

EVGENI GLINBERG  
LUDMILA GLINBERG  
300 OAK LAWN RD  
WINNIPEG MB R3Y 0H7  
TEL: (204) 890-3502

SIGNATURE

156

DATE 2020-11-23  
Y Y Y Y M M D D

Valecraft Homes Limited

\$ 25,000

PAY TO THE  
ORDER OF

TWENTY - FIVE THOUSAND

XX 100 DOLLARS

Security features  
included.  
Details on back.



ROYAL BANK OF CANADA  
GRANT & NATHANIEL BRANCH  
1219 GRANT AVE.  
WINNIPEG, MB R3M 1Z1

MEMO

RL 269 - ADDITIONAL DEPOSIT

*[Signature]*

MP

⑈ 156 ⑈ ⑆ 07287 ⑈ 003 ⑆ 500 ⑈ 804 ⑈ 0 ⑈

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

ON THE 5 DAY OF September, 2020.

REGARDING PROPERTY KNOWN AS: BUILDER'S LOT : 269  
LOT: 269 BLOCK :  
4M-1589 RATHWELL LANDING  
CIVIC ADDRESS: 749 Parade Dr

PURCHASERS: Evgeni Glinberg and Ludmila Glinberg

VENDORS: VALECRAFT HOMES LIMITED

DATE OF ACCEPTANCE: September 22, 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: PURCHASE PRICE: \$598,400.00  
BALANCE AT CLOSING: \$548,400.00  
LESS H.S.T. AMOUNT: \$550,796.46  
SCHEDULE "G" DATED: September 5, 2020  
TARION SCHEDULE "B" DATED: September 5, 2020

INSERT: 680 dated: November 15, 2020 in the amount of: \$92,436.59  
in the form of invoices 1184 and 1203  
NEW PURCHASE PRICE: \$690,836.59  
ADDITIONAL DEPOSIT OF: \$25,000.00  
NEW BALANCE AT CLOSING: \$615,836.59  
NEW LESS H.S.T. AMOUNT: \$632,598.75  
SCHEDULE "G" DATED: November 15, 2020  
TARION SCHEDULE "B" DATED: November 15, 2020  
SCHEDULE "W2" & "W4" DATED: November 15, 2020

Dated at Ottawa this 15th day of November, 2020

In the presence of:

Victor E H  
WITNESS

[Signature]  
PURCHASER

Victor S H  
WITNESS

[Signature]  
PURCHASER


Dated at Ottawa this 20th day of November, 2020

VALECRAFT HOMES LIMITED (VENDOR)

PER: [Signature] REV: September 3, 2020

**SCHEDULE "G"****HARMONIZED SALES TAX AND NEW HOUSING REBATE**

1. The parties acknowledge that as at the date of this Agreement, Harmonized Sales Tax ("HST") is applicable to this transaction pursuant to the Excise Tax Act (Canada) (the "**Legislation**") and that, the Purchaser may qualify for the GST/HST new housing rebate (as is authorized by the Legislation from time to time) (the "**New Housing Rebate**") in respect of this transaction.
  
2. The Purchaser is hereby advised that the Purchase Price listed in "Purchase Price" Section of this Agreement includes all HST and the New Housing Rebate applicable to this transaction (refer to maximum rebate allowance in Clause 8) as at the date this Agreement is signed by the parties. All sales taxes applicable to the transaction (including any applicable New Housing Rebate) will be calculated as of the closing of the subject transaction and will be applied in accordance with the Legislation. In the event that there is a change to the Legislation after the execution of this Agreement but prior to the closing of this transaction, the Vendor shall make all applicable adjustments to the sales taxes payable in this transaction in accordance with all applicable Legislation.
  
3. The Purchaser hereby irrevocably assigns to the Vendor the benefit of the New Housing Rebate, if applicable to this transaction.
  
4. The Purchaser hereby warrants and agrees that:
  - (a) The Real Property is being purchased as the Purchaser's primary place of residence and that the Purchaser will take possession and occupy the Dwelling forthwith upon closing and will not allow occupancy of the Dwelling by any other individual (other than the Purchaser's immediate family) as a place of residence prior to occupancy by the Purchaser;
  - (b) Purchaser will execute and deliver on closing such documents as the Vendor may require to confirm the warranties and agreements contained in this Schedule; and
  - (c) Purchaser will submit to the Vendor on closing, prior to or after closing at the Vendor's request, an application or applications in the manner and in the form prescribed containing prescribed information required by the Legislation for the New Housing Rebate
  
5. The Purchaser acknowledges that the Vendor has calculated the Purchase Price on the assumption that the New Housing Rebate will be applicable to this transaction. If for any reason the Purchaser does not qualify for the New Housing Rebate, then the Purchaser shall be fully responsible for paying to the Vendor the amount of such New Housing Rebate plus interest at the Bank of Montreal prime rate from the date the statement of adjustments is calculated plus any fees, penalties or damages imposed on the Vendor under the Legislation. For greater certainty, the Purchaser acknowledges that the New Housing Rebate described above is for individuals buying a new house or residential condominium as a primary place of residence for themselves or a relation. It does not include the rebate for HST which may be available to investors buying a new house or residential condominium as a rental property ( the GST/HST "**New Residential Rental Property Rebate**"). If the Property is being purchased for investment purposes, the Purchaser will not qualify for the New Housing Rebate and the Purchaser shall be responsible for paying to the Vendor an amount equal to the New Housing Rebate which has been included in the Purchase Price hereunder. All Purchasers buying a new house or residential condominium as a rental property are responsible for applying for the New Residential Rental Property Rebate after the closing of the subject transaction.

  
 Purchaser


  
 Purchaser

  
 Vendor



6. The Purchaser acknowledges and agrees that the Purchase Price set forth in this Agreement has been arrived at on the basis that the Purchase Price includes all Extras, premiums and bonuses and excludes any Extras ordered pursuant to a Change Order following the date of execution of this Agreement. The Purchaser acknowledges that the purchase of additional Extras following the date of execution of this Agreement may push the Purchase Price of the Real Property into a different sales tax category for the purposes of determining the amount of the New Housing Rebate, and that this may lower the amount of said New Housing Rebate applicable to the transaction. If a reduced New Housing Rebate is applicable under the Legislation due to the purchase of Extras following the date of execution of this Agreement, the Purchaser agrees to compensate the Vendor for the, amount by which the New Housing Rebate used to calculate the Purchase Price listed in the "Purchase Price" section herein exceeds the actual applicable New Housing Rebate, such amount to be credited to the Vendor as an adjustment on closing.
7. The Parties acknowledge that for purposes of Land Transfer Tax, the total consideration to be inserted in the Transfer/Deed of Land for this transaction shall be the total Purchase Price including Extras excluding HST and the New Housing Rebate, namely the amount of ~~\$632,598.75~~ \$632,838.58. The Purchaser is responsible for payment in full of the Land Transfer Tax and the cost of registration of the transfer.
8. The Purchaser agrees to execute all further documents required by the Vendor after closing to give effect to this Schedule.

Signed at Ottawa this 15 day of November, 2020

  
PURCHASER

VALECRAFT HOMES LIMITED

  
PURCHASER


  
PER:

November 20, 2020  
DATE:

PROJECT: RATHWELL LANDING LOT: 269



NON STANDARD EXTRAS (680)			
Rathwell Landing - Phase 2			
PURCHASERS: Evgeni Glinberg and Ludmila Glinberg			Printed: 19-Nov-20 2:22 pm
LOT NUMBER	PHASE	HOUSE TYPE	CLOSING DATE
269	2	825 THE BRADLEY 3 BED ELEV B	2-Dec-21
ITEM	QTY	EXTRA / CHANGE	PRICE
			INTERNAL USE
5	1	- DELETE ITEM 5	\$ 0.00
24316	Note:		Each
*6	1	- WINDOW - DELETE EXISTING 3 FIXED 2424 WINDOWS AND PROVIDE 2-C2472-1 CASEMENT WINDOW (1 OPERATOR) LOCATION AS PER SCHEDULE H	*\$ 547.00
117085	Note:	In Dining Room as per plan. Subject TO limiting distance at side yard as per Current Building Code	Each
24833			
7	1	- DINING ROOM - PROVIDE CANTILEVERED SPACE APPROX 60"W X 18"D CENTERED IN BETWEEN THE TWO NEW WINDOWS IN ITEM 6 as per plan	\$ 4,048.00
24318	Note:		Each
8	1	- KITCHEN/DINETTE - RE-DESIGN KITCHEN & DINETTE C/W STD SERIES CABINETS AND COUNTERTOPS AS PER ATTACHED SKETCHES. Purchaser and Vendor to Sign off on Design and Kitchen Layout	\$ 13,676.00
24349	Note:	Includes: - 36" FRIDGE OPENING - 24" DEEP FRIDGE UPPERS C/W GABLE ON RIGHT SIDE - 2 APPROX 30"WX24"D PANTRIES - APPROX 5FT BASE CABINETS BETWEEN THE 2 PANTRIES - APPROX 5FT UPPER CABINETS (12" DEEP) BETWEEN THE 2 PANTRIES - 42"UPPERS C/W FILLER DETAIL TO UPGRADED BULKHEAD as per UPC9-2B Sketch - STD CERAMIC BACKSPLASH WALL TILES - 36" WIDE FULL LITE DOOR C/W TRANSOM IN LIEU OF PATIO DOOR - 48"X48" CASEMENT WINDOW ABOVE SINK C/W 1 OPERATOR - Microwave located in island	Each
9	1	- KITCHEN/DINETTE - COUNTERTOP - GRANITE - LEVEL 1 - REDESIGNED KITCHEN LAYOUT C/W FLUSH BREAKFAST BAR ON ISLAND AND EXTENDED PANTRY AREA	\$ 7,396.00
24855	Note:		Each
*10	1	- RAILING - OAK MODERN 3 1/2" POSTS, COLONIAL HANDRAILS & WRINKLED BLACK SQUARE METAL SPINDLES	*\$ 2,118.00
92900	Note:		Each
24436			
11	1	- MAIN BATHROOM - RELOCATE TOILET TO UNDER WINDOW AND EXTEND VANITY TO GO FROM WALL TO WALL APPROX 6FT WIDE C/W LARGER MIRROR AND 4 BULB LIGHT FIXTURE. Light and sink to be recentered in vanity as per plan	\$ 1,128.00
24458	Note:		Each
12	1	- LAUNDRY ROOM - LAUNDRY units are a STACKABLE WASHER /DRYER to be roughed-in at the wall adjacent to the stairs as per plan	\$ 0.00
24460	Note:		Each
*13	1	- BASEMENT BATHROOM - BASEMENT BATHROOM - FINISH 3-PC BATHROOM WITH APPROX. 5FT X 3FT CERAMIC WALLED SHOWER, VANITY AND CERAMICS FROM BUILDERS STANDARD SELECTIONS. FLOORING ON DITRA.	*\$ 12,597.00
40816	Note:	As per basement Sketch	Each
24466			
*14	1	- BASEMENT - BASEMENT BEDROOM - OPTIONAL FINISHED BASEMENT BEDROOM IN BUILDERS STANDARD FINISHES	*\$ 10,375.00
40817	Note:	As per Basement Sketch	Each
24467			
*15	1	- BASEMENT - BASEMENT RECROOM - OPTIONAL FINISHED BASEMENT RECROOM IN BUILDERS STANDARD FINISHES INCLUDING ADDITIONAL CENTRAL VACUUM OUTLET.	*\$ 15,242.00
40818	Note:	As per Basement SKETCH	Each
24468			

Vendor Initials: 

Purchaser Initials: E.G. CS

CONSTRUCTION SCHEDULING APPROVAL

PER: \_\_\_\_\_

DATE: \_\_\_\_\_

NON STANDARD EXTRAS (680)

Rathwell Landing - Phase 2

PURCHASERS: Evgeni Glinberg and Ludmila Glinberg


Printed: 19-Nov-20 2:22 pm


LOT NUMBER		PHASE	HOUSE TYPE	CLOSING DATE	
269		2	825 THE BRADLEY 3 BED ELEV B	2-Dec-21	
ITEM	QTY	EXTRA / CHANGE		PRICE	INTERNAL USE
5		1 - - DELETE ITEM 5		\$ 0.00	Each
24316		Note:			
*6 117085		1 - - WINDOW - DELETE EXISTING 3 FIXED 2424 WINDOWS AND PROVIDE 2-C2472-1 CASEMENT WINDOW (1 OPERATOR) LOCATION AS PER SCHEDULE H		*\$ 547.00	Each
24833		Note: In Dining Room as per plan. Subject TO limiting distance at side yard as per Current Building Code			
7		1 - - DINING ROOM - PROVIDE CANTILEVERED SPACE APPROX 60"W X 18"D CENTERED IN BETWEEN THE TWO NEW WINDOWS IN ITEM 6 as per plan		\$ 4,048.00	Each
24318		Note:			
8		1 - <i>KITCHEN/DINETTE</i> - RE-DESIGN KITCHEN & DINETTE C/W STD SERIES CABINETS AND COUNTERTOPS AS PER ATTACHED SKETCHES. Purchaser and Vendor to Sign off on Design and Kitchen Layout		\$ 13,676.00	Each
24349		Note: Includes: - 36" FRIDGE OPENING - 24" DEEP FRIDGE UPPERS C/W GABLE ON RIGHT SIDE - 2 APPROX 30"WX24"D PANTRIES - APPROX 5FT BASE CABINETS BETWEEN THE 2 PANTRIES - APPROX 5FT UPPER CABINETS (12" DEEP) BETWEEN THE 2 PANTRIES - 42"UPPERS C/W FILLER DETAIL TO UPGRADED BULKHEAD as per UPC9-2B Sketch - STD CERAMIC BACKSPLASH WALL TILES - 36" WIDE FULL LITE DOOR C/W TRANSOM IN LIEU OF PATIO DOOR - 48"X48" CASEMENT WINDOW ABOVE SINK C/W 1 OPERATOR - Microwave located in island			
9		1 - <i>KITCHEN/DINETTE</i> - COUNTERTOP - GRANITE - LEVEL 1 - REDESIGNED KITCHEN LAYOUT C/W FLUSH BREAKFAST BAR ON ISLAND AND EXTENDED PANTRY AREA		\$ 7,396.00	Each
24855		Note:			
*10 92900		1 - - RAILING - OAK MODERN 3 1/2" POSTS, COLONIAL HANDRAILS & WRINKLED BLACK SQUARE METAL SPINDLES		*\$ 2,118.00	Each
24436		Note:			
11		1 - <i>MAIN BATHROOM</i> - RELOCATE TOILET TO UNDER WINDOW AND EXTEND VANITY TO GO FROM WALL TO WALL APPROX 6FT WIDE C/W LARGER MIRROR AND 4 BULB LIGHT FIXTURE. Light and sink to be recentered in vanity as per plan		\$ 1,128.00	Each
24458		Note:			
12		1 - <i>LAUNDRY ROOM</i> - LAUNDRY units are a STACKABLE WASHER /DRYER to be roughed-in at the wall adjacent to the stairs as per plan		\$ 0.00	Each
24460		Note:			
*13 40816		1 - <i>BASEMENT BATHROOM</i> - BASEMENT BATHROOM - FINISH 3-PC BATHROOM WITH APPROX. 5FT X 3FT CERAMIC WALLED SHOWER, VANITY AND CERAMICS FROM BUILDERS STANDARD SELECTIONS. FLOORING ON DITRA.		*\$ 12,597.00	Each
24466		Note: As per basement Sketch			
*14 40817		1 - <i>BASEMENT</i> - BASEMENT BEDROOM - OPTIONAL FINISHED BASEMENT BEDROOM IN BUILDERS STANDARD FINISHES		*\$ 10,375.00	Each
24467		Note: As per Basement Sketch			
*15 40818		1 - <i>BASEMENT</i> - BASEMENT RECROOM - OPTIONAL FINISHED BASEMENT RECROOM IN BUILDERS STANDARD FINISHES INCLUDING ADDITIONAL CENTRAL VACUUM OUTLET.		*\$ 15,242.00	Each
24468		Note: As per Basement SKETCH			

NON STANDARD EXTRAS (680)			
Rathwell Landing - Phase 2			
PURCHASERS: Evgeni Glinberg and Ludmila Glinberg			Printed: 19-Nov-20 2:22 pm
LOT NUMBER	PHASE	HOUSE TYPE	CLOSING DATE
269	2	825 THE BRADLEY 3 BED ELEV B	2-Dec-21
ITEM	QTY	EXTRA / CHANGE	PRICE
*16 28994	1	- BASEMENT - WINDOW -ADD APPROX. 56IN X 30IN BASEMENT WINDOW LOCATION AS PER SCHEDULE H.	\$ 1,343.00
24469	Note:	As per Sketches. Subject to limiting distance at side yard as per Current Building Code	Each
17 24464	1	- BEDROOM 2 - ENLARGE BEDROOM # 2 BY DECREASING THE ENSUITE by approx. 2 feet as per Bedroom 2/Ensuite Sketch	\$ 150.00
	Note:		Each
18 24493	1	- ENSUITE BATH - RE-DESIGN THE REDUCED SIZED ENSUITE BATHROOM AS PER ATTACHED SKETCH (NOTE REDUCED BY 2FT TO MAKE BEDROOM #2 LARGER SEE ITEM # 24)	\$ 4,309.00
	Note:	RE-DESIGNED ENSUITE TO INCLUDE THE FOLLOWING - PROVIDE FOR APPROX 3FT X 5FT SHOWER IN LIEU OF STD TUB - 60"X36" ACRYLIC SHOWER BASE - STD CERAMIC WALL TILES - KAMELEON SLIDING SHOWER DOOR - APPROX 5FT VANITY C/W 2 SINKS AND BANK OF DRAWERS approx. centered between sinks - LARGER MIRROR -LARGER LIGHT FIXTURE (4 LIGHTS) - RELOCATED TOILET	Each
19 25055	1	- GREAT ROOM - OPEN WALL BETWEEN GREAT ROOM AND BASEMENT STAIRCASE APPROX 4FT AND PROVIDE Oak Modern 3-1/2" Posts, Colonial Handrial, Wrinkled Black Square Spindles, AND NOSING (NOTE STD DOOR TO BASEMENT TO BE DELETED) as per plan	\$ 4,321.00
	Note:		Each
20 25327	1	- LAUNDRY ROOM - DELETE ITEM 20	\$ 0.00
	Note:	Repeat of item 12	Each
21 25426	1	- - decor bonus (\$10,000) has been applied in full	-\$10,000.00
	Note:		Each

Sub Total	\$67,250.00
HST	\$0.00
Total	\$67,250.00

Payment Summary	
<u>Paid By</u>	<u>Amount</u>
Total Payment: _____	

Vendor Initials: 

Purchaser Initials: 

CONSTRUCTION SCHEDULING APPROVAL	
PER:	_____
DATE:	_____



NON STANDARD EXTRAS (680)

Rathwell Landing - Phase 2

PURCHASERS: Evgeni Glinberg and Ludmila Glinberg

Printed: 15-Nov-20 1:05 pm

LOT NUMBER		PHASE	HOUSE TYPE	CLOSING DATE	
269		2	825 THE BRADLEY 3 BED ELEV B	2-Dec-21	
ITEM	QTY	EXTRA / CHANGE	PRICE	INTERNAL USE	
22 <del>5</del> 111289 24895		1 - - HOOD FAN - CHIMNEY - WHIRLPOOL 400 CFM - 30IN FLAT DESIGN STAINLESS IN LIEU OF OTR. INCLUDES ADDITIONAL BACKSPLASH TILES FROM BUILDERS STANDARD SELECTIONS  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	* \$ 670.00	Each	
23 <del>6</del> 28778 24912		1 - - KITCHEN FAUCET - DELTA MARLEY 986LF  Note:	* \$ 195.00	Each	
24 <del>7</del> 219 25057		<del>1 - - INTERIOR DOOR - STYLE - CRAFTSMAN III SMOOTH 3 PANEL - ALL AREAS - .</del>  <i>Delete item 24</i>  Note: <del>***INCLUDING FINISHED REC ROOM AND BEDROOM IN BASEMENT***</del>	<del>\$ 945.00</del>  <i>N/C</i>	Each <i>EG LG</i>	
25 <del>8</del> 24945		1 - <i>GREAT ROOM</i> - DELETE FIREPLACE CERAMIC TILE SURROUND  Note:	\$ 0.00	Each	
26 <del>9</del> 29153 25388		1 - - DELETE STANDARD MDF PAINTED WHITE TYPE 1 MODERN MANTLE FROM FIREPLACE.  Note: Due To Extremely High Heat Temperatures Exiting The Top Vent Of The Fireplace causing Potential Damage To Electronics And/Or Wall Décor Installed Above The Fireplace, The Purchaser(s) Acknowledge(s) That The Builder Recommends Install of Fireplace Fan	\$ 0.00	Each	
27 <del>10</del> 28761 24948		1 - - WATER LINE ROUGH - IN TO FRIDGE, DOES NOT INCLUDE CONNECTION  Note: DOES NOT INCLUDE CONNECTION	* \$ 255.00	Each	
28 <del>11</del> 28245 24950		1 - <i>KITCHEN</i> - LOWER CABINETS - LC POTS & PANS C/W 3 DRAWER FRONTS 6/12/12  Note: As per Sketch - in between range and refrigerator.	* \$ 625.00	Each	
29 <del>12</del> 116514 25062		4 - <i>KITCHEN/DINETTE</i> - UPPER CABINETS - SCREENED (FROSTED) GLASS UPPER CABINET SINGLE DOOR (1 LITE)  Note: ***4 UPPERS IN EXTENDED PANTRY SECTION***	* \$ 1,224.00		
30 <del>13</del> 24955		2 - <i>ENSUITE BATH</i> - COUNTERTOP - UPGRADED LAMINATE #P1005- <del>1</del> <i>M</i>  <i>Redesigned</i> Note: <del>note</del> countertop for main bathroom and ensuite	<del>\$ 620.00</del> <i>\$ 308.00</i>	<i>EG LG</i>	
31 <del>14</del> 29144 24956		1 - - PAINT ADDITIONAL COLOUR (NON DEEP BASE) BUILDERS STANDARD PAINT. PER COLOUR FOR COMPLETE HOUSE  Note:	* \$ 577.00	Each	
32 <del>15</del> 24959		1 - <i>KITCHEN/DINETTE</i> - BACKSPLASH WALL TILE - BRONZE - INSTALLED 1/2 BRICK PATTERN INCLUDING KITCHEN AREA, HOOD FAN AREA AND EXTENDED PANTRY AREA  Note:	\$ 297.00	Each	
33 <del>16</del> 28848 24961		2 - - CERAMIC TILE - GROUT COLOR PER COLOUR  Note:	\$ 150.00		

Vendor Initials: *EG*

Purchaser Initials: *E.G. L.G.*

PREPARED BY: Samar Merhi

LOCKED BY:

PE 1,203-1

InvoiceSQL.rpt 16May20

CONSTRUCTION SCHEDULING APPROVAL

PER: \_\_\_\_\_

DATE: \_\_\_\_\_

NON STANDARD EXTRAS (680)			
Rathwell Landing - Phase 2			
PURCHASERS: Evgeni Glinberg and Ludmila Glinberg			Printed: 20-Nov-20 10:12 am
LOT NUMBER	PHASE	HOUSE TYPE	CLOSING DATE
269	2	825 THE BRADLEY 3 BED ELEV B	2-Dec-21
ITEM	QTY	EXTRA / CHANGE	PRICE
			INTERNAL USE
*34 78626	1	- HARDWOOD - LAUZON ENGINEERED HARDWOOD - 6-1/4" ESTATE STAINED - STANDARD AREAS	* \$ 4,694.00
25071	Note:	As per plan	Each
*35 78429	1	- KITCHEN/DINETTE - HARDWOOD - LAUZON ENGINEERED HARDWOOD - 6-1/4" ESTATE STAINED - KITCHEN & DINETTE	*\$ 1,671.00
25074	Note:	As per Sketches	Each
*36 28820	1	- KITCHEN - KITCHEN SINK - BLANCO HORIZON SILGRANITE U2 UNDERMOUNT (8IN DEEP) - MIN 34" WIDE CABINET REQUIRED	* \$ 382.00
24964	Note:	See item 9 for Solid Surface Countertops. In Concrete Gray	Each
37	1	- Delete item 37	\$ 0.00
26864	Note:		Each
*38 111459	1	- FLAT CEILING IN WHOLE HOUSE	*\$ 2,486.00
25069	Note:	Does not include additional basement areas	Each
39	1	- FOYER - TILE - FLOOR - UPGRADE - SILVER - FOYER & POWDER ROOM	\$ 540.00
25070	Note:	As per Floor tile Sketch and plan	Each
40	1	- BASEMENT - Delete # 16, badditional basement window	-\$1,343.00
26568	Note:		Each
41	1	- FOYER - FOYER- PROVIDE FOR SUNKEN FOYER AND POWDER ROOM (1 RISER)	\$ 2,804.00
26479	Note:	As per plan	Each
*42 29143	1	- ORBITAL UPGRADES AS PER ATTACHED QUOTE & SKETCH.	*\$ 410.19
26496	Note:	ESTIMATE NO # OR4763 REV 01 DATED 11/10/1010	Each
*43 29142	1	- S&S ELECTRIC UPGRADES AS PER ATTACHED QUOTE & SKETCH.	*\$ 3,141.40
26497	Note:	ESTIMATE NO# SS3830 REV 02 DATED 13/11/20	Each
44 221	1	- INTERIOR DOOR - STYLE - CONMORE 5 PANEL - - ALL AREAS - .	\$ 945.00
26500	Note:	INCLUDING FINISHED REC ROOM (item 15) AND BEDROOM IN BASEMENT (item 14)	Each
45 40876	1	- HVAC - AC UNIT 13 SEER R - 410A - GOODMAN GSX13030 2.5 TON	\$ 4,655.00
26562	Note:	Location to be determined by Head Office	Each



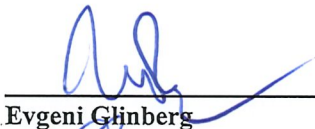
NON STANDARD EXTRAS (680)			
Rathwell Landing - Phase 2			
PURCHASERS: Evgeni Glinberg and Ludmila Glinberg			Printed: 20-Nov-20 10:12 am
LOT NUMBER	PHASE	HOUSE TYPE	CLOSING DATE
269	2	825 THE BRADLEY 3 BED ELEV B	2-Dec-21

ITEM	QTY	EXTRA / CHANGE	PRICE	INTERNAL USE
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Sub Total	\$25,186.59
HST	\$0.00
Total	\$25,186.59

Payment Summary	
<u>Paid By</u>	<u>Amount</u>
Amendment	\$25,186.59
<u>Total Payment:</u>	<u>\$25,186.59</u>

PURCHASER:


  
Evgeni Glinberg

15

20-Nov-20

DATE

PURCHASER:

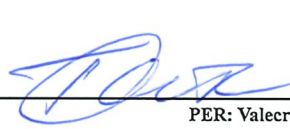
  
Ludmila Glinberg

15

20-Nov-20

DATE

VENDOR:

  
PER: Valecraft Homes Limited

DATE:

November 20, 2020

CONSTRUCTION SCHEDULING APPROVAL	
PER:	_____
DATE:	_____



**NON RESILIENT FLOORING WAIVER**

for

**HARDWOOD FLOORING**

Hardwood flooring is both a practical and elegant flooring option suitable for use in many areas of the home.

Increasingly however inquiries into the use of hardwood flooring in non-conventional areas of the home such as kitchens have prompted a need to forewarn and to heed caution to this optional upgrade.

Valecraft Homes Limited recommends strongly against the use of hardwood flooring in kitchen areas due to the natural absorption properties of hardwood when in contact with water or high-humidity areas. Hardwood flooring which has taken on water or excessive moisture will cup and/or buckle and ultimately prove to be costly to repair.

It is for this reason that VALECRAFT HOMES LIMITED will not guarantee nor provide warranty beyond manufacturing defect for installation of hardwood flooring in any of the aforementioned areas.

Should you decide to proceed against the Builder's recommendations, extreme caution and care must be taken not to leave any standing water on these floors for any length of time. All other care and maintenance instructions with respect to hardwood flooring must further be followed.


I/We, Evgeni Glinberg and Ludmila Glinberg have read and fully understand the aforementioned caution and recommendation set forth by the builder and as such hereby release VALECRAFT HOMES LIMITED from future responsibility with respect to flooring damage caused as a result of water and/or excessive moisture.

Project: RATHWELL LANDING

LOT NO: 269

  
(Signature)

November 15, 2020  
(Date)

  
(Signature)

November 15, 2020  
(Date)

**Schedule "W4"**  
**Granite & Variegated Quartz Colour Variation**

Purchaser's name: Evgeni Glinberg Lot no: 269 Plan #: 4M-1589  
Purchaser's name: Ludmila Glinberg Project: RATHWELL LANDING  
Home Phone: 204 890-3502 Model: 825 BStd 3 bdrm Bradley  
Work Phone: 204 890-3502 Closing Date: December 2, 2021  
E-Mail (1): gl.evgeni@gmail.com E-Mail (2): \_\_\_\_\_

Valecraft Homes Limited continues to provide the best in class sales and service. We recognize the importance of your home to you, our valued customer.

Granite & Variegated Quartz countertops are an elegant addition to your home. However, there are some things of which you should be aware.

Due to the natural composition of **Granite**, inherent variations in texture, colour and consistency are to be expected and considered as normal.

During the process of manufacturing **Variegated Quartz** to achieve a more natural stone look, variations in the appearance between the sample & the slab are to be expected.

Valecraft Homes Limited strongly suggests that you attend an appointment with our granite/quartz supplier two to three months prior to closing to view the granite/variegated quartz slabs available in the colour you have already chosen. A representative from our supplier will contact you to set up a mutual date & time for the appointment.

I/we, Evgeni Glinberg and Ludmila Glinberg  
have read and fully understand the aforementioned recommendation set forth by the builder and as such hereby release VALECRAFT HOMES LIMITED from future responsibility with respect to a variation in colour of granite/ variegated quartz countertops.

☐ We accept this opportunity

☐ We decline this opportunity

Project: RATHWELL LANDING LOT NO: 269

Purchaser \_\_\_\_\_ Date: November 15, 2020

Purchaser \_\_\_\_\_ Date: November 15, 2020

  
Valecraft Homes Limited \_\_\_\_\_ Date: November 20, 2020

Appointment date given: \_\_\_\_\_ Spoke with/left message: \_\_\_\_\_

Time scheduled: \_\_\_\_\_ Date & Time: \_\_\_\_\_

**SCHEDULE B**  
**Adjustments to Purchase Price or Balance Due on Closing**

**PART I Stipulated Amounts/Adjustments**

These are additional charges, fees or other anticipated adjustments to the final purchase price or balance due on Closing, the dollar value of which is stipulated in the Purchase Agreement and set out below.

1. Preparation of transfer fee by Builder's solicitor as stated in Clause #16 of the Agreement of Purchase & Sale. \$225.00 + HST= \$254.25

**PART II All Other Adjustments – to be determined in accordance with the terms of the Purchase Agreement**

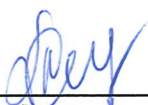
These are additional charges, fees or other anticipated adjustments to the final purchase price or balance due on Closing which will be determined after signing the Purchase Agreement, all in accordance with the terms of the Purchase Agreement.

1. Land Transfer Tax based on final purchase price less HST as stated in Clause #16 of the Agreement of Purchase & Sale.
2. Property Taxes as per final statement of adjustments as stated in Clause #6 of the Agreement of Purchase & Sale.
3. Maximum GST/HST rebate based on final purchase price less HST as stated in Schedule "G" Clause # 8 of the Agreement of Purchase & Sale.
4. Tarion Enrolment Fee based on final purchase price less HST as stated in Clause #6 of the Agreement of Purchase & Sale. Tarion Enrolment Calculation Table can be viewed on-line at tarion.com. See chart on page 11 as a guide.
5. Additional upgrades/deletions contained in the attached Amendment to the Agreement of Purchase and Sale dated November 15, 2020.
6. Any increase in existing or newly imposed levies, development charges, education development charges or any impost or other charges imposed by an approving authority or public utility corporation as stated in Clause # 32 of the Agreement of Purchase & Sale.

Signed at Ottawa, this 15 day of November, 2020.

  
Purchaser

Valecraft Homes Limited

  
Purchaser

  
Per:

November 20, 2020  
Date:

Lot #: 269

Project: **Rathwell Landing**