

AMENDMENT TO AGREEMENT OF PURCHASE AND SALE
BETWEEN THE UNDERSIGNED PARTIES HERETO SIGNED
ON THE 19th DAY OF December , 2020 .

REGARDING PROPERTY KNOWN AS: BUILDER'S LOT : R09
LOT: R09 BLOCK :
4M-1290 DEERFIELD VILLAGE 2
CIVIC ADDRESS: 735-A Dearborn Private
PURCHASERS: Anisa Dolores A K Sykes Lane & Amin Reza Lane

VENDORS: VALECRAFT HOMES LIMITED
DATE OF ACCEPTANCE: January 12th, 2021

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: \$358,149.39
BALANCE AT CLOSING: \$343,149.39
LESS H.S.T. AMOUNT: \$316,946.37
SCHEDULE "G" DATED: December 19th, 2020
TARION SCHEDULE "B" DATED: December 19th, 2020

INSERT: 680 dated: February 12, 2021 in the amount of: \$1,981.00
NEW PURCHASE PRICE: \$360,130.39
NEW BALANCE AT CLOSING: \$345,130.39
NEW LESS H.S.T. AMOUNT: \$318,699.46
SCHEDULE "G" DATED: February 12, 2021
TARION SCHEDULE "B" DATED: February 12, 2021

Dated at Croydon, U.K. this 12 day of February 2021

In the presence of:

WITNESS

DocuSigned by:
Anisa Sykes Lane
PURCHASER

WITNESS

DocuSigned by:
Amin Lane
PURCHASER

Dated at Ottawa this 12 day of February , 2021

VALECRAFT HOMES LIMITED (VENDOR)

PER: 
REV: September 17, 2020



NON STANDARD EXTRAS (680)			
Deerfield 2 - Phase Condo			
PURCHASERS: Anisa Dolores A. K. Sykes Lane and Amin Reza Lane			Printed: 12-Feb-21 9:36 am
LOT NUMBER R09 Level: 3	PHASE Condo	HOUSE TYPE 5311	CLOSING DATE Jan. 13-2021
ITEM	QTY	EXTRA / CHANGE	PRICE
33		1 - <i>ENSUITE BATH</i> - CLARIFICATION RE: ITEM #10 IN B1A'S. SUPPLY AND INSTALL FLOOR TILE - UPGRADE - SILVER LEVEL IN ENSUITE BATHROOM. INSTALLATION TO BE RECTANGULAR FRONT TO BACK, AS PER FLOOR TILE INSTALLATION SKETCH.	\$0.00
30266		Note:	Each
34		1 - <i>KITCHEN</i> - RANGE 30IN - LEVEL 2 - CERAN SELF CLEAN AQUALIFT CONVECTION - STAINLESS IN LIEU OF BONUS STAINLESS	\$285.00
111265		Note:	Each
30267			
35		1 - - CERAMIC TILE - GROUT COLOR PER COLOUR	\$75.00
88508		Note:	Each
30268			
36		1 - - CARPET - 2 COLORS OF CARPET	\$342.00
88132		Note:	Each
30269			
37		1 - <i>ENSUITE BATH</i> - DELETE ITEM #11 IN B1A'S RE: SUPPLY AND INSTALL WALL TILE UPGRADED TO SILVER SERIES IN SHOWER ENSUITE BATHROOM. HORIZONTALLY STACKED, AS PER WALL TILE INSTALLATION SKETCH.	-\$616.00
30270		Note:	Each
38		1 - <i>ENSUITE BATH</i> - DELETE ITEM #12 IN B1A'S RE:ENSUITE BATHROOM UPGRADE CABINETRY TO LEVEL 1	-\$250.00
30271		Note:	Each
39		1 - <i>MAIN BATHROOM</i> - DELETE ITEM #15 IN B1A'S RE: SUPPLY AND INSTALL SILVER SERIES WALL TILES IN MAIN BATHROOM, HORIZONTALLY STACKED, AS PER WALL TILE SKETCH.	-\$536.00
30272		Note:	Each
40		1 - <i>MAIN BATHROOM</i> - DELETE ITEM #16 IN B1A'S RE: MAIN BATHROOM CABINETRY UPGRADE TO LEVEL 1.	-\$250.00
30273		Note:	Each
41		1 - <i>KITCHEN</i> - DELETE ITEM #18 IN B1A'S RE: KITCHEN WALL TILE UPGRADE TO SILVER BACKSPLASH C/W BEHIND CHIMNEY HOOD FAN.	-\$258.00
30274		Note:	Each
42		1 - <i>KITCHEN</i> - DELETE ITEM #19 IN B1A'S RE: KITCHEN TILE WALL UPGRADE KITCHEN BACKPLASH INSTALL HORIZONTAL BRICK IN STANDARD KITCHEN AREA AND BEHIND CHIMNEY STYLE HOOD FAN.	-\$86.00
30275		Note:	Each
43		1 - <i>ENSUITE BATH</i> - CABINETRY - UPGRADE - LEVEL 2 - ENSUITE BATHROOM	\$339.00
120014		Note: AS PER FLOOR PLAN SKETCH.	Each
30276			
44		1 - <i>MAIN BATHROOM</i> - CABINETRY - UPGRADE - LEVEL 2 - MAIN BATHROOM	\$339.00
120012		Note: AS PER FLOOR PLAN SKETCH.	Each
30277			

PREPARED BY: Nicole Trudel
LOCKED BY: Lisa Ballard
PE 1,414-1
InvoiceSQL.rpt 16May20

Vendor Initials:

Purchaser Initials:

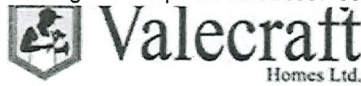
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CONSTRUCTION SCHEDULING APPROVAL

PER: _____

DATE: _____



NON STANDARD EXTRAS (680)			
Deerfield 2 - Phase Condo			
PURCHASERS: Anisa Dolores A. K. Sykes Lane and Amin Reza Lane			Printed: 12-Feb-21 9:36 am
LOT NUMBER R09 Level: 3	PHASE Condo	HOUSE TYPE 5311	CLOSING DATE Jan. 13-2021
ITEM	QTY	EXTRA / CHANGE	PRICE
45 111		1 - <i>FOYER</i> - TILE - FLOOR - UPGRADE - SILVER - - FOYER - SILVER	\$490.00
30278		Note: TO BE INSTALLED IN THE FOYER, AS PER FLOOR PLAN SKETCH. TO BE INSTALLED RECTANGULAR SIDE TO SIDE OF THE HOUSE, AS PER FLOOR TILE SKETCH.	Each
46 127		1 - <i>KITCHEN</i> - TILE - WALL - BACKSPLASH - UPGRADE - BRONZE - - KITCHEN - BRONZE	\$80.00
30279		Note: IN STANDARD KITCHEN AREA, SEE ITEM #47, #48 & #49.	Each
47 127		1 - <i>KITCHEN</i> - TILE - WALL - BACKSPLASH - UPGRADE - BRONZE - - KITCHEN CHIMNEY HOOD FAN - BRONZE	\$55.00
30280		Note: SEE ITEM #23,#46, #48 & #49. Installed Horizontal 1/3 offset pattern - As per tile installation sheet.	Each
48 126		1 - <i>KITCHEN</i> - TILE - WALL - BACKSPLASH - INSTALLED STAGGERED - INSTALLATION ONLY - - KITCHEN - .	\$55.00
30281		Note: TO BE INSTALLED HORIZONTAL 1/3 OFFSET, AS PER WALL TILE INSTALLATION SKETCH. SEE ITEMS #46, #47 & #49.	Each
49 126		1 - <i>KITCHEN</i> - TILE - WALL - BACKSPLASH - INSTALLED STAGGERED - INSTALLATION ONLY - - KITCHEN CHIMNEY HOOD FAN - .	\$35.00
30282		Note: TO BE INSTALLED HORIZONTAL 1/3 OFFSET BRICK, AS PER WALL TILE INSTALLATION SKETCH. SEE ITEMS #23, #46, #47 & #48.	Each
*50 140		*1 - <i>ENSUITE BATH</i> - TILE - WALL - UPGRADE - FLOOR TILE IN LIEU OF WALL - SILVER - - ENSUITE BATHROOM - SILVER	* \$840.00
30283		Note: TO BE INSTALLED VERTICAL STACKED, AS PER WALL TILE INSTALL SKETCH.	Each
51 88428		1 - <i>KITCHEN</i> - KITCHEN FAUCET - DELTA MARLEY 986LF - AR ARCTIC STAINLESS	\$342.00
30284		Note: AS PER FLOOR PLAN SKETCH.	Each
*52 140		*1 - <i>MAIN BATHROOM</i> - TILE - WALL - UPGRADE - FLOOR TILE IN LIEU OF WALL - SILVER - - MAIN BATHROOM - SILVER	* \$700.00
30287		Note: TO BE INSTALLED HORIZONTAL STACKED, AS PER WALL TILE INSTALL SKETCH.	Each
53		1 - - CLARIFICATION TO ITEM # 8 IN B1A'S RE: 3 1/2" WIDE MODERN POSTS ARE TO BE ROUTED AND SPINDLES TO BE SQUARE GUN METAL GREY	\$0.00
30300		Note:	Each

Sub Total	\$1,981.00
HST	\$0.00
Total	\$1,981.00

PREPARED BY: Nicole Trudel

LOCKED BY: Lisa Ballard

PE 1,414-2

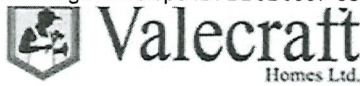
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Vendor Initials:  Purchaser Initials:

DS
ASL

DS
AL

CONSTRUCTION SCHEDULING APPROVAL	
PER:	_____
DATE:	_____



NON STANDARD EXTRAS (680)

Deerfield 2 - Phase Condo

PURCHASERS: Anisa Dolores A. K. Sykes Lane and Amin Reza Lane

Printed: 12-Feb-21 9:36 am

LOT NUMBER	PHASE	HOUSE TYPE	CLOSING DATE
R09 Level: 3	Condo	5311	Jan. 13-2021

ITEM	QTY	EXTRA / CHANGE	PRICE	INTERNAL USE
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Payment Summary

Paid By Amount

Total Payment:

PURCHASER:

DocuSigned by:

Anisa Sykes Lane

C905D48BA4E643B...

Anisa Dolores A. K. Sykes Lane

DocuSigned by:

Amin Lane

962D84F4C97A438...

Amin Reza Lane


12-Feb-21

DATE

12-Feb-21

DATE

VENDOR:



PER: Valecraft Homes Limited

February 12, 2021

DATE:

PREPARED BY: Nicole Trudel

LOCKED BY: Lisa Ballard

PE 1,414-3

InvoiceSQL.rpt 16May20

CONSTRUCTION SCHEDULING APPROVAL

PER: _____

DATE: _____

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.

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Purchaser

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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 \$318,699.46 . 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 Croydon, U.K. this 12 day of February , 2021

DocuSigned by:
Anisa Sykes Lane
C006D4BDA4E643B...
PURCHASER

VALECRAFT HOMES LIMITED

DocuSigned by:
Amin Lane
963D81E4C97A438...
PURCHASER


PER:

February 12, 2021
DATE:

PROJECT: DEERFIELD VILLAGE 2 **LOT:** R09



**Condominium Form
(Tentative Occupancy Date)**

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 #17 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 #8(g) of the Agreement of Purchase & Sale.
- 2. Property Taxes as per final statement of adjustments as stated in Clause #8(a) 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 #8(b) of the Agreement of Purchase & Sale. Tarion Enrolment Calculation Table can be viewed on-line at tarion.com. See chart on page 12 as a guide.
- 5. Additional upgrades/deletions contained in the attached Amendment to the Agreement of Purchase and Sale dated **February 12 , 2021**.
- 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 # 48 of the Agreement of Purchase & Sale.

Signed at Croydon, U.K., this 12 day of February, 2021.

DocuSigned by:
Anisa Sykes Lane
C905D4BBA4E643B...
Purchaser

Valecraft Homes Limited

DocuSigned by:
Amin Lane
963D81E4C97A438...
Purchaser


Per:

February 12, 2021
Date:

Lot #: R09

Project: Deerfield Village 2

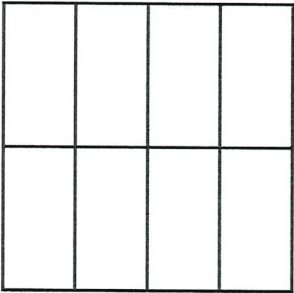


Valecraft
Homes Ltd.

Tile Installation Options

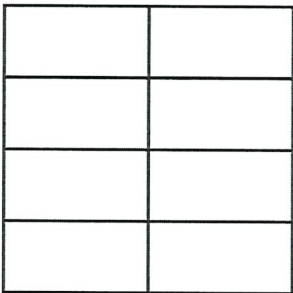
WALL TILE

Vertical stacked



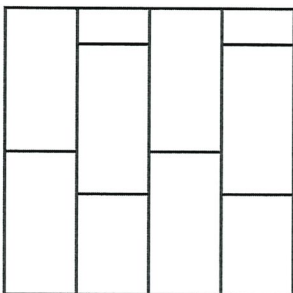
Ensuite Bathroom

Horizontal stacked

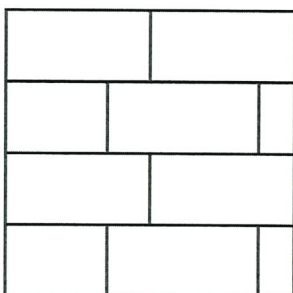


Main Bathroom

Vertical 1/3 offset brick

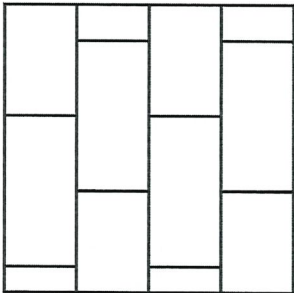


Horizontal 1/3 offset brick

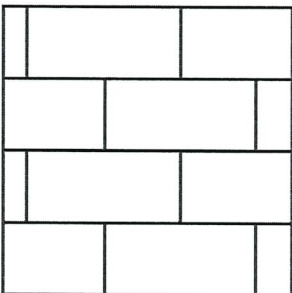


Kitchen Backsplash in
standard areas and
behind Chimney Style
Hood Fan

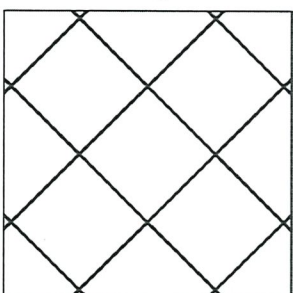
Vertical brick



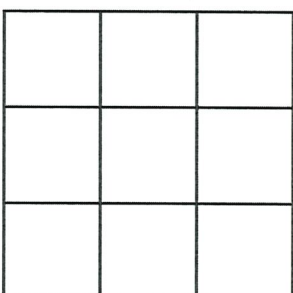
Horizontal brick



45 degree



Standard square



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Project: DV2
Plan #: 4M-1290
Lot: R09
Model: 5311

Purchaser: Anisa Dolores A. K. Sykes Lane
Purchaser: Amin Reza Lane
Date: February12, 2021
Upgrade #: 46, 47, 48, 49, 50, 52

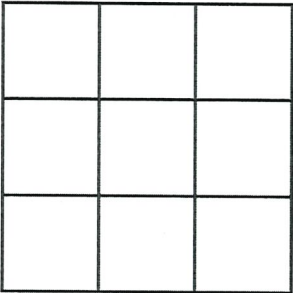


Valecraft
Homes Ltd.

Tile Installation Options

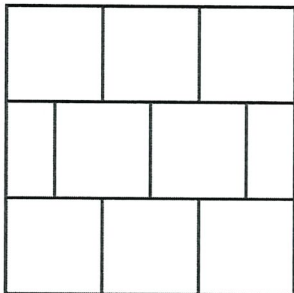
FLOOR TILE

Standard square

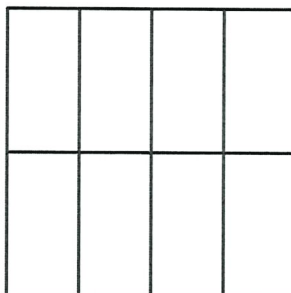


Mechanical Area,
Laundry Area

Square brick

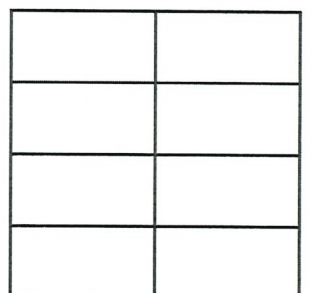


Rectangular
front to back of the house



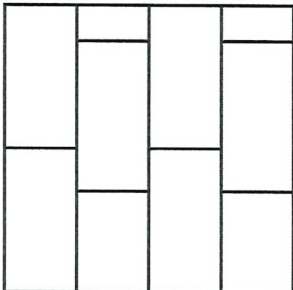
Ensuite Bathroom

Rectangular
side to side of the house

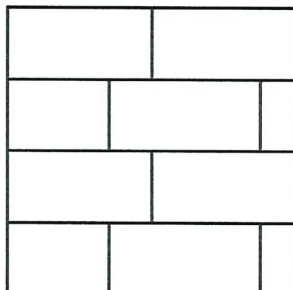


Main Bathroom
Foyer

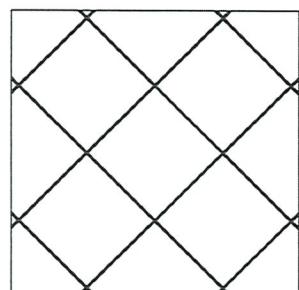
Rectangular 1/3 staggered
front to back of the house



Rectangular 1/3 staggered
side to side of the house



45 degree



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Project: DV2

Plan #: 4M-1290

Lot: R09


Model: 5311

Purchaser: Anisa Dolores A. K. Sykes Lane

Purchaser: Amin Reza Lane

Date: February 12, 2021

Upgrade #: 46, 47, 48, 49, 50, 52

 Valecraft Homes Ltd.	CONDOMINIUM HOME COLOUR CHART					
	Community:	Deerfield Village II	Reg'd Plan #:	4M-1290	Sales Rep:	Nicole Trudel
	Lot No:	R09	Civic Address:	735-A Dearborn Private		
	Purchaser(s):	Anisa Dolores A. K. Sykes Lane			Model Name/#:	5311
	Purchaser(s):	Amin Reza Lane			Closing Date:	Jan 13-2022
INTERIOR FINISHES						
DESCRIPTION					STD/UPG #	
TRIM STYLE	Standard Nivaga Baseboards and Casings				STD	
DOOR STYLE	Standard Cambridge Style Passage Doors				STD	
INTERIOR HARDWARE	Standard Satin Chrome				STD	
INTERIOR LIGHTING PACKAGE	Roma Lighting Package				4	
BATHROOM ACCESSORIES	Standard Infinity Series in Chrome				STD	

PAINT COLOUR(S)				
ROOM	MAIN COLOUR	STD/UPG #	ACCENT WALL	STD/UPG #
TRIM	Semi Gloss OC-117 Simply White	STD	N/A	N/A
FOYER	Low Lustre OC-30 Gray Mist	STD	N/A	N/A
STORAGE ROOM	N/A	N/A	N/A	N/A
LAUNDRY ROOM	Low Lustre OC-30 Gray Mist	STD	N/A	N/A
STAIRWAY	Low Lustre OC-30 Gray Mist	STD	N/A	N/A
LIVING ROOM / DINING ROOM	Low Lustre OC-30 Gray Mist	STD	N/A	N/A
KITCHEN	Semi Gloss OC-30 Gray Mist	STD	N/A	N/A
MECHANICAL ROOM	Low Lustre OC-30 Gray Mist	STD	N/A	N/A
BEDROOM HALLWAY	Low Lustre OC-30 Gray Mist	STD	N/A	N/A
MASTER BEDROOM	Low Lustre OC-30 Gray Mist	STD	N/A	N/A
BEDROOM #2	Low Lustre OC-30 Gray Mist	STD	N/A	N/A
ENSUITE BATHROOM	Semi Gloss OC-30 Gray Mist	STD	N/A	N/A
MAIN BATHROOM	Semi Gloss OC-30 Gray Mist	STD	N/A	N/A
NOTES:				

DocuSigned by:

Anisa Sykes Lane

Purchaser's Signature(s) :

DocuSigned by:

Ania Lane

Purchaser's Signature(s) :

963D81E4C97A438...

[Signature]

Approved By :

2/20/2021


Date:

2/20/2021

Date:

February 12, 2021

Date:

	CONDOMINIUM HOME COLOUR CHART					
	Community:	Deerfield Village II	Reg'd Plan #:	4M-1290	Sales Rep:	Nicole Trudel
	Lot No:	R09	Civic Address:	735-A Dearborn Private		
	Purchaser(s):	Anisa Dolores A. K. Sykes Lane			Model Name/#:	5311
	Purchaser(s):	Amin Reza Lane			Closing Date:	Jan 13-2022

CABINETRY						
ROOM	SELECTION				LEVEL	STD/UPG #
KITCHEN	STYLE AND COLOUR	Banff (MDF) Pure White			Level 2	20, 21, 24
	HARDWARE CODE	81091-142	TYPE	Knobs	STD	24
	COUNTERTOP	6319-RD	COUNTERTOP EDGE PROFILE	Standard	UPG Laminate	25
MAIN BATHROOM	STYLE AND COLOUR	Banff (MDF) Chalk White			Level 2	44
	HARDWARE CODE	81091-142	TYPE	Knobs	STD	STD
	COUNTERTOP	P1005-IM	COUNTERTOP EDGE PROFILE	Standard	UPG Laminate	13
ENSUITE BATHROOM	STYLE AND COLOUR	Banff (MDF) Chalk White			Level 2	43
	HARDWARE CODE	81091-142	TYPE	Knobs	STD	STD
	COUNTERTOP	P1005-IM	COUNTERTOP EDGE PROFILE	Standard	UPG Laminate	9
POWDER ROOM	STYLE AND COLOUR	N/A			N/A	N/A
	HARDWARE CODE	N/A	N/A	N/A	N/A	N/A
	COUNTERTOP	N/A	N/A	N/A	N/A	N/A

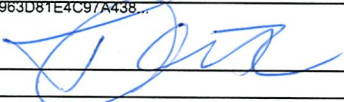
APPLIANCES				
TYPE	SIZE	STD/UPG #	APPLIANCE UPG LEVEL	STD/UPG #
FRIDGE <small>(Standard Minimum Opening is 33" x 70.75")</small>	Standard	STD	Basic Stainless Steel	22
RANGE	Standard	STD	Whirlpool Level 2 Range Self Clean Aqualift Convection Stainless Steel	22, 34
DISHWASHER	Standard	STD	Basic Stainless Steel	22
CHIMNEY HOODFAN	Standard	STD	Whirlpool 300CFM Stainless Steel Chimney Hoodfan	22, 23, 24
WASHING MACHINE/DRYER	Standard	STD	Basic White	22

DocuSigned by:
Anisa Sykes Lane
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Purchaser's Signature(s) :

DocuSigned by:
Amin Lane
963D81E4C97A43B...


Purchaser's Signature(s) :

Approved By : 

Date: 2/20/2021

Date: 2/20/2021

Date: February 12, 2021

	CONDOMINIUM HOME COLOUR CHART					
	Community:	Deerfield Village II	Reg'd Plan #:	4M-1290	Sales Rep:	Nicole Trudel
	Lot No:	R09	Civic Address:	735-A Dearborn Private		
	Purchaser(s):	Anisa Dolores A. K. Sykes Lane			Model Name/#:	5311
	Purchaser(s):	Amin Reza Lane			Closing Date:	Jan 13-2022
CERAMIC & GROUT SELECTIONS						
ROOM	AREA	MANUFACTURER/SERIES/ SIZE/COLOUR/CODE	GROUT SELECTION	LEVEL	STD/UPG #	
FOYER	FLOOR	Ceratec Visuals Mercury 11.8"x 23.6" Sand (Rectangular Side to Side Install)	908 Dove Gray	Silver Floor Tile + UPG Grout	35, 45	
STORAGE ROOM	FLOOR	N/A	N/A	N/A	N/A	
	WALL	N/A	N/A	N/A	N/A	
	INSERT OR BORDER	N/A				
MECHANICAL ROOM	FLOOR	Ceratec Bien Pietra Moda 13"x13" Silver (Standard Square install)	908 Dove Gray	STD Floor Tile + UPG Grout	35	
LAUNDRY ROOM	FLOOR	Ceratec Bien Pietra Moda 13"x13" Silver (Standard Square install)	908 Dove Gray	STD Floor Tile + UPG Grout	35	
	WALL	N/A	N/A	N/A	N/A	
	INSERT OR BORDER	N/A				
KITCHEN	FLOOR	See Hardwood	N/A	N/A	7	
	BACKSPLASH	Olympia C.D.C. 2"x16" Matte Arctic White QT.CD.ARW.0216.MT (Horizontal 1/3 Offset install)	931 Standard White	Bronze Wall Tile + UPG Install + STD Grout	23,46, 47, 48, 49	
	INSERT OR BORDER	N/A				
DINETTE	FLOOR	N/A	N/A	N/A	N/A	
MAIN BATHROOM	FLOOR	Ceratec Visuals Mercury 11.8"x 23.6" White (Rectangular Side to Side Install)	908 Dove Gray	Silver Floor Tile+ UPG Grout	14, 35	
	WALL	Ceratec Visuals Mercury 11.8"x 23.6" White (Horizontal Stacked Install)	908 Dove Gray	Silver Floor Tile on Wall + UPG Grout	35, 52	
	INSERT OR BORDER	N/A				
ENSUITE BATHROOM	FLOOR	Ceratec Visuals Mercury 11.8"x 23.6" White (Rectangular Front to Back Install)	908 Dove Gray	Silver Floor Tile+ UPG Grout	10, 33, 35	
	WALL	Ceratec Visuals Mercury 11.8"x 23.6" White (Vertical Stacked Install)	908 Dove Gray	Silver Floor Tile on Wall + UPG Grout	35, 50	
	INSERT OR BORDER	N/A				
DocuSigned by: _____						

DocuSigned by:

Anisa Sykes Lane

096558B84643B...

Purchaser's Signature(s) :

Purchaser's Signature(s) :

Amin Lane

963D81E4C97A438...

Approved By :

Date:


2/20/2021

Date:

2/20/2021

Date:

February 12, 2021

 Valecraft <small>Homes Ltd.</small>	CONDOMINIUM HOME COLOUR CHART					
	Community:	Deerfield Village II	Reg'd Plan #:	4M-1290	Sales Rep:	Nicole Trudel
	Lot No:	R09	Civic Address:	735-A Dearborn Private		
	Purchaser(s):	Anisa Dolores A. K. Sykes Lane			Model Name/#:	5311
	Purchaser(s):	Amin Reza Lane			Closing Date:	Jan 13-2022

FLOORING SELECTIONS			
ROOM	CARPET/UNDERPAD OR HARDWOOD	LEVEL	STD/UPG #
MAIN FLOOR HALLWAY	N/A	N/A	N/A
KITCHEN	Lauzon Engineered Micro-V Hardwood Designer Collection Estate Series White Oak Natural Character Grade Ultra-Matte Pure Genius 6-1/4" wide	UPG	7
DINING ROOM	Lauzon Engineered Micro-V Hardwood Designer Collection Estate Series White Oak Natural Character Grade Ultra-Matte Pure Genius 6-1/4" wide	UPG	6
LIVING ROOM	Lauzon Engineered Micro-V Hardwood Designer Collection Estate Series White Oak Natural Character Grade Ultra-Matte Pure Genius 6-1/4" wide	UPG	6
OTHER	N/A	N/A	N/A
BEDROOM HALLWAY	Lauzon Engineered Micro-V Hardwood Designer Collection Estate Series White Oak Natural Character Grade Ultra-Matte Pure Genius 6-1/4" wide	UPG	6
MASTER BEDROOM	Beaulieu A6133 Montara 19513 Pale Faces + Upgrade Underpad	L1 Carpet + L1 Underpad	27, 30, 36
BEDROOM # 2	Beaulieu A6133 Montara 19513 Pale Faces + Upgrade Underpad	L1 Carpet + L1 Underpad	28, 31, 36
STAIRS FROM FOYER	Beaulieu A6133 Montara 76613 Hickory + Upgrade Underpad	L1 Carpet + L1 Underpad	29, 32, 36

Purchaser's Signature(s) :

DocuSigned by:

Anisa Sykes Lane

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Date:

2/20/2021

Purchaser's Signature(s) :

DocuSigned by:

Amin Lane

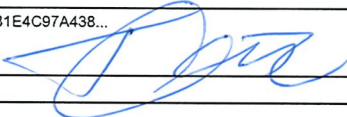
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2/20/2021

Approved By :


DocuSigned by:



DocuSign Envelope ID: 963D81E4C97A438...

Date:

February 12, 2021



Valecraft
Homes Ltd.

CONDOMINIUM HOME COLOUR CHART

Community:	Deerfield Village II	Reg'd Plan #:	4M-1290	Sales Rep:	Nicole Trudel
Lot No:	R09	Civic Address:	735-A Dearborn Private		
Purchaser(s):	Anisa Dolores A. K. Sykes Lane			Model Name/#:	5311
Purchaser(s):	Amin Reza Lane			Closing Date:	Jan 13-2022

PLUMBING FIXTURES

ROOM	FIXTURE	STYLE	FINISH	STD/UPG#
KITCHEN	SINK	Standard Kindered Double Bowl Stainless Steel Sink RDL 2031	Stainless Steel	STD
	FAUCET	Delta Marley 986LF-AR Single Handle pull down (1 hole)	Arctic Stainless	51
ENSUITE BATHROOM	SINK	Standard	White	STD
	VANITY FAUCET	Standard	Chrome	STD
	WATER CLOSET	Standard	White	STD
	SHOWER	Standard	White/ Chrome / Clear Glass	STD
	SHOWER FAUCET	Standard	Chrome	STD
MAIN BATHROOM	SINK	Standard	White	STD
	VANITY FAUCET	Standard	Chrome	STD
	WATER CLOSET	Standard	White	STD
	TUB/SHOWER	Standard	White	STD
	TUB/SHOWER FAUCET	Standard	Chrome	STD
POWDER ROOM	PEDESTAL	N/A	N/A	N/A
	SINK FAUCET	N/A	N/A	N/A
	WATER CLOSET	N/A	N/A	N/A

NOTE: All fixtures are white unless noted by:

Purchaser's Signature(s) :

Anisa Sykes Lane

Date:

2/20/2021

Purchaser's Signature(s) :

Amin Lane

Date:

2/20/2021

Approved By :

Date:

INTERIOR HANDRAILS AND SPINDLES

	WOOD	STYLE	STAIN/COLOUR	STD/UPG #
HANDRAIL	Red Oak	Contemporary	Natural	8
BRACKET (if applicable)	Metal	N/A	Gunn Metal Grey	8
SPINDLES	Metal	Square	Gunn Metal Grey	8
POSTS	Red Oak	3-1/2" Modern Routed	Natural	8, 53
NOSINGS	Red Oak	N/A	Natural	8
HARDWOOD STAIRCASE (WHERE APPLICABLE)	/	N/A	N/A	N/A

Purchaser's Signature(s) :

Anisa Sykes Lane

Date:

2/20/2021

Purchaser's Signature(s) :

Amin Lane

Date:

2/20/2021

Approved By :

Date: February 02, 2021



THIRD FLOOR

MODEL 5311

1253 SQ.FT

Site: DV2

Plan No.: 4M-1290

Unit: R09

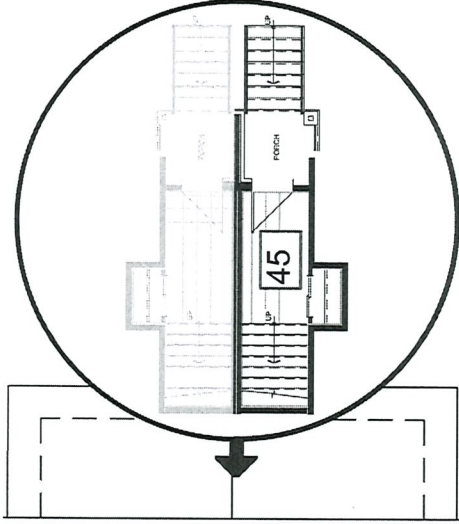
Date: February 11, 2021

Purchaser: Anisa Dolores A.K Skyes Lane

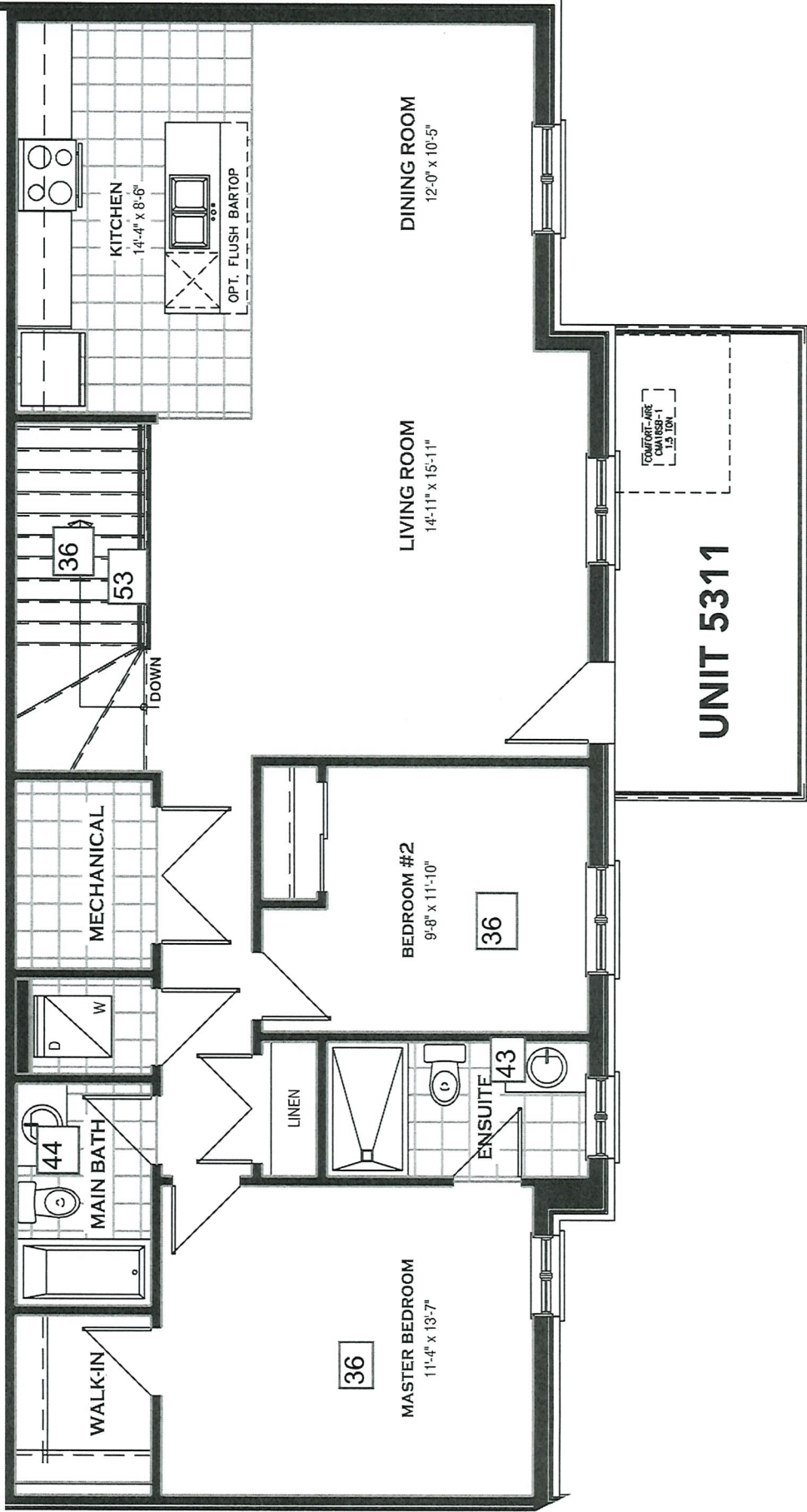
Purchaser: Amin Reza Lane



UNIT 5312
ENTRANCE



UNIT 5311
ENTRANCE



Vertical and/or horizontal bulkheads (chaseways) may be required to contain mechanical piping.

All dimensions are approximate. E & O E. Plans, materials and modifications are subject to change without notice. Actual usable floor area may vary from the stated floor area. *Note: Number of stone units due to site reading.