

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

ON THE 16th DAY OF January, 2021.

REGARDING PROPERTY KNOWN AS: BUILDER'S LOT : S14
LOT: S14 BLOCK :
4M-1290 DEERFIELD VILLAGE 2
CIVIC ADDRESS: 725-F Dearborn Private

PURCHASERS: Obinna Stanley Eze and Amarachukwu Ethel Eze

VENDORS: VALECRAFT HOMES LIMITED

DATE OF ACCEPTANCE: February 24th, 2021

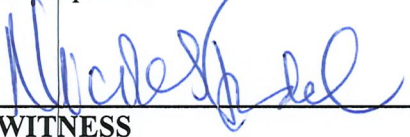
It is hereby understood and agreed between the undersigned parties hereto that the following changes shall be made to the above mentioned Agreement of Purchase and Sale and except for such changes noted below all other terms and conditions in the Agreement shall remain as stated therein and time shall remain of the essence.

DELETE: PURCHASE PRICE: \$332,018.00
BALANCE AT CLOSING: \$317,018.00
LESS H.S.T. AMOUNT: \$315,606.46
SCHEDULE "G" DATED: January 16th, 2021
TARION SCHEDULE "B" DATED: January 16th, 2021

INSERT: 680 dated: March 7th, 2021 in the amount of: \$7,232.28
NEW PURCHASE PRICE: \$339,250.28
NEW BALANCE AT CLOSING: \$324,250.28
NEW LESS H.S.T. AMOUNT: \$322,481.25
SCHEDULE "G" DATED: March 7th, 2021
TARION SCHEDULE "B" DATED: March 7th, 2021

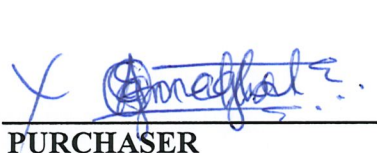
Dated at Ottawa this 7th day of March, 2021

In the presence of:


WITNESS

X 
PURCHASER


WITNESS

X 
PURCHASER

Dated at Ottawa this 14th day of March, 2021

VALECRAFT HOMES LIMITED (VENDOR)

PER: 

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



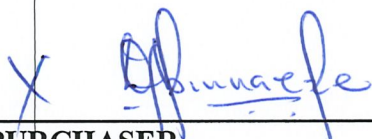
Vendor

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.

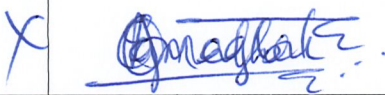
7. The Parties acknowledge that for purposes of Land Transfer Tax, the total consideration to be inserted in the Transfer/Deed of Land for this transaction shall be the total Purchase Price including Extras excluding HST and the New Housing Rebate, namely the amount of \$322,481.25. The Purchaser is 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 7th day of March, 2021

X 
PURCHASER

VALECRAFT HOMES LIMITED

X 
PURCHASER


PER:

March 11, 2021
DATE:

PROJECT: DEERFIELD VILLAGE 2 LOT: S14

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.

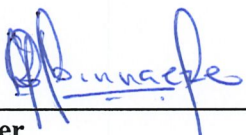
1. Preparation of transfer fee by Builder's solicitor as stated in Clause #17 of the Agreement of Purchase & Sale. **\$225.00 + HST= \$254.25**

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

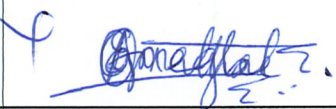
These are additional charges, fees or other anticipated adjustments to the final purchase price or balance due on Closing, which will be determined after signing the Purchase Agreement, all in accordance with the terms of the Purchase Agreement.

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 **March 7th, 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 Ottawa, this 7th day of March, 2021.

X 
Purchaser

Valecraft Homes Limited


Purchaser


Per:

March 11, 2021
Date:

Lot #: S14

Project: **Deerfield Village 2**



| NON STANDARD EXTRAS (680) | | | |
|--|--|--|---------------------------|
| Deerfield 2 - Phase Condo | | | |
| PURCHASERS: Obinna Stanley Eze and Amarachukwu Ethel Eze | | | Printed: 6-Mar-21 5:56 pm |
| LOT NUMBER | PHASE | HOUSE TYPE | CLOSING DATE |
| S14 Level: 2 | Condo | 5207 | 22-Feb-22 |
| ITEM | QTY | EXTRA / CHANGE | PRICE |
| *36 88288 | 1 | - PAINT ADDITIONAL COLOUR (NON DEEP BASE) BUILDERS STANDARD PAINT. PER COLOUR FOR COMPLETE HOUSE | *\$ 1,100.00 |
| 31383 | Note: | | Each |
| 37 127 | 1 | - KITCHEN - TILE - WALL - BACKSPLASH - UPGRADE - BRONZE - - KITCHEN CHIMNEY HOOD FAN - BRONZE | \$ 55.00 |
| 31384 | Note: SEE ITEM #39 | | Each |
| 38 127 | 1 | - KITCHEN - TILE - WALL - BACKSPLASH - UPGRADE - BRONZE - - KITCHEN - BRONZE | \$ 126.00 |
| 31386 | Note: IN STANDARD KITCHEN AREA. SEE ITEM #40 | As per wall tile sketch | Each |
| 39 | 1 | - KITCHEN - INSTALLATION ONLY, HORIZONTAL 1/3 OFFSET BRICK, KITCHEN BACKSPLASH BEHIND CHIMNEY STYLE HOOD FAN. | \$ 35.00 |
| 31387 | Note: AS PER WALL TILE INSTALLATION SKETCH. SEE ITEM #37 | | Each |
| 40 | 1 | - KITCHEN - INSTALLATION ONLY, HORIZONTAL 1/3 OFFSET BRICK, KITCHEN BACKSPLASH IN STANDARD AREA, AS PER WALL TILE INSTALLATION SKETCH. | \$ 84.00 |
| 31388 | Note: SEE ITEM #38 | As per wall tile installation sketch | Each |
| 41 | 1 | - LAUNDRY ROOM - DELETE ITEM # 20 IN B1A'S RE: UPGRADE BRONZE FLOOR TILE IN LAUNDRY ROOM | -\$90.00 |
| 31412 | Note: | | Each |
| 42 | 1 | - KITCHEN - DELETE ITEM #23 IN B1A'S RE: UPGRADE TO SILVER KITCHEN BACKPLASH IN STANDARD AREA. | -\$255.00 |
| 31413 | Note: | | Each |
| 43 | 1 | - KITCHEN - DELETE ITEM #24 IN B1A'S RE: UPGRADE SILVER LEVEL KITCHEN BACKSPLASH BEHIND CHIMNEY STYLE HOOD FAN | -\$105.00 |
| 31414 | Note: | | Each |
| 44 | 1 | - MAIN BATHROOM - DELETE ITEM #31 IN B1A'S RE: DELTA ARZO SINGLE LEVER LAVATORY FAUCET 586LF-MPU CHROME | -\$304.00 |
| 31415 | Note: | | Each |
| 45 137 | 1 | - ENSUITE BATH - TILE - WALL - UPGRADE - FLOOR TILE IN LIEU OF WALL - BRONZE - - ENSUITE BATHROOM - BRONZE | \$ 513.00 |
| 31416 | Note: VERTICAL STACKED INSTALL, AS PER WALL TILE INSTALLATION SKETCH | | Each |
| 46 88508 | 1 | - CERAMIC TILE - GROUT COLOR PER COLOUR | \$ 75.00 |
| 31417 | Note: | | Each |
| *47 88217 | 1 | - MAIN BATHROOM - BATHROOMS - DELTA TRINSIC SINGLE HANDLE HIGH - ARC LAVATORY FAUCET 5591HA - DST | *\$ 285.00 |
| 31418 | Note: AS PER FLOOR PLAN SKETCH | | Each |

Vendor Initials:

Purchaser Initials:

PREPARED BY: Nicole Trudel

LOCKED BY:

PE 1.465-1

InvoiceSQL.rpt 16May20

CONSTRUCTION SCHEDULING APPROVAL

PER: _____

DATE: _____



NON STANDARD EXTRAS (680)

Deerfield 2 - Phase Condo

PURCHASERS: Obinna Stanley Eze and Amarachukwu Ethel Eze

Printed: 6-Mar-21 5:56 pm

| | | | |
|--------------|-------|------------|--------------|
| LOT NUMBER | PHASE | HOUSE TYPE | CLOSING DATE |
| S14 Level: 2 | Condo | 5207 | 22-Feb-22 |

| ITEM | QTY | EXTRA / CHANGE | PRICE | INTERNAL USE |
|--------------|-----|---|--------------|--------------|
| *48 88294 | 1 | - ORBITAL UPGRADES AS PER ATTACHED QUOTE & SKETCH. | *\$ 366.12 | Each |
| 31419 | | Note: QUOTE #ORS367 REV.01 DATED 01/25/2021 | | |
| *49 88287 | 1 | - S&S ELECTRIC UPGRADES AS PER ATTACHED QUOTE & SKETCH. | *\$ 5,347.16 | Each |
| 31420 | | Note: QUOTE #SS4257 REV.01 DATED 1/25/2021 | | |
| 50 | 1 | - COUNTERTOP EDGE PROFILE TO BE PENCIL TOP ONLY WITH SQUARE BOTTOM, AS PER EDGE DETAIL PROFILE SKETCH. IN MAIN BATHROOM AND ENSUITE BATHROOM. | \$ 0.00 | Each |
| 31422 | | Note: | | |

51) At Ensuite bathroom floor and foyer install upgrade floor tile, rectangular front to back of the house. As per floor tile installation sketch. See item 12 and 18. O.E. A.E. AB

| | |
|-----------|------------|
| Sub Total | \$7,232.28 |
| HST | \$0.00 |
| Total | \$7,232.28 |

52) At Kitchen + main bathroom floor. Install upgraded floor tile rectangular side to side of the house. As per floor tile installation sketch. See item 21 + 19. O.E. A.E. AB

| | |
|-----------------|--------|
| Payment Summary | |
| Paid By | Amount |
| Total Payment: | |

PURCHASER:

X

Obinna Stanley Eze

06-Mar-21

DATE

PURCHASER:

X

Amarachukwu Ethel Eze

06-Mar-21

DATE

VENDOR:

PER: Valecraft Homes Limited

DATE:

PREPARED BY: Nicole Trudel

LOCKED BY:

PE 1,465-2

InvoiceSQL.rpt 16May20

CONSTRUCTION SCHEDULING APPROVAL

PER: _____

DATE: _____



ELECTRIC - ÉLECTRIQUE

Tel: (613) 748-0432
Fax: (613) 748-0355

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www.ssbolton.com

Estimate No#: SS4257 Rev.01

Customer Copy

Customer:

Obinna Stanley Eze

Cell: Home: 613-890-3810
Email: obinnaeze08@yahoo.com
a4amara11@yahoo.com

Builder: VALECRAFT HOMES LTD.
Project: Deerfield Village Condos
Lot: DV2 S14
Closing Date: Feb 22, 2022

Salesperson: Jason Thompson
Date: 01/25/2021

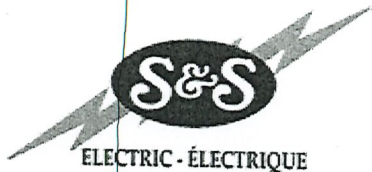
O-E
A-E

| Location | Qty | Product / Installation Details | Plan Code | Unit Price | Customer Total |
|----------------|------|--|-----------|------------|----------------|
| Living Room | 1.00 | 15 Amp Standard Plug Add 15 AMP plug approx 60 inches from floor beside conduit | A | \$120.00 | \$120.00 |
| Master Bedroom | 1.00 | 15 Amp Standard Plug Add 15 AMP plug approx 60 inches from floor beside conduit | B | \$120.00 | \$120.00 |
| Kitchen | 1.00 | Standard Light Outlet (Keyless) Relocate standard fixture and leave as keyless fixture and add 2nd keyless fixture for future pendant lighting | C | \$129.00 | \$129.00 |
| Kitchen | 1.00 | 4" LED slim Pot Light White (AFR4C-0930-WH) Add 5 LED Halo potlights (AFR4-0930-WH) on added switch | D | \$1,166.00 | \$1,166.00 |
| Kitchen | 1.00 | Single Pole Switch Switch for kitchen potlight | D | \$105.00 | \$105.00 |
| Living Room | 1.00 | 6 * 4" LED slim Pot Light White (AFR4C-0930-WH) Add 6 LED Halo potlights (AFR4-0930-WH) on added switch | E | \$1,397.00 | \$1,397.00 |
| Living Room | 2.00 | Single Pole Switch Switch for living room potlights | E | \$105.00 | \$210.00 |
| Ensuite Bath | 1.00 | 4" LED slim Pot Light White (AFR4C-0930-WH) Add 1 LED Halo potlight (AFR4-0930-WH) on added switch | F | \$238.00 | \$238.00 |
| Ensuite Bath | 1.00 | Single Pole Switch Switch for added potlight | F | \$105.00 | \$105.00 |
| Main Bath | 1.00 | 4" LED slim Pot Light White (AFR4C-0930-WH) Add 1 LED Halo potlight (AFR4-0930-WH) on added switch | G | \$238.00 | \$238.00 |
| Main Bath | 1.00 | Single Pole Switch Switch for added potlight | G | \$105.00 | \$105.00 |
| Kitchen | 1.00 | 20 Amp USB Charger Receptacle 20 Amp USB Charger Receptacle (standard) | H | \$ | \$0.00 |

Phone: (613) 748-0432 | Fax: (613) 748-0355 | Email: info@sandselectric.ca | Website: www.sandselectric.ca

5411 Canotek Road, Ottawa, Ontario K1J 9M3

Printed By: Jason Thompson - Page: 2



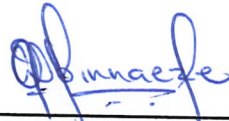
Tel: (613) 748-0432
Fax: (613) 748-0355

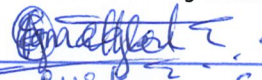
A Division of the S&S Bolton Group
www.ssbolton.com

| Location | Qty | Product / Installation Details | Plan Code | Unit Price | Customer Total |
|---|------|---|-----------|------------|--------------------------------------|
| Kitchen | 1.00 | LED Stick (Varies Per Kitchen Layout - To Be Quoted) Under cabinet LED Stick lighting on added switch | I | \$694.00 | \$694.00 |
| Kitchen | 1.00 | Single Pole Switch Switch for under cabinet lighting | I | \$105.00 | \$105.00 |
| *** Total price includes all applicable taxes | | | | | |
| | | | | | Customer Subtotal: \$4,732.00 |
| | | | | | HST: \$615.16 |
| | | | | | Total: \$5,347.16 |

Notes:

"Purchaser has acknowledged that they have discussed any kitchen layout modifications with their electrical representative. If modifications are made after signing off on electrical, this will incur additional charges."

X 
Customer Signature

X 
Customer Signature



March 7th, 2021
Date
March 7th, 2021
Date



Tel: (613) 748-0432
Fax: (613) 748-0355

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Estimate No#: OR5367 Rev.01

Customer Copy

Customer:

Obinna Stanley Eze

Cell: Home: 613-890-3810
Email: obinnaeze08@yahoo.com
a Amara11@yahoo.com

Builder: VALECRAFT HOMES LTD.
Project: Deerfield Village Condos
Lot: DV2 S14
Closing Date: FEB 22 / 2022
Salesperson: Jason Thompson (OR)
Date: 01/25/2021

O.E. A.E. JB

O.E. A.E. JB

| Location | Qty | Product / Installation Details | Plan Code | Unit Price | Customer Total |
|---|------|--|-----------|--------------------|----------------|
| Bedroom #2 | 1.00 | (4) Port Plate - (1) Phone CAT5e & (2) Data CAT5e & (1) Cable RG6 Outlets (4) Port Plate - (1) Phone CAT5e & (2) Data CAT5e & (1) Cable RG6 Outlets - Location as shown on floor plan | | \$ | \$0.00 |
| Living Room | 1.00 | (4) Port Plate - (1) Phone CAT5e & (2) Data CAT5e & (1) Cable RG6 Outlets (4) Port Plate - (1) Phone CAT5e & (2) Data CAT5e & (1) Cable RG6 Outlets - Location as shown on floor plan | | \$ | \$0.00 |
| Master Bedroom | 1.00 | (4) Port Plate - (1) Phone CAT5e & (2) Data CAT5e & (1) Cable RG6 Outlets (4) Port Plate - (1) Phone CAT5e & (2) Data CAT5e & (1) Cable RG6 Outlets - Location as shown on floor plan | | \$ | \$0.00 |
| Living Room | 1.00 | Direct 2" Conduit w/ Wall Plates Direct 2" Conduit w/ Wall Plates - Location as shown on floor plan - Conduit installed in-wall to conceal wires connected to wall mounted TV - approx 60 inches from floor | CONDUIT | \$162.00 | \$162.00 |
| Master Bedroom | 1.00 | Direct 2" Conduit w/ Wall Plates Direct 2" Conduit w/ Wall Plates - Location as shown on floor plan - Conduit installed in-wall to conceal wires connected to wall mounted TV - approx 60 inches from floor | CONDUIT | \$162.00 | \$162.00 |
| *** Total price includes all applicable taxes | | | | Customer Subtotal: | \$324.00 |
| | | | | HST: | \$42.12 |
| | | | | Total: | \$366.12 |

X
Customer Signature
X
Customer Signature

March 7th, 2021
Date
March 7th, 2021

Phone: (613) 748-0432 | Fax: (613) 748-0355 | Email: info@orbitalti.com | Website: www.orbitalti.com

5411 Canotek Road, Ottawa, Ontario K1J 9M3

Printed By: Jason Thompson (OR) - Page: 2

SECOND FLOOR

Orbital sketch

MODEL 5207

1071 SQ. FT.

Site: Deerfield Village

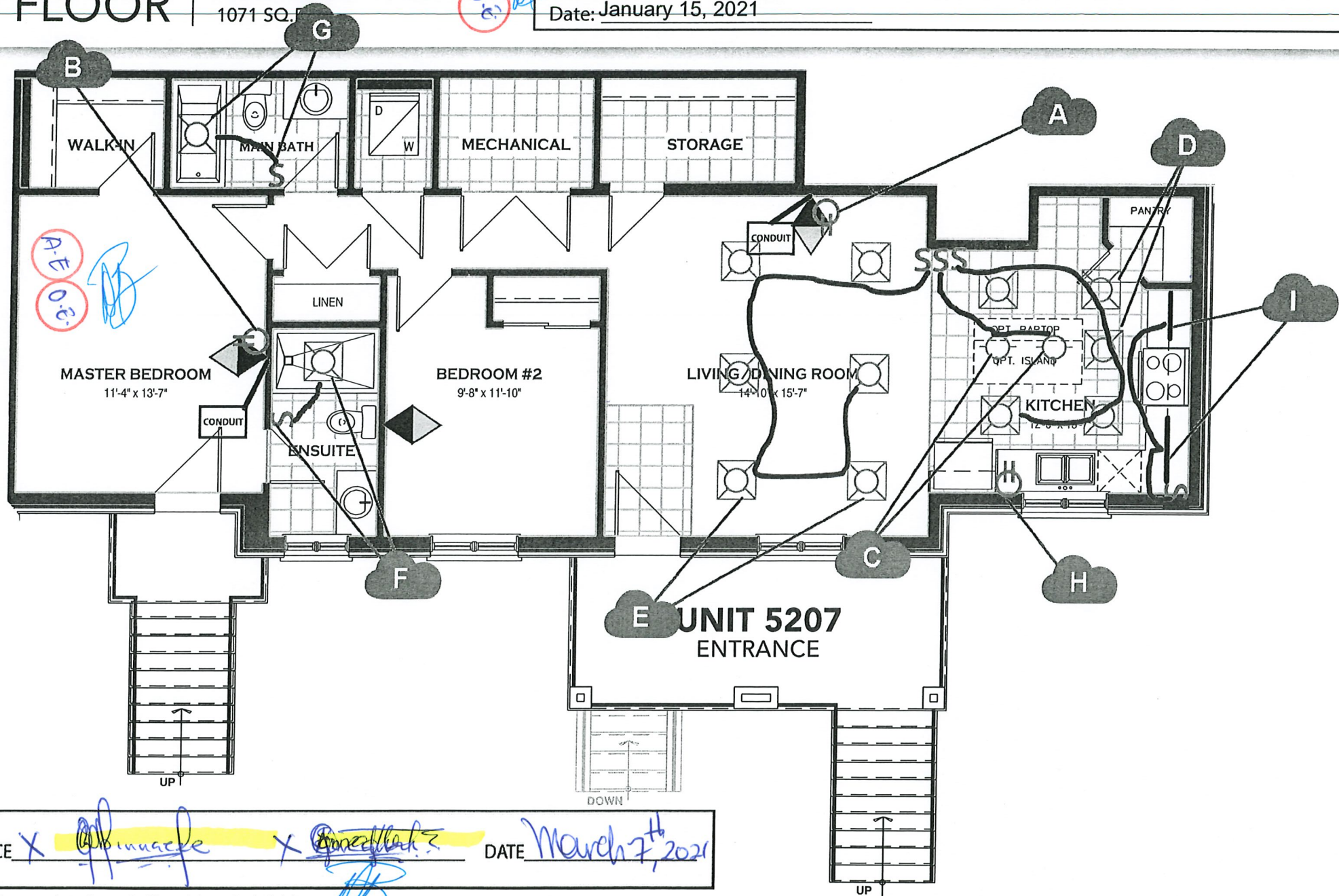
Purchaser: Obinna Stanley Eze

Plan No.: 4M-1290

Unit: DV2 S-14

Purchaser: Amarachukwu Ethel EZE

Date: January 15, 2021



CUSTOMER ACCEPTANCE

DATE

March 7th, 2021

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

All dimensions are approximate. E. & O.E., 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 site grading.

SECOND FLOOR

MODEL 5207

1071 SQ.FT

Site: DV2

Plan No.: 4M-1290

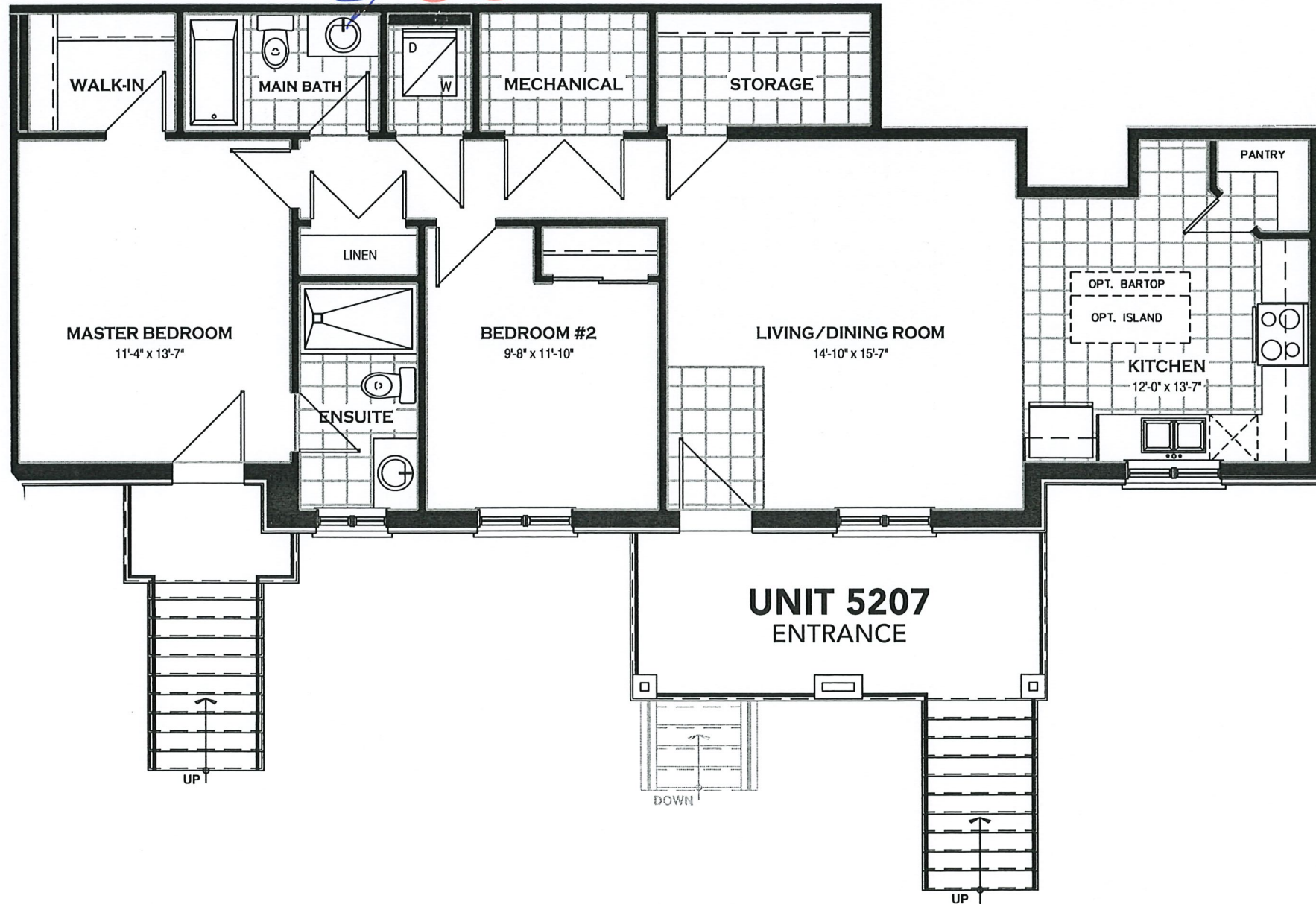
Unit: S14

Date: March 7th, 2021

Purchaser: Obinna Stanley Eze

Purchaser: Amarachukwu Ethel Eze

47
0.8
A-E



Floor Plan Sketch

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

All dimensions are approximate. E. & O.E., 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 site grading.

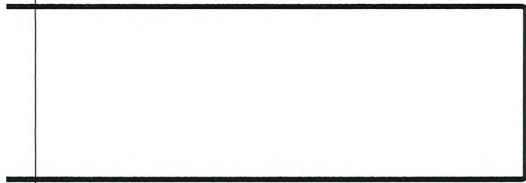
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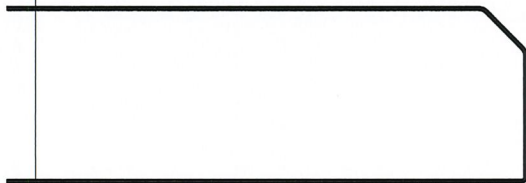
Valecraft
Homes Ltd.

Standard Edge Profiles for Granite & Quartz

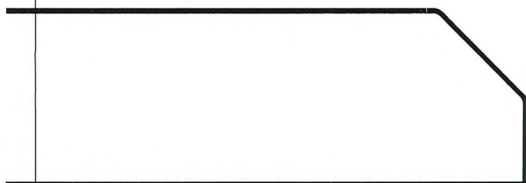
Main Bathroom #25
AND Ensuite #16
O-E A-E
JB



Eased Edge



1/4 Bevel



1/2 Bevel



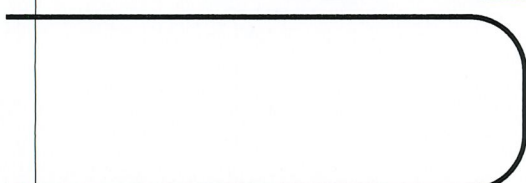
3/4 Bevel



Pencil Top Only
with Square Bottom

Main Bathroom #25, #50
Ensuite Bathroom #26, #50

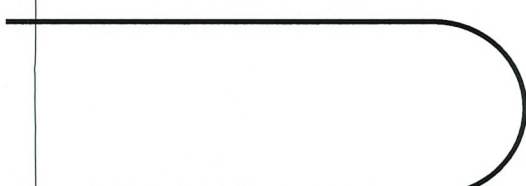
O-E A-E
JB



Pencil Top and Bottom



1/2 Bullnose



Full Bullnose

Project: DV2

Purchaser: Obinna Stanley Eze

Plan #: 4M-1290

Purchaser: Amarachukwu Ethel Eze

Lot: S14

Date: March 7th, 2021

Model: 5207

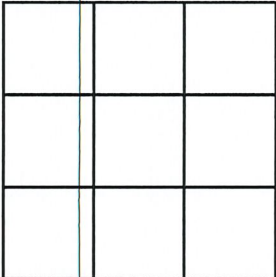
Upgrade #: 25, 26, 50



Tile Installation Options

FLOOR TILE

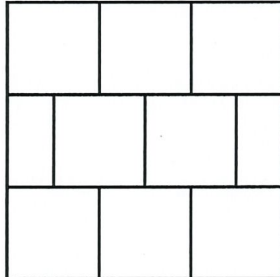
Standard square



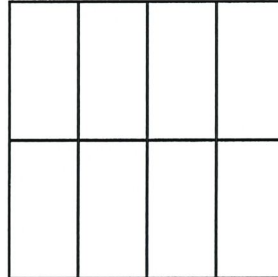
Storage Room
Mechanical Room
Laundry Room

O.E. A-E

Square brick



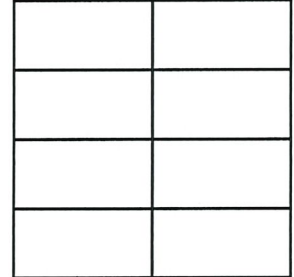
Rectangular
front to back of the house



Foyer
Ensuite Bathroom

O.E. A-E

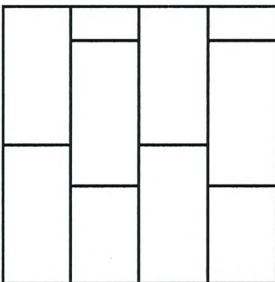
Rectangular
side to side of the house



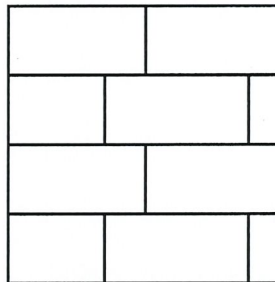
Kitchen
Main Bathroom

O.E. A-E

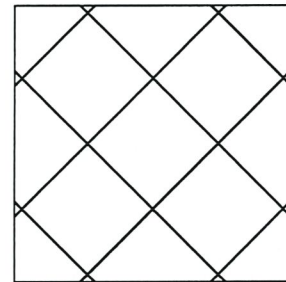
Rectangular 1/3 staggered
front to back of the house



Rectangular 1/3 staggered
side to side of the house



45 degree



Project: DV2
Plan #: 4M-1290
Lot: S14
Model: 5207

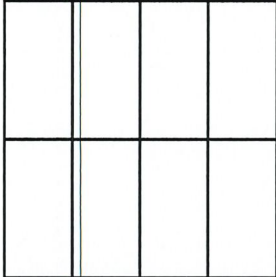
Purchaser: Obinna Stanley Eze
Purchaser: Amarachukwu Ethel Eze
Date: March 7th, 2021
Upgrade #: 18, 19, 21, 22, 51, 53 A-E



Tile Installation Options

WALL TILE

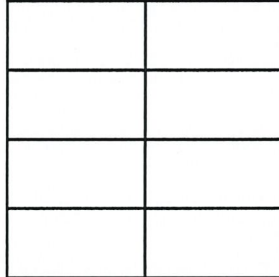
Vertical stacked



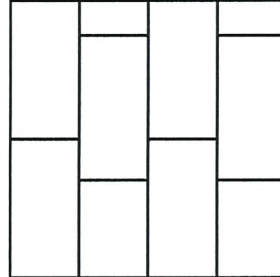
Main Bathroom
Ensuite Bathroom

O.E. A.E.

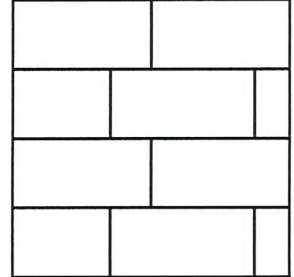
Horizontal stacked



Vertical 1/3 offset brick



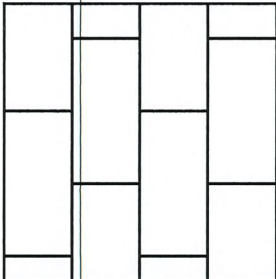
Horizontal 1/3 offset brick



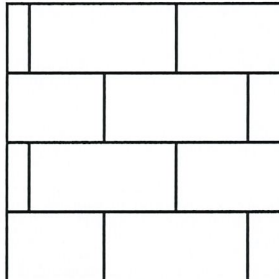
Kitchen Backsplash
Standard Area &
Behind Chimney Style
Hoodfan

O.E. A.E.

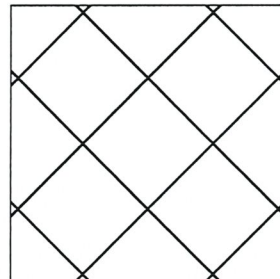
Vertical brick



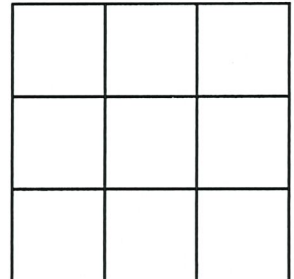
Horizontal brick



45 degree




Standard square



Project: DV2
Plan #: 4M-1290
Lot: S14
Model: 5207


Purchaser: Obinna Stanley Eze
Purchaser: Amarachukwu Ethel Eze
Date: March 7th, 2021
Upgrade #: 37, 38, 39, 40, 45

| | | | | | | |
|--|-------------------------------|-----------------------|----------------|------------------------|---------------|---------------|
|  | CONDOMINIUM HOME COLOUR CHART | | | | | |
| | Community: | Deerfield Village II | Reg'd Plan #: | 4M-1290 | Sales Rep: | Nicole Trudel |
| | Lot No: | S14 | Civic Address: | 725-F Dearborn Private | | |
| | Purchaser(s): | Obinna Stanley Eze | | | Model Name/#: | 5207 |
| | Purchaser(s): | Amarachukwu Ethel Eze | | | Closing Date: | Feb 22-2022 |

| 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 | | Standard Roma Lighting Package | STD |
| 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-52 Gray Owl | UPG 36 | N/A | N/A |
| STORAGE ROOM | | Low Lustre OC-52 Gray Owl | UPG 36 | N/A | N/A |
| LAUNDRY ROOM | | Low Lustre OC-52 Gray Owl | UPG 36 | N/A | N/A |
| STAIRWAY | | N/A | N/A | N/A | N/A |
| LIVING ROOM / DINING ROOM | | Low Lustre OC-52 Gray Owl | UPG 36 | N/A | N/A |
| KITCHEN | | Semi Gloss OC-52 Gray Owl | UPG 36 | N/A | N/A |
| MECHANICAL ROOM | | Low Lustre OC-52 Gray Owl | UPG 36 | N/A | N/A |
| BEDROOM HALLWAY | | Low Lustre OC-52 Gray Owl | UPG 36 | N/A | N/A |
| MASTER BEDROOM | | Low Lustre OC-52 Gray Owl | UPG 36 | N/A | N/A |
| BEDROOM #2 | | Low Lustre OC-52 Gray Owl | UPG 36 | N/A | N/A |
| ENSUITE BATHROOM | | Semi Gloss OC-52 Gray Owl | UPG 36 | N/A | N/A |
| MAIN BATHROOM | | Semi Gloss OC-52 Gray Owl | UPG 36 | N/A | N/A |
| NOTES: | | N/A | | | |

Purchaser's Signature(s) :



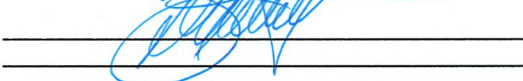
Date:
March 7th, 2021

Purchaser's Signature(s) :




Date:
March 7th, 2021

Approved By :

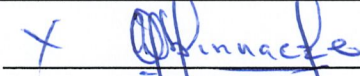
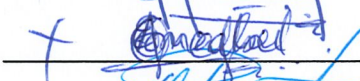
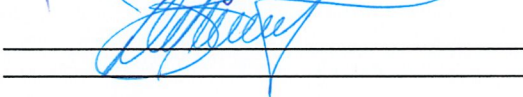



Date:
March 11, 2021

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|--|-------------------------------|-----------------------|----------------|------------------------|---------------|---------------|
|  | CONDOMINIUM HOME COLOUR CHART | | | | | |
| | Community: | Deerfield Village II | Reg'd Plan #: | 4M-1290 | Sales Rep: | Nicole Trudel |
| | Lot No: | S14 | Civic Address: | 725-F Dearborn Private | | |
| | Purchaser(s): | Obinna Stanley Eze | | | Model Name/#: | 5207 |
| | Purchaser(s): | Amarachukwu Ethel Eze | | | Closing Date: | Feb 22-2022 |

| CABINETRY | | | | | | |
|------------------|------------------|------------------------|-------------------------|------------------------------------|----------------|---------------------|
| ROOM | SELECTION | | | | LEVEL | STD/UPG # |
| KITCHEN | STYLE AND COLOUR | 100i-B10R | | | STD | 5, 8, 9, 10, 11, 12 |
| | HARDWARE CODE | 81092-195 | TYPE | Pulls | STD | 11 |
| | COUNTERTOP | P394-VL | COUNTERTOP EDGE PROFILE | Standard | STD | 8 |
| MAIN BATHROOM | STYLE AND COLOUR | 100i-B10R | | | STD | 5, 35 |
| | HARDWARE CODE | 81092-195 | TYPE | Pulls | STD | 35 |
| | COUNTERTOP | Blanco Maple | COUNTERTOP EDGE PROFILE | Pencil Top Only with Square Bottom | Level 1 Quartz | 25, 50 |
| ENSUITE BATHROOM | STYLE AND COLOUR | Lastra Stainless Steel | | | STD | 5 |
| | HARDWARE CODE | 81092-195 | TYPE | Pulls | STD | STD |
| | COUNTERTOP | Blanco Maple | COUNTERTOP EDGE PROFILE | Pencil Top Only with Square Bottom | Level 1 Quartz | 26, 50 |
| 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 |

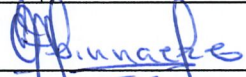
| APPLIANCES | | | | | |
|---|------------------|-----------|--|-----------|--|
| TYPE | SIZE | STD/UPG # | APPLIANCE UPG LEVEL | STD/UPG # | |
| FRIDGE <small>(Standard Minimum Opening is 33" x 70.75")</small> | Standard Opening | STD 9 | Water Line + Level 1 Whirlpool Stainless Steel French door + bottom drawer freezer | 2, 7, 29 | |
| RANGE | Standard | STD | Basic Stainless Steel | 2, STD | |
| DISHWASHER | Standard | STD | Basic Stainless Steel | 2, STD | |
| CHIMNEY HOOD/FAN | Standard | STD | Whirlpool 300CFM Stainless Steel Chimney Hoodfan | 2, 6, 12 | |
| WASHING MACHINE/DRYER | Standard | STD | Basic White Stackable Front load washer and dryer | 2, STD | |

| | | |
|----------------------------|---|-----------------------|
| Purchaser's Signature(s) : |  | Date: March 7th, 2021 |
| Purchaser's Signature(s) : |  | Date: March 7th, 2021 |
| Approved By : |  | Date: March 11, 2021 |

|  Valecraft Homes Ltd. | | CONDOMINIUM HOME COLOUR CHART | | | | | |
|---|--|-------------------------------|--|--------------------|--|--------------------|---------------|
| | | Community: | Deerfield Village II | Reg'd Plan #: | 4M-1290 | Sales Rep: | Nicole Trudel |
| | | Lot No: | S14 | Civic Address: | 725-F Dearborn Private | | |
| | | Purchaser(s): | Obinna Stanley Eze | | | Model Name/#: | 5207 |
| | | Purchaser(s): | Amarachukwu Ethel Eze | | Closing Date: | Feb 22-2022 | |
| CERAMIC & GROUT SELECTIONS | | | | | | | |
| ROOM | | AREA | MANUFACTURER/SERIES/ SIZE/COLOUR/CODE | GROUT SELECTION | LEVEL | STD/UPG # | |
| FOYER | | FLOOR | Shnier Casa Roma Tika 12"x24" Fume (GRY) TB000336 (Rectangular Front to Back Install) | 934 DeLorean Gray | Bronze Floor Tile + STD Grout | 18 | |
| STORAGE ROOM | | FLOOR | Euro Pasha Nexus Mica 13"x13" pas nex mic (Standard Square Install) | 934 DeLorean Gray | STD Floor Tile + STD Grout | STD | |
| | | WALL | N/A | N/A | N/A | N/A | |
| | | INSERT OR BORDER | N/A | | | | |
| MECHANICAL ROOM | | FLOOR | Euro Pasha Nexus Mica 13"x13" pas nex mic (Standard Square Install) | 934 DeLorean Gray | STD Floor Tile + STD Grout | STD | |
| LAUNDRY ROOM | | FLOOR | Euro Pasha Nexus Mica 13"x13" pas nex mic (Standard Square Install) | 934 DeLorean Gray | STD Floor Tile + STD Grout | STD | |
| | | WALL | N/A | N/A | N/A | N/A | |
| | | INSERT OR BORDER | N/A | | | | |
| KITCHEN | | FLOOR | Shnier Casa Roma Tika 12"x24" Fume (GRY) TB000336 (Rectangular Side to Side Install) | 934 DeLorean Gray | Bronze Floor Tile + STD Grout | 19 | |
| | | BACKSPLASH | Euro Pasha Classic 3"x6" Calacatta Wall Tile (Horizontal 1/3 Offset Brick install) | 909 Sterling | Bronze Wall Tile + UPG Install + UPG Grout | 37, 38, 39, 40, 46 | |
| | | INSERT OR BORDER | N/A | | | | |
| DINETTE | | FLOOR | N/A | N/A | N/A | N/A | |
| MAIN BATHROOM | | FLOOR | Shnier Casa Roma Cemento Cassero 12"x24" Bianco 7252060 (Rectangular Side to Side Install) | 909 Sterling | Bronze Floor Tile + UPG Grout | 21, 46 | |
| | | WALL | Euro Pasha Collection Cinq 8"x10" White (Vertical Stacked Install) | 909 Sterling | STD Wall Tile + UPG Grout | 46 | |
| | | INSERT OR BORDER | N/A | | | | |
| ENSUITE BATHROOM | | FLOOR | Shnier Casa Roma Cemento Cassero 12"x24" Bianco 7252060 (Rectangular Front to Back Install) | 909 Sterling | Bronze Floor Tile + UPG Grout | 22, 46 | |
| | | WALL | Shnier Casa Roma Cemento Cassero 12"x24" Bianco 7252060 (Vertical Stacked Install) | 909 Sterling | Bronze Floor Tile on Wall + UPG Grout | 45, 46 | |
| | | INSERT OR BORDER | N/A | | | | |

Purchaser's Signature(s) :

X




Date:

March 7th, 2021

Purchaser's Signature(s) :

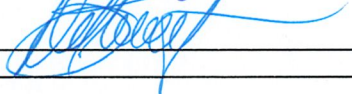
X



Date:


March 7th, 2021

Approved By :



Date:

March 11, 2021



Valecraft

Homes Ltd.

| CONDOMINIUM HOME COLOUR CHART | | | | | |
|-------------------------------|-----------------------|----------------|------------------------|---------------|---------------|
| Community: | Deerfield Village II | Reg'd Plan #: | 4M-1290 | Sales Rep: | Nicole Trudel |
| Lot No: | S14 | Civic Address: | 725-F Dearborn Private | | |
| Purchaser(s): | Obinna Stanley Eze | | | Model Name/#: | S207 |
| Purchaser(s): | Amarachukwu Ethel Eze | | | Closing Date: | Feb 22-2022 |

| FLOORING SELECTIONS | | | | |
|---------------------|---|--|-------------------------|-----------|
| ROOM | CARPET/UNDERPAD OR HARDWOOD | | LEVEL | STD/UPG # |
| MAIN FLOOR HALLWAY | N/A | | N/A | N/A |
| KITCHEN | N/A | | N/A | N/A |
| DINING ROOM | Lauzon Engineered Expert Hardwood Essential Collection Tradition Grade Matte Red Oak Smoky Grey 3-1/8" Wide | | UPG | 17 |
| LIVING ROOM | Lauzon Engineered Expert Hardwood Essential Collection Tradition Grade Matte Red Oak Smoky Grey 3-1/8" Wide | | UPG | 17 |
| OTHER | N/A | | N/A | N/A |
| BEDROOM HALLWAY | Lauzon Engineered Expert Hardwood Essential Collection Tradition Grade Matte Red Oak Smoky Grey 3-1/8" Wide | | UPG | 17 |
| MASTER BEDROOM | Beaulieu D4948 Salt Lake City 89836 Norfolk Grey + Upgrade Underpad | | L1 Carpet + L1 Underpad | 14, 16 |
| BEDROOM # 2 | Beaulieu D4948 Salt Lake City 89836 Norfolk Grey + Upgrade Underpad | | L1 Carpet + L1 Underpad | 13, 15 |
| STAIRS FROM FOYER | N/A | | N/A | N/A |

Purchaser's Signature(s) :
Purchaser's Signature(s) :
Approved By :

X

X

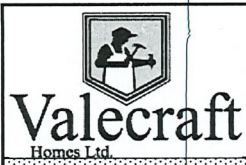
Obinna Stanley Eze




Amarachukwu Ethel Eze

Date: March 7th, 2021


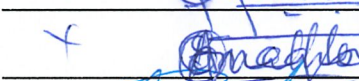

Date: March 7th, 2021

Date: April 11, 2021

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|  | CONDOMINIUM HOME COLOUR CHART | | | | | |
| | Community: | Deerfield Village II | Reg'd Plan #: | 4M-1290 | Sales Rep: | Nicole Trudel |
| | Lot No: | S14 | Civic Address: | 725-F Dearborn Private | | |
| | Purchaser(s): | Obinna Stanley Eze | | | Model Name/#: | 5207 |
| | Purchaser(s): | Amarachukwu Ethel Eze | | | Closing Date: | Feb 22-2022 |
| PLUMBING FIXTURES | | | | | | |
| ROOM | FIXTURE | STYLE | | FINISH | STD/UPG# | |
| KITCHEN | SINK | Standard Kindered Reginox Double Bowl Stainless Steel Sink RDL 2031 | | Stainless Steel | STD | |
| | FAUCET | Standard Delta Kitchen Faucet with Spray | | Chrome | STD | |
| ENSUITE BATHROOM | SINK | American Standard Studio Carre 0426-000 Undermount Sink | | White | 28 | |
| | VANITY FAUCET | Delta Single Handle High-Arc Trinsic 1-hole 559HA-DST | | Chrome | 32 | |
| | WATER CLOSET | Standard | | White | STD | |
| | SHOWER | Standard <i>12x12 Zita Niche</i> | | White/ Chrome / Clear Glass | 30 | |
| | SHOWER FAUCET | Standard | | Chrome | STD | |
| MAIN BATHROOM | SINK | American Standard Studio Carre 0426-000 Undermount | | White | 27 | |
| | VANITY FAUCET | Delta Single Handle High-Arc Trinsic 1-hole 559HA-DST | | Chrome | 47 | |
| | 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 as standard | | | | | | |

| | | |
|----------------------------|---|------------------------------|
| Purchaser's Signature(s) : |  | Date: <u>March 7th, 2021</u> |
| Purchaser's Signature(s) : |  | Date: <u>March 7th, 2021</u> |
| Approved By : |  | Date: <u>March 11, 2021</u> |

| | | | | |
|---------------------------------------|------|-------|--------------|-----------|
| INTERIOR HANDRAILS AND SPINDLES | | | | |
| | WOOD | STYLE | STAIN/COLOUR | STD/UPG # |
| HANDRAIL | N/A | N/A | N/A | N/A |
| BRACKET (if applicable) | N/A | N/A | N/A | N/A |
| SPINDLES | N/A | N/A | N/A | N/A |
| POSTS | N/A | N/A | N/A | N/A |
| NOSINGS | N/A | N/A | N/A | N/A |
| HARDWOOD STAIRCASE (WHERE APPLICABLE) | N/A | N/A | N/A | N/A |

| | | |
|----------------------------|---|------------------------------|
| Purchaser's Signature(s) : |  | Date: <u>March 7th, 2021</u> |
| Purchaser's Signature(s) : |  | Date: <u>March 7th, 2021</u> |
| Approved By : |  | Date: <u>March 11, 2021</u> |