

AMENDMENT TO AGREEMENT OF PURCHASE AND SALE  
BETWEEN THE UNDERSIGNED PARTIES HERETO SIGNED  
ON THE 17 DAY OF June, 20 20

REGARDING PROPERTY KNOWN AS: BUILDER'S LOT: 296  
LOT: 4M-1589 BLOCK: RATHWELL LANDING  
CIVIC ADDRESS: 163 Hickstead Way

PURCHASERS: William H Mindenhall and Andrea Wallis Mindenhall

VENDORS: VALECRAFT HOMES LIMITED

DATE OF ACCEPTANCE: May 29, 2020

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

DELETE: PURCHASE PRICE: \$555,077.66  
BALANCE AT CLOSING: \$505,077.66  
LESS H.S.T. AMOUNT: \$512,458.11  
SCHEDULE "G" DATED: May 12, 2020  
TARION SCHEDULE "B" DATED: May 12, 2020

INSERT: 680 dated: June 17, 2020 in the amount of: \$8,934.96  
NEW PURCHASE PRICE: \$564,012.62  
NEW BALANCE AT CLOSING: \$514,012.62  
NEW LESS H.S.T. AMOUNT: \$520,365.15  
SCHEDULE "G" DATED: June 17, 2020  
TARION SCHEDULE "B" DATED: June 17, 2020

schedule W4 dated June 29, 2020

DATED at Milton this 29 day of June 20 20

In the presence of:

Victorie E. Hu  
WITNESS

William H Mindenhall  
PURCHASER

Victorie E. Hu  
WITNESS

Andrea Wallis Mindenhall  
PURCHASER

DATED at Ottawa this 30th day of June 20 20

VALECRAFT HOMES LIMITED (VENDOR)

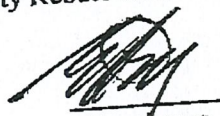
PER: [Signature]  
REV: May 28-20



**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 \$520,365.15. 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 29 day of June, 20 20

  
PURCHASER

VALECRAFT HOMES LIMITED

  
PURCHASER

PER: 

DATE: June 30, 2020


PROJECT: RATHWELL LANDING LOT: 296






NON STANDARD EXTRAS (680)				
Rathwell Landing - Phase 2				
PURCHASERS: Andrea Wallie Mindenhall and William H. Mindenhall				
LOT NUMBER		HOUSE TYPE		CLOSING DATE
296		1020 THE MORGAN ELEV C		27-Apr-21
PHASE		2		
*24 29144	1 - PAINT ADDITIONAL COLOUR (NON DEEP BASE) BUILDERS STANDARD PAINT. PER COLOUR FOR COMPLETE HOUSE			*\$ 458.00 Each
20017	Note:			
*25 28553	*1 - TRIM - FIREPLACES - MODERN TYPE 1 - OAK			*\$ 454.00 Each
20018	Note: Includes Stain			
*26 28779	1 - KITCHEN FAUCET - DELTA MARLEY 986LF - AR ARCTIC STAINLESS			*\$ 294.00 Each
20020	Note:			
*27 28816	3 - BATHROOM SINK - AMERICAN STANDARD OVALYN UNDERMOUNT 6495 - 221			*\$ 465.00
20024	Note: Only available with Solid Surface Countertops - Main Bathroom x1, Ensuite Washroom X 2			
*28 28668	3 - BATHROOMS - DELTA TRINSIC SINGLE HANDLE LAVATORY FAUCET W/ METAL POP - UP 559LF - MPU			*\$ 564.00
20026	Note: Main Washroom x 1 - Ensuite Washroom x 2			
*29 56231	1 - MAIN BATHROOM - BATHROOMS - DELTA TRINSIC TUB/SHOWER FAUCET T17459-R10000-UNBX WITH H2O KINETIC RAINCAN SHOWER HEAD CHROME			*\$ 180.00 Each
20031	Note:			
*30 56217	1 - ENSUITE BATH - BATHROOMS - DELTA TRINSIC SHOWER FAUCET T17259-R10000-UNBX WITH H2O KINETIC RAINCAN SHOWER HEAD CHROME			*\$ 180.00 Each
20032	Note:			
*31 56205	1 - ENSUITE BATH - BATHROOMS - DELTA TRINSIC ROMAN TUB FAUCET T2759 CHROME			*\$ 286.00 Each
20033	Note:			
*32 94166	1 - RAILING - OAK COLONIAL POSTS, COLONIAL HANDRAILS & COLONIAL PAINTED WHITE SPINDLES			*\$ 462.00 Each
20035	Note:			
*33 1101	1 - ENSUITE BATH - LOWER CABINETS - LC BANK OF DRAWERS (4 DRAWERS)			*\$ 714.00 Each
20039	Note: APPROX CENTERED BETWEEN SINKS			
*34 28245	1 - KITCHEN - LOWER CABINETS - LC POTS & PANS C/W 3 DRAWER FRONTS 612/12			*\$ 793.00 Each
20040	Note: ON DINETTE SIDE OF STOVE AS PER SKETCH			
*35 45	*1 - CARPET - UPGRADE - LEVEL 2 - BASEMENT STAIRCASE - LEVEL 2			*\$ 215.00 Each
20041	Note:			

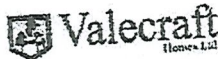
PREPARED BY: Samar Merbi  
LOCKED BY:  
PE 1.040-1  
Invoice/Quotation/Order

Vendor Initials: 

Purchaser Initials: 

CONSTRUCTION SCHEDULING APPROVAL  
PER: \_\_\_\_\_  
DATE: \_\_\_\_\_





NON STANDARD EXTRAS (680)			
Rathwell Landing - Phase 2			
PURCHASERS: Andrea Wallis Mindenhall and William H. Mindenhall		Printed: 16-Jun-20 3:14 pm	
LOT NUMBER	PHASE	HOUSE TYPE	CLOSING DATE
296	2	1020 THE MORGAN ELEV C	27-Apr-21
*36 49 20042	*1 - UNDERPAD - UPGRADE - LEVEL 1 - BASEMENT STAIRCASE - LEVEL 1	*\$ 90.00	Each
37 23848 20043	Note: 1 - CERAMIC TILE - GROUT COLOR PER COLOUR	\$ 75.00	Each
*38 109239 20113	1 - KITCHEN - COUNTERTOP - GRANITE - LEVEL 1 - KITCHEN OPT #1 C/W FLUSH BREAKFAST BAR INCLUDES EDGE EDGE AS PER SKETCH SEE ITEM 41 Note: Change to Item #13, (quartz) to granite (3) which was quoted under Q9204.	*\$ 4,692.00	Each
39 20114	1 - KITCHEN/DINETTE - UPGRADE TO EXTENDED PANTRY (STD SERIES CABINETRY) OPTION #1 COMPLETE WITH LEVEL 1 GRANITE COUNTERTOP AND STD SERIES CERAMIC TILE BACKSPLASH. Note: Change to Item #13, (quartz) to granite (3) which was quoted under Q9204.	\$ 4,800.00	Each
40 20116	1 - KITCHEN/DINETTE - Provide for false bottom with PUCK lights on all upper cabinetry, including extended pantry (10 puck lights) c/w separate switch Note: ADD AND	\$ 2,297.00	Each
41 20117	1 - KITCHEN - Upgrade std. fridge upper cabinet to 24" Fridge Upper with 1 gable (std series)	\$ 503.00	Each
42 20120	1 - KITCHEN/DINETTE - WALL - BACKSPLASH - BRONZE BACKSPLASH IN OPTIONAL KITCHEN #1, WITH EXTENDED PANTRY. Note:	\$ 96.00	Each
43 20121	1 - KITCHEN/DINETTE - 1/3 STAGGERED INSTALL - WALL - BACKSPLASH - BRONZE BACKSPLASH IN OPTIONAL KITCHEN #1, WITH EXTENDED PANTRY. Note:	\$ 75.00	Each
44 20122	1 - GREAT ROOM - DELETE HEARTH AND CONTINUE HARDWOOD AT FIREPLACE. Note: STANDARD SPECIFICATIONS	\$ 75.00 NIC	Each
*45 29142 20207	1 - S&S ELECTRIC UPGRADES AS PER ATTACHED QUOTE & SKETCH. Note: Estimate No: SS1226 Rev.01 Date: 06/05/2020 Price \$732.00 + \$95.16 (13%) = \$827.16	*\$ 827.16	Each
*46 29143 20208	1 - ORBITAL UPGRADES AS PER ATTACHED QUOTE & SKETCH. Note: Estimate No: OR3929 Rev.02 Date: 06/05/2020 \$60.00 + \$7.80 (13%) = \$67.80	*\$ 67.80	Each
47 20209	1 - KITCHEN - Delete Item #14 (Upgrade to Level 1 Quartz) Note: SEE ITEM 35	-\$4,839.00	Each

Vendor Initials: \_\_\_\_\_ Purchaser Initials: \_\_\_\_\_

CONSTRUCTION SCHEDULING APPROVAL

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

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

PREPARED BY: Sander Merli  
LOCKED BY:  
PR 1.040-2  
h:\projects\2020\16-Jun-20





NON STANDARD EXTRAS (680)			
Rathwell Landing - Phase 2			
PURCHASERS: Andrea Wallis Mindenhall and William H. Mindenhall		Printed: 16-Jun-20 3:14 pm	
LOT NUMBER	PHASE	HOUSE TYPE	CLOSING DATE
296	2	1020 THE MORGAN ELEV C	27-Apr-21
48	1 - KITCHEN - Delete Item # 19: Upgrade extended Pantry.		- \$4,820.00 Each
20210	Note:		

Sub Total	\$9,005.96	8934.96
HST	\$0.00	
Total	\$9,005.96	8934.96

Payment Summary	Amount
Paid By	
Total Payment:	

PURCHASER: Andrea Wallis Mindenhall 17-Jun-20  
DATE: 17-Jun-20

PURCHASER: William H. Mindenhall 17-Jun-20  
DATE: 17-Jun-20

VENDOR: PER: Valecraft Homes Limited

DATE: June 30, 2020

PREPARED BY: Samar Methi  
LOCKED BY:  
PE 1.048-3  
16-Jun-20

CONSTRUCTION SCHEDULING APPROVAL	
PER:	
DATE:	





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

A Division of the S&S Bolton Group

Estimate No#: SS3296 Rev.01

Customer Copy

Customer:

William H Mindenhall & Anrea Wallis Mindenhall

Home: 905-203-2167  
Cell: 905-299-3158  
Email: wminderhall@yahoo.com

Builder: VALECRAFT HOMES LTD.  
Project: Rathwell Landing Singles Ph 2 -  
Lot: 296  
Closing Date: 04/27/2021

Salesperson: Jason Thompson  
Date: 06/05/2020

Location	Qty	Product / Installation Details	Plan Code	Unit Price	Customer Total
Great Room	1.00	Add 15 AMP plug approx 72 inches from floor above fireplace beside <i>multi media console</i>	A	90.00 \$	90.00 \$
Front Out	1.00	Add Holiday soffit plug with switch	B	248.00 \$	248.00 \$
Great Room	1.00	Add 1 keyless fixture on added switch for future lighting - reinforce for chandelier	C	214.00 \$	214.00 \$
Bedroom #2	1.00	Add 15 amp plug and create 4/gang	D	90.00 \$	90.00 \$
Basement	1.00	Add 15 amp plug	E	90.00 \$	90.00 \$
*** Total price does not include any applicable taxes.				Customer Total:	732.00 \$

Customer Signature

*June 6 / 2020*  
Date

www.sandselectric.ca

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

5411 Canotek Road, Ottawa, Ontario K1J 9M3

Estimate No: SS3296 Rev.01





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

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

Estimate No#: OR3929 Rev.02

Customer Copy

Customer:

William H Mindenhall & Anrea Wallis Mindenhall  
Home: 905-203-2167  
Cell: 905-299-3158  
Email: wmindenhall@yahoo.com

Builder: VALECRAFT HOMES LTD.  
Project: Rathwell Landing Singles Ph 2 -  
Lot: 200amp included  
Closing Date: 296  
04/27/2021  
Salesperson: Jason Thompson (OR)  
Date: 06/05/2020

Location	Qty	Product / Installation Details	Plan Code	Unit Price	Customer Total
Great 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 \$
Bedroom #2	1.00	(4) Port Plate - (1) Phone CAT5e & (2) Data CAT6 & (1) Cable RG6 Outlets (4) Port Plate - (1) Phone CAT5e & (2) Data CAT6 & (1) Cable RG6 Outlets - Location as shown on floor plan		60.00 \$	60.00 \$
Bedroom #3	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 \$
Basement	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 - leave in call in ceiling space for future use		\$	0.00 \$
N/A	1.00	2" PVC Conduit from Basement to Attic 2" PVC Conduit from Basement to Attic		\$	0.00 \$
N/A	1.00	Vacuum Rough-In Outlet Vacuum Rough-In Outlets		\$	0.00 \$
Customer Total:					60.00 \$

\*\*\* Total price does not include any applicable taxes.

Customer Signature

Date

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

5411 Canotek Road, Ottawa, Ontario K1J 9M3

Printed: 06/05/2020 10:00 AM





# THE MORGAN

MODEL 1020

1567 SQ. FT.

Site: Rathwell Landing

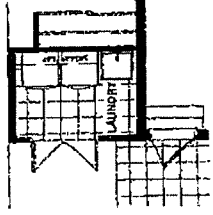
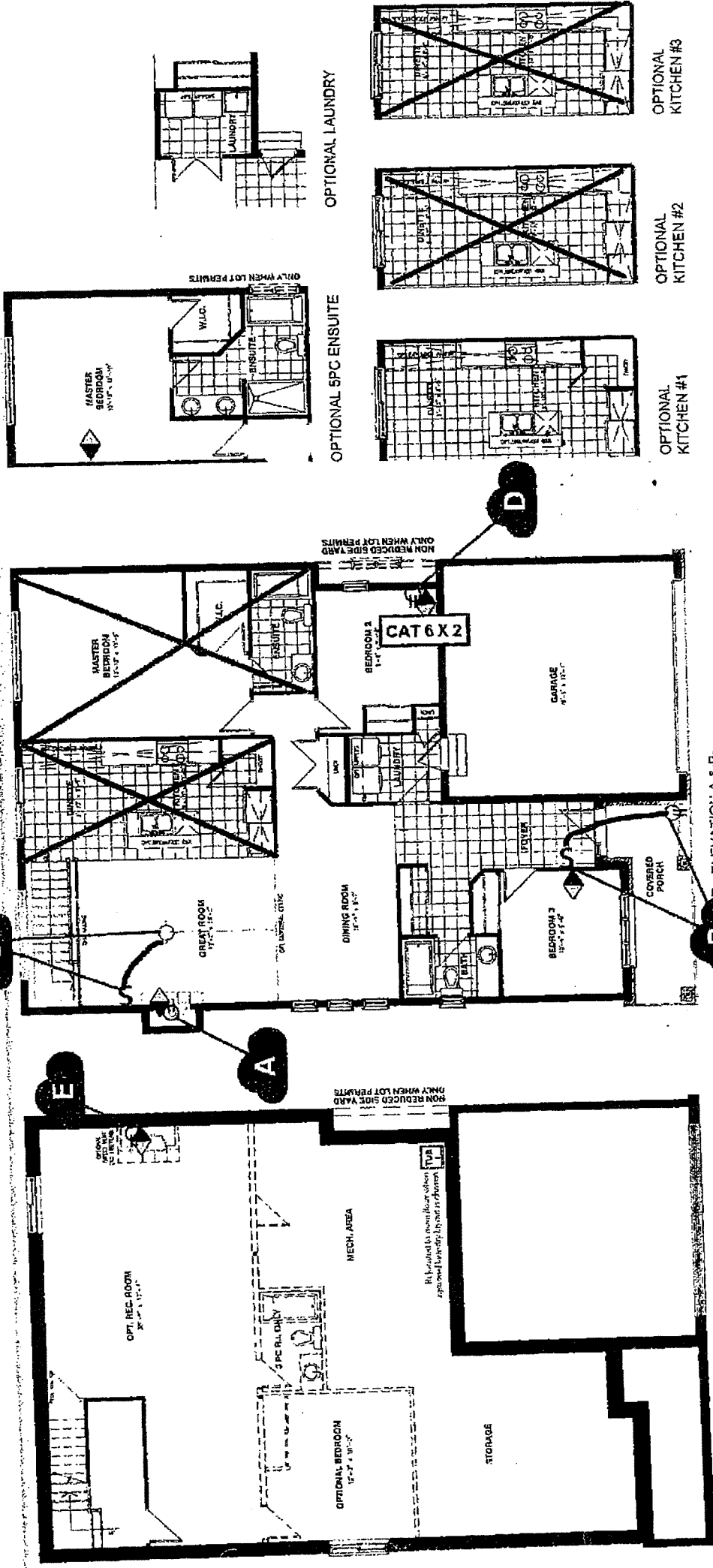
Purchaser: William H Mindenhall

Plan No.: \_\_\_\_\_

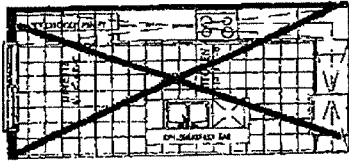
Purchaser: Anrea Wallis Mindenhall

Lot: 296

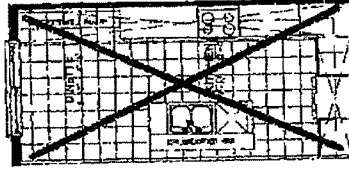
Date: June 3, 2019



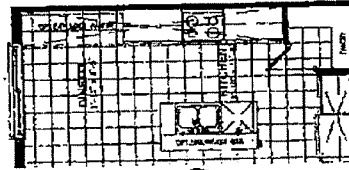
OPTIONAL LAUNDRY



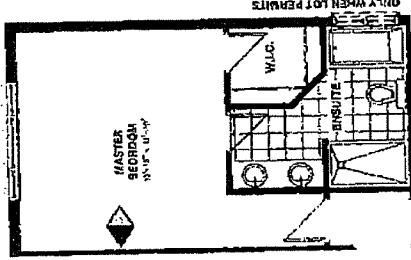
OPTIONAL KITCHEN #3



OPTIONAL KITCHEN #2



OPTIONAL KITCHEN #1



OPTIONAL SPC ENSUITE



CUSTOMER ACCEPTANCE

DATE: June 3, 2019

Basement Floor Elevation B

OPTIONAL KITCHEN ELEVATIONS

Basement Floor Elevation B

All dimensions are approximate. Exterior illustrations are artist concepts only and may not be as shown. 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.

E & O.E. 06/03/2019 N



Project: BATHING LANDING  
Plan No. 1559  
Lot: 296  
Model: MORGAN 120 Rev C  
Architect: WILLIAM D. HINCHMAN  
AND ASSOCIATES

<b>potvin</b>	BUILDER VOUCHER	PROJECT:	LOT: OPTION #1
	PERMISSION NUMBER	MODEL: 120 MORGAN STD	
	DONE BY:	DATE: 03/05/19	

Architectural drawings including floor plans and elevations of a building. Handwritten notes include "CV 1/10/19", "34 Potvin", "34 Potvin", and "34 Potvin". A signature "W.D. Hinchman" is visible.

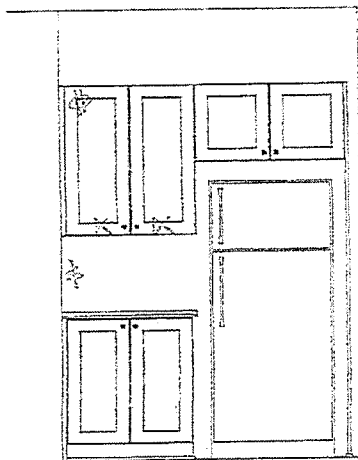
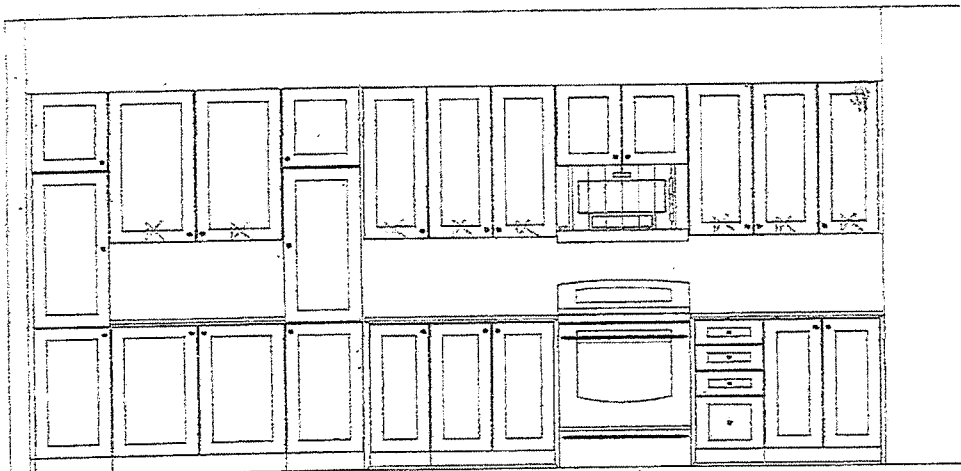


RL 296

INV # 1040-2

ITEM # 39 \$40

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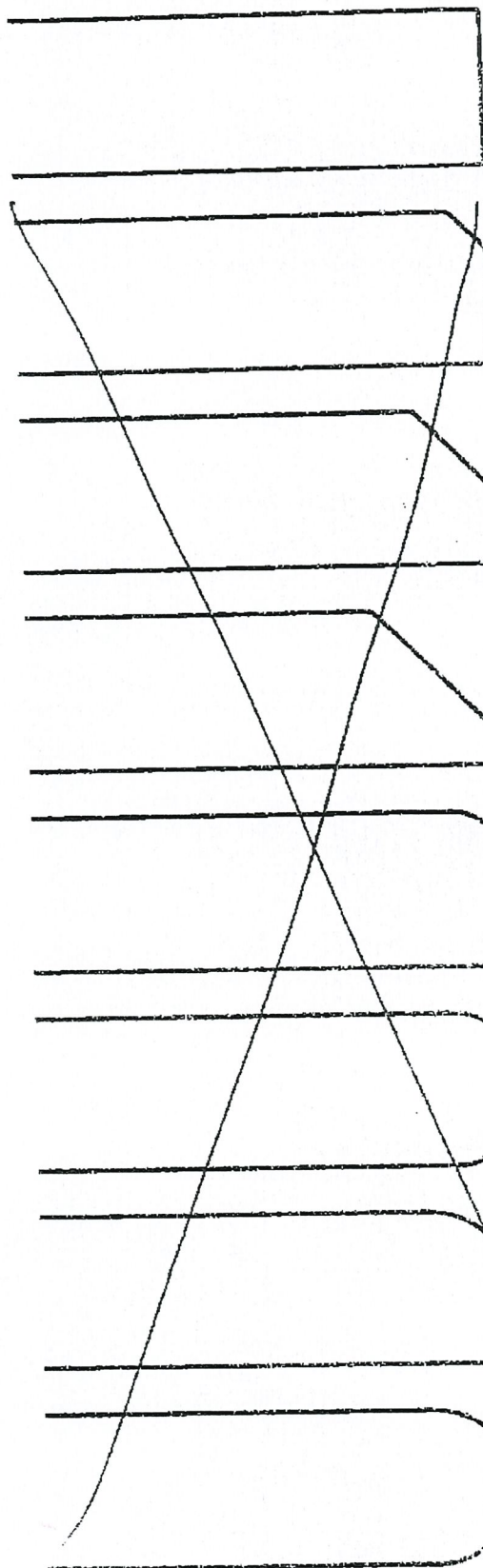
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Valecraft  
Homes Ltd.

## Standard Edge Profiles for Granite & Quartz



Eased Edge

- Kitchen  
- Main Bath  
- Ensuite Bath

*Handwritten signatures and initials.*

1/4 Bevel

1/2 Bevel

3/4 Bevel

Pencil Top Only  
with Square Bottom

Pencil Top and Bottom

1/2 Bullnose

Full Bullnose

Project: RATHWELL LANDING

Plan #: 4m-1589

Lot: RL 296

Model: MORGAN 1020

Purchaser: WILLIAM H. MINDENHALL

Purchaser: ANDREA WALLIS MINDENHALL

Date: JUNE 17 / 20

Upgrade #: 7, 8, 38, 39



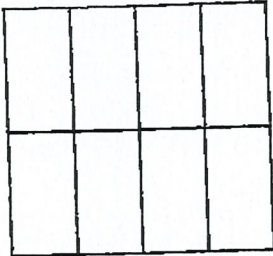


Valecraft  
Homes Ltd.

## Tile Installation Options

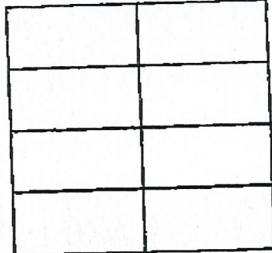
### WALL TILE

Vertical stacked



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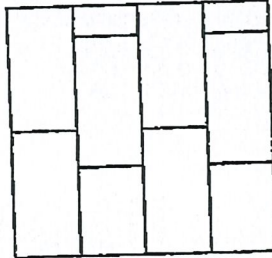
Horizontal stacked



- Ensuite Bath  
- main Bath

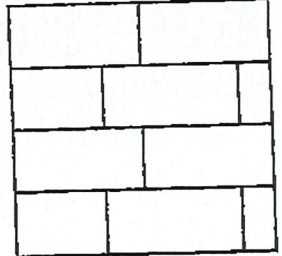
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Vertical 1/3 offset brick



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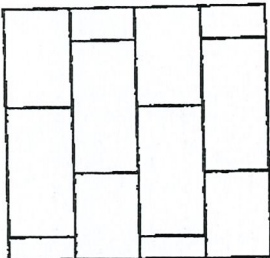
Horizontal 1/3 offset brick



- Kitchen Backsplash

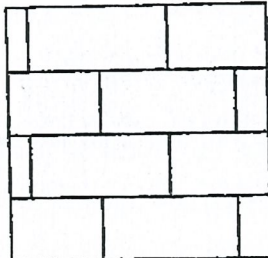
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Vertical brick



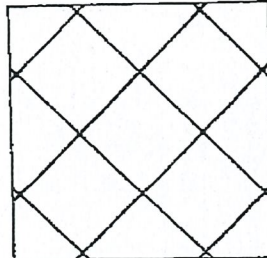
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Horizontal brick



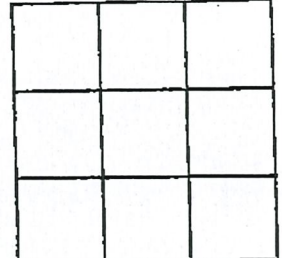
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45 degree



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\_\_\_\_\_

Standard square



- Fireplace Surround

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Project: RATHWELL LANDING

Plan #: 4m-1589

Lot: RL 296

Model: MORGAN 1020

Purchaser: X *Amber Findenhall*

Purchaser: X *[Signature]*

Date: JUNE 17 /20

Upgrade #: UPG #43

*[Handwritten mark]*



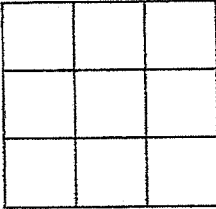


Valecraft  
Homes Ltd.

## Tile Installation Options

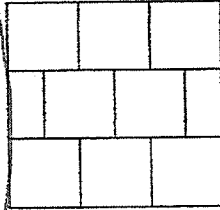
### FLOOR TILE

Standard square

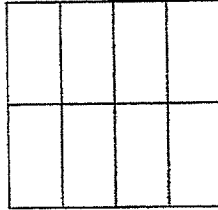


Foyer, Laundry Room  
Kitchen, Breakfast Area  
Main Bathroom  
Ensuite Bathroom

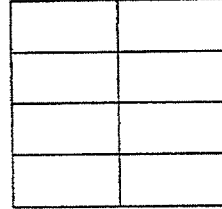
Square brick



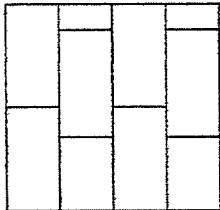
Rectangular  
front to back of the house



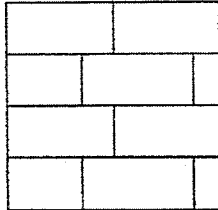
Rectangular  
side to side of the house



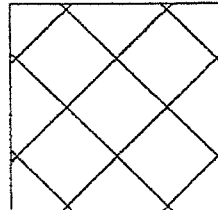
Rectangular 1/3 staggered  
front to back of the house



Rectangular 1/3 staggered  
side to side of the house



45 degree



*Handwritten signatures*

Project: Rathwell Landing

Purchaser: William H. Mindenhall

Plan #: 4M-1589

Purchaser: Andrea Wallis Mindenhall

Lot: 296

Date: June 17, 2020

Model: 1020 C Morgan

Upgrade #: Standard

K/Sales/Light Features

Revised 01/10/2019

*Handwritten signature*



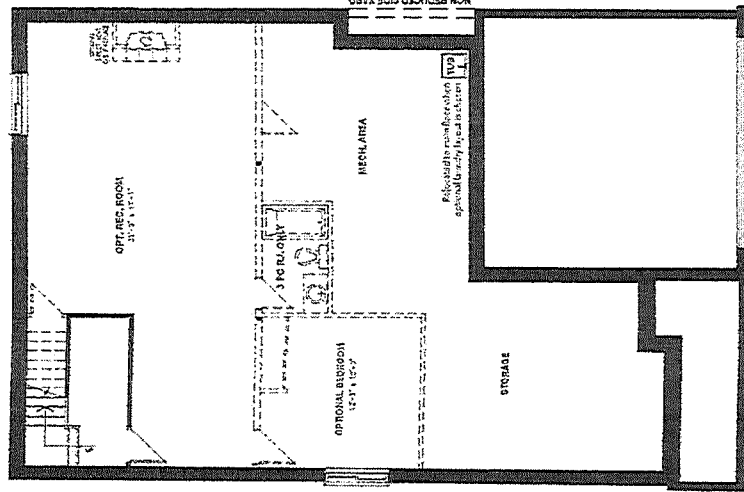


# THE MORGAN

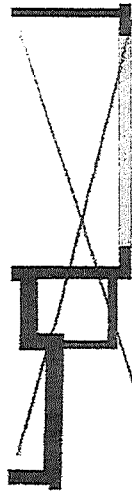
MODEL 1020

1567 SQ. FT.

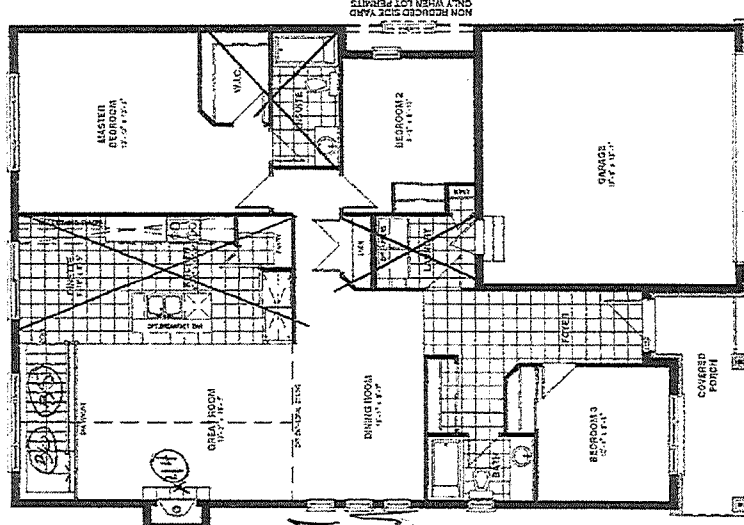
Site:	Rathwell Landing	Purchaser:	William H. Mindenhall
Plan No.:	4M-1589		
Lot:	296	Purchaser:	Andrea Wallis Mindenhall
Date:	June 17, 2020		



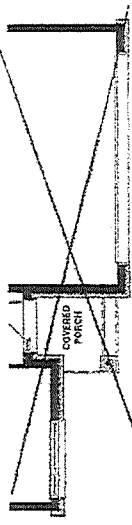
BASEMENT FLOOR - ELEVATION A & B



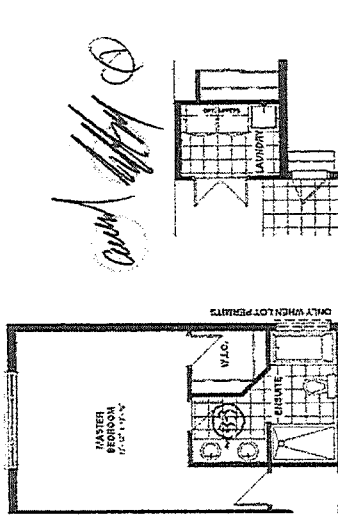
BASEMENT FLOOR - ELEVATION B



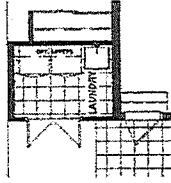
GROUND FLOOR - ELEVATION A & B



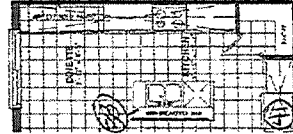
GROUND FLOOR - ELEVATION B



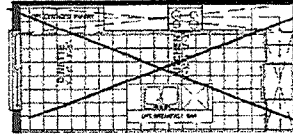
OPTIONAL 5PC ENSUITE



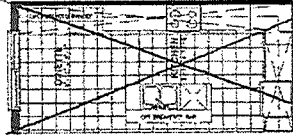
OPTIONAL LAUNDRY



OPTIONAL KITCHEN #1



OPTIONAL KITCHEN #2



OPTIONAL KITCHEN #3

Sketch

All dimensions are approximate. Exterior illustrations are artist concepts only and may not be as shown. E.O.C.E. plans, materials and specifications are subject to change without notice. Actual usable floor space may vary from the stated floor area. Note: Number of steps varies due to site grading.

E.O.C.E. 06/03/2019 H



**Schedule "W4"**  
**Granite & Variegated Quartz Colour Variation**

Purchaser's name: William H Mindenhall Lot no: 296 Plan #: 4M-1589  
Purchaser's name: Andrea Wallis Mindenhall Project: RATHWELL LANDING  
Home Phone: 905 203-2167 Model: 1020 C Rev Morgan  
Work Phone: \_\_\_\_\_ Closing Date: April 27, 2021  
E-Mail (1): wmindenhall@yahoo.com E-Mail (2): \_\_\_\_\_

Valecraft Homes Limited continues to provide the best in class sales and service. We recognize the importance of your home to you, our valued customer.

Granite & Variegated Quartz countertops are an elegant addition to your home. However, there are some things of which you should be aware.

Due to the natural composition of Granite, inherent variations in texture, colour and consistency are to be expected and considered as normal.

During the process of manufacturing Variegated Quartz to achieve a more natural stone look, variations in the appearance between the sample & the slab are to be expected.

Valecraft Homes Limited strongly suggests that you attend an appointment with our granite/quartz supplier two to three months prior to closing to view the granite/variegated quartz slabs available in the colour you have already chosen. A representative from our supplier will contact you to set up a mutual date & time for the appointment.

I/we, William H Mindenhall and Andrea Wallis Mindenhall  
have read and fully understand the aforementioned recommendation set forth by the builder and as such hereby release VALECRAFT HOMES LIMITED from future responsibility with respect to a variation in colour of granite/ variegated quartz countertops.

☒ We accept this opportunity

☐ We decline this opportunity

Project: RATHWELL LANDING LOT NO: 296

[Signature]  
Purchaser

JUNE 29/2020  
Date:

[Signature]  
Purchaser

JUNE 29/2020  
Date:

[Signature]  
Valecraft Homes Limited

JUNE 30, 2020  
Date:

Appointment date given: \_\_\_\_\_ Spoke with/left message: \_\_\_\_\_

Time scheduled: \_\_\_\_\_ Date & Time: \_\_\_\_\_



## SCHEDULE B

### Adjustments to Purchase Price or Balance Due on Closing

#### PART I Stipulated Amounts/Adjustments

These are additional charges, fees or other anticipated adjustments to the final purchase price or balance due on Closing, the dollar value of which is stipulated in the Purchase Agreement and set out below.

1. Preparation of transfer fee by Builder's solicitor as stated in Clause #16 of the Agreement of Purchase & Sale. \$225.00 + HST= \$254.25

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

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

1. Land Transfer Tax based on final purchase price less HST as stated in Clause #16 of the Agreement of Purchase & Sale.
2. Property Taxes as per final statement of adjustments as stated in Clause #6 of the Agreement of Purchase & Sale.
3. Maximum GST/HST rebate based on final purchase price less HST as stated in Schedule "G" Clause # 8 of the Agreement of Purchase & Sale.
4. Tarion Enrolment Fee based on final purchase price less HST as stated in Clause #6 of the Agreement of Purchase & Sale. Tarion Enrolment Calculation Table can be viewed on-line at tarion.com. See chart on page 11 as a guide.
5. Additional upgrades/deletions contained in the attached Amendment to the Agreement of Purchase and Sale dated June 17, 2020.
6. Any increase in existing or newly imposed levies, development charges, education development charges or any impost or other charges imposed by an approving authority or public utility corporation as stated in Clause # 32 of the Agreement of Purchase & Sale.

Signed at Milton, this 17 day of June, 2020.

*[Signature]*  
Purchaser

Valecraft Homes Limited

*[Signature]*  
Purchaser


Per: *[Signature]*

Date: June 30, 2020

Lot #: 296

Project: Rathwell Landing



	EXTERIOR COLOUR CHART			
	Community:	Rathwell Landing	Reg'd Plan #:	4M-1589
	Lot No:	296	Civic Address:	163 Hickstead Way
	Purchaser(s):	William H Mindenhal		Model Name/#:
	Purchaser(s):	Andrea Wallis Mindenhal		Elevation:
			Closing Date:	April 27, 2021

EXTERIOR PACKAGE NUMBER: 302

STONE: (IF APPLICABLE)	Permacore Range Newport Grey
STONE DOOR & WINDOW HEADER & SILL:	Permacore Block SMOOTH FACE Bestway White
BRICK: (IF APPLICABLE)	Permacore Range Newport Grey
SIDING: (MITTEN)	Sapphire Blue CORNERS: Frost
NOV SHAKE: (IF APPLICABLE)	Canyon Blend 208
FACIA: (MITTEN - ALUMINIUM)	WHITE 001
SOFFIT & BEAM WRAPS: (MITTEN - ALUMINIUM)	WHITE 001
ALUMINIUM ROOF/WINDOW TRIM: (MITTEN - IF APPLICABLE)	White 001
HARDIE BOARD PANEL: (STUCCO TEXTURE - IF APPLICABLE)	Night Gray OR Booth Bay Blue
ROOFING SHINGLES: (GKO)	Charcoal Gray
EXTERIOR POSTS: (PAINT)	SW 7006 Extra White
EXTERIOR ROOF DETAILS: (PAINT - IF APPLICABLE)	SW 7006 Extra White
EXTERIOR FRONT DOOR: (PAINT)	SW 7006 Extra White
GARAGE DOOR TRIM: (PAINT)	SW 7006 Extra White
EXTERIOR WINDOWS:	White
GARAGE DOOR: (DOOR COMPANY)	White (Regal Colour)
EXTERIOR VENT/PIPE:	White
ALUMINIUM RAILING: (IF APPLICABLE)	White
WINDOW SHUTTERS: (RAISED PANEL - IF APPLICABLE)	RAISED PANEL, White 001
NOTES:	

Purchaser's Signature(s):

*[Signature]*

Date: June 8/20

Purchaser's Signature(s):

*[Signature]*

Date: June 8/20

Approved By:

*[Signature]*

Date: June 9, 2020





SINGLES AND TOWNS COLOUR CHART					
Community:	Rathwell Landing	Reg'd Plan #:	4M-1589	Sales Rep:	Victoria
Lot No:	296	Civic Address:	163 Hickstead Way		
Purchaser(s):	William H Mindenhall			Model Name/#:	The Morgan 1020
Purchaser(s):	Andrea Wallis Mindenhall			Closing Date:	27-Apr-21

INTERIOR FINISHES		
TRIM STYLE	DESCRIPTION	STD/UPG #
DOOR STYLE	Standard	STD
INTERIOR HARDWARE	Standard	STD
INTERIOR LIGHTING PACKAGE	Standard	STD
BATHROOM ACCESSORIES	Potlights in kitchen and Ensuite, Keyless over island, and False Bottom with puck lights on all upper cabinetry including extended pantry	17, 18, 21, 40, 45
FIREPLACE MANTLE	Standard	STD
	Modern Type 1 Oak Sained SB 200	25

INTERIOR HANDRAILS AND SPINDLES				
HANDRAIL	WOOD	STYLE	STAIN/COLOUR	STD/UPG #
BRACKET	Red Oak	Colonial	SB 200	9
SPINDLES	Red Oak	Colonial	SB 200	9
POSTS	Red Oak	Colonial	White	32
NOSINGS	Red Oak	Colonial	SB 200	9
HARDWOOD STAIRCASE (WHERE APPLICABLE)	Red Oak	/	SB 200	9
	/	/	/	/

APPLIANCES				
TYPE	SIZE	STD/UPG #	APPLIANCE UPG LEVEL	STD/UPG #
FRIDGE (Standard Minimum Opening is 23" x 70.75")	Standard	/	Sleeve for Future Waterline	STD
RANGE	Standard	/	/	/
DISHWASHER	Standard	/	/	/
MICROWAVE/HOODFAN	Standard	/	/	/
WASHING MACHINE/DRYER	Standard	/	Basic Stainless Steel	22
	/	/	/	/

Purchaser's Signature(s): [Signature]

Purchaser's Signature(s): [Signature]

Approved By: [Signature]

Date: June 17, 2020

Date: June 17, 2020

Date: June 30, 2020

Subject to change by Valecraft Homes in the event of unavailability of materials  
Prices, terms and specifications are subject to change without notice E/O.E  
K:\SALES\Sales Legal Docs\Site - Rathwell\Singles Phase 2\RL 296-Mindenhall\RL PH2 296 Colour Ch





# SINGLES AND TOWNS COLOUR CHART

Community:	Rathwell Landing	Reg'd Plan #:	4M-1589	Sales Rep:	Victoria
Lot No:	296	Civic Address:	163 Hickstead Way		
Purchaser(s):	William H Mindenhall			Model Name/#:	The Morgan 1020
Purchaser(s):	Andrea Wallis Mindenhall			Closing Date:	April 24, 2021

## CABINETRY

ROOM	SELECTION				LEVEL	STD/UPG #
KITCHEN	STYLE AND COLOUR	Shaker WS503			STD	UPG #34, #39, #41 13, 38, 40
	HARDWARE CODE	81092-195	TYPE	Handles	STD	13, 34, 39
	COUNTERTOP	Steel Grey	COUNTERTOP EDGE PROFILE	Eased Edge	Granite L1	UPG #38, #39 13
MAIN BATHROOM	STYLE AND COLOUR	Lastra Nova White			STD	STD
	HARDWARE CODE	81092-180	TYPE	Handles	STD	STD
	COUNTERTOP	Grey Expo	COUNTERTOP EDGE PROFILE	Eased Edge	Quartz L1	UPG#8
ENSUITE BATHROOM	STYLE AND COLOUR	Lastra Nova White			STD	UPG #33
	HARDWARE CODE	81092-180	TYPE	Handles	STD	33
	COUNTERTOP	Grey Expo	COUNTERTOP EDGE PROFILE	Eased Edge	Quartz L1	UPG#7
POWDER ROOM	STYLE AND COLOUR	/			/	/
	HARDWARE CODE	/	TYPE	/	/	/
	COUNTERTOP	/	COUNTERTOP EDGE PROFILE	/	/	/
BASEMENT/OTHER BATHROOM	STYLE AND COLOUR	/			/	/
	HARDWARE CODE	/	TYPE	/	/	/
	COUNTERTOP	/	COUNTERTOP EDGE PROFILE	/	/	/
LAUNDRY ROOM	STYLE AND COLOUR	/			/	/
	HARDWARE CODE	/	TYPE	/	/	/
	COUNTERTOP	/	COUNTERTOP EDGE PROFILE	/	/	/

Purchaser's Signature(s) : *William H Mindenhall*  
Purchaser's Signature(s) : *Andrea Wallis Mindenhall*  
Approved By : *[Signature]*

Date: 17-Jun-20  
Date: 17-Jun-20  
Date: June 30, 2020





# SINGLES AND TOWNS COLOUR CHART

Community:	Rathwell Landing	Reg'd Plan #:	4M-1589	Sales Rep:	Victoria
Lot No:	296	Civic Address:	163 Hickstead Way		
Purchaser(s):	William H Mindenhall			Model Name/#:	The Morgan 1020
Purchaser(s):	Andrea Wallis Mindenhall			Closing Date:	April 24-2021

ROOM	MAIN COLOUR	STD/UPG #	ACCENT WALL	STD/UPG #
TRIM	Semi Gloss OC-117 simply white	STD	/	/
FOYER	Low Luster OC-52 Gray Owl	UPG	/	UPG #24
POWDER ROOM	/	/	/	/
MAIN FLOOR HALLWAY	Low Luster OC-52 Gray Owl	UPG	/	/UPG #24
DINING ROOM	Low Luster OC-52 Gray Owl	UPG	/	/UPG #24
FLEX ROOM	/	/	/	/
GREAT ROOM	Low Luster OC-52 Gray Owl	UPG	/	/UPG #24
FAMILY ROOM	/	/	/	/
DEN/STUDY/HOME OFFICE	/	/	/	/
KITCHEN/DINETTE/BREAKFAST	Semi Gloss OC-52 Gray Owl	UPG	/	/UPG #24
LAUNDRY ROOM	Low Luster OC-52 Gray Owl	UPG	/	/UPG #24
2nd FLOOR HALLWAY	/	/	/	/
MAIN BATH	Semi Gloss OC-52 Gray Owl	UPG	/	/UPG #24
BEDROOM #2	Low Luster OC-52 Gray Owl	UPG	/	/UPG #24
BEDROOM #3	/	/	/	/
BEDROOM #4	/	/	/	/
MASTER BEDROOM	Low Luster OC-52 Gray Owl	UPG	/	/UPG #24
MASTER BEDROOM WALK-IN CLOSET	Low Luster OC-52 Gray Owl	UPG	/	/UPG #24
MASTER BEDROOM ENSUITE	Semi Gloss OC-52 Gray Owl	UPG	/	/UPG #24
FINISHED BASEMENT RECREATION ROOM	/	/	/	/
BASEMENT BATHROOM	/	/	/	/

Purchaser's Signature(s) : William H Mindenhall

Date: 17-Jun-20

Purchaser's Signature(s) : Andrea Wallis Mindenhall


Date: 17-Jun-20

Approved By : \_\_\_\_\_

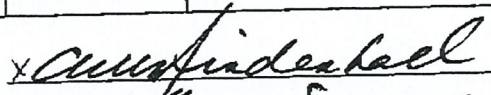
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SINGLES AND TOWNS COLOUR CHART						
 <b>Valecraft</b> <small>Homes Ltd.</small>	Community:	Rathwell Landing	Reg'd Plan #:	4M-1589	Sales Rep:	Victoria
	Lot No:	296	Civic Address:	163 Hickstead Way		
	Purchaser(s):	William H Mindenhall			Model Name/#:	The Morgan 1020
	Purchaser(s):	Andrea Wallis Mindenhall			Closing Date:	April 24-2021
CERAMIC & GROUT SELECTIONS (U)						
ROOM	AREA	MANUFACTURER/SERIES/SIZE/ COLOUR/CODE	GROUT SELECTION	LEVEL	STD/UPG #	
FOYER	FLOOR	Euro Pasha Malena 13"x13" Ice 46-164 (Standard Square Install)	949 Silverado	STD + UPG grout	UPG #37	
POWDER ROOM	FLOOR	/	/	/	/	
	WALL	/	/	/	/	
	INSERT OR BORDER	/	/	/	/	
MUDROOM	FLOOR	/	/	/	/	
	WALL	/	/	/	/	
	INSERT OR BORDER	/	/	/	/	
LAUNDRY ROOM	FLOOR	Euro Pasha Malena 13"x13" Ice 46-164 (Standard Square Install)	949 Silverado	STD + UPG grout	UPG #37, 11	
	WALL	/	/	/	/	
	INSERT OR BORDER	/	/	/	/	
KITCHEN	FLOOR	Euro Pasha Regency 13"x13" Mica 63-507 (Standard Square Install)	949 Silverado	STD + UPG grout	UPG #37	
	BACKSPLASH	Euro Pasha Classic 3"x6" Calacatta Wall Tile (Horizontal 1/3 staggered install)	931 Standard White	Bronze + UPG install + STD grout	UPG #42, #43	
	INSERT OR BORDER	/	/	/	/	
BREAKFAST AREA/DINETTE	FLOOR	Euro Pasha Regency 13"x13" Mica 63-507 (Standard Square Install)	949 Silverado	STD + UPG grout	UPG #37	
FIREPLACE	HEARTH	Delete and continue Hardwood	/	/	UPG #44	
	SURROUND	Olympia Regal 12"x12" Grey Polished NY.RG.GRY.1212.PL (Standard Square Install)	949 Silverado	STD + UPG Grout	UPG #37	
ADDITIONAL FIREPLACE	HEARTH	/	/	/	/	
	SURROUND	/	/	/	/	

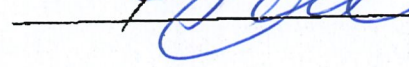
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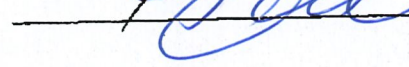


Purchaser's Signature(s) :





Approved By :




Date: 17-Jun-20

Date: 17-Jun-20

Date: June 30, 2020

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SINGLES AND TOWNS COLOUR CHART						
 <b>Valecraft</b> <small>Homes Ltd.</small>	Community:	Rathwell Landing	Reg'd Plan #:	4M-1589	Sales Rep:	Victoria
	Lot No:	296	Civic Address:	163 Hickstead Way		
	Purchaser(s):	William H Mindenhall			Model Name/##:	The Morgan 1020
	Purchaser(s):	Andrea Wallis Mindenhall			Closing Date:	April 24-2021
<b>CERAMIC &amp; GROUT SELECTIONS</b>						
ROOM	AREA	MANUFACTURER/SERIES/SIZE/ COLOUR/CODE	GROUT SELECTION	LEVEL	STD/UPG #	
MAIN BATHROOM	FLOOR	Euro Pasha Malena 13"x13" Ice 46-164 (Standard Square Install)	949 Silverado	STD + UPG grout	UPG #37	
	WALL	Euro Pasha Malena 8"x10" Ice Wall 52-189 (Horizontal Stacked Install)	949 Silverado	STD + UPG grout	UPG #37	
	INSERT OR BORDER	/				
3PC ENSUITE BATHROOM	FLOOR	/	/	/	/	
	WALL	/	/	/	/	
	INSERT OR BORDER	/				
SPC ENSUITE BATHROOM	FLOOR	Euro Pasha Malena 13"x13" Ice 46-164 (Standard Square Install)	949 Silverado	STD + UPG grout	UPG #37, 12	
	TUB DECK	Euro Pasha Malena 8"x10" Ice Wall 52-189 (Horizontal Stacked Install)	949 Silverado	STD + UPG grout	UPG #37, 12	
	TUB BACKSPLASH	Euro Pasha Malena 8"x10" Ice Wall 52-189 (Horizontal Stacked Install)	949 Silverado	STD + UPG grout	UPG #37, 12	
	INSERT OR BORDER	/	/	/	/	
	SHOWER WALL	Euro Pasha Malena 8"x10" Ice Wall 52-189 (Horizontal Stacked Install)	949 Silverado	STD + UPG grout	UPG #37, 12	
BASEMENT/OTHER BATHROOM	FLOOR	/	/	/	/	
	WALL	/	/	/	/	
	INSERT OR BORDER	/	/	/	/	

Purchaser's Signature(s) :

Purchaser's Signature(s) :


Approved By :

Date: 17-Jun-20

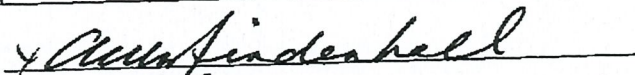
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Purchaser's Signature(s):



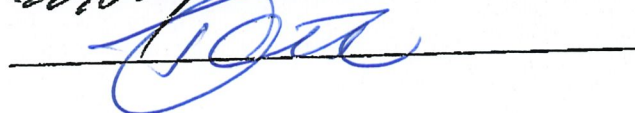
Date: 17-Jun-20

Purchaser's Signature(s):



Date: 17-Jun-20


Approved By:



Date: June 30, 2020

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SINGLES AND TOWNS COLOUR CHART					
 <b>Valecraft</b> Homes Ltd.	Community:	Rathwell Landing	Reg'd Plan #:	4M-1589	
	Lot No:	296	Civic Address:	163 Hickstead Way	
	Purchaser(s):	William H Mindenhall		Model Name/##:	The Morgan 1020
	Purchaser(s):	Andrea Wallis Mindenhall		Closing Date:	April 24-2021
<b>PLUMBING FIXTURES</b>					
ROOM	FIXTURE	STYLE	FINISH	STD/UPG#	
KITCHEN	SINK	Franke Techna Undermount Double Bowl TCX120-29	Stainless Steel	16	
	FAUCET	Delta Marley 986LF-AR Single Hole Pulldown	Arctic Stainless	UPG #26	
MAIN BATHROOM	SINK	American Standard Ovalyn Undermount 0495-221	White	UPG #27	
	VANITY FAUCET	Delta Trinsic Single Handle (1-hole) Lavatory Faucet w/metal pop-up 559LF-MPU	Chrome	UPG #28	
	WATER CLOSET	Standard	White	STD	
	TUB/SHOWER	Standard	White	STD	
	TUB/SHOWER FAUCET	Delta Trinsic Tub/Shower Faucet T17459-R10000-UNBX with H20 Kinetic, 6" Raincan Shower head chrome	Chrome	UPG #29	
ENSUITE BATHROOM	SINKS	American Standard Ovalyn Undermount 0495-221	White	UPG #27, 12	
	VANITY FAUCETS	Delta Trinsic Single Handle (1-hole) Lavatory Faucet w/metal pop-up 559LF-MPU	Chrome	UPG #28, 12	
	WATER CLOSET	Standard	White		
	SHOWER	Standard	White/Chrome/Glass	12	
	SHOWER FAUCET	Delta Trinsic Shower Only Faucet T17259-R10000-UNBX with H20 Kinetic, 6" Raincan Shower head chrome	Chrome	UPG #30, 12	
	BATHTUB	Standard	White	12	
	BATHTUB FAUCET	Delta Trinsic Roman Tub Faucet T2759	Chrome	UPG #31, 12	
POWDER ROOM	SINK	/	/	/	
	SINK FAUCET	/	/	/	
	WATER CLOSET	/	/	/	
BASEMENT/OTHER BATHROOM	SINK	/	/	/	
	VANITY FAUCET	/	/	/	
	WATER CLOSET	/	/	/	
	TUB/SHOWER	/	/	/	
	TUB/SHOWER FAUCET	/	/	/	

NOTE: All fixtures are white as standard

Purchaser's Signature(s):

*William H Mindenhall*

Date: 17-Jun-20

Purchaser's Signature(s):

*Andrea Wallis Mindenhall*

Date: 17-Jun-20

Approved By:

*Det*

Date: June 30, 2020

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