

AMENDMENT TO AGREEMENT OF PURCHASE AND SALE  
BETWEEN THE UNDERSIGNED PARTIES HERETO SIGNED  
ON THE 5 DAY OF September , 2020 .

REGARDING PROPERTY KNOWN AS: BUILDER'S LOT : 269  
LOT: 269 BLOCK :  
4M-1589 RATHWELL LANDING  
CIVIC ADDRESS: 749 Parade Dr

PURCHASERS: Evgeni Glinberg and Ludmila Glinberg

VENDORS: VALECRAFT HOMES LIMITED

DATE OF ACCEPTANCE: September 22, 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: \$700,107.59  
BALANCE AT CLOSING: \$625,107.59  
LESS H.S.T. AMOUNT: \$640,803.18  
SCHEDULE "G" DATED: March 24, 2021  
TARION SCHEDULE "B" DATED: March 24, 2021

INSERT: 680 dated: May 12, 2021 in the amount of: \$500.00  
NEW PURCHASE PRICE: \$700,607.59  
NEW BALANCE AT CLOSING: \$625,607.59  
NEW LESS H.S.T. AMOUNT: \$641,245.65  
SCHEDULE "G" DATED: May 19, 2021  
TARION SCHEDULE "B" DATED: May 19, 2021

Dated at Ottawa this 19 day of May , 2021

In the presence of:

WITNESS

DocuSigned by:  
PURCHASER

WITNESS

DocuSigned by:  
PURCHASER

Dated at Ottawa this 19 day of May , 2021

VALECRAFT HOMES LIMITED (VENDOR)

PER: Vicia Oliver  
REV: September 3, 2020



NON STANDARD EXTRAS (680)

Rathwell Landing - Phase 2

PURCHASERS: Evgeni Glinberg and Ludmila Glinberg

Printed: 19-May-21 8:58 am

LOT NUMBER	PHASE	HOUSE TYPE	CLOSING DATE
269	2	825 THE BRADLEY 3 BED ELEV B	2-Dec-21

ITEM	QTY	EXTRA / CHANGE	PRICE	INTERNAL USE
53		1 - - SEE COLOUR CHART REVISION #3 for change to railing stain and change to red oak stairs stain from main floor to 2nd floor.	\$500.00	Each
33399		Note:		
54		1 - KITCHEN - PURCHASER(S) ACCEPT AND ACKNOWLEDGE KITCHEN AND BATHROOM CABINETRY LAYOUT AS PER KITCHEN AND BATHROOM CABINETRY SKETCH DATED MAY 17,2021.	\$0.00	Each
33573		Note:		

Sub Total	\$500.00
HST	\$0.00
Total	\$500.00

Payment Summary

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

PURCHASER:

DocuSigned by:

4914A41262AB4AB...

Evgeni Glinberg

DocuSigned by:

D371F012654E...

Ludmila Glinberg

19-May-21

DATE

PURCHASER:

DocuSigned by:

4914A41262AB4AB...

Evgeni Glinberg

DocuSigned by:

D371F012654E...

Ludmila Glinberg

19-May-21

DATE

VENDOR:

DocuSigned by:

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PER: Valecraft Homes Limited

May 19, 2021

DATE:

PREPARED BY: Samar Merhi

LOCKED BY: Lisa Ballard

PE 1,556-1

InvoiceSQL.rpt 05may21

CONSTRUCTION SCHEDULING APPROVAL

PER: \_\_\_\_\_

DATE: \_\_\_\_\_

**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.

DS

E G

Purchaser

DS

L G

Purchaser

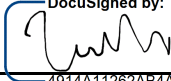
DS

V

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.
7.
- 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 HST and the New Housing Rebate, namely the amount of **\$641,245.65** . The Purchaser is responsible for payment in full of the Land Transfer Tax and the cost of registration of the transfer.
8.
- The Purchaser agrees to execute all further documents required by the Vendor after closing to give effect to this Schedule.

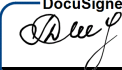
Signed at Ottawa this 19 , May , 2021

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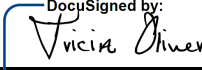
**PURCHASER**

**VALECRAFT HOMES LIMITED**

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**PURCHASER**

DocuSigned by:  


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**PER:**

May 19, 2021  
**DATE:**

**PROJECT:** RATHWELL LANDING **LOT:** 269



**Freehold Form  
(Tentative Closing 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 #16 of the Agreement of Purchase & Sale.                      \$225.00 + HST= \$254.25

**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 #16 of the Agreement of Purchase & Sale.
- 2. Property Taxes as per final statement of adjustments as stated in Clause #6 of the Agreement of Purchase & Sale.
- 3. Maximum GST/HST rebate based on final purchase price less HST as stated in Schedule “G” Clause # 8 of the Agreement of Purchase & Sale.
- 4. Tarion Enrolment Fee based on final purchase price less HST as stated in Clause #6 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.
- 5. Additional upgrades/deletions contained in the attached Amendment to the Agreement of Purchase and Sale dated May 19, 2021.
- 6. Any increase in existing or newly imposed levies, development charges, education development charges or any impost or other charges imposed by an approving authority or public utility corporation as stated in Clause # 32 of the Agreement of Purchase & Sale.

Signed at Ottawa, this 19 day of May, 2021.

DocuSigned by:  
  
Purchaser  
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**Valecraft Homes Limited**

DocuSigned by:  
  
Purchaser  
1636544E...

DocuSigned by:  
  
Per: B66AFC94F0B9401...

March 19, 2021  
\_\_\_\_\_  
**Date:**

**Lot #:** 269

**Project:**      **Rathwell Landing**

CLIENT: VALECRAFT

ADDR.: 825 BRADLEY STND, ,

SL #: Job

Phone:Mobile:

Email :

LOT:RL02-269

OUT BY: ABBY LOOVDATE: 17/05/21

RL02-269

\* These plans are intended for production of cabinets ONLY. Potvin is not liable if they are used for other purposes.

\* Construction lines on plans are subjective and are drawn for representation only. Their dimensions are approximate and may vary due to site conditions.

\* Appliances in elevations and plans are generic templates and may not reflect actual selections.

PG#

1 of 3

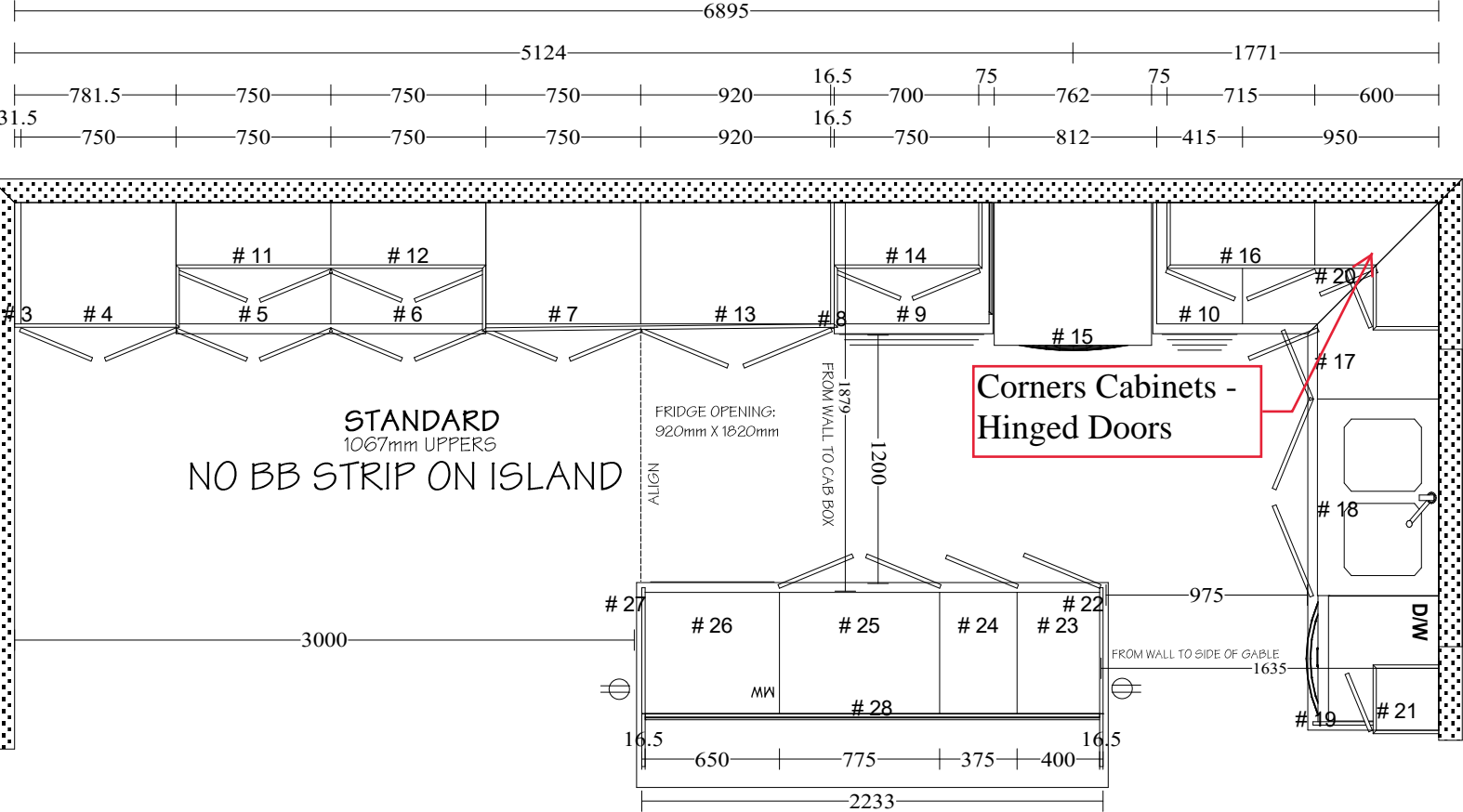
Sheet 1

potvin

KITCHENS & CABINETRY

DEC 2, 2021

Kitchen Sketch - May 17, 2021



Room Name	
STANDARD	
COUNTERTOPS	
COUNTERTOP BY OTHERS	
FINISH	
AV-K61	
HANDLES	
81092-195	
DOOR STYLE	
basedoor:AV-Tendance 90	AV-K61
UpperDoor:AV-Tendance 90	AV-K61
Drawer:AV-Tendance 90 Drawer	AV-K61
DRAWER GUIDE	
ATIRA Full Extension	
DOOR HINGE STYLE	
SOFTCLOSE HINGES	
Construction	
(A)Potvin 32mm	
CROWN MLDG	
Finished BulkHead 102	AV-K61
LIGHT VALANCE	
NO VALANCE	AV-K61

# 1	
# 2	

All Cabinets				
No	Name	Width	Height	Depth
0	Electric range	762	1118	716
0	37" X 46"	1438	1168.5	114.5
0	DISHWASHER	610	883	587
0	Double W/Faucet/gray	762	101.5	457
1	DW FILLER T1S	711	102	19
2	450x450 Filler	450	16.5	450
3	P Filler	31.5	2445	587
4	B750/2445/587	750	2445	587
5	LC 750	750	883	587
6	LC 750	750	883	587
7	B750/2445/587	750	2445	587
8	FGABLE	16.5	2445	609
9	LC 750 PP 6-12-12	750	883	587
10	LC 415D	415	883	587
11	UC750/1067	750	1067	302
12	UC750/1067	750	1067	302
13	UC920/625/587 fridge	920	625	587
14	UC700/1067	700	1067	302
15	Canopy Range Hood	762	692	690
16	UC715/1067	715	1067	302
17	LC950-950 CC	950	883	950
18	LC 950 SK USB	950	883	587
19	DW GABLE	16.5	883	609
20	UC600-600/1067 CC	600	1067	600
21	UC300/1067	300	1067	302
22	DW GABLE	16.5	883	864
23	LC 400	400	883	587
24	LC 375	375	883	587
25	LC 775	775	883	587
26	LC 650 MW/D	650	883	587
27	DW GABLE	16.5	883	864
28	ISLPANEL Horizontal	2200	883	16.5

Hardware - Not to be installed

DS E G L G DS DS V O



CLIENT: VALECRAFT

ADDR.: 825 BRADLEY STND, ,

SL #: Job

Phone:Mobile:

Email :

LOT:RL02-269

OUT BY: ABBY LOOVDATE: 17/05/21

RL02-269

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\* Appliances in elevations and plans are generic templates and may not reflect actual selections.

PG#

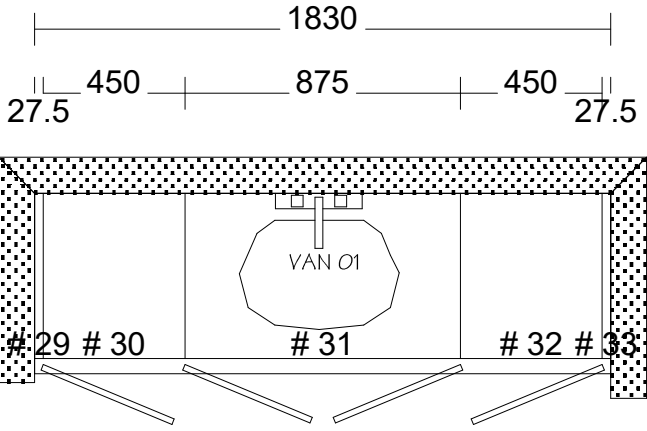
2 of 3

Sheet 2

potvin

KITCHENS & CABINETS

DEC 2, 2021



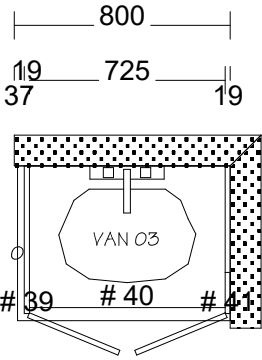
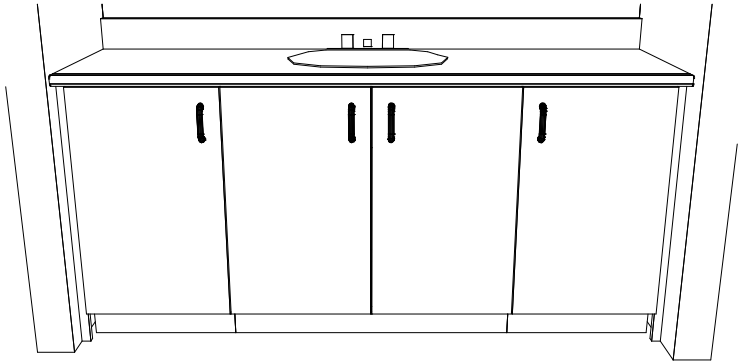
MAIN 2ND FLOOR

All Cabinets					
No	Name	Width	Height	Depth	
0	Single W/Faucet	508	51	432	
29	V Filler	27.5	819	524	
30	V450	450	819	524	
31	V 870 SK	875	819	524	

Room Name	
MAIN 2ND FLOOR	
COUNTERTOPS	
(A)P1005-1M	
FINISH	
EG-H3450 ST22	
HANDLES	
Lastra 81092-195	
DOOR STYLE	
basedoor:Lastra	19mm EG-H3450 ST22
UpperDoor:Lastra	19mm EG-H3450 ST22
Drawer:Lastra	19mm EG-H3450 ST22
DRAWER GUIDE	
ATIRA Full Extension	
DOOR HINGE STYLE	
SOFTCLOSE HINGES	
Construction	
(A)Potvin 32mm	



NO SHOE  
SCRIBE ON SITE

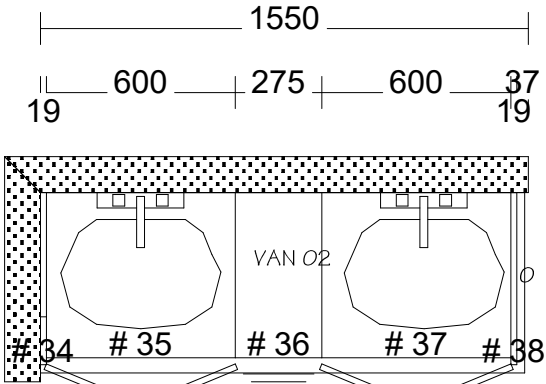
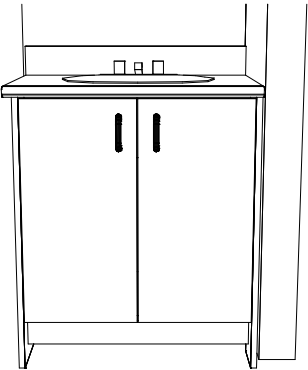


OPT BASEMENT

All Cabinets					
No	Name	Width	Height	Depth	
0	Single W/Faucet	508	51	432	
39	vanity Lastra gable	19	869	546	
40	V 725 SK	725	819	524	
41	vanity Lastra gable	19	869	152	

Room Name	
OPT BASEMENT	
COUNTERTOPS	
(A)P395-VL	
FINISH	
EG-H3332-ST10	
HANDLES	
Lastra 81092-195	
DOOR STYLE	
basedoor:Lastra	19mm EG-H3332-ST10
UpperDoor:Lastra	19mm EG-H3332-ST10
Drawer:Lastra	19mm EG-H3332-ST10
DRAWER GUIDE	
ATIRA Full Extension	
DOOR HINGE STYLE	
SOFTCLOSE HINGES	
Construction	
(A)Potvin 32mm	

NO SHOE  
SCRIBE ON SITE

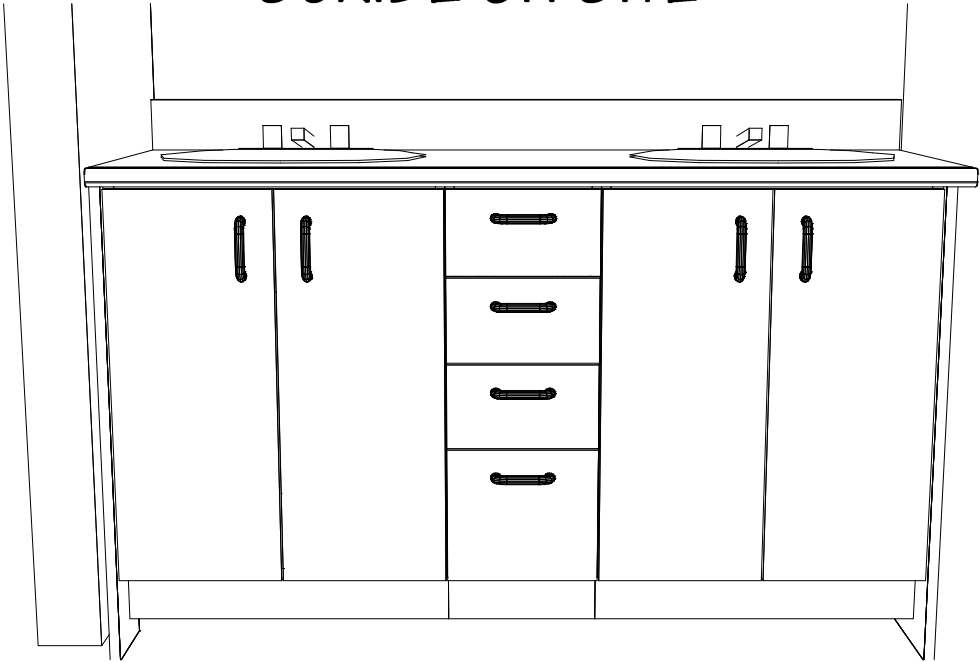



ENSUITE 2ND FLOOR

All Cabinets					
No	Name	Width	Height	Depth	
0	Single W/Faucet	508	51	432	
0	Single W/Faucet	508	51	432	
34	vanity Lastra gable	19	869	152	
35	V 600 SK	600	819	524	

Room Name	
ENSUITE 2ND FLOOR	
COUNTERTOPS	
(A)P1005-1M	
FINISH	
Nova White	
HANDLES	
Lastra 81092-195	
DOOR STYLE	
basedoor:Lastra	Nova White
UpperDoor:Lastra	Nova White
Drawer:Lastra	Nova White
DRAWER GUIDE	
ATIRA Full Extension	
DOOR HINGE STYLE	
SOFTCLOSE HINGES	
Construction	
(A)Potvin 32mm	

NO SHOE  
SCRIBE ON SITE



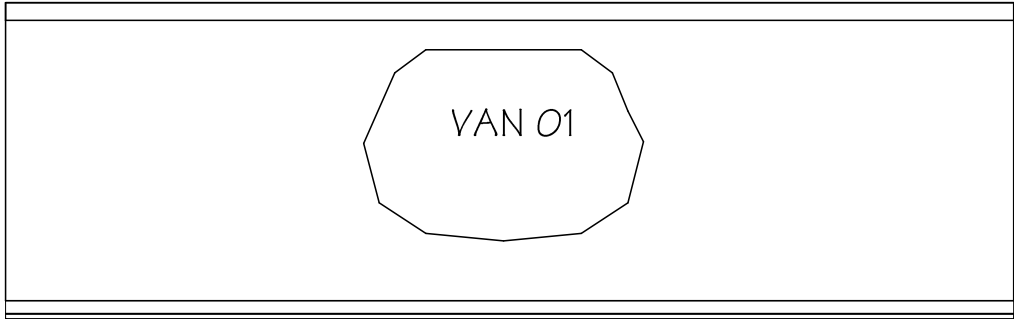
CLIENT: VALECRAFT		LOT:RL02-269	<div>* These plans are intended for production of cabinets ONLY. Potvin is not liable if they are used for other purposes.</div> <div>* Construction lines on plans are subjective and are drawn for representation only. Their dimensions are approximate and may vary due to site conditions.</div> <div>* Appliances in elevations and plans are generic templates and may not reflect actual selections.</div>	PG# 3 of 3	<div></div>
ADDR.: 825 BRADLEY STND, ,					
SL #: Job					
Phone:	Mobile:	OUT BY: ABBY LOOV	DATE: 17/05/21	Sheet 3	
Email :		RL02-269			

DEC 2, 2021

<sup>DS</sup>  
EGL. G.

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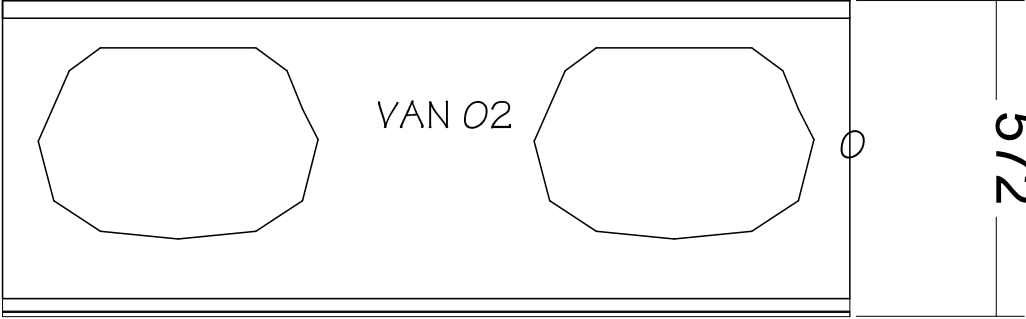
1880



MAIN 2ND FLOOR

COLOUR (A) P1005-IM

1538

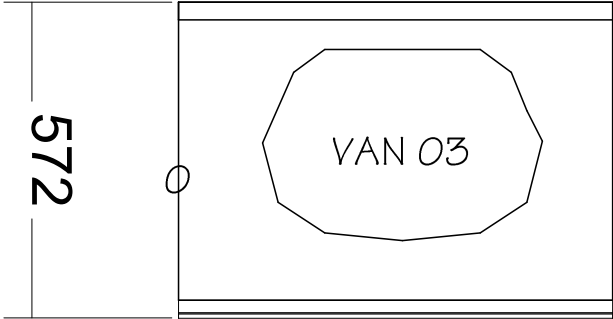


572

ENSUITE 2ND FLOOR

COLOUR (A) P1005-IM

788




572

OPT BASEMENT



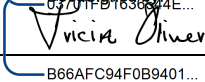
COLOUR (A) P395-VL




	SINGLES AND TOWNS COLOUR CHART - REVISION 3					
	Community:	Rathwell Landing	Reg'd Plan #:	4M-1589	Sales Rep:	Victoria Hum
	Lot No:	269	Civic Address:	749 Parade Dr.		
	Purchaser(s):	Evgeni Glinberg			Model Name/#:	The Bradley 825
	Purchaser(s):	Ludmila Glinberg			Closing Date:	Dec 02-2021
INTERIOR FINISHES						
DESCRIPTION					STD/UPG #	
TRIM STYLE						
DOOR STYLE						
INTERIOR HARDWARE						
INTERIOR LIGHTING PACKAGE						
BATHROOM ACCESSORIES						
FIREPLACE MANTLE						

INTERIOR HANDRAILS AND SPINDLES				
	WOOD	STYLE	STAIN/COLOUR	STD/UPG #
HANDRAIL	Red Oak	Colonial	Lauzon Red Oak Celtik	10,19,34,53
BRACKET (IF APPLICABLE)	Metal	N/A	Wrinkled Black	10,19
SPINDLES	Metal	Square	Wrinkled Black	10,19
POSTS	Red Oak	3-1/2" Modern with Cap	Lauzon Red Oak Celtik	10,19,34,53
NOSINGS	Red Oak	N/A	Lauzon Red Oak Celtik	10,19,34,53
HARDWOOD STAIRCASE (WHERE APPLICABLE)	Red Oak	N/A	Lauzon Red Oak Celtik	10,19,34,53

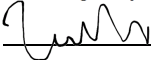
APPLIANCES				
TYPE	SIZE	STD/UPG #	APPLIANCE UPG LEVEL	STD/UPG #
FRIDGE (Standard Minimum Opening is 33" x 70.75")				
RANGE				
DISHWASHER				
CHIMNEY HOODFAN				
WASHING MACHINE/DRYER Stackable				

Purchaser's Signature(s) :		Date: 19-May-21
Purchaser's Signature(s) :		Date: 19-May-21
Approved By :		Date: May 19-21

	SINGLES AND TOWNS COLOUR CHART - REVISION 3					
	Community:	Rathwell Landing	Reg'd Plan #:	4M-1589	Sales Rep:	Victoria Hum
	Lot No:	269	Civic Address:	749 Parade Dr.		
	Purchaser(s):	Evgeni Glinberg			Model Name/#:	The Bradley 825
	Purchaser(s):	Ludmila Glinberg			Closing Date:	Dec 02-2021
FLOORING SELECTIONS						
ROOM	CARPET/UNDERPAD OR HARDWOOD			LEVEL	STD/UPG #	
MAIN FLOOR HALLWAY						
DINING ROOM						
STUDY						
FAMILY ROOM						
GREAT ROOM						
DEN						
REAR HALLWAY						
KITCHEN						
BREAKFAST AREA/DINETTE						
MAIN STAIRS TO BEDROOMS	Red Oak Stained - "Lauzon Red Oak Celtik"			UPG	50,53	
UPPER HALLWAY						
BEDROOM # 2						
BEDROOM # 3						
BEDROOM # 4						
MASTER BEDROOM						
MASTER BEDROOM WALK-IN CLOSET						
STAIRS TO BASEMENT						
FINISHED BASEMENT +BEDROOM						

Purchaser's Signature(s) :

DocuSigned by:

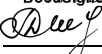


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Date: 19-May-21

Purchaser's Signature(s) :

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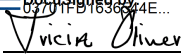


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Date: 19-May-21

Approved By :

DocuSigned by:



B66AFC94F0B9401...

Date: May 19, 2021