

KRISTINA MUSCA  
1532 VALMARIE AVE  
OTTAWA, ON K2C 1V8

DATE 28/02/20  
D D M M Y Y Y Y

002

Pay to the  
order of

Valecraft Homes Limited

\$24,000.00

twenty four thousand dollars —

/ 100 Dollars

SECURITY FEATURES  
INCLUDED  
DETAILS ON BACK.



CANADIAN IMPERIAL BANK OF COMMERCE  
CARLING AND PRESTON BANKING CENTRE  
829 CARLING AVE.  
OTTAWA, ON K1S 2E7

Memo

RL 237-2<sup>ND</sup> DEPOSIT

K. Musca



⑈002⑈ ⑆00406⑈010⑆ 80⑈36039⑈

KRISTINA MUSCA  
1532 VALMARIE AVE  
OTTAWA, ON K2C 1V8

DATE 28/11/20  
D D M M Y Y Y Y

003

Pay to the  
order of

Valecraft Homes Limited

\$25,000.00

twenty five thousand dollars —

/ 100 Dollars

SECURITY FEATURES  
INCLUDED  
DETAILS ON BACK.



CANADIAN IMPERIAL BANK OF COMMERCE  
CARLING AND PRESTON BANKING CENTRE  
829 CARLING AVE.  
OTTAWA, ON K1S 2E7

Memo

RL 237-3<sup>RD</sup> DEPOSIT

K. Musca



⑈003⑈ ⑆00406⑈010⑆ 80⑈36039⑈

AMENDMENT TO AGREEMENT OF PURCHASE AND SALE  
BETWEEN THE UNDERSIGNED PARTIES HERETO SIGNED

ON THE 27 DAY OF September, 2020.

REGARDING PROPERTY KNOWN AS: BUILDER'S LOT : 237 237  
LOT: 237 BLOCK :  
4M-1589 Rathwell Landing  
CIVIC ADDRESS: 672 Parade Dr.



PURCHASERS: Kristina Alessandra Musca and Sebastian Dawid Pawlak

VENDORS: VALECRAFT HOMES LIMITED

DATE OF ACCEPTANCE: October 19, 2020

It is hereby understood and agreed between the undersigned parties hereto that the following changes shall be made to the above mentioned Agreement of Purchase and Sale and except for such changes noted below all other terms and conditions in the Agreement shall remain as stated therein and time shall remain of the essence.


DELETE: SCHEDULE(S): C-1

Note "Phase 2"   

INSERT: THIS IS NOW A FIRM AND BINDING AGREEMENT OF PURCHASE AND SALE.

CLOSING DATE OF: December 15, 2021.

Purchaser acknowledges that all multi-media locations and all upgrades up to drywall must be completed by Nov. 11, 2020 in order to maintain the closing date.

Purchaser acknowledges that all interior colour selections and all upgrades must be completed by Nov. 24, 2020 in order to maintain the closing date. 

Phase 1 - all specifications remain the same. 

Dated at Ottawa this 28th day of October, 2020

In the presence of:

Victoria S. Hu  
WITNESS

K. Musca  
PURCHASER

Victoria S. Hu  
WITNESS


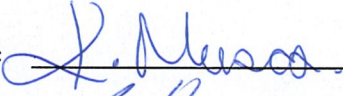
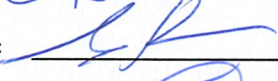
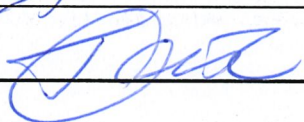
[Signature]  
PURCHASER

Dated at Ottawa this 5th 19th day of November October, 2020

VALECRAFT HOMES LIMITED (VENDOR)

PER: [Signature]



|  |                       |   |                |               |                        |                |
|--|-----------------------|---|----------------|---------------|------------------------|----------------|
|  | EXTERIOR COLOUR CHART |   |                |               |                        |                |
|  | Community:            | Rathwell Landing  | Reg'd Plan #:  | 4M-1589       | Sales Rep:             | Victoria H     |
|  | Lot No:               | 237   | Civic Address: | 672Parade Dr  |                        |                |
|  | Purchaser(s):         | Kristina Alessandra Musca   |                |               | Model Name/#:          | 810 3bdrm kemp |
|  | Purchaser(s):         | Sebastian Dawid Pawlak  |                |               | Elevation:             | B/std          |
|  |                       |   |                | Closing Date: | Dec. 15 2021           |                |
| EXTERIOR PACKAGE NUMBER: 307   |                       |   |                |               |                        |                |
| STONE:<br>(IF APPLICABLE)  |                       | Permacon Range Lenox Grey   |                |               |                        |                |
| STONE DOOR & WINDOW HEADER<br>& SILL:  |                       | Permacon Block SMOOTH FACE Bestway White  |                |               |                        |                |
| BRICK:<br>(IF APPLICABLE)  |                       | Permacon Range Lenox Grey   |                |               |                        |                |
| SIDING:<br>(MITTEN)  |                       | Ash CORNERS: Ash  |                |               |                        |                |
| NOVI SHAKE:<br>(IF APPLICABLE)   |                       | Gray Black Blend 206  |                |               |                        |                |
| FACIA:<br>(MITTEN - ALUMINIUM)   |                       | Dark Bronze 108   |                |               |                        |                |
| SOFFIT & BEAM WRAPS:<br>(MITTEN - ALUMINIUM)                                     |                       | Dark Bronze 108   |                |               |                        |                |
| ALUMINIUM ROOF/WINDOW TRIM:<br>(MITTEN -IF APPLICABLE)                           |                       | Ash 016   |                |               |                        |                |
| HARDIE BOARD PANEL:<br>(STUCCO TEXTURE - IF APPLICABLE)                          |                       | N/A Aged Pewter OR Pearl Gray KM SP   |                |               |                        |                |
| ROOFING SHINGLES:<br>(IKO)   |                       | Driftwood   |                |               |                        |                |
| EXTERIOR POSTS:<br>(PAINT)   |                       | SW 7675 Sealskin  |                |               |                        |                |
| EXTERIOR ROOF DETAILS:<br>(PAINT-IF APPLICABLE)                                  |                       | SW 7675 Sealskin  |                |               |                        |                |
| EXTERIOR FRONT DOOR:<br>(PAINT)  |                       | SW 7675 Sealskin  |                |               |                        |                |
| GARAGE DOOR TRIM:<br>(PAINT)   |                       | SW 7675 Sealskin  |                |               |                        |                |
| EXTERIOR WINDOWS:  |                       | Chestnut Bronze   |                |               |                        |                |
| GARAGE DOOR:<br>(DOOR COMPANY)   |                       | Terrastone (Mid-America Colour)   |                |               |                        |                |
| EXTERIOR VENT/PIPE:  |                       | White   |                |               |                        |                |
| ALUMINIUM RAILING:<br>(IF APPLICABLE)  |                       | Commercial Brown OR Warm Beige KM SP  |                |               |                        |                |
| WINDOW SHUTTERS:<br>(RAISED PANEL - IF APPLICABLE)                               |                       | RAISED PANEL, Burnished Slate 682   |                |               |                        |                |
| NOTES:   |                       |   |                |               |                        |                |
| Purchaser's Signature(s) :   |                       |  |                |               | Date: Oct. 28, 2020    |                |
| Purchaser's Signature(s) :   |                       |  |                |               | Date: 28 Oct 2020      |                |
| Approved By :  |                       |  |                |               | Date: November 5, 2020 |                |