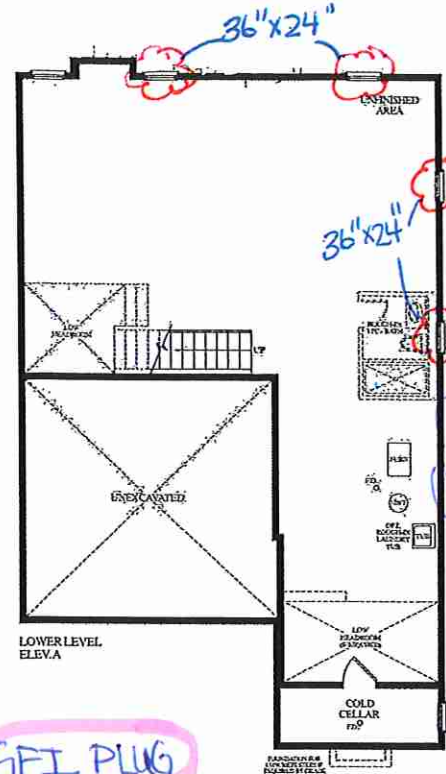


38' LOTS

THE BELVEDERE (38-11)

Lot 33



GFI PLUG

(C) (x2)

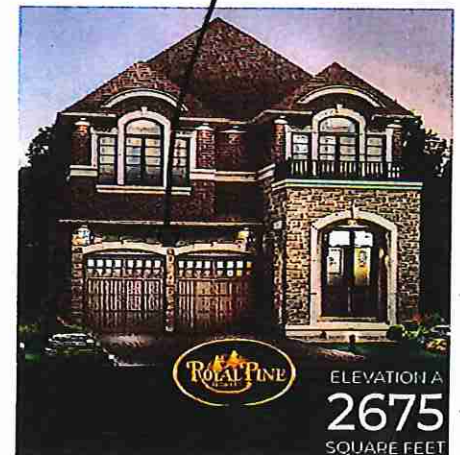
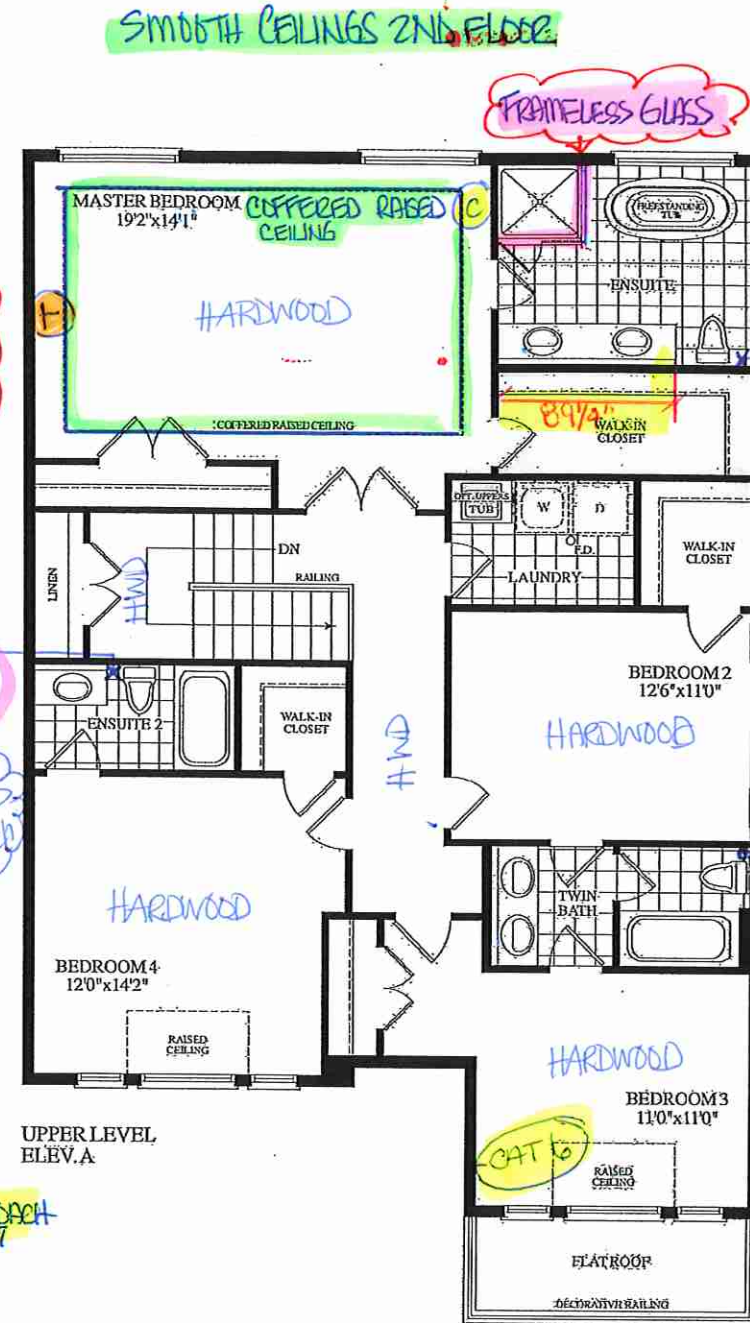
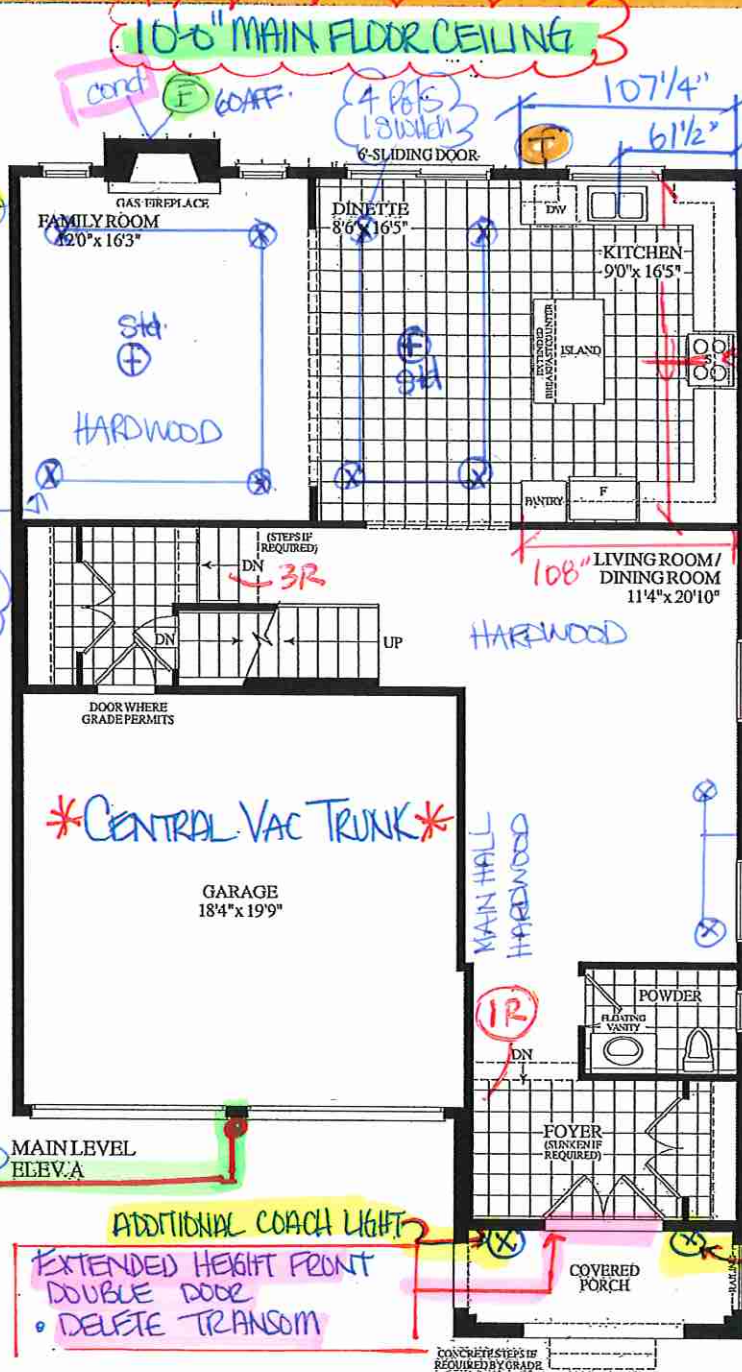
(T) (x2)

CONDUIT

(E)

CAT6 (x1)

RECEIVED
July 26-21



38-11
LOT #33
ELEV.A

Dimensions, specifications, layouts, window sizes, and materials are approximate only, may vary, and are subject to change as provided in the Agreement of Purchase & Sale. Plans may be reversed. Illustrations are artist's concept. E.O.E.



SITE COPY

CONSTRUCTION SUMMARY
Grovetrail Developments Inc.

PURCHASERS: LEI WANG and CAN MING HUANG

TEL:

LOT NUMBER	PHASE	HOUSE TYPE	CLOSING DATE
33	1	BELVEDERE Elev A	02-Mar-22

Date Added: 31-Jan-22 Invoice Number: 7672

1 - Standard Cable, Telephone, and conduit rough in (See Sketch) Note:
1 - GARAGE DOOR- Install the builders standard garage door handle with lock Note:
1 - QUALITY TOPS & KITCHENS: KITCHEN & BATHROOM- SEE QUALITY TOPS & KITCHENS FOR ALL KITCHEN & BATHROOMS UPGRADES/LAYOUTS Note:
1 - KITCHEN- Install a 1st Upgrade counter top, throughout the kitchen, in lieu of the builders standard counter top, where applicable. Install the Emmerstone Carrara White Note:
1 - KITCHEN- Install an upgrade edge for the kitchen, in lieu of the builders standard edge. Install the "L" Edge throughout the kitchen, where applicable. Note:
1 - COUNTER TOPS Purchaser accepts & acknowledges that the Stone slabs vary in size & all seams are visible & the fabricator reserves the right to position the seams as necessary. Note:
60 - KITCHEN- Install an Upgrade #4 kitchen backsplash, in lieu of the builders standrad, where applicable. Install the SIMPOLO STATUANO MATTE HEX Note: **Does Not Include Behind the Stove or Fridge**
1 - POWDER ROOM- Install an upgrade edge for the Powder Room, in lieu of the builders standard edge. Install the "L" Edge throughout the Powder Room where applicable. Note:
1 - MASTER ENSUITE- Install an upgrade edge for the Master Ensuite in lieu of the builders standard edge. Install the "L" Edge throughout the Master Ensuite where applicable. Note:
2 - MASTER ENSUITE- Install upgraded faucets for the vanities in the Master Ensuite. Install Delta CASSIDY Widespread Chrome Model #3597LF-MPU (X2 SINKS) Note: **Purchaser accepts and acknowledges that the Delta Cassidy faucets will not match the builders standard Roman Tub faucets and the shower stall faucets.
1 - ENSUITE #2- Install an upgrade edge for the Ensuite #2 in lieu of the builders standard edge. Install the "L" Edge throughout the Ensuite #2 where applicable. Note:
1 - TWIN BATH 2/3- Install an upgrade edge for the Twin Bath 2/3 in lieu of the builders standard edge. Install the "L" Edge where applicable. Note:
1 - CLARIFICATION- Install the Standard 3" Splash throughout all bathroom vanity counter tops, where applicable. Note:
1 - CLARIFICATION- Install the builders standard Plumbing Fixtures throughout all bathrooms, where applicable. **PLEASE NOTE** MASTER ENSUITE To have upgraded vainity sink faucets** Note:
1 - BEDROOMS- Install Hwd Floor, throughout all applicable bedrooms in lieu of the builders standard carpet. Install the Vintage Red Oak 3 1/4"x3/4" DOVER, on the Master Bedroom, Bedroom #2, #3, and #4 Note:



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CONSTRUCTION SUMMARY

Grovetrail Developments Inc.

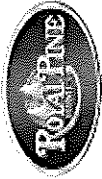
PURCHASERS: LEI WANG and CAN MING HUANG

TEL:

LOT NUMBER	PHASE	HOUSE TYPE	CLOSING DATE
33	1	BELVEDEERE Elev A	02-Mar-22

Date Added: 31-Jan-22 Invoice Number: 7672

1 - STAIRS- Install an Upgrade #3 Package for staircase, where applicable: HANDRAIL-TUDOR PICKETS-Steel 1/2" Square, Plain/ Single Collar Plain,w/ Shoes POST- 3 1/2" Square IRP-1/ W PC1 Cap Note:	1 - FAMILY ROOM- Install an Cornice moulding in the Family Room ONLY. Install the 7" Series IKN-D16A Note: **Includes applicable charge for paint**	1 - Purchaser to receive TEN (X10) Potlights on Main floor as per their Standard Features and Finishes List **SEE BELOW** Note:	1 - FAMILY ROOM- In addition to the builders standard ceiling light Install FOUR (X4) pot lights. All FOUR (X4) potlights to be one one switch (See Sketch) Note: **No charge for additional switch , as it is a standard with the potlights**	1 - DINETTE- In addition to the builders standard ceiling light Install FOUR (X4) pot lights. All FOUR (X4) potlights to be on one seperate switch (See Sketch) Note: **Purchaser charged for switch only**	1 - LIVING ROOM- In addition to the builders standard switch operated light Install TWO (X2) pot lights. All Both (X2) potlights to be on one seperate switch (See Sketch) Note:	1 - FAMILY ROOM- Install an Electrical plug above the builders standard fireplace mantle, for a future TV above the mantle/fireplace. To be installed at approximately 60" AFF (See Sketch) Note:	1 - FAMILY ROOM- Install a Conduit Pipe above the builders standard fireplace mantle, for a future TV above the mantle/fireplace. To be installed at approximately 60" AFF (See Sketch) Note:	1 - BEDROOM #3- Install a CAT 6 in Bedroom #3 (See Sketch) Note:	1 - MASTER ENSUITE- Purchasers request to Install a GFI plug next to the toilet. To be installed just above the baseboard (See Sketch) Note:	1 - ENSUITE#2- Purchasers request to Install a GFI plug next to the toilet. To be installed just above the baseboard (See Sketch) Note:	1 - TWIN BATH 2/3- Purchasers request to Install a GFI plug next to the toilet. To be installed just above the baseboard (See Sketch) Note:	1 - FRONT EXTERIOR- Install an exterior light and switch centred above the double door garage at front of house for a future security flood light. Note: As per Andrew at Campoli Flood light To be installed by the purchaser after closing	1 - PURCHASER HAS ATTENDED A STRUCTURAL AND COLOR APPOINTMENT AT THE DECOR CENTRE AND HAS DECLINED ANY ADDITIONAL UPGRADES. Note:	1 - PURCHASER AWARE AND ACCEPTS THAT ANY CHANGES MADE TO UPGRADES AFTER SIGNING THIS PURCHASERS EXTRA FORM ARE SUBJECT TO A MINIMUM ADMINISTRATION FEE OF \$500. PLUS A 10% HOLDBACK FEE. Note:
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CONSTRUCTION SUMMARY

Grovetrail Developments Inc.

PURCHASERS: LEI WANG and CAN MING HUANG

TEL:

LOT NUMBER	PHASE	HOUSE TYPE	CLOSING DATE
33	1	BELVEDEERE Elev A	02-Mar-22

Date Added: 14-Sep-21 Invoice Number: 7491

1 - FRONT EXTENDED DOUBLE DOOR- Due to the possible shortage of the original standard 3/4 glass pane front door,the purchaser has selected a substitute.Purchaser has selected the substitute model of FULL GLASS pane,for the front extended double door entry.

Note: **PLEASE NOTE** Front doors are EXTENDED HEIGHT**

See attached picture for reference Purchaser is aware that if the original 3/4 glass pan front door is available at time of construction installation, original front door glass will be installed.

1 - PURCHASER AWARE AND ACCEPTS THAT ANY CHANGES MADE TO UPGRADES AFTER SIGNING THIS PURCHASERS EXTRA FORM ARE SUBJECT TO A MINIMUM ADMINISTRATION FEE OF \$1,000. PLUS A 10% HOLDBACK FEE.

Note:

Date Added: 26-Jul-21 Invoice Number: 7447

4 - BASEMENT WINDOWS- Delete the builders standard 30" x 24" basement windows and Install FOUR (X4) 36" X 24" Larger Basement windows. Purchaser accept & acknowledges that the window wells may possible.

(See Sketch)

Note:

1 - MAIN FLOOR- Install 10 FOOT CEILINGS ON MAIN FLOOR which includes extended height archways, extended height standard in, & Taller Windows, AS PER VENDORS SPECIFICATIONS AND STANDARD SAMPLES.

Note:

1 - FRONT EXTERIOR DOUBLE DOORS- Increase the height of the front double doors to 8 FT WITH STANDARD GLASS INSERT , AS PER VENDOR STANDARD SAMPLES.

Delete the transom above the double front doors to accommodate extended height front doors. (See Sketch)

Note:

1 - BEDROOMS CEILINGS- Install Smooth ceilings throughout all bedrooms on the second floor, to include Master Bedroom, Bedroom #2,#3 and #4, and all bedroom closets

Note:

1 - GARAGE- Relocate the central Vacuum Trunk from the basement to the garage. Purchaser accepts & acknowledges that the new location of the central Vac trunk will be as per the vendors recommended location. (See Sketch)

Note:

1 - KITCHEN- Install a GAS LINE-ROUGH IN FOR STOVE AND INCLUDES ELECTRICAL OUTLET. Standard electrical outlet for electrical stove to remain (See Sketch)

Note:

1 - MASTER BEDROOM- Install the Coffered Raised Ceiling in the Master Bedroom (See Sketch)

Note:

1 - FRONT EXTERIOR PORCH- In addition to the builders standard Front door exterior Coach Light, Install an additional front door Coach Light. Front Door to have TWO (X2) exterior coach lights. (See Sketch)

Note:

1 - MASTER ENSUITE- In addition to the builders standard frameless glass shower door and panel, Install additional frameless glass next to the free standing tub. To include glass, curb and stone curb top. (See Sketch)

Note:

1 - PURCHASER HAS ATTENDED A STRUCTURAL APPOINTMENT WITH THE DECOR CENTRE VIA ZOOM AND HAS DECLINED ANY ADDITIONAL UPGRADES.

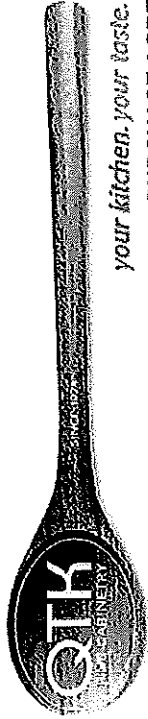
Note:

1 - PURCHASER AWARE AND ACCEPTS THAT ANY CHANGES MADE TO UPGRADES AFTER SIGNING THIS PURCHASERS EXTRA FORM ARE SUBJECT TO A MINIMUM ADMINISTRATION FEE OF \$1,000. PLUS A 10% HOLDBACK FEE.

Note:

1 - BONUS PACKAGE - PURCHASER HAS APPLIED \$15,000 UPGRADE PROMOTIONAL PACKAGE TOWARDS THE PURCHASE OF UPGRADES IN THIS AGREEMENT.

Note:



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PURCHASE AGREEMENT FORM

PURCHASER:	CONTRACTOR:		Grovetrail Developments Inc.
ADDRESS:	SITE:	CENTERFIELD	
EMAIL:	MODEL TYPE:	38-11	
PHONE #:	LOT #:	33 CTF	
PHONE #:	DATE:	Dec 13, 2021	Q8006

The purchaser agrees to buy and Quality Tops & Kitchens Ltd. (QTK) agrees to sell and provide for the purchaser the following articles listed herein and with attached drawing in accordance to the terms and conditions described on the reverse of this agreement form.

ROOM		DESCRIPTION	CATEGORY
KITCHEN	DOOR STYLE:	QT 4801	Category 3
	FINISH:	REVERSE PEWTER	
	SPECIES:	FIBERBOARD	
	DOOR HARDWARE:		
	DRW HARDWARE:		
	COUNTER TOP:	Counter Top by Others	
ITEM #	QTY	DESCRIPTION	PRICE
4BD	1	1 SET KITCHEN DRWS w/ BLUM ANTARO WHITE (4 EQ DRWS) - (OPTION PAID FOR BY BUILDER)	
FG2696	2	FRIDGE GABLE - 26" DEEP x 95-1/2"H - (OPTION PAID FOR BY BUILDER)	
FC2623	1	FRIDGE CABINET - 26" DEEP x 23"H - (OPTION PAID FOR BY BUILDER)	
CUST-1	1	EXTENDED HEIGHT CABINETRY TO THE CEILING w/ 'Y' CROWN MODULING (12' HIGH), INCL. 52" HIGH UPPERS & 108" HIGH MOUTNING HEIGHT - 120" OVERALL	
CUST-2	1	UPGARDE TO CATEGORY 3 DOOR STYLE & FINISH: QTF 3801 REVERSE PEWTER (FIBERBOARD)	
CUST-3	1	CATEGORY 1 HARDWARE: DH00010	
ROOM		DESCRIPTION	CATEGORY
POWDER ROOM VANITY	DOOR STYLE:	QT 1022	Category 1
	FINISH:	BIANCO (MCR TEXTURED LAMINATE)	
	SPECIES:	LP LAMINATE	
	DOOR HARDWARE:		
	DRW HARDWARE:		
	COUNTER TOP:	Counter Top by Others	
ITEM #	QTY	DESCRIPTION	PRICE
CUST-1	1	HANDLE: DH00010	
CUST-2	1	FLOATING VANITY w/ PREMIUM MOTION DRAWER (TOP PANEL FALSE) - AS PER DRAWINGS (OPTION PAID FOR BY BUILDER)	
ROOM		ROOM SUMMARY:	
ENSUITE VANITY	DOOR STYLE:	QT 4801	Category 3
	FINISH:	REVERSE PEWTER	
	SPECIES:	FIBERBOARD	
	DOOR HARDWARE:		
	DRW HARDWARE:		
	COUNTER TOP:	Counter Top by Others	
ITEM #	QTY	DESCRIPTION	PRICE
VB-RAISE8	1	RAISE VANITY HEIGHT TO 34-1/2" - PER VANITY (>61" LONG)	
CUST-1	1	CONVERT STD. TOP DRAWER INTO 1 SET OF 3 DRAWERS w/ PREMIUM MOTION SLIDES	
CUST-2	1	HANDLE: DH00010	
CUST-3	1	CATEGORY 3 DOOR STYLE & FINISH: QTF 3801 REVERSE PEWTER (FIBERBOARD)	
ROOM		ROOM SUMMARY:	

CUSTOMER INITIALS dm CUSTOMER INITIALS Cal



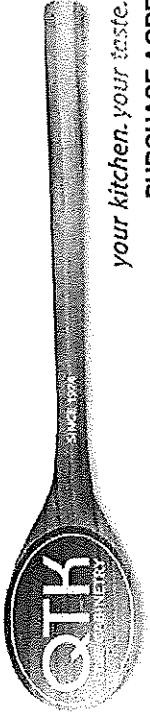
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ADDRESS:		SITE:		CENTERFIELD	
EMAIL:		MODEL TYPE:		38-11	
PHONE #:		LOT #:		33 CTF	
PHONE #:		DATE:		Dec 13, 2021 Q8006	
ROOM		DESCRIPTION		CATEGORY	
TWIN BATH BED 2 & 3 BATH VANITY		DOOR STYLE: QTF 1201 FINISH: WHITE SPECIES: FIBERBOARD DOOR HARDWARE: DRW HARDWARE: COUNTER TOP: Counter Top by Others		Category 1	
ITEM #	QTY	DESCRIPTION		PRICE	
CUST-1	1	1 TOP DRAWER w/ PREMIUM MOTION SLIDES (OPTION PAID FOR BY BUILDER)			
CUST-2	1	HANDLE: DH00010			
CUST-3	1	CATEGORY 1 DOOR STYLE: QTC 1622 BIANCO (LP LAMINATE)		ROOM SUMMARY:	
ROOM		DESCRIPTION		CATEGORY	
ENS#2 VANITY		DOOR STYLE: QTF 1201 FINISH: WHITE SPECIES: FIBERBOARD DOOR HARDWARE: DRW HARDWARE: COUNTER TOP: Counter Top by Others		Category 1	
ITEM #	QTY	DESCRIPTION		PRICE	
CUST-2	1	HANDLE: DH00010			
CUST-3	1	CATEGORY 1 DOOR STYLE: QTC 1622 BIANCO (LP LAMINATE)		ROOM SUMMARY:	
ROOM		DESCRIPTION		CATEGORY	
LAUNDRY ROOM		DOOR STYLE: QT 1022 FINISH: CUSTOM FINISH - K21 CANVAS SPECIES: LP LAMINATE DOOR HARDWARE: DH 66010 DRW HARDWARE: COUNTER TOP: Laminate Top by QTK D354-58		Category 3	
ITEM #	QTY	DESCRIPTION		PRICE	
UCAB-P	*	UPPER CABINETS AS PER DRAWINGS PROVIDED			
CUST-1	1	BUILT IN WASHER/DRYER ENCLOSURE - 40" HIGH x 30" DEEP (LAMINATE COUNTERTOP BY QTK)			
CUST-2	1	SHORTEN UPPER ABOVE SINK AND ADD HANGING ROD			
CUS-COL	1	Custom Finish - K21 CANVAS		ROOM SUMMARY:	

dm *hnd*



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PURCHASE AGREEMENT FORM

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ADDRESS:		SITE:	CENTERFIELD
EMAIL:		MODEL TYPE:	38-11
PHONE #:		LOT #:	33 CTF
PHONE #:		DATE:	Dec 13, 2021 Q8006

EXPECTED DELIVERY DATE	TBD	SUB-TOTAL:	
Customers please note all garbage bins, spice baskets, magic corner baskets and other accessories will only be delivered AFTER you move in the house. Please call us to request delivery of these items after you move in. Thank you. ALL CHANGES FINAL UPON SIGNING			
PLEASE READ ALL THE TERMS AND CONDITIONS ON THE ACCOMPANYING QTK TERMS & CONDITIONS DOCUMENT. BY SIGNING BELOW YOU AGREE TO RECEIVE THE ITEMS LISTED HEREIN AND PAY (ACCORDING TO QTK'S PAYMENT POLICY), AND HAVE READ AND UNDERSTOOD THE TERMS & CONDITIONS AS OUTLINED IN THE QTK TERMS & CONDITIONS DOCUMENT.			
DEPOSIT 1 DATE:		DEPOSIT 1:	
DEPOSIT 2 DATE:		DEPOSIT 2:	
BALANCE TO BE PAID IN FULL BY DUE DATE: CUSTOMER INITIAL(S):			

CUSTOMER SIGNATURE: [Signature]

DATE: Dec 14 2021

CUSTOMER SIGNATURE: [Signature]

DATE: Dec 14 2021

SALES REP NAME: - apD QTK AUTHORIZED SIGNATURE: _____



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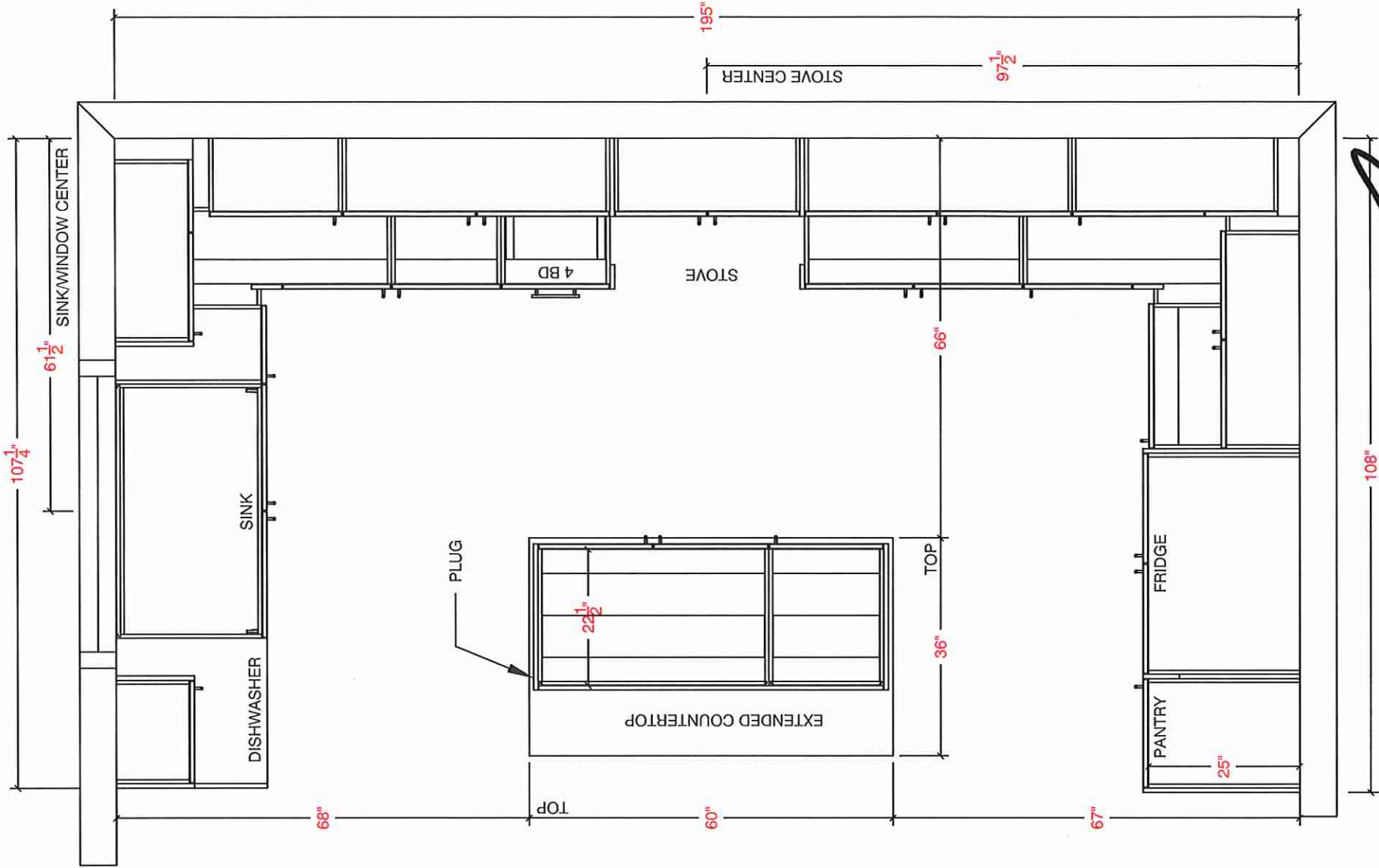
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CLIENT: ROYAL PINE HOMES	JOB NAME: LOT 33 CTF	ROOM: KITCHEN	DRAWN BY: GJ
SITE: CENTREFIELD	DOOR STYLE: —	DOOR HANDLE: —	SCALE: 1/2" = 1'-0"
PHONE: —	FINISH: —	DRW HANDLE: —	DATE: DEC 13, 2021
EMAIL: —	SPECIES: —	TOP: —	PAGE:

COMMENTS:

Customer Agrees and Accepts the following conditions: 1. The Drawing is a representation only and the installed cabinetry may vary slightly in product size, measurements, handle appearance and location and other details. Although Quality Tops & Kitchens Ltd. (QTK) does it's best to manufacture exactly what is shown here outside factors may prevent that and some variance is to be expected and accepted by the customer. 2. These drawings represent the intellectual property of QTK and as such the customer understands and accepts that all deposits given by the customer to QTK are non-refundable after QTK has supplied drawings (either physically or electronically) to the customer. If the customer decides to cancel the order after QTK has submitted drawings to the customer, the deposit will then be considered a design fee and no money will be returned to the customer.

KITCHEN PLAN





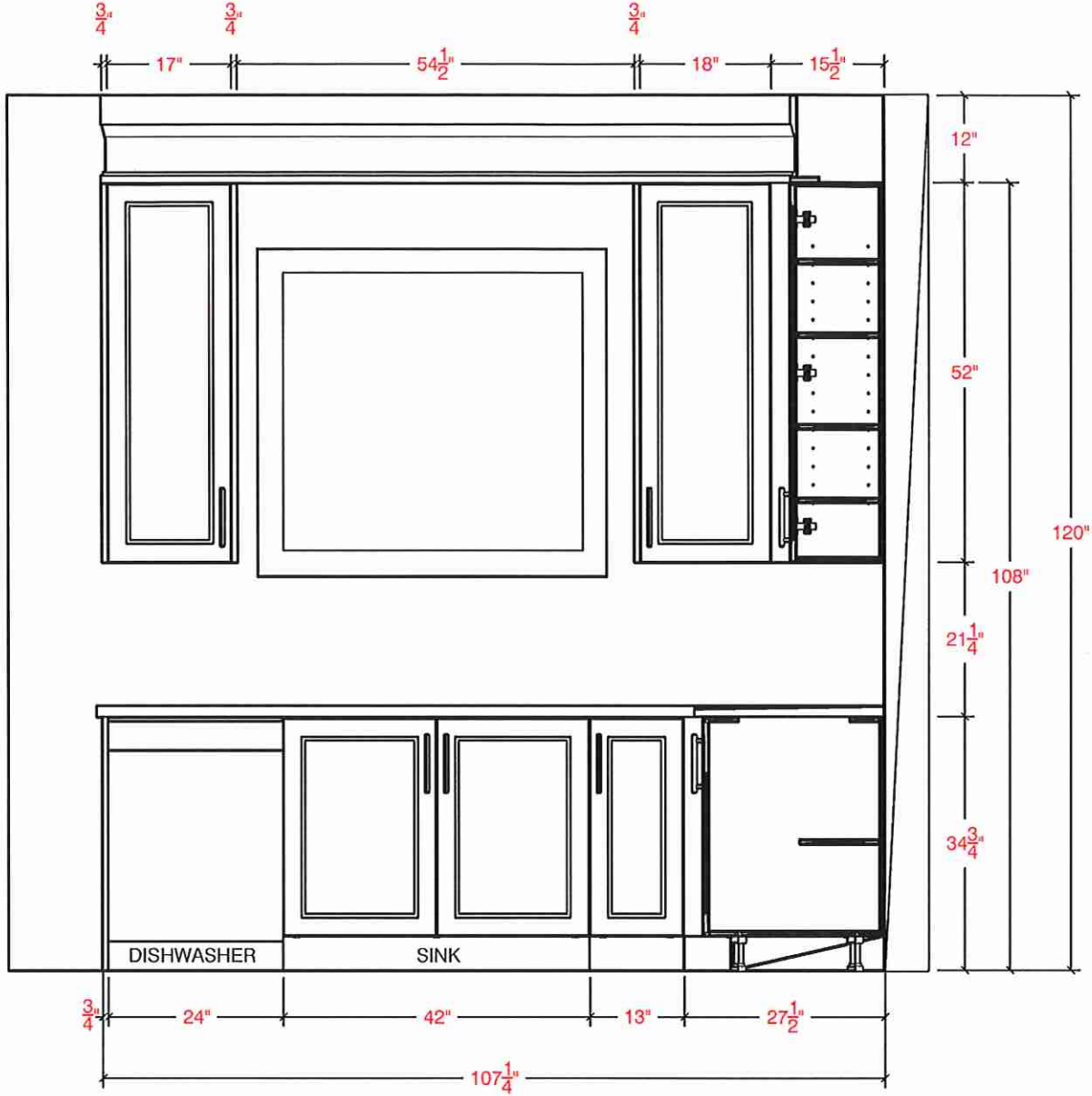
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SINK WALL - ELEVATION



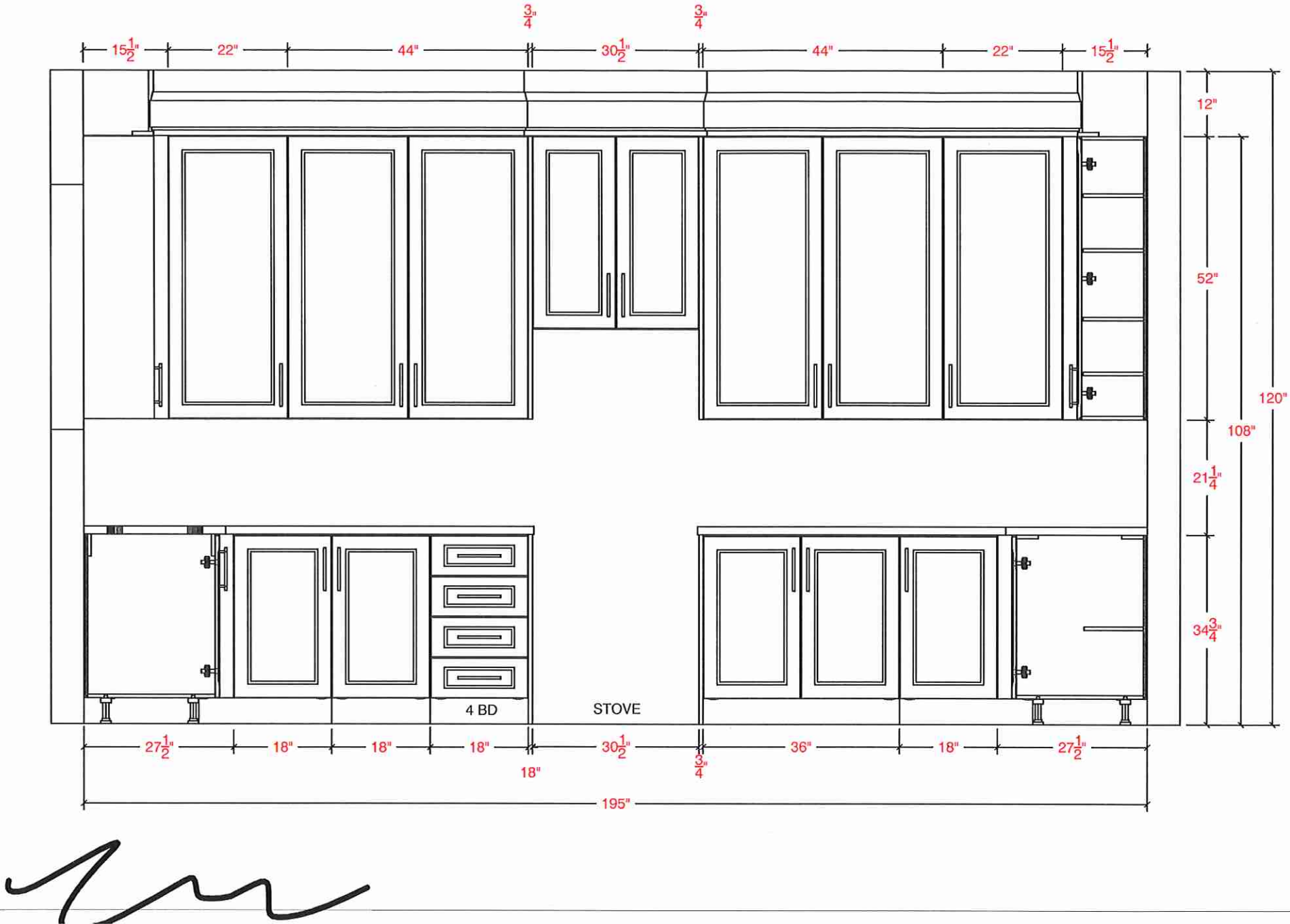


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SITE: CENTREFIELD	DOOR STYLE: —	DOOR HANDLE: —	SCALE: 1/2" = 1'-0"
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STOVE WALL - ELEVATION



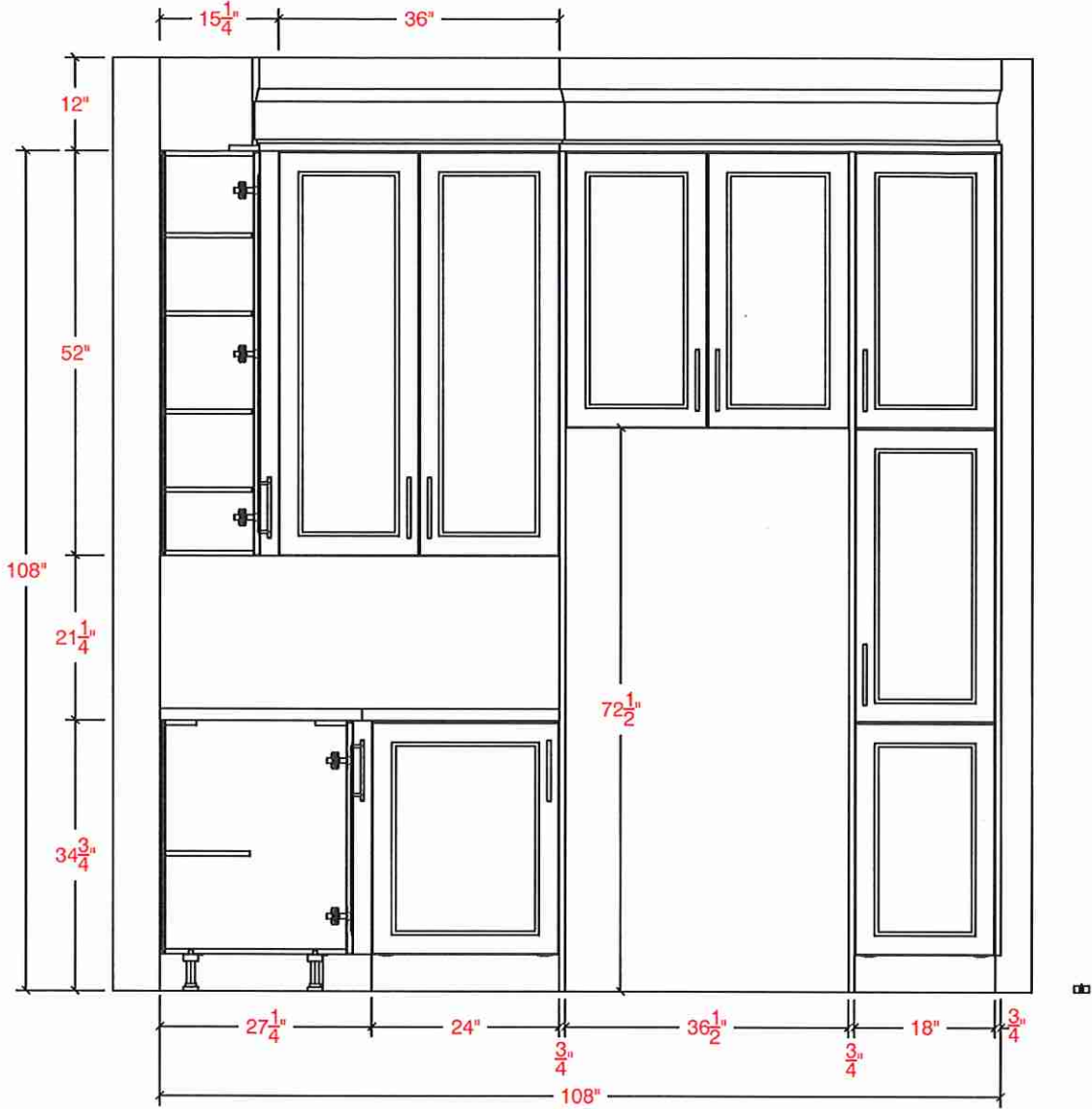


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CLIENT: ROYAL PINE HOMES	JOB NAME: LOT 33 CTF	ROOM: KITCHEN	DRAWN BY: GJ
SITE: CENTREFIELD	DOOR STYLE: —	DOOR HANDLE: —	SCALE: 1/2" = 1'-0"
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COMMENTS:			

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FRIDGE WALL - ELEAVTION



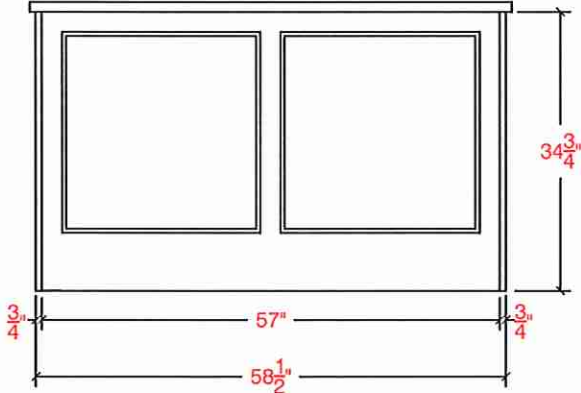


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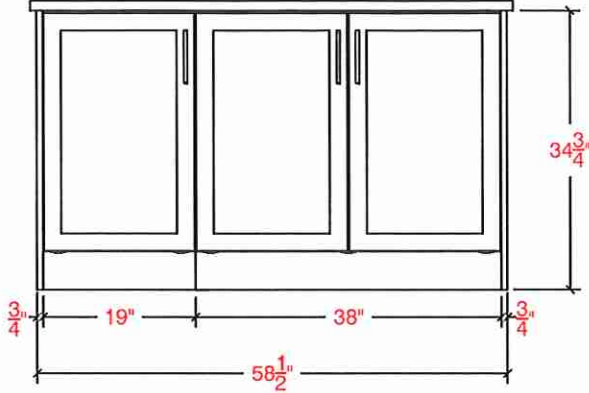
CLIENT: ROYAL PINE HOMES	JOB NAME: LOT 33 CTF	ROOM: KITCHEN	DRAWN BY: GJ
SITE: CENTREFIELD	DOOR STYLE: —	DOOR HANDLE: —	SCALE: 1/2" = 1'-0"
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EMAIL: —	SPECIES: —	TOP: —	PAGE:
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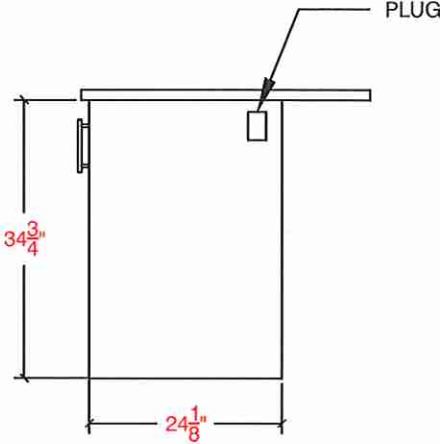
ISLAND REAR - ELEVATION



ISLAND FRONT - ELEVATION



ISLAND SIDE - ELEVATION





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COMMENTS:			

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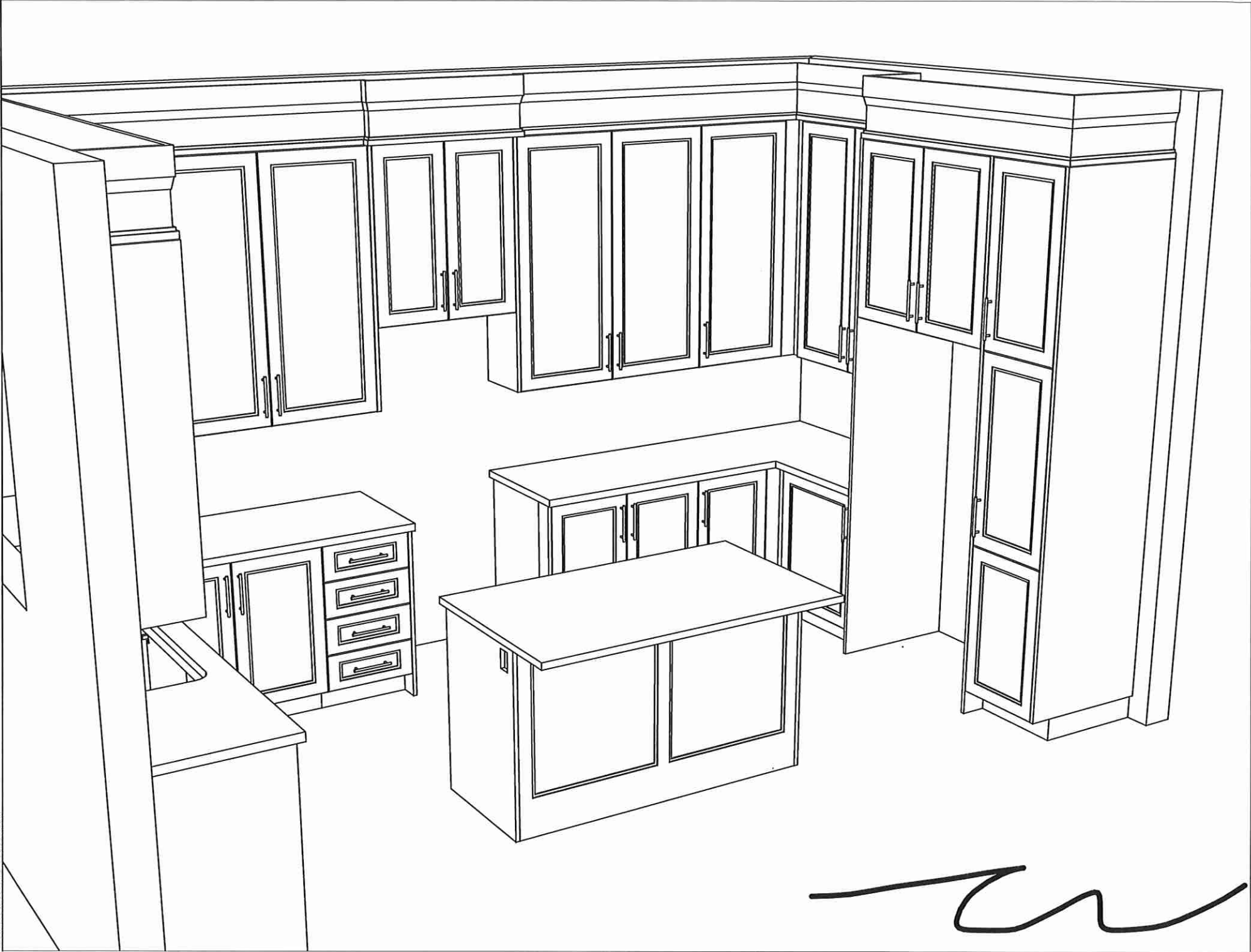


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www.QTK.ca info@qtk.ca

your kitchen. your taste.

CLIENT: ROYAL PINE HOMES	JOB NAME: LOT 33 CTF	ROOM: KITCHEN	DRAWN BY: GJ
SITE: CENTREFIELD	DOOR STYLE: —	DOOR HANDLE: —	SCALE: 1/2" = 1'-0"
PHONE: —	FINISH: —	DRW HANDLE: —	DATE: DEC 13, 2021
EMAIL: —	SPECIES: —	TOP: —	PAGE:
COMMENTS:			

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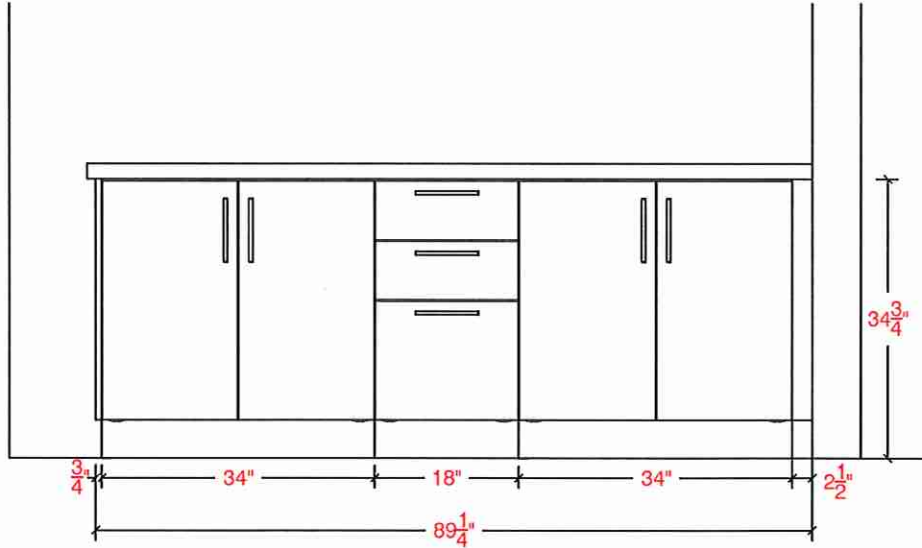


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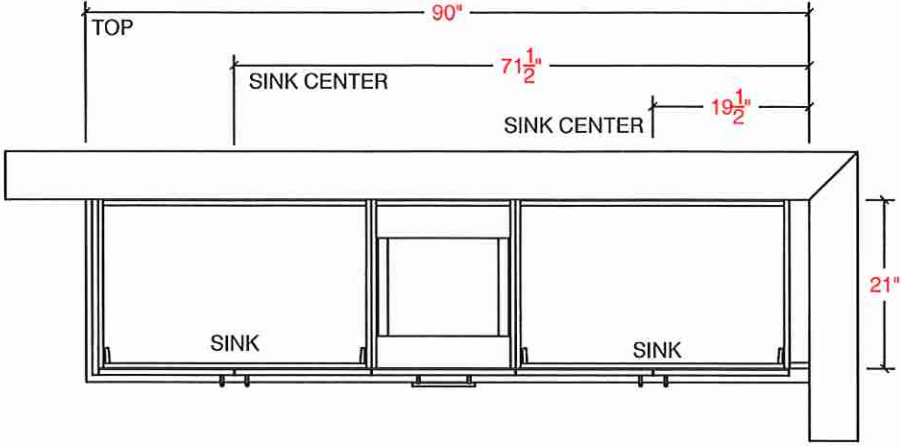
CLIENT: ROYAL PINE HOMES	JOB NAME: LOT 33 CTF	ROOM: VANITY	DRAWN BY: GJ
SITE: CENTREFIELD	DOOR STYLE: —	DOOR HANDLE: —	SCALE: 1/2" = 1'-0"
PHONE: —	FINISH: —	DRW HANDLE: —	DATE: DEC 13, 2021
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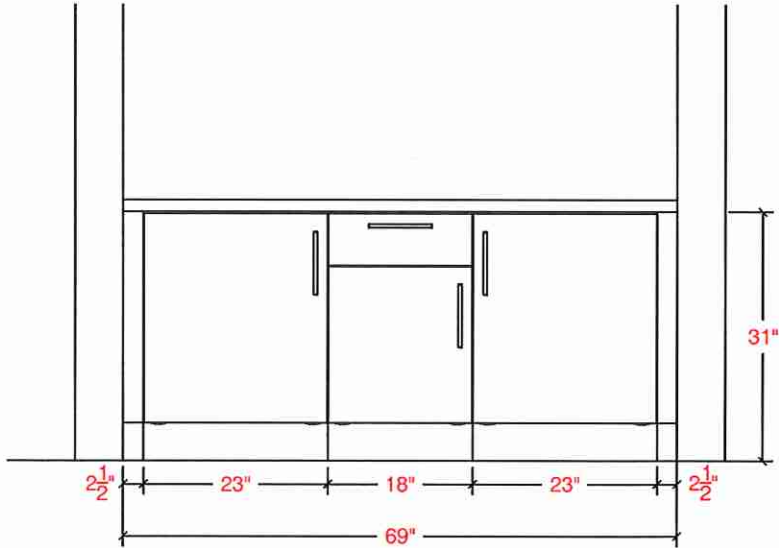
MASTER ENSUITE - ELEVATION



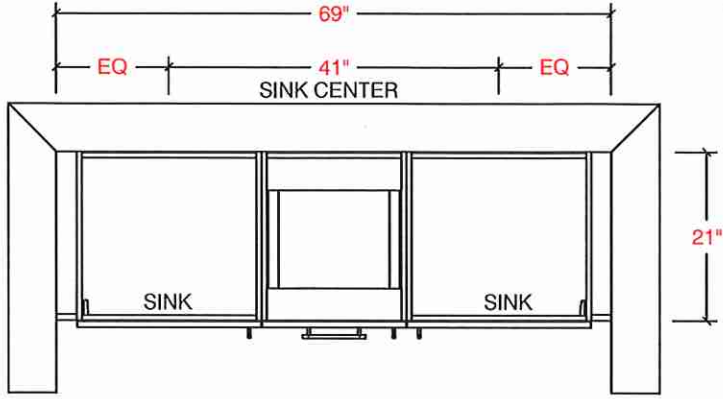
MASTER ENSUITE - PLAN



SHARED BATH - ELEVATION



SHARED BATH - PLAN



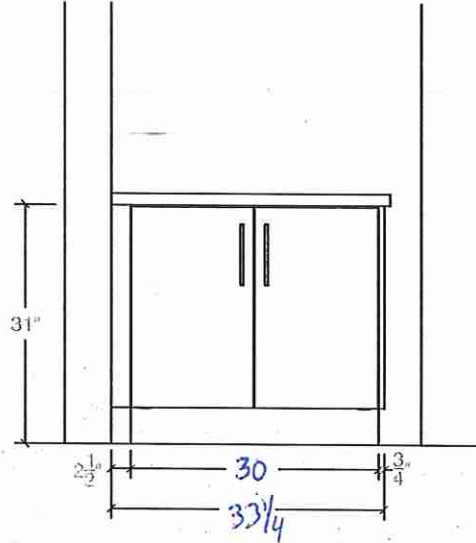


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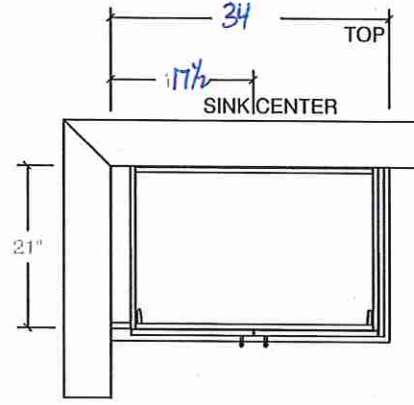
CLIENT: ROYAL PINE HOMES	JOB NAME: LOT 33 CTF	ROOM: VANITY	DRAWN BY: GJ
SITE: CENTREFIELD	DOOR STYLE: —	DOOR HANDLE: —	SCALE: 1/2" = 1'-0"
PHONE: —	FINISH: —	DRW HANDLE: —	DATE: DEC 13, 2021
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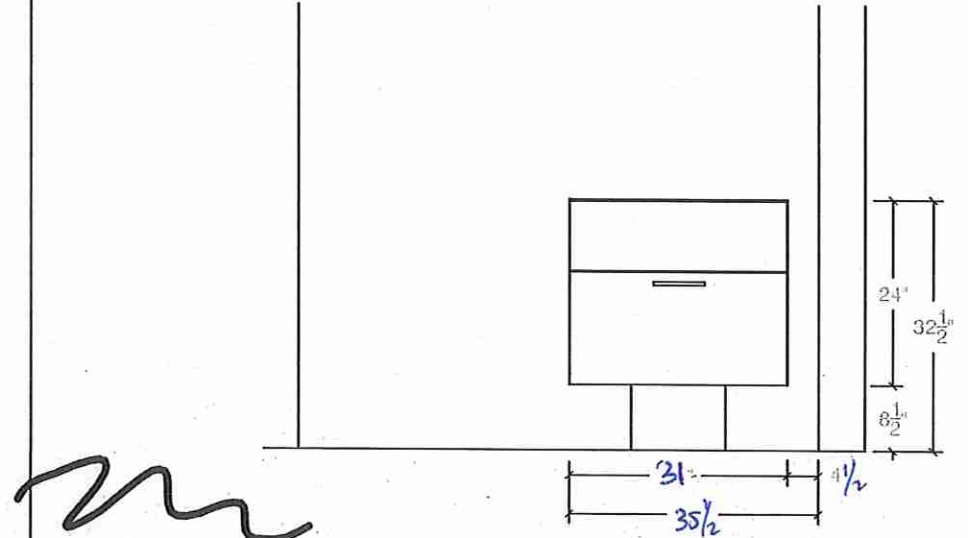
ENSUITE #2 - ELEVATION



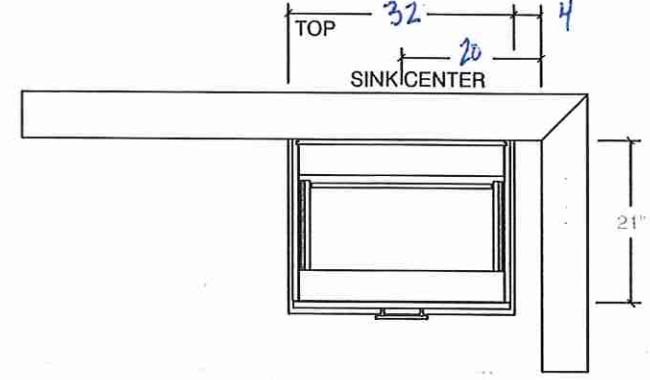
ENSUITE #2 - PLAN



POWDER ROOM - ELEVATION



POWDER ROOM - PLAN





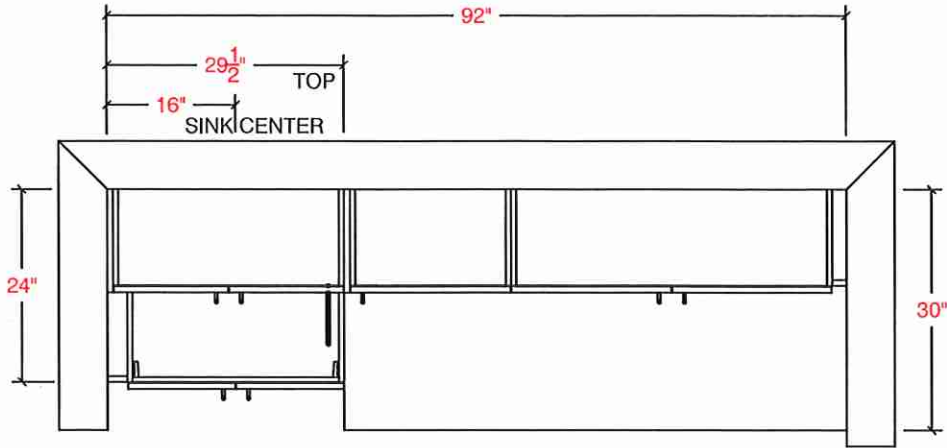
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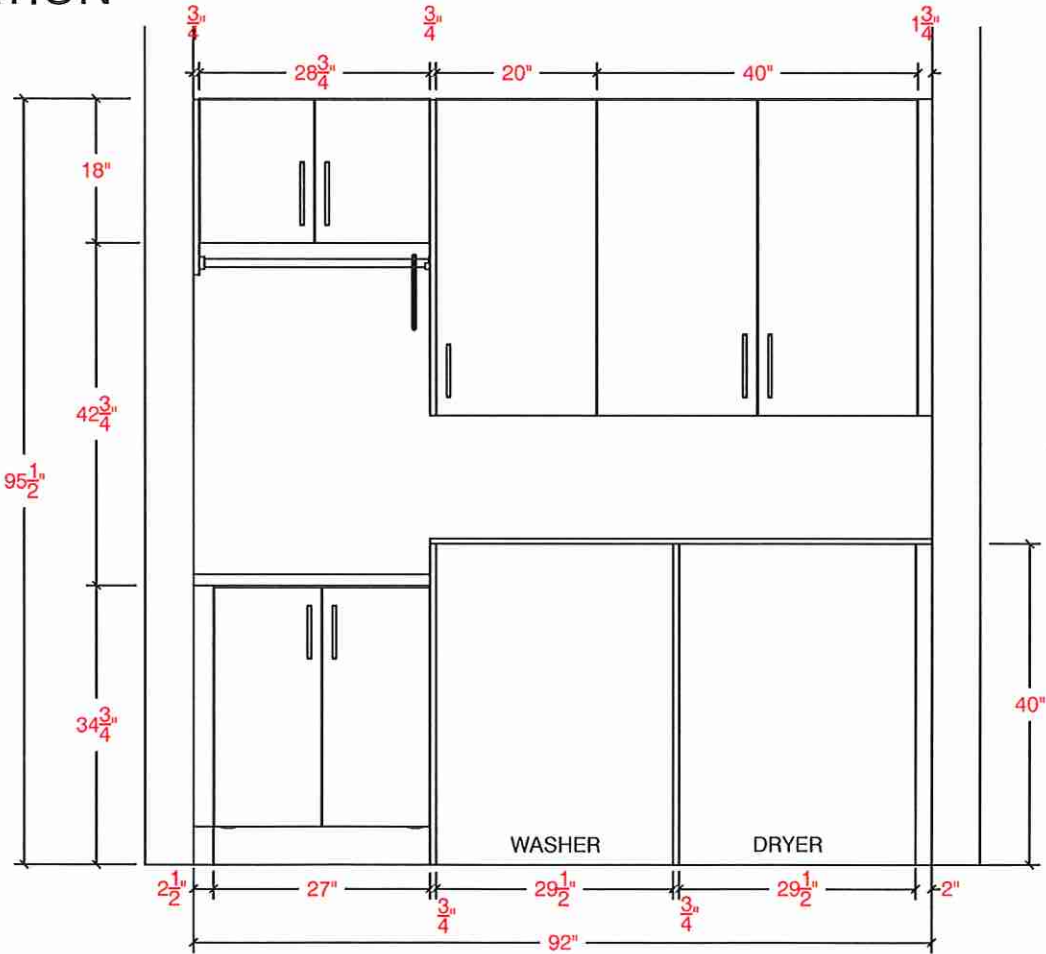
CLIENT: ROYAL PINE HOMES	JOB NAME: LOT 33 CTF	ROOM: LAUNDRY	DRAWN BY: GJ
SITE: CENTREFIELD	DOOR STYLE: —	DOOR HANDLE: —	SCALE: 1/2" = 1'-0"
PHONE: —	FINISH: —	DRW HANDLE: —	DATE: DEC 13, 2021
EMAIL: —	SPECIES: —	TOP: —	PAGE:
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LAUNDRY - PLAN

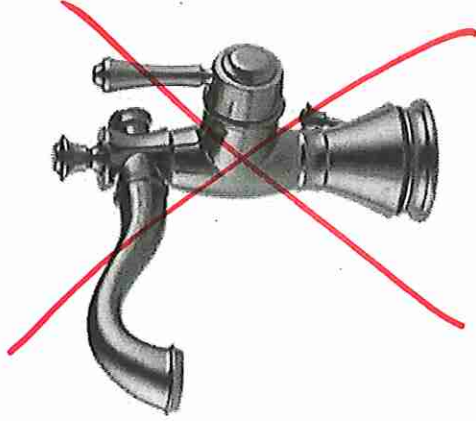


LAUNDRY - ELEVATION



LOT 33

CASSIDY COLLECTION



~~SINGLE HANDLE LAVATORY FAUCET~~

597LF-MPU
597LF-CZMPU
597LF-PNMPU
597LF-RBMPU
597LF-SSMPU

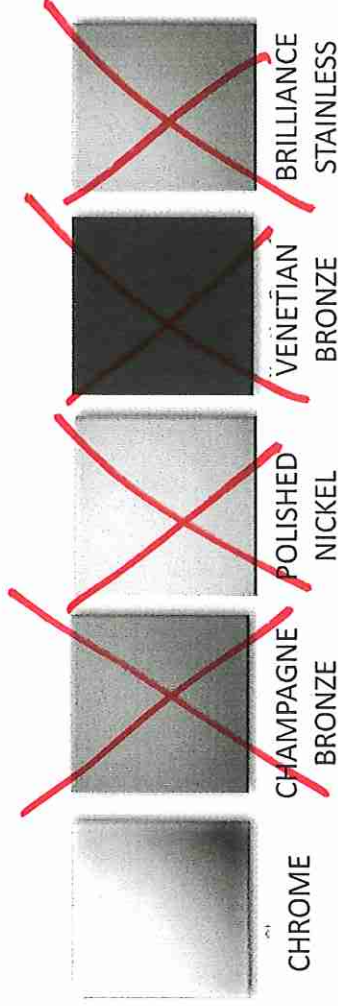
~~* MASTER ENSUITE *~~ (x2 SINKS)

WIDESPREAD LAVATORY FAUCET



3597LF-MPU
3597LF-CZMPU
3597LF-PNMPU
3597LF-RBMPU
3597LF-SSMPU

Shown in Champagne Bronze



LOT 33

EDGE
DETAILS

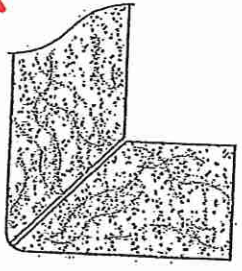
004

~~A.~~



~~STRAIGHT EDGE
(STANDARD - 3/4")~~

** L.



MITER WITH SKIRT EDGE
(MEDIUM - 1 1/2")

~~M.~~



~~OGEE - SQUARED EDGE
(MED./HIGH - 1 1/2")~~

UPGRADE

- * Kitchen
- * Powder Room
- * Master Ensuite
- * Ensuite #2
- * TWIN BATH

EDGING UP-GRADE OPTIONS

RECEIVED
RICK SUND