Note: Tenant lists removed to protect privacy

Landlord and Tenant Board
Ontario

Application for a Rent Increase Above the Guideline Order
Form L5

Read the Instructions carefully before completing the Form. Print or Type in Uppercase.

Part 1: General Information

Landlord's Name and Address (if there is more than 1 landlord, complete a Schedule of Parties form and file it with this application)

☐ Male ☐ Female ☒ Company

First Name: RED STARLIGHT LP

Last Name:

Street Address: 401 THE WEST MALL

Unit/Apt./Suite: 1100

Municipality (city, town, etc.): TORONTO

Province: ON

Postal Code: M9C 5J5

Day Phone Number: (416) 234 8444

Evening Phone Number: ( )

Fax Number: (416) 234 8445

E-mail Address:

Rental Unit Covered by this Application

Street Number: 165

Street Name: ONTARIO

Street Type (e.g. Street, Avenue, Road): STREET

Direction (e.g. East):

Unit/Apt./Suite: SEE LIST

Municipality (city, town, etc.): ST CATHARINES

Province: ON

Postal Code: L2R 5K4

What is the total number of rental units in the complex? 157

How many rental units are covered by the application? 131

Tenants' Names and Addresses

Complete a Schedule of Parties form with the names and addresses, including the unit numbers, of the tenants in the units covered by the application and file it with this application.

Rent Information

What is the date the first intended rent increase for the units covered by this application will take effect? 01 / 12 / 2013 (dd / mm / yyyy)

Previous Order

If a previous rent increase above the guideline order was issued, fill in the file number. SOL - 26605

10501

For Office use only : File Number: -

Part 2: Reasons for Your Application

I am applying for a rent increase above the guideline because:

☐ 1. The municipal taxes and charges for the complex increased by an "extraordinary" amount.

☐ 2. The utility costs for the complex increased by an "extraordinary" amount.

☐ 3. Operating costs for security services for the complex have been experienced for the first time or have increased.

☒ 4. Capital expenditure work was done.

Part 3: Signature

Landlord's/Agent's Signature ☐ Landlord ☒ Agent

Date 20 / 08 / 2013
dd mm yyyy

If you are an agent or an officer of a corporation, you must provide the following information:

First Name: PAUL

Last Name: CAPPA

Company Name (if applicable): COHEN HIGHLEY LLP

Mailing Address: 255 QUEENS AVENUE

Unit/Apt./Suite: 1100

Municipality (city, town, etc.): LONDON

Province: ON

Postal Code: N6A 5R8

Phone Number: (519) 672 9330

Fax Number: (519) 672 5960

E-mail Address:

Important Information

1. The landlord must file this application at least 90 days before the date the first intended rent increase covered by the application will take effect.

2. Along with the application, the landlord must file evidence of the costs claimed in the application and proof of payment of those costs. If the landlord is applying for a rent increase above the guideline because capital expenditure work was done, the landlord must also file a copy of the *Information about Rental Units in the Complex* form and a copy of the *Capital Expenditures: Additional Details* form for each capital expenditure item claimed in the application.

   If the landlord is applying for a rent increase above the guideline because capital expenditure work was done, the landlord must also provide the Board with the following documents:

   - two additional photocopies of the application,
   - two additional photocopies of all of the supporting documents (including supporting documents related to increased operating costs, if claimed in the application),
   - a compact disc that contains a scanned version of the supporting documents in portable document format (PDF). **Note**: The landlord does not have to provide a compact disc of the supporting documents if the residential complex has six or fewer rental units, and is located in a rural or remote area, and the landlord cannot reasonably provide the compact disc.

   If the landlord does not file the required supporting documents at the time the application is made, a Member may refuse to allow the landlord to file these documents at a later date. This may result in the landlord being unable to prove their claim.

   See the instructions for additional details about what must be filed.

3. If the landlord is applying for a rent increase above the guideline because capital expenditure work was done, the landlord must make the supporting documents that accompany the application available to the tenants of the residential complex.

   - If the landlord has an office in or close to the residential complex, the landlord must allow the tenants to view a copy of the supporting documents during normal business hours.
   - If the landlord is required to provide the Board with a compact disc containing the supporting documents (see note 2), then the landlord must provide a copy of the compact disc to a tenant who requests it. The landlord cannot charge more than five dollars for providing a copy of the compact disc. Alternatively, if the landlord and tenant agree, the landlord can provide either of the following:
     - a photocopy of the supporting documents at a reasonable charge based on the landlord's out-of-pocket costs for making the copies, or
     - a copy of the supporting documents in PDF format, by e-mail, at no charge.
   - If the landlord does not have to provide the Board with a compact disc containing the supporting documents (see note 2), then the landlord must provide a photocopy of the supporting documents for a charge of not more than five dollars.

4. Once the landlord files this application with the Board, the Board will give the landlord a Notice of Hearing. The landlord must give the tenant(s) of the units affected by this application a copy of the application and the Notice of Hearing at least 30 days before the hearing.

   Once the landlord has given the tenant(s) copies of the application and Notice of Hearing, the landlord must file a Certificate of Service with the Board showing how and when the landlord gave the documents to the tenant(s).

5. It is an offence under the *Residental Tenancies Act* to file false or misleading information with the Landlord and Tenant Board.

6. The Board has Rules of Practice that set out rules related to the application process, and Interpretation Guidelines that explain how the Board might decide specific issues that may arise in an application. You can purchase a copy of the Rules and Guidelines from your local Board office or view them online at **www.LTB.gov.on.ca**.

7. For further information you may contact the Landlord and Tenant Board at **416-645-8080** or toll-free at **1-888-332-3234**. Or, you may visit the Board's web site at **www.LTB.gov.on.ca**.

Landlord and Tenant Board
Ontario

A. Description and Costs

If you are applying for an increase above the guideline because you incurred capital expenditures, you must fill out this schedule completely. You must attach copies of the *Capital Expenditures: Additional Details* form and evidence of costs and payment for each expenditure you are applying for. See the instructions for further information. If you are applying for more than five capital expenditure items, complete additional copies of this schedule.

Item #	Description of Capital Expenditure	Date Completed (dd/mm/yyyy)	Useful Life	Labour/Material and Contract Costs	Landlord's Own Labour Hours X Rate = Total	Total Costs
1	Fire System Repair	27/07/2012	15 yrs	$90,145.76		$90,145.76
2	Roof Safety Anchor	22/08/2012	20 yrs	$16,249.63		$16,249.63
3	Building Exterior & Balcony Repair	9/05/2013	13 yrs	$662,278.35		$662,278.35
4	Common Area Painting	23/12/2012	10 yrs	$32,063.75		$32,063.75
5	Replace Exhaust Fans	7/5/2012	20 yrs	$2,556.63		$2,556.63

Attach additional sheets if necessary

☒ The costs listed above affect all of the rental units in the complex.

☐ The costs for one or more of the items listed above affect some, but not all of the rental units in the complex.

B. If any of the capital expenditure items affect some, but not all of the rental units in the complex, list the item number(s) and provide the following details.

Item Number	Column 1 Units that are affected by the item and are covered by this application (list unit numbers)	Column 2 Units that are affected by the item but are **not** covered by this application (list unit numbers)

Attach additional sheets if necessary

A. Description and Costs

If you are applying for an increase above the guideline because you incurred capital expenditures, you must fill out this schedule completely. You must attach copies of the *Capital Expenditures: Additional Details* form and evidence of costs and payment for each expenditure you are applying for. See the instructions for further information. If you are applying for more than five capital expenditure items, complete additional copies of this schedule.

Item #	Description of Capital Expenditure	Date Completed (dd/mm/yyyy)	Useful Life	Labour/Material and Contract Costs	Landlord's Own Labour Hours X Rate = Total	Total Costs
6	Garage Entrance Repair	20/06/2012	20 yrs	$12,725.63		$12,725.63
7	Exterior Painting	15/04/2013	10 yrs	$2,648.72		$2,648.72
8	Drain Repair	20/06/2013	20 yrs	$1,130.00		$1,130.00
9	Building Signage	30/07/2012	15 yrs	$6,633.14		$6,633.14

Attach additional sheets if necessary

☒ The costs listed above affect all of the rental units in the complex.

☐ The costs for one or more of the items listed above affect some, but not all of the rental units in the complex.

B. If any of the capital expenditure items affect some, but not all of the rental units in the complex, list the item number(s) and provide the following details.

Item Number	Column 1 Units that are affected by the item and are covered by this application (list unit numbers)	Column 2 Units that are affected by the item but are **not** covered by this application (list unit numbers)

Attach additional sheets if necessary

C. Did you receive any money from an insurer, government grants or forgivable loans or other assistance, or proceeds from trade-in, salvage or resale for any capital expenditure items(s)? ☐ Yes ☒ No

If yes, list the item number, the source of the funds and the amount you received below.

Item Number	Source	Total Amount

Attach additional sheets if necessary

D. Do any of the capital expenditure items relate to non-residential portions of the complex or other residential complexes? ☐ Yes ☒ No

If yes, list the item and provide details of how you propose costs should be allocated below. See the instructions for further information.

Attach additional sheets if necessary

10501

CAPITAL EXPENDITURE #1

FIRE SYSTEM REPAIR

Cost Claimed: $90,145.76

Anticipated Useful Life: 15 years
Mechanical – 2.v.A./2.v.B./2.iii./2.x.

CAPITAL EXPENDITURES: ADDITIONAL DETAILS

Item and description of work:
#1 - Fire System Repairs

Total labour, material & contract costs claimed in application for this item (not including landlord's own labour)*: $90,145.76

Date completed: July 27, 2012

Contractor/Supplier	Invoice Number	Invoice/ Bill Date (mm/dd/yy)	Invoice/ Bill Amount	Method of Payment	Cheque Number	Payment Amount	Payment Date (mm/dd/yy)	Amount related to this item
BAS Fire Protection Services	9673	1/20/2012	$1,050.90	Cheque	515	$1,050.90	2/16/2012	$1,050.90
BAS Fire Protection Services	9736	4/17/2012	$17,735.36	Cheque	519	$17,735.36	5/2/2012	$17,735.36
BAS Fire Protection Services	9774	6/13/2012	$33,764.40	Cheque	5150	$33,764.40	6/20/2012	$33,764.40
BAS Fire Protection Services	9792	7/4/2012	$22,509.60	Cheque	5680	$22,509.60	7/10/2012	$22,509.60
BAS Fire Protection Services	9721	4/2/2012	$2,457.75	Cheque	4728	$8,322.45	5/4/2012	$2,457.75
BAS Fire Protection Services	9724	4/3/2012	$1,808.00	Cheque	4728	$8,322.45	5/4/2012	$1,808.00
BAS Fire Protection Services	9732	4/13/2012	$1,356.00	Cheque	5216	$1,356.00	6/21/2012	$1,356.00
BAS Fire Protection Services	9807	7/27/2012	$9,463.75	Cheque	108	$9,463.75	10/12/2012	$9,463.75
							Total	$90,145.76

2

BAS FIRE PROTECTION SERVICES

Exceeding Your Expectations!

105 Consumers Dr. Unit 2
Whitby, Ontario L1N 1C4

TEL: (416)621-9010
FAX: (866)873-0739

EMAIL TRANSMISSION

From: Basil Elsersawi, P.Eng.

Date: April 3, 2012

To: Michael Kidd

Company: TransGlobe Apartment REIT

Total # of pages: 3

Phone#: 905-293-9400 x1331
Email: mkidd@gotransglobe.com

Dear Mr. Kidd,

We are pleased to provide the following quotation on providing a Fire Sprinkler System at 165 Ontario St. St. Catharines Ontario, to cover the existing P3 parking area, in accordance with the NFPA 13, the Ontario Fire Code, and the Local Fire Department:

Scope of Work:

- Provide sprinkler protection in design area P3 (approximately 135-160 sprinkler heads - 155□ standard response, semi recessed heads) in accord with the NFPA 13 and Engineered Drawings.
- Provide Engineered Drawings complete with hydraulic calculations for permit and construction.
- Reuse existing fire hose rack (1 unit) + add 1 additional unit if required.
- Provide new accelerator.
- Service existing dry valve feeding P3 system.
- Provide supervisory monitoring of P3 system.
- Pressure test and commission system.
- Provide compliance letter on pressure test passing.

Price: $49,800.00

HST Extra.

Notes:
- BAS FIRE MAY UTILIZE THE EXISTING 5" MAIN IF DEEMED DURABLE AND STABLE. IN THE EVENT THAT THE EXISTING P3 5" MAIN IS REUSED UNDER THE PROPSED WORK, BAS FIRE WILL DISCOUNT THE ABOVE PRICE BY $9,400.00 BRINGING THE PRICE FOR THE WORK DESCRIBED ABOVE TO $40,400.00 + HST. BAS FIRE WILL WARRANT ITS WORKMANSHIP AND MATERIAL FOR 1 YEAR FROM SYSTEM COMMISINING.
- Access to work area to be provided by customer.
- Work to be performed during normal working hours.

- Supervisory monitoring of P3 system may require additional zones/spaces in the existing Fire Alarm panel. Any modifications to the panel, including upgrades if required, are the responsibility of the owner/customer.
- Payment schedule to be agreed upon prior to work start.

Services Included

- Labour, Material, travel.
- 24 Hour Emergency service assistance 7 days a week.

Customer Responsibility

- Access to work area.
- Floor and equipment covering during work (if required).
- Moving of material or equipment for full access to work area. BAS Fire employees may assist with moving material to expedite work schedule and project completion/efficiency.
- Permits, if required. BAS Fire Protection can assist with permits for an extra charge unless included in scope/price above.
- Fire watch if required, during system impairment.

Customer Acceptance

Upon review and acceptance of this quotation complete with our Terms & Conditions herein,, please sign and return acknowledging acceptance of our quotation complete with a purchase order.

Site Address: ______________________________ ______________________________

Site Contact: ______________________

Site Contact #: ______________________

Date of Service: ________________

Purchase Order #: ________________

If you have any questions, please do not hesitate to contact us at (416) 621-9010.

BAS Fire Protection Services

Acknowledged By:

____
Basil Elsersawi, P.Eng.

____
Michael Kidd, Regional Director.

105 Consumers Dr. Unit 2
Whitby, Ontario L1N 1C4

Tel: (416) 621-9010
Fax: (866) 873-0739

BAS Contractors Inc., BAS Fire Protection Services – Collectively BAS
TERMS AND CONDITIONS

1. The customer shall fully cooperate with BAS and others engaged in the work on the project, and shall not interfere with the performance of such work, so that the work on the project may be performed with the utmost speed consistent with good practice. In case of conflict or other reason for coordination BAS may direct necessary coordination or the performance of certain work, even at increased expense to the customer without BAS incurring liability therefore.
2. The customer shall provide adequate access to BAS or its agents, to the work site and premises. Customer shall not remove any equipment used or provided by BAS without the consent of BAS prior to any such removal.
3. The Customer agrees not to remove or cover any tag or nameplate appearing on any equipment inspected or furnished by BAS.
4. The customer's remedies with respect to equipment found to be defective in material or workmanship shall be limited exclusively to the right of repair or replacement of such defective equipment. IN NO EVENT SHALL BAS BE LIABLE FOR CLAIMS (BASED UPON BREACH OF IMPLIED WARRANTY) FOR RELATED DAMAGES.
5. BAS shall not be liable for any loss, damage, or delay occasioned by any causes beyond BAS' control, including, but not limited to, governmental actions or orders, embargoes, strikes, differences with workmen, fires, floods, accidents, or transportation delays. IN NO EVENT SHALL BAS BE LIABLE FOR ANY CONSEQUENTIAL OR SPECIAL DAMAGES.
6. BAS reserves the right to invoice the customer as the work progresses and for all materials delivered to the job site or to an off-site facility and for all work performed on-site and off-site including, without limitation, any engineering, drafting and other mobilization costs incurred. Payments are due on receipt of invoice. Finance Charges of 2% per month may be applied on all overdue balances; these finance charges will require payment.
7. BAS shall perform the work during normal working hours, based upon straight-time labor. Any request by the customer for overtime work shall be considered an extra as determined by BAS' overtime rates.
8. This agreement contains the entire understanding between the parties, including representations, and may not be modified except by another agreement, in writing, signed by both parties to this agreement.

105 Consumers Dr. Unit 2
Whitby, Ontario L1N 1C4

Tel: (416) 621-9010
Fax: (866) 873-0739

CITY OF ST. CATHARINES
Fire & Emergency Management Services
64 Geneva Street
St. Catharines, ON L2R 4M7

Phone: 905-688-5600
Fax: 905-685-4690

MAR 27 2012

FIRE SAFETY INSPECTION REPORT

Date of Inspection:	March 15, 2012	Address of Property:	165 Ontario Street St. Catharines, ON
Occupant:	Apartments		
Inspector:	Darlene Chamberlain	Owner:	Transglobe Apartment REIT
Folder #:		Contact:	Michael Kidd
		Mailing Address:	5935 Airport Road, Suite 600 Toronto, ON L4V 1W5

Please be advised that an inspection of the above-noted property noted violations of the Ontario Fire Code, which are listed below.

The owner is responsible for ensuring compliance with the Fire Code at all times. Pursuant to the Fire Code "owner" means any person, firm or corporation having control over any portion of the building or property under consideration and includes the persons in the building or property.

Corrective measures must be taken immediately to remedy the violations listed below.

Description of Violations:

ITEM 1

Div. B – 6.5.1.2
Sprinkler systems shall be maintained in operating condition.

Location of Violation/Comments:
Sprinkler system to parking garage was not in service; water had been shut off to system.

NOTE: Item 1 has been forwarded to the City of St. Catharines Legal Department for prosecution.

ITEM 2

Div. B – 2.8.2.1.(2)
The fire safety plan shall be prepared, approved and implemented in buildings regulated by Article 2.8.1.1.

Location of Violation/Comments:
Alternate measures were not carried out according to page 23 of the approved Fire Safety Plan.
Fire Department was not notified in writing of fire protection equipment shutdown as per page 23 in the approved fire safety plan.

my

CITY OF ST. CATHARINES
Fire & Emergency Management Services
64 Geneva Street
St. Catharines, ON L2R 4M7

Phone: 905-688-5600
Fax: 905-685-4690

ITEM 3

Div. B – 6.5.1.2
Sprinkler systems shall be maintained in operating condition.

Location of Violation/Comments:
Sprinkler system is to be operational in Parking Level 3.

ITEM 4

Div. B – 6.4.1.2
Standpipe and hose systems shall be maintained in operating condition.

Location of Violation/Comments:
Hose cabinets are to be operational in Parking Level 3.

ITEM 5

Div. B – 6.2.4.1
Portable extinguishers shall be provided to protect every building, each hazardous occupancy inside the building and each hazardous process or operation located outside.

Location of Violation/Comments:
Fire extinguishers are to be installed in Parking Level 3.

ITEM 6

Div. B – 6.4.1.3.(3)
If plugs or caps are missing, the fire department connections shall be examined for obstructions, back-flushed when conditions warrant and the plugs or caps replaced.

Location of Violation/Comments:
Caps are missing from Fire Department connection.

NOTE: ***A complete inspection was not conducted of the building. This inspection was a result of a complaint by fire crews.***

Be advised that failure to ensure compliance with the Fire Code will result in a prosecution being commenced against you.

CITY OF ST. CATHARINES
Fire & Emergency Management Services
64 Geneva Street
St. Catharines, ON L2R 4M7

Phone: 905-688-5600
Fax: 905-685-4690

Section 28(1)-(4) of the *Fire Protection and Prevention Act* provides as follows:

28(1) Offences

Every person is guilty of an offence if he or she,

(a) hinders, obstructs or interferes with the Fire Marshal, an assistant to the Fire Marshal or a fire chief in the exercise of his or her powers and duties;

(b) prevents an inspector from entering land or premises under section 19 or 20, refuses to answer questions on matters relevant to the inspection or provides the inspector with information, on matters relevant to the inspection, that the person knows, or ought reasonably to know, to be false or misleading;

(c) subject to subsection (2) contravenes any provisions of this Act or the regulations; or

(d) refuses or neglects to obey or carry out the directives of the Fire Marshal, an assistant to the Fire Marshal or a fire chief given under the authority of this Act.

28(2) Same

A person who contravenes a provision in Part IX of this Act is not guilty of an offence.

28(3) Penalty

An individual convicted of an offence under subsection (1) is liable to,

(a) in the case of an offence other than one described in clause (b), a fine of not more than $20,000 or imprisonment for a term of not more than one year, or both; and

(b) in the case of an offence for contravention of the fire code, a fine of not more than $50,000 or imprisonment for a term of not more than one year, or both.

28(4) Same

A corporation convicted of an offence under subsection (1) is liable to a fine of not more than $100,000.

A re-inspection of the property shall be conducted on or about **April 17, 2012** to ensure that the items listed above have been remedied in accordance with the requirements of the Ontario Fire Code. If additional re-inspections are required, a fee will be charged, and the property owner will be invoiced directly.

Please note that this Report only pertains to matters regarding fire safety, therefore should you require information or inspections pertaining to the Building Code, zoning by-laws, or other by-law matters, please contact the City of St. Catharines (general line: 905 688-5600).

Should you have any questions regarding this Report, please contact the undersigned at 905-688-5601, Extension 4207.

Date: March 19, 2012

Signature of Inspector: Darlene Chamberlain

Darlene Chamberlain
Fire Inspection Officer

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ʼrotection Services
ʼonsumers Dr
ʼnit #2 Whitby, ON.
L1N 1C4

Invoice

Starlight Apartments LTD.
P.O.Box. 1890 Station B,
Mississauga ON. L4Y 3W6

Date	Invoice #	Terms
1/20/2012	9673	Due on receipt

Phone #	Fax #	E-mail
416-621-9010	1-866-873-0739	info@basfireprotection.com

Qty	Description	Rate	Amount
1	Permit fees for Fire Pump install at 165 Ontario St, as per January 17, 2012 email approval. Business Number: 824293740 PO: 300706.	930.00	930.00T

Subtotal	$930.00
HST	$120.90

Please make all cheques payable to
BAS Fire Protection Services

Thank you for your business.

Invoice Total: $1,050.90

Jump To

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Payee	basfirep	Total Amount	1,050.90	CTRL# 490860
	BAS Fire Protection	Date	02/16/2012	
		Post Month	02/2012	(Reconciled)
Bank	tont0165			
Check Number	515			
	1108919			
	Trinity 165 Ontario Inc.			

Property	Amount	Account	Notes	Pay
xtont165 - 165 Ontario St.	930.00	55408-000 - C.A. Fire & Life Safety - Non Contract		980524
xtont165 - 165 Ontario St.	120.90	55408-000 - C.A. Fire & Life Safety - Non Contract		980524

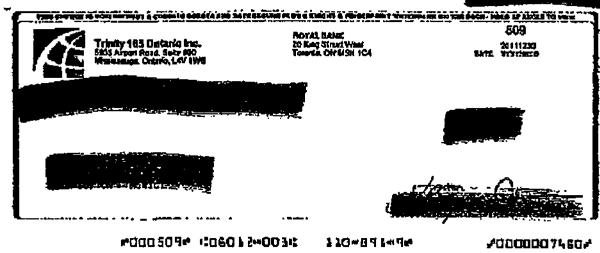
Tran created in PM by: afairclough

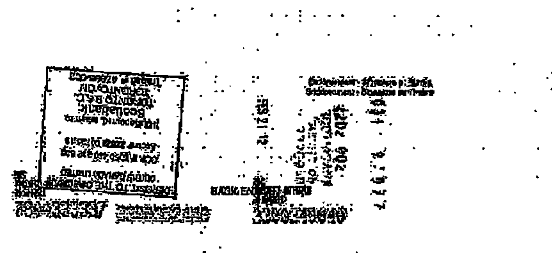
ROYAL BANK OF CANADA
P.O. BOX 4047 TERMINAL A
TORONTO ON M5W 1L5

Business Account Statement

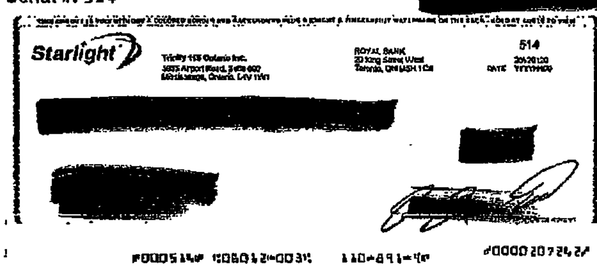
January 31, 2012 to February 29, 2012
Account number: [redacted]

Serial #: 509 [redacted]

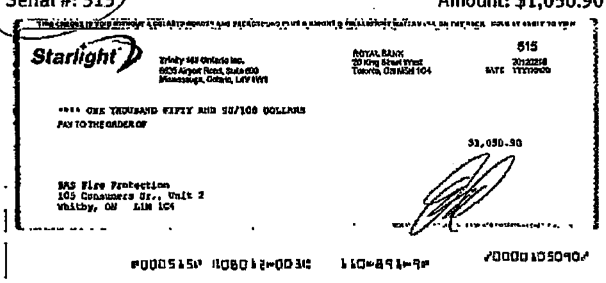


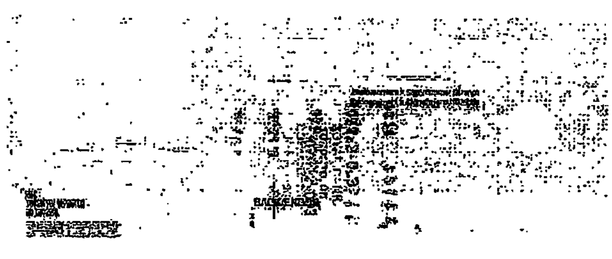


Serial #: 514 [redacted]



Serial #: 515 Amount: $1,050.90





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BAS Fire Protection Services
105 Consumers Dr
Unit #2 Whitby, ON.
L1N 1C4

Invoice

Starlight Apartments LTD.
P.O.Box. 1890 Station B,
Mississauga ON. L4Y 3W6

Date	Invoice #	Terms
4/17/2012	9736	Due on receipt

Phone #	Fax #	E-mail
416-621-9010	1-866-873-0739	info@basfireprotection.com

Qty	Description	Rate	Amount
1	Work completed at 165 Ontario St. Fire Pump Install (New). Starlight P.O.No. 300234 Approved November 21, 2011. - Flow Test Report and Standpipe Compliance Letter sent by mail to Transglobe Properties, Attn: John Martin and to Starlight Attn: Dean Pandurov. Business Number: 824293740	15,695.00	15,695.00T

Subtotal	$15,695.00
HST	$2,040.35

Please make all cheques payable to
BAS Fire Protection Services

Thank you for your business.

Invoice Total: $17,735.35

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Jump To 13

Payee	basfirep	Total Amount	17,735.35	**CTRL# 491702**
	BAS Fire Protection	Date	05/02/2012	
		Post Month	05/2012	
Bank	tont0165			
Check Number	**519**			
	1108919			
	Trinity 165 Ontario Inc.			

Property	Amount	Account	Notes	Pay
xtont165 - 165 Ontario St.	15,695.00	55705-000 - Major Repair - Common Area		981925
xtont165 - 165 Ontario St.	2,040.35	55705-000 - Major Repair - Common Area		981925

Void Help

Tran created in PM by: lstrokach

Serial #: 519 | Amount: $17,735.35

Starlight

Trinity 185 Ontario Inc.
5035 Airport Road, Suite 600
Mississauga, Ontario, L4V 1W1

ROYAL BANK
20 King Street West
Toronto, ON M5H 1C4

519

DATE 20120502

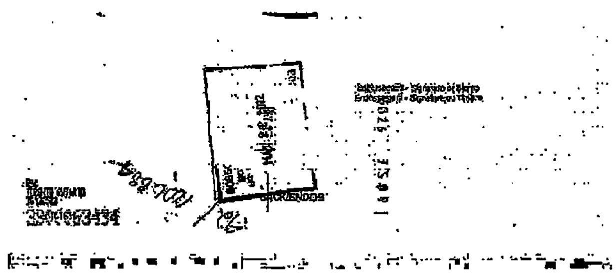
**** SEVENTEEN THOUSAND SEVEN HUNDRED THIRTY FIVE AND 35/100 DOLLARS

PAY TO THE ORDER OF

$17,735.35

RAS Fire Protection
105 Consumers Dr., Unit 2
Whitby, ON L1N 1C4

⑈000519⑈ ⑆05012⑉003⑆ 110⑉891⑈9⑈ ⑈0001773535⑈



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BAS Fire Protection Services
105 Consumers Dr
Unit #2 Whitby, ON.
L1N 1C4

Invoice

Transglobe Property Management Services
5935 Airport Road
Mississauga On. L4V 1E5

Date	Invoice #	Terms
6/13/2012	9774	Due on receipt

Phone #	Fax #	E-mail
416-621-9010	1-866-873-0739	info@basfireprotection.com

Qty	Description	Rate	Amount
1	40% billing - Installation of Sprinkler heads in the P3 level at 165 Ontario St as per BAS Fire Quote sent on April 3, 2012. Transglobe P.O.No. 325253 Business Number: 824293740	29,880.00	29,880.00T

Subtotal	$29,880.00
HST	$3,884.40

Please make all cheques payable to
BAS Fire Protection Services

Thank you for your business.

Invoice Total: $33,764.40

16

Jump To

Payee	bascontr	Total Amount	33,764.40	**CTRL# 506736**
	BAS Contractors Inc.	Date	06/20/2012	
		Post Month	06/2012	**(Reconciled)**
Bank	reitgta			
Check Number	**5150**			
	101-870-4			
	RBC - REIT GTA			

Property	Amount	Account	Notes	Pay
onta165r - 165 Ontario St.	3,884.40	16240-039 - B/I - Fire & Life Safety		1041979
onta165r - 165 Ontario St.	29,880.00	16240-039 - B/I - Fire & Life Safety		1041979

Help

Tran created in PM by: ldonnell

[redacted]

17

ROYAL BANK OF CANADA
P.O. BOX 4047 TERMINAL A
TORONTO ON M5W 1L5

Business Account Statement

May 31, 2012 to June 29, 2012
Account number: [redacted]

Serial #: 5148 [redacted]

Transglobe Apartment REIT - GTA
ROYAL BANK
5148

[redacted]

⑈005148⑈ ⑆06012=003⑆ 101⑉670⑉4⑈ ⑇0000238457⑇

Serial #: 5149 [redacted]

Transglobe Apartment REIT - GTA
ROYAL BANK
5149

[redacted]

⑈005149⑈ ⑆06012=003⑆ 101⑉670⑉4⑈ ⑇0000120506⑇

Serial #: 5150 Amount: $33,764.40

Transglobe Apartment REIT - GTA
ROYAL BANK
5150

**** THIRTY THREE THOUSAND SEVEN HUNDRED SIXTY FOUR AND 40/100 DOLLARS
PAY TO THE ORDER OF

$33,764.40

BAS Contractors Inc.
O/A BAS Fire Protection Services
109 Consumers Dr. Unit 2
Whitby, ON L1N1C4

⑈005150⑈ ⑆06012=003⑆ 101⑉670⑉4⑈ ⑇0003376440⑇

Serial #: 5151 [redacted]

Transglobe Apartment REIT - GTA
ROYAL BANK
5151

[redacted]

⑈005151⑈ ⑆06012=003⑆ 101⑉670⑉4⑈ ⑇0001119686⑇

18

BAS Fire Protection Services
105 Consumers Dr
Unit #2 Whitby, ON.
L1N 1C4

Invoice

Transglobe Property Management Services
5935 Airport Road
Mississauga On. L4V 1E5

Date	Invoice #	Terms
7/4/2012	9792	Due on receipt

Phone #	Fax #	E-mail
416-621-9010	1-866-873-0739	info@basfireprotection.com

Qty	Description	Rate	Amount
1	Final billing - Work completed - Installation of Sprinkler heads in the P3 level at 165 Ontario St as per BAS Fire Quote sent on April 3, 2012. Transglobe P.O.No.325253. Business Number: 824293740	19,920.00	19,920.00T

Subtotal	$19,920.00
HST	$2,589.60

Please make all cheques payable to
BAS Fire Protection Services

Thank you for your business.

Invoice Total: $22,509.60

Jump To

19

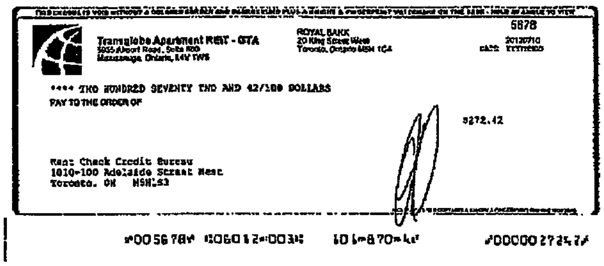
Payee	bascontr	Total Amount	22,509.60	CTRL# 508766
	BAS Contractors Inc.	Date	07/10/2012	
		Post Month	07/2012	(Reconciled)
Bank	reitgta			
Check Number	5680			
	101-870-4			
	RBC - REIT GTA			

Property	Amount	Account	Notes	Pay
onta165r - 165 Ontario St.	19,920.00	16240-039 - B/I - Fire & Life Safety		1046919
onta165r - 165 Ontario St.	2,589.60	16240-039 - B/I - Fire & Life Safety		1046919

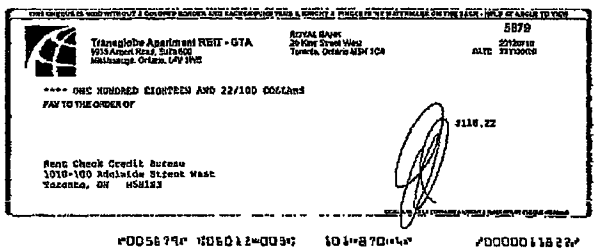
Help

Tran created in PM by: ldonnell

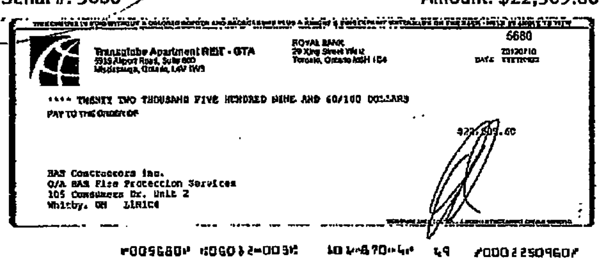
Serial #: 5678 Amount: $272.42



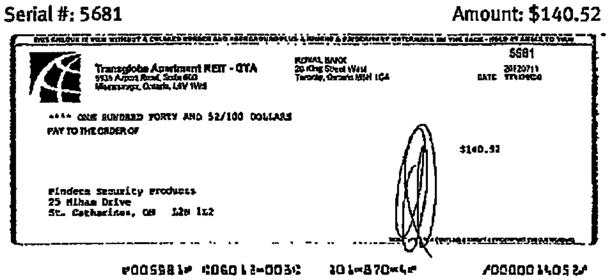
Serial #: 5679 Amount: $118.22



Serial #: 5680 Amount: $22,509.60



Serial #: 5681 Amount: $140.52



BAS Fire Protection Services
105 Consumers Dr
Unit #2 Whitby, ON.
L1N 1C4

Invoice

21

PO # 327352

MAY 0 3 2012

Transglobe Property Management Services
5935 Airport Road
Mississauga On. L4V 1E5

4/2/2012	9721	Due on receipt

416-621-9010	1-866-873-0739	info@basfireprotection.com

1	March 21, 2012. Replaced Check Valve and OS & Y Valve at 165 Ontario St. as per March 19th emailed BAS Fire Quote. Work order#3519. Transglobe P.O.No. Business Number: 824293740	2,175.00	2,175.00T

Subtotal	$2,175.00
HST	$282.75

Please make all cheques payable to BAS Fire Protection Services

Thank you for your business.

Invoice Total: $2,457.75

TransGlobe
Apartment REIT

PURCHASE ORDER # 327352

APPROVED | 05/02/2012

VENDOR:
BAS Contractors Inc.
O/A BAS Fire Protection Services
105 Consumers Dr. Unit 2
Whitby, ON L1N1C4
Phone (416) 621-9010

BILL TO:
TransGlobe Apartment REIT
5935 Airport Road, Suite 600, Mississauga, ON L4V 1W5
Phone 905-672-1100 Fax 905-293-9441

DESCRIPTION:
onta165r - March 21, 2012. Replaced Check Valve and OS & Y Valve at 165 Ontario St. as per March 19th emailed BAS Fire Quote.
Work order#3519.

SHIP TO:
TransGlobe Apartment REIT
165 Ontario St.
165 Ontario St.
St Catharines, ON L2R 5K4
5/2/2012

[illegible]	PROPERTY CODE	QUANTITY	STOCK #	ITEM DESCRIPTION	UNIT PRICE	LINE TOTAL
16240039	onta165r INTCA	1.00		onta165r - March 21, 2012. Replaced	2,175.00	2,175.00
16240039	onta165r INTCA	1.00		HST	282.75	282.75
					TOTAL COST	**$2,457.75**

APPROVED BY:
mkidd - 5/2/2012

Dear Vendor,
In order for your invoice to be properly routed, please attach this remittance with your invoice.

Respectfully,

327352

1 Purchase Order Number must be identified on your invoice for a payment to be processed.
2. Process this order in accordance with the prices and specification listed above.
3. Please notify us immediately if you are unable to ship as specified.
4. Please return with this purchase order (DO NOT STAPLE)

VENDOR NAME: BAS Contractors Inc.
PROPERTY CODE: onta165r
TOTAL COST: 2,457.75
INVOICE NO:

Authorized by *Date*

Jump To

23

Payee	bascontr	Total Amount	8,322.45	**CTRL# 503410**
	BAS Contractors Inc.	Date	05/04/2012	
		Post Month	05/2012	**(Reconciled)**
Bank	reitgta			
Check Number	**4728**			
	101-870-4			
	RBC - REIT GTA			

Property	Amount	Account	Notes	Pay
onta165r - 165 Ontario St.	240.00	55408-000 - C.A. Fire & Life Safety - Non Contract		1029592
onta165r - 165 Ontario St.	37.05	55408-000 - C.A. Fire & Life Safety - Non Contract		1029592
onta165r - 165 Ontario St.	45.00	55408-000 - C.A. Fire & Life Safety - Non Contract		1029592
onta165r - 165 Ontario St.	2,175.00	16240-039 - B/I - Fire & Life Safety		1029593
onta165r - 165 Ontario St.	282.75	16240-039 - B/I - Fire & Life Safety		1029593
onta165r - 165 Ontario St.	960.00	55408-000 - C.A. Fire & Life Safety - Non Contract		1029594
onta165r - 165 Ontario St.	45.00	55408-000 - C.A. Fire & Life Safety - Non Contract		1029594
onta165r - 165 Ontario St.	130.65	55408-000 - C.A. Fire & Life Safety - Non Contract		1029594
onta165r - 165 Ontario St.	2,300.00	55408-000 - C.A. Fire & Life Safety - Non Contract		1029595
onta165r - 165 Ontario St.	299.00	55408-000 - C.A. Fire & Life Safety - Non Contract		1029595
onta165r - 165 Ontario St.	1,600.00	16240-039 - B/I - Fire & Life Safety		1029682
onta165r - 165 Ontario St.	208.00	16240-039 - B/I - Fire & Life Safety		1029682

Help

Tran created in PM by: ldonnell

ROYAL BANK OF CANADA
P.O. BOX 4047 TERMINAL A
TORONTO ON M5W 1L5

Business Account Statement 24

April 30, 2012 to May 31, 2012
Account number: [redacted]

Serial #: 4728 Amount: $8,322.45

Transglobe Apartment REIT - GTA
ROYAL BANK
4728
DATE 20120504
YYYYMMDD

**** EIGHT THOUSAND THREE HUNDRED TWENTY TWO AND 45/100 DOLLARS
PAY TO THE ORDER OF

$8,322.45

BAS Contractors Inc.
O/A BAS Fire Protection Services
105 Consumers Dr. Unit 2
Whitby, ON L1N1C4

⑈004728⑈ ⑆06012⑉003⑆ 101⑉870⑉4⑈ ⑉0000832245⑉

Serial #: 4729 [redacted]

Transglobe Apartment REIT - GTA
ROYAL BANK
4729
DATE YYYYMMDD

[redacted]

⑈004729⑈ ⑆06012⑉003⑆ 101⑉870⑉4⑈ ⑉0000053605⑉

Serial #: 4730 [redacted]

Transglobe Apartment REIT - GTA
ROYAL BANK
4730
DATE YYYYMMDD

[redacted]

⑈004730⑈ ⑆06012⑉003⑆ 101⑉870⑉4⑈ ⑉0000054365⑉

Serial #: 4731 [redacted]

Transglobe Apartment REIT - GTA
ROYAL BANK
4731
DATE YYYYMMDD

[redacted]

⑈004731⑈ ⑆06012⑉003⑆ 101⑉870⑉4⑈ ⑉0000056188⑉

25

BAS Fire Protection Services
105 Consumers Dr
Unit #2 Whitby, ON.
L1N 1C4

PO# 327355

Invoice

MAY 03 2012

Transglobe Property Management Services
5935 Airport Road
Mississauga On. L4V 1E5

4/3/2012	9724	Due on receipt

416-621-9010	1-866-873-0739	info@basfireprotection.com

1	March 22, 2012. Installed a new Air Compressor at 165 ontario St. as requested by Najam Ali. Work order #3510. Transglobe P.O.No. Business Number: 824293740	1,600.00	1,600.00T

Subtotal	$1,600.00
HST	$208.00

Please make all cheques payable to
BAS Fire Protection Services

Thank you for your business.

Invoice Total: $1,808.00

TransGlobe
Apartment REIT

PURCHASE ORDER # 327355

APPROVED | 05/02/2012

VENDOR:
BAS Contractors Inc.
O/A BAS Fire Protection Services
105 Consumers Dr. Unit 2
Whitby, ON L1N1C4
Phone (416) 621-9010

BILL TO:
TransGlobe Apartment REIT
5935 Airport Road, Suite 600, Mississauga, ON L4V 1W5
Phone 905-672-1100 Fax 905-293-9441

SHIP TO:
TransGlobe Apartment REIT
165 Ontario St.
165 Ontario St.
St Catharines, ON L2R 5K4
5/2/2012

DESCRIPTION:
onta165r - March 22, 2012. Installed a new Air Compressor at 165 ontario St. as requested by Najam Ali.

PAY ACCOUNT	PROPERTY CODE		QUANTITY	STOCK #	ITEM DESCRIPTION	UNIT PRICE	LINE TOTAL
16240039	onta165r	INTCA	1.00		March 22, 2012. Installed a new Air	1,600.00	1,600.00
16240039	onta165r	INTCA	1.00		HST	208.00	208.00
						TOTAL COST:	$1,808.00

APPROVED BY:
kboyce - 5/2/2012

Dear Vendor,
In order for your invoice to be properly routed, please attach this remittance with your invoice.

327355

Respectfully,

1 Purchase Order Number must be identified on your invoice for a payment to be processed.
2. Process this order in accordance with the prices and specification listed above.
3. Please notify us immediately if you are unable to ship as specified.
4. Please return with this purchase order (DO NOT STAPLE)

VENDOR NAME: BAS Contractors Inc.
PROPERTY CODE: onta165r
TOTAL COST: 1,808.00
INVOICE NO:

Authorized by *Date*

Jump To 27

Payee	bascontr	Total Amount	8,322.45	CTRL# 503410
	BAS Contractors Inc.	Date	05/04/2012	
		Post Month	05/2012	(Reconciled)
Bank	reitgta			
Check Number	4728			
	101-870-4			
	RBC - REIT GTA			

Property	Amount	Account	Notes	Pay
onta165r - 165 Ontario St.	240.00	55408-000 - C.A. Fire & Life Safety - Non Contract		1029592
onta165r - 165 Ontario St.	37.05	55408-000 - C.A. Fire & Life Safety - Non Contract		1029592
onta165r - 165 Ontario St.	45.00	55408-000 - C.A. Fire & Life Safety - Non Contract		1029592
onta165r - 165 Ontario St.	2,175.00	16240-039 - B/I - Fire & Life Safety		1029593
onta165r - 165 Ontario St.	282.75	16240-039 - B/I - Fire & Life Safety		1029593
onta165r - 165 Ontario St.	960.00	55408-000 - C.A. Fire & Life Safety - Non Contract		1029594
onta165r - 165 Ontario St.	45.00	55408-000 - C.A. Fire & Life Safety - Non Contract		1029594
onta165r - 165 Ontario St.	130.65	55408-000 - C.A. Fire & Life Safety - Non Contract		1029594
onta165r - 165 Ontario St.	2,300.00	55408-000 - C.A. Fire & Life Safety - Non Contract		1029595
onta165r - 165 Ontario St.	299.00	55408-000 - C.A. Fire & Life Safety - Non Contract		1029595
onta165r - 165 Ontario St.	1,600.00	16240-039 - B/I - Fire & Life Safety		1029682
onta165r - 165 Ontario St.	208.00	16240-039 - B/I - Fire & Life Safety		1029682

Help

Tran created in PM by: ldonnell

28

ROYAL BANK OF CANADA
P.O. BOX 4047 TERMINAL A
TORONTO ON M5W 1L5

Business Account Statement

April 30, 2012 to May 31, 2012
Account number: 0[redacted]

Serial #: 4728 Amount: $8,322.45

4728
Transglobe Apartment REIT - GTA
ROYAL BANK
20 King Street West
Toronto, Ontario M5H 1C4
DATE 20120504

**** EIGHT THOUSAND THREE HUNDRED TWENTY TWO AND 45/100 DOLLARS
PAY TO THE ORDER OF
$8,322.45

SAS Contractors Inc.
O/A SAS Fire Protection Services
105 Consumers Dr. Unit 2
Whitby, ON L1N1C4

⑈004728⑈ ⑆06012⑉003⑆ 101⑉870⑉4⑈ ⑀0000832245⑀

Serial #: 4729 [redacted]

4729
Transglobe Apartment REIT - GTA
ROYAL BANK
20 King Street West
Toronto, Ontario M5H 1C4

[redacted]

⑈004729⑈ ⑆06012⑉003⑆ 101⑉870⑉4⑈ ⑀0000053605⑀

Serial #: 4730 [redacted]

4730
Transglobe Apartment REIT - GTA
ROYAL BANK
20 King Street West
Toronto, Ontario M5H 1C4

[redacted]

⑈004730⑈ ⑆06012⑉003⑆ 101⑉870⑉4⑈ ⑀0000054365⑀

Serial #: 4731 [redacted]

4731
Transglobe Apartment REIT - GTA
ROYAL BANK
20 King Street West
Toronto, Ontario M5H 1C4

[redacted]

⑈004731⑈ ⑆06012⑉003⑆ 101⑉870⑉4⑈ ⑀0000056188⑀

Invoice

BAS Fire Protection Services
105 Consumers Dr
Unit #2 Whitby, ON.
L1N 1C4

PO# 325950 MAY 03 2012

Transglobe Property Management Services
5935 Airport Road
Mississauga On. L4V 1E5

4/13/2012	9732	Due on receipt

416-621-9010	1-866-873-0739	info@basfireprotection.com

1	Installation of Jockey Pump as per city recommendation at 165 Ontario St. Quote acknowledged by Mr.Kidd. Work completed on March 13, 2012. Business Number: 824293740	1,200.00	1,200.00T

Subtotal	$1,200.00
HST	$156.00

Please make all cheques payable to
BAS Fire Protection Services

Thank you for your business.

Invoice Total: $1,356.00

30

TransGlobe
Apartment REIT

PURCHASE ORDER # 325950

APPROVED	04/23/2012

VENDOR:
BAS Contractors Inc.
O/A BAS Fire Protection Services
105 Consumers Dr. Unit 2
Whitby, ON L1N1C4
Phone (416) 621-9010

BILL TO:
TransGlobe Apartment REIT
5935 Airport Road, Suite 600, Mississauga, ON L4V 1W5
Phone 905-672-1100 Fax 905-293-9441

DESCRIPTION:
165 Ontario Steet
S&I new jockey pump

SHIP TO:
TransGlobe Apartment REIT
165 Ontario St.
165 Ontario St.
St Catharines, ON L2R 5K4
4/23/2012

GL ACCOUNT	PROPERTY CODE	QUANTITY	STOCK	ITEM DESCRIPTION	UNIT PRICE	LINE TOTAL
16240039	onta165r INTCA	1.00		Install new jockey pump	1,200.00	1,200.00
16240039	onta165r	1.00		HST	156.00	156.00
					TOTAL COST	**$1,356.00**

APPROVED BY:
jmartin - 4/24/2012

Dear Vendor,
In order for your invoice to be properly routed, please attach this remittance with your invoice.

Respectfully,

325950

1 Purchase Order Number must be identified on your invoice for a payment to be processed.
2. Process this order in accordance with the prices and specification listed above.
3. Please notify us immediately if you are unable to ship as specified.
4. **Please return with this purchase order (DO NOT STAPLE)**

VENDOR NAME: BAS Contractors Inc.
PROPERTY CODE: onta165r
TOTAL COST: **1,356.00**
INVOICE NO:

Authorized by *Date*

31

Jump To

Payee	bascontr	Total Amount	1,356.00	**CTRL# 507010**
	BAS Contractors Inc.	Date	06/21/2012	
		Post Month	06/2012	**(Reconciled)**
Bank	reitgta			
Check Number	**5216**			
	101-870-4			
	RBC - REIT GTA			

Property	Amount	Account	Notes	Pay
onta165r - 165 Ontario St.	1,200.00	16240-039 - B/I - Fire & Life Safety		1029591
onta165r - 165 Ontario St.	156.00	16240-039 - B/I - Fire & Life Safety		1029591

Help

Tran created in PM by: bmisak

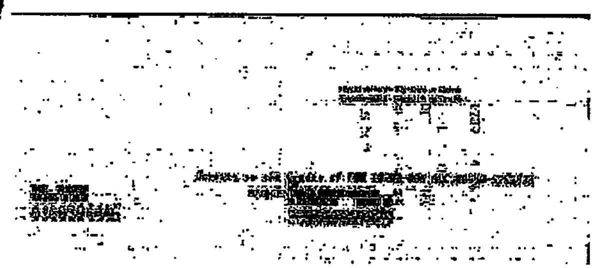
Serial #: 5207 [redacted]

Transglobe Apartment REIT - GTA
ROYAL BANK
5207

[redacted]

[redacted]

⑈005207⑈ ⑆06012⑉003⑆ 101⑉870⑉4⑈ ⑈0000422599⑈



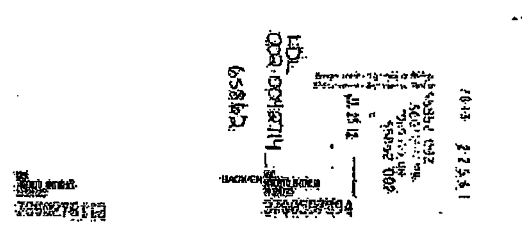
Serial #: 5212 [redacted]

Transglobe Apartment REIT - GTA
ROYAL BANK
5212

[redacted]

[redacted]

⑈005212⑈ ⑆06012⑉003⑆ 101⑉870⑉4⑈ ⑈0001595322⑈



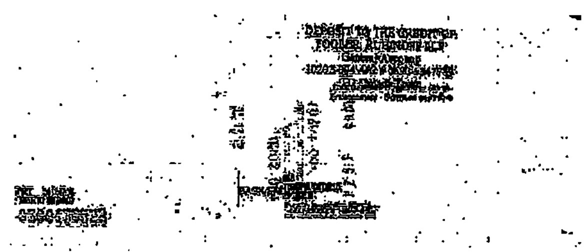
Serial #: 5213 [redacted]

Transglobe Apartment REIT - GTA
ROYAL BANK
5213

[redacted]

[redacted]

⑈005213⑈ ⑆06012⑉003⑆ 101⑉870⑉4⑈ ⑈0001651126⑈



Serial #: 5216 Amount: $1,356.00

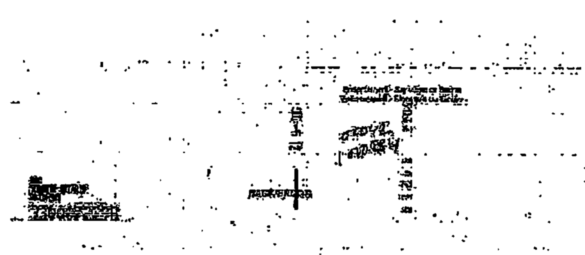
Transglobe Apartment REIT - GTA
ROYAL BANK
5216

**** ONE THOUSAND THREE HUNDRED FIFTY SIX AND 00/100 DOLLARS
PAY TO THE ORDER OF

$1,356.00

BAS Contractors Inc.
O/A BAS Fire Protection Services
105 Consumers Dr. Unit 2
Whitby, ON L1N1C4

⑈005216⑈ ⑆06012⑉003⑆ 101⑉870⑉4⑈ ⑈0000135600⑈



Invoice

BAS Fire Protection Services
105 Consumers Dr
Unit #2 Whitby, ON.
L1N 1C4

Date	Invoice #	Terms
7/27/2012	9807	Due on receipt

Starlight Apartments LTD.
P.O.Box. 1890 Station B,
Mississauga ON. L4Y 3W6

Quantity	Description	Rate	Amount	Tax
1	Installed three Fire Hose Cabinets at 165 Ontario St. as per Fire Department's request - Ref: Starlight P.O.No. 301965.	8,375.00	8,375.00	H
	GST/HST No. 824293740			

PO
NRE not in the system. PO
approved by Daniel back in July 2012

Subtotal	$8,375.00
HST-13%	$1,088.75

Please make all cheques payable to BAS Fire Protection Services

Thank you for your business

Invoice Total: **$9,463.75**

Jump To

34

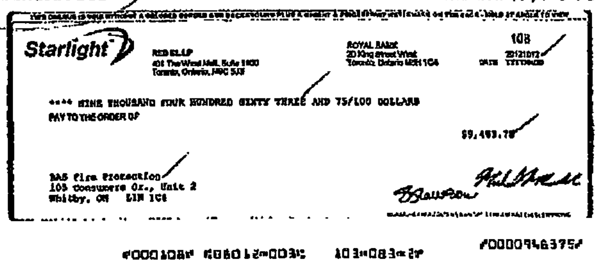
Payee	basfirep	Total Amount	9,463.75	**CTRL# 493680**
	BAS Fire Protection	Date	10/12/2012	
		Post Month	10/2012	**(Reconciled)**
Bank	redcorp			
Check Number	**108**			
	103-083-2			
	RBC - Red SL LP			

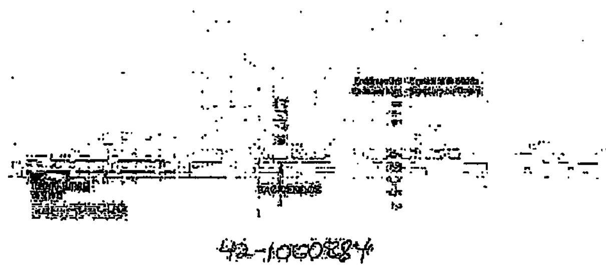
Property	Amount	Account	Notes	Pay
0165onta - 165 Ontario St.	8,375.00	55740-000 - Major Repair - Fire & Life Safety		986928
0165onta - 165 Ontario St.	1,088.75	55740-000 - Major Repair - Fire & Life Safety		986928

Help

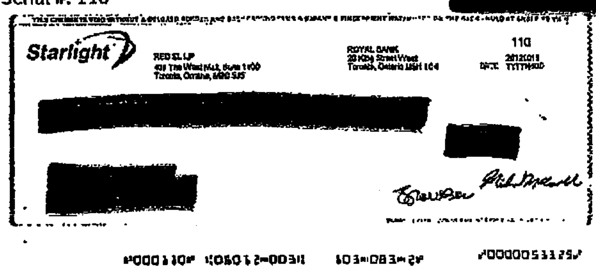
Tran created in PM by: bmisak

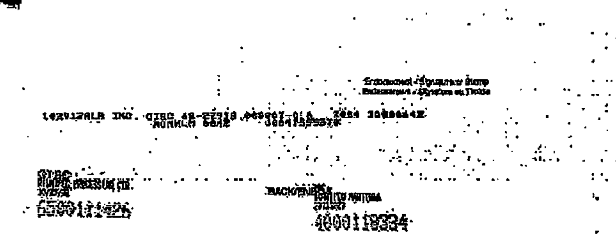
Serial #: 108 Amount: $9,463.75





Serial #: 110 [redacted]





CAPITAL EXPENDITURE #2

ROOF SAFETY ANCHOR

Cost Claimed: $16,249.63

Anticipated Useful Life: 20 years
Equipment – 11.

CAPITAL EXPENDITURES: ADDITIONAL DETAILS

Item and description of work:
#2 - Roof Safety Anchor

Total labour, material & contract costs claimed in application for this item (not including landlord's own labour)*: $16,249.63

Date completed: August 22, 2012

Contractor/Supplier	Invoice Number	Invoice/ Bill Date (mm/dd/yy)	Invoice/ Bill Amount	Method of Payment	Cheque Number	Payment Amount	Payment Date (mm/dd/yy)	Amount related to this item
CSAI	2012-12949	8/22/2012	$16,249.63	Cheque	1005	$42,056.01	2/25/2013	$16,249.63

INVOICE

799 Farewell Street, Oshawa, ON, L1H 6N4
Tel: (905) 404-2688, Fax: (905) 404-9293
E-mail: general.info@csai.ca

AUG 27 2012

CSAI
Canadian Safety Anchor Inspections

Invoice Date: August 22, 2012

Bill To: Starlight Apartments Ltd.
P.O.Box 1890 Station B
Mississauga, ON L4Y 3W6

416-234-8444

INVOICE #:	2012 12494
Purchase Order No.:	301978
Job Ref. No.:	2012 12524 07
Payment Terms:	Net 30 Days
Associate:	LM

Project Ref.: 165 Ontario St. St. Catharines

inactive

SERVICES RENDERED	Contract Price
Supplied & Installed Safety Roof Anchoring System as per contract agreement	$14,380.20

Subtotal Amount:	$14,380.20
Plus 13% HST:	$1,869.43
TOTAL AMOUNT DUE:	**$16,249.63**

HST # 887243350RT

Please make cheque payable to:

CSAI - Canadian Safety Anchor Inspections Inc.

Payment Terms – Net 30 Days
Subject to 2% Monthly Interest Charge on Overdue Accounts

Canadian Safety Anchor Inspections

Date: July 13, 2012

Client: Ken Shelley
Starlight Investment
401 The West Mall Suite 1100
Toronto, Ontario
M9C 5J5

Tel #: 416-234-8444
Fax #: 416-234-8445

CONTRACT PROPOSAL

Project Ref.: 165 Ontario St., St. Catharine's

WORK REQUIRED:

Under the terms of this contract, we shall supply and install an Exterior Maintenance Safety System in compliance with CSA Standard Z91-02 (health and safety code for suspended equipment operations) and Ministry of Labour Regulation 859/90 (as amended by 523/92). ***This system will incorporate the existing system for the use of suspended stage for restoration in all areas.***

This work will include:

1. The supply of an Engineer stamped and approved "record" drawing.
2. The supply of reduced laminated drawings for posting at roof exits.
3. A final inspection upon completion by our Professional Engineer.
4. The supply of a logbook.

WATERPROOFING:

Installation of roof anchors includes the removal and repair of existing roofing system to a watertight seal. Spun aluminum flashings supplied by CSAI. Please refer to General Terms and Conditions for additional information.

ENGINEERING:

In accordance with code requirements, anchor installation shall be reviewed and signed-off by our Professional Engineer. Where applicable, all adhesive anchors will be "load tested" in accordance with applicable safety standards. An Engineer's Site Inspection / Test Report shall be issued and provided with our final Log Book.

INSURANCE:

CSAI provides full comprehensive liability insurance coverage.

INSPECTION:

The annual roof anchor inspections are to be performed by CSAI and/or our approved agent. As part of this agreement, CSAI's fee to perform the annual roof anchor inspection shall not exceed $199.00 (+ HST) per annum over the next three (3) years.

RELATED WORK (not included):

- Where applicable, opening of drywall or/ plastering ceilings by CSAI (if required), however, closing of ceilings is not included. It is recommended that fire-rated (building code) access hatches be installed at each location for future inspection / maintenance purposes.
- While precautions will be taken, CSAI is not responsible should damage occur to cast-in-place conduit during any drilling and or cutting procedures.

Page 2 – Contract Proposal
Starlight Investment
165 Ontario St. St. Catharine's

[redacted]

SYSTEM REQUIREMENTS:

1 replacement of inverted flashing that is broken
1 Broken Anchor to be replaced
Testing of Existing Anchors
22 Adhesive Roof Anchors, with SST Loops
1 Year Free Inspection

CONTRACT PRICE: **$ 15,978.00** (plus applicable taxes)

Conditions: Price is subject to: 1) roofing membrane being asphalt based, and 2) structure being minimum 7" reinforced concrete slab. SEE ADDITIONAL TERMS AND CONDITIONS ON PAGE 3 OF THIS CONTRACT.

Payment Terms: Upon completion of the installation and upon receipt of the invoice, 90% of the contract value is due net 30 days of invoice date. Engineered drawings and logbook shall be released upon receipt of 10% holdback payment /or if payment is for full contract amount. Note: A 2% Monthly Interest charge will apply with all late invoices.

CONTRACT AGREEMENT:

This estimate is valid for a period of 30 days starting this day: **July 13, 2012**

CSAI, Canadian Safety Anchor Inspections Inc.

L. MacFarlane
Lisa Mac Farlane

Customer Approval

Authorized Signature of Acceptance: ____________________

Please Print Name: ____________________

Date of Acceptance ____________________

Purchase Order No. (if applicable): ____________________

Requested Starting Date ____________________

... Oshawa, Ontario L1H 6N4
... 800-567-5158 • F 905 404 9293 • general.info@csai.ca • www.csai.ca

Page 3 – Contract Proposal

Starlight Investment
165 Ontario St. St. Catharine's

Industry Standard Terms & Conditions:

1. Unless otherwise stated, work to be performed during regular work hours between 8am and 5pm from Monday to Friday. If special arrangements must be made for after-hours /or weekend work, an additional fee shall apply.

2. An additional fee shall apply for any notarized documentation that may be required (i.e. Statutory Declarations) or publication of Substantial Completion. Separate invoicing shall be issued for all legal documentation submitted for this project.

3. Unless otherwise stated, maximum height of roof anchors not to exceed 12".

4. Price is subject to: a) roofing membrane being asphalt based, and b) structure being minimum 7" reinforced concrete slab unless otherwise noted.

5. Price includes 2-ply roofing of the CSAI anchors, and our standard 1-year warranty. Should water be present beneath the roofing membrane, site personnel will be notified immediately, and CSAI cannot be held responsible for existing water leaks, and our warranty shall be null and void. Furthermore, if roofing system exceeds 20 years, CSAI is NOT responsible for future leaks, should they occur.

6. A minimal fee may apply if new roof insulation is required due to initial improper installation (i.e. insulation being mopped-down on an inverted roof).

7. If any component of the roofing system is under Warranty, it is the Client's responsibility to notify CSAI of such warranty to be maintained. Arrangements with original Roofer shall be made in order to maintain existing warranty, and an additional fee would apply accordingly. Unless CSAI is notified in writing of such warranty, we assume that there is no warranty to be maintained.

8. Additional costs shall apply if lightweight concrete, sloped insulation or fiberboard exists beneath membrane where CSAI was not notified of this condition, and taller anchors would be required.

9. Where there exists post-tensioning cables in roof slabs, CSAI must be notified prior to any drilling procedures. CSAI cannot be held responsible if post-tension cables exist and CSAI was not informed of this critical information. If applicable, additional costs shall apply for scanning /or x-raying of slab for cable locations.

10. CSAI cannot be held responsible for any cast-in-place conduit. It is the Client's responsibility to provide CSAI with an "as-built" layout of any cast-in service lines or items. While precautions will be taken, CSAI is not responsible should damage occur to cast-in-place conduit and/or objects incased in concrete during any drilling, installation or cutting procedures.

11. If applicable, it is assumed that the parapet can carry the working loads of 350 Kg (772 lbs.) without permanent damage to the parapet/structure. In the event of a fall arrest situation, it is assumed that the parapet/structure can withstand 5000lbs. without falling onto the worker or collapsing in such a manner that the fall height of the worker will not increase more than 1.5m. Upon Client's request, load testing of the parapet can be performed by our Professional Engineer to determine parapet/structure is adequate. An additional fee would apply.

12. Where work is to be performed inside suites or live-in units, security or an authorized Owner's representative shall be present during this project at no charge to CSAI.

13. In areas of overhang and coring of the concrete slab (or walls) is required, CSAI cannot be held responsible for any debris that may fall on the windows or building below. As well as CSAI cannot be responsible for dirty water that may dirty windows in the immediate area.

14. New anchor installation cannot be used until a written inspection report, logbook and final drawings have been provided by CSAI.

15. If arrangements have been made for a work crew to go to site on a specific date/time as per Client's request, and such appointment is cancelled or no one is present at the building as previously arranged for access to the site, and no such notification of the cancellation has been received within 24 hours notice, there will be a back-charge to the Client.

16. Items listed above shall be considered as part of this Contract Agreement between CSAI and the Client, unless otherwise agreed upon and stated in writing.

Initials: _________

42

Jump To

Payee	c_csaica	Total Amount	42,056.01	CTRL# 15962
	CSAI Canadian Safety Anchor	Date	02/25/2013	
		Post Month	02/2013	(Reconciled)
Bank	c.red			
Check Number	1005			
	103-457-8			
	CORPORATE - Red SL LP			

Property	Amount	Account	Notes	Pay
0294chan - 294 Chandler Drive	13,627.80	2200-0001 - Accounts Payable		35160
0165onta - 165 Ontario St.	16,249.63	2200-0001 - Accounts Payable		35178
0131maxw - 131 Maxwell Street	12,178.58	2200-0001 - Accounts Payable		35196

Help

Tran created in PM by: bmisak

43

ROYAL BANK OF CANADA
P.O. BOX 4047 TERMINAL A
TORONTO ON M5W 1L5

Business Account Statement

January 31, 2013 to February 28, 2013
Account number: [redacted]

Serial #: 1004 [redacted]

Starlight
RED SL LP
401 The West Mall, Suite 1100
Toronto, Ontario, M9C 5J5

ROYAL BANK
20 King Street West
Toronto, Ontario M5H 1C4

1004
DATE 20130225

[redacted]

001004 06012-003 103-457-8 0001899433

Serial #: 1005 **Amount: $42,056.01**

Starlight
RED SL LP
401 The West Mall, Suite 1100
Toronto, Ontario, M9C 5J5

ROYAL BANK
20 King Street West
Toronto, Ontario M5H 1C4

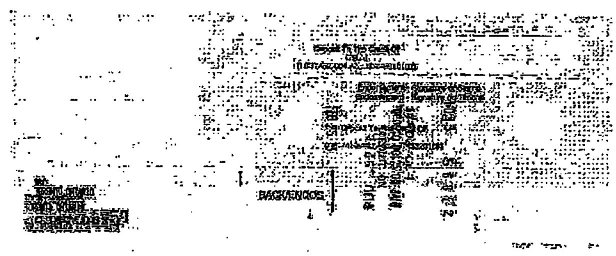
1005
DATE 20130226

**** FORTY TWO THOUSAND FIFTY SIX AND 01/100 DOLLARS
PAY TO THE ORDER OF

$42,056.01

CSAI Canadian Safety Anchor
Inspections Inc.
799 Farewell St.
Oshawa, ON L1H6N4

001005 06012-003 103-457-8 0004205601



Serial #: 1006 [redacted]

Starlight
RED SL LP
401 The West Mall, Suite 1100
Toronto, Ontario, M9C 5J5

ROYAL BANK
20 King Street West
Toronto, Ontario M5H 1C4

1006
DATE 20130225

[redacted]

001006 06012-003 103-457-8 0000420493

Serial #: 1007 [redacted]

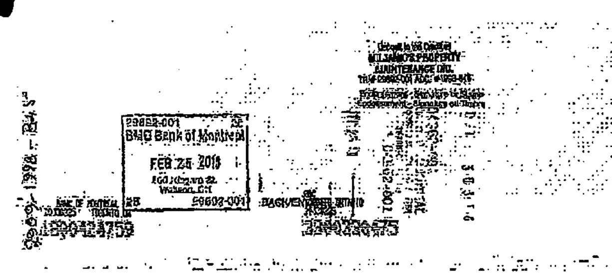
Starlight
RED SL LP
401 The West Mall, Suite 1100
Toronto, Ontario, M9C 5J5

ROYAL BANK
20 King Street West
Toronto, Ontario M5H 1C4

1007
DATE 20130226

[redacted]

001007 06012-003 103-457-8 0000513605



CAPITAL EXPENDITURE #3

BUILDING EXTERIOR & BALCONY REPAIR

Cost Claimed: $662,278.35

Anticipated Useful Life: Blend ~ 13 years
Concrete – 6./Metals – 1./Finishes -6.i./Masonry – 2.i./2.ii.

CAPITAL EXPENDITURES: ADDITIONAL DETAILS

Item and description of work:
#3 - Building Exterior & Balcony Repair

Total labour, material & contract costs claimed in application for this item (not including landlord's own labour)*: $662,278.35

Date completed: May 9, 2013

Contractor/Supplier	Invoice Number	Invoice/ Bill Date (mm/dd/yy)	Invoice/ Bill Amount	Method of Payment	Cheque Number	Payment Amount	Payment Date (mm/dd/yy)	Amount related to this item
Grgas Associates Limited	903906.01	7/25/2012	$5,650.00	Cheque	1009	$16,950.00	2/25/2013	$5,650.00
Tritan Inc.	4373	10/15/2012	$31,432.80	Cheque	1017	$31,432.80	2/25/2013	$31,432.80
Tritan Inc.	4424	11/15/2012	$98,679.59	Cheque	1018	$98,679.59	2/25/2013	$98,679.59
Tritan Inc.	4456	12/15/2012	$213,125.06	Cheque	1020	$213,125.06	2/25/2013	$213,125.06
Tritan Inc.	4505	2/13/2012	$124,573.19	Cheque	1037	$124,573.19	4/6/2013	$124,573.19
Tritan Inc.	4569	4/17/2013	$11,737.20	Cheque	1071	$175,123.20	8/15/2013	$11,737.20
Tritan Inc.	4574	4/30/2013	$43,952.71	Cheque	1071	$175,123.20	8/15/2013	$43,952.71
Tritan Inc.	4587	5/9/2013	$55,139.91	Cheque	1071	$175,123.20	8/15/2013	$55,139.91
Tritan Inc.	4588	5/9/2013	$64,293.38	Cheque	1071	$175,123.20	8/15/2013	$64,293.38
Enerplan Building Consultants	2012-458	11/13/2012	$1,047.76	Cheque	1006	$4,204.93	2/25/2013	$1,047.76
Enerplan Building Consultants	2012-558	12/19/2012	$3,289.32	Cheque	1027	$7,157.49	4/6/2013	$3,289.32
Enerplan Building Consultants	2013-168	4/30/2013	$9,357.43	Cheque	1069	$9,357.43	8/15/2013	$9,357.43
							Total	$662,278.35

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JUL 30 2012 46

Grgas Associates Limited

Grgas

STRUCTURAL RESTORATION
BUILDING SCIENCE
PROJECT MANAGEMENT
DUE DILIGENCE INSPECTIONS
ROOFING AND THERMOGRAPHY
BUILDING CONDITION ASSESSMENTS

INVOICE #0903906.01
(P.O.#301830)

TO:	STARLIGHT APARTMENTS LTD. P.O. BOX 1890 STATION B MISSISSAUGA, ON L4Y 3W6	ATTN:	ACCOUNTS PAYABLE
		DATE:	JULY 25, 2012
PROJECT:	165 ONTARIO STREET – ST. CATHARINES, ONTARIO 2012 EXTERIOR CLADDING REPAIRS *GRGAS* PROJECT #09039.06		

DESCRIPTION: ENGINEERING SERVICES RELATED TO EXTERIOR CLADDING REPAIRS AS AUTHORIZED BY MR. DEAN PANDUROV	
FEES FOR SERVICES: (ALL SHOWN IN CANADIAN FUNDS)	
TOTAL FEE: $5,000.00 PLUS 3% OF CONSTRUCTION	
CHANGES: NIL	
REVISED TOTAL FEES: $5,000.00 PLUS 3%	
FEES FOR THE PERIOD ENDING JULY 25, 2012	$5,000.00
LESS PREVIOUS:	($0.00)
SUBTOTAL OUTSTANDING FEES:	$5,000.00
HST ON FEES (13%)	$650.00
ADDITIONAL DISBURSEMENTS: (INCLUDED IN FEES)	
TEST EXCAVATIONS	$0.00
LABORATORY TESTING	$0.00
VALUE ADDED TAXES	$0.00
INVOICE TOTAL (REG. NO.: RT82592 5050)	**$5,650.00**

IF YOU HAVE ANY QUESTION REGARDING THIS INVOICE, PLEASE CONTACT NICK GRGAS @ (416) 230-7065

TERMS: FULL AMOUNT DUE WITHIN 30-DAYS
INTEREST OF 1% PER MONTH COMPOUNDED MONTHLY PAYABLE ON AMOUNTS NOT PAID WITHIN 30 DAYS

30 Via Renzo Drive, Suite 200, Richmond Hill, Ontario, Canada L4S 0B8
Tel: (905) 787-2044 • Fax: (905) 787-2001 • www.grgas.ca

Grgas

Grgas Associates Limited

STRUCTURAL RESTORATION
BUILDING SCIENCE
PROJECT MANAGEMENT
DUE DILIGENCE INSPECTIONS
ROOFING AND THERMOGRAPHY
BUILDING CONDITION ASSESSMENTS

Via email

July 9, 2012

***GRGAS* Project #09039.06**

Starlight Investment Management
401 The West Mall, Suite 1100
Toronto, ON M9C 5J5

Attention: Mr. Ken Shelley
Project Manager

**Re: 165 Ontario Street – St. Catharines, Ontario
Proposal to Provide Engineering Services for
Building Envelope Renovations**

Dear Mr. Shelley,

Thank you for your invitation to submit a fee proposal to provide engineering services related to the repair and renovation of the exterior building envelope at the above-captioned property. We understand that the scope of work will include the following:

- Replace existing balcony guards with new glass/metal guards
- Repair deteriorated brick and mortar as required
- Recoat the brick, concrete shear walls and concrete slab edges
- Balcony concrete slab edge repairs where required

The budget for the above work has yet to be established.

The design and tender documents will be completed this calendar year. The work will be tendered in 2012.

30 Via Renzo Drive, Suite 200, Richmond Hill, Ontario, Canada L4S 0B8
Tel: (905) 787-2044 • Fax: (905) 787-2001 • www.grgas.ca

1.0 SCOPE OF SERVICES

Grgas Associates Limited (***GRGAS***) and/or its sub-consultants will perform the following services in relation to the items listed above:

1. **Scope of Work and Tender Documents**
    a. Review of site to become familiar with site conditions
    b. Preparation of tender documents adequately describing the work.
    c. Drawings will not be prepared for this project

2. **Tendering, Tender Review and Recommendation of Award**
    a. Prepare instructions to bidders and pre-qualify potential contractors for bidder's list.
    b. Tender the work to qualified contractors.
    c. Conduct site walk-through meeting with approved bidders to briefly describe work and to familiarize bidders with site.
    d. Answer any questions that may arise during the bidding period.
    e. Issue addenda as required, if required, during the tender period.
    f. Review tenders received and clarify any questions or concerns that we may have with the submitted bids.
    g. Check references of lowest bidders, if required.
    h. Recommend to the Owner which bidder, if any, should be awarded the Contract.

3. **Construction Review and Contract Administration**
    a. Prepare and administer the construction contract(s) which is assumed to be the CCDC2-2008.
    b. Attend a pre-construction meeting with Owner and successful Contractor(s).
    c. Advise the Owner as to the engagement of independent testing firms to test material quality, where required (the Owner will retain these services directly and they are not included in our fees).
    d. Site visits to periodically review contractor's work for general conformance with the contract documents
        i. Site review reports will be submitted for each site visit
    e. Periodic progress construction meeting as required
    f. Review of reports by independent inspection and testing firms regarding construction.
    g. Review Contractor's monthly invoices and issue monthly Certificates of Payment for work satisfactorily completed.
    h. Issue Contemplated Change Notices, Site Memorandums, as required, to change or clarify the scope of the Contractor's work.
    i. Prepare Change Orders affecting the work.
        i. Change Orders will not be issued until the Owner signs them.
    j. Issue Certificate of Substantial Performance, when ***GRGAS*** and the Owner are satisfied that the Contract has been satisfactorily performed.

2.0 SCHEDULE OF FEES

For the scope of services outlined above in this proposal, we propose a lump sum fee of $5,000.00 for items 1.1 and 1.2 combined. For item 1.3 our fee will be equivalent to 3% of the final construction contract value (both values exclusive of HST). Fees include normal disbursements but exclude the HST. We have assumed normal working hours when preparing our fee proposal.

3.0 CLOSING REMARKS

If you find this proposal acceptable, please provide a purchase order number. If you have any questions or concerns, please call me.

Yours very truly,
GRGAS ASSOCIATES LIMITED

Nikola (Nick) A. Grgas, P.Eng.
President

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Jump To

Payee	c_ngrgas	Total Amount	16,950.00	CTRL# 16042
	Grgas Associates Limited	Date	02/25/2013	
		Post Month	02/2013	(Reconciled)
Bank	c.red			
Check Number	1009			
	103-457-8			
	CORPORATE - Red SL LP			

Property	Amount	Account	Notes	Pay
0165onta - 165 Ontario St.	5,650.00	2200-0001 - Accounts Payable		35159
0294chan - 294 Chandler Drive	5,650.00	2200-0001 - Accounts Payable		35179
0131maxw - 131 Maxwell Street	5,650.00	2200-0001 - Accounts Payable		35180

Help

Tran created in PM by: bmisak

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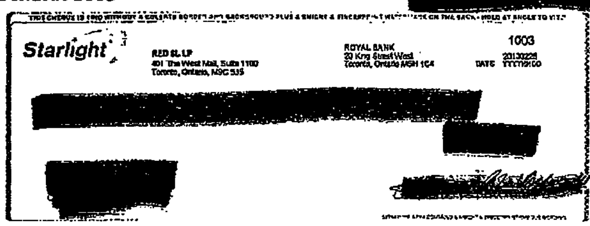
ROYAL BANK OF CANADA
P.O. BOX 4047 TERMINAL A
TORONTO ON M5W 1L5

Business Account Statement

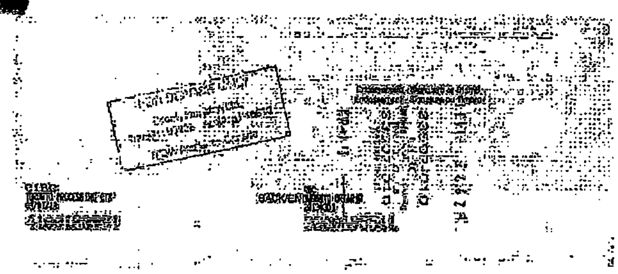
February 28, 2013 to March 28, 2013
Account number: [redacted]

Serial #: 1003 [redacted]

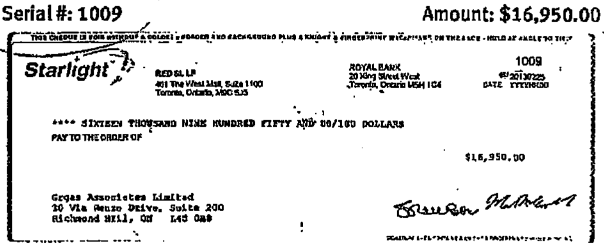


Starlight
RED SL LP
401 The West Mall, Suite 1100
Toronto, Ontario, M9C 5J5
ROYAL BANK
20 King Street West
Toronto, Ontario M5H 1C4
1003
DATE 20130225
[redacted]

⑈001003⑈ ⑆06012⑉003⑆ 103⑉457⑉8⑈ ⑇0002147000⑇

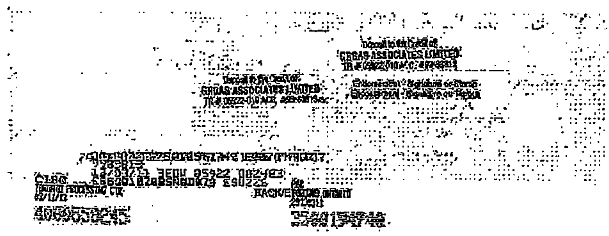


Serial #: 1009 Amount: $16,950.00

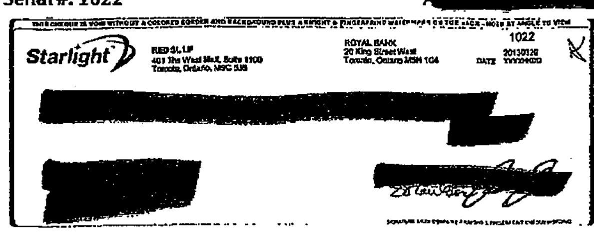


Starlight
RED SL LP
401 The West Mall, Suite 1100
Toronto, Ontario, M9C 5J5
ROYAL BANK
20 King Street West
Toronto, Ontario M5H 1C4
1009
DATE 20130225
**** SIXTEEN THOUSAND NINE HUNDRED FIFTY AND 00/100 DOLLARS
PAY TO THE ORDER OF
$16,950.00
Grgas Associates Limited
30 Via Renzo Drive, Suite 200
Richmond Hill, ON L4S 0A8

⑈001009⑈ ⑆06012⑉003⑆ 103⑉457⑉8⑈ ⑇0001695000⑇

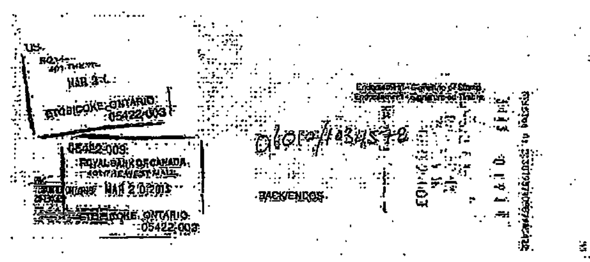


Serial #: 1022 A[redacted]



Starlight
RED SL LP
401 The West Mall, Suite 1100
Toronto, Ontario, M9C 5J5
ROYAL BANK
20 King Street West
Toronto, Ontario M5H 1C4
1022
DATE 20130128
[redacted]

⑈001022⑈ ⑆06012⑉003⑆ 103⑉457⑉8⑈ ⑇0000587444⑇



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TRITAN

Date:	15-Oct-12
Project No.:	2012-55
Application No.:	1
Period End:	15-Oct-12
Invoice No.:	4373

OCT 1 9 2012

INVOICE

Starlight Apartment Ltd
P.O. Box 1890 Station B
Mississauga, Ontario
L4Y 3W6
ATTN: Mr. Ken Shelley

Property Code:	
Ownership:	
Date:	10/19/12
Approved By:	
Approved By:	
PO Received By.	
GL Code:	
Amount Total	$

Project: 165 Ontario Street, St. Catharines
2012 Exterior cladding repairs
P.O. # 302374

Contract date: 21-Aug-12

This invoice is for:

Total value of work completed to date	$30,907.38
Total value of work previously completed	$0.00
Total value of the work for this period	$30,907.38
Ten percent (10%) holdback	$3,090.74
Net amount of this invoice	$27,816.64
HST: R123819096	$3,616.16
TOTAL AMOUNT OF THIS INVOICE	**$31,432.80**

Please make cheques payable to "Tritan Inc".

Tritan Inc., 67 Raleigh Avenue, Toronto, Ontario, M1K 1A1
Telephone: (416) 466-8770
Fax: (416) 466-9906
Building Restoration and Retrofit

Bidder: TRITAN Inc

STIPULATED PRICE BREAKDOWN

The following is a detailed breakdown of the Unit Price and Lump Sum Price items contained within our Stipulated Price listed on our Stipulated Price Bid. Such work and amounts **ARE** included in our Stipulated Bid Price. The individual prices shown in the breakdown **DO NOT** included Value Added Taxes, which are shown individually at the end of the breakdown.

In the event that any of the above items is deleted from the contract, the amount listed in the extension will represent the credit to the Contract price.

Lump Sum quantities, when shown, are for the guidance of the Contractor only and should not be relied upon as being accurate. The Contract must verify all quantities on site prior to bidding.

Unit Price item quantities are approximates and will be finalized by the Consultant during the Work. If the final quantity for Unit Price items falls below 80% of the listed quantity, the Contractor may request compensation equivalent to 10% of the difference between the actual quantity and 80% of the listed amount. The Owner will determine whether the claim is justified and compensate the Contractor accordingly.

Mobilization and demobilization costs (Item 1.1 in the price breakdown) include site set up and dismantling costs, division 1 work and all items from all other divisions that are not specifically listed elsewhere on the bid form. This item will be paid out to the Contractor proportionally based on the percent completion of the schedule time.

GRGAS Project #09039.06
165 Ontario Street – St. Catharines, Ontario
2012 Exterior Cladding Repairs
July 19, 2012

00310
APPENDIX "I" TO STIPULATED PRICE BID

Bidder: Tritan Inc

DIV. 1 – GENERAL REQUIREMENTS		**Quantity**	**Rate**	**Extension**
.1	Mobilization, general conditions and demobilization (to be a maximum of 10% of total bid price before cash allowance and taxes).	1	L.S.	$ 24,400
* .2	Bonding and insurance.	1	L.S.	$ 3900
.3	Final cleaning.	1	L.S.	$ 7,500
SUB-TOTAL DIVISION 1				$ 35,800

DIV. 2 – SITE		**Quantity**	**Rate**	**Extension**
.1	Removal and disposal of all existing metal balcony railing systems.	1	L.S.	$ 21,878
SUB-TOTAL DIVISION 2				$ 21,878

DIV. 3 – CONCRETE		**Quantity**	**Rate**	**Extension**
.1	Balcony slab patching at supports for removed existing railing system	1	L.S.	$ 48,660
SUB-TOTAL DIVISION 3				$ 48,660

DIV. 4 – MASONRY		**Quantity**	**Rate**	**Extension**
.1	Replace brick units where directed by the Consultant.	200 bricks	24 / brick	$ 4800
SUB-TOTAL DIVISION 4				$ 4,800

- * Due time restraints, Agreement to bond has not been provision. We will once the project is awarded.
- We assuming the building is equipped with proper roof anchors which meet ministry standards

Grgas

- Permits costs by owners

Bidder: Tritan Inc

DIV. 5 – METALS		Quantity	Rate	Extension
.1	Installation of complete new aluminum and glass balcony railing system.	1	L.S.	$229,000
SUB-TOTAL DIVISION 5				$229,000

* DIV. 9 – FINISHES		Quantity	Rate	Extension
.1	Painting of balcony slab edges.	1	L.S.	$29,800
.2	Painting of entire building exterior.	1	L.S.	$59,900
SUB-TOTAL DIVISION 9				$89,700

Cash Allowance	$10,000.00
Sub-Total	$ 439,838
H.S.T. (13%)	$ 57,178.94

TOTAL STIPULATED CONTRACT PRICE (Transfer to page 1 of Stipulated Price Bid) ALL VALUE ADDED TAXES (HST) INCLUDED	$ 497,016.94

* We have not included for grinding of glazed brick prior to coating application. Surface prep is limited to powerwashing.

56

Jump To

Payee	c_tritan	Total Amount	31,432.80	CTRL# 16087
	Tritan Inc.	Date	02/25/2013	
		Post Month	02/2013	(Reconciled)
Bank	c.red			
Check Number	1017			
	103-457-8			
	CORPORATE - Red SL LP			

Property	Amount	Account	Notes	Pay
0165onta - 165 Ontario St.	31,432.80	2200-0001 - Accounts Payable		35353

Help

Tran created in PM by: bmisak

Business Account Statement

57

January 31, 2013 to February 28, 2013
Account number: [redacted]

Serial #: 1017 **Amount: $31,432.80**

Starlight
RED SL LP
401 The West Mall, Suite 1100
Toronto, Ontario, M9C 5J5

ROYAL BANK
20 King Street West
Toronto, Ontario M5H 1C4

1017
20130225
DATE YYYYMMDD

**** THIRTY ONE THOUSAND FOUR HUNDRED THIRTY TWO AND 80/100 DOLLARS
PAY TO THE ORDER OF

$31,432.80

Triton Inc.
67 Raleigh Ave.
Scarborough, ON M1K1A1

⑈001017⑈ ⑆06012=003⑆ 103=457=8⑈ ⑈0003143280⑈

Serial #: 1018 [redacted]

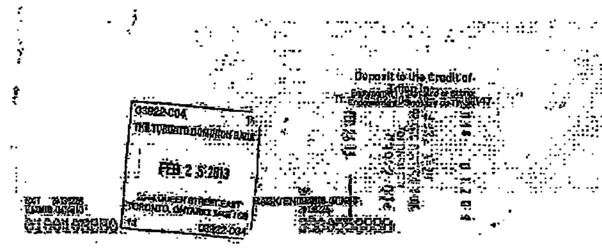
Starlight
RED SL LP
401 The West Mall, Suite 1100
Toronto, Ontario, M9C 5J5

ROYAL BANK
20 King Street West
Toronto, Ontario M5H 1C4

1018
20130225
DATE YYYYMMDD

[redacted]

⑈001018⑈ ⑆06012=003⑆ 103=457=8⑈ ⑈0009867959⑈



Serial #: 1019 [redacted]

Starlight
RED SL LP
401 The West Mall, Suite 1100
Toronto, Ontario, M9C 5J5

ROYAL BANK
20 King Street West
Toronto, Ontario M5H 1C4

1019
20130224
DATE YYYYMMDD

[redacted]

⑈001019⑈ ⑆06012=003⑆ 103=457=8⑈ ⑈0010661616⑈

Serial #: 1020 [redacted]

Starlight
RED SL LP
401 The West Mall, Suite 1100
Toronto, Ontario, M9C 5J5

ROYAL BANK
20 King Street West
Toronto, Ontario M5H 1C4

1020
20130225
DATE YYYYMMDD

[redacted]

⑈001020⑈ ⑆06012=003⑆ 103=457=8⑈ ⑈0021312506⑈

58

TRITAN

AP 1024

Date:	27-Nov-12
Project No.:	2012-55
Application No.:	2
Period End:	15-Nov-12
Invoice No.:	4424

INVOICE

Starlight Apartment Ltd
P.O. Box 1890 Station B
Mississauga, Ontario
L4Y 3W6
ATTN: Mr. Ken Shelley

DEC - 3 2012

Property Code:	0165ONTA
Ownership:	STARLIGHT PRIVATE
	12/03/12
Approved By:	
Approved By:	
Authorized By:	T. SAVIC
GL Code:	55702-000
Amount Total	$ 98,679.59

Project: 165 Ontario Street, St. Catharines
2012 Exterior cladding repairs
P.O. # 302374

Contract date: 21-Aug-12

This invoice is for:

Total value of work completed to date	$127,937.46
Total value of work previously completed	$30,907.38
Total value of the work for this period	$97,030.08
Ten percent (10%) holdback	$9,703.01
Net amount of this invoice	$87,327.07
HST: R123819096	$11,352.52
TOTAL AMOUNT OF THIS INVOICE	**$98,679.59**

Please make cheques payable to "Tritan Inc".

Jump To

59

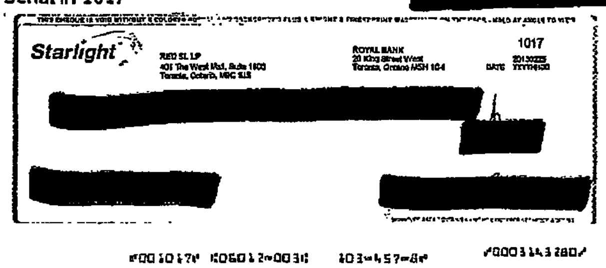
Payee	c_tritan	Total Amount	98,679.59	CTRL# 16088	
	Tritan Inc.	Date	02/25/2013		
		Post Month	02/2013	(Reconciled)	
Bank	c.red				
Check Number	**1018**				
	103-457-8				
	CORPORATE - Red SL LP				

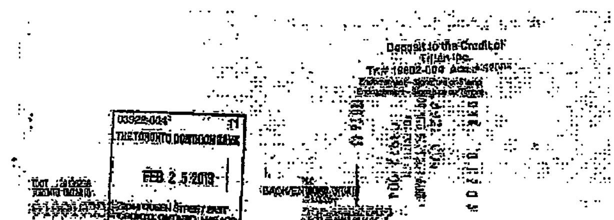
Property	Amount	Account	Notes	Pay
016Sonta - 165 Ontario St.	98,679.59	2200-0001 - Accounts Payable		35449

Help

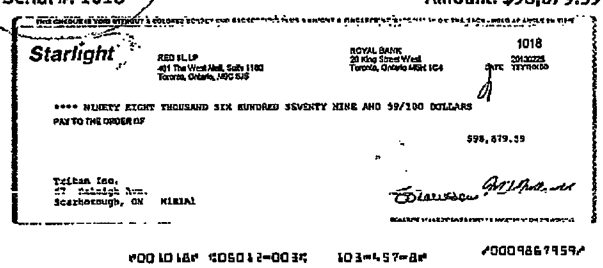
Tran created in PM by: bmisak

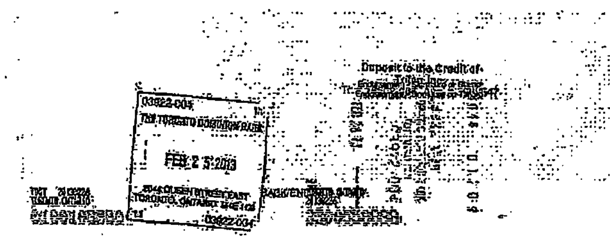
Serial #: 1017 [redacted]



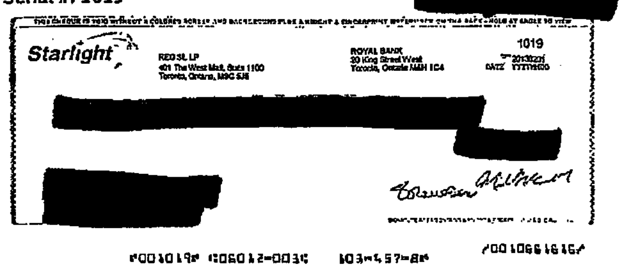


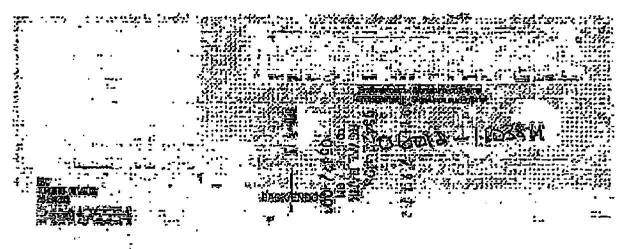
Serial #: 1018 **Amount: $98,679.59**



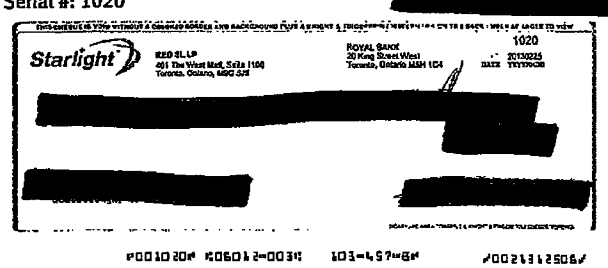


Serial #: 1019 [redacted]





Serial #: 1020 [redacted]



61

TRITAN

RECEIVED JAN 29 2013

Date:	15-Dec-12
Project No.:	2012-55
Application No.:	3
Period End:	15-Dec-12
Invoice No.:	4456

INVOICE

Starlight Apartments Ltd
P.O. Box 1890 Station B
Mississauga, Ontario
L4Y 3W6
ATTN: Mr. Ken Shelley

Property Code:	0165ONTA
	T.G 165 Ontario Sts.
Date:	1/7/13
Approved By:	
Entered By:	F Sauer
Code:	55702-000
Amount Total	$ 213,125.06

STARLIGHT PRIVATE

Project: 165 Ontario Street, St. Catharines
2012 Exterior cladding repairs
P.O. # 302374

Contract date: 21-Aug-12

This invoice is for:

Total value of work completed to date	$337,499.96
Total value of work previously completed	$127,937.46
Total value of the work for this period	$209,562.50
Ten percent (10%) holdback	$20,956.25
Net amount of this invoice	$188,606.25
HST: R123819096	$24,518.81
TOTAL AMOUNT OF THIS INVOICE	**$213,125.06**

Please make cheques payable to "Tritan Inc".

Tritan Inc., 67 Raleigh Avenue, Toronto, Ontario, M1K 1A1
Telephone: (416) 466-8770
Fax: (416) 466-9905
Building Restoration and Retrofit

Jump To

62

Payee	c_tritan	Total Amount	213,125.06	CTRL# 21170
	Tritan Inc.	Date	02/25/2013	
		Post Month	02/2013	(Reconciled)
Bank	c.red			
Check Number	1020			
	103-457-8			
	CORPORATE - Red SL LP			

Property	Amount	Account	Notes	Pay
0165onta - 165 Ontario St.	188,606.25	5000-0201 - Major Repair - Balconies		42421
0165onta - 165 Ontario St.	24,518.81	5000-0201 - Major Repair - Balconies		42421

Help

Tran created in PM by: bmisak

Serial #: 1017 [redacted]

Starlight
RED SL LP
401 The West Mall, Suite 1100
Toronto, Ontario, M9C 5J5

ROYAL BANK
20 King Street West
Toronto, Ontario M5H 1C4

1017
20130225
DATE YYYYMMDD

[redacted]

⑈001017⑈ ⑆06012⑉003⑆ 103⑉457⑉8⑈ ⑈0003143280⑈

Deposit to the Credit of
Tritan Inc.

FEB 25 2013

Serial #: 1018 [redacted]

Starlight
RED SL LP
401 The West Mall, Suite 1100
Toronto, Ontario, M9C 5J5

ROYAL BANK
20 King Street West
Toronto, Ontario M5H 1C4

1018
20130225
DATE YYYYMMDD

[redacted]

⑈001018⑈ ⑆06012⑉003⑆ 103⑉457⑉8⑈ ⑈0009867959⑈

Deposit to the Credit of

FEB 25 2013

Serial #: 1019 [redacted]

Starlight
RED SL LP
401 The West Mall, Suite 1100
Toronto, Ontario, M9C 5J5

ROYAL BANK
20 King Street West
Toronto, Ontario M5H 1C4

1019
20130201
DATE YYYYMMDD

[redacted]

⑈001019⑈ ⑆06012⑉003⑆ 103⑉457⑉8⑈ ⑈0010661616⑈

Serial #: 1020 **Amount: $213,125.06**

Starlight
RED SL LP
401 The West Mall, Suite 1100
Toronto, Ontario, M9C 5J5

ROYAL BANK
20 King Street West
Toronto, Ontario M5H 1C4

1020
20130225
DATE YYYYMMDD

**** TWO HUNDRED THIRTEEN THOUSAND ONE HUNDRED TWENTY FIVE AND 06/100 DOLLARS
PAY TO THE ORDER OF

$213,125.06

Tritan Inc.
67 Raleigh Ave.
Scarborough, ON M1K1A1

⑈001020⑈ ⑆06012⑉003⑆ 103⑉457⑉8⑈ ⑈0021312506⑈

Deposit to the Credit of
Tritan Inc.

FEB 25 2013

64

TRITAN

RECEIVED
FEB 2 2 2013

Date:	13-Feb-13
Project No.:	2012-55
Application No.:	4
Period End:	30-Jan-13
Invoice No.:	4505

INVOICE

Starlight Apartments Ltd
P.O. Box 1890 Station B
Mississauga, Ontario
L4Y 3W6
ATTN: Mr. Ken Shelley

Property Code:	0165ONTA
Ownership:	Starlight-Private
Date:	02/25/13
Approved By:	02/27/2013
Approved By:	
PO Rec'd By:	
GL Code:	55702000
Amount Total	$ 124573.19

Project: 165 Ontario Street, St. Catharines
2012 Exterior cladding repairs
P.O. # 302374 / 4633

Contract date: 21-Aug-12

This invoice is for:

Total value of work completed to date	$459,990.80
Total value of work previously completed	$337,499.96
Total value of the work for this period	$122,490.84
Ten percent (10%) holdback	$12,249.08
Net amount of this invoice	$110,241.76
HST: R123819096	$14,331.43
TOTAL AMOUNT OF THIS INVOICE	**$124,573.19**

Please make cheques payable to "Tritan Inc".

RECEIVED MAR 0 4 2013

Tritan Inc., 67 Raleigh Avenue, Toronto, Ontario, M1K 1A1
Telephone: (416) 466-8770
Fax: (416) 466-9905
Building Restoration and Retrofit

65

Jump To

Payee	c_tritan	Total Amount	124,573.19	**CTRL# 23733**
	Tritan Inc.	Date	04/06/2013	
		Post Month	04/2013	
Bank	c.red			
Check Number	**1037**			
	103-457-8			
	CORPORATE - Red SL LP			

Property	Amount	Account	Notes	Pay
0165onta - 165 Ontario St.	10,023.72	5000-0201 - Major Repair - Balconies		51343
0165onta - 165 Ontario St.	1,303.08	5000-0201 - Major Repair - Balconies		51343
0165onta - 165 Ontario St.	113,246.39	5000-0201 - Major Repair - Balconies		51343

Help

Tran created in PM by: bmisak

ROYAL BANK OF CANADA
P.O. BOX 4047 TERMINAL A
TORONTO ON M5W 1L5

Business Account Statement

March 28, 2013 to April 30, 2013
Account number: [redacted]

Serial #: 1035 [redacted]

Starlight
RED SL LP
401 The West Mall, Suite 1100
Toronto, Ontario, M9C 5J5

ROYAL BANK
20 King Street West
Toronto, Ontario M5H 1C4

1035
DATE 20130408 YYYYMMDD

[redacted]

⑈001035⑈ ⑆06012⑉003⑆ 103⑉457⑉8⑈ ⑇0000061981⑇

Serial #: 1036 [redacted]

Starlight
RED SL LP
401 The West Mall, Suite 1100
Toronto, Ontario, M9C 5J5

ROYAL BANK
20 King Street West
Toronto, Ontario M5H 1C4

1036
DATE 20130408 YYYYMMDD

[redacted]

⑈001036⑈ ⑆06012⑉003⑆ 103⑉457⑉8⑈ ⑇0000609748⑇

Serial #: 1037 **Amount: $124,573.19**

Starlight
RED SL LP
401 The West Mall, Suite 1100
Toronto, Ontario, M9C 5J5

ROYAL BANK
20 King Street West
Toronto, Ontario M5H 1C4

1037
DATE 20130408 YYYYMMDD

**** ONE HUNDRED TWENTY FOUR THOUSAND FIVE HUNDRED SEVENTY THREE AND 19/100 DOLLARS

PAY TO THE ORDER OF

$124,573.19

Tritan Inc.
67 Raleigh Ave.
Scarborough, ON M1K1A1

⑈001037⑈ ⑆06012⑉003⑆ 103⑉457⑉8⑈ ⑇0012457319⑇

Serial #: 1038 [redacted]

Starlight
RED SL LP
401 The West Mall, Suite 1100
Toronto, Ontario, M9C 5J5

ROYAL BANK
20 King Street West
Toronto, Ontario M5H 1C4

1038
DATE 20130403 YYYYMMDD

[redacted]

⑈001038⑈ ⑆06012⑉003⑆ 103⑉457⑉8⑈ ⑇0000085516⑇

TRITAN

A61

Date:	17-Apr-13
Project No.:	2012-55
Application No.:	5
Period End:	28-Feb-13
Invoice No.:	4569

INVOICE

Starlight Apartments Ltd
P.O. Box 1890 Station B
Mississauga, Ontario
L4Y 3W6
ATTN: Mr. Ken Shelley

Property Code:	0165ONTA
Ownership:	Starlight Private
Date:	05/08/13
Approved By:	05/08/13
Approved By:	
PO Received By:	Chapman
GL Code:	5000-0201
Amount Total	$ 11,737.20

c/o ENERPLAN Building Consultants
69 Judson
Etobicoke, ON
M8Z 1A4
ATTN: Mr. Michael Doiron

Project: 165 Ontario Street, St. Catharines
2012 Exterior cladding repairs
P.O. # 302374 / 4633

Contract date: 21-Aug-12

RECEIVED JUN 04 2013

This invoice is for:

Total value of work completed to date	$471,531.80
Total value of work previously completed	$459,990.80
Total value of the work for this period	$11,541.00
Ten percent (10%) holdback	$1,154.10
Net amount of this invoice	$10,386.90
HST: R123819096	$1,350.30
TOTAL AMOUNT OF THIS INVOICE	**$11,737.20**

Please make cheques payable to "Tritan Inc".

Tritan Inc., 67 Raleigh Avenue, Toronto, Ontario, M1K 1A1
Telephone: (416) 466-8770
Fax: (416) 466-9905
Building Restoration and Retrofit

TRITAN

Project Name: 165 Ontario Street, St. Catharines — 2012 Exterior cladding repairs
Project No.: 2012-55
Invoice No.: 4569
PO # 302374
Period End: 28-Feb-13
Application No.: 6
Date: 17-Apr-13

				ESTIMATED		QUANTITIES			COSTS		
ITEM	DESCRIPTION	Unit	Unit Cost	Quantity	Cost	Previous	Current	To Date	Previous	Current	To Date
	DIV. 1- General requirements										
1	Mobilization/demobilization	L.S.	$24,400.00	1	$24,400.00	90%	0%	90%	$21,960.00	$0.00	$21,960.00
2	Bonding	L.S.	$3,900.00	1	$3,900.00	100%	0%	100%	$3,900.00	$0.00	$3,900.00
3	Final cleaning	L.S.	$7,500.00	1	$7,500.00	50%	25%	75%	$3,750.00	$1,875.00	$5,625.00
	DIV. 2- Site										
1	Removal and disposal of railing	L.S.	$21,878.00	1	$21,878.00	100%	0%	100%	$21,878.00	$0.00	$21,878.00
	DIV. 3- Concrete										
1	Patching at supports	L.S.	$48,660.00	1	$48,660.00	90%	10%	100%	$43,794.00	$4,866.00	$48,660.00
	DIV. 5- Metals										
1	New railing system	L.S.	$207,930.00	1	$207,930.00	66%	0%	66%	$137,233.80	$0.00	$137,233.80
	DIV. 9- Finishes										
1	Painting slab edges	L.S.	$29,800.00	1	$29,800.00	75%	0%	75%	$22,350.00	$0.00	$22,350.00
2	Painting building exterior	L.S.	$59,900.00	1	$59,900.00	75%	0%	75%	$44,925.00	$0.00	$44,925.00
	Change order #1										
1.1	Additional concrete repairs	L.S.	$165,000.00	1	$165,000.00	90%	10%	100%	$160,200.00	$4,800.00	$165,000.00
	TOTALS				$568,968.00				$459,990.80	**$11,541.00**	**$471,531.80**

69

1 / 1 Main Report 100% Business Objects

Starlight INVESTMENTS

4633

APPROVED	01/25/2013

VENDOR:

Tritan Inc.
67 Raleigh Ave.
Scarborough, ON M1K1A1
Phone (416) 466-8770

BILL TO:
Starlight Investments LTD
401 The West Mall
Toronto, ON M9C 5J5

SHIP TO:
Starlight Investments LTD
165 Ontario St.
165 Ontario St.
St Catharines, ON L2R 5K4
01/25/2013

DESCRIPTION:

165 Ontario Street - Additional repairs to building balcony slabs - slab edges and delamination repairs.

PAY ACCOUNT	PROPERTY CODE		QUANTITY	STOCK #	ITEM DESCRIPTION	UNIT PRICE	LINE TOTAL
50000201	0165onta	MISC	1.00		Additional slab repairs to 1/3 of the	49,500.00	49,500.00
50000201	0165onta	MISC	1.00		Additional slab repairs to 1/3 of the	49,500.00	49,500.00
50000201	0165onta	MISC	1.00		Additional slab repairs to 1/3 of the	49,500.00	49,500.00
50000201	0165onta	MISC	1.00		Additional slab repairs to 1/3 of the	16,500.00	16,500.00
50000201	0165onta		1.00		HST	21,450.00	21,450.00
						TOTAL COST	$186,450.00

APPROVED BY:

kshelley - 1/28/2013
dpandur - 2/1/2013
ddrimmer - 2/1/2013

Inv.

Dear Vendor,
In order for your invoice to be properly routed, please attach this remittance with your invoice.

Respectfully,
Starlight Apartments LTD.

4633

VENDOR NAME: Tritan Inc.
PROPERTY CODE: 0165onta
TOTAL COST: 186,450.00
INVOICE NO:

1. Purchase Order Number must be identified on your invoice for a payment to be processed.
2. Process this order in accordance with the prices and specification listed above.
3. Please notify us immediately if you are unable to ship as specified.
4. Please return with this purchase order (DO NOT STAPLE)

Authorized by *Date*

1

70

1/1 Main Report 100% Business Objects

Starlight APARTMENTS

Purchase Order # 302374
APPROVED 08/21/2012

VENDOR:
Tritan Inc.
67 Raleigh Ave.
Scarborough, ON M1K1A1
Phone (416) 466-8770

BILL TO:
Starlight Apartments LTD.
P.O. Box 1890 Station B, Mississauga, ON L4Y 3W6
Phone 416-234-8444 Fax 416-234-8445

SHIP TO:
Starlight Apartments LTD
165 Ontario St.
165 Ontario St.
St Catharines, ON L2R 5K4
08/21/2012

DESCRIPTION:
165 Ontario Street, St. Catherines - Balcony slab repair, balcony railing replacement to new standard, recoat of entire building.

PAY ACCOUNT	PROPERTY CODE		QUANTITY	STOCK #	ITEM DESCRIPTION	UNIT PRICE	LINE TOTAL
55702000	0165onta	MISC	1.00		Balcony slab repair, balcony railing	403,968.00	403,968.00
55702000	0165onta		1.00	.	HST	52,515.84	52,515.84
						TOTAL COST	$456,483.84

APPROVED BY:
kshelley - 8/21/2012
dpandur - 8/21/2012
ddrimmer - 8/22/2012

$11,737.20

Dear Vendor,
In order for your invoice to be properly routed, please attach this remittance with your invoice.
Respectfully,

1. Purchase Order Number must be identified on your invoice for a payment to be processed.
2. Process this order in accordance with the prices and specification listed above.
3. Please notify us immediately if you are unable to ship as specified.
4. Please return with this purchase order (DO NOT STAPLE)

302374

VENDOR NAME: Tritan Inc.
PROPERTY CODE: 0165onta
TOTAL COST: 456,483.84
INVOICE NO:

Authorized by Date

1

AGI

TRITAN

Date:	30-Apr-13
Project No.:	2012-55
Application No.:	6
Period End:	29-Apr-13
Invoice No.:	4574

INVOICE

Starlight Apartments Ltd
P.O. Box 1890 Station B
Mississauga, Ontario
L4Y 3W6
ATTN: Mr. Ken Shelley

Property Code:	0165ONTA
Ownership:	Starlight - Private
Date:	05/13/13
Approved By:	
Approved By:	05/15/2013
PO Received By:	
GL Code:	5000-0201
Amount Total	$ 43,952.71

c/o ENERPLAN Building Consultants
69 Judson
Etobicoke, ON
M8Z 1A4
ATTN: Mr. Michael Doiron

Project: 165 Ontario Street, St. Catharines
2012 Exterior cladding repairs
P.O. # 302374 / 4633

Contract date: 21-Aug-12

RECEIVED JUN 04 2013

This invoice is for:

Total value of work completed to date	$514,749.80
Total value of work previously completed	$471,531.80
Total value of the work for this period	$43,218.00
Ten percent (10%) holdback	$4,321.80
Net amount of this invoice	$38,896.20
HST: R123819096	$5,056.51
TOTAL AMOUNT OF THIS INVOICE	$43,952.71

Please make cheques payable to "Tritan Inc".

TRITAN

Project Name:	165 Ontario Street, St. Catharines	Project No.:	2012-55
	2012 Exterior cladding repairs	Invoice No.:	4574
Period End:	29-Apr-13	PO # 302374	
Application No.:	6		
Date:	30-Apr-13		

				ESTIMATED		QUANTITIES			COSTS		
ITEM	DESCRIPTION	Unit	Unit Cost	Quantity	Cost	Previous	Current	To Date	Previous	Current	To Date
	DIV. 1- General requirements										
1	Mobilization/demobilization	L.S.	$24,400.00	1	$24,400.00	90%	0%	90%	$21,960.00	$0.00	$21,960.00
2	Bonding	L.S.	$3,900.00	1	$3,900.00	100%	0%	100%	$3,900.00	$0.00	$3,900.00
3	Final cleaning	L.S.	$7,500.00	1	$7,500.00	75%	0%	75%	$5,625.00	$0.00	$5,625.00
	DIV. 2- Site										
1	Removal and disposal of railing	L.S.	$21,878.00	1	$21,878.00	100%	0%	100%	$21,878.00	$0.00	$21,878.00
	DIV. 3- Concrete										
1	Patching at supports	L.S.	$48,660.00	1	$48,660.00	100%	0%	100%	$48,660.00	$0.00	$48,660.00
	DIV. 5- Metals										
1	New railing system	L.S.	$207,930.00	1	$207,930.00	66%	10%	76%	$137,233.80	$20,793.00	$158,026.80
	DIV. 9- Finishes										
1	Painting slab edges	L.S.	$29,800.00	1	$29,800.00	75%	25%	100%	$22,350.00	$7,450.00	$29,800.00
2	Painting building exterior	L.S.	$59,900.00	1	$59,900.00	75%	25%	100%	$44,925.00	$14,975.00	$59,900.00
	Change order #1										
1.1	Additional concrete repairs	L.S.	$165,000.00	1	$165,000.00	100%	0%	100%	$165,000.00	$0.00	$165,000.00
	TOTALS				$568,968.00				$471,531.80	$43,218.00	$514,749.80

72

TRITAN

Date:	9-May-13
Project No.:	2012-55
Application No.:	7 (Final)
Period End:	9-May-13
Invoice No.:	4587

INVOICE

RECEIVED
MAY 2 1 2013

Starlight Apartments Ltd
P.O. Box 1890 Station B
Mississauga, Ontario
L4Y 3W6
ATTN: Mr. Ken Shelley

c/o
ENERPLAN Building Consultants
69 Judson
Etobicoke, ON
M8Z 1A4
ATTN: Mr. Michael Doiron

Property Code:	0165ONTA
Ownership:	Starlight-Private
Date:	06/9/13
Approved By:	06/21/2013
Approved By:	
PO Received By:	
GL Code:	5000-0201
Amount Total	$ 55,139.91

Project: 165 Ontario Street, St. Catharines
2012 Exterior cladding repairs
P.O. #302374 14633

Contract date: 21-Aug-12

This invoice is for:

Total value of work completed to date	$568,968.00
Total value of work previously completed	$514,749.80
Total value of the work for this period	$54,218.20
Ten percent (10%) holdback	$5,421.82
Net amount of this invoice	$48,796.38
HST: R123819096	$6,343.53
TOTAL AMOUNT OF THIS INVOICE	**$55,139.91** (90%)

Please make cheques payable to "Tritan Inc".

Tritan Inc., 67 Raleigh Avenue, Toronto, Ontario, M1K 1A1
Telephone: (416) 466-8770
Fax: (416) 466-9905
Building Restoration and Retrofit

TRITAN

Project Name:	165 Ontario Street, St. Catharines	Project No.:	2012-55
	2012 Exterior cladding repairs	Invoice No.:	4587
Period End:	9-May-13	PO # 302374	
Application No.:	7 (Final)		
Date:	9-May-13		

				ESTIMATED		QUANTITIES			COSTS		
ITEM	DESCRIPTION	Unit	Unit Cost	Quantity	Cost	Previous	Current	To Date	Previous	Current	To Date
	DIV. 1- General requirements										
1	Mobilization/demobilization	L.S.	$24,400.00	1	$24,400.00	90%	10%	100%	$21,960.00	$2,440.00	$24,400.00
2	Bonding	L.S.	$3,900.00	1	$3,900.00	100%	0%	100%	$3,900.00	$0.00	$3,900.00
3	Final cleaning	L.S.	$7,500.00	1	$7,500.00	75%	25%	100%	$5,625.00	$1,875.00	$7,500.00
	DIV. 2- Site										
1	Removal and disposal of railing	L.S.	$21,878.00	1	$21,878.00	100%	0%	100%	$21,878.00	$0.00	$21,878.00
	DIV. 3- Concrete										
1	Patching at supports	L.S.	$48,660.00	1	$48,660.00	100%	0%	100%	$48,660.00	$0.00	$48,660.00
	DIV. 5- Metals										
1	New railing system	L.S.	$207,930.00	1	$207,930.00	76%	24%	100%	$158,026.80	$49,903.20	$207,930.00
	DIV. 9- Finishes										
1	Painting slab edges	L.S.	$29,800.00	1	$29,800.00	100%	0%	100%	$29,800.00	$0.00	$29,800.00
2	Painting building exterior	L.S.	$59,900.00	1	$59,900.00	100%	0%	100%	$59,900.00	$0.00	$59,900.00
	Change order #1										
1.1	Additional concrete repairs	L.S.	$165,000.00	1	$165,000.00	100%	0%	100%	$165,000.00	$0.00	$165,000.00
	TOTALS				$568,968.00				$514,749.80	**$54,218.20**	**$568,968.00**

74

75

HOLDBACK

RECEIVED
MAY 2 1 2013

TRITAN

Date:	9-May-13
Project No.:	2012-55
Invoice No.:	4588

INVOICE FOR HOLDBACK

Starlight Apartments Ltd
P.O. Box 1890 Station B
Mississauga, Ontario
L4Y 3W6
ATTN: Mr. Ken Shelley

c/o ENERPLAN Building Consultants
69 Judson
Etobicoke, ON
M8Z 1A4
ATTN: Mr. Michael Doiron

Property Code:	016SONTA
Ownership:	Starlight Private
Date:	Oct 9/13
Approved By:	
Approved By:	
PO Received By:	
GL Code:	5000-0201
Amount Total	$ 64,293.38

Project:	165 Ontario Street, St. Catharines	
	2012 Exterior cladding repairs	
	P.O. # 302374 14633	
Contract date:	21-Aug-12	
Total Value of Work Completed:		$568,968.00
This Invoice is for:		
Amount of the holdback:		$56,896.80
HST: R123819096		$7,396.58
TOTAL OF THIS INVOICE		**$64,293.38** (100%)

Please make cheques payable to "Tritan Inc".

67 Raleigh Avenue
Toronto, Ontario M1K 1A1
Phone: 416-466-8770
FAX: 416-466-9905

76

Jump To

Payee c_tritan
Tritan Inc.

Total Amount 175,123.20
Date 08/15/2013
Post Month 08/2013

CTRL# 56172

Bank c.red
Check Number 1071
103-457-8
CORPORATE - Red SL LP

Property	Amount	Account	Notes	Pay
0165onta - 165 Ontario St.	38,896.20	5000-0201 - Major Repair - Balconies		112392
0165onta - 165 Ontario St.	5,056.51	5000-0201 - Major Repair - Balconies		112392
0165onta - 165 Ontario St.	580.08	5000-0201 - Major Repair - Balconies		112412
0165onta - 165 Ontario St.	1,350.30	5000-0201 - Major Repair - Balconies		112412
0165onta - 165 Ontario St.	9,806.82	5000-0201 - Major Repair - Balconies		112412
0165onta - 165 Ontario St.	39,693.18	5000-0201 - Major Repair - Balconies		126778
0165onta - 165 Ontario St.	9,103.20	5000-0201 - Major Repair - Balconies		126778
0165onta - 165 Ontario St.	6,343.53	5000-0201 - Major Repair - Balconies		126778
0165onta - 165 Ontario St.	40,396.80	5000-0201 - Major Repair - Balconies		127915
0165onta - 165 Ontario St.	16,500.00	5000-0201 - Major Repair - Balconies		127915
0165onta - 165 Ontario St.	7,396.58	5000-0201 - Major Repair - Balconies		127915

Help

Tran created in PM by: bmisak

Starlight™

RED SL LP
401 The West Mall, Suite 1100
Toronto, Ontario, M9C 5J5

ROYAL BANK
20 King Street West
Toronto, Ontario M5H 1C4

1071

DATE 20130815 YYYYMMDD

**** ONE HUNDRED SEVENTY FIVE THOUSAND ONE HUNDRED TWENTY THREE AND 20/100 DOLLARS

PAY TO THE ORDER OF

$175,123.20

Tritan Inc.
67 Raleigh Ave
Scarborough, ON M1K1A1

SIGNATURE AREA CONTAINS A KNIGHT & FINGERPRINT CHEQUE WORDING

⑈001071⑈ ⑆06012⑉003⑆ 103⑉457⑉8⑈

DATE:20130815 CK#:1071 TOTAL:$175,123.20 BANK:CORPORATE - Red SL LP(c.red)
PAYEE:Tritan Inc.(c_tritan)

Property Address - Code	Invoice - Date	Description	Amount
165 Ontario St. - 0165onta	4574 - 05/07/2013	Old PO 302374/new 4633-	43,952.71
165 Ontario St. - 0165onta	4569 - 04/29/2013	Old PO 302374/new 4633-balcony repai	11,737.20
165 Ontario St. - 0165onta	4587 - 05/09/2013	po 4587	55,139.91
165 Ontario St. - 0165onta	4588 - 05/09/2013	po 4633	64,293.38
			175,123.20

78

ENERPLAN
BUILDING CONSULTANTS
Email: info@enerplan.net Web Site: http://www.enerplan.net
69 JUDSON STREET, ETOBICOKE, ONTARIO M8Z 1A4 FAX 416.252.7523
TORONTO 416.252.7259
HAMILTON 905.318.5988
KITCHENER 519.744.5399

November 13, 2012

Starlight Apartments LTD.
P.O. Box 1890, Station B
Mississauga, ON.
L4Y3W6

Attention: Accounts Payable

Property Code:	0165ONTA
Ownership:	STARLIGHT PRIVATE.
Date:	11/19/12
Approved By:	
Approved By:	
PO Received By:	T. SAVIC
GL Code:	55701-999.
Amount Total	$ 1,047.76

NOV 19 2012

INVOICE

Invoice No.	Description
2012-485	Project Management for 165 **Ontario Street Project** **P.O. #302814**

Project Management Fees (3% of $30,907.38) $927.22
Less Previously Invoiced... $0.00
Sub-Total $927.22
13% HST $120.54
TOTAL DUE 1,047.76

Terms: Due Upon Receipt
PLEASE RETURN COPY OF THIS INVOICE OR RECORD INVOICE NO. ON CHEQUE
GST Registration No. 105112726

RECEIVED NOV 30 2012

Jump To

Payee	c_enerpl	Total Amount	4,204.93	CTRL# 15970
	Enerplan Building Consultants	Date	02/25/2013	
		Post Month	02/2013	(Reconciled)
Bank	c.red			
Check Number	1006			
	103-457-8			
	CORPORATE - Red SL LP			

Property	Amount	Account	Notes	Pay
0294chan - 294 Chandler Drive	3,157.17	2200-0001 - Accounts Payable		35356
0165onta - 165 Ontario St.	1,047.76	2200-0001 - Accounts Payable		35357

Help

Tran created in PM by: bmisak

80

ROYAL BANK OF CANADA
P.O. BOX 4047 TERMINAL A
TORONTO ON M5W 1L5

Business Account Statement

January 31, 2013 to February 28, 2013
Account number: [redacted]

Serial #: 1004 [redacted]

Starlight
RED SL LP
401 The West Mall, Suite 1100
Toronto, Ontario, M9C 5J5

ROYAL BANK
20 King Street West
Toronto, Ontario M5H 1C4

1004
DATE 20130225
YYYYMMDD

[redacted]

⑈001004⑈ ⑆06012⑉003⑆ 103⑉457⑉8⑈ ⑈0001699433⑈

For DEPOSIT ONLY to the GENERAL ACCOUNT OF GOHEN HIGHLEY LLP Account # 1048-001

BMO Bank of Montreal
FEB 25 2013
London, Ontario

Serial #: 1005 [redacted]

Starlight
RED SL LP
401 The West Mall, Suite 1100
Toronto, Ontario, M9C 5J5

ROYAL BANK
20 King Street West
Toronto, Ontario M5H 1C4

1005
DATE 20130225
YYYYMMDD

[redacted]

⑈001005⑈ ⑆06012⑉003⑆ 103⑉457⑉8⑈ ⑈0004205601⑈

Serial #: 1006 Amount: $4,204.93

Starlight
RED SL LP
401 The West Mall, Suite 1100
Toronto, Ontario, M9C 5J5

ROYAL BANK
20 King Street West
Toronto, Ontario M5H 1C4

1006
DATE 20130225
YYYYMMDD

**** FOUR THOUSAND TWO HUNDRED FOUR AND 93/100 DOLLARS
PAY TO THE ORDER OF

$4,204.93

Encorplan Building Consultants
59 Judson Street
Toronto, ON M8Z1A4

⑈001006⑈ ⑆06012⑉003⑆ 103⑉457⑉8⑈ ⑈0000420493⑈

Serial #: 1007 [redacted]

Starlight
RED SL LP
401 The West Mall, Suite 1100
Toronto, Ontario, M9C 5J5

ROYAL BANK
20 King Street West
Toronto, Ontario M5H 1C4

1007
DATE 20130225
YYYYMMDD

[redacted]

⑈001007⑈ ⑆06012⑉003⑆ 103⑉457⑉8⑈ ⑈0000513605⑈

MILANO'S PROPERTY MAINTENANCE INC.

BMO Bank of Montreal
FEB 25 2013

81

ENERPLAN
BUILDING CONSULTANTS
Email: info@enerplan.net Web Site: http://www.enerplan.net
69 JUDSON STREET, ETOBICOKE, ONTARIO M8Z 1A4 FAX 416.252.7523
TORONTO 416.252.7259
HAMILTON 905.318.5988
KITCHENER 519.744.5399

December 19, 2012

Starlight Apartments LTD.
P.O. Box 1890, Station B
Mississauga, ON.
L4Y3W6

Attention: Accounts Payable

Project:	0165ONTA
Ownership:	Starlight Private
Date:	1/7/13
Approved By:	
Approved By:	
Received By:	T-Sauc
GL Code:	55701-999
Amount Total	$ 3,289.32.

INVOICE

Invoice No.
2012-558

Description
Project Management for 165
Ontario Street Project
P.O. #302814

Project Management Fees (3% of $127,937.46) $3,838.12
Less Previously Invoiced $927.22
Sub-Total $2,910.90
13% HST $378.42
TOTAL DUE 3,289.32

Terms: Due Upon Receipt
PLEASE RETURN COPY OF THIS INVOICE OR RECORD INVOICE NO. ON CHEQUE
GST Registration No. 105112726

RECEIVED JAN 24 2013

82

Jump To

Payee	c_enerpl	Total Amount	7,157.49	CTRL# 23678
	Enerplan Building Consultants	Date	04/06/2013	
		Post Month	04/2013	
Bank	c.red			
Check Number	1027			
	103-457-8			
	CORPORATE - Red SL LP			

Property	Amount	Account	Notes	Pay
0165onta - 165 Ontario St.	3,289.32	5000-0207 - Major Repair - Consulting/Arch		43095
0294chan - 294 Chandler Drive	3,868.17	5000-0223 - Major Repair - Other		46678

Help

Tran created in PM by: bmisak

83

THIS CHEQUE IS VOID WITHOUT A COLORED BORDER AND BACKGROUND PLUS A KNIGHT & FINGERPRINT WATERMARK ON THE BACK . HOLD AT ANGLE TO VIEW

Starlight

RED SL LP
401 The West Mall, Suite 1100
Toronto, Ontario. M9C 5J5

ROYAL BANK
20 King Street West
Toronto, Ontario M5H 1C4

1027

20130406
DATE YYYYMMDD

**** SEVEN THOUSAND ONE HUNDRED FIFTY SEVEN AND 49/100 DOLLARS

PAY TO THE ORDER OF

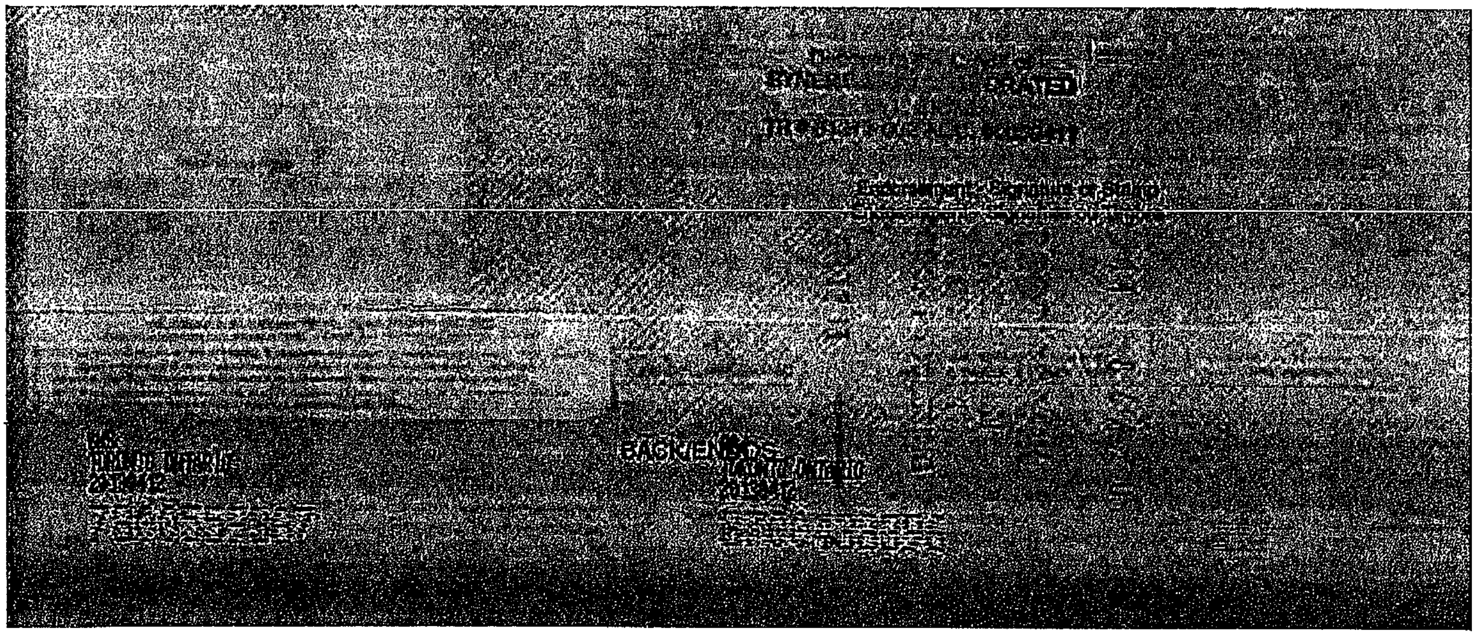
$7,157.49

Enerplan Building Consultants
69 Judson Street
Toronto, ON M8Z1A4

SIGNATURE AREA CONTAINS A KNIGHT & FINGERPRINT CHEQUE WORDING

⑈001027⑈ ⑆06012⑉003⑆ 103⑉457⑉8⑈ ⑈0000715749⑈

Transit/Account:06012-1034578 Processing Date:2013/04/12 Amount:7157.49 Item Sequence No:3700438396



Transit/Account:06012-1034578 Processing Date:2013/04/12 Amount:7157.49 Item Sequence No:3700438396

ENERPLAN
BUILDING CONSULTANTS
Email: info@enerplan.net Web Site: http://www.enerplan.net
69 JUDSON STREET, ETOBICOKE, ONTARIO M8Z 1A4 FAX 416.252.7523
TORONTO 416.252.7259
HAMILTON 905.318.5988
KITCHENER 519.744.5399

April 30, 2013

Starlight Investments LTD.
P.O. Box 1890, Station B
Mississauga, ON.
L4Y3W6

Attention: Accounts Payable

Property Code:	0165ONTA
Ownership:	Starlight-Private
Date:	05/07/13
Approved By:	
Approved By:	05/08/2013
PO Received By:	
GL Code:	5000-0223
Amount Total	$ 9,357.43

INVOICE

Invoice No.	Description
2013-168	Project Management for ~~165~~
	Ontario Street Project
	P.O. #302814

MAY 07 REC'D

Project Management Fees (3% of $403,968.46) $12,119.04
Less Previously Invoiced $3,838.12

Sub-Total $8,280.92
13% HST $1,076.51
TOTAL DUE........9,357.43

RECEIVED MAY 16 2013

Terms: Due Upon Receipt
PLEASE RETURN COPY OF THIS INVOICE OR RECORD INVOICE NO. ON CHEQUE
GST Registration No. 105112726

85

Jump To

Payee	c_enerpl	Total Amount	9,357.43	CTRL# 56170
	Enerplan Building Consultants	Date	08/15/2013	
		Post Month	08/2013	
Bank	c.red			
Check Number	1069			
	103-457-8			
	CORPORATE - Red SL LP			

Property	Amount	Account	Notes	Pay
0165onta - 165 Ontario St.	9,357.43	5000-0207 - Major Repair - Consulting/Arch		105270

Help

Tran created in PM by: bmisak

Starlight™

RED SL LP
401 The West Mall, Suite 1100
Toronto, Ontario, M9C 5J5

ROYAL BANK
20 King Street West
Toronto, Ontario M5H 1C4

1069
20130815
DATE YYYYMMDD

**** NINE THOUSAND THREE HUNDRED FIFTY SEVEN AND 43/100 DOLLARS

PAY TO THE ORDER OF

$9,357.43

Enerplan Building Consultants
69 Judson Street
Toronto, ON M8Z1A4

SIGNATURE AREA CONTAINS A KNIGHT & FINGERPRINT CHEQUE WORDING

⑈001069⑈ ⑆06012⑉003⑆ 103⑉457⑉8⑈

DATE:20130815 CK#:1069 TOTAL:$9,357.43 BANK:CORPORATE - Red SL LP(c.red)
PAYEE:Enerplan Building Consultants(c_enerpl)

Property Address - Code	Invoice - Date	Description	Amount
165 Ontario St. - 0165onta	2013-168 - 04/30/2013	reference PO 302814-project engineer	9,357.43
			9,357.43

96

CAPITAL EXPENDITURE #4

COMMON AREA PAINTING

Cost Claimed: $32,063.75

Anticipated Useful Life: 10 years
Finishes -6.ii.

CAPITAL EXPENDITURES: ADDITIONAL DETAILS

Item and description of work:
#4 - Common Area Painting

Total labour, material & contract costs claimed in application for this item (not including landlord's own labour)*: $32,063.75

Date completed: December 23, 2012

Contractor/Supplier	Invoice Number	Invoice/ Bill Date (mm/dd/yy)	Invoice/ Bill Amount	Method of Payment	Cheque Number	Payment Amount	Payment Date (mm/dd/yy)	Amount related to this item
Clean Cut Painting & Decorating	1545	12/23/2012	$32,063.75	Cheque	1025	$32,063.75	4/6/2013	$32,063.75

88

Clean Cut Painting & Decorating
40 Woodman's Chart
Unionville, On L3R 6K7
t. 4169947383 f. 9059404124
www.cleancutpainting.ca

Invoice

Number: 1545

Date: **December 23, 2012**

Bill To:

Starlight Apartments Ltd
401 The West Mall
Suite 1100
Toronto, ON
M9C 5J5,

PO# 304135 3986
approved by kshelly 12/03/2012

Description	Tax 1	Amount
Interior painting @ 165 Ontario street, St.Catharines		
Painting of corridor walls and suite doors		
Total...	✔	28,375.00
HST# 812262814RT0001		
Thank you		

Property Code:	0165ONTA
Ownership:	STARLIGHT PRIVATE
Date:	1/28/13
Approved By:	[illegible]
Approved By:	[illegible]
Received By:	[illegible]
Code:	55705-000
Amount Total	$ 32,063.75

Sub-Total	**$28,375.00**
HST 13.00% on 28,375.00	3,688.75
Total	**$32,063.75**

RECEIVED JAN 29 2013

[illegible]

Clean Cut Painting & Decorating
40 Woodman's Chart
Unionville, On L3R 6K7
t. 4169947383 f. 9059404124
www.cleancutpainting.ca

Quotation

Number: **00763**

Date: **November 12, 2012**

Bill To:

Starlight Apartments Ltd
401 The West Mall
Suite 1100
Toronto, ON
M9C 5J5,

Description	Tax 1	Amount
interior painting @ 165 Ontario street, St.Catherines, Ontario		
Scope of work includes all corridor ceilings, walls, doors and door frames		
Prep includes:		
-protect floors throughout proposed work areas		
-patch/repair ceiling and wall imperfectios		
-scuff sand walls, doors and door frames prior to finish painting		
-general clean up floor by floor		
Painting:		
1. apply one coat of flat white ceiling finish paint to all corridor ceilings		
2. apply two coats of finish paint to corridor walls; colour/sheen yet to be determined		
3. apply two coats of finish paint to all doors and door frames; colour/sheen yet to be determined		
Total including all labour, equipment and materials..	✓	28,375.00
Benjamin Moore's 'Ultra Spec 500' zero voc acrylic finish paints included		
Thank you for the opportunity		

Sub-Total	**$28,375.00**
HST 13.00% on 28,375.00	3,688.75
Total	**$32,063.75**

91

Jump To

Payee c_cleanc
Clean Cut Painting & Decorating Corp

Total Amount 32,063.75
Date 04/06/2013
Post Month 04/2013

CTRL# 23670

Bank c.red
Check Number 1025
103-457-8
CORPORATE - Red SL LP

Property	Amount	Account	Notes	Pay
0165onta - 165 Ontario St.	28,375.00	5000-0202 - Major Repair - Common Area		42440
0165onta - 165 Ontario St.	3,688.75	5000-0202 - Major Repair - Common Area		42440

Help

Tran created in PM by: bmisak

Business Account Statement

92

March 28, 2013 to April 30, 2013
Account number: [redacted]

Serial #: 1023 [redacted]

THIS CHEQUE IS VOID WITHOUT A COLOURED BORDER AND BACKGROUND PLUS A KNIGHT & FINGERPRINT WATERMARK ON THE BACK - HOLD AT ANGLE TO VIEW

Starlight — RED SL LP, 401 The West Mall, Suite 1100, Toronto, Ontario, M9C 5J5

ROYAL BANK, 20 King Street West, Toronto, Ontario M5H 1C4

1023
DATE 20130401 YYYYMMDD

[redacted]

⑈001023⑈ ⑆06012⑉003⑆ 103⑉457⑉8⑈ ⑇0011227383⑇

Serial #: 1024 [redacted]

THIS CHEQUE IS VOID WITHOUT A COLOURED BORDER AND BACKGROUND PLUS A KNIGHT & FINGERPRINT WATERMARK ON THE BACK - HOLD AT ANGLE TO VIEW

Starlight — RED SL LP, 401 The West Mall, Suite 1100, Toronto, Ontario, M9C 5J5

ROYAL BANK, 20 King Street West, Toronto, Ontario M5H 1C4

1024
DATE 20130406 YYYYMMDD

[redacted]

⑈001024⑈ ⑆06012⑉003⑆ 103⑉457⑉8⑈ ⑇0001717600⑇

Serial #: 1025 **Amount: $32,063.75**

THIS CHEQUE IS VOID WITHOUT A COLOURED BORDER AND BACKGROUND PLUS A KNIGHT & FINGERPRINT WATERMARK ON THE BACK - HOLD AT ANGLE TO VIEW

Starlight — RED SL LP, 401 The West Mall, Suite 1100, Toronto, Ontario, M9C 5J5

ROYAL BANK, 20 King Street West, Toronto, Ontario M5H 1C4

1025
DATE 20130406 YYYYMMDD

**** THIRTY TWO THOUSAND SIXTY THREE AND 75/100 DOLLARS
PAY TO THE ORDER OF

$32,063.75

Clean Cut Painting & Decorating Corp
48 Woodman's Chart
Markham, ON L3R 6K7

⑈001025⑈ ⑆06012⑉003⑆ 103⑉457⑉8⑈ ⑇0003206375⑇

APR 08 2013

Serial #: 1026 [redacted]

THIS CHEQUE IS VOID WITHOUT A COLOURED BORDER AND BACKGROUND PLUS A KNIGHT & FINGERPRINT WATERMARK ON THE BACK - HOLD AT ANGLE TO VIEW

Starlight — RED SL LP, 401 The West Mall, Suite 1100, Toronto, Ontario, M9C 5J5

ROYAL BANK, 20 King Street West, Toronto, Ontario M5H 1C4

1026
DATE 20130406 YYYYMMDD

[redacted]

⑈001026⑈ ⑆06012⑉003⑆ 103⑉457⑉8⑈ ⑇0000494408⑇

CAPITAL EXPENDITURE #5

REPLACE EXHAUST FANS

Cost Claimed: $2,556.63

Anticipated Useful Life: 20 years
Mechanical -1.vi.

CAPITAL EXPENDITURES: ADDITIONAL DETAILS

Item and description of work:
#5 - Replace Exhaust Fans

Total labour, material & contract costs claimed in application for this item (not including landlord's own labour)*: $2,556.63

Date completed: May 7, 2012

Contractor/Supplier	Invoice Number	Invoice/ Bill Date (mm/dd/yy)	Invoice/ Bill Amount	Method of Payment	Cheque Number	Payment Amount	Payment Date (mm/dd/yy)	Amount related to this item
Dixon Air & Heating	7538	5/7/2012	$2,556.63	Cheque	5250	$7,573.83	6/29/2012	$2,556.63

95

DIXON AIR & HEATING INC.

14 Hutton Crescent | 304 Stone Road West, Suite 125
Caledon, ON L7C 1B1 | Guelph, ON N1G 4W3
Tel: 416.805.2209 | Tel: 519.743.5168
www.dixonair.ca
HST# 839535747 RT0001

INVOICE

NO.: 7538

DATE: 07/05/2012

PAGE: 1 of 1

SOLD TO
TransGlobe Apartment REIT
5935 Airport Rd. Suite 600
Mississauga, Ontario L4V 1W5
Canada

SHIP TO
TransGlobe Apartment REIT

165 Ontario Street
St. Catherines, Ontario

MAY 10 2012

Purchase Order # 327967

ITEM NO.	QUANTITY	UNIT	DESCRIPTION	HST GST	PST	UNIT PRICE	AMOUNT
			See attached work order # 9153				
			Exhaust Replacement				
	4		3/4hp Fan Motors	HS		315.00	1,260.00
	1		1/2hp Fan Motor	HS		322.50	322.50
			Labour	HS			680.00
			Subtotal:				2,262.50
			HS - HST 13%				
			HST				294.13

COMMENTS:
PAYMENT DUE 07/06/2012

TOTAL 2,556.63

0E610-01L

DIXON AIR & HEATING INC.

14 Hutton Cr.,
Caledon, ON L7C 1B1
Tel: 416.805.2209

304 Stone Road Wst
Guelph, ON N1G 4W4
Tel: 519.743.5168

Fax: 905.843.0415 - c.dixon@sympatico.ca

WORK ORDER

[illegible]

QTY	MATERIAL DESCRIPTION	PRICE	
4	[illegible]	[illegible]	[illegible]
1	1/3 [illegible]	[illegible]	[illegible]
	[illegible]	[illegible]	[illegible]
		[illegible]	[illegible]
	[illegible]	[illegible]	[illegible]
	[illegible]	556	[illegible]

JOB LOCATION: [illegible]

CUSTOMER ORDER NO. PO # 372467

DATE [illegible] | NATURE OF CALL [illegible]

UNIT	MODEL	SERIAL

DESCRIPTION OF WORK PERFORMED

- UNIT #1 [illegible] 3/4 HP FAN MOTOR
- UNIT #3 [illegible] 3/4 HP FAN MOTOR
- UNIT #7 [illegible] 3/4 HP FAN MOTOR
- UNIT #4 [illegible] 1/4 HP [illegible]
- UNIT #[illegible] [illegible] 1/4 HP FAN MOTOR

RECOMMENDATION:

TIME CHARGES

COMPLETE	NAME	DATE	HOURS
YES ✓ / NO	[illegible]	[illegible]	3 1/2

Upon signing this report the customer does hereby acknowledge receipt of all materials, labour and other charges as described, listed or shown above and to pay in full to Dixon Air & Heating Inc. all charges in connection with this report the rates and prices in effect as of this date and as determined by Dixon Air & Heating Inc. Interest will be charged at the rate of 2.5% per month on overdue accounts.

CUSTOMER SIGNATURE

97

Jump To

Payee	dixairhe	Total Amount	7,573.B3	**CTRL# 507131**
	Dixon Air & Heating Inc.	Date	06/29/2012	
		Post Month	06/2012	**(Reconciled)**
Bank	reitgta			
Check Number	**5250**			
	101-870-4			
	RBC - REIT GTA			

Property	Amount	Account	Notes	Pay
onta165r - 165 Ontario St.	1,120.00	55402-000 - C.A. Boiler and HVAC - Non Contract		1030761
onta165r - 165 Ontario St.	145.60	55402-000 - C.A. Boiler and HVAC - Non Contract		1030761
bath030r - 6030 Bathurst Street	160.00	55402-000 - C.A. Boiler and HVAC - Non Contract		1031914
bath030r - 6030 Bathurst Street	20.80	55402-000 - C.A. Boiler and HVAC - Non Contract		1031914
onta165r - 165 Ontario St.	1,260.00	16240-0B0 - B/I - HVAC		1031915
onta165r - 165 Ontario St.	322.50	16240-080 - B/I - HVAC		1031915
onta165r - 165 Ontario St.	294.13	16240-080 - B/I - HVAC		1031915
onta165r - 165 Ontario St.	6B0.00	16240-080 - B/I - HVAC		1031915
west180r - 2180 Weston Road	2,740.00	16240-080 - B/I - HVAC		1035262
west180r - 2180 Weston Road	356.20	16240-080 - B/I - HVAC		1035262
west190r - 2190 Weston Road	420.00	16240-080 - B/I - HVAC		1035263
west190r - 2190 Weston Road	54.60	16240-080 - B/I - HVAC		1035263

Help

Tran created in PM by: bmisak

ROYAL BANK OF CANADA
P.O. BOX 4047 TERMINAL A
TORONTO ON M5W 1L5

Business Account Statement

June 29, 2012 to July 31, 2012
Account number: [redacted]

Serial #: 5247 [redacted]

Transglobe Apartment REIT - GTA
ROYAL BANK
5247

[redacted]

[redacted]

⑈005247⑈ ⑆06012⑉003⑆ 101⑉870⑉4⑈ ⑈0000791004⑈

Serial #: 5248 [redacted]

Transglobe Apartment REIT - GTA
ROYAL BANK
5248

[redacted]

[redacted]

⑈005248⑈ ⑆06012⑉003⑆ 101⑉870⑉4⑈ ⑈0000547711⑈

Serial #: 5249 [redacted]

Transglobe Apartment REIT - GTA
ROYAL BANK
5249

[redacted]

[redacted]

DEPOSIT ONLY
to the ACCOUNT OF
DAVIDOO & ASSOCIATES LIMITED

⑈005249⑈ ⑆06012⑉003⑆ 101⑉870⑉4⑈ ⑈0000540469⑈

Serial #: 5250 Amount: $7,573.83

Transglobe Apartment REIT - GTA
ROYAL BANK
5250

**** SEVEN THOUSAND FIVE HUNDRED SEVENTY THREE AND 83/100 DOLLARS
PAY TO THE ORDER OF
$7,573.83

Dixon Air & Heating Inc.
14 Hutton Crescent
Caledon, ON L7C 1B1

1028-346

⑈005250⑈ ⑆06012⑉003⑆ 101⑉870⑉4⑈ ⑈0000757383⑈

CAPITAL EXPENDITURE #6

GARAGE ENTRANCE REPAIR

Cost Claimed: $12,725.63

Anticipated Useful Life: Blend ~ 20 years
Finishes – 6.i./Thermal & Moisture – 7.iv./Concrete – 2.

CAPITAL EXPENDITURES: ADDITIONAL DETAILS

Item and description of work:
#6 - Garage Entrance Repair

Total labour, material & contract costs claimed in application for this item (not including landlord's own labour)*: $12,725.63

Date completed: June 20, 2013

Contractor/Supplier	Invoice Number	Invoice/ Bill Date (mm/dd/yy)	Invoice/ Bill Amount	Method of Payment	Cheque Number	Payment Amount	Payment Date (mm/dd/yy)	Amount related to this item
Miljanic's Property Maintenance	471	6/3/2013	$3,211.03	Cheque	1070	$16,504.35	8/15/2013	$3,211.03
Miljanic's Property Maintenance	482	6/20/2020	$9,514.60	Cheque	1070	$16,504.35	8/15/2013	$9,514.60
							Total	$12,725.63

100

Miljanic's Property Maintenance Inc.

4336 Brookfield Rd
Welland, Ontario L3B 5N7
Canada
Tel: (905) 351-4762

INVOICE

Invoice #: 471
Date: 03/05/2013
Ship Date:
Page: 1
Purchase Order #: 19260

Sold to:

Starlight Investments LTD
Ken Shelley
401 The West Mall
Toronto, ON M9C 5J5
Canada

Ship to:

Starlight LP
165 Ontario Street
St.Catharines, ON
Canada

Item No.	Quantity	Description	Tax	Unit Price	Amount
		Remove old siding off carport front and sides and replace with new siding Materials:			
	195	linear feet of new siding in Phase-2 PVC Sheets clean.	H	4.957	966.62
	1	Installation cost	H	1,200.000	1,200.00
	1	Painting of metal frame work with rust control paint and underneath the roof.(white). Supply and install.	H	675.000	675.00
		H - HST 13%			
		HST			369.41

RECEIVED MAY 16 2013

Property Code:	0165ONTA
Ownership:	Starlight-Private
Date:	08/05/13
Approved By:	05/09/2013
Approved By:	
PO Received By:	EChapman
GL Code:	5000-0215
Amount Total	$ 3,211.03

Business No.: 825766116RT0001

Total Amount 3,211.03

Comment: THANK YOU FOR YOUR BUSINESS!

102

Jump To

Payee	c_miljwe	Total Amount	16,504.35	CTRL# 56171
	Miljanics Property Maintenance Inc.	Date	08/15/2013	
		Post Month	08/2013	
Bank	c.red			
Check Number	1070			
	103-457-8			
	CORPORATE - Red SL LP			

Property	Amount	Account	Notes	Pay
0165onta - 165 Ontario St.	2,344.00	5000-0211 - Major Repair - Grounds		101549
0165onta - 165 Ontario St.	304.72	5000-0211 - Major Repair - Grounds		101549
0165onta - 165 Ontario St.	2,841.62	5000-0215 - Major Repair - Parking		105276
0165onta - 165 Ontario St.	369.41	5000-0215 - Major Repair - Parking		105276
0165onta - 165 Ontario St.	1,000.00	5000-0215 - Major Repair - Parking		127920
0165onta - 165 Ontario St.	130.00	5000-0215 - Major Repair - Parking		127920
0165onta - 165 Ontario St.	8,420.00	5000-0204 - Major Repair - Building Envelo		127923
0165onta - 165 Ontario St.	1,094.60	5000-0204 - Major Repair - Building Envelo		127923

Help

Tran created in PM by: bmisak

(•3

Miljanic's Property Maintenance Inc.

MILJANIC'S PROPERTY MAINTENANCE

4336 Brookfield Rd
Welland, Ontario L3B 5N7
Canada
Tel: (905) 351-4762

A61

INVOICE

JUL 02 2013

Invoice #:	482
Date:	20/06/2013
Ship Date:	03/06/2013
Page:	1
Purchase Order #:	20484

Sold to:

Starlight Investments LTD
Ken Shelley
401 The West Mall
Toronto, ON M9C 5J5
Canada

Ship to:

Starlight LP
165 Ontario Street
St.Catharines, ON
Canada

Item No.	Quantity	Description	Tax	Unit Price	Amount
	1	Repairing Concrete wall on northside of building by the parking lot entrance and the hair salon. As well as the wall adjacent to the undergound parking entrance. Reinforce wall by adding steel to the top 3 inches of concrete and repouring concrete about 8 inches high, of pavement level. 38 feet will be repouring and the remaining will be fixed be parging mix.	H		
	1	Note: A finish coat must be applied. ex: paint or epoxy. Not Included	H		
	1		H		
		Project length: 1 week.			
	1		H	7,820.00	7,820.00
	1	Reinstall railing with a new coat of paint as soon as contractor is finished pouring concrete.	H	600.00	600.00
		H - HST 13%			
		HST			1,094.60

Property Code:	0165ONTA
Ownership:	Starlight Private
Date:	07/07/13
Approved By:	Jul 10/2013
Approved By:	
PO Received By:	
GL Code:	5000-0204
Amount Total	$ 9,514.60

Business No.: 825766116RT0001

Total Amount 9,514.60

Comment: THANK YOU FOR YOUR BUSINESS!

64

Jump To

Payee	c_miljwe	Total Amount	16,504.35	CTRL# 56171
	Miljanics Property Maintenance Inc.	Date	08/15/2013	
		Post Month	08/2013	
Bank	c.red			
Check Number	**1070**			
	103-457-8			
	CORPORATE - Red SL LP			

Property	Amount	Account	Notes	Pay
0165onta - 165 Ontario St.	2,344.00	5000-0211 - Major Repair - Grounds		101549
0165onta - 165 Ontario St.	304.72	5000-0211 - Major Repair - Grounds		101549
0165onta - 165 Ontario St.	2,841.62	5000-0215 - Major Repair - Parking		105276
0165onta - 165 Ontario St.	369.41	5000-0215 - Major Repair - Parking		105276
0165onta - 165 Ontario St.	1,000.00	5000-0215 - Major Repair - Parking		127920
0165onta - 165 Ontario St.	130.00	5000-0215 - Major Repair - Parking		127920
0165onta - 165 Ontario St.	8,420.00	5000-0204 - Major Repair - Building Envelo		127923
0165onta - 165 Ontario St.	1,094.60	5000-0204 - Major Repair - Building Envelo		127923

Help

Tran created in PM by: bmisak

105

Starlight™

RED SL LP
401 The West Mall, Suite 1100
Toronto, Ontario, M9C 5J5

ROYAL BANK
20 King Street West
Toronto, Ontario M5H 1C4

1070

DATE 20130815
YYYYMMDD

**** SIXTEEN THOUSAND FIVE HUNDRED FOUR AND 35/100 DOLLARS

PAY TO THE ORDER OF

$16,504.35

Miljanics Property Maintenance Inc.
4336 Brookfield Rd.
Welland, ON L3B 5N7

SIGNATURE AREA CONTAINS A KNIGHT & FINGERPRINT CHEQUE WORDING

⑈001070⑈ ⑆06012⑉003⑆ 103⑉457⑉8⑈

DATE:20130815 CK#:1070 TOTAL:$16,504.35 BANK:CORPORATE - Red SL LP(c.red)
PAYEE:Miljanics Property Maintenance Inc.(c_miljwe)

Property Address - Code	Invoice - Date	Description	Amount
165 Ontario St. - 0165onta	469 - 04/15/2013	PO 8491-repair exterior retaining wa	2,648.72
165 Ontario St. - 0165onta	471 - 05/03/2013	PO 19260-Phase 2-garage entrance	3,211.03
165 Ontario St. - 0165onta	481 - 06/20/2013	po 22170	1,130.00
165 Ontario St. - 0165onta	482 - 06/20/2013	po 20484	9,514.60
			16,504.35

CAPITAL EXPENDITURE #7

EXTERIOR PAINTING

Cost Claimed: $2,648.72

Anticipated Useful Life: 10 years
Finishes – 6.i.

CAPITAL EXPENDITURES: ADDITIONAL DETAILS

Item and description of work:
#7 - Exterior Painting

Total labour, material & contract costs claimed in application for this item (not including landlord's own labour)*: $2,648.72

Date completed: April 15, 2013

Contractor/Supplier	Invoice Number	Invoice/ Bill Date (mm/dd/yy)	Invoice/ Bill Amount	Method of Payment	Cheque Number	Payment Amount	Payment Date (mm/dd/yy)	Amount related to this item
Miljanic's Property Maintnenace	469	4/15/2013	$2,648.72	Cheque	1070	$16,504.35	8/15/2013	$2,648.72

108

Miljanic's Property Maintenance Inc.

4336 Brookfield Rd
Welland, Ontario L3B 5N7
Canada
Tel: (905) 351-4762

INVOICE

Invoice #: 469
Date: 15/04/2013
Ship Date:
Page: 1
Purchase Order #: 8491

Sold to:

Starlight LP
Ken Shelley
1 Longbridge Road
Second Floor
Thornhill, ON L4J 1L4
Canada

Ship to:

Starlight LP
165 Ontario Street
St.Catharines, ON
Canada

APR 2 3 2013

Item No.	Quantity	Description	Tax	Unit Price	Amount
Misc	1	Supply outdoors Paint.	H	1,284.00	1,284.00
Misc	1	Power wash the retaining wall that faces the hospital, and paint with 2 coats. Fill in minor chips. Repair Railing at end on steps. Paint railing Black.	H	1,060.00	1,060.00
		H - HST 13%			
		HST			304.72

RECEIVED MAY 08 2013

Property Code:	016SONTA
Ownership:	Starlight-Private
Date:	04/25/13
Approved By:	05/01/2013
Approved By:	
PO Received By:	EChapman
GL Code:	5000-0211
Amount Total	$ 2,648.72

Business No.: 825766116RT0001

Terms: Net 30. Due 15/05/2013.

Comment: THANK YOU FOR YOUR BUSINESS!

Total Amount	2,648.72

169

Jump To

Payee	c_miljwe	Total Amount	16,504.35	CTRL# 56171
	Miljanics Property Maintenance Inc.	Date	08/15/2013	
		Post Month	08/2013	

Bank c.red

Check Number 1070

103-457-8

CORPORATE - Red SL LP

Property	Amount	Account	Notes	Pay
0165onta - 165 Ontario St.	2,344.00	5000-0211 - Major Repair - Grounds		101549
0165onta - 165 Ontario St.	304.72	5000-0211 - Major Repair - Grounds		101549
0165onta - 165 Ontario St.	2,841.62	5000-0215 - Major Repair - Parking		105276
0165onta - 165 Ontario St.	369.41	5000-0215 - Major Repair - Parking		105276
0165onta - 165 Ontario St.	1,000.00	5000-0215 - Major Repair - Parking		127920
0165onta - 165 Ontario St.	130.00	5000-0215 - Major Repair - Parking		127920
0165onta - 165 Ontario St.	8,420.00	5000-0204 - Major Repair - Building Envelo		127923
0165onta - 165 Ontario St.	1,094.60	5000-0204 - Major Repair - Building Envelo		127923

Help

Tran created in PM by: bmisak

Starlight™

RED SL LP
401 The West Mall, Suite 1100
Toronto, Ontario, M9C 5J5

ROYAL BANK
20 King Street West
Toronto, Ontario M5H 1C4

1070

20130815
DATE YYYYMMDD

**** SIXTEEN THOUSAND FIVE HUNDRED FOUR AND 35/100 DOLLARS

PAY TO THE ORDER OF

$16,504.35

Miljanics Property Maintenance Inc.
4336 Brookfield Rd.
Welland, ON L3B 5N7

J Hooton

SIGNATURE AREA CONTAINS A KNIGHT & FINGERPRINT CHEQUE WORDING

⑈001070⑈ ⑆06012⑉003⑆ 103⑉457⑉8⑈

DATE:20130815 CK#:1070 TOTAL:$16,504.35 BANK:CORPORATE - Red SL LP(c.red)
PAYEE:Miljanics Property Maintenance Inc.(c_miljwe)

Property Address - Code	Invoice - Date	Description	Amount
165 Ontario St. - 0165onta	469 - 04/15/2013	PO 8491-repair exterior retaining wa	2,648.72
165 Ontario St. - 0165onta	471 - 05/03/2013	PO 19260-Phase 2-garage entrance	3,211.03
165 Ontario St. - 0165onta	481 - 06/20/2013	po 22170	1,130.00
165 Ontario St. - 0165onta	482 - 06/20/2013	po 20484	9,514.60
			16,504.35

CAPITAL EXPENDITURE #8

DRAIN REPAIR

Cost Claimed: $1,130.00

Anticipated Useful Life: 20 years
Mechanical – 2.ii.

CAPITAL EXPENDITURES: ADDITIONAL DETAILS

Item and description of work:
#8 - Drain Repair

Total labour, material & contract costs claimed in application for this item (not including landlord's own labour)*: $1,130.00

Date completed: June 20, 2013

Contractor/Supplier	Invoice Number	Invoice/ Bill Date (mm/dd/yy)	Invoice/ Bill Amount	Method of Payment	Cheque Number	Payment Amount	Payment Date (mm/dd/yy)	Amount related to this item
Miljanic's Property Maintenance	481	6/20/2013	$1,130.00	Cheque	1034	$16,504.35	8/15/2013	$1,130.00

112

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Miljanic's Property Maintenance Inc.

4336 Brookfield Rd
Welland, Ontario L3B 5N7
Canada
Tel: (905) 351-4762

INVOICE

Invoice #:	481
Date:	20/06/2013
Ship Date:	15/05/2013
Page:	1
Purchase Order #:	22170

Sold to:

Starlight Investments LTD

Ken Shelley
401 The West Mall
Toronto, ON M9C 5J5
Canada

Ship to:

Starlight LP
165 Ontario Street
St.Catharines, ON
Canada

JUL 09 2013

Item No.	Quantity	Description	Tax	Unit Price	Amount
Misc	1	Remove soil to concrete deck expose the 2 drains inspect current condition, reseal with hot rubber compound or other suitable material**	H	650.00	650.00
	1	Remove soil along edge of retaining wall that splits the to gound levels. Install perforated tile to redirect water away from perimeter to drain or otherdischarge area.**	H	350.00	350.00
		**Note: if addtl sealer material required will not included in this quote.			
		H - HST 13%			
		HST			130.00

Business No.:	825766116RT0001	**Total Amount**	1,130.00
Terms: Net 30. Due 20/07/2013.			
Comment:	THANK YOU FOR YOUR BUSINESS!		

114

Jump To

Payee	c_miljwa	Total Amount	16,504.35	CTRL# 56171
	Miljanics Property Maintenance Inc.	Date	08/15/2013	
		Post Month	08/2013	
Bank	c.red			
Check Number	1070			
	103-457-8			
	CORPORATE - Red SL LP			

Property	Amount	Account	Notes	Pay
0165onta - 165 Ontario St.	2,344.00	5000-0211 - Major Repair - Grounds		101549
0165onta - 165 Ontario St.	304.72	5000-0211 - Major Repair - Grounds		101549
0165onta - 165 Ontario St.	2,841.62	5000-0215 - Major Repair - Parking		105276
0165onta - 165 Ontario St.	369.41	5000-0215 - Major Repair - Parking		105276
0165onta - 165 Ontario St.	1,000.00	5000-0215 - Major Repair - Parking		127920
0165onta - 165 Ontario St.	130.00	5000-0215 - Major Repair - Parking		127920
0165onta - 165 Ontario St.	8,420.00	5000-0204 - Major Repair - Building Envelo		127923
0165onta - 165 Ontario St.	1,094.60	5000-0204 - Major Repair - Building Envelo		127923

Help

Tran created in PM by: bmisak

Starlight™

RED SL LP
401 The West Mall, Suite 1100
Toronto, Ontario, M9C 5J5

ROYAL BANK
20 King Street West
Toronto, Ontario M5H 1C4

1070

20130815
DATE YYYYMMDD

**** SIXTEEN THOUSAND FIVE HUNDRED FOUR AND 35/100 DOLLARS

PAY TO THE ORDER OF

$16,504.35

Miljanics Property Maintenance Inc.
4336 Brookfield Rd.
Welland, ON L3B 5N7

SIGNATURE AREA CONTAINS A KNIGHT & FINGERPRINT CHEQUE WORDING

⑈001070⑈ ⑆06012⑉003⑆ 103⑉457⑉8⑈

DATE:20130815 CK#:1070 TOTAL:$16,504.35 BANK:CORPORATE - Red SL LP(c.red)
PAYEE:Miljanics Property Maintenance Inc.(c_miljwe)

Property Address - Code	Invoice - Date	Description	Amount
165 Ontario St. - 0165onta	469 - 04/15/2013	PO 8491-repair exterior retaining wa	2,648.72
165 Ontario St. - 0165onta	471 - 05/03/2013	PO 19260-Phase 2-garage entrance	3,211.03
165 Ontario St. - 0165onta	481 - 06/20/2013	po 22170	1,130.00
165 Ontario St. - 0165onta	482 - 06/20/2013	po 20484	9,514.60
			16,504.35

115

CAPITAL EXPENDITURE #9

BUILDING SIGNAGE

Cost Claimed: $6,633.14

Anticipated Useful Life: 15 years ~
Furnishings – 5./Sitework – 1.iv./Specialties - 4.

CAPITAL EXPENDITURES: ADDITIONAL DETAILS

Item and description of work:
#9 - Building Signage

Total labour, material & contract costs claimed in application for this item (not including landlord's own labour)*: $6,633.14

Date completed: July 30, 2012

Contractor/Supplier	Invoice Number	Invoice/ Bill Date (mm/dd/yy)	Invoice/ Bill Amount	Method of Payment	Cheque Number	Payment Amount	Payment Date (mm/dd/yy)	Amount related to this item
Fine Line Signs	16054-1	7/18/2012	$87,125.26	Cheque	102	$7,162.34	7/30/2012	$2,760.02
Fine Line Signs	16054-2	7/25/2012	$87,125.26	Cheque	1030	$8,753.05	4/6/2013	$2,760.24
Fine Line Signs	16054-3	7/30/2012	$87,125.26	Cheque	1029	$3,527.84	4/6/2013	$1,112.88
							Total	$6,633.14

118

FINE LINES SIGN CO

766 BURLINGTON STREET EAST
HAMILTON,
ONTARIO
L8L 4K3

Invoice

Date	Invoice #
18/07/2012	16054-1

Invoice To

STARLIGHT APARTMENTS
PO BOX 1890 STATION B
MISSISSAUGA, ONTARIO L4Y 3W6
416-234-8444

P.O. No.	Terms	Rep
301476	COD	TOM H

Description	Qty	Rate	Amount
RE: PROJECT MUSTANG - NEW STARLIGHT SIGNS TO SUPPLY AND INSTALL SIGNS AS PER APPROVED PRICING AND ARTWORK FOR STARLIGHT BRANDED BUILDINGS - 25% DRAW	0.25	324,640.00	81,160.00
LESS DEPOSIT	0.25	-16,232.00	-4,058.00
HST (ON) on sales		13.00%	10,023.26

2% INTEREST ON OVERDUE ACCOUNTS
WE ACCEPT VISA, MASTERCARD & AMEX

GST/HST No. 121025704

Subtotal	$77,102.00
Sales Tax Total	$10,023.26
Payments/Credits	$0.00
Balance Due	$87,125.26

Phone #	Fax #	E-mail
905-549-2433	905-549-4978	finelinessigns@sympatico.ca

Jump To

119

Payee	fineli	Total Amount	7,162.34	CTRL# 493120
	Fine Lines Sign Co.	Date	07/30/2012	
		Post Month	07/2012	(Reconciled)
Bank	redcorp			
Check Number	102			
	103-083-2			
	RBC - Red St. LP			

Property	Amount	Account	Notes	Pay
0131maxw - 131 Maxwell Street	1,361.90	16710-000 - Signs		985423
0363gene - 363 Geneva Street	1,520.23	16710-000 - Signs		985423
0100lanc - 100 Lancaster Drive	1,520.19	16710-000 - Signs		985423
0165onta - 165 Ontario St.	2,760.02	16710-000 - Signs		985423

Help

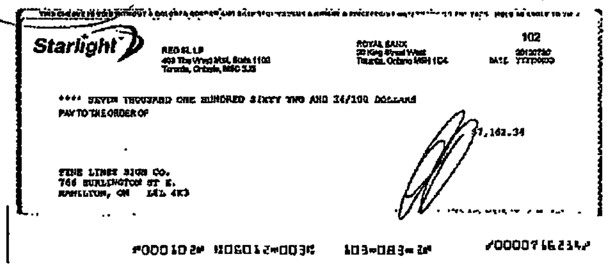
Tran created in PM by: lstrokach

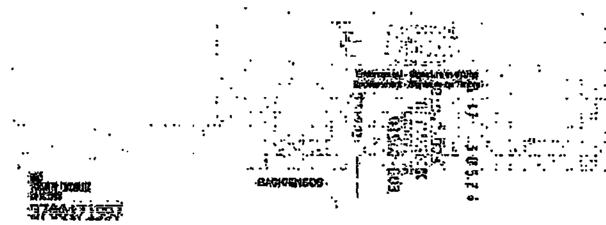
ROYAL BANK OF CANADA
P.O. BOX 4047 TERMINAL A
TORONTO ON M5W 1L5

Business Account Statement

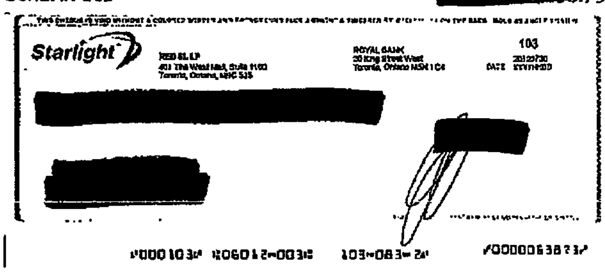
September 28, 2012 to October 31, 2012
Account number: [redacted]

Serial #: 102 Amount: $7,162.34

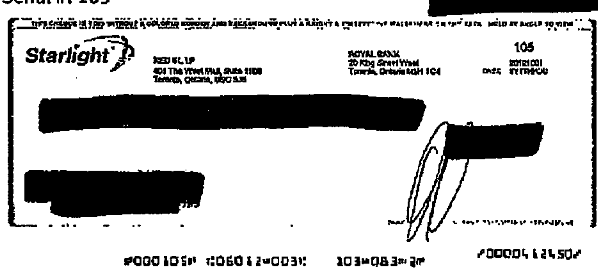

Starlight
RED GL LP
401 The West Mall, Suite 1100
Toronto, Ontario, M9C 5J5
ROYAL BANK
20 King Street West
Toronto, Ontario M5H 1C4
102
20120730
DATE YYYYMMDD
**** SEVEN THOUSAND ONE HUNDRED SIXTY TWO AND 34/100 DOLLARS
PAY TO THE ORDER OF
$7,162.34
FINE LINES SIGN CO.
766 BURLINGTON ST E.
HAMILTON, ON L8L 4K3
⑈000102⑈ ⑆06012⑉003⑆ 103⑉083⑉2⑈ ⑈0000716234⑈

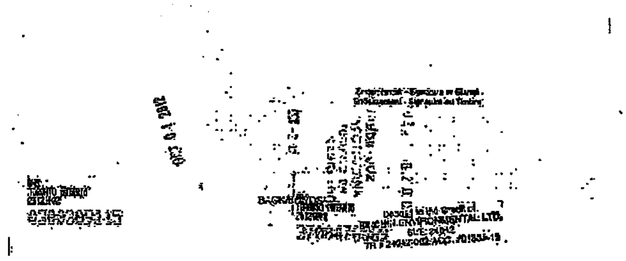


Serial #: 103 [redacted]

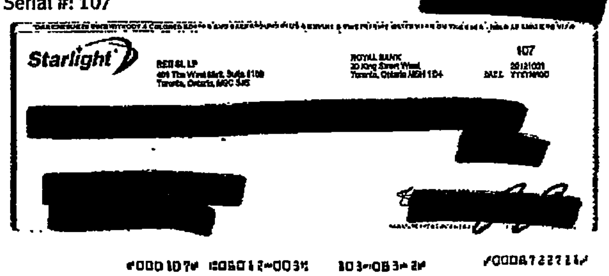

Starlight
RED GL LP
401 The West Mall, Suite 1100
Toronto, Ontario, M9C 5J5
ROYAL BANK
20 King Street West
Toronto, Ontario M5H 1C4
103
[redacted]
⑈000103⑈ ⑆06012⑉003⑆ 103⑉083⑉2⑈ ⑈0000063873⑈

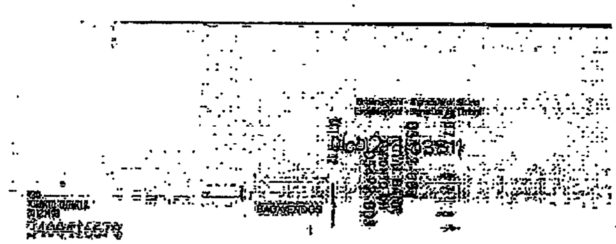
Serial #: 105 [redacted]


Starlight
RED GL LP
401 The West Mall, Suite 1100
Toronto, Ontario, M9C 5J5
ROYAL BANK
20 King Street West
Toronto, Ontario M5H 1C4
105
20121001
DATE YYYYMMDD
[redacted]
⑈000105⑈ ⑆06012⑉003⑆ 103⑉083⑉2⑈ ⑈0000412450⑈



Serial #: 107 [redacted]


Starlight
RED GL LP
401 The West Mall, Suite 1100
Toronto, Ontario, M9C 5J5
ROYAL BANK
20 King Street West
Toronto, Ontario M5H 1C4
107
20121031
DATE YYYYMMDD
[redacted]
⑈000107⑈ ⑆06012⑉003⑆ 103⑉083⑉2⑈ ⑈0008722211⑈



(2

...TON STREET EAST
...ON,
...ARIO
L8L 4K3

FLS

JUL 30 2012

Invoice

Date	Invoice #
25/07/2012	16054-2

Invoice To

STARLIGHT APARTMENTS
PO BOX 1890 STATION B
MISSISSAUGA, ONTARIO L4Y 3W6
416-234-8444

THANK YOU
WE'RE HAPPY FOR CUSTOMERS LIKE YOU
FINE LINES SIGN CO.

P.O. No.	Terms	Rep
301476	COD	TOM H

Description	Qty	Rate	Amount
RE: PROJECT MUSTANG - NEW STARLIGHT SIGNS TO SUPPLY AND INSTALL SIGNS AS PER APPROVED PRICING AND ARTWORK FOR STARLIGHT BANDED BUILDINGS - 25% SECOND DRAW	0.25	324,640.00	81,160.00
LESS DISCOUNT	0.25	-16,232.00	-4,058.00
HST (ON) on sales		13.00%	10,023.26

2% INTEREST ON OVERDUE ACCOUNTS
WE ACCEPT VISA, MASTERCARD & AMEX

Subtotal	$77,102.00
Sales Tax Total	$10,023.26
Payments/Credits	$0.00
Balance Due	$87,125.26

GST/HST No. 121025704

Phone #	Fax #	E-mail
905-549-2433	905-549-4978	finelinessigns@sympatico.ca

122

Jump To

Payee	c_fine8	Total Amount	8,753.05	CTRL# 23690
	Fine Lines Signs Co.	Date	04/06/2013	
		Post Month	04/2013	
Bank	c.red			
Check Number	1030			
	103-457-8			
	CORPORATE - Red SL LP			

Property	Amount	Account	Notes	Pay
0100lanc - 100 Lancaster Drive	1,520.35	2200-0006 - Accrued Payables		36435
0131maxw - 131 Maxwell Street	1,362.00	2200-0006 - Accrued Payables		36435
0165onta - 165 Ontario St.	2,760.24	2200-0006 - Accrued Payables		36435
0351gene - 351 Geneva Street	1,590.12	2200-0006 - Accrued Payables		36435
0363gene - 363 Geneva Street	1,520.34	2200-0006 - Accrued Payables		36435

Help

Tran created in PM by: bmisak

ROYAL BANK OF CANADA
P.O. BOX 4047 TERMINAL A
TORONTO ON M5W 1L5

Business Account Statement

March 28, 2013 to April 30, 2013
Account number: [redacted]

Serial #: 1027 [redacted]

Starlight
RED SL LP
401 The West Mall, Suite 1100
Toronto, Ontario, M9C 5J5

ROYAL BANK
20 King Street West
Toronto, Ontario M5H 1C4

1027
DATE 20130408 YYYYMMDD

[redacted]

001027 06012-003 103-457-8 0000715249

Serial #: 1028 [redacted]

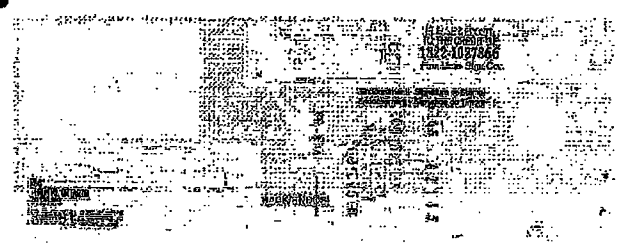
Starlight
RED SL LP
401 The West Mall, Suite 1100
Toronto, Ontario, M9C 5J5

ROYAL BANK
20 King Street West
Toronto, Ontario M5H 1C4

1028
DATE 20130408 YYYYMMDD

[redacted]

001028 06012-003 103-457-8 0000135529



Serial #: 1029 [redacted]

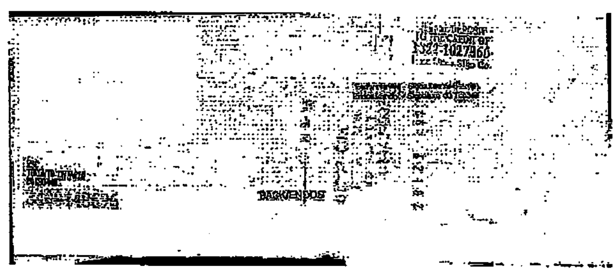
Starlight
RED SL LP
401 The West Mall, Suite 1100
Toronto, Ontario, M9C 5J5

ROYAL BANK
20 King Street West
Toronto, Ontario M5H 1C4

1029
DATE 20130408 YYYYMMDD

[redacted]

001029 06012-003 103-457-8 0000352784



Serial #: 1030 Amount: $8,753.05

Starlight
RED SL LP
401 The West Mall, Suite 1100
Toronto, Ontario, M9C 5J5

ROYAL BANK
20 King Street West
Toronto, Ontario M5H 1C4

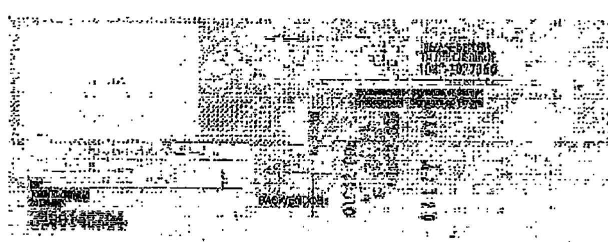
1030
DATE 20130408 YYYYMMDD

**** EIGHT THOUSAND SEVEN HUNDRED FIFTY THREE AND 05/100 DOLLARS
PAY TO THE ORDER OF

$8,753.05

Fine Lines Signs Co.
766 Burlington St. East
Hamilton, ON L8L4K3

001030 06012-003 103-457-8 0000875305



124

LINES SIGN CO
BURLINGTON STREET EAST
HAMILTON,
ONTARIO
L8L 4K3

Invoice

Date	Invoice #
30/07/2012	16054-3

Invoice To

STARLIGHT APARTMENTS
PO BOX 1890 STATION B
MISSISSAUGA, ONTARIO L4Y 3W6
416-234-8444

16054-1 $87,125.26 Pd. Starlight
16054 $139,125.60 reversed out. cancelled (GP) reversed out
16054- wrong amount

P.O. No.	Terms	Rep
301476	COD	TOM H

Description	Qty	Rate	Amount
RE: PROJECT MUSTANG			
TO SUPPLY AND INSTALL NEW STARLIGHT SIGNAGE AS PER APPROVED PRICING AND ARTWORK FOR STARLIGHT BRANDED BUILDINGS	0.25	324,640.00	81,160.00
LESS DISCOUNT	-0.25	16,232.00	-4,058.00
HST (ON) on sales		13.00%	10,023.26

2% INTEREST ON OVERDUE ACCOUNTS
WE ACCEPT VISA, MASTERCARD & AMEX

Subtotal	$77,102.00
Sales Tax Total	$10,023.26
Payments/Credits	$-52,000.34
Balance Due	$35,124.92

GST/HST No. 121025704

Phone #	Fax #	E-mail
905-549-2433	905-549-4978	finelinessigns@sympatico.ca

125

Jump To

Payee	c_finell	Total Amount	3,527.84	CTRL# 23688
	Fine Lines Signs Co.	Date	04/06/2013	
		Post Month	04/2013	
Bank	c.red			
Check Number	1029			
	103-457-8			
	CORPORATE - Red SL LP			

Property	Amount	Account	Notes	Pay
0100lanc - 100 Lancaster Drive	611.95	2200-0006 - Accrued Payables		36425
0131maxw - 131 Maxwell Street	549.10	2200-0006 - Accrued Payables		36425
0165onta - 165 Ontario St.	1,112.80	2200-0006 - Accrued Payables		36425
0351gene - 351 Geneva Street	641.06	2200-0006 - Accrued Payables		36425
0363gene - 363 Geneva Street	612.93	2200-0006 - Accrued Payables		36425

Help

Tran created in PM by: bmisak

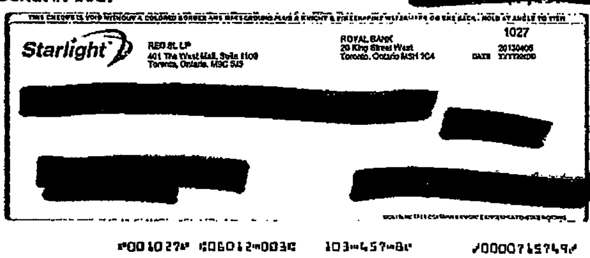
126

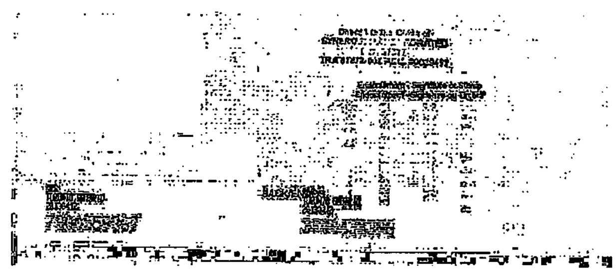
ROYAL BANK OF CANADA
P.O. BOX 4047 TERMINAL A
TORONTO ON M5W 1L5

Business Account Statement

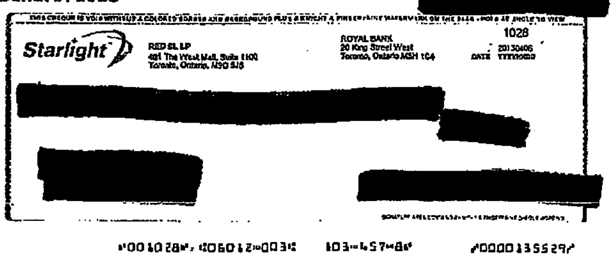
March 28, 2013 to April 30, 2013
Account number: [redacted]

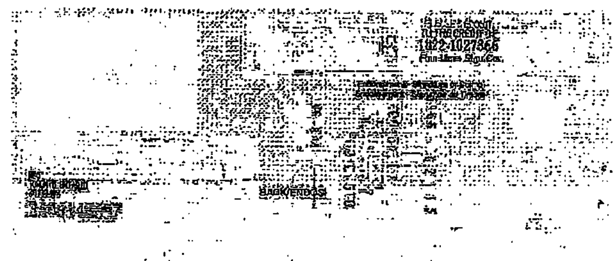
Serial #: 1027 [redacted]


Starlight
RED SL LP
401 The West Mall, Suite 1100
Toronto, Ontario, M9C 5J5
ROYAL BANK
20 King Street West
Toronto, Ontario M5H 1C4
1027
DATE 20130406 YYYYMMDD
[redacted]
⑈001027⑈ ⑆06012⑉003⑆ 103⑉457⑉8⑈ ⑈0000715749⑈

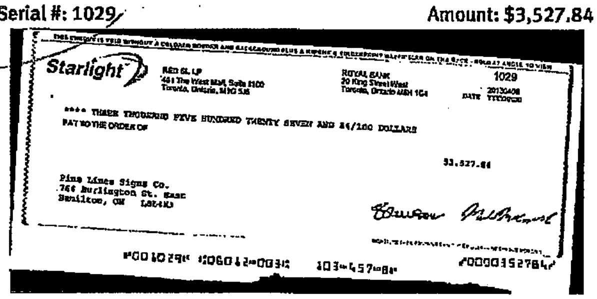


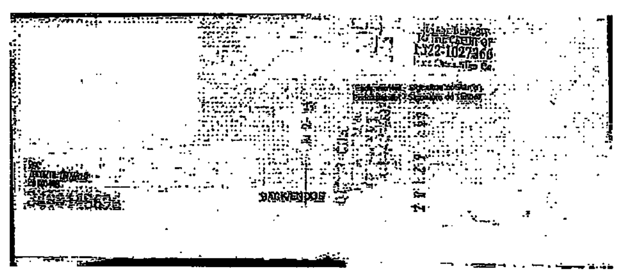
Serial #: 1028 [redacted]


Starlight
RED SL LP
401 The West Mall, Suite 1100
Toronto, Ontario, M9C 5J5
ROYAL BANK
20 King Street West
Toronto, Ontario M5H 1C4
1028
DATE 20130406 YYYYMMDD
[redacted]
⑈001028⑈ ⑆06012⑉003⑆ 103⑉457⑉8⑈ ⑈0000135529⑈

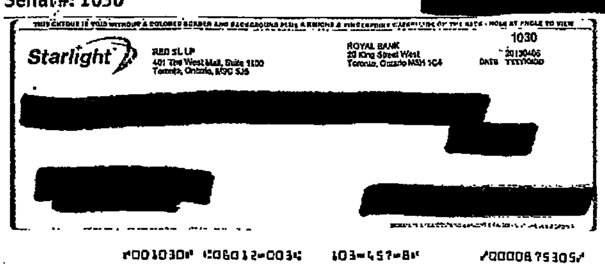


Serial #: 1029 **Amount: $3,527.84**


Starlight
RED SL LP
401 The West Mall, Suite 1100
Toronto, Ontario, M9C 5J5
ROYAL BANK
20 King Street West
Toronto, Ontario M5H 1C4
1029
DATE 20130408 YYYYMMDD
**** THREE THOUSAND FIVE HUNDRED TWENTY SEVEN AND 84/100 DOLLARS
PAY TO THE ORDER OF
$3,527.84
Fine Lines Signs Co.
766 Burlington St. East
Hamilton, ON L8L4K3
⑈001029⑈ ⑆06012⑉003⑆ 103⑉457⑉8⑈ ⑈0000352784⑈



Serial #: 1030 [redacted]


Starlight
RED SL LP
401 The West Mall, Suite 1100
Toronto, Ontario, M9C 5J5
ROYAL BANK
20 King Street West
Toronto, Ontario M5H 1C4
1030
DATE 20130406 YYYYMMDD
[redacted]
⑈001030⑈ ⑆06012⑉003⑆ 103⑉457⑉8⑈ ⑈0000875305⑈

Landlord and Tenant Board

Ontario

Information about Rental Units in the Complex

127

If you are applying for an increase above the guideline because you did capital expenditure work, you must provide the following information for each rental unit in the residential complex, including units not covered by the application, vacant units or units that are not rented. If necessary, attach additional copies of this schedule. See the instructions for further information.

Unit number	**Unit not covered by application** (Place an "**X**" in this column if the unit is not covered by the application)	**Total current rent** (Place "$0.00" in this column if the unit is vacant or not rented)	**Frequency of Rent** (per month/week etc.)	**Date current tenancy began (dd/mm/yy)** (Complete only if the tenancy began less than 18 months before the deadline to file the application)
	see list			

10501