arzaan Firdosh Irani

Printed: 12-Aug-20 5:30 pm

LOT NUMBER P91	PHASE 2	HOUSE TYPE 140 THE GREEN	CLOSING DATE 12-Aug-21
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ITEM	QTY	EXTRA / CHANGE	INTERNAL USE
9 111644	1	KITCHEN - KITCHEN - OPTIONAL KITCHEN LAYOUT 1 - LEVEL 2 CABINETRY - BUILDERS STANDARD COUNTERTOP AND BACKSPLASH	
22143	Note:	As per Schedule H	
10 90835	1	KITCHEN - CABINETRY - EXTEND FRIDGE UPPER TO APPROX. 2FT DEEP	
21123	Note:	IN KITCHEN LAYOUT #1, AS PER SCHEDULE 'H'.	
*11 88511	1	KITCHEN - CABINETRY - ADJUST KITCHEN CABINETRY TO ACCOMMODATE NON-STANDARD REFRIGERATOR SIZE AS PER SKETCH	*
21124	Note:	Purchaser(s) acknowledge that the number & or size of doors may be reduced in the surrounding cabinetry to accommodate. IN KITCHEN LAYOUT #1, AS PER SCHEDULE 'H'.	
12	1	KITCHEN - CABINETRY - UPC9-2A - LEVEL 2 CABINETRY - OPTIONAL KITCHEN 1. INCLUDES UPGRADE TO 42IN UPPERS WITH FILLER DETAIL ON UPPER KITCHEN CABINETRY TO STANDARD BULKHEAD	
22159	Note:	AS PER SKETCH, DATED AUGUST 16TH, 2020	
*13 116498	1	KITCHEN - LOWER MICROWAVE CABINET APPROX 26" WIDE INCLUDING DRAWER BELOW AND DEDICATED OUTLET (LEVEL 2 SERIES CABINETS)	*
22147	Note:	TO BE LOCATED BETWEEN <i>Corner</i> PANTRY AND RANGE, AS PER SCHEDULE 'H'. <i>AI</i>	
*14 104694	1	KITCHEN - COUNTERTOP - QUARTZ - LEVEL 5 - KITCHEN OPTION #1	*
22142	Note:	*** COMPLETE WITH FLUSH BREAKFAST BAR *** *** DIFFERENCE FROM GRANITE LEVEL 1 BONUS FOR STD KITCHEN LAYOUT ***. AS PER SCHEDULE 'H'.	
15	1	KITCHEN/DINETTE - EXTEND LOWER CABINETS (LEVEL 2 SERIES) IN OPTIONAL KITCHEN LAYOUT #1 TO EXTERIOR WALL C/W QUARTZ LEVEL 5 SERIES COUNTERTOP AS PER SCHEDULE H.	
22172	Note:	*** NO BACKSPLASH TILES INCLUDED ***. DEPTH OF CABINETS ARE 24".	
*16 87999	1	KITCHEN - LOWER CABINETS - LC POTS & PANS C/W 3 DRAWER FRONTS 6/12/12	*
21208	Note:	IN KITCHEN LAYOUT #1, LEVEL 2 SERIES CABINETRY, TO BE INSTALLED BETWEEN RANGE AND EXTENDED LOWER CABINETS IN DINETTE. AS PER SCHEDULE 'H'.	

Vendor Initials: *AI* Purchaser Initials: *AI*

PREPARED BY: Nicole Trudel

LOCKED BY:

PE 1,096-2

InvoiceSQL.rpt 16May20

CONSTRUCTION SCHEDULING APPROVAL

PER: _____

DATE: _____



Schedule B1A
Deerfield 2 - Phase 2

PURCHASER: Arzaan Firdosh Irani

Printed: 12-Aug-20 5:30 pm

LOT NUMBER P91	PHASE 2	HOUSE TYPE 140 THE GREEN	CLOSING DATE 12-Aug-21
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ITEM	QTY	EXTRA / CHANGE	INTERNAL USE
*17 107 21142		*1 - <i>BASEMENT</i> - UNDERPAD - UPGRADE - LEVEL 1 - - FAMILY ROOM - LEVEL 1 Note: AS PER SCHEDULE 'H'.	*
18 88508 21143		1 - - CERAMIC TILE - GROUT COLOR PER COLOUR Note:	
*19 108 21144		*1 - <i>FOYER</i> - TILE - FLOOR - UPGRADE - BRONZE - - FOYER / POWDER ROOM - BRONZE Note: AS PER SCHEDULE 'H'.	*
*20 108 21147		*1 - <i>MAIN BATHROOM</i> - TILE - FLOOR - UPGRADE - BRONZE - - MAIN BATH - BRONZE Note: AS PER SCHEDULE 'H'.	*
*21 108 21148		*1 - <i>ENSUITE BATH</i> - TILE - FLOOR - UPGRADE - BRONZE - - ENSUITE BATH - BRONZE Note: AS PER SCHEDULE 'H'.	*
22 127 21150		1 - <i>KITCHEN</i> - TILE - WALL - BACKSPLASH - UPGRADE - BRONZE - - KITCHEN - BRONZE Note: IN OPTIONAL KITCHEN #1 LAYOUT	
23 21151		1 - <i>KITCHEN</i> - SUPPLY AND INSTALL BRONZE LEVEL BACKSPLASH BEHIND CHIMNEY STYLE HOOD FAN ALL THE WAY TO THE CEILING. Note:	
24 100674 21163		1 - - HARDWOOD - MAPLE - LAUZON - 3 1/8" NATURAL - STANDARD AREAS Note:	
*25 100027 21178		1 - - GAS PIPING - MAIN FLOOR - FOR FUTURE BBQ DIRECT TO SOURCE - AS PER SKETCH Note: Locations Are Approximate & Must Be Compliant With All Applicable Codes	*

Vendor Initials:  Purchaser Initials: 

PREPARED BY: Nicole Trudel
LOCKED BY:
PE 1,096-3
InvoiceSQL.rpt 16May20

CONSTRUCTION SCHEDULING APPROVAL

PER: _____

DATE: _____

Schedule B1A
Deerfield 2 - Phase 2

PURCHASER: Arzaan Firdosh Irani

Printed: 12-Aug-20 5:30 pm

LOT NUMBER P91	PHASE 2	HOUSE TYPE 140 THE GREEN	CLOSING DATE 12-Aug-21
ITEM QTY EXTRA / CHANGE			INTERNAL USE
26 88290 21179	1 - - FLAT CEILING IN WHOLE HOUSE Note: Includes Family Room in Basement		
27 88469 21185	1 - KITCHEN - WATER LINE ROUGH - IN TO FRIDGE, DOES NOT INCLUDE CONNECTION Note:		
28 88038 21201	1 - ENSUITE BATH - CERAMIC SHOWER - UPGRADE BUILDERS STANDARD TUB & SHOWER COMBINATION TO A APPROX. 5FT X3FT SHOWER BASE WITH BUILDERS STANDARD CERAMIC WALL TILES Note: Does not include Shower door (See item 31) as per Schedule H.	AI	✓
29 1101 21205	1 - ENSUITE BATH - LOWER CABINETS - LC BANK OF DRAWERS (4 DRAWERS) Note: TO BE INSTALLED IN STANDARD ENSUITE BATHROOM, APPROXIMATELY 12" VANITY EXTENSION REQUIRED TO ACCOMMODATE BANK OF DRAWERS, TO BE INSTALLED CLOSEST TOWARDS SIDE OF TOILET, BUILDER'S STANDARD SERIES CABINETS, TOILET MAY BE RELOCATED TO ACCOMMODATE, AS PER SCHEDULE 'H'.		
30 88115 21206	1 - ENSUITE BATH - EXTEND VANITY AND MIRROR ABOVE IN BUILDERS STANDARD, PER FOOT. LIGHT FIXTURE TO BE APPROX. CENTERED ON SINK Note: TO BE INSTALLED IN STANDARD ENSUITE BATHROOM, PURCHASER ACKNOWLEDGES AND ACCEPTS THAT THE MASTER BEDROOM WALK IN CLOSET WILL BE REDUCED TO ACCOMMODATE, AS PER SCHEDULE 'H'.		
31 90164 21947	1 - ENSUITE BATH - BATHROOMS - SHOWER DOOR - KAMELEON 55IN - 59IN BRUSHED NICKEL/CLEAR WITH SQUARE TOWEL BAR FOR 5 X 3 TILES SHOWERS Note: TO BE INSTALLED IN STANDARD ENSUITE BATHROOM SHOWER, AS PER SCHEDULE 'H'. (See item 28)	AI	✓
32 88102 22144	1 - KITCHEN - LOWER CABINETS - CUTLERY DIVIDER Note:		
*33 90831 22418	1 - - STANDARD - AC UNIT 16 SEER 1.5 TON Note: Location to be determined by Head Office		

Vendor Initials:  Purchaser Initials: 

PREPARED BY: Nicole Trudel

LOCKED BY:

PE 1,096-4

InvoiceSQL.rpt 16May20

CONSTRUCTION SCHEDULING APPROVAL

PER: _____

DATE: _____

Schedule B1A
Deerfield 2 - Phase 2

PURCHASER: Arzaan Firdosh Irani


Printed: 12-Aug-20 5:30 pm

LOT NUMBER P91	PHASE 2	HOUSE TYPE 140 THE GREEN	CLOSING DATE 12-Aug-21
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ITEM	QTY	EXTRA / CHANGE	INTERNAL USE	
34 111199	1	- HOOD FAN - CHIMNEY - WHIRLPOOL 300 CFM - 30IN STAINLESS IN LIEU OF OTR. INCLUDES ADDITIONAL BACKSPLASH TILES FROM BUILDERS STANDARD SELECTIONS		
22430		Note: Does not include modifications to cabinetry or electrical for new microwave location. To be checked if Make-up Air system is required by Estimation Department		
*35 108	*1	- KITCHEN - TILE - FLOOR - UPGRADE - BRONZE - - KITCHEN / DINETTE OPT #1 - BRONZE	*	
22431		Note:		
*36 88294	1	- - ORBITAL UPGRADES AS PER ATTACHED QUOTE & SKETCH.	*	
22433		Note: QUOTE #OR4125 REV.03 DATED 08/07/2020		
*37 88287	1	- - S&S ELECTRIC UPGRADES AS PER ATTACHED QUOTE & SKETCH.	*	
22434		Note: QUOTE #SS3437 REV.03 DATED 08/07/2020		

PURCHASER: 
Arzaan Firdosh Irani

12-Aug-20
DATE

VENDOR: 
PER: Valecraft Homes Limited

DATE: August 25, 2020

PREPARED BY: Nicole Trudel

LOCKED BY:

PE 1,096-5

InvoiceSQL.rpt 16May20

CONSTRUCTION SCHEDULING APPROVAL

PER: _____

DATE: _____

SCHEDULE "C-1"

LAWYER AND FINANCING REVIEW

This Agreement of Purchase and Sale is conditional until **ten (10) days** from acceptance of this offer, upon the Purchaser obtaining satisfactory Financing, failing which, this Agreement of Purchase and Sale shall become null and void and all deposit monies shall be returned to the Purchaser without 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.

Thirty (30) days prior to occupancy /closing date, 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 **ten (10) 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 16th day of August, 20 20

Nickel
Witness

X Arzay
Purchaser

Witness

Purchaser

VALECRAFT HOMES LIMITED

BLOCK/UNIT: P91

T. Oute
PER

PLAN: 4M-1290

August 25, 2020
DATE:

PROJECT: Deerfield Village 2

Deerfield Village 2

Lot: P91

Model: 140 The Green Rev.

Purchasers:
Arzaan Firdosh Irani *August 14, 2020* **AI**

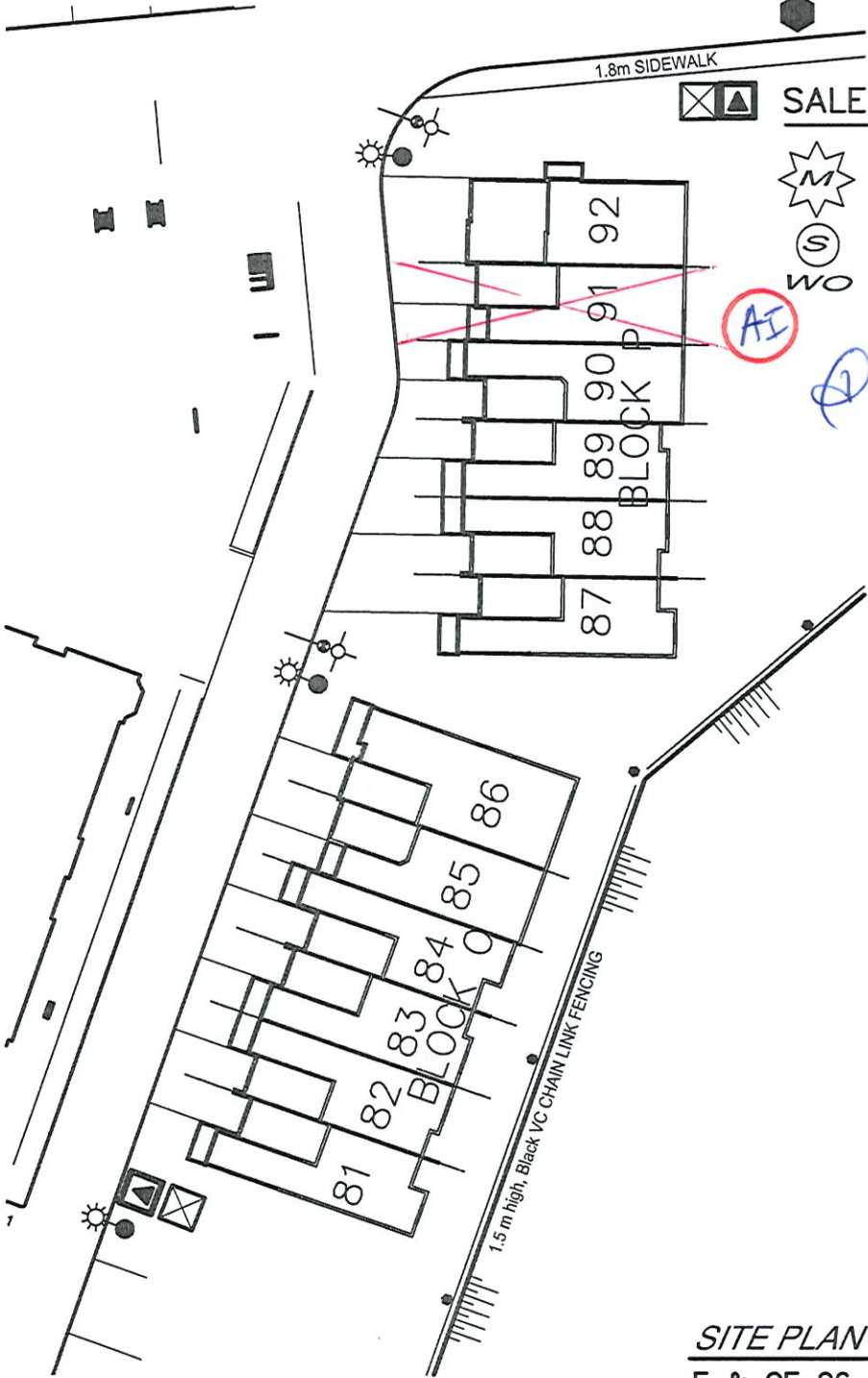
SCHEDULE "D"

LEGEND:

- CMB COMMUNITY MAIL BOX
- FIRE HYDRANT
- HYDRO TRANSFORMER BOX
- ROGERS CABLE PEDESTAL
- BELL TV PEDESTAL
- LIGHT STANDARD
- BELL PEDESTAL
- SERVICE EASEMENT
- CATCH BASIN / MANHOLE
- SUB DRAIN

SALES LEGEND:

- MODEL HOME
- SOLD
- WO WALK OUT BASEMENT



SITE PLAN

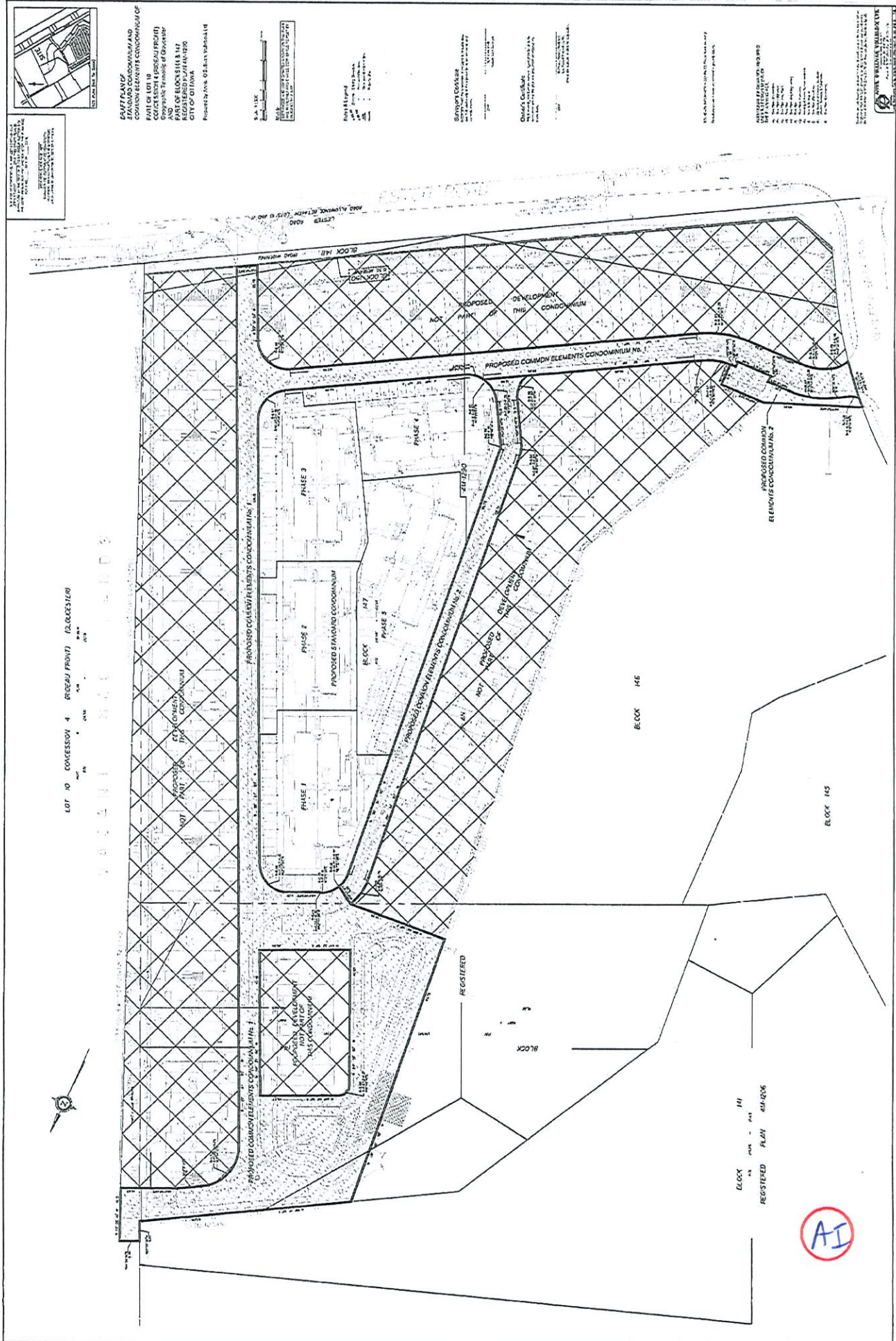
E & OE 06. 04, 2020

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



Valecraft
Homes Ltd.

Schedule "D-1"



PURCHASER (S): Arzaan Firdosh Irani

PURCHASER (S): _____

PLAN: 4M-1290

PROJECT: Deerfield Village 2

BUILDER'S LOT/ UNIT # P91

CIVIC ADDRESS 602 Tranquil Stream Private