

SPAGNUOLO PROFESSIONAL CORPORATION

Barrister & Solicitor

Tony Spagnuolo, B.A., J.D

Telephone (905) 856-0034
Facsimile (905) 856-5796 Email tony@spagnuolo.ca

September 20, 2021

JMK Law
53 Village Center Place,
Suite 100
Mississauga, ON
L4Z 1V9

Attention: Jacqueline Knowles

**RE: STANISLAW p/f BELAIR PROPERTY INC LOT 4. PHASE 5. 1462 STOVELL
CRES. TOWN OF INNISFIL**

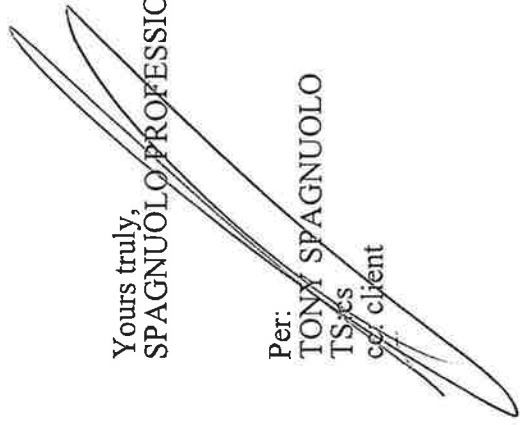
Please be advised that I am the solicitor for the purchaser and would request the following amendments with the respect to the above noted contract.

1. Please confirm in the Taron Schedule B, relating to adjustments in the purchase price. If it denotes to n/a or n/c that the purchaser will not be charged for these amounts. **Correct**
 2. With respect to Clause 3(a) refers to the rental of a hot water tank, would you kindly provide a reasonable estimate with respect to the monthly rental fee. **enercare determines the pricing**
 3. With respect to Clause 1(d) refers to the cost of either a walk-out basement or a rear deck. If required to be installed due to grading, could you kindly advise if our clients lot would be subject to this at this time. And provide estimates for such costs.
\$30,000 for walk out. Rear Deck - refer to Schedule "DECK" - Grading is not a walk out
 4. With respect to Clause 3(d) talks about new levies and increase in levies, would you kindly provide a reasonable cap with respect to these charges in this clause for our clients consideration.
**capepd at \$5,000 - contact Vince for amendment
no changes**
 5. With respect to Clause 3(l), kindly confirm that all costs in this clause are being waived.
 6. With respect to Clause 3(m), kindly confirm that the driveway will be paved and my client will not be charged any additional cost, including the top coat. **Driveway is paved and included in purchase price**
- We thank you in advance for your anticipated cooperation with the above.

211 Marycroft Avenue, Suite 205, Woodbridge, Ontario, L4L 5X8

Yours truly,
SPAGNUOLO PROFESSIONAL CORPORATION

Per:
TONY SPAGNUOLO
TS:es
cc: client



211 Marycroft Avenue, Suite 205, Woodbridge, Ontario, L4L 5X8

This communication and any material attached is legally privileged and is confidential information intended only for the use of the addressee. If the recipient of this communication and any material attached is not the intended addressee, you are notified that any use, dissemination or copy of same is prohibited. If you are not the addressee, please notify our office by phone and return the original to the firm by mail at the address above. Thank you



AGREEMENT OF PURCHASE AND SALE



The undersigned Purchaser(s) hereby agree(s) to and with the undersigned Vendor, through Nordale Realty & Associates Inc. (Agent), to purchase the property (the "Property") described below on the following terms:

Purchaser
Vendor:
Lot No:
Registered Plan Number:
Model:
of Bedrooms:
Type / Lot Description:
PURCHASE PRICE:
(i)
(ii)
(iii)
(iv)
TOTAL PURCHASE PRICE

DAVID N STANISCIA
Bellaire Properties Inc.
4
51M-1169
Fraser (2250) Elev A
4
Detached

(i) Base Sale Price
(ii) Lot Premium (if applicable)
(iii) Lot Treatment (if applicable)
(iv) Extras

\$1,134,990.00
\$0.00
\$0.00
\$0.00
\$1,134,990.00

Date of Birth

27-Feb-69

Phase:

5

Street:

1462 STOVELL CRESCENT

Town of Innisfil, County of Simcoe

Elevation is Subject to changes (windows, roof line(s), roof pitch(s), etc. approved by Architectural Control)

DS
[Signature]

DEPOSITS

Initial Deposit	\$30,000.00	Due Upon Acceptance
Further Deposit	\$30,000.00	Due on or before October 14, 2021;
Further Deposit	\$30,000.00	Due on or before November 14, 2021;
Further Deposit	\$30,000.00	Due on or before December 14, 2021;

All above deposits are payable to the Vendor pending completion or other termination of this Agreement and to be credited against the purchase price on closing.

Due on Closing: PURCHASERS TO PAY BALANCE DUE ON CLOSING SUBJECT TO ADJUSTMENTS BY CASH OR CERTIFIED CHEQUE.

The following Schedules attached hereto form part of this agreement:

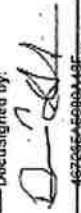
B	Luxury Standard Features	F	Floor Plan & Elevation
B1	PE001, Incentives	G	Granite
B1A	Extras	H	Hardwood
B2	Bonus	W	Warning Clauses (G1 & G2)
D	Customer Declaration		Appendix X11
DECK	Deck Disclosure		Statement of Critical Dates / Addendum
E	Site Plan		Warranty Information for New Freehold Homes

Date of Agreement: September 14, 2021
Irrevocable Date: September 24, 2021
First Tentative Closing Date: April 26, 2023

DS
[Signature]

Initials:

DATED the 14th day of September 2021 (the "Date of Agreement")

Witness	DocuSigned by:  46726E45698A49F	27-Feb-69
	Purchaser: DAVID N STANISCIA	Date of Birth
	51 ST MARK DR	
	Address	
	MAPLE, ONTARIO	L6A 1H9
	City, Province	Postal Code
	Cell: (416) 697-3283	
	Phones	
	davidstaniscia27@gmail.com	
	Email	
	Purchaser's Solicitor:	

The undersigned hereby accepts the Offer and it's terms and covenants, promises and agrees to and with the above named Purchaser to carry out the same on the terms and conditions above-mentioned and hereby accepts the said deposit.

ACCEPTED this _____ day of _____, 2021.

Bellaire Properties Inc.

PER: _____
Authorized Signing Officer

VENDOR'S SOLICITOR
JMK Law, Jacqueline Knowles
53 Village Center Place, Suite 100,
Mississauga, Ontario L4Z 1V9
P: 905-890-1800 x308
Jacquie@jmklaw.ca