

SCHEDULE "B"

Purchase Price to Include:

1. Selection of exterior colours including, brick, aluminum, roof, etc. as may be selected by the purchaser from the Vendor's packages, if available, and if not previously ordered, or installed. The Purchaser acknowledges that the exterior colours may have been pre-selected or changed by the Vendor as a result of the Urban Design Guidelines provisions.
2. Self sealing asphalt shingles.
3. Windows are fully caulked and are installed with a vapour barrier.
4. Insulated metal front entry door with weatherstripping.
5. Sectional roll-up attached garage door.
6. Energy efficient (low "E" argon) Energy Star qualified sliding glass patio door with screen, as per plan. Thermopane sliding patio door for most detached units only with complementing transom above for additional natural light, where size permits, as per plan.
7. Cold cellar, as per plan.
8. Aluminum soffits, fascias and eavestroughs, as per plan.
9. Thermopane energy efficient (low "E" argon) Energy Star qualified vinyl casement windows on main and second floor except for garage and basement. Basement windows will be double glazed where applicable per plan.
10. Screens provided on all operating windows.
11. Poured concrete basement walls.
12. Driveway to be paved asphalt. (Vendor will provide base coat asphalt) The finished coat will be completed by the Vendor at the Purchaser's expense (not refundable) to be adjusted on closing.
13. Lot to be graded and sodded to requirements of the Municipality.
14. Two exterior water service taps; one in the garage and one at the rear or side, as per plan. (One additional tap at front of Laneway Townhomes)
15. Three exterior electrical outlets; one in the garage and one weatherproof outlet at the front and rear and all accessible second floor balconies, as per plan.
16. Pre-cast cement slabs from driveway to front entrance.
17. Exterior walls, ceiling, and basement to be insulated to Ontario Building Code standards.
18. Quality 2' x 6' exterior wood frame construction.
19. 5/8" tongue and groove subflooring throughout main and second floor, as per plan screwed down and joints sanded with an advanced Engineered Floor Joist System.
20. Oak main staircase to feature oak stringers, handrail and pickets in natural finish from main floor to second floor, as per plan excluding stairs to basement and landings.
21. 9' main floor ceilings and second floor ceilings, as per plan.
22. Quality broadloom and underpad on second floor (all models) excluding staircase to all non-tiled areas, as per plan.
23. 2 1/4" red oak hardwood flooring from Vendor's standard samples on main floor, including main staircase landings to all non-tiled areas (all Models).
24. Direct vented Energy Star rated natural gas fireplace (for detached units only).
25. Claremont Series doors and trim with quality hardware. Arches to be trimmed on main floor.
26. Sprayed and stippled ceilings in all rooms except kitchen (as permitted per plan), bathrooms and main floor laundry room, as per plan.
27. All interior walls, trim and doors painted with low VOC paint throughout, off white.
28. Ceramic floor tile in the front vestibule, foyer (as per applicable plan), kitchen and breakfast area (as per plan), laundry room (if on main or second floor) powder room, main and ensuite bathrooms as per plan from Vendor's standard samples.
29. Custom quality cabinets and post formed arborite countertops in kitchen (Towns and Semi Models ONLY) and bathroom vanities, as per plan selected from Vendor's standard samples. Extra height master ensuite bathroom vanity, as per plan. Extra height kitchen upper cabinets, as per plan. *Primary Level granite countertop with standard edge from Vendor's standard samples in kitchen and servery, as per plan (30", 38" & 44" Models ONLY).
30. Kitchen includes double stainless steel sink with single lever faucet and hood fan ducted to outside.
31. Ceramic wall tiles in bathtub enclosure, as per plan. Bathrooms with separate shower stall have tiles around the tub and tiles to ceiling in shower stall, as per plan.
32. Ceramic bathroom accessories.
33. Quality plumbing fixtures in bathrooms.
34. Single shower controls in all tubs and showers to feature temperature control valve.
35. Chrome finish single lever taps on all sinks, basins and bathtubs excluding laundry tub.
36. Pedestal sink and mirror in powder room, as per plan.
37. Mirror in bathrooms and powder rooms.
38. 100 AMP electrical service with circuit breaker panel including heavy duty cable and outlet for stove and dryer.
39. Electric door chime.
40. Smoke detectors on all levels as per Ontario Building Code standards and one carbon monoxide detector.
41. Prewire for telephone service.
42. Prewire for two (2) TV outlets, as per plan.
43. Prewire for future home automation, 1 CAT-5 prewire to terminate in great room from basement, as per plan.
44. Rough-in central vacuum system. Rough-in for future dishwasher (plumbing and electrical).
45. Rough-in 3 piece bathroom in basement. (Location may vary from that shown on plan.)
46. Energy Star qualified high efficiency forced air gas furnace and gas hot water tank contributing to energy efficiency in the home. (Location may vary from that shown on plan.)
47. Rental of gas hot water tank. The purchaser acknowledges that the hot water tank is a rental and agrees to execute a rental agreement on or before closing with Reliance Home Comfort, or other gas utility provider.
48. Single fiberglass laundry tub and washer taps, as per plan.
49. Taps installed for automatic washer connection.
50. Warranty as set out by the Tarion Warranty Corporation (TARION), save and except the enrolment fee.
51. White decora style switches and receptacles throughout.

Purchaser acknowledges that:

- A. The Vendor will not allow the Purchaser to do any work and/or supply any material to finish the dwelling before the closing date.
- B. If an item selected by the Purchaser is not available, the Purchaser must reselect from the Vendor's samples within forty-eight (48) hours of notification, failing which the provisions of the Agreement in respect of an original selection shall prevail.
- C. Purchasers are notified that the side door (where applicable) may be lowered to accommodate side yard drainage as per grading or municipality requirements.
- D. Laundry room layout and stairs are particularly susceptible to alteration in order to accommodate building code, municipally approved grading and drainage requirements. Purchasers are notified that the number of steps to front entrance and rear entrance, landing and vestibule may be increased or decreased depending on final grading. Purchasers are notified that jogs in walls of rooms may vary from model to model to accommodate structural requirements and/or venting for the house.
- E. Main floor laundry room floor, landing and vestibules, where applicable, may be lowered to accommodate entry door(s) at the vendor's discretion (unfinished basement ceiling height or cold cellar height shall be lowered accordingly). Some ceiling heights in various rooms, hallways and bulkheads may be lower than 9', as per plan.
- F. Purchaser acknowledges that variations from Vendor's samples may occur in finishing materials, kitchen and vanity cabinets, floor and wall finishes due to normal production process and any variations in colour or grain in natural wood products or manufactured flooring products including but not limited to manufactured laminate, birch, maple, oak flooring is not the responsibility of the Vendor as the flooring finish may not match the stain or finish of stairs, pickets and railings because of the difference of materials used.
- G. Purchaser acknowledges that the Tarion Warranty Corporation (TARION) enrolment fee is not included in the purchase price.
- H. HST (Provincial and Federal portions) is included in purchase price. The purchase price has been determined taking into account the HST rebate (if applicable) to which the Purchaser is assigning to the Vendor pursuant to compliance with Schedule "H" of the Agreement. The Purchaser shall reimburse the Vendor for any loss of this rebate by reason of the Purchaser's default pursuant to Schedule "H".
- I. SELECTIONS ALREADY MADE ON THE ABOVE ITEMS BY THE BUILDER CANNOT BE CHANGED.
- J. EXTERIOR ELEVATION, APPEARANCES AND FINISHINGS WILL BE SIMILAR TO PICTURES OR RENDERINGS BUT MAY NOT NECESSARILY BE IDENTICAL.
- K. ALL SPECIFICATIONS ARE SUBJECT TO CHANGE WITHOUT NOTICE. LOT FRONTAGES ON SITE PLAN REFER TO THE MINIMUM WIDTH OF THE LOT AT THE FRONT BUILDING SETBACK.
- L. SOME EXTERIOR DETAILS MAY BE IN COMPLIMENTARY MATERIALS OTHER THAN BRICK INCLUDING BUT NOT LIMITED TO SIDE ROOF GABLES.

SCHEDULE "E"

The Purchase Price shall include the following:

1. Install 2620-Ivy (38I, Elevation 1 - 4 Bedroom), as per Schedule "Z".
2. **(\$20,000.00)** Design Studio Discount to be used at time of Colour Selection only, no cash value.

PARADISE HOMES KLEINBURG INC. Phase 4
SCHEDULE "W"
(WARNING CLAUSES AND NOTICE PROVISIONS)

PART 1 – GENERAL NOTICE PROVISIONS

The following are to be included in all Agreements of Purchase and Sale.

- 1) Purchasers and/or tenants are hereby advised that a pedestrian and cycling crossing of the existing CP Railway right-of-way will potentially be constructed within Block 239 and Block 240 of Plan 65M-4489.
- 2) Purchasers and/or tenants are advised that roads within the Plan may have been constructed using Alternative Development Standards. In April 1995, the Ministry of Housing and the Ministry of Municipal Affairs published the Alternative Development Standards as a guideline to municipalities. The Province of Ontario has been promoting the use of these guidelines which provide for reduced pavement widths." (21.5.13)
- 3) Purchasers and/or tenants are advised that traffic calming measures may have been incorporated into the road allowances. (21.5.15)
- 4) Purchasers and/or tenants are advised that public transit routes have not been determined for the area within the Plan, however, internal street may be subject to public transit bus traffic. The YRT route maps and future plan maps are available from YRT. (21.5.14)
- 5) Purchasers and/or tenants are advised that the collector and primary roads within the development area are expected to support more traffic than local roads and, if demand warrants, transit routes in the future. (21.5.16)
- 6) Purchasers and/or tenants are advised that the Ministry of Transportation has obtained approval for the extension of Highway 427 from Regional Road 7 to Major Mackenzie Drive. The future extension of Highway 427 may affect the living environment of the residents in the vicinity, notwithstanding the inclusion of any noise attenuation measures in the design of the development and individual dwelling(s). (21.5.17)
- 7) Purchasers and/or tenants are advised that Huntington Road improvements and realignment opposite the terminus point of the future Highway 427 northbound off-ramp at Major Mackenzie Drive may be required in future to facilitate for Huntington Road to be realigned in an easterly direction to intersect with Major Mackenzie Drive opposite the future Highway 427 north bound off-ramp terminus. (21.5.18)
- 8) Purchasers and/or tenants are advised that Metrolinx completed the Bolton Commuter Rail Feasibility Study (December 2010) that provides a basis for the proposed routing and future GO station locations within the City of Vaughan. This Study identifies a potential GO Station just southeast of the CPR railway crossing at Major Mackenzie Drive. Therefore, the future expansion of the rail facilities may affect the living environment of the residents in the vicinity, notwithstanding the inclusion of any noise attenuation and vibration mitigation (if applicable) measures in the design of the development and individual dwelling(s)." (21.5.19)
- 9) Purchasers and/or tenants are advised that the Ministry of Transportation is undertaking the GTA West Corridor Planning and Environmental Assessment Study to address long-term inter-regional transportation infrastructure needs. The Preliminary Route Planning Study Area of the future corridor identifies the need for a new transportation corridor from Highway 400 westerly to Highway 401 on the west side of Milton. The Nashville Heights residential development is in proximity to the GTA West Corridor study limits including a potential freeway to freeway interchange for the Highway 427 extension connection to GTA West Corridor, modifications to the future Major Mackenzie Drive interchange at Highway 427, vertical and horizontal considerations associated with the crossing of the existing hydro transmission corridor, CPR railway and Humber River crossings, and municipal road crossings/connections." (21.5.20)
- 10) Purchasers and/or tenants are advised that East's Comers Boulevard (North) and East's Comers Boulevard (South) in Phase 1 are designed as a one-way traffic roadway.
- 11) Purchasers and/or tenants are advised that the Region of York has received environmental assessment approval for the realignment, widening and reconstruction of Major Mackenzie Drive between Highway 50 and Highway 27. (21.5.25)
- 12) Purchasers and/or tenants are advised that Huntington Road is proposed to be terminated at Major Mackenzie Drive in accordance with the approved Highway 427 Transportation Corridor Environmental Assessment."
- 13) Purchasers and/or tenants, respecting laneways in Block 61 West, are advised that:
 - a) the public laneway will be maintained to a lesser standard than local public streets;
 - b) snow clearing, plowing and sanding operations for the public laneway will occur only after all city streets have been cleared, plowed, and/or sanded, and either 15 cm or more snow has fallen or severe rutting has occurred; and,
 - c) lighting in the public laneway will only occur from light fixtures installed on the property Owner's garage, and the light fixtures shall be operated and maintained by the property Owner at the expense of the property Owner.
- 14) Purchasers and/or tenants are advised that the Mactier Drive, Canard Drive, Bellefond Street, Barons Street, Ghent Drive, Stilton Avenue, Alistair Crescent and Boone Crescent in the Plan ending in a dead end or cul-de-sac will be extended in the future to facilitate development of adjacent lands without further notice." (21.5.22)
- 15) Purchasers and/or tenants are hereby advised that Canadian Pacific Railway company(s), or its assigns or successors in interest, has a right-of-way within 300 metres from the subject lands, and there may be future alterations or expansions to the rail facilities or operations which may affect the living environment of the residents in the vicinity, notwithstanding any noise and vibration attenuating measures included in the development and individual dwelling(s); CPR will not be responsible for any complaints or claims arising from use of such facilities and/or operations on, over or under the aforesaid right-of-way."

C.H

- 16) Purchasers and/or tenants are advised that Trans Canada Pipeline owns a right-of-way along East's Corner Boulevard, within Phase 1 of the Plan. High pressure gas pipeline(s) presently exist within the right-of-way.
- 17) Purchasers and/or tenants, respecting encroachment and/or dumping are advised that any encroachments and/or dumping from the lot to the school site, park, open space, woodlot and/or stormwater management facility are prohibited.
- 18) Purchasers and/or tenants, respecting a gate of access point, are advised that the installation of any gate of access point from the lot to a school site, open space, stormwater management facility, watercourse corridor, woodlot, and/or park is prohibited."
- 19) Purchasers and/or tenants are advised that the planting of trees on City boulevards in front of residential units is a requirement of this subdivision agreement.

The City has not imposed an amount of a tree fee or any other fee which may be charged as a condition of purchase for the planting of trees. Any tree fee paid by purchasers for boulevard trees does not guarantee that a tree will be planted on the boulevard in front or on the side of the residential dwelling. (21.5.5)

- 20) Purchasers and/or tenants are advised that, despite the inclusion of noise control features within the development area and within individual units, noise levels from construction activities and increasing vehicular traffic may continue to be of concern occasionally interfering with some activities of the building occupants." (21.5.4)
- 21) Purchasers and/or tenants are advised that driveway widths and curb cut widths are governed by City of Vaughan Zoning By-law 1-88, as amended, as follows:

- a) The maximum width of a driveway shall be 6 m measured at the street curb, provided circular driveways shall have a maximum combined width of 9 m measured at the street curb.
 - b) Driveway in either front or exterior side yards shall be constructed in accordance with the following requirements:
- | | Maximum Width of Driveway |
|---------------------------------|---------------------------|
| Lot frontage | 3.5 m |
| 6.0- 6.99 = | 3.75 m |
| 7.0-8.99 | 6.0 m |
| 9.0-11.99 = | 9.0 m |
| 12 m and greater ² = | |

- 1 The Lot Frontage for Lots between 9.0 - 11.99m shall be comprised of a Minimum of 33% Landscaped Front or Exterior side yard and a minimum sixty percent (60%) of the Minimum Landscaped Front or Exterior side yard shall be soft landscaping in accordance with Paragraph 4.1.2.
- 2 The Lot Frontage for Lots 12.0 m and greater shall be comprised of a Minimum of 50% Landscaped Front or Exterior side yard and a minimum sixty percent (60%) of the Minimum Landscaped Front or Exterior side yard shall be soft landscaping in accordance with Paragraph 4.1.2." (21.5.7)

- 22) Purchasers and/or tenants are advised that proper grading of all lots in conformity with the Subdivision Grading Plans is a requirement of this subdivision agreement.

The City has taken a Letter of Credit from the Owner (Nashville Ten Acre Developments Inc. and Nashville Developments (North) Inc.) for security to ensure all municipal services including, but not limited to lot grading, are constructed to the satisfaction of the City. Direct cash deposit from the Purchasers to the City and/or Owner, for lot grading purposes, is NOT a requirement of this subdivision agreement. The City of Vaughan does not control the return of such deposits and purchasers/tenants must direct inquiries regarding this return to their vendor/landlord." (21.5.8)

- 23) Purchasers and/or tenants are hereby put on notice that the Telecommunications Act and the Canadian Radio and Telecommunications Commission (CRTC) authorize telephone and telecommunication facilities and services to be provided by telecommunication carriers other than traditional carriers for such services and that purchasers and tenants are advised to satisfy themselves that such carriers servicing the lands provide sufficient service and facilities to meet their needs." (21.5.9)

- 24) Purchasers and/or tenants are advised that fencing along the lot lines of Lots and Blocks abutting public lands is a requirement of this subdivision agreement and that all required fencing, noise attenuation feature and barriers shall be constructed with all fencing materials, including foundations, completely on private lands and totally clear of any 0.3 metre reserve, as shown on the Construction Drawings.

The City has taken a Letter of Credit from the Owner (Nashville Ten Acre Developments Inc. and Nashville Developments (North) Inc.) for security to ensure all fencing including, but not limited to privacy fencing, chain link fencing and acoustic fencing, are constructed to the satisfaction of the City. Direct cash deposit from the Purchasers to the City and/or Owner, for fencing, is NOT a requirement of this subdivision agreement.

- 25) The City has taken a Letter of Credit from the Owner for security to ensure all fencing including, but not limited to privacy fencing, chain link fencing and acoustic fencing, are constructed to the satisfaction of the City. Direct cash deposit from the Purchasers to the City and/or Owner, for fencing, is not a requirement of this Subdivision Agreement."
- The maintenance of the noise attenuation feature or fencing shall not be the responsibility of the City, or the Region of York and shall be maintained by the Owner until assumption of the services of the Plan. Thereafter the maintenance of the noise attenuation feature or fencing shall be the sole responsibility of the lot owner. Landscaping provided on Regional Road right-of- ways by the Owner or the City for aesthetic purposes shall be approved by the Region and maintained by the City with the exception of the usual grass maintenance." (21.5.6)

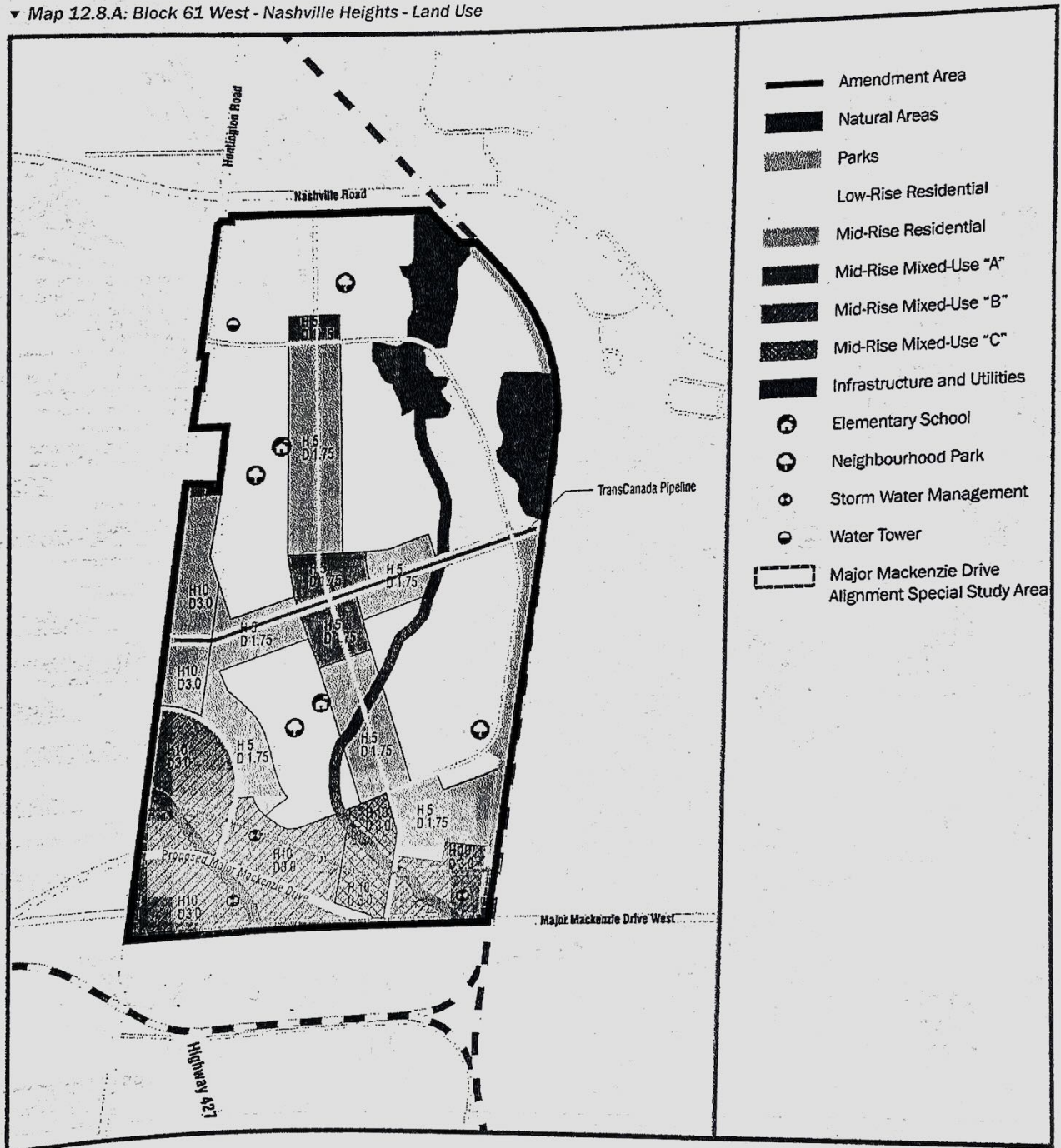
- 26) Purchasers and/or tenants are advised that mail delivery will be from a designated community mailbox as per requirements dictated by Canada Post. The location of the mailbox shall be shown on the community plan provided by the Owner in its Sales Office.

- 27) Purchasers and/or tenants are advised that despite the inclusion of noise control features within both the development area and the individual building units, noise levels, may be of concern and occasionally interfere with some activities of the dwelling occupants.

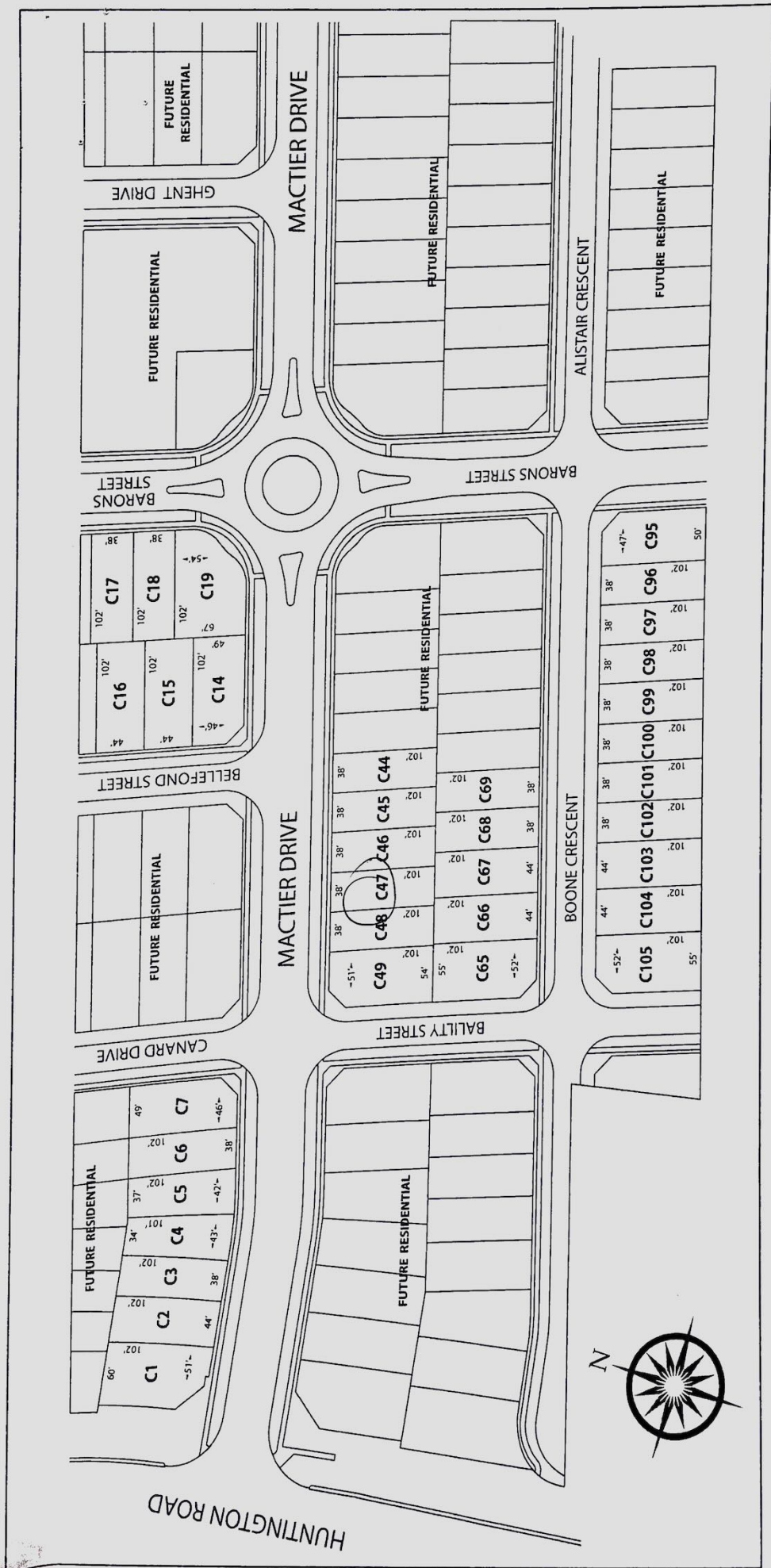
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PARTIALLY APPROVED BY THE ONTARIO MUNICIPAL BOARD ON DECEMBER 2, 2013
 HIGHLIGHTED TEXT INDICATES POLICIES THAT HAVE NOT YET BEEN APPROVED

▼ Map 12.8.A: Block 61 West - Nashville Heights - Land Use



SCHEDULE "S"



PARADISE
DEVELOPMENTS

C.H.

LOT # C-47 INITIAL

All plans and dimensions are approximate and subject to change at the discretion of the Vendor. Lot frontages refer to the minimum width of the lot at the building setback unless marked otherwise. Landscaping is artist's concept only. E. & O.E. October, 2016



Notes

BEARINGS ARE GRID AND ARE REFERRED TO THE SOUTHERLY LIMIT OF MACTIER DRIVE, HAVING A BEARING N71°36'45"E AS SHOWN ON REGISTERED PLAN 65M-4556

- DENOTES SURVEY MONUMENT FOUND
- DENOTES SURVEY MONUMENT SET
- SIB DENOTES STANDARD IRON BAR
- SSIB DENOTES SHORT STANDARD IRON BAR
- IB DENOTES IRON BAR
- WIT DENOTES WITNESS
- D.U.C. DENOTES DWELLING UNDER CONSTRUCTION
- T.W. DENOTES TOP OF WALL
- 1215 DENOTES ERTL SURVEYORS, O.L.S.
- N/S/E/W DENOTES NORTH/SOUTH/EAST/WEST
- R.P.E. DENOTES RADY-PENITEK & EDWARD SURVEYING LTD., O.L.S.

Benchmark

ELEVATIONS ARE GEODETIC AND REFERRED TO THE CANADIAN GEODETIC VERTICAL DATUM (CGVD28) BY DIRECT MEASUREMENT TO THE CAN-NET GPS NETWORK

Part 2

LOTS 44 TO 49 ARE SUBJECT TO AN EASEMENT FOR ENTRY AS IN INST. No. YR2690458 NO FENCES AT THE TIME OF SURVEY SURVEY PREPARED FOR: PARADISE DEVELOPMENTS UNLESS INDICATED, ALL TIES ARE TAKEN TO THE CONCRETE FOUNDATION

ASSOCIATION OF ONTARIO
LAND SURVEYORS
PLAN SCHEDULED FORM
2036270



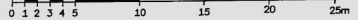
THIS PLAN IS NOT VALID UNLESS IT IS AN EMBOSSED ORIGINAL COPY ISSUED BY THE SURVEYOR. It conforms with Regulation 1028, Section 29(3).

SURVEYOR'S REAL PROPERTY REPORT—PART 1
PLAN OF LOTS 44 TO 49
REGISTERED PLAN 65M-4556

CITY OF VAUGHAN

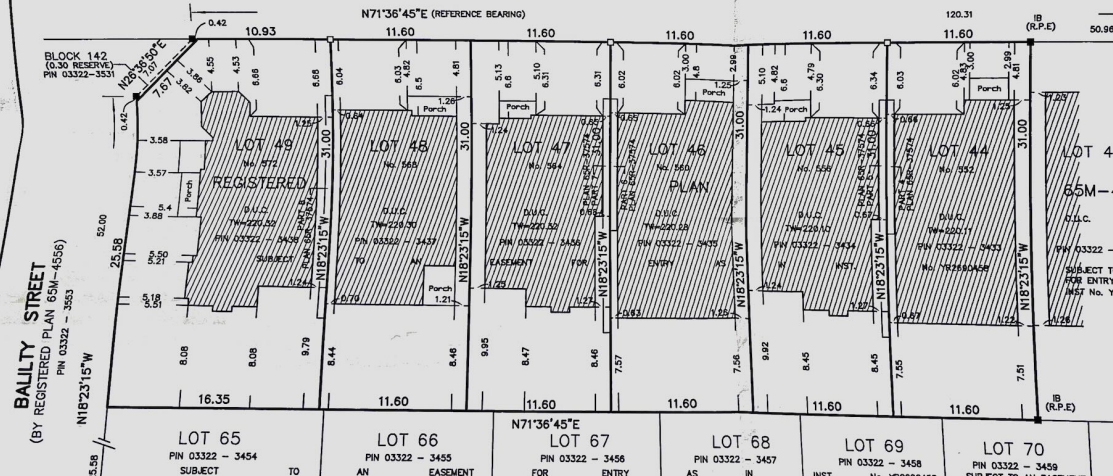
REGIONAL MUNICIPALITY OF YORK

SCALE 1:300



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Ontario Land Surveyors

Metric
DISTANCES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048



Note
ALL BOUNDARY INFORMATION SHOWN HEREON HAS BEEN SET OR MEASURED IN ACCORDANCE WITH REGISTERED PLAN 65M-4556 AND 65M-37574 UNLESS NOTED OTHERWISE.
ALL SET MONUMENTS ARE EPT'S (1215), UNLESS OTHERWISE INDICATED.
ALL FOUND MONUMENTS ARE SSB'S (R.P.E.), UNLESS OTHERWISE INDICATED.

Surveyor's Certificate
I CERTIFY THAT:
1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT, THE SURVEYORS ACT AND THE REGULATIONS MADE UNDER THEM.
2. THE SURVEY WAS COMPLETED ON THE 13th DAY OF SEPTEMBER, 2017

Lawrence O. Ertl
Lawrence O. Ertl
Ontario Land Surveyor

Dec. 20 2017
Date

ertl surveyors
Ontario Land Surveyors
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DRAWING 17251-L1 44-60JNG PROJECT : 17251
CALC. BY DM, DRAWN BY DICKY, CHECKED BY L. ERTL