

**VALECRAFT HOMES LIMITED
DEERFIELD VILLAGE 2
SCHEDULE "K"**

Common Elements Condominium (Purchase of An Interest in)

Attached to and forming part of this Agreement of Purchase and Sale for Block/Unit P87 . Part of Lot 10, Concession 4, (RF), being Part 1 on Plan 4R-31065, Block 147 on Plan 4M-1290, Part of Block 144 on Plan 4M-1290, being Part 2 on Plan 4R-31012 and Part of Block 150 on Plan 4M-1290; City of Ottawa designated as Parts _____ on Plan 4R-_____ on Schedule "D-1", Subdivision DEERFIELD VILLAGE 2

Municipal Address 610 Tranquil Stream Private , City of Ottawa.

1. The meaning of words and phrases used in this Schedule shall have the meaning ascribed to them in the *Condominium Act, 1998, S.O. 1998, C. 19*, the regulations thereunder and any amendments thereto (the "Act") and other terms used herein shall have ascribed to them the definitions in the Condominium Documents unless otherwise provided for as follows:
 - (a) **"Agreement"** shall mean the Agreement of Purchase and Sale to which this Schedule is attached including all other Schedules attached hereto and made a part hereof;
 - (b) **"Condominium Documents"** shall mean the Creating Documents (as hereinafter defined), the by-laws and rules of the Condominium Corporation, the disclosure statement and budget statement, as may be amended from time to time;
 - (c) **"Condominium Corporation"** shall mean the Common Element Condominium Corporation created upon registration by the Vendor of the Creating Documents;
 - (d) **"Creating Documents"** means the declaration and description (as such terms are defined in the Act), which are intended to be registered against title to the lands comprising the Condominium Corporation, and which will serve to create the Condominium Corporation, as may be amended from time to time.
2. In addition to purchasing the Real Property, the Purchaser hereby agrees to purchase a common interest in the Condominium Corporation as more particularly described in the Condominium Documents on the terms and conditions set out in this Schedule "K".
3. The Purchase Price for the common interest in the Condominium Corporation is Two (\$2.00) Dollars which is payable on the Closing Date.
4. There is no deposit payable by the Purchaser for the purchase of the common interest in the Common Corporation.
5. The Purchaser agrees to accept title subject to the Condominium Documents notwithstanding that same may be amended or varied from the proposed condominium documents provided to the Purchaser and acknowledges that upon receipt of a Transfer/Deed of Land to the Real Property, the common interest in the Condominium Corporation cannot be severed from the Real Property upon any subsequent sale of the Real Property.
6. The Vendor's proportionate amount of the common expenses attributable to the Real Property shall be apportioned and allowed to the closing date.
7. The Purchase acknowledges that the Condominium Corporation and the purchase of a common interest in the Condominium Corporation is not warranted by the *Ontario New Home Warranties Plan Act* or any other warranty.
8. The Purchaser acknowledges that the Common Elements of the Condominium Corporation will be constructed to standards and/or the requirements of the Municipality. The Purchaser covenants and agrees that the Purchaser shall have no claims against the Vendor for any higher or better standards of workmanship or materials. The Purchaser agrees that the foregoing may be pleaded by the Vendor as an estoppel in any action brought by the Purchaser or his successors in title against the Vendor. The Vendor may, from time to time, change, vary or modify in its sole discretion or at the instance of any governmental authority or mortgagee, any part of the Condominium to conform with any municipal requirements related to official plan or official plan amendments, zoning by-laws, committee of adjustment and/or land division committee decisions, municipal site plan approval. Such changes may be to the plans and specifications existing at inception of the Condominium Corporation or as they existed at the time the Purchaser entered into this Agreement, or as illustrated on any sales brochure, marketing drawings, artists' renderings or otherwise. The Purchaser shall have no claim against the Vendor for any such changes, variances or modifications nor shall the Vendor be required to give notice thereof. The Purchaser hereby consents to any such alternations and agrees to complete the sale notwithstanding any such modifications.
9. Purchaser acknowledges that he will be required to provide post-dated cheques upon closing as payment for the monthly common area expenses.



Purchaser

Purchaser

 November 5, 2021
Date

VALECRAFT HOMES LIMITED


Per:

 November 5, 2021
Date

SCHEDULE "M-2"
Completed Inventory Home

LOT: P87 PLAN: 4M-1290 SITE: DEERFIELD VILLAGE 2

MODEL: 130 Lewis REV CLOSING DATE: December 1, 2021

SCHEDULE "M-2" to the Agreement of Purchase and Sale between Valecraft Homes Limited,
Vendor and Portobello Partnership Purchaser (s).

The Purchaser(s) acknowledge and understand that they are purchasing a completed Inventory Home and agree that all finishings will remain as selected and installed by the Vendor.

As such the Purchaser(s) agree that no repair or remediation shall be carried out by the Vendor in regards to normal wear and tear and/or minor scratches and blemishes to interior finishes including, but not limited to, hardwood flooring, ceramic floor tiles, countertops, and all painting finishes.

Dated at Ottawa this 5th day of November , 2021

Witness



Purchaser

Witness

Purchaser

VALECRAFT HOMES LIMITED



PER

 November 5, 2021
DATE:

SCHEDULE "O"

Purchaser acknowledges that the Vendor's Model Home contains numerous upgraded features and options which are not included in the base price. The base price includes those features as outlined in Schedule "B".

All options and upgrades contained in the Model Home are available as extras. The Purchaser has the opportunity to purchase any or all options or upgrades as viewed in the Model Home so as to permit the Purchaser to customize their home in accordance with their particular needs or preferences.

SCHEDULE "O" to the Agreement of Purchase and Sale between Valecraft Homes Limited,
Vendor and Portobello Partnership Purchaser (s).

Dated at Ottawa this 5th day of November, 2021

Witness



Purchaser

Witness

Purchaser

PROJECT: DEERFIELD VILLAGE 2

LOT: P87

VALECRAFT HOMES LIMITED



PER

November 5, 2021
DATE:

SCHEDULE "T"

Personal Information of Each Purchaser - Individuals

(1) Full Name: Portobello Partnership
Business Address: _____
Business Telephone Number: 613-837-1104
Home Address: 1455 Youville Drive, Suite 210 Orleans, ON K1C 6Z7
Home Telephone Number: _____
Occupation: _____

Identity Verification (Original of one of the following seen by Vendor)

- Birth Certificate
- Driver's Licence
- Passport
- Record of Landing
- Permanent Resident Card
- Other (if permitted by Government)

Type: Drivers License
Number: R4745-39203-61226



Purchaser

Purchaser

(2) Full Name: _____
Business Address: _____
Business Telephone Number: _____
Home Address: _____
Home Telephone Number: _____
Occupation: _____

Identity Verification (Original of one of the following seen by Vendor)

- Birth Certificate
- Driver's Licence
- Passport
- Record of Landing
- Permanent Resident Card
- Other (if permitted by Government)

Type: _____
Number: _____



Purchaser

Purchaser

Schedule "W4" Granite & Variegated Quartz Colour Variation

Purchaser's name: Portobello Partnership Lot no: P87 Plan #: 4M-1290
Purchaser's name: _____ Project: DEERFIELD VILLAGE 2
Home Phone: _____ Model: 130 Lewis REV
Work Phone: (613) 837-1104 Closing Date: _____
E-Mail (1): _____ E-Mail (2): _____

Valecraft Homes Ltd. 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, Portobello Partnership

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: DEERFIELD VILLAGE 2 **LOT NO:** P87

 **Date:** November 5, 2021
Purchaser

_____ **Date:** November 5, 2021
Purchaser

 **Date:** November 5, 2021
Valecraft Homes Limited

Appointment date given: _____ Spoke with/left message: _____

Time scheduled: _____ Date & Time: _____



Project: Deerfield Village 2
Plan Number: 4M-1290
Lot Number: P87
Model: 130 Lewis REV
Purchaser: Portobello Partnership
Date: November 4, 2021

ACKNOWLEDGEMENT OF RECEIPT

I/We Portobello Partnership

hereby acknowledge receipt of the Disclosure Statement and attachments for the Deerfield Village 2 Condominium.

Dated at Ottawa this 5th day of November, 2021

In the presence of:

WITNESS



PURCHASER

WITNESS

PURCHASER

Dated at Ottawa this 5th day of November, 2021

VALECRAFT HOMES LIMITED (VENDOR)

PER: 

Project: DEERFIELD VILLAGE 2

Lot No: P87