

Scheduled Closing Date: Monday, August 14, 2023

Purchasers: Pedro, Abelardo Rojas & Andrea, Del Pila Leon

Property: 69 of Plan -

Telephone Res. / Bus: / (416) 347-5941

Project: Joshua Creek - Phase 1

Decor Advisor: Dean-Marie Gray

Model and Elevation: NOTTINGHILL (44-02) A

Layout Changes: ☒ Yes ☐ No

Sketch Attached: ☒ Yes ☐ No

Exterior Colour Scheme:

1. Cabinetry

|                                      | Style and Colour   | Counter                     | Hardware |
|--------------------------------------|--------------------|-----------------------------|----------|
| Kitchen / Breakfast                  | *3, SIMCOE, ORCHID | *MSI 2, CALACATTA CLASSIQUE | *12817   |
| Laundry Room                         | *3, SIMCOE, ORCHID | TCE 1504 (GREY)             | 9697     |
| Powder Room                          | *3, SIMCOE, ORCHID | TCE 1504 (GREY)             | 9697     |
| SHARED BATH                          | *3, SIMCOE, ORCHID | TCE 1504 (GREY)             | 9697     |
| Master Ensuite Bathroom              | *3, SIMCOE, ORCHID | TCE 1504 (GREY)             | 9697     |
| Second Ensuite Bathroom (If Applic.) | *3, SIMCOE, ORCHID | TCE 1504 (GREY)             | 9697     |
| BASEMENT BATH                        | *3, SIMCOE, ORCHID | TCE 1504 (GREY)             | 9697     |

Comment

MUDROOM: CABINET: \*3, SIMCOE, ORCHID COUNTER TOP: TCE 1504 HARDWARE: 9697  
KITCHEN: HARDWARE: \*UPG 2, 12817 SB GOLD

2. Floor Tile

|                                         | Selection                                            |
|-----------------------------------------|------------------------------------------------------|
| Entrance Vestibule                      | STD. MAXSTONE SERIES, LIGHT GREY, POLISHED 24 X 24   |
| Main Hall                               | -                                                    |
| Kitchen / Breakfast                     | STD. MAXSTONE SERIES, LIGHT GREY, POLISHED 24 X 24   |
| Laundry Room                            | MALENA, ICE 13 X 13                                  |
| Powder Room                             | STD. MAXSTONE SERIES, LIGHT GREY, POLISHED 24 X 24   |
| SHARED BATH                             | *UPG. 4, MAYFAIR, STATUARIO VENATO, POLISHED 12 X 24 |
| Master Ensuite Bathroom                 | *UPG. 4, MAYFAIR, STATUARIO VENATO, POLISHED 12 X 24 |
| Second Ensuite Bathroom (If Applicable) | *UPG. 4, MAYFAIR, STATUARIO VENATO, POLISHED 12 X 24 |
| Lower Landing (If Applicable)           | -                                                    |
| BASEMENT BATH                           | *UPG. 4, MAYFAIR, STATUARIO VENATO, POLISHED 12 X 24 |

Comment

MUDROOM: STD. MAXSTONE SERIES, LIGHT GREY, POLISHED 24 X 24

3. Wall Tile

|                                         | Selection                                                     | Custom                                                        | Describe                                    |
|-----------------------------------------|---------------------------------------------------------------|---------------------------------------------------------------|---------------------------------------------|
| SHARED BATH                             | *4, STATUARIO VENATO 12 X 24                                  | <input type="radio"/> Yes <input checked="" type="radio"/> No | INSTALLED VERTICALLY                        |
| Master Ensuite Bathroom                 |                                                               |                                                               |                                             |
| Tub Deck                                |                                                               | <input type="radio"/> Yes <input type="radio"/> No            |                                             |
| Shower Stall                            | *4, STATUARIO VENATO 12 X 24                                  | <input type="radio"/> Yes <input checked="" type="radio"/> No | INSTALLED VERTICALLY                        |
| Bathroom Walls                          |                                                               | <input type="radio"/> Yes <input type="radio"/> No            |                                             |
| Second Ensuite Bathroom (If Applicable) | *4, STATUARIO VENATO 12 X 24                                  | <input type="radio"/> Yes <input checked="" type="radio"/> No | INSTALLED VERTICALLY                        |
| BASEMENT BATH                           | *4, STATUARIO VENATO 12 X 24                                  | <input type="radio"/> Yes <input checked="" type="radio"/> No | INSTALLED VERTICALLY                        |
| Kitchen Backsplash                      | <input type="radio"/> Yes <input checked="" type="radio"/> No |                                                               | Backsplash Behind Stove to Upper Cabinets - |

Comment

MASTER SHOWER FLOOR: 2X2 SOHO WHITE MATTE

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4. Plumbing Fixtures

Second Ensuite

Powder Room

Master Ensuite Bathroom

Other Room - Specify

Other Washroom

Comment  
ALL FIXTURES ARE STANDARD

5. Hardwood Flooring

|                               | Type and Stain                  |                      | Type and Stain                  |
|-------------------------------|---------------------------------|----------------------|---------------------------------|
| Main Hall                     | *5" Wellington Heights, EVERTON | Upper Landing        | *5" Wellington Heights, EVERTON |
| Kitchen / Breakfast           | -                               | Upper Hall           | *5" Wellington Heights, EVERTON |
| Living Room                   | -                               | Master Bedroom       | -                               |
| Dining Room                   | *5" Wellington Heights, EVERTON | Bedroom #2           | -                               |
| Family Room                   | *5" Wellington Heights, EVERTON | Bedroom #3           | -                               |
| Den/Library                   | *5" Wellington Heights, EVERTON | Bedroom #4           | -                               |
| Entrance Vestibule            | -                               | Bedroom #5           | -                               |
| Lower Landing (If Applicable) | -                               | Other Room - Specify | -                               |

Comment  
UPGRADE: 5" Wellington Heights, Everton, Hand-Scrapped Oak

6. Carpeting

|              | Upgrade                  | Description                       |
|--------------|--------------------------|-----------------------------------|
| Ground Floor | <input type="checkbox"/> | -                                 |
| Second Floor | <input type="checkbox"/> | -                                 |
| BASEMENT     | <input type="checkbox"/> | W6461 SPIREA, H1376 EVENING WHITE |

|                  | Type     | Area              |
|------------------|----------|-------------------|
| Upgrade Underpad | STANDARD |                   |
|                  | Capped   | Runner - *Upgrade |
| Carpet on Stairs |          |                   |

Comment

7. Fireplace

|                | Living Room           |                       |                                  | Family Room           |                                  |                       | Other Room - Specify  |                       |                                  |
|----------------|-----------------------|-----------------------|----------------------------------|-----------------------|----------------------------------|-----------------------|-----------------------|-----------------------|----------------------------------|
|                | Purchased             | As Per Plan           | N/A                              | Purchased             | As Per Plan                      | N/A                   | Purchased             | As Per Plan           | N/A                              |
| Fireplace Type | <input type="radio"/> | <input type="radio"/> | <input checked="" type="radio"/> | <input type="radio"/> | <input checked="" type="radio"/> | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> | <input checked="" type="radio"/> |
| Mantle Type    |                       |                       |                                  | GAS                   |                                  |                       |                       |                       |                                  |
| Colour / Stain |                       |                       |                                  | STANDARD              |                                  |                       |                       |                       |                                  |
| Surround       |                       |                       |                                  | WHITE PAINT-GRADE     |                                  |                       |                       |                       |                                  |
| Hearth         |                       |                       |                                  | BIANCO CARRARA        |                                  |                       |                       |                       |                                  |

Comment

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8. Trim Carpentry

Interior Doors ALL 96"

Front Door Glass Inserts STANDARD

Door Handles STANDARD

Interior Trim STANDARD

Comment

ALL INTERIOR DOORS UPGRADED TO 96", STANDARD STYLE. TWO DOORS IN DEN TO BE ONE PANEL FRENCH WITH ETCHED GLASS

9. Plaster Mouldings and Medallions

Standard Throughout ☐ Yes ☐ No ☒ N/A

Entrance Vestibule

Kitchen/Breakfast

Main Hall

Den/Library

Living Room

Lower Landing

Dining Room

Other Room - Specify

Family Room

Comment

10. Railings and Spindles

Railing Package STANDARD

Railing Colour ROCKWOOD

Stringer / Riser ROCKWOOD

Spindle Colour BLACK

Treads ROCKWOOD

Oak Stairs ☒ Yes ☐ No ☐ N/A

Comment

11. Wall Paint / Ceilings

Throughout Finished Areas DESIGNER GREY

Trim Paint White

Smooth Ceilings

Ground Floor

☒

Second Floor

☒

Note

BASEMENT

Comment

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12. Electrical

Hood Fan

☐

White

☐

Stainless

☒

N/A

Above Kitchen Cabinet Light

☐

Yes

☒

No

Below Kitchen Cabinet Light

☒

Yes

☐

No

Standard Appliances

☐

Over The Range Microwave

☐

Chimney Style Fan

☒

Comment

13. Heating and Air Conditioning

Air Conditioning

Gas Provisions Stove

Gas Provisions Dryer

Gas Provisions Barbecue

Comment

AIR CONDITIONER WITH HUMIDIFIER AND MEDIA FILTER

14. Additional Comments

15. Disclaimers and Notes

- 1) Colours of all materials are as close as possible to builder's selection, but not necessarily identical due to variances in manufacturing.

2) Any extras listed above are null and void unless accompanied by a separate invoice/amendment. Said invoice must be paid in full.

3) The Purchaser acknowledges that after Interior Colour Selection form is signed and dated, no further changes will be permitted other than re-selection due to unavailability.  Purchaser's Initials

4) The Purchaser acknowledges reading and accepting the "Valery Homes Decor Centre Disclaimers" form. This document contains other miscellaneous disclaimers.

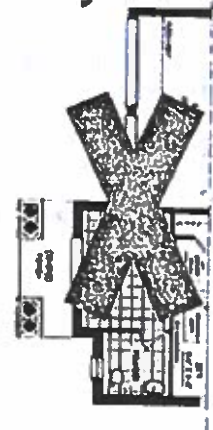
This Interior Colour Selection is final and approved by:

Signature: \_\_\_\_\_ Date: \_\_\_\_\_

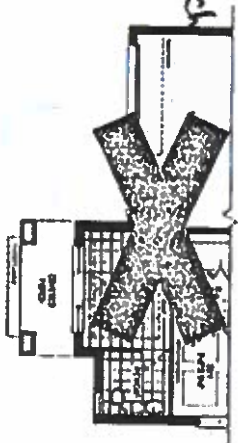
4.2

6 pots, delete  
Standard Light

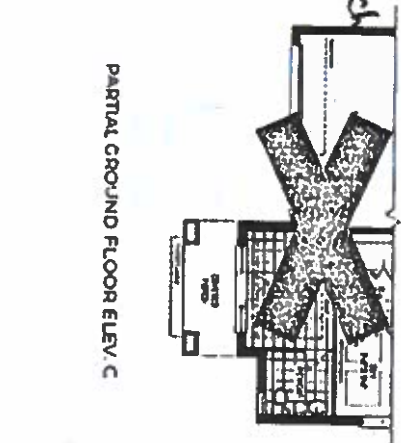
Dec. 14, 23



PARTIAL GROUND FLOOR ELEV. B



PARTIAL GROUND FLOOR ELEV. C

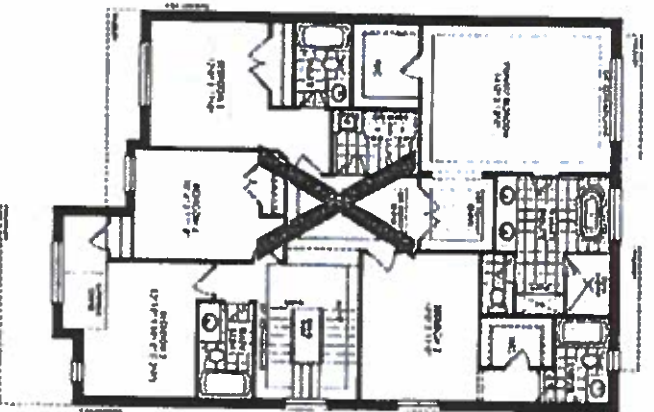
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五、**其他**

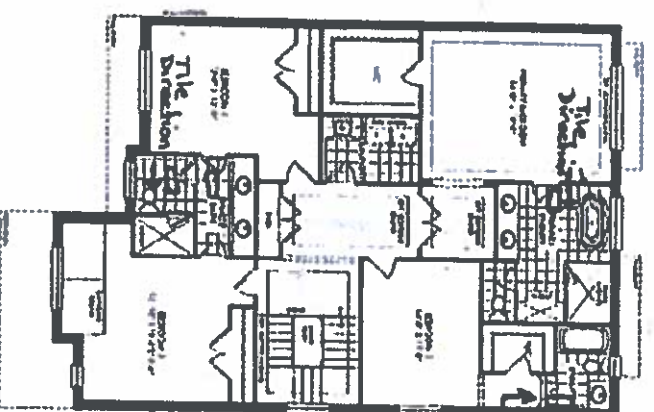


NOTTINGHILL  
44-2

✓ 101 p 1 (U) (U)  
July 14, 22



OPTIONAL SECOND FLOOR ELEV. A  
5 BEDROOM



SECOND FLOOR ELEV. A

Lot 69  
Dec. 14, 23

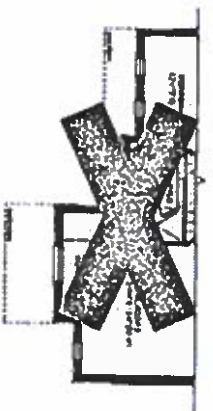
OPTIONAL SECOND FLOOR ELEV. B  
5 BEDROOM



OPTIONAL SECOND FLOOR ELEV. C  
5 BEDROOM



PARTIAL SECOND FLOOR ELEV. B



PARTIAL SECOND FLOOR ELEV. C



JOSHUA CREEK  
MONTAGE

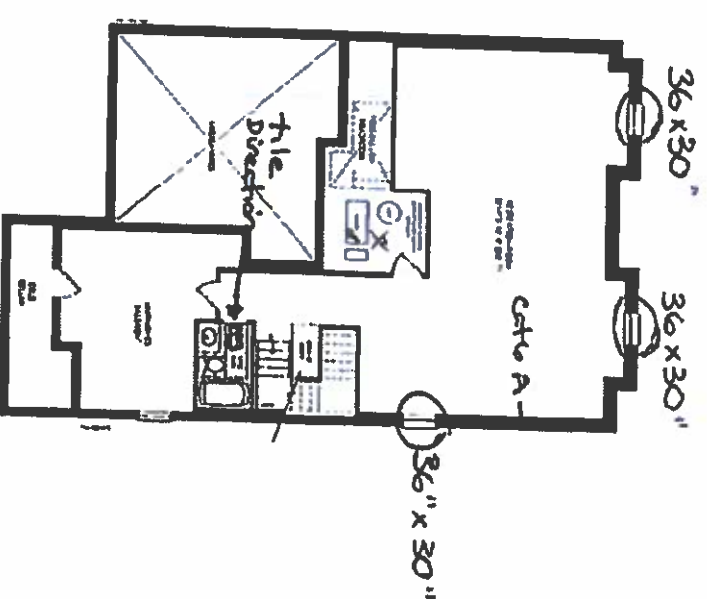
As shown on the attached map and subject to the terms, conditions and restrictions of the deed, the property is being sold as is, without warranty, and the seller makes no representation or warranty as to the condition of the property. The buyer is responsible for verifying the condition of the property and for obtaining all necessary permits and approvals from the appropriate authorities. The seller is not responsible for any damages or losses resulting from the sale of the property.

VALERY  
HOMES

2-979

July 14, 22

Oct 69

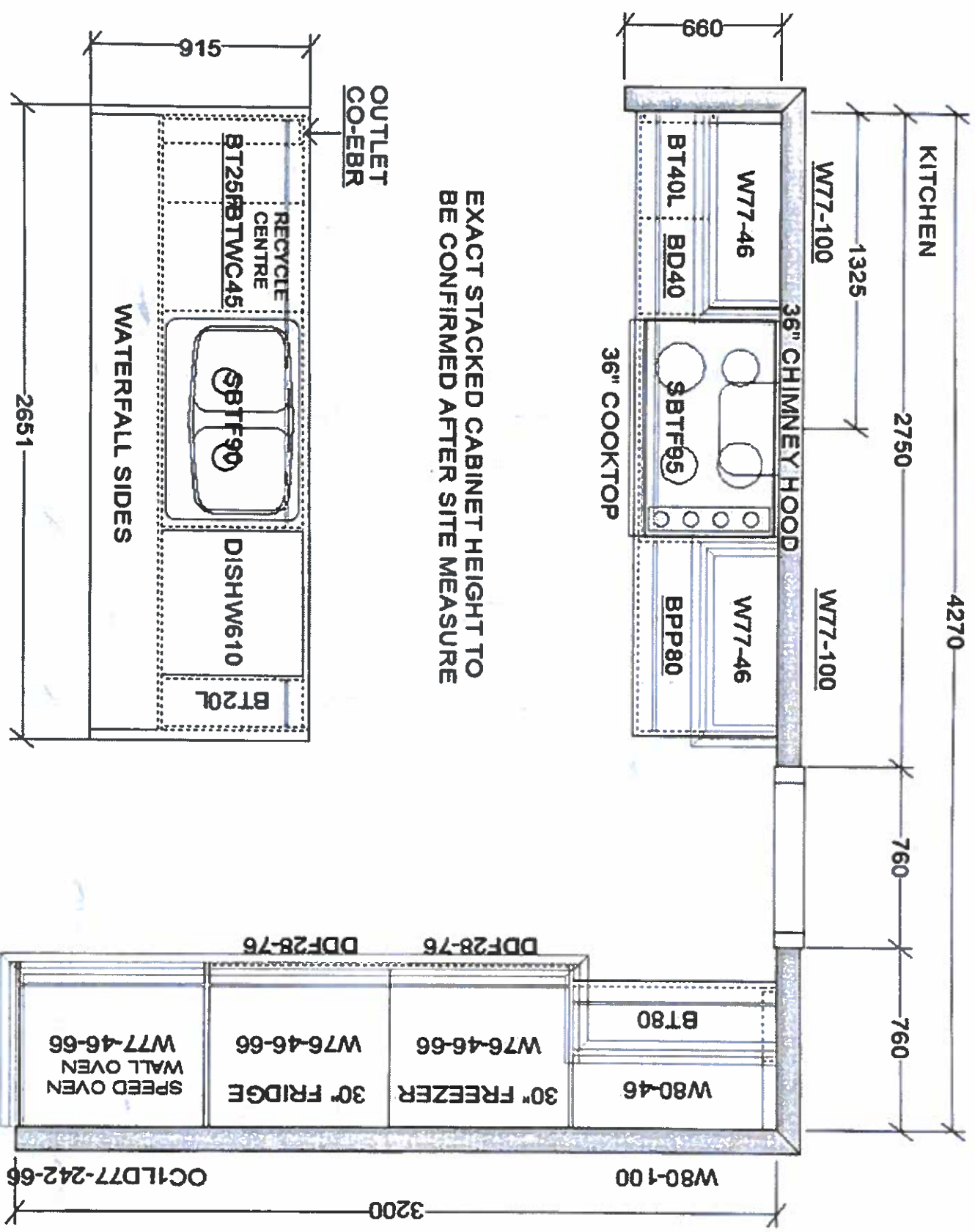


# JOSHUA CREEK

## MONTAGE

[illegible]

# VALERY

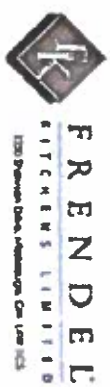


EXACT STACKED CABINET HEIGHT TO BE CONFIRMED AFTER SITE MEASURE

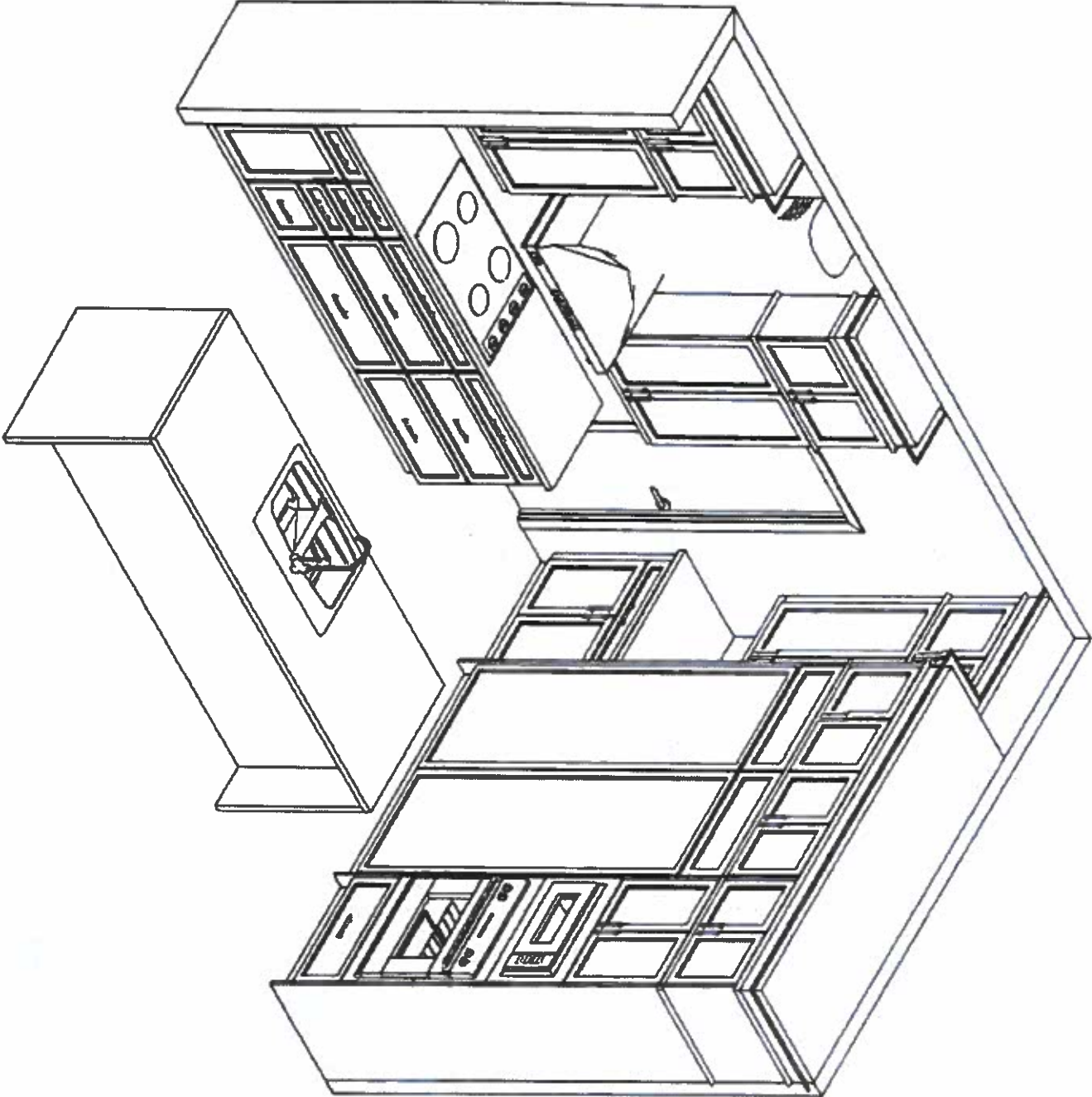
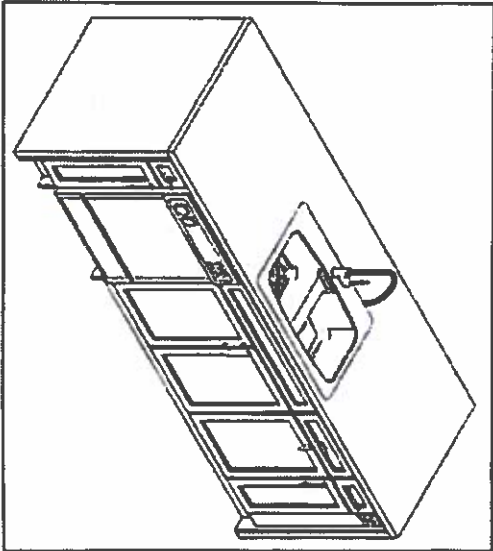
This sketch is for DESIGN PURPOSES ONLY – It is not meant to be an exact rendition.

|                                                                                                                                                              |                                        |            |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------|------------|
| <br>FRIENDS KITCHENS LIMITED<br>1500 Burnham Drive, Burnaby, BC V5C 1C5 | VALERY HOMES<br>JOSHUA CREEK<br>LOT 69 | Dec 19, 23 |
| <div></div>                                                                                                                                                  |                                        |            |
| Drawn By:<br>Date: December 15, 2023<br>Scale: Not To Scale                                                                                                  | Approved By Builder:<br>Date:          |            |





VALERY HOMES  
JOSHUA CREEK  
LOT 69

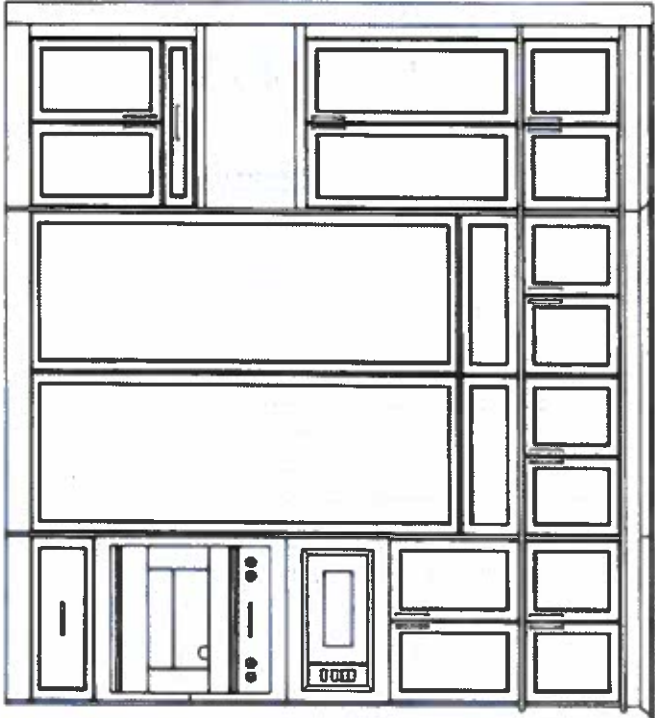
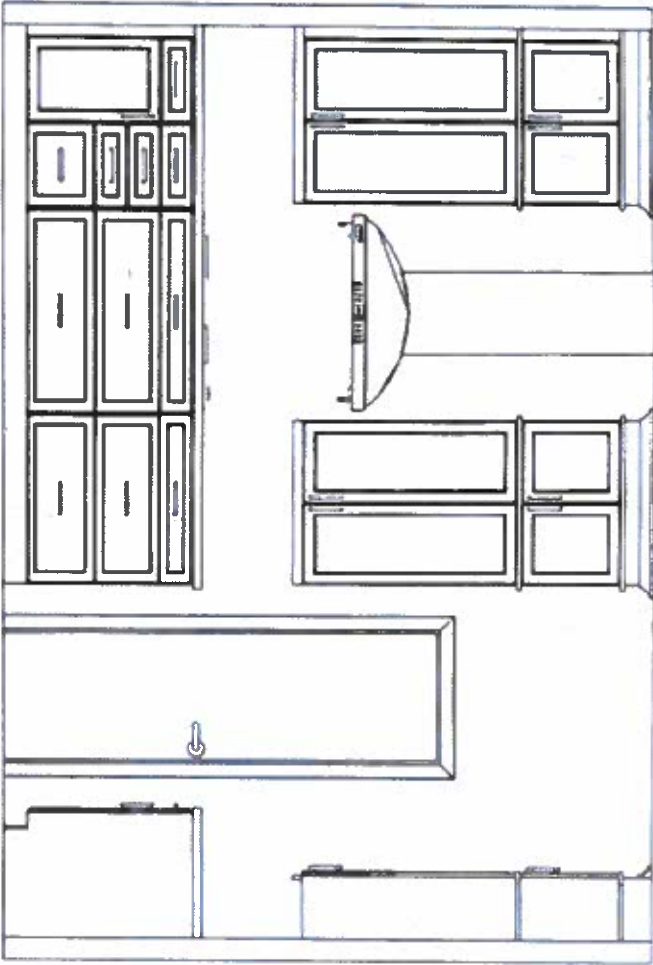


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Drawn By:  
Date: December 15, 2023  
Scale: Not To Scale

Approved By Builder:

Date:



**F R E N D E L**  
B I L D E R S L I M I T E D  
1520 Highway 204a, Ladangaya, Ont. L0R 1C0

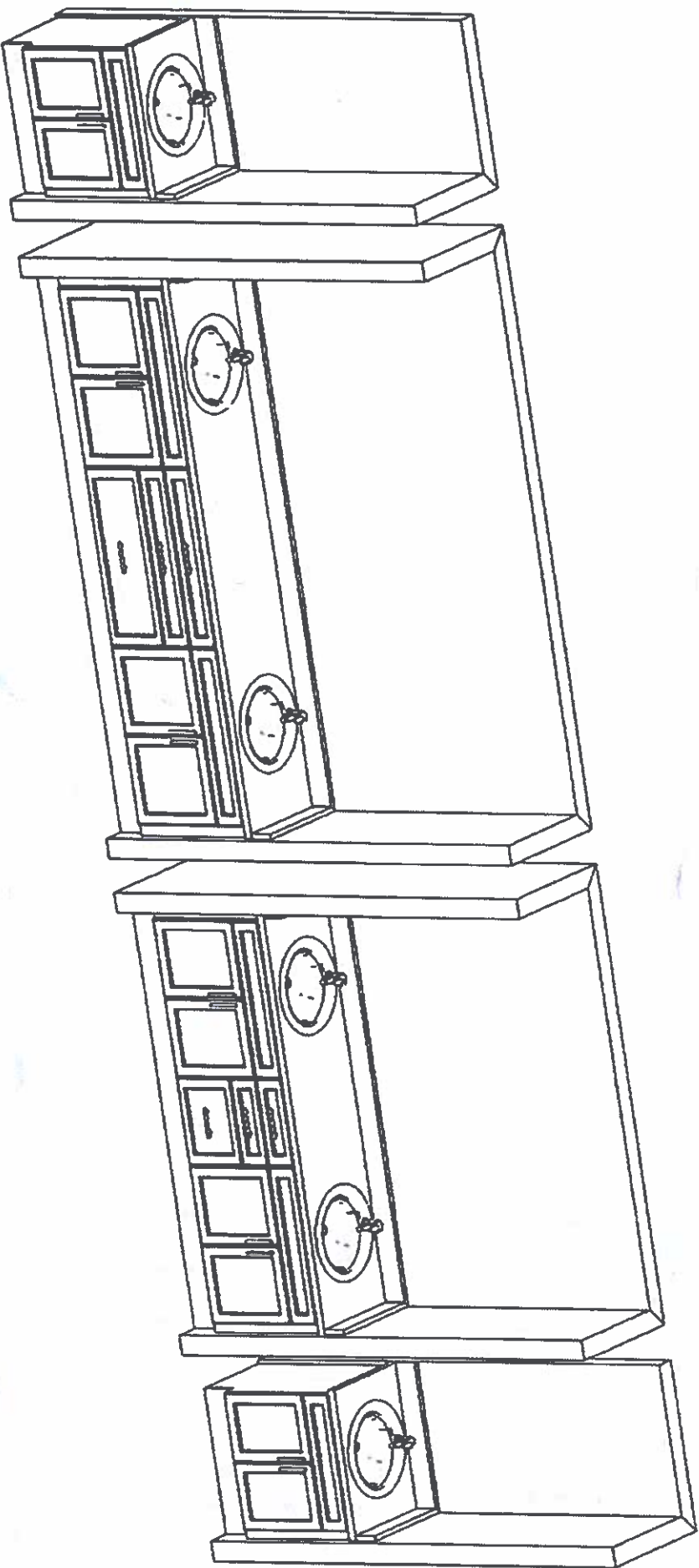
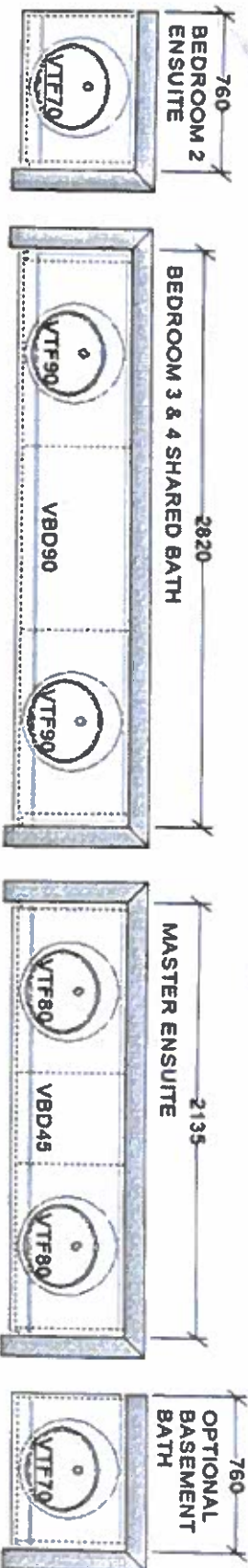
**VALERY HOMES**  
**JOSHUA CREEK**  
**LOT 69**

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|                                                                                                                                                                                                      |                                                               |                           |                                                                      |                                          |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------|---------------------------|----------------------------------------------------------------------|------------------------------------------|
|  <p><b>F R E N D E L</b><br/>KITCHENS LIMITED<br/><small>1200 Sherway Drive, Abbotsford, BC V2M 1G3</small></p> | <p><b>VALERY HOMES</b><br/>JOSHUA CREEK<br/><b>LOT 69</b></p> | <p><i>Dec. 19, 23</i></p> | <p>Drawn By:<br/>Date: December 15, 2023<br/>Scale: Not To Scale</p> | <p>Approved By Builder:</p> <p>Date:</p> |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------|---------------------------|----------------------------------------------------------------------|------------------------------------------|