

AMENDMENT TO AGREEMENT OF PURCHASE AND SALE
BETWEEN THE UNDERSIGNED PARTIES HERETO SIGNED
ON THE 27 DAY OF June , 2023 .

REGARDING PROPERTY KNOWN AS: BUILDER'S LOT : 7
LOT: 7 BLOCK :
50M-361 PLACE ST. THOMAS 7
CIVIC ADDRESS: 902 Cologne Street

PURCHASERS: Federika Alejandra Maingot & Marc-Antoine Castonguay

VENDORS: VALECRAFT HOMES (2019) LIMITED

DATE OF ACCEPTANCE: June 27, 2023

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: SCHEDULE(S): C-1

INSERT: THIS IS NOW A FIRM AND BINDING AGREEMENT OF PURCHASE AND SALE.

CLOSING DATE OF: June 18, 2024 .

Purchaser acknowledges that all multi-media locations and all upgrades up to drywall must be completed by August 7, 2023 in order to maintain the closing date.

Purchaser acknowledges that all interior colour selections and all upgrades must be completed by August 7, 2023 in order to maintain the closing date.

Dated at Embrun, ON this 22 day of July , 2023

In the presence of:

WITNESS

PURCHASER

WITNESS

PURCHASER

Dated at Ottawa, ON this 25 day of July , 2023



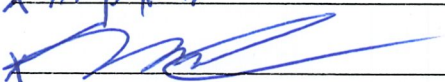

VALECRAFT HOMES (2019) LIMITED

Per:

Name: F. Nieuwkoop

Title: Vice President

I HAVE THE AUTHORITY TO BIND THE CORPORATION

	EXTERIOR COLOUR CHART					
	Community:	PLACE ST THOMAS	Reg'd Plan #:	50M-361	Sales Rep:	Adam
	Lot No:	7 - Phase 7	Civic Address:	902 Cologne Street, Embrun ON K0A 1W0		
	Purchaser(s):	Federika Alejandra Maingot			Model Name/#:	Bradley #826
	Purchaser(s):	Marc-Antoine Castonguay			Elevation:	"B"
				Closing Date:	June 18th, 2024	
EXTERIOR PACKAGE NUMBER: 313						
STONE: (IF APPLICABLE)		Permacon Range Scandina				
STONE DOOR & WINDOW HEADER & SILL:		Permacon Block SMOOTH FACE Bestway White				
BRICK: (IF APPLICABLE)		Permacon Range Scandina				
SIDING: (KAYCAN)		Castlemore CORNERS: Castlemore (Premium Colour)				
NOVI SHAKE: (IF APPLICABLE)		Canyon Blend 208				
FACIA: (MITTEN - ALUMINIUM)		Rockaway Grey 0M0				
SOFFIT & BEAM WRAPS: (MITTEN - ALUMINIUM)		Rockaway Grey 0M0				
ALUMINIUM ROOF/WINDOW TRIM: (MITTEN - IF APPLICABLE)		Rockaway Grey 0M0				
ACCENT SIDING: (KPW ENGINEERED WOOD - IF APPLICABLE)		Yellowstone Rustic				
ROOFING SHINGLES: (IKO)		Harvard Slate				
EXTERIOR POSTS: (PAINT)		SW7047 Porpoise				
EXTERIOR ROOF DETAILS: (PAINT- IF APPLICABLE)		SW7047 Porpoise				
EXTERIOR FRONT DOOR: (PAINT)		SW6258 Tricorn black				
GARAGE DOOR TRIM: (PAINT)		SW6258 Tricorn black				
EXTERIOR WINDOWS:		Black				
GARAGE DOOR: (DOOR COMPANY)		Black (Garaga)				
EXTERIOR VENT/PIPE:		White				
ALUMINIUM RAILING: (IF APPLICABLE)		N/A				
WINDOW SHUTTERS: (RAISED PANEL - IF APPLICABLE)		N/A				
NOTES:						
<div>Purchaser's Signature(s) :  Date: 22-Jul-23</div> <div>Purchaser's Signature(s) :  Date: 22-Jul-23</div> <div>Approved By :  Date: 24-26-23</div>						

BMO Bank of Montreal • Banque de Montréal CANADIAN DRAFT / TRAITE EN DOLLARS CANADIENS
SMYTH AND ST LAURENT
945 SMYTH RD.
OTTAWA, ONTARIO, CANADA K1G 1P5
944645
DATE JUL 13 2023
CTI

Pay to the order of VALECRAFT HOMES (2019) LTD
Payez à l'ordre de GIFT TO FEDERIKA ALEJANDRA MAINGOT

\$ 20,000.00

*****CAD20,000.00

for Bank of Montreal
pour la Banque de Montréal

MIRIAM COROMOTO PULGAR RODRIGUEZ

Purchaser's name / Nom de l'acheteur

19 WESTERN KEYS
WESTMOORINGS BY THE SEA

Purchaser's address / Adresse de l'acheteur

Signing Officer / Signataire

Signing Officer / Signataire

⑆06952⑆001⑆ 2374029446451⑆ 90

MARC-ANTOINE CASTONGUAY
BOX 781 637 ST ISIDORE ST
CASSELMAN ON K0A 1M0
TEL: (613) 223-7136
029
DATE 2023-08-17
A A A A M M J J
PAYEZ À VALEcraft Homes (2019) Ltd. 25,000.00 \$
L'ORDRE DE twenty five thousand 100 DOLLARS
BANQUE ROYALE DU CANADA
SUCCURSALE CASSELMAN
650 PRINCIPALE ST., P.O. BOX 590
CASSELMAN, ON K0A 1M0
FOUR

⑆029⑆ ⑆00266⑆003⑆505⑆545⑆4⑆

Project: Place St. Thomas 7
Plan No: 50M-361
Lot No: 7 - Phase 7
Model: #826 "B" Rev Bradley 3Bed
Date: July 22, 2023
Purchaser: Federika Alejandra Maingot
Purchaser: Marc-Antoine Castonguay

WENDY OWENS
FRANK P OWENS
151 SEVERN DR
GUELPH ON N1E 7K5
TEL: (519) 400-6026

SIGNATURE

066

DATE 2023-05-27
Y Y Y Y M M D D

PAY TO THE
ORDER OF

Valecraft Homes (2019) Ltd \$ 5,000.00

Five thousand

~~100~~ DOLLARS

Security features
assured
Details on back



ROYAL BANK OF CANADA
WILLOW & SILVERCREEK BRANCH
117 SILVERCREEK PKWY. N.
GUELPH, ON N1H 3T2

MEMO

Deposit Lot 4

[Signature]

⑈066⑈ ⑈01772⑈003⑈507⑈212⑈9⑈

Project: Place St. Thomas 7

Plan No: 50M-361

Lot No: 4 - Phase 7

Model: #826 "B" cust. Rev

Date: June 28, 2023

Purchaser: Francis Owens

Purchaser: Wendy Lynn Owens