

TO: ALL PURCHASERS
AND TO: His/Her/Their Solicitor(s) Herein
RE: BROOKLIN MEADOWS LIMITED sale of various Lots on
Part Block 224 Plan 40M-1803, Town of Whitby

UNDERTAKING

IN CONSIDERATION of the closing of the above-noted transaction, the undersigned hereby undertakes and agrees to and with you as follows:

1. To complete the premises herein in a good and workmanlike manner free from defects in material and in compliance with the Ontario Building Code and in accordance with the terms of the Agreement of Purchase and Sale.
2. To complete grading and sodding and to deliver a final lot grading certificate to the Municipality in accordance with Municipal requirements.
3. To adjust the 2017 realty taxes, if necessary, based on land only, save and except any special assessments and/or supplementary assessment that may be levied as a result of the ownership and occupation by the Purchaser.
4. To forward all required documents, once duly executed by the Purchaser herein, to the appropriate authority in order that a Warranty Certificate may be issued directly to the Purchaser pursuant to the provisions of the Tarion Warranty Corporation.
5. To indemnify the Purchaser with respect to any lien claims arising out of the Vendor's construction operation.

DIRECTION

The undersigned hereby authorizes and directs you to make the balance due on the closing in the above-noted transaction, payable to its solicitors, **TANZOLA & SORBARA PROFESSIONAL CORPORATION** or as they may further direct, and for so doing, this shall be your good and sufficient authority.

DATED at the City of Vaughan on: 5th day of March, 2018

BROOKIN MEADOWS LIMITED.

Edward Sorbara

PER: _____
Edward Sorbara- Secretary

I have authority to bind the Corporation

*Executed pursuant to the Electronic Commerce Act