

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

ON THE 30 DAY OF August, 2020.

REGARDING PROPERTY KNOWN AS: BUILDER'S LOT : 264
LOT: 264 BLOCK :
4M-1589 RATHWELL LANDING
CIVIC ADDRESS: 738 Parade Dr.
PURCHASERS: Maedeh Yazdani-Varzaneh

VENDORS: VALECRAFT HOMES LIMITED

DATE OF ACCEPTANCE: September 2, 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: \$822,029.41
BALANCE AT CLOSING: \$722,029.41
LESS H.S.T. AMOUNT: \$748,698.59
SCHEDULE "G" DATED: September 30,2020
TARION SCHEDULE "B" DATED: September 30,2020

INSERT: 680 dated: November 12, 2020 in the amount of: \$58,520.00
NEW PURCHASE PRICE: \$880,549.41
ADDITIONAL DEPOSIT OF: \$29,515.00 *DATED Feb. 28, 2021*
NEW BALANCE AT CLOSING: \$751,034.41
NEW LESS H.S.T. AMOUNT: \$800,486.20
SCHEDULE "G" DATED: November 12, 2020
TARION SCHEDULE "B" DATED: November 12, 2020
SCHEDULES "W2" AND "W4" DATED: November 12, 2020

Dated at Ottawa this 12 day of November, 2020

In the presence of:

Victor E. Hu
WITNESS

[Signature]
PURCHASER

WITNESS

PURCHASER

Dated at Ottawa this 13th day of December, 2020

VALECRAFT HOMES LIMITED (VENDOR)

PER: *[Signature]*

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 \$800,486.20. 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 12 day of November, 2020



 PURCHASER

VALECRAFT HOMES LIMITED

 PURCHASER





 PER:

November December 1, 2020
 DATE: 

PROJECT: RATHWELL LANDING LOT: 264



NON STANDARD EXTRAS (680)			
Rathwell Landing - Phase 2			
PURCHASER: Maedeh Yazdani-Varzaneh		Printed 12 -Nov-20 12:20 pm	
LOT NUMBER	PHASE	HOUSE TYPE	CLOSING DATE
264	2	1086 THE STEEL ELEV B - WALK OUT BASEMENT	14-Sep-21
ITEM	QTY	EXTRA / CHANGE	PRICE
*21 95549	1	- RAILING - OAK MODERN 3 1/2" POSTS, CONTEMPORARY HANDRAILS & GUNN METAL SQUARE SPINDLES	\$ 4,653.00
24612	Note:		Each
*22 29015	1	- CABINENTRY - ADJUST KITCHEN CABINENTRY TO ACCOMMODATE NON-STANDARD REFRIGERATOR SIZE AS PER SKETCH	\$ 77.00
24613	Note:	Purchaser(s) acknowledge that the number & or size of doors may be reduced in the surrounding cabinetry to accommodate.	Each
23	1	- plumbing - delete # 23	\$ 0.00
26368	Note:		Each
24	1	- APPLIANCES DELETE # 24	\$ 0.00
26355	Note:		Each
25	1	- APPLIANCES -DELETED # 25	\$ 0.00
26356	Note:		Each
26	1	- APPLIANCE -DELETE # 27	\$ 0.00
26357	Note:		Each
27	1	- APPLIANCE -DELETE 26	\$ 0.00
26358	Note:		Each
28	1	- KITCHEN - KitchenAid Range Chimney Hoodfan 400CFM 30" wide Stainless Steel KVWB400DSS	\$ 780.00
24619	Note:		Each
*29 56260	1	- KITCHEN - KITCHEN - OPTIONAL KITCHEN LAYOUT 1 - LEVEL 1 CABINENTRY AND BUILDERS STANDARD BACKSPLASH	\$ 3,433.00
24927	Note:	As per Schedule H Kitchen sketch and plan 	Each
*30 117092	1	- KITCHEN - CABINENTRY - UPC9-2B - LEVEL 1 CABINENTRY - OPT 1 LAYOUT - INCLUDES UPGRADE TO 42IN UPPERS WITH FILLER DETAIL ON UPPER KITCHEN CABINENTRY TO UPGRADED BULKHEAD - APPROX. 26INDEEP X 10INH	\$ 2,417.00
24942	Note:	Purchaser Acknowledges and accepts that Upper Kitchen cabinetry upgraded wood doors will have center style	Each
31	1	- KITCHEN - QUARTZ - LEVEL 3- OPT KITCHEN LAYOUT #1 C/W FLUSH BREAKFAST BAR AND WATERFALL GABLES ON EACH END OF ISLAND	\$ 9,297.00
24623	Note:	Outlets to be relocated to the front of under gables on either side of the island. As per Kitchen sketch and plan 	Each
*32 111133	1	- COUNTERTOP - QUARTZ - LEVEL 4 - ENSUITE BATHROOM - BED 2	\$ 900.00
25420	Note:		Each

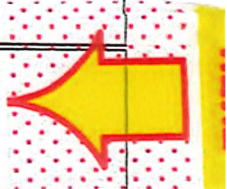
Vendor Initials:  Purchaser Initials: 

PREPARED BY: Samar Merhi
LOCKED BY:
PE 1,194-1
InvoiceSQL.rpt 16May20

CONSTRUCTION SCHEDULING APPROVAL	
PER:	_____
DATE:	_____



NON STANDARD EXTRAS (680)			
Rathwell Landing - Phase 2			
PURCHASER: Maedeh Yazdani-Varzaneh		Printed 12- Nov-20 12:20 pm	
LOT NUMBER	PHASE	HOUSE TYPE	CLOSING DATE
264	2	1086 THE STEEL ELEV B - WALK OUT BASEMENT	14-Sep-21
ITEM	QTY	EXTRA / CHANGE	PRICE
*33 82592	1	- COUNTERTOP - QUARTZ - LEVEL 2 - ENSUITE BATHROOM - OPT 5PC	*\$ 1,430.00
25418	Note:		Each
*34 82597	1	- COUNTERTOP - QUARTZ - LEVEL 2 - JACK & JILL BATHROOM	*\$ 1,434.00
25416	Note:		Each
*35 111107	1	- COUNTERTOP - QUARTZ - LEVEL 2 - BASEMENT BATHROOM	*\$ 715.00
25419	Note:		Each
*36 1101	1	- ENSUITE BATH - LOWER CABINETS - BANK OF DRAWERS (4 DRAWERS)	*\$ 749.00
24628	Note: In between sinks in 5pc ensuite bathroom.		Each
*37 53	*1 - FOYER - TILE - FLOOR - UPGRADE - SILVER -- FOYER (1) - SILVER		*\$ 328.00
24967	Note:		Each
*38 53	*1 - POWDER ROOM - TILE - FLOOR - UPGRADE - SILVER -- POWDER ROOM (3) - SILVER		*\$ 223.00
24968	Note:		Each
*39 53	*1 - MUDROOM - TILE - FLOOR - UPGRADE - SILVER -- MUD / LAUNDRY ROOM (6) - SILVER		*\$ 613.00
24969	Note:		Each
*40 53	*1 - ENSUITE BATH - TILE - FLOOR - UPGRADE - SILVER -- ENSUITE BATHROOM 3 - SILVER		*\$ 175.00
24970	Note:		Each
41	1 - KITCHEN - KITCHEN BACKSPLASH - GOLD CERATEC - 12'X24' GLAMOUR CALACATTA POLISHED IN 1/3 BRICK PATTERN INCLUDING BEHIND THE CHIMNEY HOOD FAN		\$ 1,528.00
25415	Note: <i>Horizontal offset</i> <i>As per Wall Tile Sketch and Kitchen Sketch.</i>		Each
42	1 - ENSUITE BATH - UPGRADE STD WALL TILES ON TUB SURROUND TO SILVER SERIES FLOOR TILES		\$ 340.00
24636	Note: <i>including deck</i> <i>Horizontally Stacked as per Wall Tile Sketch and plan</i>		Each
*43 69	*1 - ENSUITE BATH - TILE - WALL - UPGRADE - SILVER -- SHOWER SURROUND - ENSUITE BATHROOM - OPTIONAL (20) - SILVER		*\$ 499.00
24637	Note:		Each
44 28848	2 - - CERAMIC TILE - GROUT COLOR PER COLOUR		\$ 150.00
24638	Note:		



DS
MY
DS
MY

Vendor Initials: *[Signature]* Purchaser Initials: *[Signature]*

PREPARED BY: Samar Merhi
LOCKED BY:
PE 1,194-2
InvoiceSQL.rpt 16May20

CONSTRUCTION SCHEDULING APPROVAL
PER: _____
DATE: _____



NON STANDARD EXTRAS (680)
Rathwell Landing - Phase 2

PURCHASER: Maedeh Yazdani-Varzaneh

Printed: 12 Nov-20 12:20 pm

LOT NUMBER	PHASE	HOUSE TYPE	CLOSING DATE	
264	2	1086 THE STEEL ELEV B - WALK OUT BASEMENT	14-Sep-21	
ITEM	QTY	EXTRA / CHANGE	PRICE	INTERNAL USE
45	1	- UNDERPAD - LEVEL 1 - ALL BEDROOMS AND STAIRS TO BASEMENT	\$ 850.00	Each
24639	Note:			
*46	1	- KITCHEN - KITCHEN FAUCET - DELTA TRINSIC 9159 - AR - DST	*\$ 560.00	Each
28789				
24641	Note:			
*47	6	- BATHROOM SINK - AMERICAN STANDARD BOXE UNDERMOUNT SINK 0315 - 000	*\$ 1,530.00	
56196				
24642	Note:	Spiece ensuite + jack & jill bathroom + Bedroom #2 bathroom + Basement Bathroom. POWDER ROOM Only available with Solid Surface Countertops		
*48	6	- BATHROOMS - DELTA TRINSIC SINGLE HANDLE HIGH - ARC LAVATORY FAUCET 559HA - DST	*\$ 1,530.00	
28667				
24643	Note:	powder room + Spiece ensuite bathroom + jack and jill bathroom + bedroom #2 bathroom + basement bathroom POWDER ROOM		
*49	1	- ENSUITE BATH - BATHROOMS - DELTA VERO SHOWER FAUCET T17253	*\$ 407.00	Each
28674				
24644	Note:	Spiece ensuite.		
*50	1	- ENSUITE BATH - BATHROOMS - DELTA TRINSIC ROMAN TUB FAUCET WITH HANDHELD T4759 CHROME	*\$ 873.00	Each
104455				
24645	Note:	Spiece ensuite		
51	1	- POWDER ROOM - DELETE STD PEDESTAL SINK AND PROVIDE FOR AN APPROX 30" WIDE VANITY C/W STD SINK AND QUARTZ LEVEL 2 COUNTERTOP	\$ 1,418.00	Each
25156	Note:	NOTE CHANGE COUNTER TOP LEVEL 2 QUARTZ		
*52	1	- KITCHEN - KITCHEN SINK - FRANKE TECHNA TCX120-29 DOUBLE BOWL STAINLESS STEEL UNDERMOUNT SINK	*\$ 1,026.00	Each
56187				
25313	Note:	Only available with Solid Surface Countertops		
*53	1	- HARDWOOD - LAUZON ENGINEERED HARDWOOD - 6-1/4" ESTATE STAINED - STANDARD AREAS	*\$ 7,627.00	Each
78601				
25314	Note:	As per plan Natural White Oak		DS MY
*54	1	- KITCHEN/DINETTE - HARDWOOD - LAUZON ENGINEERED HARDWOOD - 6-1/4" ESTATE STAINED - KITCHEN / DINETTE (OPT KITCHEN #1 LAYOUT)	*\$ 2,572.00	Each
78216				
25315	Note:	As per plan Natural White Oak		DS MY
*55	1	- OFFICE - HARDWOOD - LAUZON ENGINEERED HARDWOOD - 6-1/4" ESTATE STAINED - OFFICE	*\$ 2,241.00	Each
78219				
25316	Note:	As per plan Natural White Oak		DS MY
56	1	- BASEMENT - REC ROOM - SUPPLY AND INSTALL STD SERIES CERAMIC FLOOR TILE FROM IN FRONT OF THE WET BAR AND UP TO THE STEEL POST SEE SKETCH	\$ 1,900.00	Each
25410	Note:			

Vendor Initials: Purchaser Initials:

PREPARED BY: Samar Merhi
LOCKED BY:
PE 1,194-3
InvoiceSQL.rpt 16May20

CONSTRUCTION SCHEDULING APPROVAL	
PER:	
DATE:	



NON STANDARD EXTRAS (680)
Rathwell Landing - Phase 2

PURCHASER: Maedeh Yazdani-Varzaneh

Printed: 1-Dec-20 12:02 pm

LOT NUMBER	PHASE	HOUSE TYPE	CLOSING DATE
264	2	1086 THE STEEL ELEV B - WALK OUT BASEMENT	14-Sep-21
M QTY EXTRA / CHANGE		PRICE	INTERNAL USE
13	1 - GREAT ROOM - FIREPLACE TILE - INSTALL UPGRADED CERAMIC TILE CERATEC PAVE WALL DOLEM CORDA 1120 4.3"X 17.7 FROM WALL TO WALL AND UP TO UNDERSIDE OF SECOND STOREY WINDOWS (APPROX 15FT WIDE X 9'9" HIGH) Horizontally Stacked Note: As per Wall Tile Sketch and Exterior Fireplace Sketch	\$ 5,524.00	Each
14	1 - KITCHEN - DELETE ITEM # 15 KITCHEN OPTIONAL KITCHEN LAYOUT 1 - BUILDER'S STANDARD Note: See item 29 for upgraded cabinetry	-\$971.00	Each
95	1 - GREAT ROOM - RAISE FIREPLACE APPROX 12" FROM FLOOR Note: As per Sketches	\$ 150.00	Each
69	1 - BASEMENT - Add 1PC ROUGHIN C/W WATERLINES, DRAIN AND VENTING FOR FUTURE SINK - AS PER Basement Sketch Note:	\$ 576.00	Each
36	1 - BASEMENT - UPGRADE THE STD UNDERPAD TO LEVEL 1 IN THE REC ROOM AND BEDROOM Note: As per Basement Flooring Sketch	\$ 570.00	Each
014 82	1 - KITCHEN - GAS LINE FOR RANGE C/W 120V OUTLET. DELETE THE MICROWAVE HOODFAN AND ADJUST UPPER CABINETRY TO ACCOMODATE A BASIC WHITE HOODFAN AND ADJUST ELECTRICAL Note: Does not include venting changes or connection. New dedicated outlet to be added for a microwave seperately. See item 28	\$ 396.00	Each
3 153 44	1 - GREAT ROOM - 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 ToElectronics And/Or Wall Décor Installed Above The Fireplace, The Purchaser(s) Acknowledge(s) That The Builder Recommends Install of Fireplace Fan	\$ 0.00	Each
70	1 - - DELETE ITEM 13 BASEMENT - ADD WET BAR Note:	-\$3,543.00	Each
71	1 - BASEMENT - ADD APPROX 7 FEET OF STD SERIES LOWER CABINETS BESIDE A SPACE FOR A FUTURE FRIDGE As per Basement SKETCH Note:	\$ 3,543.00	Each

Sub Total	\$58,520.00
HST	\$0.00
Total	\$58,520.00



APPROVED BY: Samar Merhi
DATED BY:
[Signature]
194-4
QL.rpt 16May20

Vendor Initials: [Signature] Purchaser Initials: [Signature]

CONSTRUCTION SCHEDULING APPROVAL

PER: _____

DATE: _____

NON STANDARD EXTRAS (680)

Rathwell Landing - Phase 2

PURCHASER: Maedeh Yazdani-Varzaneh

Printed: 12 Nov-20 12:20 pm

LOT NUMBER	PHASE	HOUSE TYPE	CLOSING DATE
264	2	1086 THE STEEL ELEV B - WALK OUT BASEMENT	14-Sep-21

ITEM	QTY	EXTRA / CHANGE	PRICE	INTERNAL USE
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Payment Summary

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

PURCHASER:

Maedeh Yazdani-Varzaneh

12-Nov-20

DATE

VENDOR:

PER: Valecraft Homes Limited

December 1, 2020

DATE:

PREPARED BY: Samar Merhi

LOCKED BY:

PE 1,194-5

InvoiceSQL.rpt 16May20

CONSTRUCTION SCHEDULING APPROVAL

PER: _____

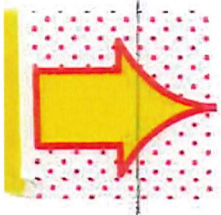
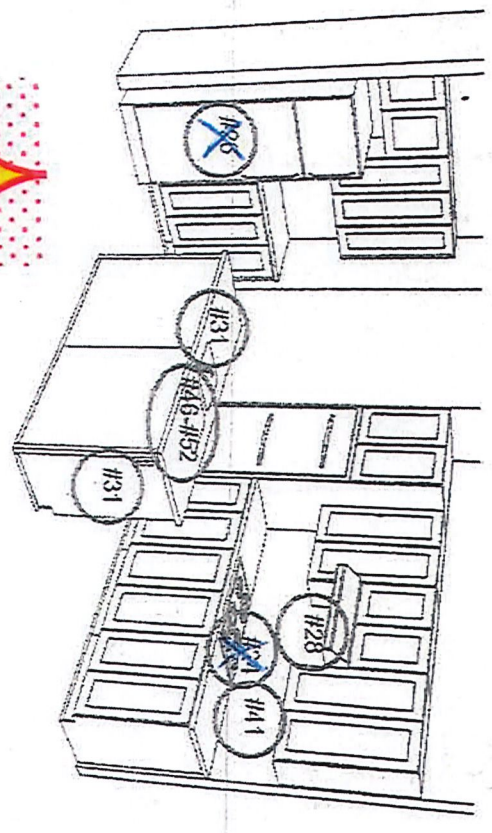
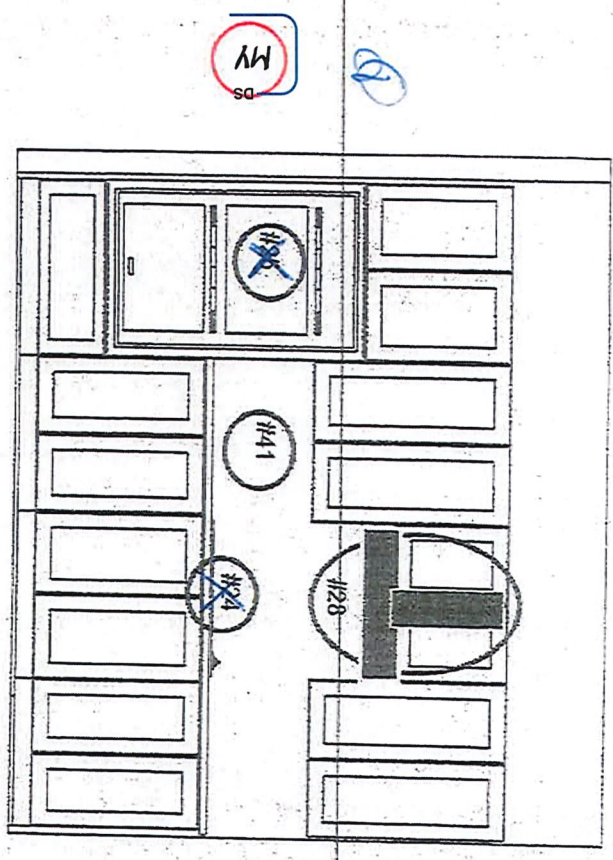
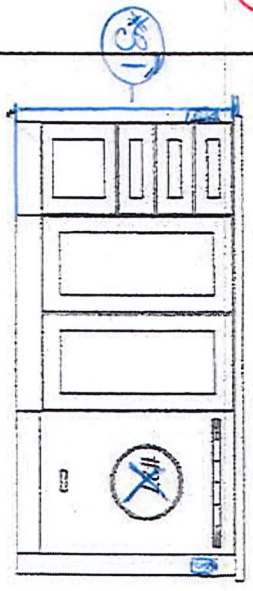
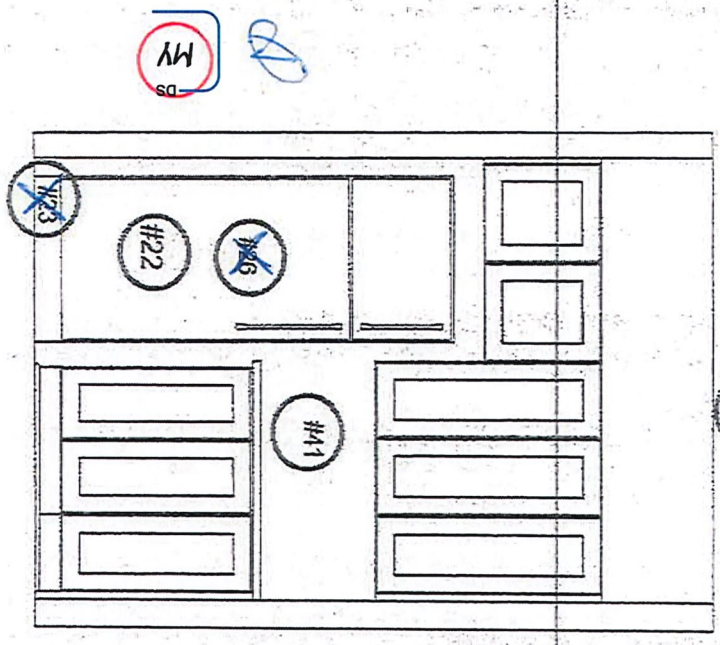
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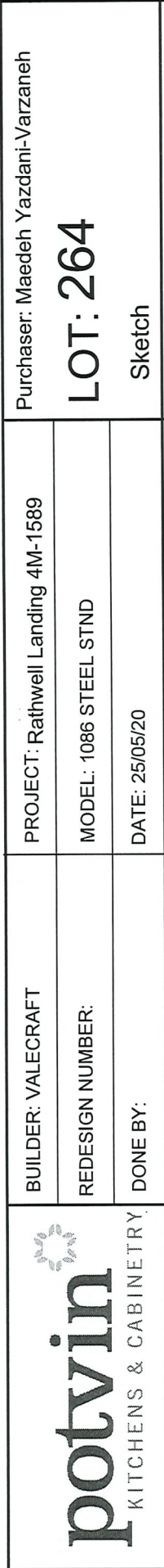



BUILDER: VALECRAFT	PROJECT: Ralhwel Landing 4M-1589	Purchaser: Maaden Yazdani-Varzaneh
REDESIGN NUMBER:	MODEL: 1006 STEEL STND	LOT: 264
DONE BY:	DATE: 25/05/20	


PLEASE APPROVE
KITCHEN OPT. 1 - #129


Sketch







	BUILDER: VALECRAFT	PROJECT: Rathwell Landing 4M-1589	Purchaser: Maedeh Yazdani-Varzaneh LOT: 264 Sketch
	REDESIGN NUMBER:	MODEL: 1086 STEEL STND	
	DONE BY:	DATE: 25/05/20	

	BUILDER: VALECRAFT	PROJECT: Rathwell Landing 4M-1589	Purchaser: Maedeh Yazdani-Varzaneh LOT: 264 Sketch
	REDESIGN NUMBER:	MODEL: 1086 STEEL STND	
	DONE BY:	DATE: 25/05/20	

	BUILDER: VALECRAFT	PROJECT: Rathwell Landing 4M-1589	Purchaser: Maedeh Yazdani-Varzaneh LOT: 264 Sketch
	REDESIGN NUMBER:	MODEL: 1086 STEEL STND	
	DONE BY:	DATE: 25/05/20	

	BUILDER: VALECRAFT	PROJECT: Rathwell Landing 4M-1589	Purchaser: Maedeh Yazdani-Varzaneh LOT: 264 Sketch
	REDESIGN NUMBER:	MODEL: 1086 STEEL STND	
	DONE BY:	DATE: 25/05/20	

	BUILDER: VALECRAFT	PROJECT: Rathwell Landing 4M-1589	Purchaser: Maedeh Yazdani-Varzaneh LOT: 264 Sketch
	REDESIGN NUMBER:	MODEL: 1086 STEEL STND	
	DONE BY:	DATE: 25/05/20	

****DIMENSIONS SUBJECT TO CHANGE DEPENDING ON SITE CONDITIONS****

JACK & JILL

Plan View Dimensions: 1775 (total width), 425 (left section), 875 (middle section), 425 (right section), 25 (top section), 25 (bottom section).

Elevation View: Vanity with mirror and cabinets.

ENSUITE

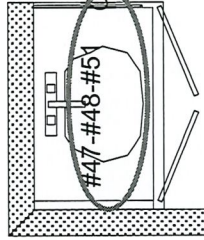
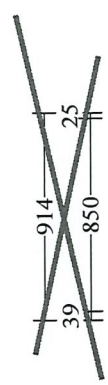
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Elevation View: Vanity with mirror and cabinets.

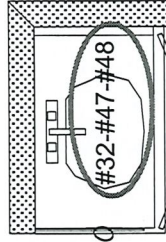
POWDER ROOM - NOT TO SCALE

Plan View Dimensions: 914 (total width), 25 (left section), 850 (middle section), 39 (right section).

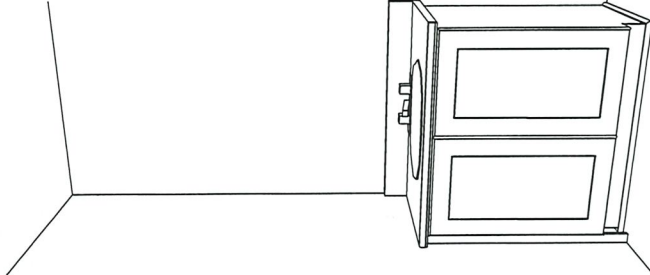
Elevation View: Vanity with mirror and cabinets.



POWDER ROOM - NOT TO SCALE



POWDER ROOM - NOT TO SCALE



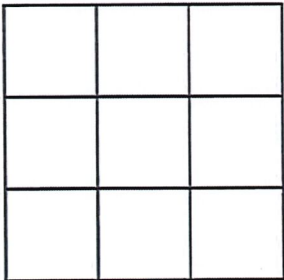


Valecraft
Homes Ltd.

Tile Installation Options

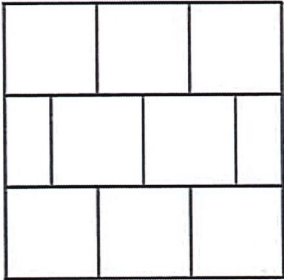
FLOOR TILE

Standard square

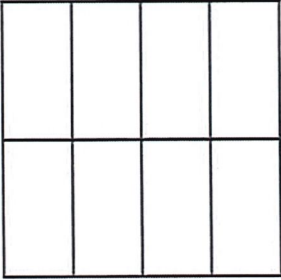


- Jack & Jill Bathroom
- Bed #2 Bathroom
- Basement Bathroom
- Basement Wet Bar Area

Square brick

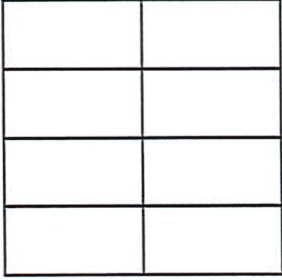


Rectangular front to back of the house



Powder Room
Mud Room
En suite Bathroom

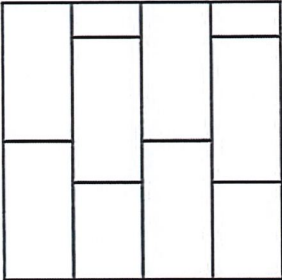
Rectangular side to side of the house



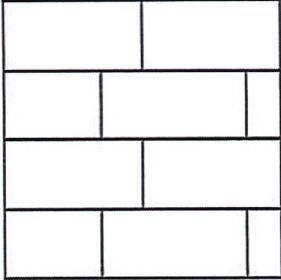
- Foyer

DS
MY

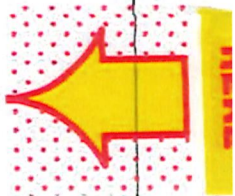
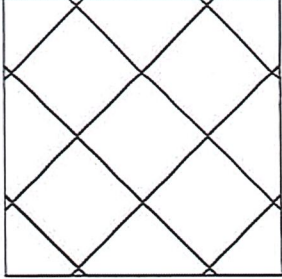
Rectangular 1/3 staggered front to back of the house



Rectangular 1/3 staggered side to side of the house



45 degree



MY

Project: Rathwell Landing
Plan #: 4M-1589
Lot: 264
Model: 1086 - Steel

Purchaser: Maedeh Yazdani-Varzaneh
Purchaser:
Date: November 12, 2020
Upgrade #: 5, 37, 38, 39, 40, 56

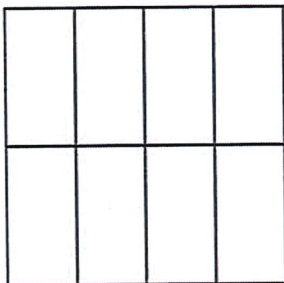


Valecraft
Homes Ltd.

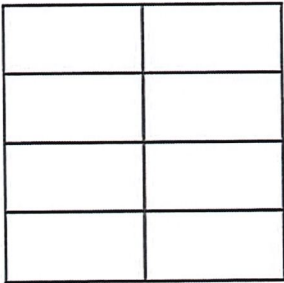
Tile Installation Options

WALL TILE

Vertical stacked

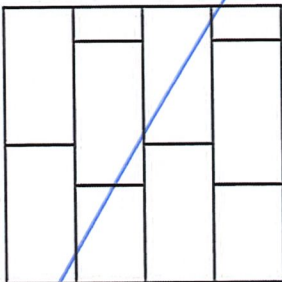


Horizontal stacked

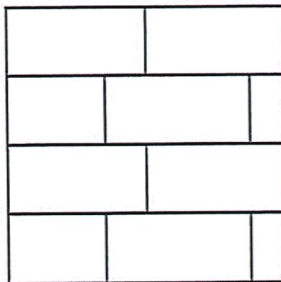


- Ensuite Bathroom
- Main Jack & Jill Bath
- Bed #2 Bathroom
- Basement Bathroom
- Fireplace

Vertical 1/3 offset brick

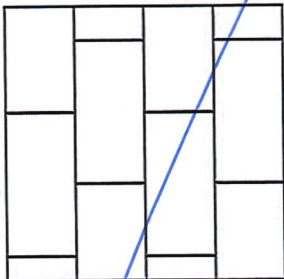


Horizontal 1/3 offset brick

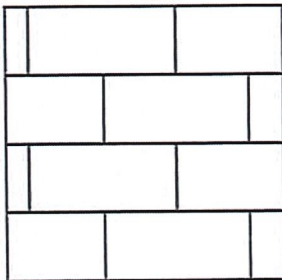


- Kitchen

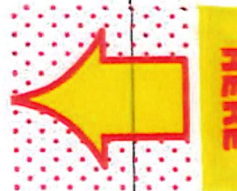
Vertical brick



Horizontal brick



- Kitchen



See 680 + Sketches
Dated Dec 18/20

Project: Rathwell Landing

Plan #: 4M-1589

Lot: 264

Model: 1086 - Steel

Purchaser: Maedeh Yazdani-Varzaneh

Purchaser:

Date: NOVEMBER 12, 2020

Upgrade #: 41, 5, 42, 43



Valecraft
Homes Ltd.

Standard Edge Profiles for Granite & Quartz

Eased Edge

1/4 Bevel

1/2 Bevel

3/4 Bevel

Pencil Top Only
with Square Bottom

Pencil Top and Bottom

1/2 Bullnose

Full Bullnose

- Kitchen
- Jack n Jill Bathroom
- Master En-suite Bathroom
- Basement Bathroom
- Bedroom #2 En-suite
- Powder Room

MY

Q

Project: Rathwell Landing

Plan #: 4M-1589

Lot: 264

Model: 1086 - Steel

Purchaser: Maedeh Yazdani-Varzaneh

Purchaser:

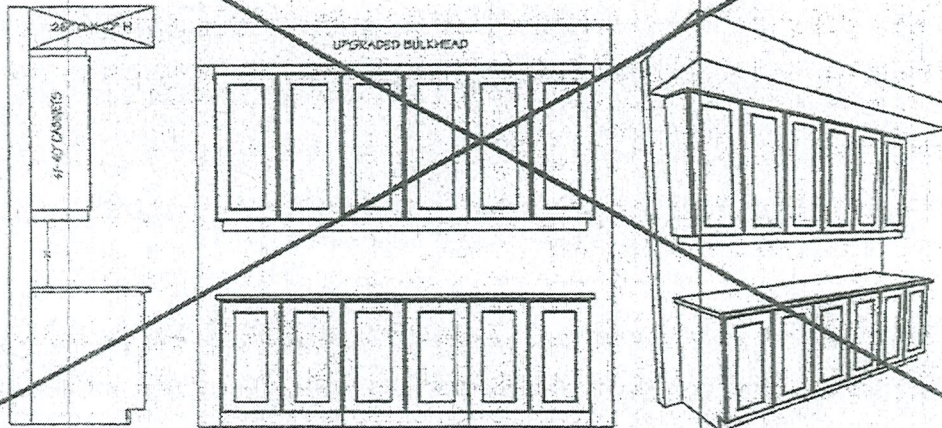
Date: November 12, 2020

Upgrade #: 31, 32, 33, 34, 35, 51

OPTIONAL KITCHEN CABINET CROWN MOULDING, FILLER & **UPGRADE** BULKHEAD DETAILS

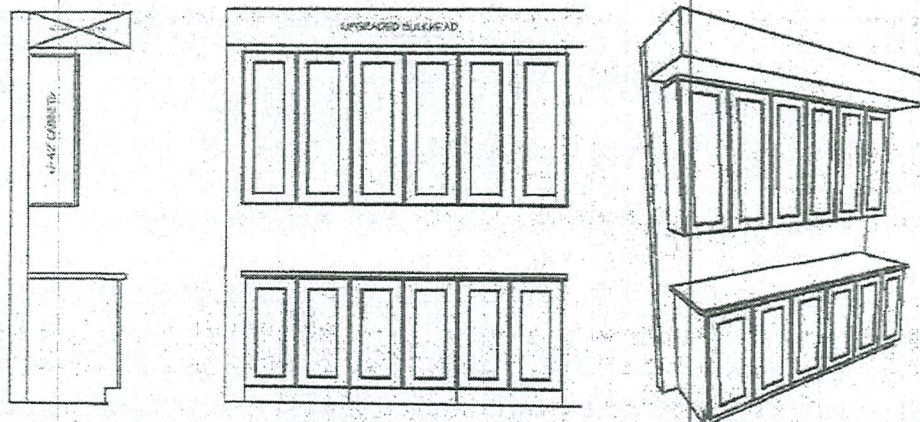
~~UPC9-1C Upgrade #: _____~~

- Includes upgrade to 40" uppers with filler detail & valence on upper kitchen cabinetry. Raised approx. 2" to upgraded bulkhead.



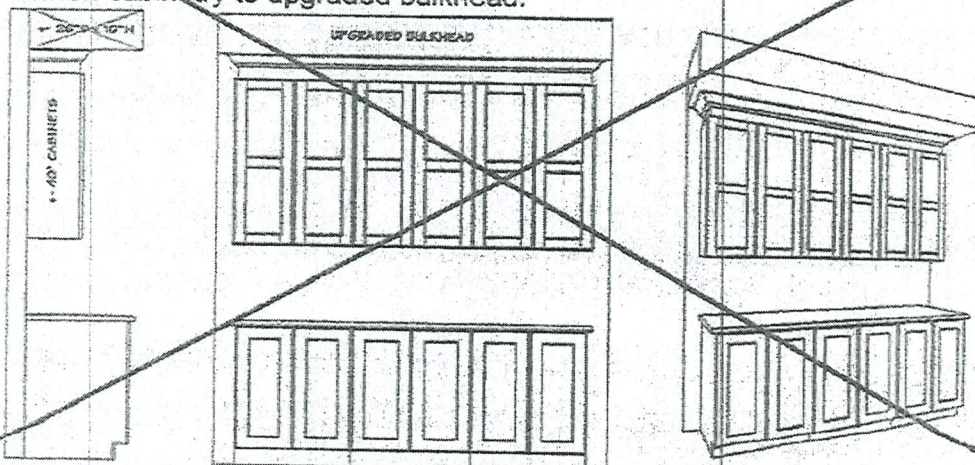
UPC9-2B Upgrade #: 30

- Includes upgrade to 42" uppers with filler detail on upper kitchen cabinetry to upgraded bulkhead.



~~UPC9-3A Upgrade #: _____~~

- Includes upgrade to 40" uppers with crown moulding & filler detail on upper kitchen cabinetry to upgraded bulkhead.



Site: Rathwell Landing

Purchaser: Maedeh Yazdani-Varzaneh

Plan No: 4M-1589

Lot: 264

Date: November 12, 2020

Purchaser:

Sketch - Basement

RL 264

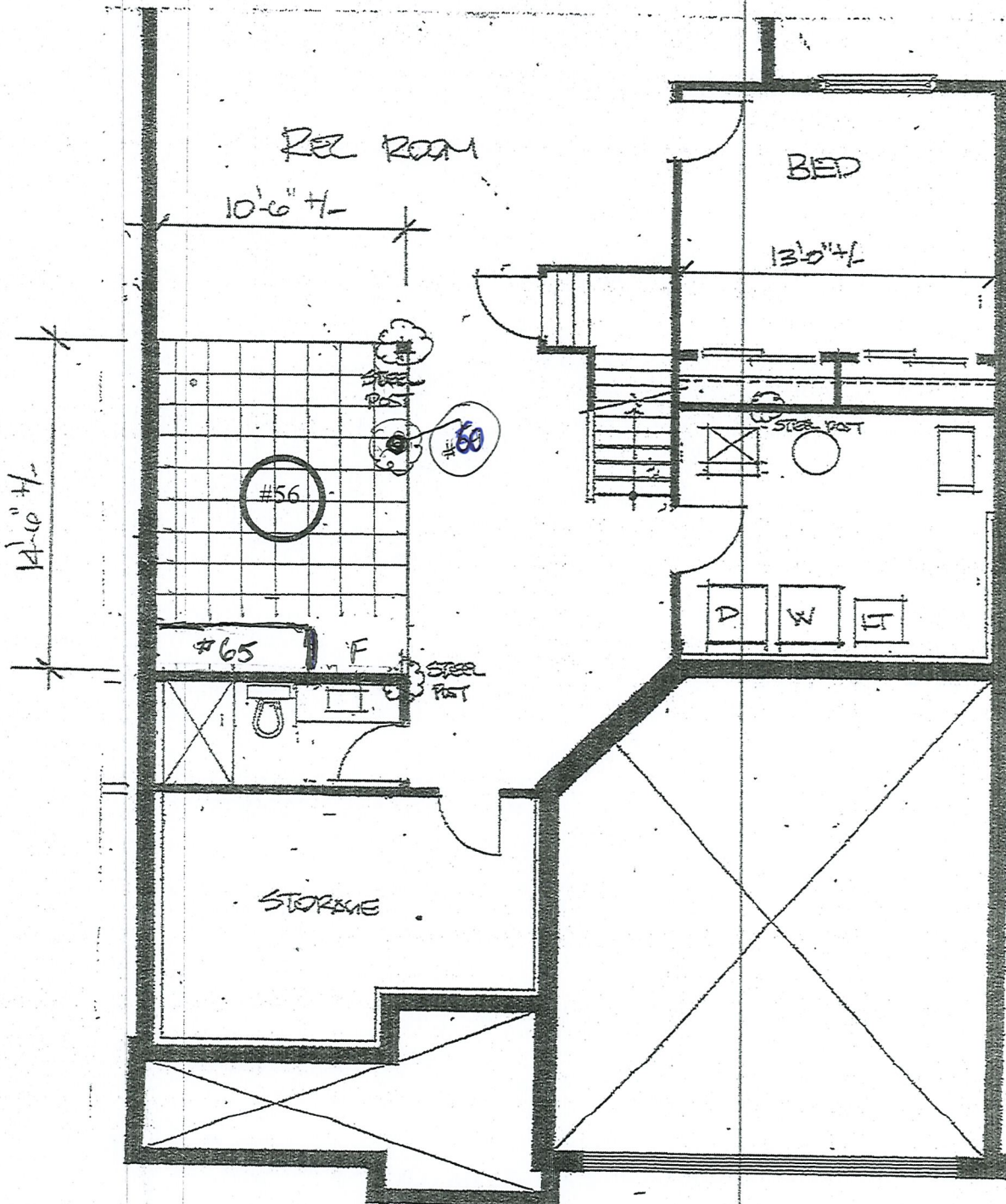
INV # 1194

ITEM # 56, ⁶⁰59, 65

Maedeh Yazdani-Varzaneh
November , 2020

mp

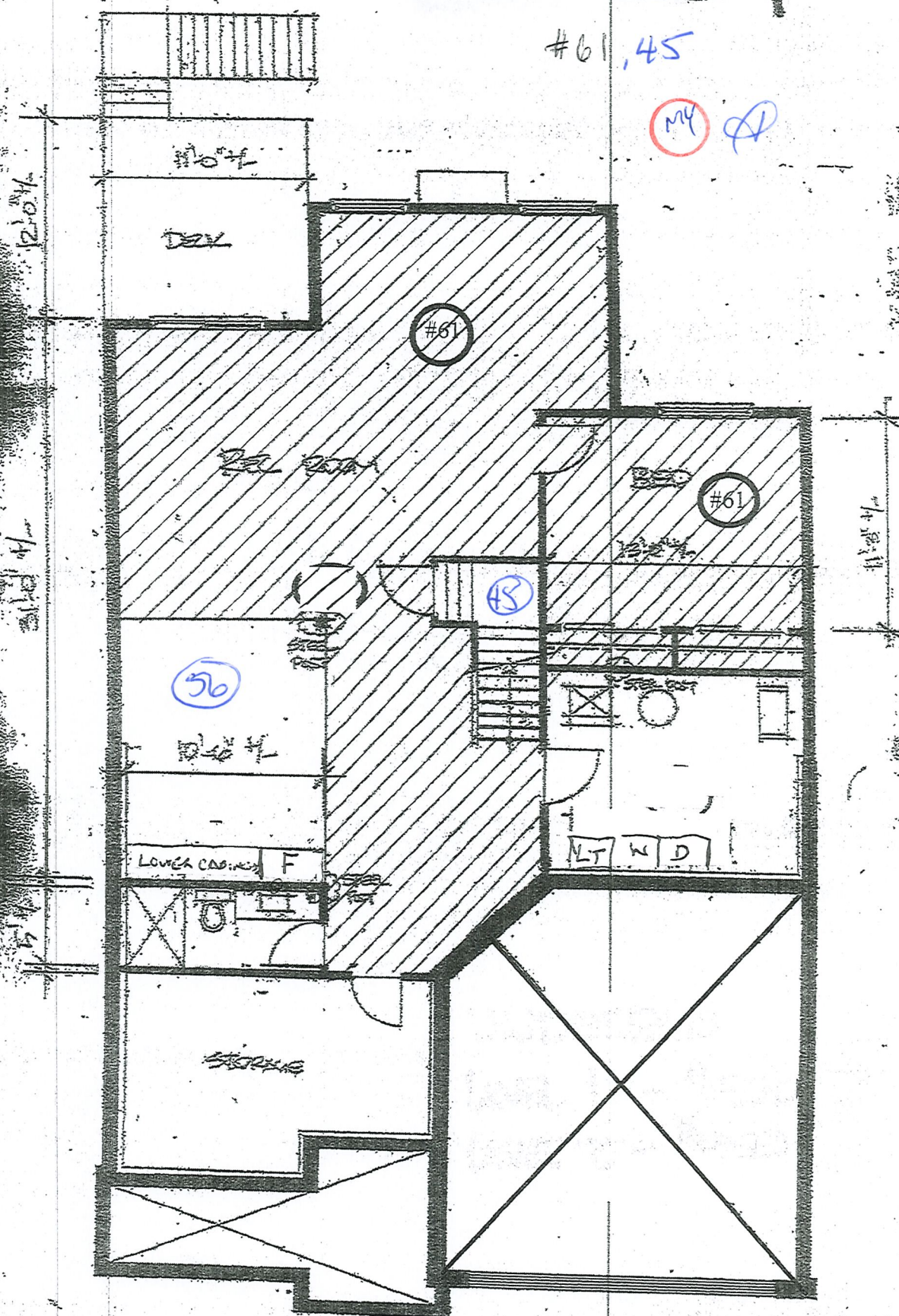
✓



Ds
00130/20

#61,45

my A



Sketch - Basement Flooring

Plan 4M-1589

Lot: 264

Purchaser Maedeh Yazdani-Varzaneh

November , 2020

COPY

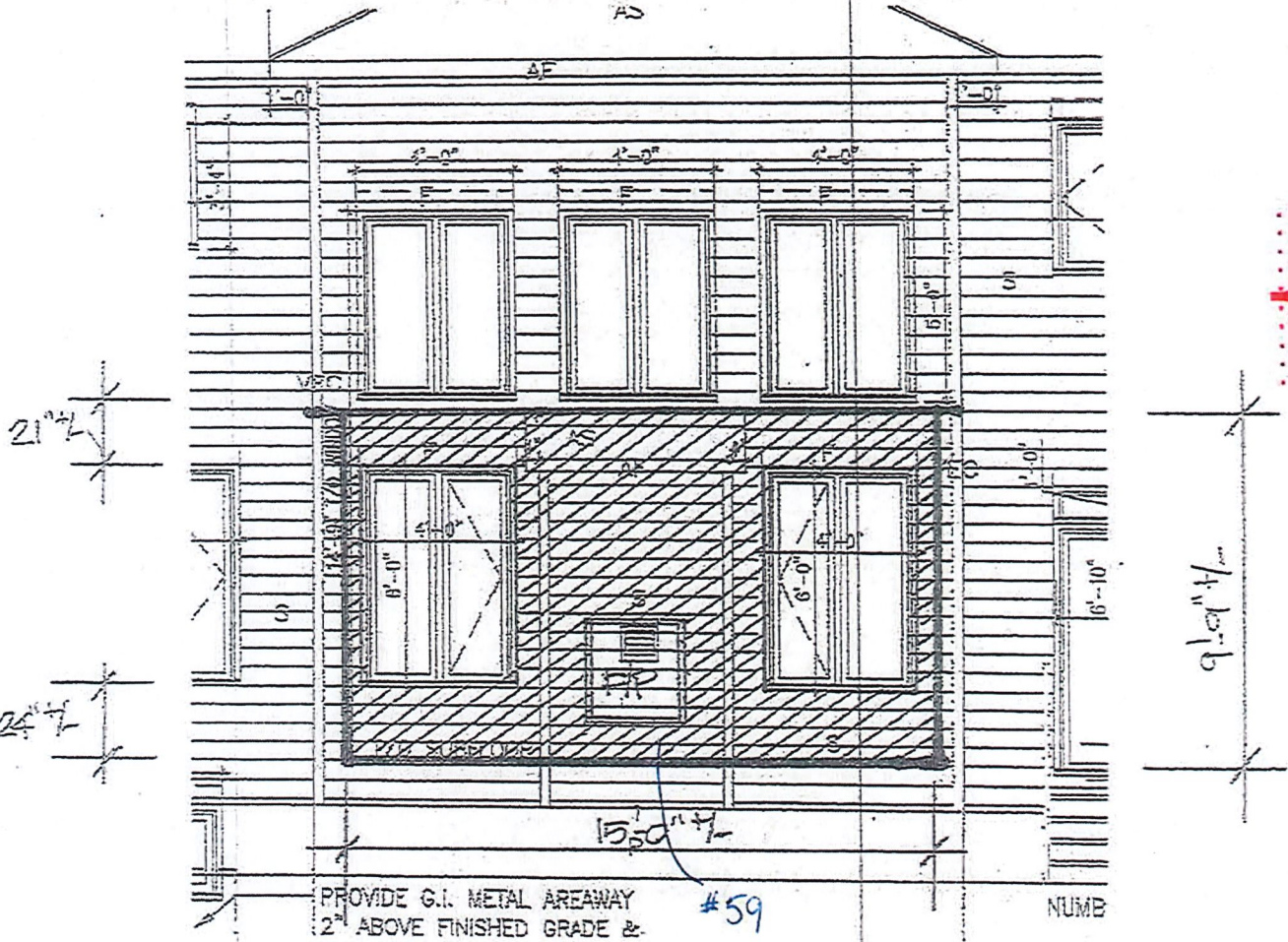
Sketch

RL 264
INV # 1194
ITEM #57 59

Maedeh Yazdani-Varzaneh
November 12, 2020

Note: to show
location of Ceramic
tiles in Great Room
Only.

DS
MY



MODEL 1086

MY

DS
001 30/20



MODEL 1086

Purchaser: Maedeh Yazdani-Varzeneh

Site: rathwell landing

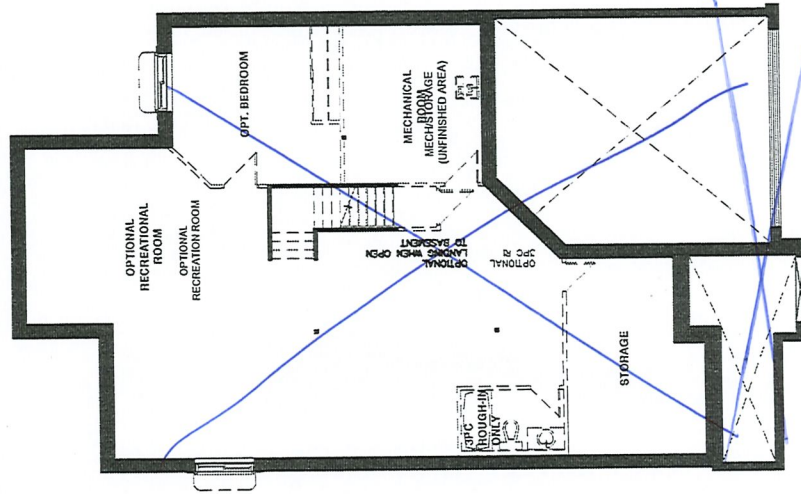
Plan No.: 4M-1589

Purchaser:

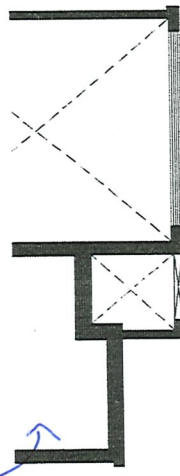
lot: 264

Date: Nov 12, 2020

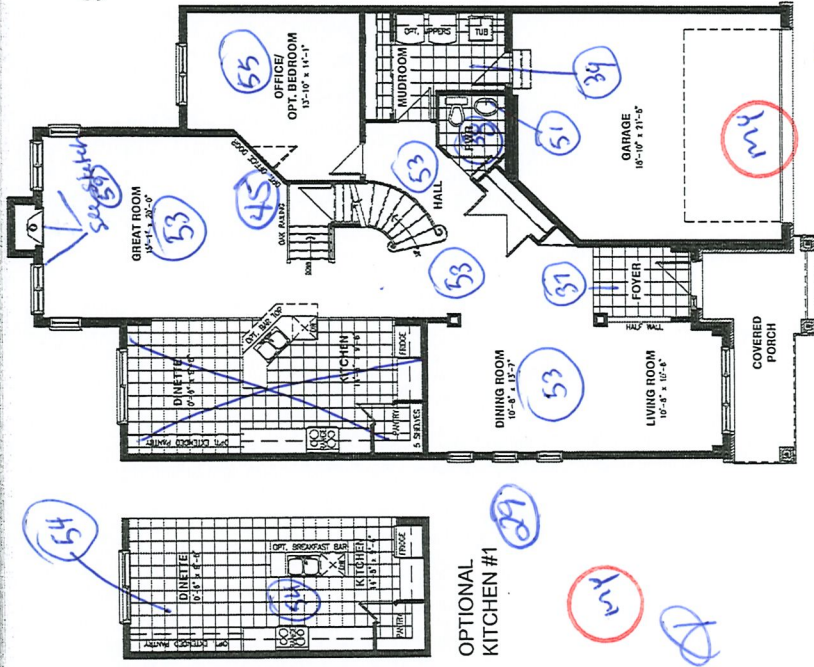
sketch



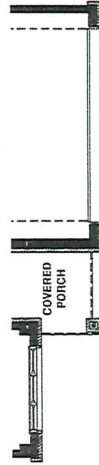
BASEMENT FLOOR - ELEVATION A & C



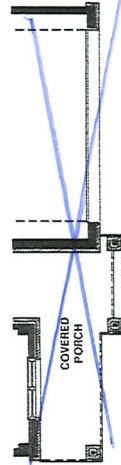
BASEMENT FLOOR - ELEVATION B



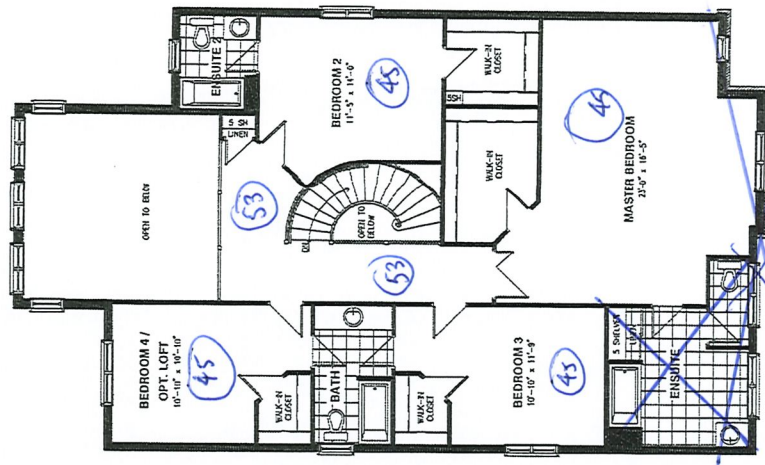
GROUND FLOOR - ELEVATION A



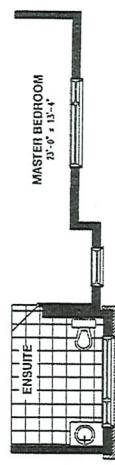
GROUND FLOOR - ELEVATION B



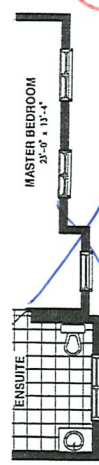
GROUND FLOOR - ELEVATION C



SECOND FLOOR - ELEVATION A



SECOND FLOOR - ELEVATION B



SECOND FLOOR - ELEVATION C

All dimensions are approximate. Exterior illustrations are artist concepts only and may not be as shown. E & OE, plans, materials and specifications are subject to change without notice. Actual useable floor space may vary from the stated floor area. *Note: Number of steps varies due to siting/grading. E & O.E. 07/03/2020-1

E. & O.E. 07/03/2020-1

**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 12, 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 12 day of November, 2020.


Purchaser

Valecraft Homes Limited

Purchaser


Per: _____


Date: _____

Lot #: 264 Plan 4M-1589

Project: **Rathwell Landing**

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, Maedeh Yazdani-Varzaneh 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: 264

(Signature)



(Date)

November 12, 2020

(Signature)

(Date)

November 12, 2020

Schedule "W4"
Granite & Variegated Quartz Colour Variation

Purchaser's name: Maedeh Yazdani-Varzaneh Lot no: 264 Plan #: 4M-1589
Purchaser's name: _____ Project: RATHWELL LANDING
Home Phone: 613-408-1678 Model: 1086 Steel "B" W/O" Rev.
Work Phone: _____ Closing Date: September 14, 2021
E-Mail (1): Maya.yazdani@outlook.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, Maedeh Yazdani-Varzaneh
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: 264

Purchaser  Date: November 12, 2020

Purchaser _____ Date: November 12, 2020

 Date: December 1, 2020
Valecraft Homes Limited

Appointment date given: _____ Spoke with/left message: _____

Time scheduled: _____ Date & Time: _____