

# SCHEDULE "A"

## DEERFIELD VILLAGE 2 COVENANTS, RESTRICTIONS AND NOTICES

Attached to and forming Part of this Agreement of Purchase and Sale for

Unit S17 Level: 2 Builder's Reference No: S17

Municipal Address: 725-I Dearborn Private

Plan No: Part of Block 147, Plan 4M-1290, in the City of Ottawa, in the Province of Ontario (the "Real Property").

I/We acknowledge the following:

### Municipal Covenants

1. The owner agrees that all purchase and sale agreements for the whole or any part of a lot/block on the Plan of Subdivision shall contain the following clauses which shall be incorporated in all Transfers/Deeds from the Owner so that the clauses shall be covenants running with the lands for the benefit of the lands in the Subdivision:
  - (a) 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 his part, the Director, Infrastructure Services 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, Planning and Infrastructure Approvals may cause the damage to be repaired and shall recover the costs of the repair plus 30 per cent of the cost for supervision and 30 per cent of the cost for administration under the *Municipal Act, 2001, S.O. 2001, c.25 as amended* 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 request nor will the City be required to issue a building permit(s) until all requirements with respect to underground Works, road base course and first lift of asphalt on which land fronts have been carried out and have received Approval of the Director, Infrastructure Services; such road has been connected by roads which are, at least, at a similar stage of completion, to the overall City road network and until the whole or such portion of the mass earth moving or general grading as the Director, Infrastructure Services deems necessary has been completed and approved. However, building permits may be issued if, in the sole opinion of the Director, Planning and Infrastructure Approvals, the aforementioned Works are proceeding satisfactorily, in which case, the Transferee shall not occupy nor permit the building(s) to be occupied except with the written consent of the Director, Infrastructure Services on being satisfied that the aforementioned Works are being carried out and Acceptance has been given to the aforementioned Works.
  - (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 recommending that the purchaser direct roof leaders to pervious areas where sufficient areas are available. Grassed areas receiving roof run-off should be at least equal to the contributing roof area, all of which shall be to the satisfaction of the Director, Infrastructure Services.
  - (d) The Transferee, for himself, his heirs, executors, administrators, successors, and assigns, covenants and agrees that he will not alter the slope of the lands described herein nor interfere with any drains established on the said lands, except in accordance with the established final Drainage and Grading Plan, without the written consent of the Director, Infrastructure Services, and further the purchaser will maintain any such alterations approved by the Director, Infrastructure Approvals.
  - (e) The Transferee, for himself, his heirs, executors, administrators, successors, and assigns, covenants and agrees that he will not plant poplar, alder, aspen, willow, elms which are subject to Dutch Elm disease, or maple trees of the fast growing variety (i.e. Silver and Manitoba) or other species as may be determined by the Director, Planning and Infrastructure Approvals within the lands to which this Agreement applies nor adjacent lands in its ownership.
  - (f) The City may, at any time, enter upon the lands for the purposes of inspection or restoration of the established Grade Control Plan and the cost of the City in performing any restoration work shall be paid to the City by the Owner of the lands upon which such restoration work was performed, within thirty (30) days of demand therefore by the City and failing payment as aforesaid, the cost shall be added to the tax roll and collected in like manner as municipal taxes. The express intent of this covenant is that the same shall run with the lands and will benefit all lands within the Subdivision by providing proper and adequate drainage.



Purchaser

Purchaser  
Page 1 of 5



Vendor



- (g) The Transferee for himself, his heirs, executors, administrators, successors and assigns, covenants and agrees that "No Dumping" is permitted on vacant lots or on adjacent lands including snow, grass cuttings, and landscape waste.
- (h) The Transferee for himself, his heirs, executors, administrators, successors and assigns, covenants and agrees that heat pumps, air-conditioning units, pool filters, sheds, and decks are building appurtenances and shall meet the minimum setback requirements established in the City's zoning by-law(s).
- (i) The Transferee, for himself, his heirs, executors, administrators, successors and assigns, covenants and agrees to have a Geotechnical Engineer licensed in the Province of Ontario complete a bearing surface inspection prior to the placement of concrete for all residential construction so as to ensure that a suitable subgrade has been prepared.
- (j) The Transferee, for himself, his heirs, executors, administrators, successors and assigns, covenants and agrees to have a Geotechnical Engineer licensed in the Province of Ontario complete a review of the design for proposed in-ground swimming pools to ensure the recommendations outlined in Section 2.13 of the Geotechnical Report on Subsurface Investigations for the Lester Road and Albion Road properties (Lester Road Subdivision) to Canada Lands Company prepared by **McRostie** Genest St-Louis & Associates Ltd., Report No. SF4892 dated March 2, 2005 have been adhered to.
- (j) The Transferee, for himself, his heirs, executors, administrators, successors, and assigns, covenants and agrees that individual curbside waste collection and/or recycling collection for properties fronting onto any private street may not be provided by the City, and that waste collection and/or recycling collection by the City for such properties may take place at common collection pad(s) provided by the Owner.
- (l) The Transferee, for himself, his heirs, executors, administrators, successors, and assigns, covenants and agrees that all Lots and Blocks on the Plan have portions of the rear yards that are used for on-site storage of infrequent storm events. Pool installation and or/grading alterations on some of the Lots may not be permitted. Revisions to the approved Subdivision Stormwater Management Plan Report may be required to study the possibility of pool installation and/or grading alterations on any individual lot.
- (m) The Transferee, for himself, his heirs, executors, administrators, successors, and assigns, covenants and agrees that any row dwelling is advised that any obstructions and/or encroachments are prohibited within the 1.2 metre wide rear yard access easements.
- (n) The Transferee, for himself, his heirs, executors, administrators, successors, and assigns, covenants and agrees that any person who, prior to draft approval, entered into a purchase and sale agreement with respect to lots or blocks created by this Subdivision, shall be permitted to withdraw from such agreement without penalty and with full refund of any deposit paid.
- (o) The Transferee, for himself, his heirs, executors, administrators, successors, and assigns, covenants and agrees that no fast growing trees shall be planted and that all trees pursuant to the approved Streetscape Plan shall be pruned and watered to prevent the dewatering of any sensitive clay soils.

**Notice to Purchasers**

- 2. The Owner agrees that all purchase and sale agreements for the whole or any part of a lot/block on the Plan of Subdivision shall contain the following clauses:
  - (a) The purchaser acknowledges that a fire hydrant may be located or relocated at any time in front of any lot/block on the Plan of Subdivision to the satisfaction of the Director, Infrastructure Services.
  - (b) The purchaser acknowledges that no driveway shall be located within 3.0m of a fire hydrant and that no objects, including vegetation shall be placed or planted within a 3.0m corridor between a fire hydrant and the curb, nor a 1.5m radius beside or behind a fire hydrant.
  - (c) The Purchaser acknowledges that school accommodation problems exist in the Ottawa-Carleton District School Board schools designated to serve this Subdivision, and that at the present time this problem is being addressed by the utilization of portable classrooms at local schools and/or by directing students to schools outside the community.
  - (d) The Transferee, for himself, his heirs, executors, administrators, successors, and assigns, covenants and agrees that the postal service may be delivered by way of community mailboxes, which shall be located to the satisfaction of Canada Post.

Purchaser

Purchaser

Vendor



- (e) The purchaser of any lot or block fronting on a street in which a sidewalk is proposed to be installed acknowledges that he has been supplied with and reviewed a plan showing the proposed locations, types, size and dimensions within the boulevard of any sidewalk abutting the said lot or block. The purchaser hereby acknowledges signing a copy of the said plan as confirmation that he has reviewed the plan and is aware of the contents of the plan. The said plan shall form part of the purchase and sale agreement. The purchaser further acknowledges that the information identified on the said plan is the proposed information in respect to the lot or block and is subject to change through the City's approval process.
- (d) The Purchaser of any lot or block abutting a boundary of residential lots and blocks, ravine lands, public walkways, drainage channels, land flow corridors parks or any other lands which may be specified by the Director of Parks and Recreation of the City are advised that no gates will be permitted in the fence without the express permission of the Director, Parks and Recreation and/or Director, Surface Operations.
- (f) The purchaser of any lot or block hereby acknowledges that he has been advised of:
- (i) an approved general plan of services required to be provided by the Owner pursuant to the Subdivision Agreement for the lot or block.
  - (ii) the proposed location of the potential bus routes including temporary bus routes, possible bus shelters and pads and paved passenger standing areas at bus stops.
  - (iii) the proposed location for the community mailboxes within the Subdivision.
  - (iv) the proposed grading and landscaping for the lot or block.
  - (v) the proposed driveway location.
  - (vi) The proposed location of any streetlights, hydro transformers and utility pedestals abutting the lot.
  - (vii) The approved zoning map for the Subdivision.
  - (viii) some of the rear yards within this Subdivision are used for on-site storage of infrequent storm events. Pool installation and/or grading alterations on some of the lots may not be permitted and/or revisions to the approved Subdivision Stormwater Management Plan Report may be required to study the possibility of pool installation on any individual lot.
- (g) The purchaser further acknowledges that the information he has been advised of, as described in the above paragraph, is subject to change through the City's approval process. The Owner shall have the purchaser sign an acknowledgement that he has been advised of this information.

3. **Information for Sales Offices**

The Owner shall display in a conspicuous place in the sales offices established for the sale of buildings or lands within this Subdivision all of the plans listed below:

- (a) a Zoning Map or Schedule displaying current zoning of all lands in and adjacent to the subject Subdivision.
- (b) a print of the registered Plan of Subdivision.  
overall development plan for the area within which the subject plan is located. Any vacant school sites reserved or purchased by the Ottawa-Carleton Board of Education on this development plan shall be marked clearly as POSSIBLE SCHOOL/ALTERNATE USE;
- (c) a print of the approved Landscaping Plan and/or Tree Preservation Plan.
- (d) a print of an overall plot plan or equivalent showing the following information for each lot or block on the plan:
  - the approved Grading and Drainage Plan;
  - all above ground services and utility locations;
  - sidewalk locations, if any.

4. **Covenants to be included in Contracts of Sale and Transfers**

The Owner, or any subsequent owner of the whole or any part of the Subject Lands acknowledges and agrees that all agreements of purchase and sale or lease agreements shall contain the following clauses, which shall be covenants running with the Subject lands:



Purchaser

Purchaser



Vendor



- (d) The Purchaser/Lessee Of all Units in Building Blocks A through E inclusive, for himself, his heirs, executors, administrators, successors, and assigns, acknowledges being advised that the dwelling unit has been supplied with central air conditioning which will allow windows and exterior doors to remain closed, thereby ensuring that the indoor sound levels are within the City of Ottawa's and the Ministry of the Environment's noise criteria.
- (e) The Purchaser/Lessee Of all Units in Building Blocks F through K inclusive and Condo Block T for himself, his heirs, executors, administrators, successors, and assigns, acknowledges being advised that the dwelling unit has been fitted with a force air heating system and the ducting, etc. was sized to accommodate central air conditions by the occupant will allow windows and exterior doors to remain closed, thereby ensuring that the indoor sound levels are within the City of Ottawa's and the Ministry of the Environment and Climate Change's noise level criteria. (Note: The location and installation of the outdoor air conditioning device should be done so as to comply with the Ministry of Environment and Climate Change's Publication NPC-216, entitled *Environmental Noise Guidelines for Installation of Residential Air Conditioning Devices*, dated September 1994, as amended, in order to minimize the noise impacts both on and off the immediate vicinity of the subject lands.

**All Units**

- (a) The Purchaser/Lessee for himself, his heirs, executors, administrators, successors, and assigns, acknowledges being advised that despite the inclusion of noise control features in the development and within the building units, noise levels from increasing roadway/rail/air traffic may be of concern, occasionally interfering with some activities of the dwelling occupants as the outdoor sound level exceeds the City of Ottawa's and the Ministry of the Environment and Climate Change's noise criteria
- (b) The Transferee, for himself, his heirs, executors, administrators, successors and assigns acknowledges being advised of the following:
- (i) The property/dwelling unit is located in a noise sensitive area due to its proximity to the Ottawa Macdonald-Cartier International Airport and in order to reduce the impact of the aircraft noise in the indoor spaces, the unit has been designed and built to meet Provincial standards for noise control by the use of components and building systems that provide sound attenuation.
- (ii) Despite the noise control features within the dwelling unit, noise due to aircraft operations may continue to interfere with some indoor activities, and with outdoor activities, particularly during the summer months.
- (iii) The Ottawa Macdonald-Cartier International Airport is open and operates 24 hours a day, and changes to operations or expansion of the airport facilities, including the construction of new runways, may effect the living environment for the residents of this property/area.
- (iv) The Ottawa Macdonald-Cartier International Airport Authority, its acoustical consultants, and the City of Ottawa are not responsible if, regardless of the implementation of noise control features, the purchaser/occupant of this dwelling finds that the indoor noise levels due to aircraft operations continue to be of concern or are offensive.

The Purchaser/Lessee covenants with the Vendor/Lessor that the above clause verbatim, shall be included in all subsequent agreements of purchase and sale and lease agreements conveying the lands described herein.

- (h) The Purchaser/Lessee Of any unit for himself, his heirs, executors, administrators, successors, and assigns, acknowledges being advised that no rear yard fences, terrace walls, raised stairs, surface swales or uneven surfaces shall be permitted within the easement lands. The Purchaser further acknowledges that said easement lands shall be encumbered as to not prevent the freehold unit owner's unobstructed access to their rear yards. If gates are included at the ends of the fence and encroaching into the said easement lands, such gates are not permitted to be locked and shall only open towards the egress direction of the easement.
- (i) The Purchaser acknowledges that Lester Road & Meandering Brook Drive is designated and used by the City of Ottawa as a bus route and there will be OC Transpo bus pads/ shelters located on this public street.
- (j) **Double Fencing**  
The Purchaser acknowledges that double fencing will not be permitted on any lot within this development. Double fencing is defined as providing fencing on both sides of an access right-of-way which has the effect of providing a walkway between two fences.

5. **Active Lighted Sports, Recreation and Leisure Facilities**

The Transferee, for himself, his heirs, executors, administrators, successors and assigns acknowledges being advised that parkland within this Subdivision and/or already existing in the vicinity of the Subdivision may have:

- (i) active hard surface and soft surface recreational facilities;



Purchaser

Purchaser  
Page 4 of 5



Vendor



- (ii) active lighted sports fields;
- (iii) recreation and leisure facilities;
- (iv) potential community centre;
- (v) library;
- (vi) day care; and
- (vii) other potential public buildings/facilities.

6. **Noise Barrier**

The Transferee, for himself, his heirs, executors, administrators, successors and assigns, covenants and agrees that if applicable, the Transferee is responsible to maintain the noise barrier in a good and sound condition including if necessary, the replacement or reconstructing of the barrier.

7. **Pool Installation and/or Grading Alterations**

The Transferee, for himself, his heirs, executors, administrators, successors, and assigns covenants and agrees that portions of the rear yards are used for on-site storage of infrequent storm events. Pool installation and/or grading alterations on some of these Lots and Blocks may not be permitted by the City of Ottawa. Revisions to the approved Subdivision Storm water Management Plan report may be required to study the possibility of pool installation and/or grading alterations on any individual lot.

The purchaser hereby acknowledges that they have been advised of the information set out in Section 2 of this Schedule "A" and confirm that they are aware that this information may change as a result of the municipal/City approval process.

Dated at Ottawa this 13th day of January, 2021.

SIGNED, SEALED AND  
DELIVERED in the presence  
of

X Hutoy #  
Purchaser

September 19th, 1968  
Birth Date

Witness:

Purchaser

Birth Date

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

DATED at Ottawa this 19th day of January, 2021.

**Valecraft Homes Limited**

Per:

[Signature]



Deerfield Village II



SCHEDULE "B"  
SPECIFICATIONS  
CONDO FLATS  
5000 Series

BUILDER'S REF #: S17

MODEL: 5208

CIVIC ADDRESS: 725-I Dearborn Private

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

The Vendor agrees to include the following items in the purchase price herein:

EXTERIOR FINISHES

- Combination stone and brick complete with concrete sills (smooth faced) and brick soldier course headers
- Maintenance-free siding with aluminium soffit and fascia as per plan Colour pre-selected by the Vendor
- Limited Lifetime warranty self-sealing fiberglass roof shingles
- Maintenance-free Low E Argon filled triple pane PVC vinyl windows with wood jamb extension throughout operable and non-operable as per OBC. Colour pre-selected by the Vendor
- Insulated steel clad unit entry door
- Single swing door w/wood jamb extension to balcony as per plan
- Screens on all operating windows and sliding patio door
- Weatherstripping on all exterior insulated doors and all operating windows
- Satin Nickel entrance passage set on unit entry door with security dead bolt or equivalent
- Poured concrete steel reinforced front entrance slab (broom finish) as per plan
- Concrete parging on all above grade concrete
- Decorative columns at front entranceway as per plan
- Exterior colour packages are pre-determined by the Vendor
- Maintenance free exterior decking

STRUCTURAL AND FRAMING:

- High density polyethylene drainage membrane
- Engineered Beams and Posts as per plan
- Pre-engineered floor joist system
- Exterior Walls 2" x 6" kiln dried studs @ 16" o/c or equivalent structure
- Party (common) wall 2" x 4" or 2" x 6" studs as per plan
- Interior Walls 2" x 4" kiln dried studs @ 16" o/c
- Below Grade Exterior Walls 2" x 4" kiln dried studs @ 16" o/c full height
- Tongue and groove subfloor sheathing (joints screwed to joists throughout)
- Sound attenuation system between units
- 7/16" Engineered OSB roof sheathing c/w H-clips
- Pre-engineered roof trusses

INSULATION:

- |                                                               |                                                          |
|---------------------------------------------------------------|----------------------------------------------------------|
| - Exterior walls:                                             | R-20 Fiberglass batt + R5 Continuous Insulated OSB Panel |
| - Party (common) wall:                                        | R-12 Fiberglass batt                                     |
| - Attics:                                                     | R-60 Fiberglass blown                                    |
| - Floors over unheated space:                                 | R-31 Fiberglass batt or blown (3rd Floor Only)           |
| - Exterior walls below Grade:                                 | R-12 Fiberglass batt + 2" closed cell spray foam         |
| - 6 Mil polyethylene vapour barrier                           |                                                          |
| - High density insulation under the footings (where required) |                                                          |

ELECTRICAL:

- Underground utility wiring including hydro, bell and cablevision
- 100 amp service with 48 circuit breaker panel
- Heavy duty receptacles for stove and dryer
- All interior plugs and switches "Decora" Style in white
- Smoke detectors & Carbon monoxide detector as per O.B.C.
- Ceiling light fixture in all bedroom suites with LED Bulbs
- Chrome vanity lighting fixture in all bathrooms with LED Bulbs
- Builder's standard Silver light fixture package supplied and installed by the Vendor with LED Bulbs



Purchaser

Purchaser



Vendor



**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.

**PLUMBING AND FIXTURES:**

- Vitreous China lavatory complete with single lever faucets in all bathrooms as per plan
- Double stainless steel kitchen sink with single lever chrome faucet and veggie sprayer
- Tankless hot water heater (rental) (rental fee is determined by utility company) (rental fee is determined by utility company)
- 5' fiberglass tub/shower combo with full height ceramic tiled walls w/self-sealing grout to ceiling in main bathroom as per plan
- 5'x3' acrylic shower base with full height ceramic tiled walls w/self-sealing grout to ceiling in ensuite bathroom as per plan
- Pressure balanced valves on all showers
- Hot and cold taps installed for automatic washer connection
- Low flush water conserving toilets
- Chrome towel bars, tissue holders and robe hook in all bathrooms
- White plumbing fixtures in all bathrooms
- Shut off valves on all hot/ cold water supply lines
- Sleeve for a future waterline to fridge

**HEATING AND VENTILATION:**

- Hydronic air handler with AC coil (heating & cooling system) and HRV & Humidifier
- All ductwork is cleaned prior to occupancy
- Enercare Smarter Home Essentials Package (complimentary for 3 years)
- Kitchen exhaust fan Microwave/Hood Fan combination (white) over range vented to exterior
- Third Party Energy Star Registration, testing and certification

**FLOORING:**

- 36 oz. quality broadloom in bedrooms c/w 11 mm foam underpadding. Choice of one colour of carpet throughout.
- Ceramic tile w/self-sealing grout at front entrance, bathrooms, kitchen/dinette, walk-in pantry/ storage, laundry room and mechanical room as per plan from Builder's Standard Selections
- 3 1/8" Engineered natural oak hardwood flooring in Living Room, Dining Room and Hallway as per plan.

**INTERIOR TRIM, CABINETS AND FINISH CARPENTRY:**

- Builder's standard painted raised panel interior passage doors
- Pre-hung Builder's standard painted raised panel swing doors c/w bullet catch on all closet doors except pre-finished sliding closet doors located as per plan
- 4 1/8" Nivaga style baseboard and 2 3/4" Nivaga style casing throughout (MDF painted white)
- Privacy sets for all bathrooms and master bedroom
- Satin Chrome door hardware on interior doors
- Security deadbolt on entrance doors and balcony door as per plan
- Kitchen cabinetry with laminate countertops
- Vanities w/laminate countertops (including backsplash in same material) in all bathrooms
- Solid natural oak colonial spindles, posts, and/or handrail & brackets as per plan

**INTERIOR FINISHES:**

- Approximately 9' ceilings (except models 5101, 5102, 5104 8'-6" & model 5103 8'-0")
- Flat ceilings throughout
- 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
- Kitchen backsplash (6" x 6") ceramic tiled w/ self-sealing grout (from builder's standard)

**APPLIANCES:**

- 6 White Appliances including Fridge, Stove, Dishwasher, Spacesaver Microwave/Rangehood, Stacked Washer and Dryer from Builder's Standard Selections installed by the Vendor

**WARRANTY COVERAGE:**

- 7 Year major structural warranty
- 2 Year mechanical and building envelope warranty
- 1 Year material and workmanship warranty



Purchaser



Purchaser

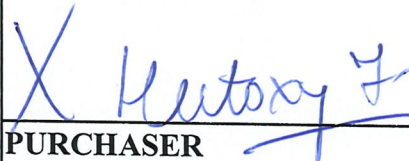


Vendor



The Purchaser acknowledges that:

1. Prices and specifications which do not form part of this Agreement are subject to change without notice at the sole discretion of the vendor.
2. The vendor may substitute materials of equal or greater value without consent.
3. The Vendor has the right to exercise full architectural control over exterior finishes and as such, the Vendor shall have final approval of all colour selections.
4. All colour and material selections are to be made from Vendor's standard samples unless otherwise paid for as an upgrade.
5. The purchaser understands that all decorator items, furnishings, appliances, draperies, painted colour walls, and floors, wallpaper, panelling, alarm system, central air conditioning and eavestroughing found inside the model homes are for display purposes only and do not constitute standard items in the purchase price.
6. Service location, tankless hot water heater and furnace location, specifications and material finishes may vary from model homes/ plans.
7. The number of steps required at entrances into the building may vary from the plans depending on grading requirements.
8. The purchaser understands that renderings and brochures are an artist's concept and that some variations may occur to the final finished product.
9. The Purchaser understands that vertical and horizontal chaseways may be required at wall corners and ceiling corners respectively in order to contain mechanical pipes as required.
10. The Purchaser understands that all Multi Media locations are approximate and vary from chosen locations.
11. The purchaser understands that due to normal manufacturing production materials which are installed in their home may vary slightly in colour from the vendor's samples and/or model homes.
12. Due to the natural composition of such materials as Granite and Marble, inherent variations in texture, colour and consistency are to be expected and considered normal. As such, the Purchaser agrees not to hold the Vendor liable for such variations.
13. The wood used in the finishing products of your home such as wood flooring, cabinetry exhibit natural variations in colour tone, graining pattern and consistency. As no two pieces of wood are identical, these natural variations will create colour variations upon staining thereby making it virtually impossible to achieve true colour consistency.
14. Any hardwood flooring installed in the Real Property is made of kiln-dried natural material which is subject to natural shrinkage (typically in winter when humidity levels tend to be low) and expansion (typically in summer when humidity levels tend to be high) for which the Purchaser(s) agrees is not the responsibility of the Vendor and agrees that the Vendor shall not be liable in respect of such issues. The Purchaser(s) also acknowledges being advised by the Vendor that ceramic tile rather than hardwood flooring is recommended at entry points to the home due to the possibility of water exposure. The Purchaser(s) is advised that the Ontario Building Code recommends against the installation of wood flooring in kitchens, bathrooms, entrance halls, laundry, and general storage areas (the "Designated Areas"). Wood flooring is water permeable and over time such flooring and sub-flooring beneath it could deteriorate if moisture persists. Should the Purchaser(s) selections for materials for the dwelling include wood flooring in the designated areas, the Purchaser(s) assumes the risks described herein voluntarily.
15. Purchaser(s) acknowledge that kitchen and bathroom ceramic wall border and or decorator insert tiles selected by the Purchaser(s) are installed at the discretion of the installation contractor unless specified otherwise by the Purchaser(s).
16. Purchaser(s) acknowledge that High Efficiency Washing machines have the potential to create vibrations due to the tub spinning at very high speeds.

  
PURCHASER

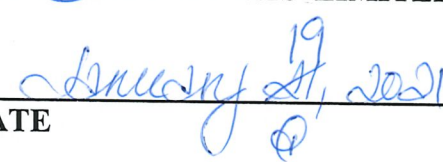
PURCHASER

January 13th, 2021

DATE

LOT NUMBER: S17

  
VALECRAFT HOMES LIMITED

  
DATE

PROJECT: DEERFIELD VILLAGE 2



Schedule B1A  
Deerfield 2 - Phase Condo

PURCHASER: Hutoxy F. Irani

Printed: 11-Jan-21 9:07 pm

| LOT NUMBER              | PHASE                                                                                                                                                                                                                                                            | HOUSE TYPE | CLOSING DATE |
|-------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------|--------------|
| S17 Level: 2            | Condo                                                                                                                                                                                                                                                            | 5208       | 27-Jan-22    |
| ITEM QTY EXTRA / CHANGE |                                                                                                                                                                                                                                                                  |            | INTERNAL USE |
| *1<br>88585             | 1 - - BONUS - DECOR CENTER CREDIT OF \$5, 000.00                                                                                                                                                                                                                 |            |              |
| 27906                   | Note: Bonus of \$5,000.00 has been applied in Full to the purchase price.                                                                                                                                                                                        |            |              |
| 2<br>27907              | 1 - - BONUS-APPLIANCES- 3 BASIC- STAINLESS STEEL KITCHEN APPLIANCES INCLUDING MICROWAVE COMBO HOODFAN AND BASIC STACKABLE FRONT LOAD WHITE WASHER AND DRYER. SEE ITEMS #14, 34, 35.<br>Note:                                                                     |            |              |
| *3<br>118432            | 1 - - STANDARD - AC UNIT 13 SEER 1.5 TON                                                                                                                                                                                                                         |            |              |
| 27908                   | Note: Location to be determined by Head Office                                                                                                                                                                                                                   |            |              |
| *4<br>90184             | 1 - KITCHEN - STANDARD - SLEEVE FOR FUTURE WATERLINE TO FRIDGE                                                                                                                                                                                                   |            |              |
| 27909                   | Note: SEE ITEM #17.                                                                                                                                                                                                                                              |            |              |
| *5<br>90183             | 1 - - STANDARD - SOFT CLOSE DOORS AND FULL EXTENSION SOFT CLOSE TRACK ON DRAWERS ON ALL CABINETRY THROUGHOUT HOUSE                                                                                                                                               |            |              |
| 27910                   | Note: Excluding Corner Cabinetry Where Applicable                                                                                                                                                                                                                |            |              |
| *6<br>109               | *1 - FOYER - TILE - FLOOR - UPGRADE - GOLD - - FOYER - GOLD                                                                                                                                                                                                      | *          |              |
| 27911                   | Note: TO BE INSTALLED IN FOYER, AS PER SCHEDULE 'H'.                                                                                                                                                                                                             |            |              |
| 7<br>119344             | 1 - - HARDWOOD - OAK - LAUZON - 3 1/8" STAINED - STANDARD AREAS                                                                                                                                                                                                  |            |              |
| 27912                   | Note: TO BE INSTALLED IN LIVING/DINING ROOM AND BEDROOM HALLWAY, AS PER SCHEDULE 'H'.                                                                                                                                                                            |            |              |
| *8<br>109               | *1 - KITCHEN - TILE - FLOOR - UPGRADE - GOLD - - KITCHEN - GOLD                                                                                                                                                                                                  | *          |              |
| 27913                   | Note: TO BE INSTALLED IN KITCHEN, AS PER SCHEDULE H.                                                                                                                                                                                                             |            |              |
| 9<br>27914              | 1 - KITCHEN - SUPPLY AND INSTALL UPGRADED CABINET HANDLES 305-96-195 IN KITCHEN INCLUDING OPTIONAL ISLAND<br>Note:                                                                                                                                               |            |              |
| 10<br>119702            | 1 - KITCHEN - COUNTERTOP - QUARTZ - LEVEL 5 - KITCHEN C/W OPT ISLAND WITH FLUSH BREAKFAST BAR                                                                                                                                                                    |            |              |
| 27917                   | Note: STANDARD LEVEL CABINETRY, PENCIL TOP WITH SQUARE BOTTOM EDGE DETAIL, AS PER EDGE DETAIL PROFILE SHEET. SEE ITEMS #10, & #13 FOR SINK AND FAUCET.                                                                                                           |            |              |
| 11<br>27919             | 1 - KITCHEN - SUPPLY AND INSTALL KITCHEN BACKSPLASH, DIAMOND LEVEL, EURO TILE AND STONE (2" X 6") BLISS ELEMENT ICE BRICK, GLASS # 35-037 IN LIEU OF STANDARD. TO BE INSTALLED IN STANDARD KITCHEN AREA AND BEHIND CHIMNEY STYLE HOOD FAN.<br>Note: SEE ITEM #14 |            |              |
| 12<br>88471             | 1 - KITCHEN - KITCHEN FAUCET - DELTA ALLORA 989 - AR - DST ( ARTIC STAINLESS ) SINGLE HANDLE PULL DOWN ( 1 HOLE )                                                                                                                                                |            |              |
| 27920                   | Note: SEE ITEM #10.                                                                                                                                                                                                                                              |            |              |

Vendor Initials:  Purchaser Initials: 

PREPARED BY: Simon Clarke

LOCKED BY:

PE 1,235-1

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CONSTRUCTION SCHEDULING APPROVAL

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

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



Schedule B1A  
Deerfield 2 - Phase Condo

PURCHASER: Hutoxy F. Irani

Printed: 11-Jan-21 9:07 pm

| LOT NUMBER    | PHASE | HOUSE TYPE                                                                                                                                                                                                   | CLOSING DATE  |
|---------------|-------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------|
| S17 Level: 2  | Condo | 5208                                                                                                                                                                                                         | 27-Jan-22     |
| INTERNAL USE  |       |                                                                                                                                                                                                              |               |
| ITEM          | QTY   | EXTRA / CHANGE                                                                                                                                                                                               |               |
| 13<br>88494   | 1     | KITCHEN - KITCHEN SINK - BLANCO HORIZON SILGRANITE U2 UNDERMOUNT (8IN DEEP) - MIN 34" WIDE CABINET REQUIRED                                                                                                  |               |
| 27923         | Note: | Only available with Solid Surface Countertops. PLEASE SPECIFY COLOUR AND CODE ON COLOUR SHEETS. SEE ITEM #10.                                                                                                |               |
| 14<br>111208  | 1     | KITCHEN - HOOD FAN - CHIMNEY - WHIRLPOOL 300 CFM - 30IN STAINLESS IN LIEU OF BONUS STAINLESS. INCLUDES ADDITIONAL BACKSPLASH TILES FROM BUILDERS STANDARD SELECTIONS                                         |               |
| 27924         | 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, AS PER KITCHEN SKETCH. SEE ITEMS #2 & #11.   |               |
| 15<br>90835   | 1     | KITCHEN - CABINETRY - EXTEND FRIDGE UPPER TO APPROX. 2FT DEEP                                                                                                                                                |               |
| 27926         | Note: | IN STANDARD SERIES CABINETRY, AS PER KITCHEN SKETCH AND AS PER SCHEDULE 'H'.                                                                                                                                 |               |
| 16<br>118212  | 1     | KITCHEN - CABINETRY - UPC9-2B - BUILDERS STANDARD CABINETRY - STANDARD LAYOUT. INCLUDES UPGRADE TO 42IN UPPERS WITH FILLER DETAIL ON UPPER KITCHEN CABINETRY TO UPGRADED BULKHEAD - APPROX. 26INDEEP X 10INH |               |
| 28154         | Note: | As per UPC Sketch. Purchaser Acknowledges and accepts that Upper Kitchen cabinetry upgraded wood doors will have center style                                                                                |               |
| 17<br>88469   | 1     | KITCHEN - WATER LINE ROUGH - IN TO FRIDGE, DOES NOT INCLUDE CONNECTION                                                                                                                                       |               |
| 27928         | Note: | SEE ITEM #4.                                                                                                                                                                                                 |               |
| 18<br>104289  | 1     | KITCHEN - UPPER MICROWAVE CABINET APPROX 26" WIDE INCLUDING DEDICATED OUTLET BUILDERS STANDARD SERIES CABINETRY                                                                                              |               |
| 27929         | Note: | STANDARD SERIES, AS PER SCHEDULE H. TO BE LOCATED CLOSEST TO PANTRY. SEE ITEMS #2 & #14. <i>As per kitchen sketch.</i>                                                                                       | <i>(H) AD</i> |
| 19<br>87999   | 1     | KITCHEN - LOWER CABINETS - LC POTS & PANS C/W 3 DRAWER FRONTS 6/12/12                                                                                                                                        |               |
| 27932         | Note: | STANDARD SERIES AND TO BE LOCATED BESIDE RANGE, PANTRY SIDE. AS PER KITCHEN SKETCH AND AS PER SCHEDULE H.                                                                                                    |               |
| *20<br>111270 | 1     | LAUNDRY ROOM - LAUNDRY - UPGRADE LEVEL 1 FRONT LOAD - DRYER - WHIRLPOOL 7.4 C/F ELECTRIC DRYER STEAM CHROME SHADOW IN LIEU OF STD BONUS FRONT LOAD - STACKING KIT W1029818RP INCLUDED                        | *             |
| 28164         | Note: |                                                                                                                                                                                                              |               |
| 21            | 1     | - SUPPLY AND INSTALL ONE WHITE ADDITIONAL SHELF ABOVE STANDARD, IN STORAGE ROOM, AS PER SCHEDULE 'H'.                                                                                                        |               |
| 27941         | Note: |                                                                                                                                                                                                              |               |
| 22<br>111     | 1     | ENSUITE BATH - TILE - FLOOR - UPGRADE - SILVER - - ENSUITE BATHROOM - SILVER                                                                                                                                 |               |
| 27943         | Note: | AS PER SCHEDULE H.                                                                                                                                                                                           |               |
| 23<br>88508   | 1     | - CERAMIC TILE - GROUT COLOR PER COLOUR                                                                                                                                                                      |               |
| 27946         | Note: |                                                                                                                                                                                                              |               |
| 24<br>122     | 1     | ENSUITE BATH - TILE - WALL - UPGRADE - SILVER - - ENSUITE BATHROOM - SILVER                                                                                                                                  |               |
| 27947         | Note: | AS PER SCHEDULE 'H'.                                                                                                                                                                                         | <i>(H) AD</i> |

Vendor Initials: *(H) AD* Purchaser Initials: *(H) AD*

PREPARED BY: Simon Clarke

LOCKED BY:

PE 1,235-2

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CONSTRUCTION SCHEDULING APPROVAL

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

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



| Schedule B1A               |                |                                                                                                                                                                               |                           |
|----------------------------|----------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------|
| Deerfield 2 - Phase Condo  |                |                                                                                                                                                                               |                           |
| PURCHASER: Hutoxy F. Irani |                | Printed: 11-Jan-21 9:07 pm                                                                                                                                                    |                           |
| LOT NUMBER<br>S17 Level: 2 | PHASE<br>Condo | HOUSE TYPE<br>5208                                                                                                                                                            | CLOSING DATE<br>27-Jan-22 |
| ITEM                       | QTY            | EXTRA / CHANGE                                                                                                                                                                | INTERNAL USE              |
| 25<br>119694               | 1              | ENSUITE BATH - COUNTERTOP - QUARTZ - LEVEL 3 - ENSUITE BATHROOM                                                                                                               |                           |
| 27948                      | Note:          | TO BE INSTALLED IN ENSUITE BATHROOM, PENCIL TOP WITH SQUARE BOTTOM EDGE DETAIL, AS PER EDGE DETAIL PROFILE SHEET. AS PER SCHEDULE 'H'. SEE ITEMS #28 & #30 FOR SINK & FAUCET. |                           |
| 26<br>116477               | 1              | ENSUITE BATH - BATHROOMS - SHOWER DOOR - SQUARE TOWEL BAR ON 5 FOOT KAMELEON DOOR IN CHROME                                                                                   |                           |
| 28162                      | Note:          | AS PER SCHEDULE 'H'.                                                                                                                                                          |                           |
| 27<br>88493                | 1              | ENSUITE BATH - BATHROOM SINK - AMERICAN STANDARD STUDIO UNDERMOUNT 0614 - 000                                                                                                 |                           |
| 27950                      | Note:          | TO BE INSTALLED IN ENSUITE, AS PER SCHEDULE 'H'.Only available with Solid Surface Countertops. SEE ITEM #26.                                                                  |                           |
| 28<br>88464                | 1              | MAIN BATHROOM - BATHROOM SINK - AMERICAN STANDARD STUDIO CARRE UNDERMOUNT 0426 - 000                                                                                          |                           |
| 27951                      | Note:          | TO BE INSTALLED IN MAIN BATHROOM, AS PER SCHEDULE 'H'. Only available with Solid Surface Countertops. SEE ITEM #33.                                                           |                           |
| 29<br>88274                | 1              | ENSUITE BATH - BATHROOMS - DELTA VERO VANITY FAUCET 553LF SINGLE HOLE                                                                                                         |                           |
| 27952                      | Note:          | TO BE INSTALLED IN ENSUITE BATHROOM, AS PER SCHEDULE 'H'. SEE ITEM #26.                                                                                                       |                           |
| 30<br>88274                | 1              | MAIN BATHROOM - BATHROOMS - DELTA VERO VANITY FAUCET 553LF SINGLE HOLE                                                                                                        |                           |
| 27953                      | Note:          | TO BE INSTALLED IN MAIN BATHROOM, AS PER SCHEDULE 'H'. SEE ITEM #33.                                                                                                          |                           |
| 31<br>1101                 | 1              | ENSUITE BATH - LOWER CABINETS - BANK OF DRAWERS (4 DRAWERS)                                                                                                                   |                           |
| 27954                      | Note:          | STANDARD SERIES CABINETY, TO BE INSTALLED IN ENSUITE BATHROOM, CLOSEST TO THE WINDOW SIDE, SINK MAY BE OFFSET TO ACCOMMODATE, AS PER SCHEDULE 'H'.                            |                           |
| 32<br>119683               | 1              | MAIN BATHROOM - COUNTERTOP - QUARTZ - LEVEL 1 - MAIN BATHROOM                                                                                                                 |                           |
| 27955                      | Note:          | TO BE INSTALLED IN MAIN BATHROOM, AS PER SCHEDULE 'H'. PENCIL TOP WITH SQUARE BOTTOM EDGE DETAIL, AS PER EDGE DETAIL PROFILE SHEET. SEE ITEMS #29 & #31 FOR SINK AND FAUCET.  |                           |
| 33<br>88511                | 1              | KITCHEN - CABINETY - ADJUST KITCHEN CABINETY TO ACCOMMODATE NON-STANDARD REFRIGERATOR SIZE AS PER SKETCH                                                                      |                           |
| 28275                      | Note:          | Purchaser(s) acknowledge that the number & or size of doors may be reduced in the surrounding cabinety to accommodate. SEE ITEM #2.                                           |                           |
| 34<br>111265               | 1              | KITCHEN - RANGE 30IN - LEVEL 2 - CERAN SELF CLEAN AQUALIFT CONVECTION - STAINLESS IN LIEU OF BONUS STAINLESS                                                                  |                           |
| 28276                      | Note:          | SEE ITEM #2.                                                                                                                                                                  |                           |
| 35<br>28277                | 1              | LAUNDRY ROOM - LAUNDRY ROOM- LAUNDRY- ESTAR- UPGRADE TO LEVEL 1 FRONT LOAD - WASHER WHIRLPOOL 5.2 CU.FT. FRONT WASHER CHROME SHADOW IN LIEU OF STD FRONT LOAD BONUS.          |                           |
|                            | Note:          |                                                                                                                                                                               |                           |



Schedule B1A  
Deerfield 2 - Phase Condo

PURCHASER: Hutoxy F. Irani

Printed: 11-Jan-21 9:07 pm

|                            |                |                    |                           |
|----------------------------|----------------|--------------------|---------------------------|
| LOT NUMBER<br>S17 Level: 2 | PHASE<br>Condo | HOUSE TYPE<br>5208 | CLOSING DATE<br>27-Jan-22 |
| ITEM QTY EXTRA / CHANGE    |                |                    | INTERNAL USE              |

PURCHASER:

X Hutoxy F  
Hutoxy F. Irani

13-Jan-21  
DATE

VENDOR:

[Signature]  
PER: Valecraft Homes Limited

DATE: January 19, 2021

CONSTRUCTION SCHEDULING APPROVAL

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

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



## SCHEDULE "C-1"

### LAWYER AND FINANCING REVIEW

This Agreement of Purchase and Sale is conditional until **ten (10) days** from acceptance of this offer, upon the Purchaser obtaining satisfactory Financing, failing which, this Agreement of Purchase and Sale shall become null and void and all deposit monies shall be returned to the Purchaser without interest or penalty.

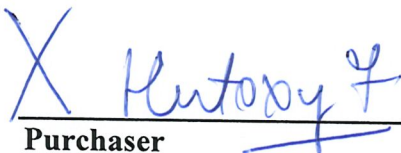
Within **fourteen (14) days** of the condition respecting financing is waived, the Purchaser agrees to provide the Vendor with written confirmation of the approval of their mortgage.

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

This Agreement of Purchase and Sale is conditional until **ten (10) days** from acceptance of this offer, upon the Purchaser obtaining the Lawyer's approval as to the wording of the Agreement, failing which this Agreement of Purchase and Sale shall become null and void and all monies shall be returned to the Purchaser in full without interest or penalty.

Dated at Ottawa this 13th day of January, 2021

  
\_\_\_\_\_  
Witness

  
\_\_\_\_\_  
Purchaser

\_\_\_\_\_  
Witness

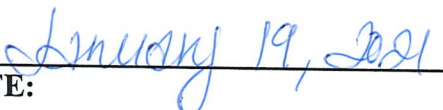
\_\_\_\_\_  
Purchaser

VALECRAFT HOMES LIMITED

BUILDER'S REF #: S17

  
\_\_\_\_\_  
PER

PLAN: 4M-1290

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

PROJECT: DEERFIELD VILLAGE 2



SCHEDULE 'D'

DEERFIELD VILLAGE PHASE 2 CONDOMINIUMS

Civic address: 725-I Dearborn Private

Block & Unit number: S17

Purchasers: Hutoxy F Irani

Date: January 13th, 2020

LEGEND

- COMMUNITY MAIL BOX
- HYDRO TRANSFORMER
- FIRE HYDRANT
- BICYCLE PARKING
- REFUSE STORAGE
- LIGHT STANDARD
- MAIN ENTRANCE
- SECONDARY ENTRANCE
- VISITOR PARKING

MODELS  
5101-5104 = 1ST FLOOR  
5205-5208 = 2ND FLOOR  
5309-5312 = 3RD FLOOR

