

AGREEMENT OF PURCHASE AND SALE

1. THE UNDERSIGNED Darcy D. Bouley
(hereinafter called the "Purchaser") hereby agrees with VALECRAFT HOMES (2019) LIMITED, (hereinafter called the "Vendor")
to purchase the lands and premises known as BUILDER'S LOT /UNIT: PH1 A03, being part of
Part(s) _____ of Reference Plan 50R- _____ Part of Lot(s) _____
BLOCK: _____ of PLAN _____ SUBDIVISION Shea Village Phase _____
Municipal Address 1130 Cope Drive, Ott., Ont., K2S 3C3, Stittsville, Ontario
(herein referred to as the "Lands") together with a dwelling Model: _____
Elevation: _____, Options: _____ to be erected thereon - the lands and dwelling
sometimes being collectively referred to herein as the "Real Property" at the price of \$675,000.00
DOLLARS (the "Purchase Price") including net Harmonized Sales Tax ("HST") (subject to Schedule "G") payable as follows:

- (a) By deposit received by the Vendor with the offer: \$10,000.00
- (b) By further deposit upon firm-up: \$20,000.00
- (c) By further deposit(s) dated: 30 days post firm-up (post dated): \$20,000.00
- Total Deposit(s): \$50,000.00

(Any NSF cheques for Deposits or Upgrades are subject to an NSF fee of \$150.00) *In the event that any one of the above deposits is not provided to the Vendor in accordance with the provisions of this Agreement, or if provided, is dishonoured when presented for payment, the Vendor shall notify the Purchaser and the Purchaser shall have five (5) business days to cure such default, failing which, the Vendor shall have the right to declare this Agreement terminated without further notice and, in addition to and without prejudice to any other rights and/or remedies available to the Vendor, at law or in equity, as a consequence of said breach or default by the Purchaser, all deposit monies paid to the Vendor hereunder shall be forfeited to the Vendor as liquidated damages, and not as a penalty.

- (d) The balance of the purchase price being approximately \$625,000.00 shall be payable
by cash or certified cheque on
the 4 day of March, 2025
which shall be the date of closing, (the "Closing").

- (e) Pre-move inspection will be 5 to 10 business days prior to the closing date.

2. **Dwelling:** The Vendor will erect on the Real Property before Closing a dwelling of type _____
in a good and workman like manner, in accordance with the plans and specifications filed with The City of Ottawa and amendments thereto. The specifications for the dwelling shall be in substantial conformity as set out in Schedule "B" annexed hereto except where they vary from the requirements of The City of Ottawa.
3. It is agreed that acceptance of construction, siting of dwelling, grading and amendments to plans by The City of Ottawa shall constitute acceptance by the Purchaser. The Vendor shall have the right to make minor deviations from plans and specifications and to substitute other material for that provided for in the plans and specifications provided that such material is of quality equal to or better than the material in the specifications. Exterior illustrations are artist concept only and may not be exactly as shown. Actual useable floor space may vary from the stated floor area. All dimensions are approximate. The approximate location and dimensions of the Real Property are shown on Schedule "D" attached hereto (the property is outlined in red).
4. The Vendor warrants that the dwelling erected by it on the Real Property shall conform to Tarion Warranty Corporation's (Ontario New Home Warranty Program) exclusive of normal wear and tear and minor faults such as hair-line cracks in concrete or plaster or health of existing trees on the Real Property (the Vendor will not remove, replace or treat any existing trees subsequent to the Closing). The Vendor warrants it is a member of the Tarion Warranty Corporation. The warranty is extended to this dwelling under the terms and conditions of the Ontario New Home Warranty Program. The Vendor further warrants and agrees that prior to the completion of the Pre-Delivery Inspection of the dwelling by the Purchaser, the Vendor shall provide to the Purchaser a Tarion Warranty Corporation Homeowner Information Package.
5. **Selections:** Within twenty-one (21) days of this Agreement becoming unconditional (the "Selection Date"), the Purchaser shall make a selection with respect to optional colours and finishes for the dwelling, including any extras to be requested by the Purchaser and permitted by the Vendor. In the event the Purchaser fails to make such selections by the Selection Date, the Vendor shall notify the Purchaser and the Purchaser shall have three (3) days to cure such default, failing which, the Vendor may, at its sole option, either:
- (a) make all selections for the dwelling on behalf of the Purchaser, in which event the Purchaser irrevocably agrees to accept the Vendor's selections; or
- (b) declare this Agreement terminated without further notice and, in addition to and without prejudice to any other rights and/or remedies available to the Vendor, at law or in equity, as a consequence of said breach or default by the Purchaser, all deposit monies paid to the Vendor hereunder shall be forfeited to the Vendor as liquidated damages and not as a penalty.

DB
Purchaser

Purchaser

[Signature]
Vendor

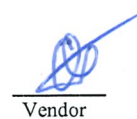
Notwithstanding the foregoing, the Purchaser acknowledges and accepts that the length of time for the Purchaser's selections that occurs beyond receipt of notification from the Vendor may give rise to the need of the Vendor to exercise its unilateral right to extend the Closing in accordance with the provisions of the *Ontario New Home Warranties Plan Act*. Once the selections have been initially made, there will be no changes in such selections permitted unless authorized in writing by the Vendor and the cost of any change shall be \$300.00 plus HST plus any additional material or equipment costs.

6. **Extras:** Upon request and at the expense of the Purchaser, the Vendor may, but shall not be obliged to, agree to provide certain extras, custom work, upgrades, items or colours which are not included in the Purchase Price payable for the Real Property (collectively referred to as "Extras"). Extras will only be considered if the Amendment for said Extras is received prior to the start of construction of the dwelling. Any Extras exceeding forty thousand dollars (\$40,000.00) will require an additional deposit of fifty percent (50%) of the exceeded amount and is to be paid at the time of signing the Amendment. Any Extras shall be paid for by the Purchaser at the time of signing the Amendment for the said work and in the event that, for any reason whatsoever, the purchase transaction contemplated by this Agreement does not close, the Purchaser shall be liable for said Extras and all monies paid by the Purchaser to the Vendor pursuant to this paragraph shall be retained by the Vendor and the Purchaser further agrees to pay the Vendor the cost of returning the Extras to the Vendor's standard dwelling model, at the discretion of the Vendor. It is further agreed that in the event any Extras have been omitted for any reason, the Vendor, in its sole discretion, shall be entitled to complete the Extras after the Closing, or alternatively, refund to the Purchaser after the Closing, the full amount paid by the Purchaser for such Extras. In any event, the Vendor's liability hereunder shall be limited to the amount paid by the Purchaser for such Extras and this provision shall survive the Closing of this transaction.
7. **Pre-Delivery Inspection:** The Purchaser acknowledges that the pre-occupancy inspection is the only opportunity the Purchaser will have to inspect the dwelling accompanied by a representative of the Vendor prior to Closing and that if the Purchaser is arranging independent mortgage financing, any applicable lenders or their appraisers, inspectors or authorized representatives will not have access to the dwelling other than at the time of the pre-occupancy inspection (the "Pre-Delivery Inspection"). Except only for such right of Pre-Delivery Inspection, the Purchaser and the Purchaser's agents, invitees and licensees shall not enter on, upon or into the land prior to Closing, or do, or permit to be done, any work and or/supply of any material to the Land before Closing. The Purchaser shall indemnify and save harmless the Vendor and those for whom it is in law responsible, from any action, cause of action, claim, suit cost, demand, damage and/or loss which may be caused and/or contributed to by the Purchaser or any of the Purchaser's friends, relatives, invitees, workers and/or agents who enter into or on the Land whether with or without the express or implied authorization of the Vendor. During the Pre-Delivery Inspection, any items remaining to be completed shall be listed on a Certificate of Completion and Possession (the "Certificate") required to be completed pursuant to the provisions of the Ontario New Home Warranties Plan Act. The Certificate shall be executed forthwith upon such Pre-Delivery Inspection. The parties further agree and acknowledge that only items not yet completed at the time of such Pre-Delivery Inspection together with any mutually agreed deficiencies shall be listed on the Certificate and the Certificate shall constitute the Vendor's only undertaking with respect to incomplete or deficient work. The most current edition of the document entitled Homeowner Information Package, published by the Tarion Warranty Corporation will be delivered to the Purchaser at the Pre-Delivery Inspection, as a PDF on a USB key. The Purchaser shall sign and deliver to the Vendor a confirmation of receipt of the said Homeowner Information Package.
8. **Title Matters & Title Search:** The Purchaser agrees to accept the title to the Real Property, subject to the following:
- a) such easements as may be registered on title with respect to the installation and provision of services, including telephone, hydro, gas, cablevision, sewers and water;
 - b) the provisions of any agreement entered into by the Vendor or its predecessors-in-title with The City of Ottawa or other authority;
 - c) the covenants, restrictions and acknowledgement set forth in Schedule A which may be amended to reflect the requirements of any agreement entered into with The City of Ottawa;
 - d) any retaining wall located on the Real Property as may be required by the City of Ottawa or other authority to reduce the slope of the Lands; and
 - e) any further restrictions, conditions or covenants that run with the Land, provided same have been complied with.

The Purchaser is not to call for production of any title deed, abstract or other evidence of title except such as are in the possession of the Vendor and the Vendor shall not be required to produce evidence of compliance with any of the aforementioned easements, agreements, restrictions, conditions or covenants and the Purchaser shall satisfy himself with respect to same. The Purchaser is to be allowed until fifteen (15) days prior to Closing, to investigate the title to the Real Property at his own expense. If, within that time, any valid objection to title is made in writing to the Vendor, which the Vendor shall be unable or unwilling to remove, and which the Purchaser will not waive, this Agreement shall, notwithstanding any intermediate acts or negotiations in respect of such objection, be null and void, and the deposit monies paid by the Purchaser hereunder shall be returned by the Vendor without interest or deduction and the Vendor shall not be liable for any other costs or damages whatsoever. Save as to any valid objection so made within such time, the Purchaser shall be conclusively deemed to have accepted the title of the Vendor to the Real Property.


Purchaser

Purchaser


Vendor

9. **Easements:** In the event that any of the easements referred to in the foregoing paragraph have not been granted by Closing, the Purchaser covenants and agrees with the Vendor to execute any usual and reasonable grant or grants of easement over or under the Land herein required by The City of Ottawa or other authority including Ontario Hydro, Hydro One, Bell Canada, Enbridge Consumers' Gas, Rogers Communications Inc., or any public authority or utility relating to drainage or other joint service or public purpose during a period of five (5) years from Closing, which covenant shall survive Closing, provided that said easement does not interfere with the dwelling constructed on the Real Property.

10. **Discharge of Prior Mortgages:** The Purchaser acknowledges that the Real Property on Closing may be encumbered by one or more mortgages which are not intended to be assumed by the Purchaser and the Purchaser further agrees that the Vendor shall not be required to obtain and register discharges of any such mortgages with respect to the Real Property until a reasonable time after Closing, provided that if the mortgage is held by a corporation incorporated pursuant to the Trust And Loan Companies Act (Canada), Chartered Bank, Trust Company, Credit Union, Caisse Populaire or Insurance Company, the Purchaser agrees to accept the Vendor's lawyer's personal undertaking to obtain, out of the closing funds, a discharge in registrable form and to register same on title within a reasonable period of time after Closing and, provided further the Vendor shall provide to the Purchaser a mortgage statement prepared by the mortgagee setting out the balance required to obtain the discharge, together with a direction executed by the Vendor directing payment to the mortgagee of the amount required to obtain the discharge out of the balance due on completion.

11. **Adjustments:** Taxes, local improvements, water and assessment rates and the cost of electricity will be apportioned and allowed to the Closing, the date of Closing itself to be apportioned to the Purchaser. On or before Closing, the Vendor shall have paid all realty taxes due and owing with respect to the Lands. In the event that realty taxes have not yet been separately assessed for the Real Property, the Vendor shall have the option of undertaking to pay all realty taxes on the Land alone for the year in which Closing occurs, in which event the Vendor shall receive a credit in the statement of adjustments for the estimated amount of such taxes, notwithstanding that all such taxes may not yet be due and payable and this will not yet have been paid. When the actual amount of such estimated realty taxes for the land alone have been determined, the Vendor and Purchaser agree to readjust the statement of adjustments and to make the appropriate payment to each other. Notwithstanding anything contained in this agreement as to payment of property taxes, the Purchaser acknowledges that he is responsible for ensuring that the Real Property is properly assessed for property tax purposes and for taking such steps as may be necessary by way of appeal or otherwise in respect of the Notice of Assessment forwarded by the appropriate authority relating to occupancy of the Real Property.

12. The Purchaser agrees that he will reimburse the Vendor for the cost of enrolling the dwelling under the Taron Warranty Corporation plus applicable HST.

13. The Purchaser acknowledges and accepts that the Real Estate Transaction Levy Surcharge imposed upon the Vendor or the Vendor's Solicitor by the Law Society of Ontario upon the registration of a Transfer/Deed of Land will be the responsibility of the Purchaser and shall be credited to the Vendor on Closing.

14. The Purchaser acknowledges and accepts that there will be an administrative charge levied by The City of Ottawa in conjunction with setting up the assessment roll number for the Real Property and that this administrative charge will be the responsibility of the Purchaser. If such administrative charge has or will be paid by the Vendor with the realty taxes for the Real Property, there will be a credit to the Vendor in the statement of adjustments. Furthermore, the Purchaser acknowledges and accepts that the Purchaser shall be responsible for any administrative charge to be levied by The City of Ottawa in conjunction with the change of municipal records to reflect the transfer of ownership to the Purchaser.

15. The Purchaser acknowledges and accepts that any banking fees applicable to wire transfers for the delivery of funds to the Vendor's solicitor will be the responsibility of the Purchaser and shall be credited to the Vendor on Closing.

16. The Purchaser acknowledges and accepts that any amounts expended by the Vendor to remove or discharge any registrations or liens caused to be registered by the Purchaser in respect of the Real Property or Land prior to Closing shall be credited to the Vendor on Closing.

17. The Purchaser acknowledges and accepts that any and all losses, damages and/or costs which may arise as a result of a breach by the Purchaser of any of its covenants and obligations under this Agreement shall be credited to the Vendor on Closing.

18. The Purchaser acknowledges and accepts that any and all amounts expended by the Vendor to correct, rectify, and/or remedy any damage caused by the Purchaser, and those for whom it is in law responsible, to any service, utilities, installations or equipment installed within the Subdivision shall be credited to the Vendor on Closing.


Purchaser

Purchaser


Vendor

19. The Purchaser acknowledges and accepts that any administrative fees and costs, where and if applicable in the circumstances described in the relevant paragraphs of this Agreement, and to the extent not already described above or elsewhere in this Agreement, shall be credited to the Vendor on Closing.
20. In the event that, at the Purchaser's request, the Vendor agrees to extend the Firm Closing Date (as such term is more particularly described in Taron Schedule E hereto), the Vendor reserves the right to charge a fee of \$250 plus HST as a credit to the Vendor in the statement of adjustments for each day from and including the day on which Closing was to have taken place to and including the extended closing date. Notwithstanding the foregoing, the Vendor shall not be obliged to agree to any request of the Purchaser to delay Closing and at all times, time shall remain of the essence of this Agreement.
21. **Planning Act:** This Agreement is subject to compliance by the Vendor with the *Planning Act* as amended, and any necessary approval of the conveyance shall be obtained by the Vendor at its expense.
22. **Closing and Compensation For Delayed Closing:** This Agreement shall be completed as set for Closing pursuant to the Taron Schedule E, on which date vacant possession of the Real Property is to be given to the Purchaser. In the event that the completion of the dwelling is delayed by any reason or cause beyond the control of the Vendor, the Vendor shall be permitted postponements as set out in the Taron Schedule E. If the Vendor should be unable to substantially complete the dwelling for occupancy or close this transaction within the extended time, failing agreement in writing by both the Vendor and the Purchaser to further extend the Closing in accordance with the provisions of the Taron Schedule then this Agreement shall be at an end and the deposit monies returned to the Purchaser without interest or deductions and the Vendor shall not be liable to the Purchaser for any damages, costs, expenses suffered or incurred by the Purchaser as a result of any delay in Closing, other than as provided by the Ontario New Home Warranties Plan Act and the regulations thereunder, as set out in Taron Schedule E. In the event that the dwelling being erected on the land is substantially completed for occupancy by the date of Closing, or any extension thereof, the sale shall be completed on that date and the Vendor shall complete any outstanding details of construction required by this Agreement within a reasonable time thereafter, having regard to weather conditions and the availability of supplies.
22. **Access by Vendor After Closing:** The Vendor or persons authorized by the Vendor shall have free access at all reasonable hours to enter upon the Real Property after Closing in order to make inspections and do any work or repairs thereon which the Vendor deems necessary.
23. The Purchaser covenants and agrees not to erect a fence or fences on the Real Property for a period of one year from date of closing. In the event that the Purchaser erects a fence or fences on any portion of the Real Property prior to one year from date of closing the Vendor shall be relieved from all warranty obligations relating to landscaping and grading and the Vendor shall not thereafter be obliged to amend, alter or repair the grading or any part thereof. This covenant shall not merge with the closing of this transaction.
24. **Dispute Resolution:** In the event that either before or after the Closing any dispute arises out of this transaction, the Vendor shall have the option to terminate this Agreement, or if after Closing to require a reconveyance of the Real Property, upon payment to the Purchaser by certified cheque of the total amount of all sums paid by the Purchaser pursuant to this Agreement and on account of taxes. The said option to terminate or reconvey may be exercised by the Vendor giving notice to the Purchaser or their Solicitor by telefax, prepaid registered mail or personal service at any time before the Closing (for option to terminate) and thereafter (for option to reconvey) within three hundred and sixty-five (365) days of the date the Vendor determines that the dispute arose. If the said option to reconvey is exercised by the Vendor after Closing the Purchaser shall vacate the dwelling and shall reconvey the Real Property to the Vendor both within thirty (30) days of the notice of option to reconvey being given and shall pay to the Vendor on account of the Purchaser's period of possession a sum calculated at a yearly rate of ten percent (10%) of the purchase price, adjusted pro-rata to the date of reconveyance. The Purchaser covenants, acknowledges and agrees that in such event he shall be responsible for any damage caused to the dwelling during the period of possession, reasonable wear and tear excluded and further acknowledges and agrees that no claim for damages, compensation or other relief will accrue to or be pursued by the Purchaser and hereby constitutes these presents as a full release, waiver and estoppel of any such claim. This option to terminate or reconvey shall not apply to any matter governed by Taron Warranty Corporation during the period of time that any such matter may be subject to the dispute resolution mechanisms established under the Taron Warranty Corporation.
25. **Transfer/ Deed of Land:** The deed or transfer (the "**Transfer**") shall be prepared by the Vendor's solicitor, at a cost to the Purchaser of **\$275.00 plus HST** payable on Closing and be messaged electronically to the Purchaser's Solicitor for review and approval. The Purchaser's Solicitor agrees to notify the Vendor's Solicitor at least 10 days prior to Closing as to the manner in which the Purchaser will be taking title and the Purchaser's address for service. If the Purchaser's Solicitor fails to give such notification, the Vendor's Solicitor shall be entitled to prepare the Transfer to the Purchaser as described herein, and if there is more than one Purchaser, the Transfer will show them as joint tenants and insert the Real Property as the Purchaser's address for service. The Purchaser acknowledges that the consideration shown in the Transfer includes the Taron Warranty Corporation enrolment fee pursuant to tax bulletin LTT 1-2006 "Determining the Value of the Consideration for Transfers of New Homes". The Affidavit of Value of the Consideration pursuant to the *Land Transfer Tax Act* shall be completed by the Purchaser's solicitor, and the deed or transfer shall contain, or shall be subject to such covenants and restrictions as the Vendor shall require in order to comply with the provisions of any subdivision or other agreement entered into by the Vendor, or any predecessor, with the relevant municipality or municipalities. If required, the Purchaser agrees to execute the deed or transfer. Without limiting the foregoing, the Purchaser agrees that the deed or transfer may contain the covenants and restrictions set forth in Schedule "A" hereto.


Purchaser

Purchaser


Vendor

26. **Closing Arrangements:** The parties hereto agree that if the electronic registration system (the "Teraview Electronic Registration System" or "TERS") is operative in the applicable Land Titles Office in which the Real Property is situate, then, the following provisions shall prevail, namely:

- (a) both parties shall each be obliged to retain a solicitor, who is both an authorized TERS user and in good standing with the Law Society of Ontario, to represent them in connection with the completion of this transaction, and shall authorize such solicitors to enter into an escrow closing agreement in the Law Society Of Ontario's standard form (the "Document Registration Agreement"), establishing the procedures and timing for completing this transaction;
- (b) the delivery and exchange of documents, monies and keys to the Real Property, and the release thereof to the Vendor and the Purchaser, as the case may be, shall not occur at the same time as the registration of the Transfer (and other registrable documentation) and shall be governed by the Document Registration Agreement, pursuant to which the solicitor receiving any documents, keys and/or certified funds will be required to hold same in escrow, and will not be entitled to release same except in strict accordance with the provisions of the Documentation Registration Agreement;
- (c) if either party's solicitor is unwilling or unable to complete this transaction via TERS, in accordance with the provision contemplated under the Document Registration Agreement, then said solicitor (or the authorized agent thereof) shall be obliged to personally attend at the office of the other party's solicitor, at such time on the scheduled Closing as may be directed by the other party's solicitor, in order to complete this transaction via TERS utilizing the computer facilities in the other party's solicitor's office;
- (d) the Purchaser expressly acknowledges and agrees that it will not be entitled to receive the Transfer to the Real Property for registration until the balance of funds due on Closing, in accordance with the statement of adjustments, are either remitted by certified cheque or bank draft via personal delivery or by electronic funds transferred to the Vendor's Solicitor (or in such other manner as the latter may direct) prior to the release of the Transfer/deed for registration;
- (e) documents to be registered on title to the Real Property may be delivered to the other party hereto by telefax (or by a similar system reproducing the original), provided that all documents so transmitted have been duly and properly executed by the appropriate parties/signatories thereto. The party transmitting any such document shall also deliver the original of same to the recipient party [by overnight courier sent the day of Closing] within 7 business days of Closing, if same has been so requested by the recipient party;
- (f) Closing shall occur before 5:00 p.m. on the day of Closing and the keys shall NOT be released to the Purchaser until such time as the Vendor's Solicitor has received the funds payable on Closing and such time as the Transfer is registered.

27. **Tender:** The parties hereby waive personal tender and agree that tender shall be validly and effectively made by the Vendor if:

- (a) the Vendor's Solicitor has delivered all Closing documents to the Purchaser's Solicitor and advised the Purchaser's Solicitor where the keys are available for pick up;
- (b) the Vendor's Solicitor has advised the Purchaser's Solicitor in writing that the Vendor is ready, willing and able to complete the transaction in accordance with the terms and provisions of this Agreement;
- (c) Vendor's Solicitor has completed all steps required by the Teraview Electronic Registration System in order to complete the transaction that can be performed or undertaken by the Vendor's Solicitor without the cooperation or participation of the Purchaser's Solicitor and specifically, when the "completeness signatory" for the Transfer has been electronically "signed" by the Vendor's solicitor and access granted to the Purchaser's Solicitor (but without the Vendor's Solicitor releasing the Transfer for registration by the Purchaser's Solicitor).

The tender shall be validly and effectively made by the Purchaser if:

- (a) The Purchaser's Solicitor has delivered all Closing documents to the Vendor's Solicitor as well as payment of the Purchase Price in full, pursuant to the statement of adjustments;
- (b) The Purchaser's Solicitor has advised the Vendor's Solicitor in writing that the Purchaser is ready, willing and able to complete the transaction in accordance with the terms and provisions of this Agreement;
- (c) Purchaser's Solicitor has completed all steps required by the Teraview Electronic Registration System in order to complete the transaction that can be performed or undertaken by the Purchaser's Solicitor, without the cooperation or participation of the Vendor's Solicitor.

Payment may be made or tendered by certified cheque or bank draft from any Canadian chartered bank or trust company.

28. **Risk:** The dwelling materials and equipment upon the Real Property shall be and remain at the risk of the Vendor until Closing. In the event of damage to the dwellings, materials or equipment the Vendor may either repair the damage, finish the dwelling and complete the sale, or may cancel the Agreement and have all monies paid by the Purchaser returned to the Purchaser without interest or deductions.


Purchaser

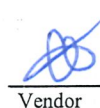
Purchaser


Vendor

29. **Assignment:** It is hereby understood and agreed between the Vendor and the Purchaser that the Purchaser cannot assign this Agreement or any part or parts thereof without the prior written consent of the Vendor to such assignment, which consent can be arbitrarily withheld. It is further understood and agreed that unless the Vendor has previously consented to an assignment by the Purchaser of the within Agreement, or part or parts thereof, the Vendor will not be required to comply with a direction delivered to it on the completion of the transaction directing it to convey the Land to a person, persons or corporation other than the Purchaser.
30. **Entire Agreement:** The Purchaser acknowledges that there is no representation, warranty, collateral agreement or condition affecting this Agreement or the Land other than as expressed in writing in this Agreement. Without limiting the foregoing, the Purchaser hereby releases the Vendor from any and all obligations to perform or comply with any warranty, promise or representation which may have been made by any sales representative or in any sales brochure which may be inconsistent with this Agreement. Further the Purchaser acknowledges that all promotional and marketing documentation including sales brochures, sketches and floor plans are of a conceptual nature (artist concept) only and should not be relied upon as providing an accurate rendering of the Real Property.
31. **Time of the essence:** Time is in all respects the essence of this agreement provided that if the date of closing falls on a Saturday, Sunday or holiday the closing will take place on the first day thereafter that is not a Saturday, Sunday or holiday.
32. **Irrevocable:** This Agreement when executed by the Purchaser constitutes an offer to purchase irrevocable for a period of seven (7) days from the date of execution and upon acceptance by the Vendor shall constitute a binding agreement of purchase and sale. If not accepted within such time, this offer shall be null and void. If the Vendor makes a counter offer to the Purchaser's offer to purchase, then this counter offer shall be open for acceptance by the Purchaser for a period of 48 hours after the delivery of the counter offer to the Purchaser after which time the counter offer shall be null and void.
33. **Rental Water Heater:** The Purchaser acknowledges that a rental water heater will be installed by the Vendor's supplier. By entering into this Agreement of Purchase and Sale, the Purchaser acknowledges and agrees that (i) the water heater to be installed in the home will be a rental unit, rented by the Purchaser from Enercare Home and Commercial Services Limited Partnership ("Enercare") pursuant to a rental contract with Enercare, and (ii) by entering into this Agreement of Purchase and Sale, the Buyer does hereby enter into a rental with Enercare on the terms and conditions described in the information contained on the USB key provided at the Pre-Delivery Inspection. The purchaser appoints the Vendor as his/her agent for purposes of entering into the supplier's standard water heater rental agreement, if required and Purchaser shall be responsible for all rental costs as of Closing. The rental agreement will take effect between the Purchaser and the supplier on Closing. The Purchaser understands that rental information, including the supplier's standard rental terms and conditions and the current monthly rental rates (which may change from time to time), will be provided on the USB key provided at the Pre-Delivery Inspection.
34. **Vendor's Residency:** The Vendor hereby represents that it is not a non-resident company as defined in Section 116 of the Income Tax Act.
35. **Survey:** The Vendor agrees to furnish the Purchaser on Closing a plan of survey prepared by an Ontario Land Surveyor at the Vendor's expense, showing the location of the dwelling on the Real Property and specifying all front, side and rear setbacks.
36. **No Holdbacks:** The Purchaser agrees that there shall be no hold back as security for the completion of unfinished work or for any other purpose whatsoever and that the full balance of the Purchase Price will be paid to the Vendor on Closing. The Vendor covenants to forthwith remove any construction lien registered against the Land arising out of the Vendor's construction of the dwelling.
37. **Interpretation: Schedules "A", "B", "D", "E", "G", "T"** B1-A, C-1, H, O, B M-1, W-2
attached form part of this Agreement. This Agreement is to be read with all changes of gender and number required by the context and shall extend to, be binding upon and enure to the benefit of the parties hereto, their heirs, estate trustees, successors and assigns. Where there is more than one individual named as a Purchaser, each individual's obligations hereunder shall be joint and several. The headings used in this Agreement are for convenience only and are not to be considered a part of this Agreement. The headings do not in any way limit or amplify the terms of this Agreement and are not to be used as an aid in the interpretation of this Agreement. If any date, through inadvertence, is expressed or omitted in this Agreement in contravention of the requirements of the *Ontario New Home Warranties Plan Act* and the regulations thereunder, as set out by Tarion Warranty Corporation, such date shall be deemed to be the date as specified by such requirements and this Agreement shall be read accordingly.
38. The Purchaser acknowledges that he has been advised to direct roof leaders to pervious areas where sufficient areas are available and grassed areas receiving roof-run-off should be at least equal to the contributing roof area, all of which shall be to the satisfaction of the Director, Infrastructure Services of the Township of Russell.


Purchaser

Purchaser


Vendor

39. **Personal Information:** Each Purchaser consents to the Vendor collecting his or her personal information in accordance with the *Proceeds of Crime (Money Laundering) and Terrorism Financing Act*, as it may be amended from time to time, (the "Act") and further consents to the Vendor using and disclosing the personal information in the manner required of it under the Act;
- (a)
- (b) The Transfer of the Land shall only be in the name of the Purchaser unless the Purchaser provides the Vendor with a Direction as to Title and all other information and documentation on the new Purchaser required to enable the Vendor to comply with the Act.
- (c) No deposits or other payments will be made to the Vendor in cash and the Vendor will not be required to make any payments to the Purchaser or any other person or organization except full disclosure and compliance with the Act.

NOTICE: By providing personal information to the Vendor in this Agreement, you are consenting to its collection, use and disclosure for the purposes of:

- (a) providing the Real Property to the Purchaser;
- (b) maintaining an on-going relationship with the Purchaser after Closing, which may include providing information about products or services offered by the Vendor, its affiliates and other reputable organizations which the Vendor may work with;
- (c) meeting any legal and regulatory requirements; and
- (d) such other purposes which may be consistent with the provisions hereof.
40. Unless the Vendor is advised to the contrary in writing, the Vendor may give the Purchaser's name, address and telephone number to providers of cable television, telephone, alarms, hydro, gas or similar services or utilities. These providers may use the Purchaser's personal information for the purpose of offering their services and products and to communicate with the Purchaser, regarding services and products that may be of interest to the Purchaser and the Privacy Policies, Terms and Conditions of these utility and service providers will then govern the Purchaser's relationship with them. The Vendor makes no assurances or representations to you about such Privacy Policies, Terms and Conditions.
41. **Facsimile:** The parties agree that signatures made and forwarded by fax transmission or electronically shall be deemed to be original signatures for the purposes of this Agreement.
42. **Purchaser's Solicitor:** In the event that the Purchaser has not identified the Purchaser's Solicitor herein, the Purchaser undertakes to advise the Vendor in writing of such solicitor forthwith after the execution of this Agreement. In the event the Purchaser changes such solicitor during the currency of this Agreement, the Purchaser shall advise the Vendor forthwith.
43. **Warranties:** The Purchaser acknowledges and accepts that the only warranties given by the Vendor with respect to the construction and condition of the Real Property are those provided pursuant to the provisions of the Ontario New Home Warranties Plan Act and the regulations thereunder as administered by Tarion Warranty Corporation and the Purchaser hereby waives the right to claim any other remedies whether in law or in equity against the Vendor with respect to the Real Property and this purchase and sale transaction. The Purchaser further accepts that any claims made in connection with the warranties given by the Vendor are subject to the time periods as specified in the warranty legislation.


Purchaser

Purchaser


Vendor

IN WITNESS WHEREOF the Purchaser has hereunto set his hand and seal

the 31 day of July


Witness

Witness

IN WITNESS WHEREOF the Vendor has executed the agreement

the 31 8 day of July August





Purchaser's Address:

1705 Playfair Drive Unit 109

Ottawa, Ontario

K1H 8P6

Telephone Number(s):

Home: Cell: 343-575-4949

Work: Retired

Cell: Cell: 343-575-4949

Solicitors Info:

Natalie Guertin Poirier Lawyers

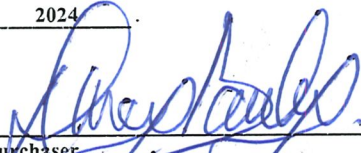
203-16 Beechwood Avenue

Ottawa, Ontario

613-744-4488

Phone:

2024



Purchaser
Birth Date: June 30, 1960

Purchaser

Birth Date:

2024

VALECRAFT HOMES (2019) LIMITED


Per: Vice President

Name: Frank Nieuwkoop

Title:

I HAVE THE AUTHORITY TO BIND THE CORPORATION

Vendor's Address:

1455 Youville Drive Suite 210

Orleans, Ontario K1C 6Z7

Phone: 613-837-1104

Fax: 613-837-5901

Vendor's Solicitor:

Luc Bourque

Merovitz Potechin LLP

300-1565 Carling Ave.

Ottawa, Ontario, K1Z 8R1

Phone: 613-563-6680

Email: luc@mpottawa.com

SCHEDULE "A"
SHEA VILLAGE

Attached to and forming Part of this Agreement of Purchase and Sale for Builder's Unit/Lot: PH1 A03
Plan : 4M-1740 , in the City of Ottawa, in the Province of Ontario (the "Real Property").

The Vendor and Purchaser agree that the covenants contained in this schedule shall be attached to the Transfer document such that the covenants are registered on and run with the Transferee's title to the real property to be conveyed herein referred to as the "Real Property". The covenants are binding upon and enure to the benefit of the parties and their respective heirs, executors, administrators, successors and assigns and are in addition to any covenants contained in any document registered against the title of the Real Property. The covenants shall be construed with appropriate changes of number and gender as the context requires. The Vendor and Purchaser are referred to herein as the Transferor and Transferee respectively.

1. MUNICIPAL COVENANTS

- (a) The purchaser agrees that if any damage is caused to any of the works located on land within the Plan of Subdivision, as the result of any act or omission on the part of the purchaser, the purchaser shall repair such damage or proceed diligently to repair such damage within a period of 7 days after notice from the City and/or the vendor, and the purchaser agrees that in default thereof the City and/or vendor may enter upon the land for the purpose of so doing and may recover the cost thereof together with an amount equal to 15% of that cost as a fee for supervision and an amount equal to 25% of that cost as a fee administration.
- (b) The purchaser, 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 all roof leaders to pervious areas such as lawns to enhance ground water recharge.
- (c) The purchaser, for himself, his heirs, executors, administrators, successors and assigns, covenants and agrees that the purchaser 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 grade control plan, without the written consent of the Engineer of the City. Furthermore, the purchaser agrees that the City 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 in performing any restoration work shall be paid to the City 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 and failing payment as aforesaid the cost shall be added to the tax roll as provided by Section 394 of the Municipal Act, 2001, S.O. 2001, C. 25 and collected in like manner as municipal taxes.
- (d) The purchaser acknowledges 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 and/or coach houses 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 modification on any individual lot. The Transferee must obtain approval of the General Manager, Planning, Infrastructure and Economic Development Department of the City of Ottawa prior to undertaking any grading alterations.
- (e) The purchaser for himself, his heirs, executors, administrators, successors and assigns, covenants and agrees that the purchaser will not plant, nor permit to be planted so far as it is within its capacity to control, on the lands nor on any property adjacent thereto, including public lands or road allowances, any tree of the following kinds, namely: i) poplar; ii) alder; iii) aspen; iv) willow; v) elm; and vi) maple of the fast growing variety.
- (f) The purchaser acknowledges that the vendor has advised them to consult with the City prior to commencing work on building alterations, additions, or other similar work requiring a building permit. It is also noted that heat pumps, air conditioning units, pool filters, sheds and decks are building appurtants and hence shall meet the minimum set back requirements established in the zoning by-law.


Purchaser

Purchaser


Vendor

2. NOTICE TO PURCHASERS

- (a) The purchaser acknowledges that any or all of a fire hydrant, hydro transformer, telephone/cable pedestal may be located or relocated, at any time, in front of any lot within the subdivision including the Real Property and the Transferor has no control over same and is released of any liability for the location of said items.
 - (b) The purchaser acknowledges and agree that no driveway shall be located within 3.0 metres of an existing fire hydrant. The purchaser also acknowledges and agrees that no objects, including vegetation, shall be placed or planted within a 3.0 metre corridor between a fire hydrant and the curb, nor a 1.5 metre radius beside or behind a fire hydrant.
 - (c) The purchaser acknowledges that school accommodation pressures exist in the Ottawa-Carleton District School Board schools designated to serve this development which are currently being addressed by the utilization of portable classrooms and/or by directing students to schools outside of their community.
 - (d) The purchaser acknowledges that the purchaser and the vendor have no information on any potential transit services, the locations of the bus stops, paved passenger standing areas, street lights or shelter pads and shelters any of which may be located in front of or adjacent to the purchaser's Real Property at any time. The purchaser acknowledges that mail delivery shall be to postal boxes located throughout the subdivision and that a community mailbox, minipark and/or kiosk will be located in the subdivision as determined by the City and Canada Post Corporation.
 - (e) The purchaser acknowledges that special soils conditions exist on this lot which will require:
 - i. a geotechnical engineer licensed in the Province of Ontario to approve any proposal or design for a swimming pool installation or other proposal requiring an additional building permit on this lot prior to applying for a pool enclosure permit or installing the pool; and
 - ii. the purchaser to submit a copy of the geotechnical engineer's or geoscientists report to the General Manager, Planning, Infrastructure and Economic Development Department at the time of the application for the pool enclosure or additional building permit.
- The purchaser also acknowledges that said engineer or geoscientist will be required to certify that the construction has been completed in accordance with his/her recommendation and that a copy of the certification or report will be submitted to the General Manager, Planning, Infrastructure and Economic Development Department.
- (f) 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, type, 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.
 - (g) The purchaser of any lot or block hereby acknowledges being advised of:
 - i. an approved general plan of services required to be provided by the vendor pursuant to the Subdivision Agreement for the lot or block;
 - ii. the proposed location of the potential bus routes including temporary bus routes, possible bus shelters and pads and paved passenger standing areas at bus stops;


Purchaser

Purchaser



Vendor

- iii. the location of proposed community mailboxes within the Subdivision;
- iv. the proposed driveway location;
- v. the proposed location of any streetlights, hydro transformers and utility pedestals abutting the lot;
- vi. the proposed grading and landscaping for the lot or block;
- vii. the approved zoning map for the Subdivision;
- viii. the purchaser further acknowledges that the information he has been advised of, as described in the above paragraph, is subject to change through the City's approval process. The vendor shall have the purchaser sign an acknowledgement that he has been advised of this information and submit the acknowledgements to the Assigned Planner on a quarterly basis.

- (h) The purchaser covenants and agrees with the vendor to execute any usual and reasonable grant or grants of easement in favour of the Municipality, Ontario Hydro, Hydro One, Bell Canada, Enbridge Consumers' Gas, Rogers Limited, or any other similar public authority or utility over or under the Real Property required by any local municipal authority or public utility or conservation authority for drainage or other public purpose, during a period of twenty (20) years from the Closing Date, at no cost to the vendor.
- (i) The purchaser covenants and agrees that, following delivery of the transfer document, the vendor shall have the benefit of easement over the subject lands by its servants, agents, successors, and assigns to permit such persons, until such time as the vendor has been released from all of its obligations under the Subdivision Agreement, to enter upon the real property for the purpose of performing any work the vendor is required to perform pursuant to the Subdivision Agreement provided that the use of the Real Property by the purchaser will be interfered with as little as is reasonably possible and the purchaser shall indemnify and save harmless the vendor from all damage, costs, and claims resulting from the exercise by the vendor of an rights under such easement.
- (j) The purchaser covenants and agrees that the purchaser shall not deposit or permit to be deposited fill or debris anywhere within the Subdivision boundaries without the written permission of the vendor, its heirs, executors, administrators, successors and assigns. if fill is required on the Real Property, such fill shall be clean fill to be approved by the Engineer of the Corporation of the City.
- (k) The purchaser acknowledges and are advised that they must maintain all fences in good repair, including those as constructed by 1384341 Ontario Ltd. along the boundary of this land, to the satisfaction of the General Manager, Planning, Infrastructure and Economic Development Department. The purchaser agrees to include this clause in any future purchase and sale agreement.
- (l) The purchaser for himself, his heirs, executors, administers, successors and assigns acknowledges being advised that gates accessing public property are not permitted in the fences.
- (m) The purchaser covenants and agrees that where possible, all buildings, improvements and structures erected on the Real Property shall be maintained in a good state of repair at all times. No external televising, radio or other antennae or large satellite dishes shall be permitted on the Real Property unless same is a maximum of thirty inches in diameter.
- (n) The purchaser covenants and agrees that no horses, cattle, hogs, sheep, poultry or other stock of animals other than household pets normally permitted in private homes in urban residential areas shall be kept upon the Real Property. No breeding of pets for sale shall be carried on or upon the Real Property.


Purchaser


Purchaser


Vendor

- (o) The purchaser covenants and agrees that no trailer with living, sleeping or eating accommodation shall be placed, located, kept or maintained on the Real Property or any part thereof unless concealed in a wholly enclosed garage.
- (p) The purchaser for himself, his heirs, executors, administrators, successors and assigns covenants and agrees that he will maintain the land on his Real Property line in a neat and orderly fashion including cutting the grass regularly and replacing any that dies, all to the satisfaction of the Municipality.
- (q) All purchasers acknowledge that parkland within this subdivision or in the vicinity may have:
- i. active hard surface and soft surface recreational facilities;
 - ii. active lighted sports fields and other lit amenities;
 - iii. recreation and leisure facilities;
 - iv. potential community centres;
 - v. library;
 - vi. day care;
 - vii. other potential public buildings/facilities.
- (r) The purchaser has been advised that the home is equipped with a sump pump and advising guidelines for its use and maintenance and the purchaser acknowledges and agrees that all sump pump systems including back-up system must be inspected and maintained regularly in accordance with the manufacturer's recommendations.
- (s) The purchasers are advised that if there is a sprinkler system installed in the home, that they must maintain the sprinkler system in working order to the satisfaction of the City's Fire Department.
- (t) The purchaser covenants and agrees that if they discover any archaeological artifact or remains it is subject to controls under the Ontario Heritage Act. If during the process of development archaeological remains are uncovered, the developer or agent should immediately notify the Archaeology Section of the Ontario Ministry of Tourism and Culture. In the event human remains are encountered during construction, the developer should immediately contact the Ministry of Tourism and Culture and the Registrar of the Cemeteries Regulations Unit of the Ministry of Consumer and Commercial Relations.
- (u) The purchaser agrees that if artifacts or human remains suspected to be of Aboriginal interest are encountered, the Algonquins of Ontario Consultation office, 31 Riverside Drive, Suite 101, Pembroke, Ontario K8A 8R6, telephone (613) 735-3759 be notified and provided with the opportunity to record, extract and preserve items of Algonquin interest.
- (v) The purchaser acknowledges and agrees these restrictions and covenants are subject to changes and, at any time prior to the final approval of the plan for registration, the City may amend, delete or add to the above restrictive covenants. Furthermore, the purchaser acknowledges and agrees that they are bound by additional restrictions and covenants which are intended to run with title to the Real Property for the benefit of the lands in the intended subdivision which are included in the Subdivision Agreement to be registered against the title to the Real Property but are not included herein.


Purchaser

Purchaser


Vendor

3. Block 41, a portion of block 42, and single units 22 – 24

Indoor Environment

- (a) To help address the need for sound attenuation this development has been designed so as to provide an indoor environment that is within provincial guidelines. Measures for sound attenuation include:
 - i. a setback of buildings from the noise source;
 - ii. the provision for adding central air conditioning at the occupant’s discretion.
- (b) Installation of central air conditioning will allow windows and exterior doors to remain closed, thereby ensuring that the indoor sound levels are within the sound level limits of the City of Ottawa and the Ministry of the Environment Conservation and Parks.

4. A portion of blocks 41 and 42, and single unites 22-24

Outdoor Amenity Areas

- (a) To help address the need for outdoor sound attenuation occupants are to be informed this development may potentially require the inclusion of:
 - i. an acoustic barrier.
- (b) Purchasers/tenants are advised that despite the inclusion of noise control features in the development and within the building units, sound levels due to increasing road traffic may, on occasion, interfere with some activities of the dwelling occupants in their outdoor amenity area as the sound levels exceed the sound level limits of the City of Ottawa and the Ministry of the Environment and Conservation and Parks.

5. A portion of block 41

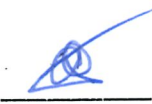
Outdoor Amenity Areas

- (a) To help address the need for outdoor sound attenuation this development is to includes outdoor noise attenuation with the use of:
 - i. an acoustic barrier.
- (b) Purchasers/tenants are advised that despite the inclusion of noise control features in the development and within the building units, sound levels due to increasing road traffic may, on occasion, interfere with some activities of the dwelling occupants as the sound levels exceed the sound level limits of the City of Ottawa and the Ministry of the Environment Conservation and Parks.

6. Purchasers are advised that despite the inclusion of noise control features in the development and within the building units, sound levels due to increasing road traffic may, on occasion, interfere with some activities of the dwelling occupants as the sound levels exceed the sound level limits of the City of Ottawa and the Ministry of the Environment Conservation and Parks.


Purchaser

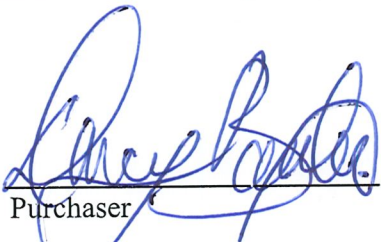
Purchaser


Vendor

Dated at Ottawa this 31 day of July, 2024.

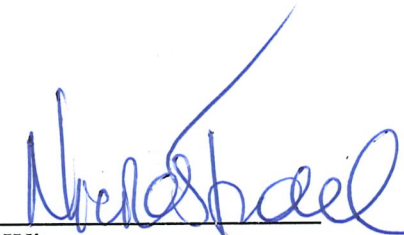
SIGNED, SEALED AND DELIVERED in the presence of

June 30, 1960


Purchaser

June 30, 1960

Birth Date


Witness: Purchaser

Birth Date

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

Dated at Ottawa this ~~31~~ 8 day of ~~July~~ August, 2024





Valecraft Homes (2019) Limited

Per: 

SCHEDULE "B"

SPECIFICATIONS TOWNHOMES 100 SERIES

PLAN # Am-1740 SHEA VILLAGE MODEL: The Thomas (110) STD LOT: SV PH1 A03

CIVIC ADDRESS: 1130 Cope Drive Stittsville, Ontario K2S 3CS

Annexed to the Agreement of Purchase and Sale between VALECRAFT HOMES (2019) LIMITED
and Darcy D. Bouley

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
- KWP Eco Board as per plan on select models
- Maintenance-free vinyl siding with aluminium soffit and fascia as per plan.
- Limited Lifetime warranty self-sealing fiberglass roof shingles
- Maintenance-free Low E Argon filled Zone 2 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)
- Full lite front entrance door and sidelites as per plan
- PVC vinyl sliding patio doors w/ wood jamb extension at rear (except Models 105 & 130 c/w full lite garden door) as per plan
- Oversized rear basement window as per plan
- Screens on all operating windows including basement and sliding patio door
- Steel sectional overhead garage door with 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
- Column as per plan.
- "Bristol" vertical Aluminum Mail Box in black or equivalent
- Exterior colour packages are pre-selected by the Vendor
- 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 or equivalent structure
- Party (common) wall 2" x 4" studs staggered @ 16" o/c
- Interior Walls 2" x 4" kiln dried studs @ 16" o/c (except for basement) (as per plan)
- Basement Frost 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 and Walkout walls: R-20 Fiberglass batt + R5 Continuous Insulated OSB Panel
- Party (common) wall R-12 Fiberglass batt
- Ceiling attics: R-50 Fiberglass blown
- Fully insulated & drywalled garage
- Floors over unheated space: R-40 Fiberglass batt or blown
- Cathedral/sloped ceilings R-31 Fiberglass batt (where applicable)
- Concrete Basement exterior walls: R-20 Fiberglass batt, to approx. 8" above finished floor max.
- 6 Mil polyethylene vapour barrier

D.B.
Purchaser

Purchaser

Vendor

ELECTRICAL:

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

ROUGH-INS:

- Four (4) x cat6 outlets complete with finishing plates. Locations to be selected by Purchaser except Inventory Homes and Models are preselected by the Vendor.
- Central vacuum rough-in (as per plan)
- Plumbing rough-in for future basement bathroom including and 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
- Undermount Double stainless steel kitchen sink with single lever faucet
- Power vented high-efficiency hot water heater (rental) in Mechanical room. (rental fee is determined by utility company)
- Pedestal sink in powder room as per plan
- 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
- 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
- Central Air Conditioning
- Separate switch exhaust fans in all bathrooms and powder room - vented to exterior
- Kitchen exhaust fan Microwave/Hood Fan combination (white) over range vented direct to exterior
- All ductwork is cleaned prior to occupancy
- Heat Recovery Ventilation (HRV) and Humidifier in Mechanical room
- Enercare Smarter Home Essentials Package (complimentary for 3 years)

FIREPLACE- Standard In Great Room of Model 170 Only:

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

FLOORING:

- 35 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 of carpet throughout.
- Ceramic tile w/self-sealing grout at front entrance, powder room, kitchen/dinette, laundry room, main and ensuite bathrooms (from Builder's Standard selections) as per plan
- 3 1/8" Engineered natural red oak hardwood flooring in Great Room/Living Room, Dining Room, Lower Hallway & 2nd Floor Hallway where applicable as per plan.


Purchaser

Purchaser


Vendor

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 (balcony door on model 130)
- Kitchen cabinetry with 2cm Quartz countertops
- Vanities with 2cm Quartz in all bathrooms except powder room as per plan
- Approx. 36" upper kitchen cabinetry
- Kitchen cabinetry opening for future dishwasher
- Kitchen pantry where applicable as per plan
- Solid natural red oak modern spindles, posts, and/or handrail & brackets as per plan
- Natural oak nosing under standard railing areas as per plan
- Single full width Melamine Laundry shelf approximately 12" Deep to be installed in all main & second floor laundry rooms above washer and dryer.
- Soft close on all cabinetry doors & drawers (excluding corner cabinets)

INTERIOR FINISHES:

- 9' Ceiling height on ground floor
- Smooth ceilings in all finished areas
- Two-tone paint: one builder standard colour latex paint to be used throughout, and 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

The Purchaser acknowledges that:

- HOUSE EXTERIORS** - 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. This includes but is not limited to additional brick to external side yard walls to enhance the streetscape and/or to comply to municipal agreements.

- Variations in subcontractors across different sites and varying site conditions may result in house exteriors that differ from the artist renderings. the Builder cannot be responsible for results which differ from the artists renderings of elevations.
- ADDITIONAL WINDOWS** - Additional windows to side elevations are subject to limiting distance as per Current Ontario Building Code and Municipal Zoning.
- CAT6** - The Purchaser understands that all CAT6 locations are approximate and vary from chosen locations.
- IN-WALL CONDUIT FOR AUDIO/VIDEO CABLES** - The purchaser acknowledges and accepts that due to the variation in framing requirements in different parts of the Purchaser's home, conduit lengths and routing can vary. In virtually all instances of ground floor installation (i.e. above a fireplace), conduit will first travel down into the basement below the floor joists, over to the termination point and back up into the main floor. As a result, it is best to measure the length of the conduit after occupancy with a "pull wire" before purchasing The Purchaser's cables. For above fireplace installations, the conduit wall plate will be installed approximately 10" above the Fireplace Mantle, unless otherwise specified in the Client Upgrades.
- PLANS** - Plans are subject to change without notice. Actual usable floor space may vary from the stated floor area. Layout for the services, kitchen, furnace, HWT and laundry tub may vary from plan. Vertical and horizontal bulkhead, which are not shown on plan, may be required for plumbing and heating runs. E.& O.E.

- For townhomes, Purchasers Agree to sign an exterior block plan layout when available. Purchaser(s) acknowledge that rooflines may be altered at this time from the brochure due to block assembly.
- INVENTORY AND MODEL HOMES** - Purchaser(s) Acknowledge And Accept That All Interior Colours And Wiring Have Been Selected And Installed By The Vendor And Will Remain As Installed. (Ie: Cabinetry, Flooring And Paint Colours But Not Limited To.)


Purchaser

Purchaser


Vendor

7. **SELECTIONS AND APPOINTMENTS** - All colour and material selections are to be made from Vendor's standard samples unless otherwise paid for as an upgrade.
- In the event the work on the house has progressed beyond the point where the items covered by these invoices cannot be installed without entailing any unusual expense, then this order is to be cancelled and any deposit paid in connection with the same is to be refunded to the purchaser.
 - The vendor will undertake to incorporate the work covered by the sales extra in the construction of the house but will not be liable to the purchaser in any way, if for any reason the work covered by the extra is not carried out. In that event, any monies paid in connection with the same shall be returned to the purchaser.
 - It is understood and agreed that if for any reason whatsoever the transaction of Purchase and Sale is not completed, the total cost of extras ordered are not refundable to the Purchaser(s). Extras or changes will not be processed unless signed by the Vendor. These extras may not be amended without the written consent of Valecraft Homes.
 - The Purchaser(s) acknowledge and accept that failure to finalize the structural or colour selections by their cut-off date may result in a delay in construction and the builder has the right to extend the closing date. Due to failure to complete the above-mentioned selections and at no fault of us, the builder reserves the right to hold The Purchaser responsible for a delayed closing, including charging extra administration cost and interest on the balance due on closing.
8. **ADMINISTRATION FEES** - Purchaser(s) Acknowledge That An Administration Fee Will Be Charged For All Change Orders Received after the cutoff date. No estimates or orders will be accepted once construction has commenced.
- Should a refund be requested on any extras purchased, an 80% reimbursement of the purchase price will be given. (a \$50.00 minimum charge and a maximum \$250.00 charge will apply.)
 - The purchaser acknowledges and accepts that ANY changes made to upgrades after signing the 680's are subject to a minimum administration fee of \$300. PLUS a 10% holdback fee.
 - Purchasers are aware that any request to add a percentage of upgrades from the 680's will be processed only after the builder receives approval letter from the bank.
9. **GENERAL** - The purchaser understands that all decorator items: furnishings, appliances, draperies, painted colour walls, floors, wallpaper, panelling, alarm system, and eavestroughing found inside the model homes are for display purposes only and do not constitute standard items in the purchase price. Service location of hot water tanks, furnaces, air conditioning, basement wall height, specifications and material finishes may vary from model homes/plans.
- The number of steps required at entrances into the home and the garage entrance may vary from the model home/plans depending on individual lot grading requirements. Due to these steps, exterior railings may be required. Purchaser(s) acknowledge the requirement to install an approximate 3' x 3' landing with stairs at the garage entrance to the house as a result of the 2006 Building Code Requirement OBC 9.8.6.2. if 3 or more risers are required as a result of grading.
 - Basement window wells may or may not be required depending upon individual lot grading requirements.
 - Zoning bylaws specify maximum driveway widths which are based upon frontages. A tapering of The Purchaser's 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.
 - The grading and drainage of The Purchaser's lot has been designed and engineered to ensure that surface water is directed away from The Purchaser's home and into swales. These swales run at the side and rear of The Purchaser's property lines. Swales generally have more aggressive slopes relative to the general lot and will always occupy a portion of the useable space of The Purchaser's lot to serve their function properly.
 - 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).

PURCHASER

VALECRAFT HOMES (2019) LIMITED

PURCHASER

July 31, 2024

July 31, 2024

DATE

DATE

MODEL:

The Thomas (110) STD

LOT NUMBER:

SV PH1 A03

PROJECT:

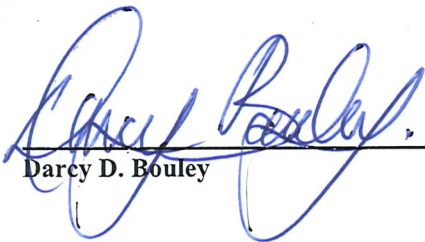
SHEA VILLAGE

Schedule B1A
Shea Village - Phase 1


PURCHASER: Darcy D. Bouley

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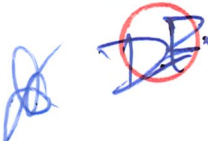
LOT NUMBER	PHASE	HOUSE TYPE	CLOSING DATE
A03	1	110 THE THOMAS	4-Mar-25
ITEM	QTY	EXTRA / CHANGE	INTERNAL USE
1		1 - <i>ENSUITE BATH</i> - OPTIONAL 4PC ENSUITE WITH SOAKER TUB AND APPROX 5'X3' SHOWER W/SLIDING SHOWER DOOR IN BUILDER'S STANDARD SELECTIONS.	
41958	Note:	As per Schedule H dated July 18th, 2023 See item #4	
2		1 - <i>BASEMENT</i> - BASEMENT - FAMILY ROOM - FIREPLACE - OPTIONAL DIRECT VENT FIREPLACE IN BASEMENT FAMILY ROOM WITH SURROUND FROM BUILDER'S STANDARD AND MDF MODERN TYPE 1 MANTLE PAINTED WHITE.	
41960	Note:	As per Schedule H dated July 18th, 2023 See item #6	
*3		1 - <i>BASEMENT</i> - FIREPLACE - FIREPLACE FAN KIT FOR BUILDER'S STANDARD FIREPLACE	*
121160			
41961	Note:	As per Schedule H dated July 18th, 2023 See item #5	
4		1 - <i>GREAT ROOM</i> - RAILING - OAK MODERN POSTS, COLONIAL HANDRAILS AND MODERN SPINDLES IN LIEU OF THE HALF WALL ON STAIRS ADJACENT TO GREAT ROOM C/W OPEN STRINGERS.	
41962	Note:	As per Schedule H dated July 18th, 2023 See item #8	
5		1 - <i>UPPER HALL</i> - RAILING - OAK MODERN POSTS, COLONIAL HANDRAILS AND MODERN SPINDLES IN LIEU OF THE HALF WALL ON SECOND FLOOR HALLWAY.	
41963	Note:	As per Schedule H dated July 18th, 2023 See item #7	
6		1 - <i>KITCHEN</i> - KITCHEN - KITCHEN CABINETRY ADD UPC9-2A - BUILDERS STANDARD CABINETRY - STANDARD LAYOUT. INCLUDES UPGRADE TO 42" HIGH UPPERS WITH FILLER DETAIL ON UPPER KITCHEN CABINETRY TO STANDARD BULKHEAD.	
41964	Note:	Purchaser acknowledges and accepts that upper kitchen cabinetry upgraded wood doors will have center style. As per UPC Sketch dated July 18th, 2023	

PURCHASER: 
Darcy D. Bouley

31-Jul-24
DATE

VENDOR: 
PER: Valecraft Homes (2019) Limited

DATE: July 31, 2024 August 8/24



CONSTRUCTION SCHEDULING APPROVAL

PER: _____

DATE: _____

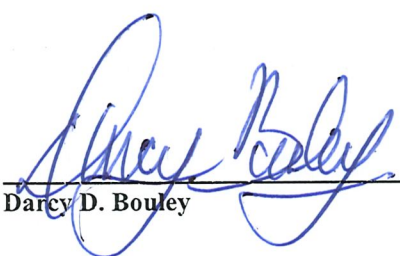
Schedule B1A
Shea Village - Phase 1

PURCHASER: Darcy D. Bouley

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LOT NUMBER		PHASE	HOUSE TYPE	CLOSING DATE
A03		1	110 THE THOMAS	4-Mar-25
ITEM	QTY	EXTRA / CHANGE		INTERNAL USE
*7 121356	1	- S&S ELECTRIC UPGRADES AS PER ATTACHED QUOTE & SKETCH.		*
42401	Note:	- As per Quote SS6553 REV. 02 & Sketch dated October 30, 2023		
*8 121357	1	- ORBITAL UPGRADES AS PER ATTACHED QUOTE & SKETCH.		*
42404	Note:	-As per Quote OR8165 REV. 02 & Sketch dated October 30, 2023.		

PURCHASER:


Darcy D. Bouley


31-Jul-24
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VENDOR:


July 31, 2024

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DATE:

July 31, 2024 
august 8/24

CONSTRUCTION SCHEDULING APPROVAL

PER: _____

DATE: _____

Schedule B1A
Shea Village - Phase 1

PURCHASER: Darcy D. Bouley

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LOT NUMBER		PHASE	HOUSE TYPE	CLOSING DATE
A03		1	110 THE THOMAS	4-Mar-25
ITEM	QTY	EXTRA / CHANGE		INTERNAL USE
9		1 - KITCHEN - UPGRADE TO LEVEL 1 CABINETRY - STANDARD KITCHEN LAYOUT		
42615	Note:	-See item #20 (pots and pans located between pantry and stove) -See item #21 (pots and pans located between fridge and stove) -See item #23 (2 cabinetry door colours)		
10		1 - KITCHEN - DELETE ITEM # 6 (RE: KITCHEN CABINETRY ADD UPC9-2A - BUILDERS STANDARD CABINETRY -STANDARD LAYOUT. INCLUDES UPGRADE TO 42" HIGH UPPERS WITH FILLER DETAIL ON UPPER KITCHEN CABINETRYTO STANDARD BULKHEAD.)		
42639	Note:			
*11		1 - KITCHEN/DINETTE - CABINETRY - UPC9-2B - STANDARD LAYOUT - LEVEL 1 CABINETRY - INCLUDES UPGRADE TO 42IN UPPERS WITH FILLER DETAIL ON UPPER KITCHEN CABINETRY TO UPGRADED BULKHEAD - APPROX. 26INDEEP X 10INH		*
149753	Note:	Purchaser Acknowledges and accepts that Upper Kitchen cabinetry upgraded wood doors will have center style. As per UPC Sketch, Kitchen Sketch and Schedule H dated July 31st, 2024. See item #17 (Enlarge Std Pantry to 36" wide x 24" deep) See item #18 (Upgraded 24" deep fridge uppers).		
43913				
12		1 - - DELETE ITEM # 4 (RE: OAK MODERN POST, COLONIAL HANDRAILS AND MODERN SPINDLES IN LIEUF OF THE HALF WALL ON STAIRS ADJACENT TO GREAT ROOM. C/W OPEN STRINGERS)		
43653	Note:			
13		1 - - DELETE ITEM #5 (RE: OAK MODERN POSTS, COLONIAL HANDRAILS AND MODERN SPINDLES IN LIEU OF THE HALF WALL ON SECOND FLOOR HALLWAY)		
43654	Note:			
14		1 - STD AREAS - UPGRADE TO MODERN 3" BEVELLED POSTS, SQUARE METAL SPINDLES IN SATIN BLACK IN STANDARD AREAS.		
43914	Note:	As per Schedule H dated July 31st, 2024. See item #15 (Oak railing adjacent to Great Room) See item #16 (Oak railing in upper hallway).		
15		1 - GREAT ROOM - OAK RAILING IN LIEU OF HALF WALL ON THE STAIRS ADJACENT TO GREAT ROOM C/W SQUARE METAL SPINDLES IN SATIN BLACK, OAK MODERN POST BEVELLED, C/W OPEN STRINGERS.		
43915	Note:	See item #4 initial upgrade great room oak railing in lieu of half wall. As per Schedule H dated July 31st, 2024. See item #14 (upgrade to square metal spindles) See item #16 (oak railing in upper hallway). Bevelled edge posts cost of \$815.00 additional		
16		1 - UPPER HALL - UPGRADE TO 3 INCH OAK MODERN POST BEVELLED, , COLONIAL HANDRAIL AND SQUARE METAL SPINDLES IN SATIN BLACK IN LIEU OF HALF WALL ON SECOND FLOOR HALLWAY. SATIN BLACK METAL BRACKETS WHERE APPLICABLE.		
43916	Note:	See item #5 for initial upgrade to oak railing. As per Schedule H dated July 31st, 2024. See item #14 (upgrade railing in standard areas) See item #15 (oak railing adjacent to Great Room)		
17		1 - KITCHEN - PANTRY - ENLARGE STD 24IN X 12IN PANTRY TO 36IN X 24IN IN LEVEL 1 SERIES CABINETRY		
43835	Note:	As per Kitchen Sketch and Schedule H dated July 31st, 2024 See item #11 (UPC9-2B in kitchen) See item #23 (Upgrade to 2 kitchen cabinetry door colours) See item #24 (level 3 cabinetry hardware)		

Vendor Initials:  Purchaser Initials: 

CONSTRUCTION SCHEDULING APPROVAL

PER: _____



DATE: _____

Schedule B1A
Shea Village - Phase 1

PURCHASER: Darcy D. Bouley

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LOT NUMBER		PHASE	HOUSE TYPE	CLOSING DATE
A03		1	110 THE THOMAS	4-Mar-25
ITEM	QTY	EXTRA / CHANGE		INTERNAL USE
*18 143900	1	KITCHEN - 2FT DEEP FRIDGE UPPER - LEVEL 1 SERIES		*
43659	Note:	As per Kitchen Sketch and Schedule H dated July 31st, 2024 See item #11 (UPC9-2B in kitchen)		
*19 143935	1	KITCHEN - NON-STANDARD REFRIGERATOR SIZE		*
43660	Note:	- Level 1 cabinetry - Purchaser(s) acknowledge that the number & or size of doors may be reduced in the surrounding cabinetry to accommodate. - As per Kitchen Sketch dated July 31st, 2024 - to be approx 37" wide x 72" high		
*20 143963	1	KITCHEN - KITCHEN POTS & PANS - 3 DRAWER FRONTS 6/12/12 - ALL SERIES		*
43661	Note:	As per Kitchen Sketch dated July 31st, 2024 Located between the pantry and the stove, full width See item #9 (level 1 kitchen cabinets) See item #21 (pots and pans located between fridge and stove) See item #25 (level 4 cabinetry hardware)		
*21 143963	1	KITCHEN - KITCHEN POTS & PANS - 3 DRAWER FRONTS 6/12/12 - ALL SERIES		*
43662	Note:	As per Kitchen Sketch dated July 31st, 2024 Located in between the fridge cabinet and the stove, full width See item #9 (level 1 kitchen cabinets) See item #20 (pots and pans located between pantry and stove) See item #25 (level 4 cabinetry hardware)		
22 143896	1	KITCHEN - STAINLESS 1.7 C/F MICROWAVE WITH HOOD		
43663	Note:	As per Kitchen Sketch dated July 31st, 2024		
*23 143946	1	KITCHEN - UPGRADE TO 2 KITCHEN CABINETRY DOOR COLOURS		*
43664	Note:	If two colours are in different levels of cabinetry, highest level of cabinetry is to be applied first. As per interior color chart dated July 31st, 2024. Upper and lower kitchen cabinetry including fridge cabinet and standard pantry to be one colour (5pcs TF-180). EXCEPT cabinetry in kitchen island c/w flush breakfast bar to be another colour (5pcs TF-177). See item #9 (level 1 cabinetry in standard kitchen).		
24	23	KITCHEN - LEVEL 3 CABINETRY HARDWARE IN STANDARD KITCHEN LAYOUT		
43665	Note:	- EXCLUDE 2 sets of pots/pans(6-12-12) See item #20 & #21) See item #25 (level 4 cabinetry hardware for pots and pans)		
25	6	KITCHEN - LEVEL 4 CABINETRY HARDWARE ON POT/PAN DRAWERS - PRICE PER HANDLE		
43770	Note:	- 1 HANDLE PER DRAWER See item #20 (pots and pans located between pantry and stove) See item #21 (pots and pans located between fridge and stove)		
26	2	MAIN BATHROOM - LEVEL 2 CABINETRY HARDWARE IN MAIN BATHROOM, STANDARD CONFIGURATION.		
43666	Note:			

Vendor Initials:  Purchaser Initials: 

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Schedule B1A
Shea Village - Phase 1

PURCHASER: Darcy D. Bouley

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LOT NUMBER	PHASE	HOUSE TYPE	CLOSING DATE
A03	1	110 THE THOMAS	4-Mar-25
ITEM	QTY	EXTRA / CHANGE	INTERNAL USE
27		4 - <i>ENSUITE BATH</i> - LEVEL 2 CABINETRY HARDWARE IN OPTIONAL ENSUITE BATHROOM, STANDARD CONFIGURATION.	
43667	Note:	In 4 Pc Ensuite See item #1 (upgrade to optional 4pce ensuite).	
28		1 - <i>KITCHEN</i> - UPGRADE TO FLUSH BREAKFAST BAR ON ISLAND- STANDARD KITCHEN LAYOUT	
43669	Note:	As per Kitchen Sketch, Schedule H dated July 31st., 2024. See item #29 (level 4 quartz in kitchen c/w flush breakfast bar). EASED EDGE as per Edge Profile sketch dated July 31, 2024.	
*29 149835		1 - <i>KITCHEN</i> - COUNTERTOP - QUARTZ - LEVEL 4 - KITCHEN C/W FLUSH BREAKFAST BAR	*
43668	Note:	-As per Kitchen Sketch and Schedule H dated July 31st., 2024. -See item #28 (upgrade to kitchen island c/w flush breakfast bar) -EASED EDGE as per Edge Profile sketch dated July 31, 2024.	
*30 121358		1 - - PAINT ADDITIONAL COLOUR (NON DEEP BASE) BUILDERS STANDARD PAINT. PER COLOUR FOR COMPLETE HOUSE	*
43670	Note:	Does not include doors and trim	
31 281		1 - <i>FOYER / POWDER ROOM</i> - TILE - FLOOR - UPGRADE - GOLD - - FOYER / POWDER ROOM - GOLD	
43671	Note:	Rectangular front to back installation. As per Schedule H and floor tile installation sketch dated July 31st., 2024.	
32 278		1 - <i>LAUNDRY ROOM</i> - TILE - FLOOR - UPGRADE - BRONZE - - LAUNDRY ROOM - BRONZE	
43672	Note:	Rectangular front to back installation. As per Schedule H and floor tile installation sketch dated July 31st., 2024.	
33 278		1 - <i>MAIN BATHROOM</i> - TILE - FLOOR - UPGRADE - BRONZE - MAIN BATHROOM - BRONZE	
43673	Note:	Rectangular front to back installation As per Schedule H and floor tile installation sketch dated July 31st., 2024.	
34 278		1 - <i>ENSUITE BATH</i> - TILE - FLOOR - UPGRADE - BRONZE - - ENSUITE BATH 4PC - BRONZE	
43674	Note:	- INCLUDES TUB DECK/ BACKSPLASH - Rectangular front to back installation on floor, horizontal stacked installation on tub deck and tub backsplash As per Schedule H and floor tile and wall tile installation sketch dated July 31st., 2024. See item #1 (optional 4 pce Ensuite)	
35 261		1 - <i>KITCHEN</i> - TILE - WALL - BACKSPLASH - UPGRADE - EMERALD - KITCHEN - EMERALD	
43675	Note:	- STANDARD KITCHEN LAYOUT As per wall tile installation sketch dated July 31st., 2024. See item #38 (kitchen backsplash brick pattern installation)	
*36 298		*1 - <i>MAIN BATHROOM</i> - TILE - WALL - UPGRADE - GOLD - MAIN BATHROOM - GOLD	*
43676	Note:	- FOR TUB/SHOWER WALLS As per wall tile installation sketch dated July 31st., 2024. See item #40 (brick pattern installation on tub/shower walls).	

Schedule B1A
Shea Village - Phase 1

PURCHASER: Darcy D. Bouley

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LOT NUMBER		PHASE	HOUSE TYPE	CLOSING DATE
A03		1	110 THE THOMAS	4-Mar-25
ITEM	QTY	EXTRA / CHANGE		INTERNAL USE
*37 298		*1 - <i>ENSUITE BATH</i> - TILE - WALL - UPGRADE - GOLD - SHOWER SURROUND - ENSUITE BATHROOM - OPTIONAL - GOLD		
43677		Note: - 4PC ENSUITE As per wall tile installation sketch dated July 31st., 2024. See item #39 (brick pattern shower surround in 4 pce ensuite)		
38 266		1 - <i>KITCHEN</i> - TILE - WALL - INSTALLATION - BRICK PATTERN - KITCHEN - INSTALL		
43678		Note: - STANDARD KITCHEN LAYOUT As per wall tile installation sketch dated July 31st., 2024. See item #35 (emerald level kitchen backsplash)		
39 287		1 - <i>ENSUITE BATH</i> - TILE - WALL - BACKSPLASH - INSTALLATION - BRICK PATTERN - SHOWER SURROUND - ENSUITE BATHROOM - OPTIONAL - .		
43679		Note: - 4PC ENSUITE As per wall tile installation sketch dated July 31st., 2024. See item #1 (optional 4 pce ensuite) See item #34 (tub deck and tub backsplash) See item #37 (gold level tile in shower)		
40 287		1 - <i>MAIN BATHROOM</i> - TILE - WALL - BACKSPLASH - INSTALLATION - BRICK PATTERN - MAIN BATHROOM - .		
43680		Note: - FOR TUB/SHOWER WALLS See item #36 (upgrade to gold level wall tiles)		
41		1 - - UPGRADED GROUT ON MAIN BATHROOM TUB/SHOWER WALLS AND ENSUITE BATHROOM SHOWER WALLS.		
43681		Note: As per Interior Colour Chart Dated July 31st, 2024		
42		1 - - UPGRADED GROUT ON LAUNDRY ROOM FLOOR, MAIN BATHROOM FLOOR, OPTIONAL 4 PCE ENSUITE BATHROOM FLOOR AND BASEMENT FIREPLACE SURROUND.		
43682		Note: As per Interior Colour Chart Dated July 31st, 2024		
43 268		1 - <i>STD AREAS</i> - CARPET - UPGRADE - LEVEL 1 - - ALL AREAS C/W OPT ENS - LEVEL 1		
43685		Note: As per Schedule H dated July 31st, 2024		
44 272		1 - <i>STD AREAS</i> - UNDERPAD - UPGRADE - LEVEL 1 - - ALL AREAS C/W OPT ENS - LEVEL 1		
43686		Note: As per Schedule H dated July 31st, 2024		
45		1 - <i>STD AREAS</i> - SUPPLY AND INSTALL HARDWOOD - OAK - 6 1/4" WHITE OAK CELTIC IN STANDARD AREAS		
43918		Note: As per Schedule H dated July 31st, 2024		
46		1 - <i>KITCHEN/DINETTE</i> - SUPPLY AND INSTALL HARDWOOD - OAK - 6 1/4" WHITE OAK CELTIC IN STANDARD AREAS		
43919		Note: As per Schedule H dated July 31st, 2024		
47 144139		1 - <i>KITCHEN</i> - KITCHEN - SINK - BLANCO HORIZON SILGRANITE U2 UNDERMOUNT SINK 8? DEEP (ANTHRAITE 401267)		
43689		Note: Anthracite See item #48 (Delta Trinsic kitchen faucet)		

Vendor Initials:  Purchaser Initials: 

PREPARED BY: Nicole Trudel

LOCKED BY:

PE 2,065-4

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CONSTRUCTION SCHEDULING APPROVAL

PER: _____

DATE: _____

Schedule B1A

Shea Village - Phase 1

PURCHASER: Darcy D. Bouley

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LOT NUMBER		PHASE	HOUSE TYPE	CLOSING DATE
A03		1	110 THE THOMAS	4-Mar-25
ITEM	QTY	EXTRA / CHANGE		INTERNAL USE
*48 144124	1	KITCHEN - KITCHEN - FAUCET - DELTA TRINSIC 9159-BL-DST MATTE BLACK SINGLE HANDLE PULL-DOWN		*
43690		Note: See item #47 (Blanco Horizon undermount kitchen sink)		
*49 144043	3	- BATH - DELTA TRINSIC LAVATORY FAUCET SINGLE HANDLE HIGH - ARC 559HA -BL-DST MATTE BLACK		*
43691		Note: - in powder room (1), main bathroom (1), 4 pc ensuite bathroom (1) - Includes matching drain trim		
*50 144049	1	ENSUITE BATH - BATH - DELTA TRINSIC ROMAN TUB FAUCET T2759-BL MATTE BLACK - MATCHING OVERFLOW AND DRAIN		*
43692		Note: See item #1 (optional 4 pce ensuite)		
*51 144065	1	MAIN BATHROOM - BATH - DELTA TRINSIC TUB/SHOWER FAUCET T14459-BL WITH H2O KINETIC RAINCAN SHOWER HEAD MATTE BLACK - MATCHING OVERFLOW AND DRAIN		*
43693		Note:		
*52 144057	1	ENSUITE BATH - BATH - DELTA TRINSIC SHOWER FAUCET T14259-BL WITH H2O KINETIC RAINCAN SHOWER HEAD MATTE BLACK		*
43694		Note: Includes matching drain trim. See item #1 (optional 4 pce ensuite)		
*53 144018	2	- BATH - AMERICAN STANDARD STUDIO UNDERMOUNT SINK 0614-000		*
43696		Note: - in main bathroom (1), in 4 pc ensuite bathroom (1) -See item #49 (Delta Trinsic lavatory faucet)		
54	1	ENSUITE BATH - UPGRADE STANDARD 4PC SHOWER DOORS TO MATTE BLACK TRIMS		
43697		Note: See item #1 (Optional 4 pce ensuite)		
55 144012	1	POWDER ROOM - BATH - AMERICAN STANDARD BOULEVARD PEDESTAL SINK 0641		
43698		Note: See item #49 (Delta Trinsic lavatory faucet)		
56	1	- UPGRADE TO TRIM PACKAGE 1 THROUGHOUT		
43699		Note:		
57	19	- UPGRADE TO MADISON SMOOTH INTERIOR DOORS THROUGHOUT		
43700		Note: See item #58 (Upgrade to Halifax square levers)		
58	21	- UPGRADE TO HALIFAX SQUARE LEVERS IN MATTE BLACK THROUGHOUT		
43701		Note: Man door to garage to be complete dead bolt. All bathroom and owner's suite to have privacy lock. See item #59 (San Clemente exterior Gripset).		

Schedule B1A
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LOT NUMBER		PHASE	HOUSE TYPE	CLOSING DATE
A03		1	110 THE THOMAS	4-Mar-25
ITEM	QTY	EXTRA / CHANGE		INTERNAL USE
59	1	- UPGRADE TO SAN CLEMENTE EXTERIOR GRIPSET IN MATTE BLACK		
43702	Note:	- Exterior front door As per Shedule H dated July 31st, 2024 See item #58 (Halifax square levers on all interior doors)		
60	1	- UPGRADE TO ALLUSION MATTE BLACK BATHROOM ACCESSORIES THROUGHOUT		
43703	Note:	In all 3 bathrooms.		
61	1	- UPGRADE BATHROOM VANITY LIGHT TO VEGA MINOR 24" VL18224-BK BLACK - PRICE PER LIGHT FIXTURE		
43704	Note:	- Powder room (1), main bathroom (1), ensuite bathroom (1) As per vanity lighting sketch dated July 31st, 2024. As Schedule H Dated July 31st, 2024		
62	2	- KITCHEN - UPGRADE KEYLESS LIGHT OVER ISLAND TO SOJI MATTE BLACK WITH OPAL MATTE GLASS PD601608MBOP - PRICE PER PENDANT		
43705	Note:	- IN KITCHEN , 2 PENDANTS -As per pendant lighting sketch dated July 31st, 2024. -As per Schedule H dated July 31st, 2024 -See S&S Quote SS6553Re. 02 dated October 30, 2023 for keyless light fixtures above island.		
63	1	- BASEMENT - STANDARD SERIES TILE TO BE INSTALLED ON BASEMENT FIREPLACE SURROUND		
43706	Note:	See item #2 (basement fireplace) See item #3 (basement fan kit)		
64	1	- DINETTE - DELETE ITEM #64		
43774	Note:			
65	1	- DINING ROOM - UPGRADE STANDARD DINING ROOM PENDANT TO HELENA BLACK/BLACK PD9117-BK/BK - PRICE PER PENDANT		
43779	Note:	As per Schedule H and pendant lighting sketch dated July 31st, 2024.		
*66 121374	1	- GARAGE - GARAGE DOOR OPENER - BELT DRIVE 8355 Wifi - EACH - INCLUDES 1 REMOTE CONTROL AND 1 SENSOR KIT		*
43920	Note:	Not available through retail outlets/professionally installed to MNF Specs. As per Schedule H dated July 31st, 2024. See item #67 (keyless control pad)		
*67 121362	1	- GARAGE - GARAGE DOOR OPENER - KEYLESS ENTRY CONTROL PAD ON GARAGE DOOR FRAME		*
43921	Note:	To be installed on the garage door frame on the side closest to the front door. As per Schedule H dated July 31st, 2024. See item #66 (garage door opener)		

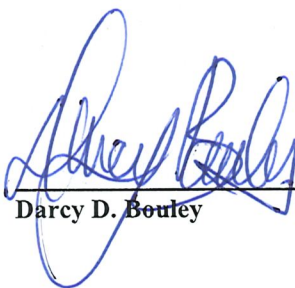
Schedule B1A
Shea Village - Phase 1

PURCHASER: Darcy D. Bouley


Printed: 31-Jul-24 6:49 pm


LOT NUMBER A03	PHASE 1	HOUSE TYPE 110 THE THOMAS	CLOSING DATE 4-Mar-25
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ITEM	QTY	EXTRA / CHANGE	INTERNAL USE
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PURCHASER:

Darcy D. Bouley

31-Jul-24
DATE

VENDOR:

PER: Valecraft Homes (2019) Limited

DATE:

August 8/24
July 31, 2024

CONSTRUCTION SCHEDULING APPROVAL

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.

The Purchaser shall provide proof of funds or financing approval confirmation 15 days after the Vendor's written request for same, which request may be made from time to time, on one or more occasions.

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 31 day of July, 2024

Nicole Thode
Witness

Sheryl Bailey
Purchaser

Witness

Purchaser

VALECRAFT HOMES (2019) LIMITED

BLOCK/UNIT: A03

[Signature]
PER

PLAN: 4M-1740

July 31, 2024 August 8, 2024

PROJECT: Shea Village

DATE: [Signature]

SCHEDULE D

SITE PLAN

E & OE SEPTEMBER 26 2023

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

**PLEASE CONFIRM WITH HEAD OFFICE TO ENSURE SPECIFIC HOUSE MODEL FITS ON CHOSEN LOT

Site: Shea Village

Lot: SV PH1 A03

Model: The Thomas 110 (STD)

Purchasers: Darcy D. Bouley
July 31-24

LEGEND:

SERVICE EASEMENT

CATCH BASIN

FIRE HYDRANT

LIGHT STANDARD

BELL PEDESTAL

HYDRO TRANSFORMER

MANHOLE

SUB DRAIN

BELL/ROGERS GRADE LEVEL BOX

COMMUNITY MAILBOX

HYDRO PRIMARY PEDESTAL

STREET LIGHT DISCONNECT

