

SCHEDULE “A”

RATHWELL LANDING

Attached to and forming Part of this Agreement of Purchase and Sale for Builder's Lot/ Unit: 291  
Plan 4M-1589 , in the City of Ottawa, in the Province of Ontario (the “Real Property”).

MUNICIPAL COVENANTS

I/We hereby aknowledge the following;

The owner agrees that all purchase and sale agreements for the whole or any part of a lot/block on the Plan of Subdivision shall contain the following clauses which shall be incorporated in all Transfers/Deeds from the Owner so that the clauses shall be covenants running with the lands for the benefit of the lands in the Subdivision:

- 1. The Transferee, for himself, his heirs, executors, administrators, successors, and assigns, covenants and agrees that should damage be caused to any of the Works in this Subdivision by any action whatsoever on the part of the transferee, the General Manager, Planning, Infrastructure and Economic Development may serve notice to the Transferee to have the damage repaired and if such notification be without effect for a period of two clear days after such notice, the General Manager, Planning, Infrastructure and Economic Development may cause the damage to be repaired and shall recover the costs of the repair plus the Management Fee, under Section 427, of the *Municipal Act, 2001* in like manner as municipal taxes.
- 2. The Transferee, for himself, his heirs, executors, administrators, successors, and assigns, covenants and agrees that he will not commence construction of any building unless,
  - a) a building permit has been issued;
  - b) all requirements with respect to underground Works, road base granulars and first lift of asphalt have been carried out on the Roads on which the subject lot fronts;
  - c) the road on which the subject lot fronts has been connected by Roads which are, at a minimum, at a similar stage of completion to the overall City Road network; and
  - d) the whole or such portion of the mass earth moving or general grading deemed necessary by the General Manager, Planning, Infrastructure and Economic Development has been completed and approved.
- 3. The Transferee, for himself, his heirs, executors, administrators, successors, and assigns, covenants and agrees to insert a clause in all agreements of purchase and sale requiring that the purchaser direct roof leaders and sump pump hoses to a sufficiently large pervious area, all of which shall be to the satisfaction of the General Manager, Planning, Infrastructure and Economic Development .
- 4. The Transferee, for himself, his heirs, executors, administrators, successors, and assigns, covenants and agrees that the Transferee shall not alter the slope of the lands herein described nor interfere with any drains established on the said lands, except in accordance with the established final Grading and Drainage Plan, and with the written consent of the General Manager, Planning, Infrastructure and Economic Development. Furthermore, the Transferee shall maintain the approved grading and drainage plan, and any corrective Works to alter the grading to re-instate compliance with the approved drainage and lot grading plan must be completed within five days of a receipt of a written notice from the City of Ottawa or the City of Ottawa may complete the Works at the Transferee's expense.

Furthermore, the Transferee agrees that the City of Ottawa may enter upon the lands which are the subject matter of this Transfer/Deed for the purposes of inspection or restoration of the established Grading and Drainage Plan and the cost to the City of Ottawa in performing any restoration work shall be paid to the City of Ottawa by the owner of the lands upon which such restoration work was performed, such payments to be made within 30 days of demand therefore by the City of Ottawa and failing payment as aforesaid the cost shall be added to the tax roll as provided by Section 427 of the Municipal Act 2001 and collected in like manner as municipal taxes.

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5. The Transferee, for himself, his heirs, executors, administrators, successors, and assigns, covenants and agrees that he will not plant poplar, alder, aspen, willow, elms which are subject to Dutch Elm disease, or maple trees of the fast growing variety (i.e. Silver and Manitoba) or other species as may be determined by the General Manager, Planning, Infrastructure and Economic Development within the lands to which this Transfer/Deed applies nor adjacent lands in the Transferee's ownership. Tree planting in proximity to buildings will be in accordance with the approved landscaping/ streetscaping plan, geotechnical report and the City of Ottawa's "Trees and Foundation Strategy in Areas of Sensitive Marine Clay" policy, where applicable.
6. The Transferee for himself, his heirs, executors, administrators, successors and assigns, covenants and agrees that "No Dumping" of any material (including snow, grass cuttings, construction debris and landscape waste) is permitted on vacant lots or on adjacent lands .
7. The Transferee for himself, his heirs, executors, administrators, successors and assigns, covenants and agrees that heat pumps, air-conditioning units, pool filters, sheds, and decks are building appurtenances and shall meet the minimum setback requirements established in the City of Ottawa's Zoning By-laws(s).
8. **Fences**  
The Transferee for himself, his heirs, executors, administrators, successors and assigns acknowledges being advised that he must maintain all fences in good repair, including those as constructed by the developer along the boundary of his land, to the satisfaction of the General Manager, Planning, Infrastructure and Economic Development. The Transferee agrees to include this clause in any future purchase and sale agreements.
9. **Gates**  
The Transferee, for himself, his heirs, executors, administrators, successors, and assigns, acknowledges being advised that gates accessing public property are not permitted in the fences.
10. **Proximity to Public Buildings/ Facilities**  
The Transferee, for himself, his heirs, executors, administrators, successors and assigns acknowledges being advised that parkland within this Subdivision and/or already existing in the vicinity of the Subdivision may have:
- (i) active hard surface and soft surface recreational facilities;
  - (ii) active lighted sports fields;
  - (iii) recreation and leisure facilities;
  - (iv) potential community centre;
  - (v) library;
  - (vi) day care; and
  - (vii) other potential public buildings/facilities.
11. **Hartsmere Drive and Dalmation Way**  
The Transferee, for himself, his heirs, executors, administrators, successors, and assigns, acknowledges being advised that Hartsmere Drive will not be constructed and Dalmation Way shall be closed to vehicular traffic, except for emergency vehicles, until such time as the east-west collector road, Parade Drive and Hickstead Way are constructed from Stittsville Main Street to connecting either Fernbank Road and/ or Shea Road through the Area 6 East Land (Davidson Lands).
12. **5 Metre No-Touch Zone**  
The Transferee of Lots 214 to 221 for himself, his heirs, executors, administrators, successors and assigns acknowledges being advised that the rear five metres of his lot is a tree preservation and no-touch zone.

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**Notice to Purchasers**

- 1. The Purchaser acknowledges having been advised of all development charges related to the lot/block he or she is purchasing including development charges already paid and development charges that may be payable in the future.
- 2. The purchaser acknowledges that a fire hydrant may be located or relocated at any time in front of any lot/block on the Plan of Subdivision to the satisfaction of the General Manager, Planning, Infrastructure and Economic Development.
- 3. The purchaser acknowledges that no driveway shall be located within 3.0m of a fire hydrant and that no objects, including vegetation shall be placed or planted within a 3.0m corridor between a fire hydrant and the curb, nor a 1.5m radius beside or behind a fire hydrant.
- 4. The Purchaser acknowledges that school accommodation pressures exist in the Ottawa-Carleton District School Board schools designated to serve this development, and that at the present time this problem is being addressed by the utilization of portable classrooms at local schools and/or by directing students to schools outside their community.
- 5. The purchaser acknowledges and agrees that the postal service may be delivered by way of community mailboxes, which shall be located to the satisfaction of Canada Post.
- 6. The purchaser of any lot or block fronting on a street in which a sidewalk is proposed to be installed acknowledges that he has been supplied with, and reviewed a plan showing the proposed locations, types, size and dimensions within the boulevard of any sidewalk abutting the said lot or block. The purchaser hereby acknowledges signing a copy of the said plan as confirmation that he has reviewed the plan and is aware of the contents of the plan. The said plan shall form part of the purchase and sale agreement. The purchaser further acknowledges that the information identified on the said plan is the proposed information in respect to the lot or block and is subject to change through the City's approval process.
- 7. The purchaser of any lot or block hereby acknowledges that he has been advised of:
  - (a) An approved Composite Utility Plan
  - (b) General plan of services required to be provided by the Owner pursuant to the Subdivision Agreement for the lot or block.
  - (c) The proposed location possible bus shelters and pads and paved passenger standing areas at bus stops.
  - (d) the proposed location for the community mailboxes within the Subdivision.
  - (e) the proposed driveway location.
  - (f) The proposed location of any streetlights, hydro transformers and utility pedestals abutting the lot.
  - (g) the proposed grading and drainage plan for the lot or block, and understands that it is the responsibility of the purchaser to maintain the proposed drainage patterns; and
  - (h) The proposed location of the potential bus routes including temporary bus routes.
  - (i) The approved Official Plan designation for the Subdivision.
  - (j) The location and types of trees.
  - (k) The zoning of the existing development and potential development lands within the Subdivision and within two kilometres of the limits of the Subdivision.
- 8. The Purchaser further acknowledges and agrees not to install a pool or landscaping prior to Final Acceptance of grading by the City. The Purchaser acknowledges being advised that some of the rear yards within this subdivision are used for on-site storage of infrequent storm events. Pool installation and/or grading alterations on some of the lots may not be permitted and/or revisions to the approved Subdivision Stormwater Management Plan Report may be required to study the possibility of pool installation on any individual lot. The Purchaser acknowledges that he must obtain approval of the city of Ottawa's General Manager, Planning, Infrastructure and Economic Development prior to undertaking any grading alterations or installing a pool on any lot within this Subdivision. It is further acknowledged and agreed that a pool may not be permitted on all lots.
- 9. The purchaser further acknowledges that the information he has been advised of and described above is subject to change through the City's approval process.

  
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Purchaser

  
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10. **Infiltration of Stormwater**

The Purchaser acknowledges, that the grading of the subdivision and lots provides for the storage of stormwater for short periods of time during rainfall events to encourage infiltration of stormwater into the ground water table.

The Purchaser agrees not to alter the grade in the rear yard or install swimming pools which would interfere with this ponding and infiltration of stormwater. The Purchaser agrees to seek the advice and approval of the City prior to undertaking any grading alterations.

11. **Maintenance of Park and Stormwater Management Blocks**

The Purchaser acknowledges that although the park block and stormwater management blocks are located adjacent to one another, the function of each block differs significantly and so may the level of service associated with operation and maintenance, which shall include but not be limited to such things as grass cutting for the stormwater management block.

12. **Snow Removal**


The Transferee for himself, his heirs, executors, administrators, successors, and assigns acknowledges being advised that it is the Transferee’s responsibility to remove snow and ice from the driveway portion of the City-owned boulevard. This obligation applies to City-owned boulevard located both in front of the Transferee’s property and at the rear of the Transferee’s property if there is a public lane adjacent thereto.

The Transferee covenants with the transferor that the above clause, verbatim, shall be included in all subsequent Agreements of Purchase and Sale and Deeds conveying the lands described herein, which covenant shall run with the said lands and is for the benefit of the owner of adjacent road.

13. The original colours as chosen by the Transferor for the architecturally controlled exterior house colour package may not be altered without the prior written consent of the Transferor for fifteen (15) years for the initial transfer of the property from the Transferor in order to maintain architectural consistency throughout the community.

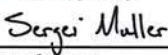
14. The Designers and Builders of this Subdivision together with the City of Ottawa have developed a Conservation Handbook designed to provide the homeowners with information on the sensitive natural features in and around Rathwell Landing. The objective of this Conservation Handbook is to identify the natural features in your neighbourhood and to provide advice how homeowners can be good environmental stewards to ensure that these natural features remain healthy over the years to come. **The Purchasers acknowledge receipt of this Handbook.**

  
Purchaser

  
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Dated at Ottawa this 25th day of October, 2021.

SIGNED, SEALED AND  
DELIVERED in the presence of

DocuSigned by:  
  
Purchaser ID: 88462EA1D94C9...

August 28, 1964  
Birth Date

Witness:

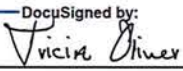
DocuSigned by:  
  
Purchaser ID: 3979446...

August 21, 1975  
Birth Date

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

Dated at Ottawa this 26th day of October, 2021

**Valecraft Homes Limited**

Per:   
B66AFC94F0B9401...



SCHEDULE "B"

SPECIFICATIONS Singles & Bungalows 800 & 1000 SERIES RL Phase 1 lots 237, 238 and 239, and Phase 2

PLAN #: 4M-1589 Rathwell Landing MODEL: 1050 B McCaslin 4 Bed REV LOT: 291

CIVIC ADDRESS: 173 Hickstead Way K2S 0Z7  
Annexed to the Agreement of Purchase and Sale between VALECRAFT HOMES LIMITED  
and Sergei Muller and Lana Muller  
The Vendor agrees to include the following items in the purchase price herein:

LANDSCAPING:

- Nursery Grown Sodding
- Precast Patio Slab Walkway
- Tree Planting as per Municipality approved Landscape Plans
- Asphalt basecoat paved driveway
- Lot to be graded to Municipality approved Grading Plan

EXTERIOR FINISHES

- Brick, stone, vinyl &/or vinyl cedar shakes on front façade as per plan Complete with Signature Valecraft Homes Ltd decorative brick at front entrance
- Composite Board on 2nd storey front elevation as per plan
- Maintenance-free vinyl siding with aluminum soffit and fascia as per plan
- Limited Lifetime warranty self-sealing fiberglass roof shingles
- Maintenance-free Low E Argon filled PVC vinyl windows and wood jamb extension throughout (where applicable) operable and non-operable as per OBC
- Colonial embossed insulated steel clad doors leading to exterior (Front door with thermal glass lite) (as per plan)
- Front entrance door with sidelite and/ or feature highlighter windows as per plan
- PVC vinyl sliding patio doors w/ wood jamb extension at rear as per plan
- Oversized basement window(s) as per plan
- Screens on all operating windows including basement and sliding patio door
- Steel sectional overhead garage door w/ insert lite
- Weatherstripping on all exterior insulated doors and all operating windows
- "Augusta Satin Nickel" front entrance grip set on front entrance door with security dead bolt or equivalent
- Poured concrete steel reinforced porch (with broom finish) at front entrance
- Cement parging on all above grade concrete
- "Bristol" vertical Aluminum Mail Box in black or equivalent
- Maximum Roof Air Ventilation

STRUCTURAL AND FRAMING:

- Poured concrete Foundation Walls with steel reinforcement
- High density polyethylene drainage membrane
- Engineered Steel Beams and Steel Posts as per plan
- Kiln dried floor joists or pre-engineered floor joist system
- Exterior Walls 2" x 6" kiln dried studs @ 16" o/c
- Interior Walls 2" x 4" kiln dried studs @ 16" o/c (except for basement) (as per plan)
- Basement Exterior Walls 2" x 6" kiln dried studs @ 16" o/c full height
- Tongue and groove engineered OSB subfloor sheathing (joints sanded and screwed to joists throughout)
- Engineered OSB roof sheathing c/w H-clips
- Prefabricated roof trusses as per engineered design

INSULATION:

- Exterior walls: R-20 Fiberglass batt + R5 Continuous Insulated OSB Panel
- Ceiling attics: R-50 Fiberglass blown
- Fully insulated & drywalled garage
- Floors over unheated space: R-40 Fiberglass blown
- Cathedral/sloped ceilings R-31 Fiberglass batt (where applicable)
- Basement exterior walls: R-20 Fiberglass batt, to approx. 8" above finished floor max.
- 6 Mil polyethylene vapour barrier

ELECTRICAL:

- Underground utility wiring including hydro, bell and cablevision
- 200 amp service with 60 circuit breaker panel
- Heavy duty receptacles for stove and dryer
- "Decora" Style white plugs and switches throughout (except exterior)
- Smoke detectors & Carbon monoxide detector as per O.B.C.
- Front door chime
- Ceiling light fixture in all bedrooms
- Ceiling Fixture in dining room (where applicable as per plan)
- Two exterior weather protected plugs
- Chrome vanity lighting fixture in all bathrooms
- Silver light fixture package supplied and installed by the Vendor
- Electrical outlet in garage ceiling for future garage door opener
- Exterior light at all rear exterior doors

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**ROUGH-INS:**

- Connection Centre including 5 Multi Media Outlets. Each outlet to be complete with 3x CAT5(e) and 1x RG-6 coax wire. Each outlet to be capped with one 4 port finishing plate. Locations to be selected by Purchaser except Inventory Homes and Models are preselected by the Vendor.
- Conduit from basement to attic space for future wiring requirements
- Central vacuum rough-in (as per plan)
- Plumbing rough-in for future basement bathroom including ventilation rough-ins (as per plan) (Does not include waterline or electrical rough-ins)

**PLUMBING AND FIXTURES:**

- Vitreous China lavatory complete with single lever faucets in all bathrooms except laundry tub as per plan
- Double stainless steel kitchen sink with single lever faucet and veggie sprayer
- Power vented high-efficiency hot water heater (rental) in Mechanical room (rental fee is determined by utility company)
- Pedestal sink in powder room (except models 1010 & 1030)
- 5' fiberglass tub/shower combo enclosed with full height ceramic tiled walls w/self-sealing grout to ceiling in ensuite and main bathroom (as per plan)
- Pressure balanced valves on all showers
- Hot and cold taps installed for automatic washer connection
- Two exterior hosebibs (one in garage, one in rear)
- Plumbing rough-in for future dishwasher installation
- Laundry tub installed with hot and cold taps
- Low flush water conserving toilets with elongated bowl
- Chrome tissue holders, towel bar, robe hook, towel ring where applicable
- White plumbing fixtures in all bathrooms
- Shut off valves at all hot & cold lavatory and kitchen sink supply lines
- Sleeve for future waterline to fridge

**HEATING AND VENTILATION:**

- Natural gas fired forced air high efficiency furnace with electronic pilot ignition in Mechanical room
- All duct work sized for future air conditioning requirements
- Separate switch exhaust fans in all bathrooms and powder room - vented to exterior
- Kitchen exhaust fan Microwave/Hood Fan combination (white) over range vented to exterior
- All ductwork is cleaned prior to occupancy
- Programmable thermostat
- Heat Recovery Ventilation (HRV) and Humidifier in Mechanical room
- Enercare Smarter Home Essentials Package (complimentary for 3 years)

**FIREPLACE:**

- Natural gas direct vented fireplace with decorative black trim kit as per plan
- Polished porcelain or ceramic tiled w/self-sealing grout fireplace surround

**FLOORING:**

- 36 oz. quality carpet in all finished areas c/w 11 mm foam underpadding except areas shown as ceramic or hardwood as per plan. Choice of one colour throughout.
- Ceramic tile w/self-sealing grout at front entrance, kitchen, dinette, powder room, laundry room, entrance from garage, main bath and ensuite bath (from Builder's Standard selections) as per plan
- 3 1/8" Engineered natural oak hardwood flooring in Great Room, Dining Room/ Flex Room, Lower Hallway and 2nd floor hallway where applicable as per plan

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

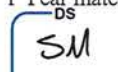
- Builder's standard painted raised panel interior passage doors
- Pre-hung Builder's standard painted raised panel swing doors c/w bullet catch on all closet doors except pre-finished sliding closet doors located as per plan
- 4 1/8" Nivaga style baseboard and 2 3/4" Nivaga style casing throughout (MDF painted white)
- Privacy sets for all bathrooms, powder room and master bedroom
- Satin chrome door hardware on interior doors
- Security deadbolt at front entrance door and garage entry door inside home
- Approx. 36" upper kitchen cabinetry
- Kitchen cabinetry with laminate countertops
- Vanities w/laminate countertops (including backsplash in same material) in all bathrooms (except powder room as per plan)
- Kitchen cabinetry opening for future dishwasher
- Kitchen pantry as per plan
- Solid natural oak colonial spindles, posts, and/or handrail & brackets as per plan
- Natural oak nosing under standard railing areas as per plan
- Soft close on all cabinetry doors & drawers (excluding corner cabinets)
- Single full width Melamine Laundry shelf approximately 12" Deep to be installed in all main & second floor laundry rooms above washer and dryer


**INTERIOR FEATURES & FINISHES:**

- 9' Ceiling height on ground floor
- Textured stipple ceilings with decor perimeter in all finished areas except bathrooms, powder room and kitchen which shall have smooth ceilings
- Two-tone paint: one builder standard colour latex paint to be used throughout (semi-gloss latex for bathrooms, powder room, kitchen), All trim & interior doors shall be white semi-gloss latex
- Mirrors with bevelled square corners above all bathroom vanities and powder room
- Kitchen backsplash ceramic tiled w/ self-sealing grout 6" x 6" (from builder's standard backsplash selections)

**WARRANTY COVERAGE:**

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

  
Purchaser

  
Purchaser

  
Vendor



The Purchaser acknowledges that:

1. Prices and specifications which do not form part of this Agreement are subject to change without notice at the sole discretion of the vendor.
2. The vendor may substitute materials of equal or greater value without consent.
3. The Vendor has the right to exercise full architectural control over exterior finishes and as such, the Vendor shall have final approval of all colour selections.
4. All colour and material selections are to be made from builder's standard samples unless otherwise paid for as an upgrade.
5. The vendor may, at his discretion, add brick to external sideyard walls to enhance the streetscape and/or to comply to municipal agreements.
6. The purchaser understands that all decorator items, furnishings, appliances, draperies, painted colour walls, and floors, wallpaper, panelling, alarm system, central air conditioning and eavestroughing found inside the model homes are for display purposes only and do not constitute standard items in the purchase price.
7. Service location, hot water tank and furnace location, basement wall height, specifications and material finishes may vary from model homes/plans.
- 8a. The number of steps required at entrances into the home may vary from the model home/plans depending on individual lot grading requirements.
- 8b. Purchaser acknowledges that exterior railings may be required at front and garage entrance stairs depending on individual lot grading.
9. Basement window wells may or may not be required depending upon individual lot grading requirements.
10. The purchaser understands that renderings and brochures are an artist's concept and that some variations may occur to the final finished product.
11. The Purchaser understands that vertical and horizontal chaseways, dropped ceilings and or bulkheads may be added or deleted in, but not limited to; kitchens, main floor living areas, finished basements, closets, pantries, laundry room, powder rooms, bathrooms and/or at wall and ceiling corners respectively in order to accomodate mechanical systems at the Vendor's discretion.
12. The Purchaser understands that all Multi Media locations are approximate and vary from chosen locations.
13. The purchaser understands that due to normal manufacturing production materials which are installed in their home may vary slightly in colour from the vendor's samples and/or model homes.
14. Due to the natural composition of such materials as Granite, Marble & some Quartz, inherent variations in texture, colour and consistency are to be expected and considered normal. As such, the Purchaser agrees not to hold the Vendor liable for such variations.
15. The wood used in the finishing products of your home such as wood flooring, cabinetry and railings exhibit natural variations in colour tone, graining pattern and consistency. As no two pieces of wood are identical, these natural variations will create colour variations upon staining thereby making it virtually impossible to achieve true colour consistency.
16. Any hardwood flooring installed in the Real Property is made of kiln-dried natural material which is subject to natural shrinkage (typically in winter when humidity levels tend to be low) and expansion (typically in summer when humidity levels tend to be high) for which the Purchaser(s) agrees is not the responsibility of the Vendor and agrees that the Vendor shall not be liable in respect of such issues. The Purchaser(s) also acknowledges being advised by the Vendor that ceramic tile rather than hardwood flooring is recommended at entry points to the home due to the possibility of water exposure. The Purchaser(s) is advised that the Ontario Building Code recommends against the installation of wood flooring in kitchens, bathrooms, entrance halls, laundry, and general storage areas (the "Designated Areas"). Wood flooring is water permeable and over time such flooring and sub-flooring beneath it could deteriorate if moisture persists. Should the Purchaser(s) selections for materials for the dwelling include wood flooring in the designated areas, the Purchaser(s) assumes the risks described herein voluntarily.
17. Zoning bylaws specify maximum driveway widths which are based upon frontages. A tapering of your driveway may be required depending upon the frontage and specifically if the frontage is less than average as in the case of a pie-shaped lot.
18. The grading and drainage of your lot has been designed and engineered to ensure that surface water is directed away from your home and into swales. These swales run at the side and rear of your property lines. Swales generally have more aggressive slopes relative to the general layout of your lot and will always occupy a portion of the useable space of your lot to serve their function properly.
19. Purchaser(s) acknowledge the requirement to install an approximate 3' x 3' landing with stairs at the garage entrance to the house as per OBC if more than 3 risers are required as a result of grading.
20. Purchaser(s) acknowledge that kitchen and bathroom ceramic wall border and or decorator insert tiles selected by the Purchaser(s) are installed at the discretion of the installation contractor unless specified otherwise by the Purchaser(s).
21. Purchaser(s) acknowledge that High Efficiency Washing machines have the potential to create vibrations due to the tub spinning at very high speeds.

DocuSigned by:  
Sergei Muller  
PURCHASER ID94C9...

DocuSigned by:  
Lana Muller  
PURCHASER ID79446...

DocuSigned by:  
Vicinia Oliver  
VALEGRAFF HOMES LIMITED

October 25, 2021  
DATE

LOT NUMBER: 291

October 26, 2021  
DATE

MODEL: 1050 B McCaslin 4 Bed REV

PROJECT: Rathwell Landing



Schedule B1A			
Rathwell Landing - Phase 2			
PURCHASERS: Sergei Muller and Lana Muller			Printed: 25-Oct-21 3:45 pm
LOT NUMBER	PHASE	HOUSE TYPE	CLOSING DATE
291	2	1050 THE McCASLIN ELEV B	29-Nov-21
ITEM	QTY	EXTRA / CHANGE	INTERNAL USE
*1 87523	1	- BONUS - DECOR CENTER CREDIT OF \$10, 000.00	
19422	Note:	Decor bonus has been applied in full to the purchase price.	
2 90190	1	- STANDARD - BUILDERS STANDARD CEILING LIGHT FIXTURE IN MASTER BEDROOM C/W SEPARATE SWITCH APPROXIMATELY CENTERED ON MASTER BEDROOM CEILING	
19416	Note:		
3 86338	1	- STANDARD - HARDWOOD - 3-1/8 INCH NATURAL OAK ENGINEERED HARDWOOD FLOORING IN UPPER HALLWAY	
19417	Note:		
4 90187	1	- STANDARD - POWER HUMIDIFIER GENERAL (EVAPORATOR)	
19418	Note:		
*5 90189	1	- STANDARD - SLEEVE FOR FUTURE WATERLINE TO FRIDGE	
19419	Note:		
*6 90188	1	- STANDARD - SOFT CLOSE DOORS AND FULL EXTENSION SOFT CLOSE TRACK ON DRAWERS ON ALL CABINETRY THROUGHOUT HOUSE	
19420	Note:	Excluding Corner Cabinetry Where Applicable	
7 90186	1	- STANDARD - THREE PIECE PLUMBING ROUGH-IN ONLY FOR FUTURE BASEMENT BATHROOM AS PER SCHEDULE H	
19421	Note:	Does Not Include Electrical Rough-Ins	
8 36260	1	- HVAC - AC UNIT 13 SEER R - 410A - GOODMAN GSX13036 3 TON	
27989	Note:	Location to be determined by Head Office	
9 55907	1	- ENSUITE - 5PC ENSUITE IN BUILDERS STANDARD FINISHES	
27991	Note:	As per Schedule H	
*10 28847	1	- STANDARD - FIREPLACE HEARTH DELETED	
27994	Note:		
11 111439	1	- FLAT CEILING IN WHOLE HOUSE	
27995	Note:	Does not include additional basement areas	
*12 36286	1	- STAIRS - OAK STAIRCASE WITH VENEERED RISERS & STRINGERS AND SOLID TREADS. INCLUDES FROM MUDROOM TO MAIN FLOOR, MAIN FLOOR TO FAMILY ROOM & FAMILY ROOM TO 2ND FLOOR	*
28344	Note:	The Purchaser(s) acknowledge and accept that 3 1/8in Engineered hardwood flooring will be installed on the landing (Where applicable). To ensure product stability proper humidity levels are to be maintained.	

PREPARED BY: Victoria Hum  
LOCKED BY: Tricia Oliver  
PE 984-1  
InvoiceSQL.rpt 01sept21

DS  
Vendor Initials:

DS  
Purchaser Initials:

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





Schedule B1A			
Rathwell Landing - Phase 2			
PURCHASERS: Sergei Muller and Lana Muller			Printed: 25-Oct-21 3:45 pm
LOT NUMBER	PHASE	HOUSE TYPE	CLOSING DATE
291	2	1050 THE McCASLIN ELEV B	29-Nov-21
ITEM	QTY	EXTRA / CHANGE	INTERNAL USE
13 111286  27997	1	<i>KITCHEN</i> - HOOD FAN - CHIMNEY - WHIRLPOOL 300 CFM - 30IN STAINLESS IN LIEU OF OTR. INCLUDES ADDITIONAL BACKSPLASH TILES FROM BUILDERS STANDARD SELECTIONS  Note: Does not include modifications to cabinetry or electrical for new microwave location. As per Schedule H and Kitchen Sketch	
14   28439	1	<i>KITCHEN</i> - Delete item 14 (Duplicate item)   Note:	
15 104290  27999	1	<i>KITCHEN</i> - UPPER MICROWAVE CABINET APPROX 26" WIDE INCLUDING DEDICATED OUTLET (STD SERIES CABINETRY)  Note: Located next to Fridge adjace to Dining Room opening. As per Schedule H and Kitchen Sketch	
16 104056  28341	1	<i>KITCHEN</i> - CABINETRY - UPC9-2B - BUILDER'S STANDARD CABINETRY - STANDARD LAYOUT. INCLUDES UPGRADE TO 42IN UPPERS WITH FILLER DETAIL ON UPPER KITCHEN CABINETRY TO UPGRADED BULKHEAD - APPROX. 26INDEEP X 10INH  Note: Purchaser Acknowledges and accepts that Upper Kitchen cabinetry upgraded wood doors will have center style. As per UPC Sketch and Schedule H	
17   28001	1	<i>KITCHEN</i> - SUPPLY AND INSTALL FALSE BOTTOMS TO UPPER CABINETS IN KITCHEN TO ACCOMODATE INSTALLATION OF 6 LED PUCK LIGHTS C/W SEPERATE SWITCH ( SEE ATTACHED SKETCH FOR LOCATION OF PUCK LIGHTS)  Note: As per schedule H and Kitchen Sketch	
18 28528  28002	1	- FIREPLACE - FIREPLACE FAN KIT C/W WALL SWITCH FOR FAN   Note:	
19   28003	1	<i>FOYER</i> - DELETE STD MDF BENCH   Note: As per schedule H.	
20 28994  28004	1	- WINDOW -ADD APPROX. 56IN X 30IN BASEMENT WINDOW LOCATION AS PER SCHEDULE H.  Note: Subject to limiting distance at side yard as per Current Building Code	
*21 29142  28005	1	- S&S ELECTRIC UPGRADES AS PER ATTACHED QUOTE & SKETCH.  Note: Estimate No#: SS4125 Rev.01 Dated January 16, 2021	*
*22 29143  28440	1	- ORBITAL UPGRADES AS PER ATTACHED QUOTE & SKETCH.  Note: Estimate No# OR5381 dated January 16, 2021	*

PREPARED BY: Victoria Hum  
LOCKED BY: Tricia Oliver  
PE 984-2  
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Vendor Initials: 

DS

Purchaser Initials: 

DS

DS

CONSTRUCTION SCHEDULING APPROVAL

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

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



Schedule B1A			
Rathwell Landing - Phase 2			
PURCHASERS: Sergei Muller and Lana Muller			Printed: 25-Oct-21 3:45 pm
LOT NUMBER	PHASE	HOUSE TYPE	CLOSING DATE
291	2	1050 THE McCASLIN ELEV B	29-Nov-21
ITEM	QTY	EXTRA / CHANGE	INTERNAL USE

PURCHASER:

DocuSigned by:

Sergei Muller

Sergei Muller

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25-Oct-21

DATE

PURCHASER:

DocuSigned by:

Lana Muller

Lana Muller

979446...

25-Oct-21

DATE

VENDOR:

DocuSigned by:

Tricia Oliver

Tricia Oliver

B66AFC94F0B9401...

PER: Valecraft Homes Limited

DATE:

October 26, 2021

CONSTRUCTION SCHEDULING APPROVAL

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

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





Schedule B1A			
Rathwell Landing - Phase 2			
PURCHASERS: Sergei Muller and Lana Muller			Printed: 25-Oct-21 3:45 pm
LOT NUMBER	PHASE	HOUSE TYPE	CLOSING DATE
291	2	1050 THE McCASLIN ELEV B	29-Nov-21
ITEM	QTY	EXTRA / CHANGE	INTERNAL USE
23	1	KITCHEN - Delete B1A item #15 (RE: UPPER MICROWAVE CABINET APPROX 26 INCHES WIDE. INCLUDING DEDICATED OUTLET -STD SERIES CABINETRY)	
29306	Note:		
24	1	KITCHEN - Delete B1A item #16 UPC9-2B - BUILDERS STANDARD CABINETRY - STANDARD LAYOUT. INCLUDES UPGRADE TO 42 INCH UPPERS WITH FILLER DETAIL ON UPPER KITCHEN CABINETRY TO UPGRADED BULKHEAD - APPROX 26 INCHES DEEP X 10 INCHES HEIGHT)	
29307	Note:		
25	1	KITCHEN/DINETTE - CABINETRY - EXTENDED PANTRY OPT #2 LAYOUT - LEVEL 1 SERIES CABINETRY	
31856	Note:	As per Floor Plan Sketch dated March 22, 2021.	
*26	1	- CABINETRY - UPC9-2B - LEVEL 1 CABINETRY - STANDARD LAYOUT C/W OPT EXTENDED PANTRY - INCLUDES UPGRADE TO 42IN UPPERS WITH FILLER DETAIL ON UPPER KITCHEN CABINETRY TO UPGRADED BULKHEAD - APPROX. 26INDEEP X 10INH	*
120151	Note:	Purchaser Acknowledges and accepts that Upper Kitchen cabinetry upgraded wood doors will have center style. As per UPC Sketch dated March 22, 2021.	
31290			
*27	1	KITCHEN - UPPER MICROWAVE CABINET APPROX 26" WIDE C/W DEDICATED OUTLET ( LEVEL 1 SERIES CABINETRY )	*
104300	Note:	To be located directly beside the fridge on the side closest to the stove as per Kitchen Sketch and Floor Plan Sketch dated March 22, 2021.	
29309			
*28	1	KITCHEN - CABINETRY - EXTEND FRIDGE UPPER TO APPROX. 2FT DEEP - ALL LEVELS OF CABINETRY	*
90818	Note:	As per Kitchen Sketch and Floor Plan Sketch dated March 22, 2021.	
29310			
29	1	ENSUITE BATH - LOWER CABINETS - BANK OF DRAWERS (4 DRAWERS)	
1101	Note:	To be located Approximately centered in between two sinks. As per Floor Plan Sketch Dated March 22, 2021.	
29311			
*30	1	KITCHEN - CABINETRY - UPGRADE - KITCHEN - LEVEL 1	*
120143	Note:	As per Floor Plan Sketch dated March 22, 2021.	
29903			
*31	1	KITCHEN - CABINETRY - UPGRADE - 2 COLOUR KITCHEN	*
117012	Note:	As per Floor Plan Sketch dated March 22, 2021.	
29905			
32	28	KITCHEN - CABINETRY - HARDWARE - POI-V53-192-Z23 - STD KITCHEN LAYOUT	
29314	Note:	To be installed Horizontal.	
33	24	KITCHEN/DINETTE - CABINETRY - HARDWARE - POI-V53-192-Z23 - EXTENDED PANTRY OPTION #2 LAYOUT	
31858	Note:	To be installed Horizontal.	
34	8	ENSUITE BATH - CABINETRY - HARDWARE - POI-V53-192-Z23 - ENSUITE 5PC	
29315	Note:	To be installed Horizontal.	

PREPARED BY: Samar Merhi  
LOCKED BY: Lisa Ballard  
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Vendor Initials: 

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Purchaser Initials: 

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SM

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Schedule B1A			
Rathwell Landing - Phase 2			
PURCHASERS: Sergei Muller and Lana Muller			Printed: 25-Oct-21 3:45 pm
LOT NUMBER	PHASE	HOUSE TYPE	CLOSING DATE
291	2	1050 THE McCASLIN ELEV B	29-Nov-21
ITEM	QTY	EXTRA / CHANGE	INTERNAL USE
35		3 - <i>MAIN BATHROOM</i> - CABINETRY - HARDWARE - POI-V53-192-Z23 - MAIN BATHROOM	
29316	Note:	To be installed Horizontal.	
36		2 - <i>POWDER ROOM</i> - CABINETRY - HARDWARE - POI-V53-192-Z23 - POWDER ROOM	
29317	Note:	To be installed Horizontal.	
37		1 - <i>GREAT ROOM</i> - TRIM - FIREPLACES - MODERN TYPE 1 MANTLE - OAK IN LIEU OF PAINTED	
28551			
29318	Note:	Stain colour indicated on Colour Chart. As per Floor Plan Sketch dated March 22, 2021.	
*38		1 - - TRIM - MODERN TRIM PACKAGE - 239 BASEBOARD AND 1113 CASING	*
36291			
29319	Note:		
39		20 - - INTERIOR DOOR - STYLE - MADISON SMOOTH SQUARE SINGLE PANEL - - ALL AREAS	
222		- ,	
29320	Note:		
*40		1 - - RAILING - OAK MODERN 3 1/2" POSTS, COLONIAL HANDRAILS & GUNN METAL SQUARE SPINDLES	*
95113			
29321	Note:	-To be installed with Bevelled Modern Posts. -As per sketch Floor Plan Sketch dated March 22, 2021.	
41		1 - - PAINT ADDITIONAL COLOUR (NON DEEP BASE) BUILDERS STANDARD PAINT. PER COLOUR FOR COMPLETE HOUSE	
29144			
29322	Note:		
*42		1 - - HARDWOOD - LAUZON ENGINEERED HARDWOOD - 4 1/8" AUTHENTIK COLLECTION - STANDARD AREAS	*
71008			
29906	Note:	As per Floor Plan Sketch dated March 22, 2021.	
*43		1 - <i>KITCHEN/DINETTE</i> - HARDWOOD - LAUZON ENGINEERED HARDWOOD - 4 1/8" AUTHENTIK COLLECTION - KITCHEN & DINETTE	*
70520			
29910	Note:	As per Floor Plan Sketch dated March 22, 2021.	
*44		1 - <i>STUDY</i> - HARDWOOD - LAUZON ENGINEERED HARDWOOD - 4 1/8" AUTHENTIK COLLECTION - DEN	*
70523			
29911	Note:	As per Floor Plan Sketch dated March 22, 2021.	
*45		1 - - HARDWOOD - LAUZON ENGINEERED HARDWOOD - 4 1/8" AUTHENTIK COLLECTION - FAMILY ROOM	*
70519			
29912	Note:	As per Floor Plan Sketch dated March 22, 2021.	
*46		1 - <i>KITCHEN</i> - COUNTERTOP - QUARTZ - LEVEL 3 - KITCHEN C/W OPT FLUSH BREAKFAST BAR	*
36236			
31653	Note:	Easded Edge as per Countertop Edge Profile Sketch and Floor Plan Sketch dated March 22, 2021.	

PREPARED BY: Samar Merhi

LOCKED BY: Lisa Ballard

PE 1,367-2

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DS  
Vendor Initials:

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Purchaser Initials:

DS

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





Schedule B1A			
Rathwell Landing - Phase 2			
PURCHASERS: Sergei Muller and Lana Muller			Printed: 25-Oct-21 3:45 pm
LOT NUMBER	PHASE	HOUSE TYPE	CLOSING DATE
291	2	1050 THE McCASLIN ELEV B	29-Nov-21
ITEM	QTY	EXTRA / CHANGE	INTERNAL USE
47 81395	1	- COUNTERTOP - QUARTZ - LEVEL 1 - MAIN BATHROOM	
29329	Note:	Eased Edge as per Countertop Edge Profile Sketch and Floor Plan Sketch dated March 22, 2021.	
48 109954	1	- COUNTERTOP - QUARTZ - LEVEL 1 - POWDER ROOM	
29330	Note:	Eased Edge as per Countertop Edge Profile Sketch and Floor Plan Sketch dated March 22, 2021.	
49 81391	1	- COUNTERTOP - QUARTZ - LEVEL 1 - ENSUITE BATHROOM - OPT 5PC	
29331	Note:	Eased Edge as per Countertop Edge Profile Sketch and Floor Plan Sketch dated March 22, 2021.	
50	1	- FOYER - TILE - FLOOR - UPGRADE - BRONZE - & POWDER ROOM	
29332	Note:	Foyer & Powder Room. Installed Rectangular Side to Side Install as per Floor Tile Installation Sketch dated March 22, 2021 and Floor Plan Sketch dated March 22, 2021.	
51	1	- POWDER ROOM - Bronze level floor tile.	
29333	Note:	***INCLUDED IN ITEM #50*** Foyer & Powder Room. Installed Rectangular Side to Side Install as per Floor Tile Installation Sketch dated March 22, 2021 and Floor Plan Sketch dated March 22, 2021.	
52	1	- MUDROOM - TILE - FLOOR - UPGRADE - BRONZE - MUDROOM	
29334	Note:	Rectangular Front to Back Install as per Floor Tile Installation Sketch and Floor Plan Sketch dated March 22, 2021.	
53	1	- ENSUITE BATH - TILE - FLOOR - UPGRADE - BRONZE - ENSUITE 5PC	
29335	Note:	To be installed Rectangular Side to Side Install as per Floor Tile Installation Sketch and Floor Plan Sketch dated March 22, 2021.	
54	1	- ENSUITE BATH - TILE - WALL - UPGRADE - BRONZE FLOOR - ENSUITE 5PC	
29336	Note:	Tub Surround and Shower Walls. -To be installed Horizontal Stacked Install as per Wall Tile Installation Sketch dated March 22, 2021.	
55	1	- KITCHEN - TILE - WALL - UPGRADE - FLOOR - BRONZE - BACKSPLASH & BEHIND CHIMNEY HOOD FAN	
29337	Note:	To be installed Horizontal stacked install as per Wall Tile Installation Sketch dated March 22, 2021.	
56 28848	1	- CERAMIC TILE - GROUT COLOR PER COLOUR	
29338	Note:		
*57 49	*1	- UNDERPAD - UPGRADE - LEVEL 1 - - BEDROOMS ONLY - LEVEL 1	*
29915	Note:	As per Floor Plan Sketch Dated March 22, 2021.	
*58 116767	1	- SOHO COLLECTION - UPGRADE FIXTURES THROUGHOUT	*
29920	Note:	Price for Standard Layout and with Luxury Ensuite. See B1A item #21 for electrical changes as per Light Package sketch dated March 22, 2021.	

PREPARED BY: Samar Merhi

LOCKED BY: Lisa Ballard

PE 1,367-3

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Vendor Initials:

DS  
VJ

Purchaser Initials:

DS  
SM

DS  
LM

CONSTRUCTION SCHEDULING APPROVAL

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

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



Schedule B1A			
Rathwell Landing - Phase 2			
PURCHASERS: Sergei Muller and Lana Muller			Printed: 25-Oct-21 3:45 pm
LOT NUMBER	PHASE	HOUSE TYPE	CLOSING DATE
291	2	1050 THE McCASLIN ELEV B	29-Nov-21
ITEM	QTY	EXTRA / CHANGE	INTERNAL USE
59		1 - KITCHEN/DINETTE - LIGHT FIXTURES - 2 SOHO PENDANTS A8011-11 (OUTLETS AND SWITCH INCLUDED IN S&S QUOTE)	
31291	Note:	See B1A item #21 for electrical changes as per Upgraded Pendant Light Sketch Dated March 22, 2021.	
60		1 - - KITCHEN SINK - FRANKE CUBE CUX110-30-CA SINGLE BOWL STAINLESS STEEL 9" DEEP UNDERMOUNT SINK	
118271			
29344	Note:	See Item 46 and 61 for with Solid Surface Countertops	
61		1 - - KITCHEN FAUCET - DELTA ESSA 9113 - AR - DST ARCTIC STAINLESS SINGLE HANDLE PULL-DOWN	
28766			
29345	Note:	-See Item 46 and 60	
62		4 - - BATHROOM SINK - AMERICAN STANDARD BOXE UNDERMOUNT SINK 0315 - 000	
56196			
29346	Note:	See Item 47, 48 and 49 for Solid Surface Countertops. Powder Room + Man Bathroom + Spiece Ensuite Bathroom.	
63		4 - - BATHROOMS - DELTA TRINSIC SINGLE HANDLE HIGH - ARC LAVATORY FAUCET 559HA - DST	
28667			
29347	Note:	Powder Room + Man Bathroom + Spiece Ensuite Bathroom. -See Item 62, 47,48 and 49.	
64		1 - ENSUITE BATH - BATHROOMS - DELTA TRINSIC SHOWER FAUCET T14259-R10000-UNBX WITH H2O KINETIC RAINCAN SHOWER HEAD CHROME	
56209			
31928	Note:		
65		1 - - Delete standard fireplace tile surround and replace with drywall.	
31922	Note:		
66		1 - ENSUITE BATH - BATHROOMS - DELTA TRINSIC ROMAN TUB FAUCET T2759 CHROME	
56205			
31926	Note:		

PURCHASER:

DocuSigned by:

Sergei Muller

Sergei Muller

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25-Oct-21

DATE

PURCHASER:

DocuSigned by:

Lana Muller

Lana Muller

904A1385979446...

25-Oct-21

DATE

VENDOR:

DocuSigned by:

Vicinia Oliver

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PER: Valecraft Homes Limited

DATE: October 26, 2021

PREPARED BY: Samar Merhi

LOCKED BY: Lisa Ballard

PE 1,367-4

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

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



SCHEDULE "C-1"

LAWYER AND FINANCING REVIEW

This Agreement of Purchase and Sale is conditional until **five (5) business days** from acceptance of this offer, upon the Purchaser obtaining satisfactory **Financing**, failing which, this and Sale shall become null and void and all deposit monies shall be returned to the Purchaser without Agreement of Purchase interest or penalty.

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

This Agreement of Purchase and Sale is conditional until **five(5) business days** from acceptance of this offer, upon the Purchaser obtaining the **Lawyer's** approval as to the wording of the Agreement, failing which this Agreement of Purchase and Sale shall become null and void and all monies shall be returned to the Purchaser in full without interest or penalty.

Dated at Ottawa this 25th day of October, 2021

Witness

DocuSigned by:  
Sergei Muller  
Purchaser  
B66AFC94F0B9401...

Witness

DocuSigned by:  
Lana Muller  
Purchaser  
B66AFC94F0B9401...

VALECRAFT HOMES LIMITED

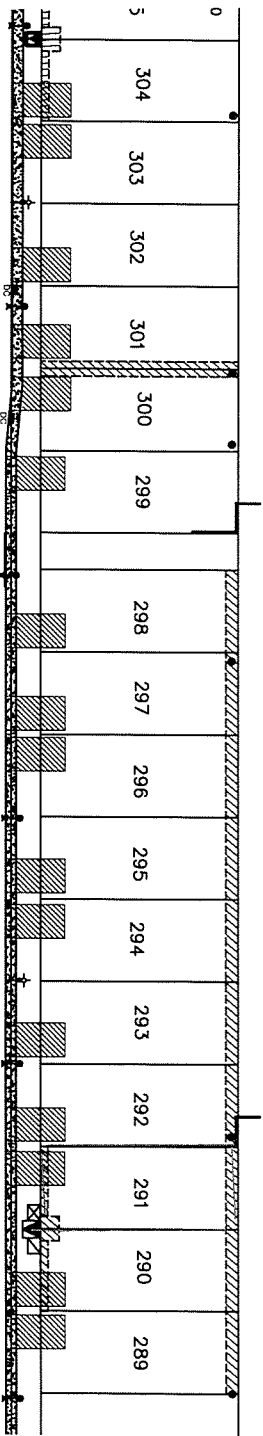
BLOCK/UNIT: 291

DocuSigned by:  
Vivian Oliver  
PER  
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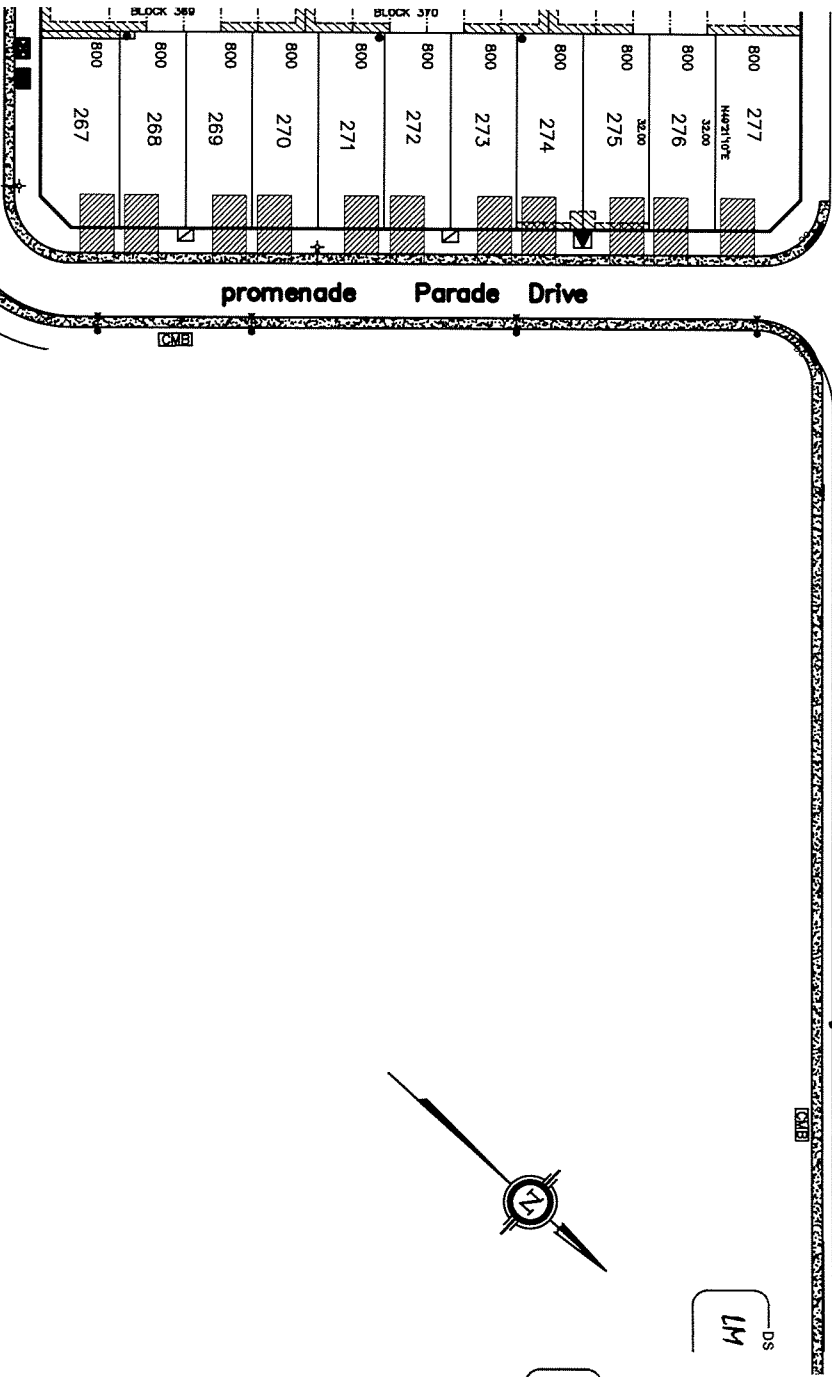
PLAN: 4M-1589

October 26, 2021  
DATE:

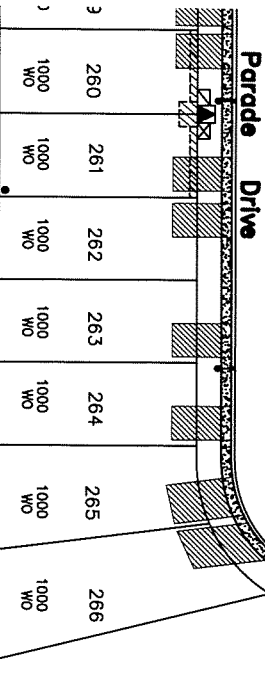
PROJECT: Rathwell Landing



voie Hickstead Way



promenade Parade Drive



SITE PLAN

E & OE May 11, 2020

NOTE: REPRESENTATION ON LOTS ARE ARTIST CONCEPT ONLY. FINAL BUILDING LOCATION AND ORIENTATION MAY NOT BE AS SHOWN.

Rathwell Landing PHASE 2

Lot: 291

Model: 1050 - The McCaslin - REVERSE

Purchasers: Sergei and Lana Muller

LEGEND:

[CMB] COMMUNITY MAIL BOX

[DS] FIRE HYDRANT

[DS] HYDRO TRANSFORMER BOX

[DS] CABLE VAULT

[DS] BELL VAULT

[DS] BELL PEDESTAL

[DS] LIGHT STANDARD

[DS] STREET LIGHT DISCONNECT

[DS] SERVICE EASEMENT

[DS] CATCH BASIN

[DS] SUB DRAIN OR MANHOLE

SALES LEGEND:

[M] MODEL HOME

[S] SOLD

WO WALK OUT BASEMENT  
LO LOOKOUT



SCHEDULE

"D"