

AMENDMENT TO AGREEMENT OF PURCHASE AND SALE
BETWEEN THE UNDERSIGNED PARTIES HERETO SIGNED
ON THE 24 DAY OF April, 2024.

REGARDING PROPERTY KNOWN AS: BUILDER'S LOT : 13 - Phase 7
LOT: 13 - Phase 7 BLOCK :
50M-361 PLACE ST. THOMAS 7
CIVIC ADDRESS: 926 Cologne Street

PURCHASERS: Wayne King

VENDORS: VALECRAFT HOMES (2019) LIMITED

DATE OF ACCEPTANCE: April 24, 2024

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: SCHEDULE(S): C-1

INSERT: THIS IS NOW A FIRM AND BINDING AGREEMENT OF PURCHASE AND SALE.

CLOSING DATE OF: November 28, 2024.

Purchaser acknowledges that all multi-media locations and all upgrades up to drywall must be completed by May 22, 2024 in order to maintain the closing date.

Purchaser acknowledges that all interior colour selections and all upgrades must be completed by May 22, 2024 in order to maintain the closing date.

Dated at Ottawa, ON this 8 day of May, 2024

In the presence of:

WITNESS

DocuSigned by:
Wayne King
PURCHASER

WITNESS

PURCHASER

Dated at Ottawa, ON this 8 day of May, 2024

VALECRAFT HOMES (2019) LIMITED

Per: A04F827301214EE...

Name: F. Niewkoop

Title: Vice President
I HAVE THE AUTHORITY TO BIND THE CORPORATION

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DELETE: Schedule "H" dated April 24, 2024

INSERT: Schedule "H" dated May 8, 2024

Dated at Ottawa, ON this 8 day of May , 2024

In the presence of:

WITNESS

DocuSigned by:
Wayne King
PURCHASER

WITNESS

PURCHASER

Dated at Ottawa, ON this 8 day of May , 2024

VALECRAFT HOMES (2019) LIMITED

Per: F. Niewkoop

Name: F. Niewkoop

Title: Vice President

I HAVE THE AUTHORITY TO BIND THE CORPORATION



NON STANDARD EXTRAS (680)			
Place St. Thomas - Phase 7			
PURCHASER: Wayne King			Printed: 8-May-24 2:03 pm

LOT NUMBER	PHASE	HOUSE TYPE	CLOSING DATE
13	7	1086 THE STEEL ELEV B	28-Nov-24

ITEM	QTY	EXTRA / CHANGE	PRICE	INTERNAL USE
39	1	- DELETE (RE: SCHEDULE H DATED APRIL 24, 2024)	\$0.00	Each
43046		Note: - Owners suite 5PC ensuite layout including vanity relocation.		
40	1	- ADD (RE: SCHEDULE H DATED MAY 8, 2024)	\$0.00	Each
43080		Note: - Owners suite 5PC ensuite layout including vanity relocation.		

Sub Total	\$0.00
HST	\$0.00
Total	\$0.00

Payment Summary	
<u>Paid By</u>	<u>Amount</u>
<u>Total Payment:</u>	

PURCHASER:

DocuSigned by:

Wayne King

E90A879EBFBB409

Wayne King

8-May-24

DATE

VENDOR:

DocuSigned by:

A04F827301214EE

PER: Valecraft Homes (2019) Limited

DATE:

May 8, 2024

PREPARED BY: Adam Bowman

LOCKED BY: Lisa Ballard

PE 2,074-1

InvoiceSQL.rpt 01sept21

CONSTRUCTION SCHEDULING APPROVAL	
PER:	
DATE:	



THE STEEL

MODEL 1086

ELEVATION A 3219 SQ. FT.

ELEVATION B 3177 SQ. FT.

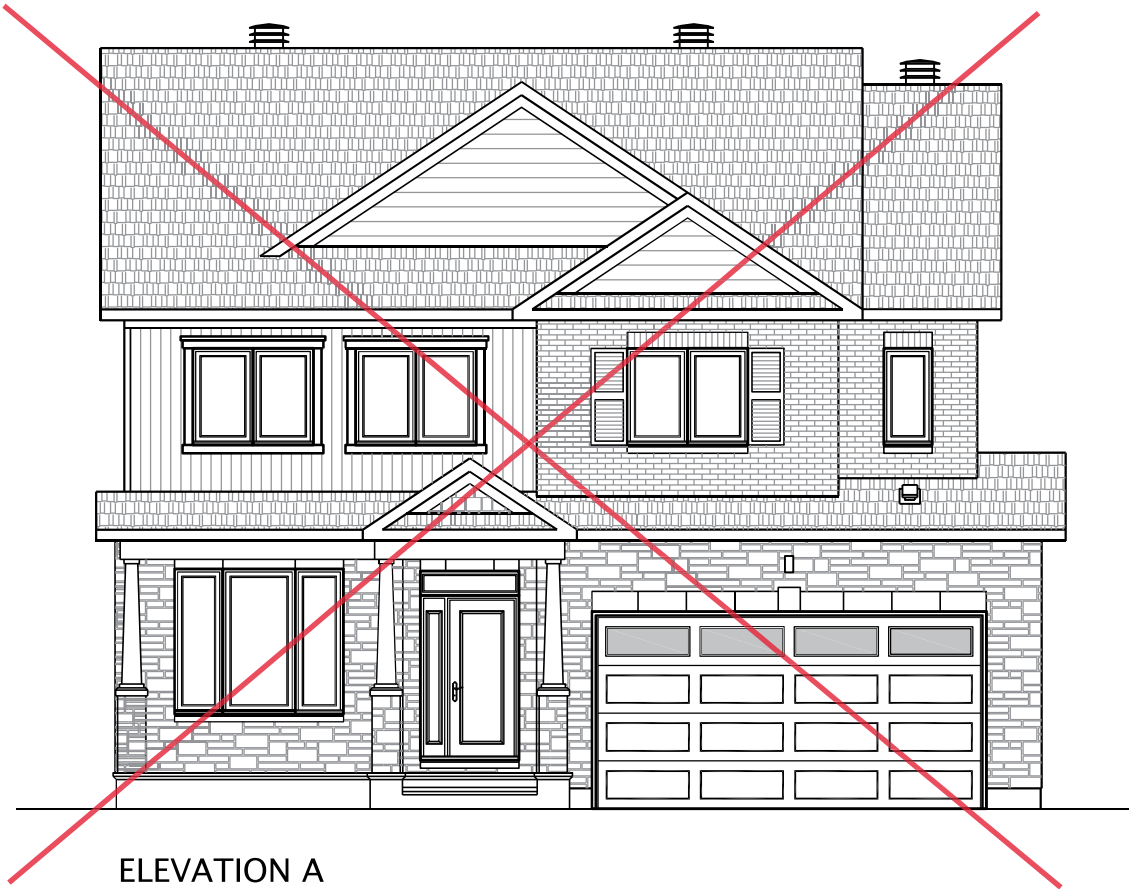
Site: Place St. Thomas 7 Purchaser: Wayne King

Plan No.: 50M-361

Lot: 13 - PH7 Purchaser: _____

Date: May 8, 2024

SCHEDULE "H"



DS
Wk

DS
FN

*Rendering is an artist concept only. Not to scale and may vary from finished community. Dimensions, specifications and landscaping are approximate and are subject to change without notice. E & O.E 01/20/2021



THE STEEL

MODEL 1086

ELEVATION A 3219 SQ. FT.

ELEVATION B 3177 SQ. FT.

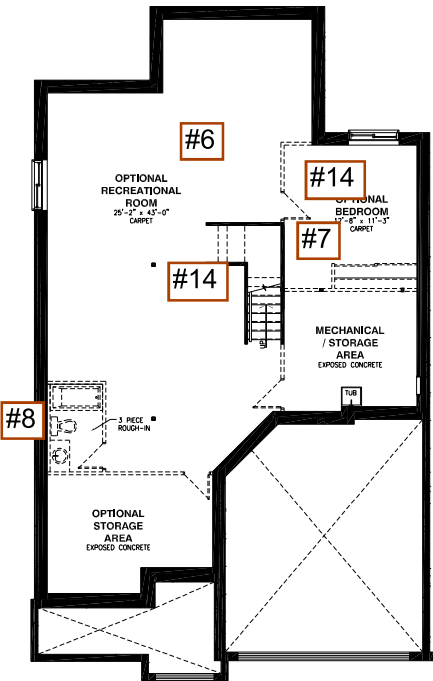
Site: Place St. Thomas 7 Purchaser: Wayne King

Plan No.: 50M-361

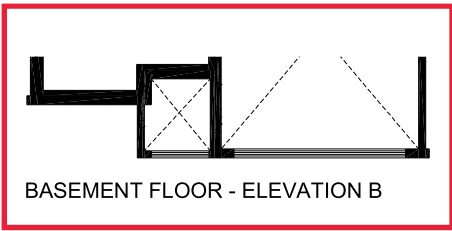
Lot: 13 - PH7 Purchaser: _____

Date: May 8, 2024

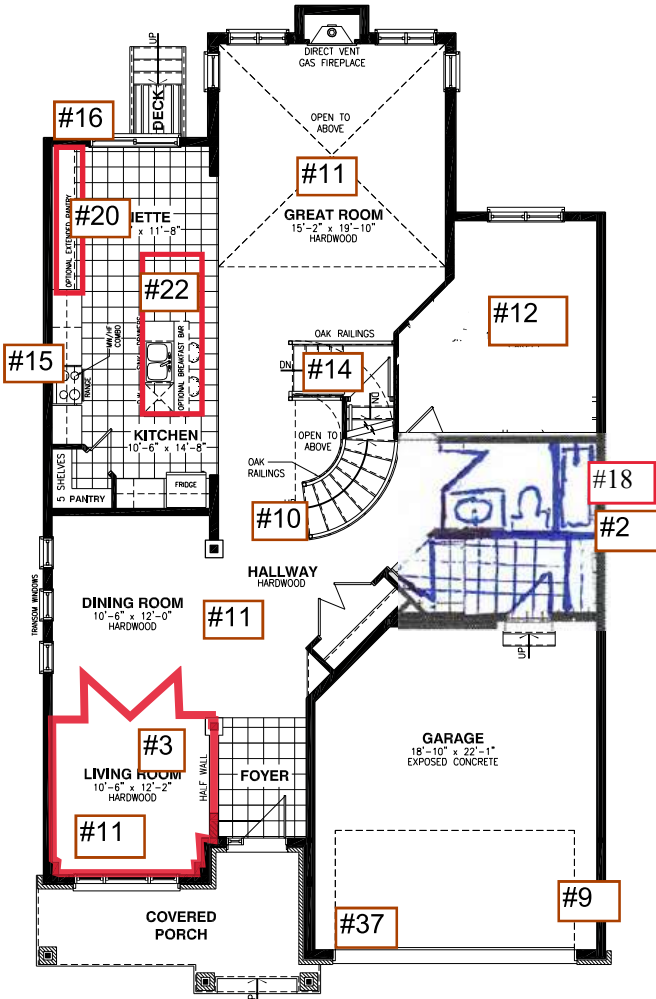
SCHEDULE "H"



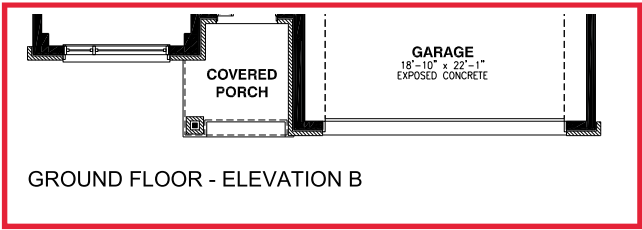
BASEMENT FLOOR - ~~ELEVATION A~~



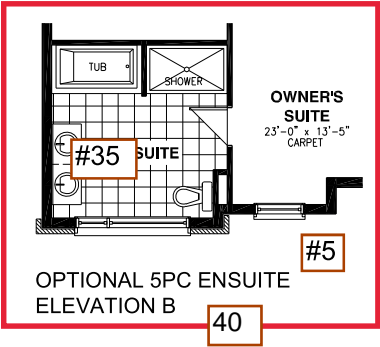
BASEMENT FLOOR - ELEVATION B



GROUND FLOOR - ~~ELEVATION A~~

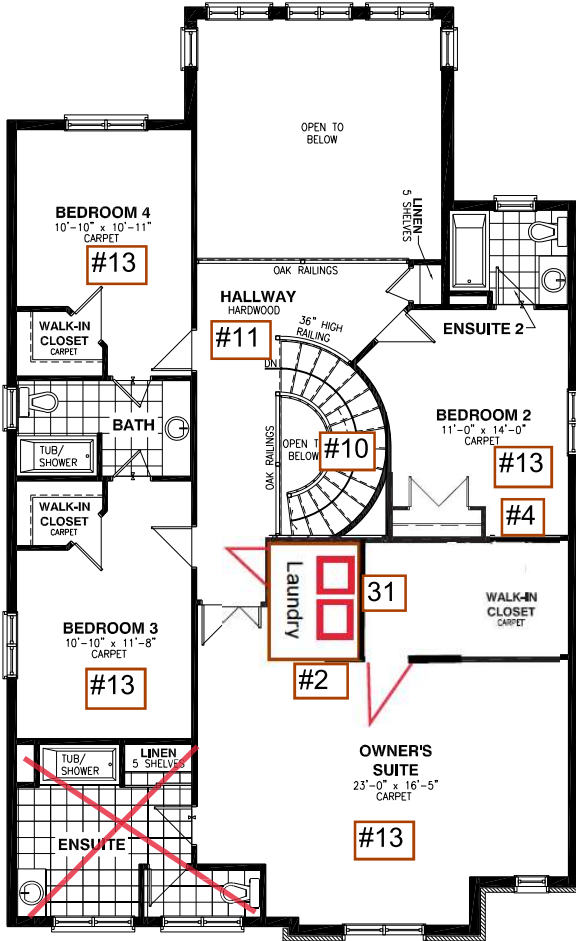


GROUND FLOOR - ELEVATION B

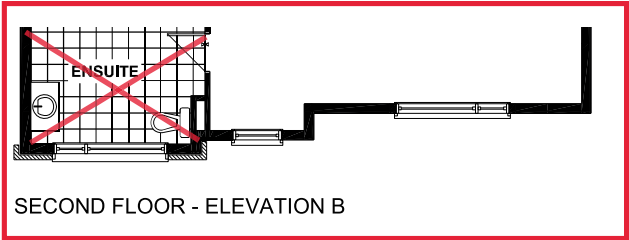


OPTIONAL 5PC ENSUITE
ELEVATION B

40




SECOND FLOOR - ~~ELEVATION A~~



SECOND FLOOR - ELEVATION B

DS
Wk

DS
FN

	EXTERIOR COLOUR CHART					
	Community:	PLACE ST THOMAS	Reg'd Plan #:	50M-361	Sales Rep:	Adam
	Lot No:	13 - PHASE 7	Civic Address:	926 Cologne Street, Embrun, ON K0A 1W0		
	Purchaser(s):	Wayne King			Model Name/#:	Steel #1086
	Purchaser(s):				Elevation:	"B"
					Closing Date:	28-Nov-24
EXTERIOR PACKAGE NUMBER:						314-2
STONE: (IF APPLICABLE)		Permacon range Newport grey				
STONE DOOR & WINDOW HEADER & SILL:		Permacon Block SMOOTH FACE Bestway White				
BRICK: (IF APPLICABLE)		Permacon range Newport grey				
SIDING: (KAYCAN)		Manor CORNERS: Manor (Premium Colour)				
NOVI SHAKE: (IF APPLICABLE)		Canyon Blend 208				
FACIA: (MITTEN - ALUMINIUM)		Black 125				
SOFFIT & BEAM WRAPS: (MITTEN - ALUMINIUM)		Black 125				
ALUMINIUM ROOF/WINDOW TRIM: (MITTEN - IF APPLICABLE)		Black 125				
ACCENT SIDING: (KPW ENGINEERED WOOD - IF APPLICABLE)		Torrified Brown Rustic				
ROOFING SHINGLES: (IKO)		Dual Black				
EXTERIOR POSTS: (PAINT)		SW 6258 Tricorn Black				
EXTERIOR ROOF DETAILS: (PAINT- IF APPLICABLE)		SW 6258 Tricorn Black				
EXTERIOR FRONT DOOR: (PAINT)		SW 6258 Tricorn Black				
GARAGE DOOR TRIM: (PAINT)		SW 6258 Tricorn Black				
EXTERIOR WINDOWS:		Black				
GARAGE DOOR: (DOOR COMPANY)		Black (Garaga)				
EXTERIOR VENT/PIPE:		White				
ALUMINIUM RAILING: (IF APPLICABLE)		N/A				
WINDOW SHUTTERS: (RAISED PANEL - IF APPLICABLE)		N/A				
NOTES:						
Purchaser's Signature(s) :		<div><div>DocuSigned by:</div><div>Wayne King</div><div>E90A679E6FBB409...</div></div>			Date: May 8, 2024	
Purchaser's Signature(s) :					Date:	
Approved By :		<div><div>DocuSigned by:</div><div></div><div>A04F827301214EE...</div></div>			Date: May 8, 2024	