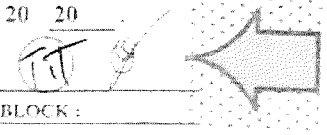


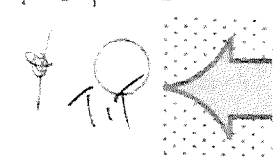
AMENDMENT TO AGREEMENT OF PURCHASE AND SALE  
 BETWEEN THE UNDERSIGNED PARTIES HERETO SIGNED  
 ON THE 17 DAY OF December, 20 20

REGARDING PROPERTY KNOWN AS: BUILDER'S LOT: 3   
 LOT: 3 BLOCK:   
 50M-348 PLACE ST THOMAS 5  
 CIVIC ADDRESS: 924 Lucerne Drive  
 PURCHASERS: Babatunde Temidire

VENDORS: VALECRAFT HOMES (2019) LIMITED  
 DATE OF ACCEPTANCE: December 17, 2020

It is hereby understood and agreed between the undersigned parties hereto that the following changes shall be made to the above mentioned Agreement of Purchase and Sale and except for such changes noted below all other terms and conditions in the Agreement shall remain as stated therein and time shall remain of the essence.

DELETE: PURCHASE PRICE: \$597,062.00  
 BALANCE AT CLOSING: \$572,062.00  
 LESS H.S.T. AMOUNT: \$549,612.39  
 SCHEDULE "G" DATED: December 17, 2020  
 TARIION SCHEDULE "B" DATED: December 17, 2020

INSERT: 680 dated: February 2, 2021 in the amount of: ~~\$1,766.65~~ 1691.65  
 NEW PURCHASE PRICE: ~~\$598,828.65~~ 598753.65  
 NEW BALANCE AT CLOSING: ~~\$573,828.65~~ 578753.65  
 NEW LESS H.S.T. AMOUNT: ~~\$554,475.80~~ 557109.42  
 SCHEDULE "G" DATED: February 2, 2021  
 TARIION SCHEDULE "B" DATED: February 2, 2021 

Dated at Essex this 3 day of February, 2021

In the presence of:

[Signature]  
 WITNESS

[Signature]  
 PURCHASER

WITNESS

PURCHASER

Dated at OTTAWA this 9th day of February, 2021

VALECRAFT HOMES (2019) LIMITED

Per: [Signature]

Name: Frank Niessens

Title: Vice-President

I HAVE THE AUTHORITY TO BIND THE CORPORATION  
REV: September 17, 2020



**NON STANDARD EXTRAS (680)**

**Place St. Thomas - Phase 5**

PURCHASER: Babatunde Temidire

Printed: 2-Feb-21 10:21 am

LOT NUMBER	PHASE	HOUSE TYPE	CLOSING DATE
3	5	1030 THE NASH ELEV A	14-Dec-21

ITEM	QTY	EXTRA / CHANGE	PRICE	ESTERVAL USE
33 990	1	ORBITAL UPGRADES AS PER ATTACHED QUOTE & SKETCH	<del>575.00</del> 0.00	Each
29570	Note: ORBITAL Estimate # OR5289 Rev.01 dated 02/01/2021. Total \$9,000.00 - \$9,000.00 HST = \$0.00			
34 999	1	S&S ELECTRIC UPGRADES AS PER ATTACHED QUOTE & SKETCH	*\$ 4,412.65	Each
29571	Note: S&S Electric Estimate # SS4210 Rev.01 dated 02/01/2021. Total \$3,905.00 + \$507.65 HST = \$4,412.65			
35	1	DELETE ITEM # 13 - 200 AMP SPLIT SERVICE WITH 64 CIRCUIT PANEL	-\$2,417.00	Each
29574	Note: Delete Item # 13			
36	1	GREAT ROOM - DELETE ITEM # 4 - OPTIONAL 3-SIDED FIREPLACE WITH MDF SHELF	-\$685.00	Each
29572	Note: Delete Item # 4			
37	1	GREAT ROOM - DELETE ITEM # 5 - OPTIONAL 3-SIDED FIREPLACE WITH SHELF	-\$1,134.00	Each
29549	Note: Delete Item # 5			
38	1	GREAT ROOM - SUPPLY & INSTALL OPTIONAL 3-SIDED FIREPLACE INCLUDING FULL WALL (FLOOR TO CEILING)	\$ 1,515.00	Each
29573	Note: As per Fireplace Sketch dated February 2, 2021			

Sub Total	\$1691.65
HST	\$0.00
Total	\$1691.65

T.T.

Payment Summary	
Paid By	Amount
Total Payment:	

PURCHASER:

Babatunde Temidire

02-Feb-21  
DATE

VENDOR:

PER: Valecraft Homes (2019) Limited

DATE:

Feb 8/21

PREPARED BY: Adam Howman

LOCKED BY:

PE 1,379-1

to-mech@d.rrp 14May20

CONSTRUCTION SCHEDULING APPROVAL	
PER:	DATE:
_____	_____

**SCHEDULE B  
Adjustments to Purchase Price or Balance Due on Closing**

**PART I Stipulated Amounts/Adjustments**

These are additional charges, fees or other anticipated adjustments to the final purchase price or balance due on Closing, the dollar value of which is stipulated in the Purchase Agreement and set out below.

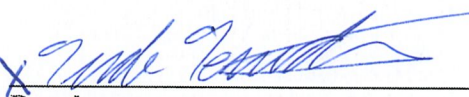
1. Preparation of transfer fee by Builder's solicitor as stated in Clause #22 of the Agreement of Purchase & Sale. \$275.00 + HST= \$310.75

**PART II All Other Adjustments – to be determined in accordance with the terms of the Purchase Agreement**

These are additional charges, fees or other anticipated adjustments to the final purchase price or balance due on Closing which will be determined after signing the Purchase Agreement, all in accordance with the terms of the Purchase Agreement.

1. Land Transfer Tax based on final purchase price less HST as stated in Clause #22 of the Agreement of Purchase & Sale.
2. Property Taxes as per final statement of adjustments as stated in Clause #11 of the Agreement of Purchase & Sale.
3. Real Estate Transaction Levy Surcharge as per final statement of adjustments as stated in Clause #13 of the Agreement of Purchase & Sale.
4. Administrative charges to set up assessment roll number and change of records as per final statement of adjustments as stated in Clause #14 of the Agreement of Purchase & Sale.
5. Delay in Closing by Purchaser of \$150.00 +HST per day as per final statement of adjustments as stated in Clause #15 of the Agreement of Purchase & Sale.
6. Maximum GST/HST rebate based on final purchase price less HST as stated in Schedule "G" Clause # 8 of the Agreement of Purchase & Sale.
7. Tarion Enrolment Fee based on final purchase price less HST as stated in Clause #12 of the Agreement of Purchase & Sale. Tarion Enrolment Calculation Table can be viewed on-line at tarion.com. See chart on page 11 as a guide.
8. Additional upgrades/deletions contained in the attached Amendment to the Agreement of Purchase and Sale dated February 2, 2021.

Signed at Embrun, ON, this 2 day of February, 2021.

  
Purchaser

Valecraft Homes (2019) Limited

\_\_\_\_\_  
Purchaser

  
Per:

FEB 8/21  
Date:

Lot #: 3 - Phase 5

Project: Place St. Thomas 5



SCHEDULE "G"

**HARMONIZED SALES TAX AND NEW HOUSING REBATE**

1. The parties acknowledge that as at the date of this Agreement, Harmonized Sales Tax ("HST") is applicable to this transaction pursuant to the Excise Tax Act (Canada) (the "**Legislation**") and that, the Purchaser may qualify for the GST/HST new housing rebate (as is authorized by the Legislation from time to time) (**the "New Housing Rebate"**) in respect of this transaction.
2. The Purchaser is hereby advised that the Purchase Price listed in "Purchase Price" Section of this Agreement includes all HST and the New Housing Rebate applicable to this transaction (refer to maximum rebate allowance in Clause 8) as at the date this Agreement is signed by the parties. All sales taxes applicable to the transaction (including any applicable New Housing Rebate) will be calculated as of the closing of the subject transaction and will be applied in accordance with the Legislation. In the event that there is a change to the Legislation after the execution of this Agreement but prior to the closing of this transaction, the Vendor shall make all applicable adjustments to the sales taxes payable in this transaction in accordance with all applicable Legislation.
3. The Purchaser hereby irrevocably assigns to the Vendor the benefit of the New Housing Rebate, if applicable to this transaction.
4. The Purchaser hereby warrants and agrees that:
  - (a) The Real Property is being purchased as the Purchaser's primary place of residence and that the Purchaser will take possession and occupy the Dwelling forthwith upon closing and will not allow occupancy of the Dwelling by any other individual (other than the Purchaser's immediate family) as a place of residence prior to occupancy by the Purchaser;
  - (b) Purchaser will execute and deliver on closing such documents as the Vendor may require to confirm the warranties and agreements contained in this Schedule; and
  - (c) Purchaser will submit to the Vendor on closing, prior to or after closing at the Vendor's request, an application or applications in the manner and in the form prescribed containing prescribed information required by the Legislation for the New Housing Rebate
5. The Purchaser acknowledges that the Vendor has calculated the Purchase Price on the assumption that the New Housing Rebate will be applicable to this transaction. If for any reason the Purchaser does not qualify for the New Housing Rebate, then the Purchaser shall be fully responsible for paying to the Vendor the amount of such New Housing Rebate plus interest at the Bank of Montreal prime rate from the date the statement of adjustments is calculated plus any fees, penalties or damages imposed on the Vendor under the Legislation. For greater certainty, the Purchaser acknowledges that the New Housing Rebate described above is for individuals buying a new house or residential condominium as a primary place of residence for themselves or a relation. It does not include the rebate for HST which may be available to investors buying a new house or residential condominium as a rental property ( the **GST/HST "New Residential Rental Property Rebate"**). If the Property is being purchased for investment purposes, the Purchaser will not qualify for the New Housing Rebate and the Purchaser shall be responsible for paying to the Vendor an amount equal to the New Housing Rebate which has been included in the Purchase Price hereunder. All Purchasers buying a new house or residential condominium as a rental property are responsible for applying for the New Residential Rental Property Rebate after the closing of the subject transaction.



\_\_\_\_\_  
Purchaser

\_\_\_\_\_  
Purchaser



\_\_\_\_\_  
Vendor

6. The Purchaser acknowledges and agrees that the Purchase Price set forth in this Agreement has been arrived at on the basis that the Purchase Price includes all Extras, premiums and bonuses and excludes any Extras ordered pursuant to a Change Order following the date of execution of this Agreement. The Purchaser acknowledges that the purchase of additional Extras following the date of execution of this Agreement may push the Purchase Price of the Real Property into a different sales tax category for the purposes of determining the amount of the New Housing Rebate, and that this may lower the amount of said New Housing Rebate applicable to the transaction. If a reduced New Housing Rebate is applicable under the Legislation due to the purchase of Extras following the date of execution of this Agreement, the Purchaser agrees to compensate the Vendor for the amount by which the New Housing Rebate used to calculate the Purchase Price listed in the "Purchase Price" section herein exceeds the actual applicable New Housing Rebate, such amount to be credited to the Vendor as an adjustment on closing.

Handwritten notes: "KA", "JP", and a calculation:  $\$551109 - \$551175.30$



The Parties acknowledge that for purposes of Land Transfer Tax, the total consideration to be inserted in the Transfer Deed of Land for this transaction shall be the total Purchase Price including Extras excluding GST and the New Housing Rebate, namely the amount of -\$551,175.30. The Purchaser is responsible for payment in full of the Land Transfer Tax and the cost of registration of its transfer.

8. The Purchaser agrees to execute all further documents required by the Vendor after closing to give effect to this Schedule.

Dated at Essex this 2 day of February, 2021

[Signature]  
PURCHASER

VALECRAFT HOMES (2019) LIMITED

\_\_\_\_\_  
PURCHASER

[Signature]  
PER:

Feb 6 / 2021  
DATE:

PROJECT: PLACE ST THOMAS 5 LOT: 3



ELECTRIC - ÉLECTRIQUE

Tel: (613) 748-0432  
Fax: (613) 748-0355

A Division of the S&S Belcan Group  
www.sandselectric.com

Estimate No#: 554210 Rev.01

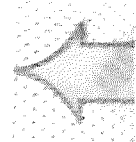
Customer Only

Customer:

Mabatunde Temidire  
Home: 613-407-8970  
Email: temidirem1@gmail.com

Project: VALCRAFT HOMES (2019) LTD.  
Location: Emory Park St Thomas Springs  
PA 8  
Job: 757 Phase 5 Lot 3  
Closing Date: 12/14/2021

By: [Signature]  
Date: 02/01/2021



Location	Qty	Product / Installation Details	Plan Code	Unit Price	Customer Total
Great Room	1.00	15 Amp Standard Plug <i>APPROX 60 INCHES FROM FLOOR</i> Add 15 AMP plug approx 60 inches from floor <del>approx 20 inches from floor</del>	A	\$120.00	\$120.00
Master Bedroom	1.00	15 Amp Standard Plug Add 15 AMP plug approx 20 inches from floor	B	\$120.00	\$120.00
Kitchen	2.00	Standard Light Outlet (Keyless) Relocate standard fixture and leave as keyless fixture and add 2 wire leads for future pendant lighting	E	\$109.00	\$109.00
Kitchen	4.00	4" LED slim Pot Light White (AFR4C-0930-WH) Add 4 LED Halo potlights (AFR4-0930-WH) on added switch	F	\$207.00	\$828.00
Kitchen	1.00	Single Pole Switch Single Pole Switch	F	\$105.00	\$105.00
Great Room	4.00	4" LED slim Pot Light White (AFR4C-0930-WH) Add 4 LED Halo potlights (AFR4-0930-WH) on added switch	G	\$209.00	\$836.00
Great Room	1.00	Single Pole Switch Single Pole Switch	G	\$105.00	\$105.00
Various Locations	2.00	15 Amp USB Charger Receptacle Standard USB Charger Receptacle	H	5	90.00
Soffit	1.00	3" x 4" LED 2nd floor slim Soffit Pot Light White (AFR4C-0930-WH) 3" x 4" LED 2nd floor slim Soffit Pot Light White (AFR4C-0930-WH)		\$1,024.00	\$1,024.00
Poyer	1.00	Single Pole Switch Single Pole Switch		\$105.00	\$105.00
Entrance Bath	2.00	4" LED slim Pot Light White (AFR4C-0930-WH) Add 2 LED Halo potlights (AFR4-0930-WH) on added switch		\$209.00	\$418.00

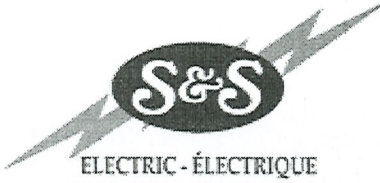
www.sandselectric.com

Phone: (613) 748-0432 | Fax: (613) 748-0355 | Email: info@sandselectric.ca | Website: www.sandselectric.ca

5411 Candtek Road, Ottawa, Ontario K1J 9M3







Tel: (613) 748-0432  
Fax: (613) 748-0355

A Division of the S&S Bolton Group  
www.ssbolton.com

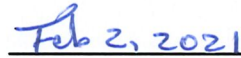
Location	Qty	Product / Installation Details	Plan Code	Unit Price	Customer Total
Ensuite Bath	1.00	Single Pole Switch Single Pole Switch	✓	\$105.00	\$105.00
				<b>Customer Subtotal:</b>	<b>\$3,905.00</b>
				<b>HST:</b>	<b>\$507.65</b>
				<b>Total:</b>	<b>\$4,412.65</b>

\*\*\* Total price includes all applicable taxes

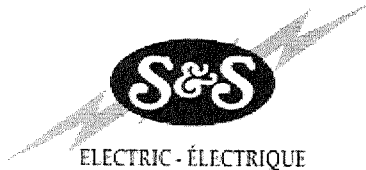
**Notes:**

"Purchaser has acknowledged that they have discussed any kitchen layout modifications with their electrical representative. If modifications are made after signing off on electrical, this will incur additional charges."

  
Customer Signature

  
Date





ELECTRIC - ÉLECTRIQUE

Tel: (613) 748-0432  
Fax: (613) 748-0355

A Division of the S&S Bolton Group  
www.ssbolton.com

**Estimate No#: SS4210 Rev.01**

Customer Copy

Home: 613-407-8370  
Email: tundetemidire@gmail.com

Builder: VALECRAFT HOMES (2019) LTD.  
Project: Embrun-Place St Thomas Singles  
Ph 5  
Lot: PST Phase 5 Lot 3  
Closing Date: 12/14/2021

Salesperson: Jason Thompson  
Date: 02/08/2021

**Attn: Babatunde Temidire**

**Re: Upgrade Estimate for Embrun-Place St Thomas Singles Ph 5, Lot: PST Phase 5 Lot 3**

We are pleased to submit our quotation for your review and consideration. Upon acceptance, please date and sign anywhere a "Customer Signature" and "Date" is requested, including the "Quotation Acceptance" form on the last page of this estimate, and send it back to Jason Thompson at jthompson@orbitalti.ca.

**Price ..... \$ 4,412.65 including all applicable taxes**

**Terms and Conditions:**

- 1) Price are valid for 60 days from the date sent to the builder.
- 2) Locations on plan may vary due to mechanical and structural codes and are subject to change without notice. If specific outlet height and location is not specified, outlet will be installed as per installers' best judgement.
- 3) Any revisions related to this document after signing will be subject to a \$200 administration fee. There will also be additional costs to the purchaser for labour and materials required for the changes.
- 4) Any changes that you, the purchaser, may decide to make after the original signing of this document and/or after the 7 day waiting period, may delay the closing date of your home.

Should you have any questions, comments or concerns, please do not hesitate to contact us.

Yours truly,

Jason Thompson, **S&S Electric**

www.sandselectric.ca

---

Phone: (613) 748-0432 | Fax: (613) 748-0355 | Email: info@sandselectric.ca | Website: www.sandselectric.ca

5 4 1 1 Canotek Road, Ottawa, Ontario K1J 9M3

Printed By: Jason Thompson - Page: 1



Tel: (613) 748-0432  
Fax: (613) 748-0355

A Division of the S&S Bolton Group  
www.ssbolton.com

## Estimate No#: OR5289 Rev.01

Customer Copy

### Customer:

Babatunde Temidire

Home: 613-407-8370

Email: tundetimidire@gmail.com

Builder: VALECRAFT HOMES (2019) LTD.  
Project: Embrun-Place St Thomas Singles  
Ph 5  
Lot: PST Phase 5 Lot 3  
Closing Date: 12/14/2021

Salesperson: Jason Thompson (OR)  
Date: 02/01/2021

Location	Qty	Product / Installation Details	Plan Code	Unit Price	Customer Total
Great Room	1.00	<b>(4) Port Plate - (1) Phone CAT5e &amp; (2) Data CAT5e &amp; (1) Cable RG6 Outlets</b> (4) Port Plate - (1) Phone CAT5e & (2) Data CAT5e & (1) Cable RG6 Outlets - Location as shown on floor plan		\$	\$0.00
Master Bedroom	1.00	<b>(4) Port Plate - (1) Phone CAT5e &amp; (2) Data CAT5e &amp; (1) Cable RG6 Outlets</b> (4) Port Plate - (1) Phone CAT5e & (2) Data CAT5e & (1) Cable RG6 Outlets - Location as shown on floor plan		\$	\$0.00
Study	1.00	<b>(4) Port Plate - (1) Phone CAT5e &amp; (2) Data CAT5e &amp; (1) Cable RG6 Outlets</b> (4) Port Plate - (1) Phone CAT5e & (2) Data CAT5e & (1) Cable RG6 Outlets - Location as shown on floor plan		\$	\$0.00
N/A	1.00	<b>2" PVC Conduit from Basement to Attic</b> 2" PVC Conduit from Basement to Attic		\$	\$0.00
N/A	2.00	<b>Vacuum Rough-In Outlet</b> Vacuum Rough-In Outlets		\$	\$0.00

\*\*\* Total price includes all applicable taxes

Customer Subtotal:	<b>\$0.00</b>
HST:	<b>\$0.00</b>
<b>Total:</b>	<b>\$0.00</b>

Customer Signature

Date

Phone: (613) 748-0432 | Fax: (613) 748-0355 | Email: info@orbitalti.com | Website: www.orbitalti.com

5 4 1 1 Canotek Road, Ottawa, Ontario K1J 9M3



# THE NASH

MODEL 1030

2671 SQ. FT.

Site: Place St. Thomas 5 Purchaser: Babatunde Temidire

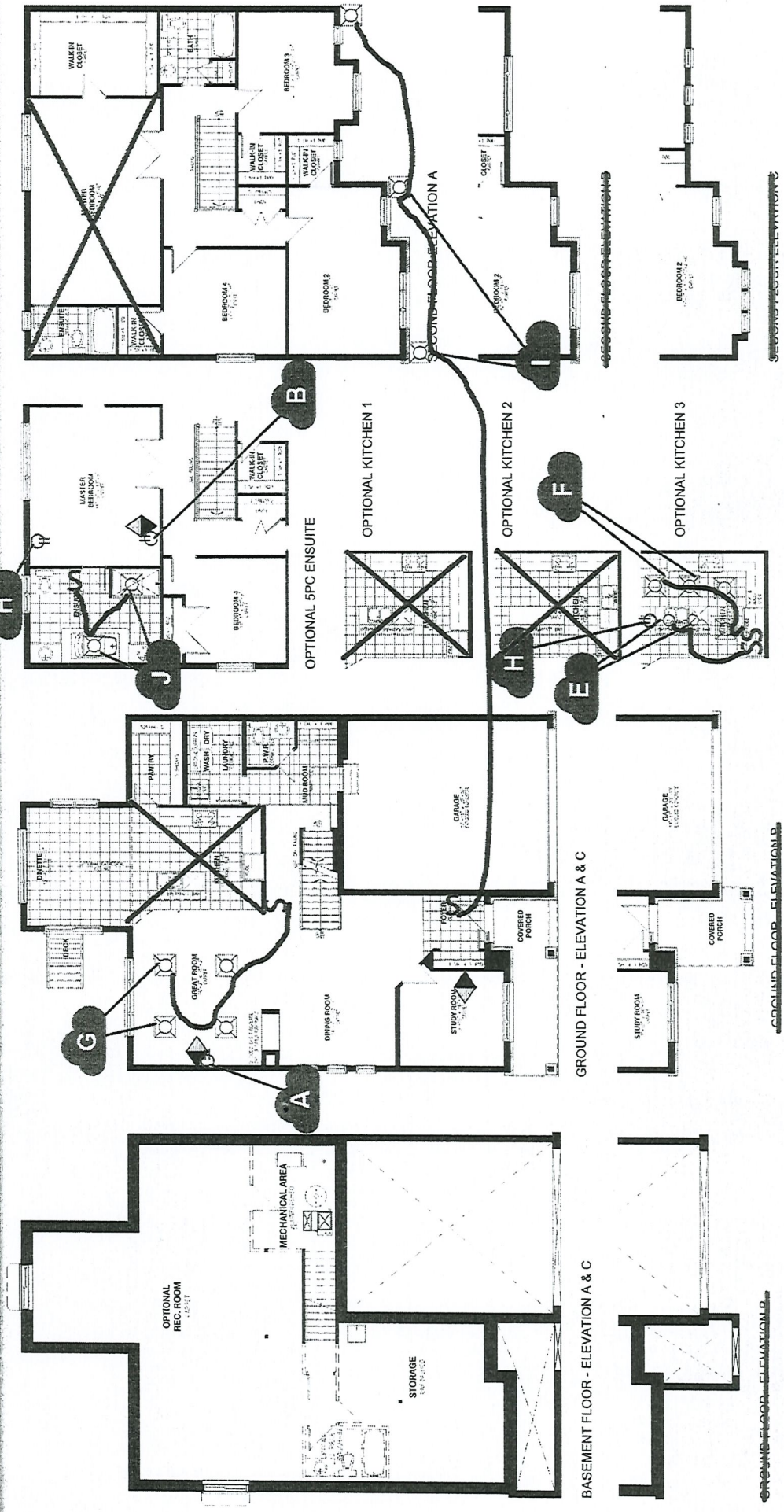
Plan No.: 50M-348

Lot: 3 - Phase 5 Purchaser:

Date: January 4, 2020

*[Handwritten Signature]*  
Signature

Feb 2, 2021  
DATE

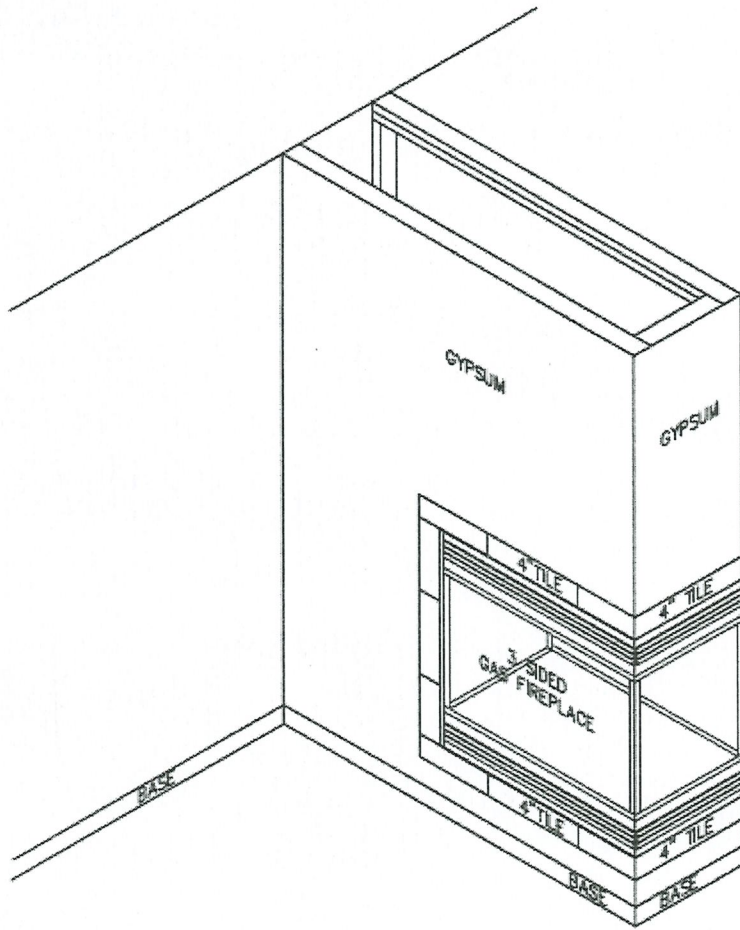


All dimensions are approximate. Exterior illustrations are artist concepts only and may not be as shown. E & OE, plans, materials and specifications are subject to change without notice. Actual useable floor space may vary from the stated floor area. Note: Number of steps varies due to site grading. E & O.E. 07/07/2020-2



# PST PH5 Lot 3 - Fireplace Sketch

Item # 38



3-WAY FIREPLACE

T.T.

February 2, 2021