

**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 Q94. 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 DEERFIELD VILLAGE 2 on Plan 4R-                     on Schedule "D-1", Subdivision                       
Municipal Address 515 Fawn Valley 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 "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: Q94

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 6Z'

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**

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(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**





Project: Deerfield Village 2  
Plan Number: 4M-1290  
Lot Number: Q94  
Model: 160-2 Stanley 2 STD  
Purchaser: Portobello Partnership  
Date: November 5, 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 4th day of November, 2021

In the presence of:

**WITNESS**

PURCHASER

WITNESS

PURCHASER

Dated at Ottawa this 4th day of November, 2021

**VALECRAFT HOMES LIMITED (VENDOR)**

PER:

**Project:** DEERFIELD VILLAGE 2

Lot No: Q94

CHECKLIST FOR AGREEMENT OF PURCHASE AND SALE

Date Received  
at H.O.:

Project:

DEERFIELD VILLAGE 2

Builder's Unit #:

Model:

Q94160-2 Stanley 2 STD

x	Info Sheet		
x	Procedure for acceptance (x1)	Customer info sheet	
	Invitation to Walkthrough (x1)	(if sold prior to electrical)	
	Closing date - Tarion print out &	(approval from Jenn if applicable)	
x	Summary of pricing (x1)		
x	Copy of B-1A c/w prices & upgrade sheet	Item # (x1)	
	Pricing Quotations attached with APS (x1)	(from Dan/ Tricia or email from Frank)	
x	Ticker Tape (x1)		
x	DEPOSITS	AMOUNT	CHEQUE DATE
x	1. With Offer		
	2. At Firm-Up		
	3. 30 days post Firm		
x	H.S.T. New Housing Rebate Application (x1)	form from Revenue Canada	
	Refferal or Loyalty program form & certificates	(if applicable)	
	Co-Broke form (x1)	(if applicable)	
	Lighting Package Sheet	(x1)	
	Sketches (x1)	(if applicable)	
	Optional UPC's crown & filler detail sketch	(if applicable) (x1)	
	Quotes (if applicable) (x1)	(Orbital, S&S)	
	Welcome to Valecraft (x1)		
	Acknowledgement of Receipt of Disclosure Statement		
x	Agreement of Purchase and Sale	series - Pages-	(x2)
x	Schedule A - Pages-	(x2)	
x	Schedule B - Pages 1, 2, 3	(x2)	
	Schedule B-1A	(x2)	
	Schedule C - (if applicable) (x2)	(Conditional on sale of home)	
	Schedule C-1 - (if applicable) (x2)		
x	Schedule D	(x2)	
x	Schedule D-1	(x2)	
x	Schedule E - Pages 1-11	(x2)	
	Schedule G	(x2)	
	Schedule K -	(x2)	
	Schedule M - (if applicable) (x2)	(model home)	
	Schedule M-1 - (if applicable) (x2)		
	Schedule M-2 - (if applicable) (x2)		
x	Schedule O	(x2)	
x	Schedule T	(x2)	
	Schedule W-2 (if applicable) (x2)	(Waiver re: hardwood in wet areas)	
	Schedule W-4 (if applicable) (x2)	(Waiver re: Granite)	
x	Schedule H	100 series 160-2	(x2)
	Condo Doc Package (Disclosure Statement,Declaration,By-laws & Rules)	to client only	

NOTE: (x2) = 2 original signatures

Sales Representative Initials & Date:

Sales Assistant Initials & Date: