SCHEDULE "A" PLACE ST. THOMAS

Attached to and forming Part of this Agreement of Purchase and Sale for Builder's Lot Unit/Lot:				
Plan _	50M-348	, in the Township of Russell, in the Province of Ontario (the "Real Propert	.y'').	

MUNICIPAL COVENANTS

- 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 the part of the Transferee, Director of Planning and Building 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 of Planning and Building may cause the damage to be repaired and shall recover the costs of the repair plus the Management Fee, under Section 427, of the Municipal Act, 2001, S.O. 2001, c. 25 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 commence construction of any buildings unless,
 - (i) A building permit has been issued;
 - (ii) All requirements with respect to underground Works and road base granulars have been carried out on the Roads on which the subject lot fronts;
 - The Road on which the subject lot fronts has been connected by Roads which are, at a minimum, at a similar stage of completion to the overall Township Road network; and
 - The whole or such portion of the mass earth moving or general grading deemed (iv) necessary by the Township Executive Director of Public Works and Environmental Services has been completed and approved.
 - (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 requiring that the purchaser direct roof leaders and sump pump hoses to a sufficiently large pervious area, all of which shall be to the satisfaction of the Director of Planning and Building.
 - (d) The Transferee, for himself, his heirs, executors, administrators, successors and assigns, covenants and agrees that the Transferee shall not alter the slope of the lands herein described nor interfere with any drains established on the said lands, except in accordance with the established final Grading and Drainage Plan, and with the written consent of the Director of Planning. Furthermore, the Transferee shall maintain the approved grading and drainage plan, and any corrective Works to alter the grading to re-instate compliance with the approved drainage and lot grading plan must be completed within five days of a receipt of a written notice from the Township of Russell or the Township of Russell may complete the Works at the Transferee's expense.

Furthermore, the Transferee agrees that the Township of Russell may enter upon the lands which are the subject matter of this Transfer/Deed for the purposes of inspection or restoration of the established Grading and Drainage Plan and the cost to the Township of Russell in performing any restoration work shall be paid to the Township of Russell by the owner of the lands upon which such restoration work was performed, such payments to be made within 30 days of demand therefore by the Township of Russell and failing payment as aforesaid the cost shall be added to the tax roll as provided by Section 427 of the *Municipal Act, 2001*, S.O. 2001, C. 25 and collected in like manner as municipal taxes.

Purchaser

Purchaser

- (e) The Transferee for himself, his heirs, executors, administrators, successors and assigns, covenants and agrees that the transferee will not plant poplar, alder, aspen, willow and elms which are subject to Dutch Elm disease, or maple trees of the fast growing variety (ie. Silver and Manitoba) or other species as may be determined by the Director of Planning and Building within the lands to which this Transfer/Deed applies nor adjacent lands in the transferee's ownership. Tree planting in proximity to buildings will be in accordance with the approved landscaping/streetscaping plan, geotechnical report and the Township of Russell's "Trees and Foundation Strategy in Areas of Sensitive Marine Clay" policy, where applicable.
- (f) The Transferee for himself, his heirs, executors, administrators, successors and assigns covenants and agrees that "No Dumping" of any material (including snow, grass cuttings, construction debris and landscape waste) is permitted on vacant lots or on adjacent lands.
- (g) 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 Township of Russell's Zoning By-Laws(s).

NOTICE TO PURCHASERS

- (a) The purchaser acknowledges having been advised of all development charges related to the lot/block he or she is purchasing, and which development charges have been already paid by the Developer.
- (b) 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 Township Executive Director of Public Works and Environment Services.
- (c) 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.
 - The purchaser acknowledges that they are responsible for the condition and proper alignment of the water stand post at their property line. Any damage to the stand post after the sale of the lot to the purchaser shall be repaired to the satisfaction of the Township, or in cases of non-compliance repairs shall be done by the Township and billed back to the purchaser.
- (d) The purchaser acknowledges that school accommodation pressures exist in the 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.
- (e) The purchaser acknowledges and agrees that postal service may be delivered by way of community mailboxes, which shall be located to the satisfaction of Canada Post.
- (f) 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, type, size and dimensions within the boulevard of any sidewalk abutting the said lot or block. The purchaser hereby acknowledges that he has reviewed the plan and is aware of the contents of the plan. 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 Township's approval process. The purchaser agrees not to pave or otherwise finish the driveway out to the curb line until any adjacent sidewalks have been installed.

Purchaser

Purchaser

Page 2 of 4

Vendor

REV: September 16, 2020

- (g) The purchaser of any lot or block hereby acknowledges being advised of:
 - i. An approved Composite Utility Plan;
 - ii. General plan of services required to be provided by the Owner pursuant to the Subdivision Agreement for the lot or block;
 - iii. The proposed location of possible bus shelters and pads and paved passenger standing areas at bus stops;
 - iv. The proposed location for the community mailboxes within the Subdivision;
 - v. The proposed driveway location;
 - vi. The proposed location of any streetlights, hydro transformers and utility pedestals abutting the lot;

The proposed grading and drainage plan for the lot or block, and understands that it is the responsibility of the purchaser to respect such drainage patterns. The purchaser acknowledge and agrees that he shall not alter the slope of the lands herein described nor interfere with any drains established on the said lands, except in accordance with the established final Grading and Drainage Plan,

and with the written consent of the Director of Planning and Building. Furthermore, the purchaser shall maintain the approved grading and drainage plan, and any corrective works to alter the grading to re-instate compliance with the approved drainage and lot grading plan must be completed within five (5) days of a receipt of a written notice from the Township of Russell or the Township of Russell may complete the work at the Transferee's expense. Furthermore, the Transferee agrees that the Township of Russell may enter upon the lands which are the subject matter of this Transfer/Deed for the purposes of inspection or restoration of the established Grading and Drainage Plan and the cost to the Township of Russell in performing any restoration work shall be paid to the Township of Russell by the owner of the lands upon which such restoration work was performed, such payments to be made within thirty (30) days of demand therefore by the Township of Russell and failing payment as aforesaid the cost shall be added to the tax roll as provided by Section 427 of the Municipal Act, 2001, S.O. 2001, c. 25 and collected in like manner as municipal taxes.

- vii. The proposed location of the potential bus routes including temporary bus routes;
- viii. The approved Official Plan designation for the Subdivision;
- ix. The location and types of trees; and
- x. The zoning of the existing development and potential development lands within the Subdivision and within two kilometres of the limits of the Subdivision.
- (h) The purchaser further acknowledges and agrees not to install a pool or landscaping prior to Final Acceptance of grading by the Township.
- (i) The purchaser covenants and agrees to execute any usual and reasonable grant(s) of easement in favour of the Township, Ontario Hydro, Hydro One, Bell Canada, Enbridge Consumers' Gas, Rogers Communications Inc., or any public authority or utility, over or under the Real Property, required for drainage, or other joint service or public purpose, during a period of twenty (20) years from the date of any transfer document.

Purchaser

Purchaser

- (j) The purchaser covenants and agrees that, following delivery of the transfer document, the Vendor and/or The Township of Russell shall have the benefit of an easement (to enter upon the Real property for the purpose of performing any work required pursuant to the Subdivision Agreements) over the Real Property, until such time as the Vendor has been released from all of its obligations under the Subdivision Agreements, provided that the use of the Real Property by the Transferee will be interfered with as little as is reasonably possible.
- (k) The purchaser covenants and agrees that the purchaser shall not deposit or permit to be deposited, interlock blocks, fill or debris anywhere on or within the Real Property without the prior written permission of the Vendor. If fill is permitted and/or required on or within the Real Property, such fill shall be clean fill (and satisfactory to The Township of Russell).
- (l) The purchaser covenants and agrees that the purchaser will not alter the slope of the Real Property nor interfere with any drainage established on the Real Property, except in accordance with the established grade control plan, without the prior written consent of the Vendor (and The Township of Russell).
- (m) The purchaser agrees to maintain the one shade tree at the front of the lot, between the lot line and the house line and acknowledges the right of The Township of Russell to enter on the lands to effect the necessary maintenance in case of default and to charge the costs to the purchaser under the appropriate provisions of the Municipal Act, 2001, c. 25.
- (n) The purchaser acknowledges that any transfer document shall also contain and/or be deemed to contain any additional Restrictive Covenants (not hereinbefore set out) that are required/contemplated by the documentation registered on title to the Real Property, such as any Plan of Subdivision.
- (o) The purchaser further acknowledges that the information he has been advised of and which is described above is subject to change through the Township's approval process.

Dated at Embrun this 21 day of NOVEMBER,	2020
SIGNED, SEALED AND DELIVERED in the presence of Purchaser	Feb 22 1989 Birth Date
Witness: Purchaser	Aug. 4, 89 Birth Date
(as to all Purchaser's signatures, if more than one purchaser)	
Dated at Ottawa this 27' day of Novembor	
Valecraft Home	es (2019) Limited

SCHEDULE "B"

SPECIFICATIONS PHASE 5 Singles & Bungalows 800 & 1000 SERIES

PLAN #: 50M-348 PLACE ST THOMAS 5 MODEL: 1035 "A" Morrow Reverse LOT: 4

CIVIC ADDRESS:

928 Lucerne Drive

Annexed to the Agreement of Purchase and Sale between VALECRAFT HOMES (2019) LIMITED and Evan O'Flaherty & Daniel Waugh

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
- KWP Eco Board on Elevation B front elevations as per plan on select models
- Maintenance-free vinyl siding with aluminum soffit and fascia as per plan
- Limited Lifetime warranty self-sealing fiberglass roof shingles
- Maintenance-free Low E Argon filled 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)
- Full lite front entrance door and sidelites as per plan
- PVC vinyl sliding patio doors w/ wood jamb extension at rear as per plan
- Oversized basement window(s) as per plan
- Screens on all operating windows including basement and sliding patio door
- Steel sectional overhead garage door w/ 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
- "Bristol" vertical Aluminum Mail Box in black or equivalent
- 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
- 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 walls:
 Ceiling attics:
 R-20 Fiberglass batt + R5 Continuous Insulated OSB Panel
 R-50 Fiberglass blown

- Fully insulated & drywalled garage

- Floors over unheated space: R-40 Fiberglass blown

Cathedral/sloped ceilings R-31 Fiberglass batt (where applicable)
Basement exterior walls: R-20 Fiberglass batt, to approx. 8" above finished floor max.

- 6 Mil polyethylene vapour barrier

Purchaser

Purchaser

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)
- Two USB Outlets in the kitchen
- Smoke detectors & Carbon monoxide detector as per O.B.C.
- Front door chime
- Ceiling light fixture in all bedrooms
- Ceiling Fixture in dining room (where applicable as per plan)
- Two exterior weather protected plugs
- Chrome vanity lighting fixture in all bathrooms
- Silver light fixture package supplied and installed by the Vendor
- Electrical outlet in garage ceiling for future garage door opener
- Exterior light at all rear exterior doors

ROUGH-INS:

- Connection Centre including 3 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 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
- Drop-in 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 (except models 1010 & 1030)
- 5' fiberglass tub/shower 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 with elongated bowl
- 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

HEATING AND VENTILATION:

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

FIREPLACE:

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

FLOORING:

- 35 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 throughout.
- Ceramic tile w/self-sealing grout at front entrance, kitchen, dinette, powder room, laundry room, entrance from garage, main bath and ensuite bath (from Builder's Standard selections) as per plan
- 3 1/8" Engineered natural red oak hardwood flooring in Great Room, Dining Room/ Flex Room, Lower Hallway and 2nd floor hallway where applicable as per plan

Purchaser

Purchaser

NTERIOR 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
- Prefinished sliding closet doors as per plan
- <u>4 1/8"</u> 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 <u>door hardware</u> on interior doors
- Security deadbolt at front entrance door and garage entry door inside home
- Approx. 36" upper kitchen cabinetry
- Kitchen cabinetry with laminate countertops
- Vanities w/laminate countertops (including backsplash in same material) in all bathrooms (except powder room as per plan)
- Kitchen cabinetry opening for future dishwasher
- Kitchen pantry as per plan
- Solid natural red oak colonial spindles, posts, and/or handrail & brackets as per plan
- Natural oak nosing under standard railing areas as per plan
- Soft close on all cabinetry doors & drawers (excluding corner cabinets)
- Single full width Melamine Laundry shelf approximately 12" Deep to be installed in all main & second floor laundry rooms above washer and dryer

INTERIOR FEATURES & FINISHES:

- 9' Ceiling height on ground floor
- Smooth ceilings in all finished areas
- 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

The Purchaser acknowledges that:

- 1. **HOUSE EXTERIORS** 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. This includes but is not limited to additional brick to external side yard walls to enhance the streetscape and/or to comply to municipal agreements.
 - Variations in subcontractors across different sites and varying site conditions may result in house exteriors that differ from the artist renderings. the Builder cannot be responsible for results which differ from the artists renderings of elevations.
- 2. **ADDITIONAL WINDOWS** Additional windows to side elevations are subject to limiting distance as per Current Ontario Building Code and Municipal Zoning.
- 3. MULTI-MEDIA The Purchaser understands that all Multi Media locations are approximate and vary from chosen locations.
- 4. IN-WALL CONDUIT FOR AUDIO/VIDEO CABLES The purchaser acknowledges and accepts that due to the variation in framing requirements in different parts of the Purchaser's home, conduit lengths and routing can vary. In virtually all instances of ground floor installation (i.e. above a fireplace), conduit will first travel down into the basement below the floor joists, over to the termination point and back up into the main floor. As a result, it is best to measure the length of the conduit after occupancy with a "pull wire" before purchasing The Purchaser's cables. For above fireplace installations, the conduit wall plate will be installed approximately 10" above the Fireplace Mantle, unless otherwise specified in the Client Upgrades.
- 5. PLANS Plans are subject to change without notice. Actual usable floor space may vary from the stated floor area. Layout for the services, kitchen, furnace, HWT and laundry tub may vary from plan. Vertical and horizontal bulkhead, which are not shown on plan, may be required for plumbing and heating runs. E.& O.E.
 - For townhomes, Purchasers Agree to sign an exterior block plan layout when available. Purchaser(s) acknowledge that rooflines may be altered at this time from the brochure due to block assembly.
- 6. **INVENTORY AND MODEL HOMES** Purchaser(s) Acknowledge And Accept That All Interior Colours And Wiring Have Been Selected And Installed By The Vendor And Will Remain As Installed. (Ie: Cabinetry, Flooring And Paint Colours But Not Limited To.)

Purchaser

Durahagar

- SELECTIONS AND APPOINTMENTS All colour and material selections are to be made from Vendor's standard samples 7. unless otherwise paid for as an upgrade.
 - In the event the work on the house has progressed beyond the point where the items covered by these invoices cannot be installed without entailing any unusual expense, then this order is to be cancelled and any deposit paid in connection with the same is to be refunded to the purchaser.
 - The vendor will undertake to incorporate the work covered by the sales extra in the construction of the house but will not be liable to the purchaser in any way, if for any reason the work covered by the extra is not carried out. In that event, any monies paid in connection with the same shall be returned to the purchaser.
 - It is understood and agreed that if for any reason whatsoever the transaction of Purchase and Sale is not completed, the total cost of extras ordered are not refundable to the Purchaser(s). Extras or changes will not be processed unless signed by the Vendor. These extras may not be amended without the written consent of Valecraft Homes.
 - The Purchaser(s) acknowledge and accept that failure to finalize the structural or colour selections by their cut-off date may result in a delay in construction and the builder has the right to extend the closing date. Due to failure to complete the abovementioned selections and at no fault of us, the builder reserves the right to hold The Purchaser responsible for a delayed closing, including charging extra administration cost and interest on the balance due on closing.
- 8 ADMINISTRATION FEES - Purchaser(s) Acknowledge That An Administration Fee Will Be Charged For All Change Orders Received after the cutoff date. No estimates or orders will be accepted once construction has commenced.
 - Should a refund be requested on any extras purchased, an 80% reimbursement of the purchase price will be given. (a \$50.00 minimum charge and a maximum \$250.00 charge will apply.)
 - The purchaser acknowledges and accepts that ANY changes made to upgrades after signing the 680's are subject to a minimum administration fee of \$150. PLUS a 10% holdback fee.
 - Purchasers are aware that any request to add a percentage of upgrades from the 680's will be processed only after the builder receives approval letter from the bank.
- GENERAL The purchaser understands that all decorator items: furnishings, appliances, draperies, painted colour walls, floors, 9. wallpaper, panelling, alarm system, and eavestroughing found inside the model homes are for display purposes only and do not constitute standard items in the purchase price. Service location of hot water tanks, furnaces, air conditioning, basement wall height, specifications and material finishes may vary from model homes/plans.
 - The number of steps required at entrances into the home and the garage entrance may vary from the model home/plans

acknowledge the requirement to install an approximate 3' x 3' land the 2006 Building Code Requirement OBC 9.8.6.2. if 3 or more r	ling with stairs at the garage entrance to the house as a result of
- Basement window wells may or may not be required depending	upon individual lot grading requirements.
 Zoning bylaws specify maximum driveway widths which are bas may be required depending upon the frontage and specifically if the lot. 	sed upon frontages. A tapering of The Purchaser's driveway he frontage is less than average as in the case of a pie-shaped
 The grading and drainage of The Purchaser's lot has been design from The Purchaser's home and into swales. These swales run at t generally have more aggressive slopes relative to the general lot a Purchaser's lot to serve their function properly. Purchaser(s) acknowledge that kitchen and bathroom ceramic was Purchaser(s) are installed at the discretion of the installation contraction. 	the side and rear of The Purchaser's property lines. Swales and will always occupy a portion of the useable space of The all border and or decorator insert tiles selected by the
PURCHASER	VALECRAFT HOMES (2019) LIMITED
Nov 21, 7020	Nov 27/20
DATE	DATE / Standard MODEL: 1035 "A" Morrow Reverse
LOT NUMBER: 4	PROJECT: PLACE ST THOMAS 5



Schedule B1A Place St. Thomas - Phase 5

PURCHASERS: Evan O'Flaherty and Daniel Waugh

Printed: 16-Nov-20 12:29 pm

LOT NUMBER 4		PHASE 5	HOUSE TYPE 1035 THE MORROW ELEV A		CLOSING DATE 30-Nov-21
FFEM	QTV EXTRA/CHANGE	and the second		gan Sagaran Sagaran Sagaran	Internal use
* 1 87529	1 BONUS - DECOR CE	NTER CREDIT OF \$10,	000.00		
26551	Note: Decor bonus of \$10,00	00.00 has been applied in fu	ll to the purchase price		
* 2 90161	1 STANDARD - SOFT (DRAWERS ON ALL CABI		ULL EXTENSION SOFT CLOSE TRACK ON I HOUSE		
26552	Note: Excluding Corner Cab	inetry Where Applicable			
* 3 90162	1 - KITCHEN - STANDAR	D - SLEEVE FOR FUT	URE WATERLINE TO FRIDGE		
26553	Note:				
4	1 - GREAT ROOM - Reloc Centered on Wall & Bumper	ate Family Room Corner I Into Family Room.	Fireplace to Wall Opposite Kitchen. Approximately		
26567	Note: - Side of Fireplace to b - Great Room as per S		tile installed on either side)		
5	1 - GREAT ROOM - RE-C BEEN MOVED	ENTRE REAR WINDO	W IN GREAT ROOM ONCE FIREPLACE HAS		
26572	Note: Great Room as per Sci	nedule H			
6 26569	1 - MAIN BATHROOM - 1 - Closet in Bedroom #2 Dele - Relocate Laundry from Ma - Include Standard White M1 - Drop ceiling above tub to a Note: - Main Bathroom as p	eted & Relocated into Ma in Floor To 2nd Level M DF Shelf Above Washer/ allow for dryer ven	Iain Bathroom.		
*7 6406	1 - ENSUITE BATH - ENS IN BUILDERS STANDARI	SUITE - 4PC ENSUITE TO SELECTIONS	WITH 2 SINKS AND SHOWER IN LIEU OF TUB	*	
26570	Note: Ensuite Bathroom as p	per Schedule H			
8 26571	1 - BEDROOM 3 - RE-DE - Delete 2nd Level Hallway - Delete Walk-In Closet in B - Standard Closet Added To - Bed #3 reduced by approx Note: Bedroom #2 & Bedroom	Linen Closet Bedroom 3 Bedroom #2 & #3 - In 12" to accomodate back	cludes 2 approx. 2'class per closet to back closets		
* 9 102392	1 - MAIN BATHROOM - 1 CABINETRY, BUILDER'S ADDITIONAL VANITY LI	STANDARD COUNTE	DD ADDITIONAL SINK IN VANITY - LEVEL 1 EXTOP. INCLUDES ADDITIONAL MIRRORS,	*	
26573	Note: - Main Bathroom as p - Level 1 Cabinetry	er Scheule H.	(D) (B) &		
10	1 - GARAGE - Supply & Ir Walkway to Frobut of Garag	nstall A 30" Rear Man Doge. Subject To Limiting D	oor To Garage Complete With Light & Single & Slab Distance At Side Yard As Per O.B.C.		
26577	Note: Garage as per Schedul	e H.			
* 11 99216	1 - GARAGE - GARAGE I WITH THERMAL INSERT	DOOR - UPGRADE TO S AND WEATHERSTR	16 x 8 MID-AMERICA/REGAL INSULATED IPPING	*	
26554	Note: Does not include Blac	k Doors			

Vendor Initials:	Purchaser Initials: 00
	CONSTRUCTION SCHEDULING APPROVAL
	PER:

DATE:

PREPARED BY: Adam Bowman LOCKED BY:

PE 1,257-1 InvoiceSQL.rpt 16May20



Place St. Thomas - Phase 5

PURCHASERS: Evan O'Flaherty and Daniel Waugh

Printed: 16-Nov-20 12:29 pm

	LOT NUMBER PHASE HOUSE TYPE 4 5 1035 THE MORROW ELEV A		CLOSING DATE 30-Nov-21		
ITEM	QTY EXTRA/CHANGE				INTERNAL USE
* 12 116400			N LAYOUT 2 - LEVEL 2 CABINETRY AND	*	
26555	Note: Kitchen as per Schedul	le H	<u> </u>		
13			Upgrade to 42" Uppers with Filler Detail on Upper X 10" High). Level 2 Cabinetry.		
26556	Note: - Optional Kitchen #2 : - Level 2 Cabinetry - Upgraded 42" wood o	as per Schedule H doors will have center style.			
* 14 870		UPPER CABINETRY TO	V OUTLET. DELETE THE MICROWAVE O ACCOMODATE A BASIC WHITE HOODFAN	*	
26557		system may be required if a	New dedicated outlet to be added for a microwave a larger CFM hoodfan is required		
* 15 617	1 - KITCHEN - WATER LI	NE ROUGH - IN TO FR	VIDGE, DOES NOT INCLUDE CONNECTION	*	
26558	Note: Kitchen as per Schedul	le H.			
* 16 101	1 - KITCHEN - LOWER CA	ABINETS - LC POTS &	PANS C/W 3 DRAWER FRONTS 6/12/12	*	
26560	Note: Kitchen as per Schedul	le H			
* 17 111277	OTR. INCLUDES ADDITIONS	NAL BACKSPLASH T	POOL 300 CFM - 30IN STAINLESS IN LIEU OF ILES FROM BUILDERS STANDARD	*	
26561	Note: - Does not include moc Make-up Air system is - Kitchen as per Sched	required by Estimation Dep	ectrical for new microwave location. To be checked if partment	3 2	
* 18 28043	1 - KITCHEN - KITCHEN STEEL UNDERMOUNT SI	SINK - FRANKE TECH NK	NA TCX120-29 DOUBLE BOWL STAINLESS	*	
26563	Note: Only available with So	lid Surface Countertops			
19		TO ACCOMODATE FU	ND KITCHEN ISLAND APPROXIMATELY 20 UTURE BAR FRIDGE. INCLUDES KITCHEN CABINETRY		
26564	Note: - Kitchen as per Sched - Level 2 Kitchen Cabi				
* 20 107131		TOP - QUARTZ - LEVE	EL 2 - KITCHEN OPT #1 C/W FLUSH	*	
26565	 Includes Flush Break Quartz Level 2 Count 				
21 181	1 - KITCHEN - TILE - WA		PGRADE - EMERALD KITCHEN -		
26566	Note: - Optional Kitchen #2				
* 22 77098		ON ENGINEERED HAI	RDWOOD - 6-1/4" ESTATE STAINED -	*	
26574	Note: - Standard Areas Include Hallway as per Schedu	ding Living Room, Dining R le H.	Room, Main Floor Hallway, Family Room & 2nd Level		

Vendor Initials:

Purchaser Initials:

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CONSTRUCTION SCHEDULING APPROVAL

PER: _____



Place St. Thomas - Phase 5

PURCHASERS: Evan O'Flaherty and Daniel Waugh

Printed: 16-Nov-20 12:29 pm

LOT NUMBER 4		PHASE 5	HOUSE TYPE 1035 THE MORROW ELEV A		CLOSING DATE 30-Nov-21
ITEM	QTY EXTRA/CHANGE				INTERNAL USE
* 23 77094	1 - KITCHEN - HARDWOO - KITCHEN (4)	OD - LAUZON ENGINE	EERED HARDWOOD - 6-1/4" ESTATE STAINED	*	
26575	Note: Kitchen as per Schedul	le H			
* 24 77092			ON ENGINEERED HARDWOOD - 6-1/4"	*	
26576	Note: Dinette as per Schedule	e H			
* 25 102228			VENEERED RISERS & STRINGERS AND OOD ON LANDING	*	
26578	Note: - Main Floor to 2nd Le - Stained Oak	vel			na filosofia de la como de la com La como de la como de
* 26 6485	1 - BASEMENT - STAIRS - STRINGERS AND SOLID T		TAIRCASE WITH VENEERED RISERS &	*	
26579	Note: - The Purchaser(s) ackording the landing (Where approximate - Basement Staircase as - Stained Oak.	olicable). To ensure product	1/8in Engineered hardwood flooring will be installed on stability proper humidity levels are to be maintained.		
* 27 98114	1 RAILING - OAK MOD SQUARE METAL SPINDLI	DERN 3 1/2" POSTS, CC	DLONIAL HANDRAILS & WRINKLED BLACK	*	
26580	Note: - Standard Areas as per	Schedule H			
* 28 6402 26581	1 - BASEMENT BATHROOM - BASEMENT BATHROOM - FINISH 3-PC BASEMENT BATHROOM WITH TUB/SHOWER COMBO, VANITY AND CERAMICS FROM BUILDERS STANDARD SELECTIONS. FLOORING ON DITRA. Note: Basement Bathroom as per Schedule H				
* 29 6405	1 - BASEMENT - BASEMENT RECROOM - OPTIONAL FINISHED BASEMENT RECROOM IN				
26582	Note: Custom Basement Rec	room as per Schedule H			
30	1 - BASEMENT - BASEME STANDARD FINISHES.	ENT BEDROOM - OPTI	ONAL BASEMENT BEDROOM C/W BUILDERS		
26583	Note: Custom Finished Baser	ment Bedroom as per Sched	ule H.		
* 31 849	1 - BASEMENT - WINDOW DEEP LOCATION AS PER	W -INCREASE EXISTIN SCHEDULE H.	IG BASEMENT WINDOW TO APPROX. 30IN	*	
26584	Note: - Subject to limiting dis - Basement as per Sche	stance at side yard as per Cu dule H.	arrent Building Code		
32	1 - BASEMENT - SUPPLY BASEMENT BEDROOM A	AND INSTALL SOUNI ND MECHANICAL AR	DPROOFING INSULATION BETWEEN EA.		
26585	Note: Basement as per Sched	ule H.			
* 33 409	1 - GREAT ROOM - TRIM PAINTED	- FIREPLACES - MOD	ERN TYPE 1 MANTLE - OAK IN LIEU OF	*	
26586	Note: - Stain colour to be spe - Great Room as per Sc				
* 34 28052	2 - <i>MAIN BATHROOM</i> - E SINK 0315 - 000	BATHROOM SINK - AN	MERICAN STANDARD BOXE UNDERMOUNT	*	
26587	Note: - Only available with S - Main Bathroom Doub	olid Surface Countertops ble Vanity as per Schedule H	ı.		
			Vendor Initials: Pur	chaser Initials:	DU D

PER:

CONSTRUCTION SCHEDULING APPROVAL

PREPARED BY: Adam Bowman LOCKED BY:

PE 1,257-3 InvoiceSQL.rpt 16May20

DATE:



Place St. Thomas - Phase 5

PURCHASERS: Evan O'Flaherty and Daniel Waugh

Printed: 16-Nov-20 12:29 pm

	LOT NUMBER PHASE HOUSE TYPE 4 5 1035 THE MORROW ELEV A			CLOSING DATE 30-Nov-21	
ITEM	QTY EXTRA/CHANGE				INTERNAL USE
* 35 991	1 - MAIN BATHROOM - L 1 SERIES.	AUNDRY UPPER CAE	BINETS (WIDTH APPROX. 42IN - 60IN) LEVEL	*	
26588	- Include Bar to Hang (- Main Bathroom as pe	on Both Ends with 2 Small Clothes between the End Ca	binets		
36 26589	1 - MAIN BATHROOM - N. COUNTERTOP APPROX 30 INSTALLED IN BETWEEN Note: - Laundry relocated to 1 - Quartz Countertop Le - Main Bathroom as pe	D" DEEP OVER LAUNI WASHER & DRYER Main Bathroom vel 2	UNDRY - SUPPLY & INSTALL QUARTZ DRY - LEVEL 2 QUARTZ - GABLE END		
37	1 - MAIN BATHROOM - N PAN C/W 3/4" DRAIN IN L		UNDRY AREA - PROVIDE FOR GALVANIZED		
26590	Note: Main Bathroom/Laund	ry as per Schedule H.			
* 38 107251	1 - MAIN BATHROOM - C	OUNTERTOP - QUAR	TZ - LEVEL 2 - MAIN BATHROOM - OPT 4PC	*	
26591	Note: Main Bathroom as per	Schedule H.			
* 39 90153	1 - ENSUITE BATH - BAT MIROLIN 5 FOOT X 32"" B	HROOMS - SHOWER I ASE IN LIEU OF 5 FOO	ENCLOSURE - HALO 5 FOOT CHROME INCL OT BASE AND KAMELEON DOOR	*	
26592	Note: Ensuite Bathroom as pe	er Schedule H.		12 201 A	
* 40 81899	1 - ENSUITE BATH - COU	NTERTOP - QUARTZ	- LEVEL 2 - ENSUITE BATHROOM - OPT 4PC	*	
26593	Note: - Ensuite Bathroom as property - Double Vanity	per Schedule H			
*41 9	*1 - ENSUITE BATH - TIL STANDARD - GOLD	E - FLOOR - UPGRAD	E - GOLD ENSUITE BATHROOM	*	
26594	Note: Ensuite Bathroom as pe	er Schedule H			
* 42 28052	2 - ENSUITE BATH - BAT SINK 0315 - 000	HROOM SINK - AMER	CICAN STANDARD BOXE UNDERMOUNT	*	
26595		olid Surface Countertops uble Vanity as per Schedule	н		
*43	*1 UNDERPAD - UPGR			*	
26596	Note: Master Bedroom, Bedro	oom #2 & Bedroom #3 as p	er Schedule H.		
*44 9	*1 - FOYER - TILE - FLOO	R - UPGRADE - GOLD) FOYER (1) - GOLD	*	
26597	Note: Foyer as per Schedule F	Н.			
* 45	*1 - POWDER ROOM - TI	LE - FLOOR - UPGRAI	DE - GOLD POWDER ROOM (3) - GOLD	*	
26598	Note: Powder Room as per Sc	chedule H.			

Vendor Initials:

Purchaser Initials:

PREPARED BY: Adam Bowman

LOCKED BY: PE 1,257-4 InvoiceSQL.rpt 16May20 CONSTRUCTION SCHEDULING APPROVAL PER: DATE:



Place St. Thomas - Phase 5

PURCHASERS: Evan O'Flaherty and Daniel Waugh

Printed: 16-Nov-20 12:29 pm

LOT NUMBER	PHASE	HOUSE TYPE	CLOSING DATE
4	5	1035 THE MORROW ELEV A	30-Nov-21
			COLUMN TO THE PARTY OF THE PARTY

TIEM	QTY EXTRA/CHANGE		INTERNAL ÜSE
* 46 9	*1 - MUDROOM - TILE - FLOOR - UPGRADE - GOLD MUD / LAUNDRY ROOM (6) - GOLD	*	
26599	Note: Mudroom as per Schedule H.		

PURCHASER: 5		21/11/2020 VENDOR:	
	Evan O'Flaherty	DATE	PER: Valecraft Homes (2019) Limited
PURCHASER:	Daniel Waugh	Nos 21, 2020 DATE: Nos	27/25

PREPARED BY: Adam Bowman LOCKED BY:

PE 1,257-5 InvoiceSQL.rpt 16May20 CONSTRUCTION SCHEDULING APPROVAL
PER:

DATE:

SCHEDULE "C-1"

LAWYER AND FINANCING REVIEW

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

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

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

Dated at	this	21	day of November,	2020
Witness			Purchaser	
Witness	1	-	Purchaser	
			VALECRAFT HOMES (2019)	LIMITED
BLOCK/UNIT:	4		PER	
PLAN:	50M-348		N., 27/20	
PROJECT.	DI ACE ST THE		DATE:	

SCHEDULE

Valecraft Homes (2019) Limited

Place St. Thomas - Phase 5

Lot: 4 - Phase 5

Model: #1035 Morrow "A" Rev Sto

Purchasers:

Evan O'Flaherty

Daniel Waugh

LEGEND:

CATCH BASIN

· LOCATION OF SERVICE UTILITIES TO BE DETERMINED ** PLEASE CONFIRM WITH HEAD OFFICE TO ENSURE SPECIFIC HOUSE MODEL FITS ON CHOSEN LOT

SALES LEGEND:

MODEL HOME

atos (s)

E & OE July 24, 2020 SITE PLAN

NOTE:
HOUSE REPRESENTATION ON LOTS ARE ARTIST CONCEPT
ONLY, FINAL BUILDING LOCATION AND ORIENTATION MAY
NOT BE AS SHOWN.
*LOCATION OF SERVICE UTILITIES TO BE DETERMINED **PLEASE CONFIRM WITH HEAD OFFICE TO ENSURE SPECIFIC HOUSE MODEL FITS ON CHOSEN LOT