

Attached to and forming Part of this Agreement of Purchase and Sale for Builder's Lot No: 084

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”).

Municipal Covenants

- 
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

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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 22nd day of August, 2020.

SIGNED, SEALED AND
DELIVERED in the presence
of

X [Signature]
Purchaser

X 1959/08/12
Birth Date

[Signature]
Witness: Purchaser

Birth Date

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

Dated at Ottawa this 31st day of August, 2020.

Valecraft Homes Limited

Per: [Signature]

SCHEDULE "B"

SPECIFICATIONS TOWNHOMES 100 SERIES

ENERGY STAR

PLAN

#: 4M-1290 Deerfield Village 2 MODEL: 130 Lewis Std. LOT: O84

CIVIC ADDRESS: 618 Tranquil Stream Private

Annexed to the Agreement of Purchase and Sale between VALECRAFT HOMES LIMITED

and Eric Steven McPhee

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

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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, CABINETRY AND FINISH CARPENTRY:

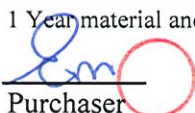
- Builder's standard painted raised panel interior passage doors
- Pre-hung Builder's standard painted raised panel swing doors c/w bullet catch on all closet doors except pre-finished sliding closet doors located as per plan
- 4 1/8" Nivaga style baseboard and 2 3/4" Nivaga style casing throughout (MDF 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


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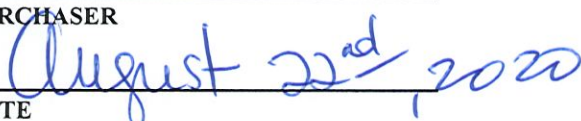

Vendor

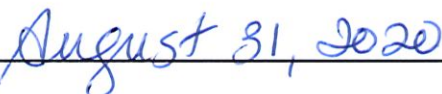
The Purchaser acknowledges that:

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 accomodate 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

LOT NUMBER: O84

MODEL: 130 Lewis Std.

PROJECT: Deerfield Village 2

Schedule B1A			
Deerfield 2 - Phase 2			
PURCHASER: Eric Steven McPhee			Printed: 18-Aug-20 6:27 pm
LOT NUMBER	PHASE	HOUSE TYPE	CLOSING DATE
O84	2	130 THE LEWIS	15-Jul-21
ITEM	QTY	EXTRA / CHANGE	INTERNAL USE
*1 89073 20778	1	ENSUITE BATH - BONUS - LUXURY ENSUITE - 4PC ENSUITE WITH TUB AND SEPARATE SHOWER IN BUILDERS STANDARD SELECTIONS Note: As per Schedule H.	
*2 89203 20779	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.	
3 90185 20783	1	MASTER BEDROOM - STANDARD - BUILDERS STANDARD CEILING LIGHT FIXTURE IN MASTER BEDROOM C/W SWITCH APPROXIMATELY CENTERED ON MASTER BEDROOM CEILING Note:	
4 90182 20784	1	- STANDARD - POWER HUMIDIFIER GENERAL (EVAPORATOR) Note:	
*5 90184 20785	1	- STANDARD - SLEEVE FOR FUTURE WATERLINE TO FRIDGE Note:	
*6 90183 20786	1	- STANDARD - SOFT CLOSE DOORS AND FULL EXTENSION SOFT CLOSE TRACK ON DRAWERS ON ALL CABINETY THROUGHOUT HOUSE Note: Excluding Corner Cabinetry Where Applicable	
7 90181 20787	1	BASEMENT BATHROOM - STANDARD - THREE PIECE PLUMBING ROUGH-IN ONLY FOR FUTURE BASEMENT BATHROOM AS PER SCHEDULE H Note: Does Not Include Electrical Rough-Ins	
8 21372	1	- STAIRS - UPPER - STAINED OAK STAIRCASE WITH VENEERED RISERS & STRINGERS AND SOLID TREADS Note: Main level to second level, As per Schedule 'H'. The Purchaser(s) acknowledge and accept that 4 1/8in Engineered hardwood flooring will be installed on the landing (Where applicable). To ensure product stability proper humidity levels are to be maintained.	
9 91949 20821	1	- RAILING - OAK MODERN 3 1/2" POSTS, CONTEMPORARY HANDRAILS & GUNN METAL SQUARE SPINDLES Note: IN ALL STANDARD AREAS	
*10 91627 20820	1	UPPER HALL - RAILING - OAK MODERN 3 1/2" POSTS, CONTEMPORARY HANDRAILS & GUNN METAL SQUARE SPINDLES IN LIEU OF THE HALF WALL IN THE SECOND FLOOR HALLWAY Note: BEVELLED POSTS, AS PER SCHEDULE 'H'.	*
*11 91639 20822	1	GREAT ROOM - RAILING - OAK MODERN 3 1/2" POSTS, CONTEMPORARY HANDRAILS & GUNN METAL SQUARE METAL SPINDLES IN LIEU OF THE HALF WALL ON THE STAIRS ADJACENT TO GREAT ROOM C/W OPEN STRINGERS Note: BEVELLED POSTS, AS PER SCHEDULE 'H'.	*
12 21487	1	ENSUITE BATH - ENSUITE - 4PC ENSUITE WITH 2 SINKS AND SHOWER IN LIEU OF TUB IN BUILDERS STANDARD SELECTIONS *** IN LIEU OF 4PC ENSUITE BONUS *** Note: AS PER SCHEDULE 'H'.	

Vendor Initials: 

Purchaser Initials: 

CONSTRUCTION SCHEDULING APPROVAL

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Schedule B1A
Deerfield 2 - Phase 2

PURCHASER: Eric Steven McPhee

Printed: 18-Aug-20 6:27 pm

LOT NUMBER	PHASE	HOUSE TYPE	CLOSING DATE
O84	2	130 THE LEWIS	15-Jul-21

ITEM	QTY	EXTRA / CHANGE	INTERNAL USE
13 89116 20794	1	1 - KITCHEN - CABINETRY - UPGRADE KITCHEN CABINETRY TO LEVEL 1 Note: Standard Layout	
14 103652 20795	1	1 - KITCHEN - CABINETRY - UPC9-2A - LEVEL 1 CABINETRY - STANDARD LAYOUT. INCLUDES UPGRADE TO 42IN UPPERS WITH FILLER DETAIL ON UPPER KITCHEN CABINETRY TO STANDARD BULKHEAD Note: AS PER SKETCH	
15 90835 20796	1	1 - KITCHEN - CABINETRY - EXTEND FRIDGE UPPER TO APPROX. 2FT DEEP Note: IN LEVEL 1 SERIES CABINETRY, AS PER SCHEDULE 'H'.	
16 104297 20806	1	1 - KITCHEN - LOWER MICROWAVE CABINET APPROX 26" WIDE INCLUDING DRAWER BELOW AND DEDICATED OUTLET (LEVEL 1 SERIES CABINETS) Note: TO BE LOCATED BETWEEN PANTRY AND FRIDGE, AS PER SCHEDULE 'H'.	
17 87999 20807	1	1 - KITCHEN - LOWER CABINETS - LC POTS & PANS C/W 3 DRAWER FRONTS 6/12/12 Note: LEVEL 1 SERIES CABINETRY TO BE INSTALLED BETWEEN PANTRY AND RANGE, AS PER SCHEDULE 'H'.	
18 1101 20845	1	1 - ENSUITE BATH - LOWER CABINETS - LC BANK OF DRAWERS (4 DRAWERS) Note: TO BE INSTALLED BETWEEN TWO SINKS, IN OPTIONAL 4 PCE ENSUITE COMPLETE WITH TWO SINKS, BUILDER'S STANDARD SERIES CABINETS, AS PER SCHEDULE 'H'.	
19 88101 20798	1	1 - MAIN BATHROOM - CABINETRY - ADD RECESSED MEDICINE CABINET BUILDERS STANDARD Note: AS PER SCHEDULE 'H'.	
20 88441 20841	1	1 - ENSUITE BATH - BATHROOMS - ZITTA NICHE 12X12 STAINLESS STEEL <i>on long wall of shower approx. 48" from floor.</i> Note: TO BE INSTALLED IN 4 PCE LUXURY ENSUITE COMPLETE WITH 2 SINKS, AS PER SCHEDULE 'H'.	
21 88508 20808	1	- CERAMIC TILE - GROUT COLOR PER COLOUR Note:	
*22 108 20809	*1	FOYER - TILE - FLOOR - UPGRADE - BRONZE - - Foyer / POWDER ROOM - BRONZE Note: AS PER SCHEDULE 'H'.	*
23 115 20810	1	FOYER - TILE - FLOOR - INSTALLED STAGGERED - INSTALLATION ONLY - - Foyer / POWDER ROOM - . Note: AS PER SKETCH. <i>to be completed with interior colours.</i>	
24 127 20824	1	KITCHEN - TILE - WALL - BACKSPLASH - UPGRADE - BRONZE - - KITCHEN - BRONZE Note: STANDARD KITCHEN LAYOUT	

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Schedule B1A
Deerfield 2 - Phase 2

PURCHASER: Eric Steven McPhee

Printed: 18-Aug-20 6:27 pm

LOT NUMBER	PHASE	HOUSE TYPE	CLOSING DATE
O84	2	130 THE LEWIS	15-Jul-21

ITEM	QTY	EXTRA / CHANGE	INTERNAL USE
25		1 - KITCHEN - BRONZE LEVEL BACKSPLASH INSTALLED ALL THE WAY TO THE CEILING BEHIND CHIMNEY STYLE HOOD FAN <i>See item # 49 for Chimney Hood/Fan with standard tiles</i>	
20867		Note: ***PRICE ONLY FOR ADDITIONAL UPGRADED TILE DUE TO CHIMNEY HOOD FAN ***. IN STANDARD KITCHEN LAYOUT.	
*26		1 - - HARDWOOD - OAK - LAUZON - 4 1/8" AUTHENTIK - STANDARD AREAS	*
100505			
21103		Note: TO BE INSTALLED IN GREAT ROOM, DINING ROOM AND UPPER HALLWAY, AS PER SCHEDULE 'H'.	
27		1 - BASEMENT - CARPET - UPGRADE - LEVEL 3 - - BASEMENT STAIRCASE - LEVEL 3	
104			
20814		Note: AS PER SCHEDULE 'H'.	
28		1 - MASTER BEDROOM - CARPET - UPGRADE - LEVEL 3 - - MASTER BEDROOM / WIC - LEVEL 3	
104			
20815		Note: AS PER SCHEDULE 'H'.	
29		1 - BASEMENT - CARPET - UPGRADE - LEVEL 3 - - FAMILY ROOM - LEVEL 3	
104			
20816		Note: AS PER SCHEDULE 'H'.	
30		1 - BEDROOM 3 - CARPET - UPGRADE - LEVEL 3 - - BEDROOM 3 - LEVEL 3	
104			
20817		Note: AS PER SCHEDULE 'H'.	
31		1 - BEDROOM 2 - CARPET - UPGRADE - LEVEL 3 - - BEDROOM 2 - LEVEL 3	
104			
20818		Note: AS PER SCHEDULE 'H'.	
*32		*1 - BASEMENT - UNDERPAD - UPGRADE - LEVEL 1 - - BASEMENT STAIRCASE - LEVEL 1	*
107			
20826		Note: AS PER SCHEDULE 'H'.	
*33		*1 - MASTER BEDROOM - UNDERPAD - UPGRADE - LEVEL 1 - - MASTER BEDROOM / WIC OPT ENSUITE - LEVEL 1	*
107			
20829		Note: AS PER SCHEDULE 'H'.	
*34		*1 - BASEMENT - UNDERPAD - UPGRADE - LEVEL 1 - - FAMILY ROOM - LEVEL 1	*
107			
20830		Note: AS PER SCHEDULE 'H'.	
*35		*1 - BEDROOM 3 - UNDERPAD - UPGRADE - LEVEL 1 - - BEDROOM 3 - LEVEL 1	*
107			
20831		Note: AS PER SCHEDULE 'H'.	
*36		*1 - BEDROOM 2 - UNDERPAD - UPGRADE - LEVEL 1 - - BEDROOM 2 - LEVEL 1	*
107			
20832		Note: AS PER SCHEDULE 'H'.	

Vendor Initials: 

Purchaser Initials: 

CONSTRUCTION SCHEDULING APPROVAL

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Schedule B1A
Deerfield 2 - Phase 2

PURCHASER: Eric Steven McPhee

Printed: 18-Aug-20 6:27 pm

LOT NUMBER	PHASE	HOUSE TYPE	CLOSING DATE
O84	2	130 THE LEWIS	15-Jul-21
ITEM	QTY	EXTRA / CHANGE	INTERNAL USE
37 111408 21488	1	FOYER - DOOR - INTERIOR - DOUBLE SWING DOORS - FOYER - IN LIEU OF CLOSET SLIDERS Note: As per Schedule H	
38 89236 20852	1	ENSUITE BATH - COUNTERTOP - GRANITE - LEVEL 1 - ENSUITE BATHROOM - OPT 4PC - 2 SINKS Note: AS PER SCHEDULE 'H'.	
39 89298 20857	1	KITCHEN - COUNTERTOP - QUARTZ - LEVEL 2 - KITCHEN Note: ***COMPLETE WITH FLUSH BREAKFAST BAR, IN STANDARD KITCHEN WHEN GRANITE LEVEL 1 COUNTERTOP BONUS IS CHOSEN***, AS PER SCHEDULE 'H'. <i>in lieu of Bonus (item #2)</i>	<i>Em</i> <i>JD</i>
40 88288 20789	1	- PAINT ADDITIONAL COLOUR (NON DEEP BASE) BUILDERS STANDARD PAINT. PER COLOUR FOR COMPLETE HOUSE Note:	
41 88290 20788	1	- FLAT CEILING IN WHOLE HOUSE Note: Includes Family Room in Basement	
42 20865	1	GREAT ROOM - REINFORCE WALL (EXTRA BLOCKING) APPROX. 4' X 4' TO ACCEPT FUTURE LARGE WALL MOUNTED FLAT SCREEN T.V. Note: AS PER SCHEDULE 'H'. <i>Plug is at approx. 60" from the floor.</i>	<i>Em</i> <i>JD</i>
*43 88287 22354	1	- S&S ELECTRIC UPGRADES AS PER ATTACHED QUOTE & SKETCH. Note: QUOTE #SS3422 REV. 01 DATED 07/28/2020 <i>02 August 31, 2020</i>	* <i>Em</i> <i>JD</i>
*44 88294 22360	1	- ORBITAL UPGRADES AS PER ATTACHED QUOTE & SKETCH. Note: QUOTE #OR4102 REV. 01 DATED 07/27/2020 <i>03 August 31, 2020</i>	* <i>Em</i> <i>JD</i>
*45 108 22356	*1	KITCHEN - TILE - FLOOR - UPGRADE - BRONZE - - KITCHEN STD - BRONZE Note: AS PER SCHEDULE 'H'.	*
46 115 22357	1	KITCHEN - TILE - FLOOR - INSTALLED STAGGERED - INSTALLATION ONLY - - KITCHEN STD - . Note: AS PER SKETCH. <i>Schedule H.</i>	<i>Em</i> <i>JD</i>
47 104512 22604	1	ENSUITE BATH - BATHROOMS - SHOWER DOOR - HALO 5 FOOT CHROME/CLEAR SINGLE SLIDING DOOR W/ FIXED PANEL IN LIEU OF KAMELEON GLASS DOOR Note: TO BE INSTALLED IN 4 PCE LUXURY ENSUITE COMPLETE WITH TWO SINKS, AS PER SCHEDULE 'H'.	
*48 90831 22664	1	- STANDARD - AC UNIT 16 SEER 1.5 TON Note: Location to be determined by Head Office	

Vendor Initials: _____

Purchaser Initials: *Em*

CONSTRUCTION SCHEDULING APPROVAL

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Schedule B1A
Deerfield 2 - Phase 2

PURCHASER: Eric Steven McPhee

Printed: 18-Aug-20 6:27 pm

LOT NUMBER	PHASE	HOUSE TYPE	CLOSING DATE
O84	2	130 THE LEWIS	15-Jul-21
ITEM	QTY	EXTRA / CHANGE	INTERNAL USE
*49 111199	1	KITCHEN - HOOD FAN - CHIMNEY - WHIRLPOOL 300 CFM - 30IN STAINLESS IN LIEU OF OTR. INCLUDES ADDITIONAL BACKSPLASH TILES FROM BUILDERS STANDARD SELECTIONS	*
22665	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.	

See item #25 for upgraded tiles. As per Schedule H.

Em P

PURCHASER:


Eric Steven McPhee

18-Aug-20
DATE

VENDOR:


PER: Valecraft Homes Limited

DATE: August 31, 2020

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.

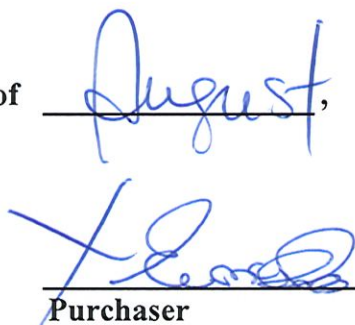
Thirty (30) days prior to occupancy /closing date, the Purchaser agrees to provide the Vendor with written confirmation of the approval of their mortgage.

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 22nd day of August, 20 20



Witness



Purchaser

Witness

Purchaser

VALECRAFT HOMES LIMITED

BLOCK/UNIT: O84



PER

PLAN: 4M-1290

August 31, 2020

DATE:

PROJECT: Deerfield Village 2

Deerfield Village 2

Lot: O84

Model: 130 The Lewis Std.

Purchasers:
Eric Steven McPhee

August 22, 2020

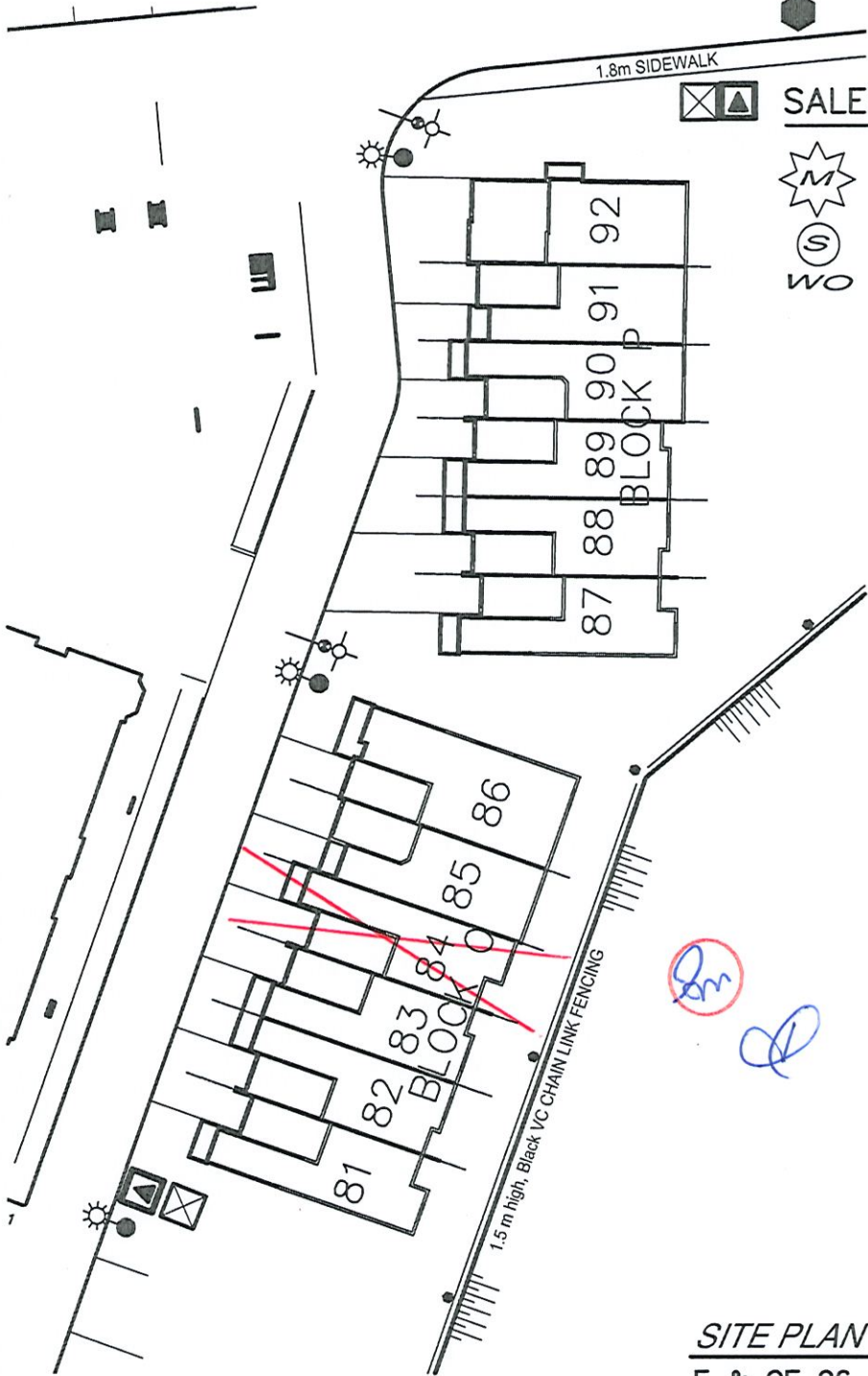
SCHEDULE "D"

LEGEND:

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

SALES LEGEND:

- M MODEL HOME
- S 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.

[illegible]

August 22, 2020



PROJECT: Deerfield Village 2

CIVIC ADDRESS 618 Tranquil Stream Private