



## Welcome to Place St. Thomas

Dear Michelle Uyeyama and Joseph Tadao Louis-Marc Uyeyama,

**RE: Place St. Thomas Phase 6 Lot 21**

Please find enclosed your copy of the Agreement of Purchase and Sale, signed and accepted by Valecraft Homes (2019) Limited on **March 25, 2021**.

You now have five (5) business days from **March 25, 2021** to obtain your Lawyer's & Financing approvals.

On or before **April 9, 2021** please book an appointment with the Sales Office to waive your conditions pertaining to Lawyer & Financing. Exterior Colour selections are also required at this time.

Your Multimedia locations & all upgrades up to drywall stage must be completed by **April 23, 2021** to maintain the closing date.

Your interior colour selections & all remaining upgrades must be completed by **May 7, 2021** as stated in clause 11 of the Agreement of Purchase and Sale.

Please contact your sales consultant if you have any further questions or concerns at 613-370-0288.

Sincerely,

A handwritten signature in black ink, appearing to read "H. Ballew".

**Valecraft 2019 Homes Sales Department**

**Lisa Ballard**

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**To:** purchaserinfo@tarion.com  
**Cc:** Tricia Oliver  
**Subject:** Place St. Thomas - Valecraft - Deals  
**Attachments:** 20210325073127541.pdf; 20210325073116447.pdf; 20210325073105770.pdf

Hello,

Please find the attached information sheets for the following lots;

- PST PH6 LOT 21
- PST PH6 LOT 22
- PST PH6 LOT 23

HCRA # 47491

Please let me know if you require any other additional information.

Thank you!

Lisa Ballard



1455 Youville Drive, Suite 210  
Orleans, On K1C 6Z7  
Tel (613) 837-1104 x 223 | Fax (613) 837-5901  
[website](#)



Confidentiality Note: This email may contain confidential and/or private information. If you received this email in error, please delete and notify sender.

PROCEDURE FOR ACCEPTANCE

SITE: PLACE ST THOMAS 6

LOT: 21 MODEL: 826 C Bradley 4Bed Standard

CIVIC ADDRESS: 780 Namur Street PLAN NO: 50M-352

SALES REP: Adam Bowman Co-Broke:

DATE OF OFFER: March 4, 2021

CLOSING DATE: March 31, 2022 Refferal/ Loyalty: INVESTMENT:

PRICE: \$594,322.00

PRICE( Investment):

Deposit: (1): \$1,000

(2): \$10,000

(3): \$14,000

TOTAL: \$25,000

NOTES:

Purchaser(s) (1): Michelle Uyeyama (2): Joseph Tadao Louis-Marc Uyeyama

Address: 165 Branthaven Street

City: Orleans, Ontario Postal Code: K4A 0A1

Home Tel. (1): 613-868-8735 (2): 613-864-5568

Bus. Tel. (1): 613-234-2274 x 291 (2): 343-551-8093

Cell Tel. (1): 613-868-8735 (2): 613-864-5568

Email. (1): michelleuyeyama@gmail.com (2): louis.uyeyama@gmail.com

COMPLETED FORMS & LETTERS (DATES)

Invitation To Walkthrough: Exterior Colours: Interior Colours: Cabinets: Flooring: Paint: Grout: Orbital/ S&S: Quote: Sketch: Lawyer Info: Commencement of Construction: Financing Letter: FILE COMPLETION:

AGREEMENT OF PURCHASE & SALE\*

ORIGINALS TO: PURCHASER: FILE:

COPIES TO: LAWYERS: SALES OFFICE:

Purchasing: Construction: ROXANNE: (B, B1-A, D, H, 680'S, COLOURS, SKETCH,O/S&S) (B, B1-A, D, H, 680'S, COLOURS, SKETCH,O/S&S) (B1-A WITH PRICES & 680'S)

Electronic Copies sent to construction: APS & Firm up CHRISTINE: (1ST P, SIGN P, B1-A, Chq. M, GST, C/B, S of P, AMEND'S, 680'S) 680/ date change 680/ date change 680/ date change

\*OFFICE USE ONLY

REV: September 16, 2020

SUMMARY OF PRICING - VH2019				DATE:	
PROJECT: PLACE ST THOMAS 6		LOT NO: 21			
Reg'd Plan #: 50M-352		MODEL: 826 C Bradley 4Bed Std			
Name(s): Michelle Uyeyama					
Name(s): Joseph Tadao Louis-Marc Uyeyama					
		BASE PRICE:		\$554,900.00	
		ELEVATION:			
		LOT PREMIUM:		\$5,000.00	
		END LOT PREMIUM:			
		NET TOTAL COST OF UPGRADES:		\$49,422.00	
		CREDITS:		-\$10,000.00	
		SUBTOTAL:		\$44,422.00	
		TOTAL:		\$599,322.00	
		PURCHASER OFFER:		\$599,322.00	
		DIFFERENCE:			
Décor bonus of \$10,000.00 applied in full to the purchase price.				-\$10,000.00	
PURCHASER OFFER HST BREAKDOWN					
	OFFER PRICE EXCLUDING HST:		HST Formula 4	\$551,612.39	
COMMENTS:					
*EXPECTED DATE OF CLOSING:				March 31, 2022	
1455 YOVILLE DRIVE, #210, ORLEANS, ONT. K1C 6Z7 - TEL: (613) 837-1104 / FAX: (613) 837-5901					

<u><b>PURCHASERS ADDRESS:</b></u>	
<b>PURCHASERS NAME(S)</b>	Michelle Uyeyama & Joseph Tadao Louis-Marc Uyeyama
<b>STREET</b>	165 Branthaven Street
<b>CITY, PROVINCE</b>	Orleans, Ontario
<b>POSTAL CODE</b>	K4A 0A1
<b>HOME PHONE</b>	613-868-8735
<b>WORK PHONE</b>	343-551-8093
<b>Cell Phone Purchaser (1)</b>	613-868-8735
<b>Cell Phone Purchaser (2)</b>	613-864-5568
<b>CIVIC</b>	780 Namur Street
<b>AGREEMENT BLOCK#</b>	
<b>PLAN</b>	50M-352
<b>HCRA Licence Number</b>	47491
<b>LOT (BUILDER'S LOT/UNIT)</b>	21
<b>MODEL #</b>	826
<b>ELEVATION</b>	C
<b>MODEL NAME</b>	Bradley 4Bed
<b>ORIENTATION</b>	Standard
<b>DWELLING (MODEL#, ELEV, OPT)</b>	826 C Bradley 4Bed Standard
<b>PHASE</b>	6
<b>PROJECT</b>	PLACE ST THOMAS 6
<b>SCHEDULES</b>	B1-A, C-1, H, O
<b>PURCHASER OFFER</b>	\$594,322.00
<b>Purchaser Offer INVESTMENT</b>	
<b>CLOSING DAY</b>	31
<b>CLOSING MONTH, YEAR</b>	March, 2022
<b>CLOSING DATE (MONTH DAY, YEAR)</b>	March 31, 2022
<b>DEPOSIT 1)</b>	1,000
<b>DEPOSIT 2)</b>	10,000
<b>DEPOSIT 3)</b>	14,000
<b>SALES REPRESENTATIVE</b>	Adam Bowman
<u><b>SOLICITORS INFO</b></u>	
<b>SOLICITOR NAME</b>	
<b>STREET</b>	
<b>CITY, PROVINCE</b>	
<b>POSTAL CODE</b>	
<b>PHONE</b>	
<u><b>SCHEDULE T</b></u>	
<b>PURCHASER 1</b>	Michelle Uyeyama
<b>HOME ADDRESS (STREET, CITY, POSTAL CODE)</b>	165 Branthaven St., Orleans ON K4A 0A1
<b>HOME PHONE</b>	613-868-8735
<b>WORK ADDRESS (STREET, CITY, POSTAL CODE)</b>	Unit 406 - 47 Clarence St., Ottawa ON K1N 9K1
<b>WORK PHONE</b>	613-234-2274 x 291
<b>OCCUPATION</b>	Architect
<b>ID TYPE</b>	Driver's Licence
<b>ID NUMBER</b>	U9645-54468-25412
<b>BIRTH DATE</b>	April 12, 1982
<b>PURCHASER 2</b>	Joseph Tadao Louis-Marc Uyeyama
<b>HOME ADDRESS (STREET, CITY, POSTAL CODE)</b>	165 Branthaven St., Orleans ON K4A 0A1
<b>HOME PHONE</b>	613-864-5568
<b>WORK ADDRESS (STREET, CITY, POSTAL CODE)</b>	165 Branthaven St., Orleans ON K4A 0A1
<b>WORK PHONE</b>	343-551-8093
<b>OCCUPATION</b>	Federal Employee
<b>ID TYPE</b>	Driver's Licence
<b>ID NUMBER</b>	U9645-41088-20728
<b>BIRTH DATE</b>	July 28, 1982
<b>PART OF LOT(S)(singles)</b>	21
<b>PLACE SIGNED</b>	Orleans, ON
<b>SIGNING DAY</b>	4
<b>SIGNING MONTH</b>	March
<b>SIGNING YEAR</b>	2021
<b>SIGNING DATE (MONTH DAY, YEAR)</b>	March 4, 2021
<b>EMAIL ADDRESS (1)</b>	<a href="mailto:michelleuyeyama@gmail.com">michelleuyeyama@gmail.com</a>
<b>EMAIL ADDRESS (2)</b>	<a href="mailto:louis.uyeyama@gmail.com">louis.uyeyama@gmail.com</a>

# Critical Dates Calculator

To complete the first page of the Addendum, which is a Statement of Critical Dates, the first step is to select the appropriate type of sales transaction:

Freehold Firm; Freehold Tentative; Condominium Firm; or Condominium Tentative.

Once you have made this selection, in the table below, a new field will appear where you will enter the first Critical Date. Depending on the type of sales transaction, this Critical Date will be one of the following: the First Tentative Closing Date; the Firm Closing Date; the First Tentative Occupancy Date; or the Firm Occupancy Date. For condominiums, you will also enter the Outside Occupancy Date.

Please note that all Closing or Occupancy Dates must be on a business day.

Enter the first Critical Date by clicking on the calendar icon once it has appeared below. After you have selected this date, all of the remaining Critical Dates needed to complete the Statement of Critical Dates document will automatically be determined.

## Critical Dates Calculator

Type of Transaction

Freehold Firm


+

Freehold Tentative

-

Enter Tentative Closing Date

March 31, 2022



Freehold Tentative - Critical Dates

First Tentative Date

March 31, 2022

Second Tentative Date

July 29, 2022

Firm Closing Date

November 28, 2022

Outside Closing Date

July 31, 2023

Notice Period for a Closing Delay

Notice Period for a Closing Delay Notice to set Second Tentative Closing Date

December 31, 2021

Notice to set Firm Closing Date

April 29, 2022

Purchaser's Termination Period

End of Purchaser's Termination Period

August 30, 2023

To generate and print a Statement of Critical Dates, choose one of the following:

What is a POTL?

Condominium Firm

+

Condominium Tentative

+





Section C – Housing and application Type

Type of housing (tick one box)

☒ House (including condominium unit)

☐ Mobile home (including modular home)

☐ Floating home

☐ Bed and breakfast

☐ Duplex

Application Type (tick one box). See Guide RC4028, GST/HST New Housing Rebate, to verify that you meet the conditions to claim the rebate. In all cases the builder or co-op must complete Section D.

Rebate applications filed by the builder – Where the builder pays the amount of the rebate directly to you or credits it against the total amount payable for a new house (including a mobile home or a floating home). Give the completed application to your builder.

1A ☒ When you buy both the house and land from the same builder or you buy a mobile home. (Do not tick Type 1A if you bought a mobile home and you lease land that is not a site in a residential trailer park from the vendor of the home. Tick Type 1B in this case.) Complete Part I of Section F to calculate the rebate.

1B ☐ When you buy a house and lease the land from the same builder. (Do not tick Type 1B if you bought a mobile home from a vendor that also leases to you a site in a residential trailer park. Tick Type 1A in this case.) The lease must provide you with an option to buy the land, or must be for a term of at least 20 years. Complete Part II of Section F to calculate the rebate.

Rebate applications you file directly with us – Where we pay the rebate directly to you for a new house (including a mobile home or a floating home).

2 ☐ When you buy both the house and land from the same builder or you buy a mobile home. (Do not tick Type 2 if you bought a mobile home and you lease land that is not a site in a residential trailer park from the vendor of the home. Tick Type 5 in this case.) Complete Part I of Section F to calculate the rebate. Attach a copy of your Statement of Adjustments.

3 ☐ When you buy a share of the capital stock of a co-op. Complete Part III of Section F to calculate the rebate. Attach a copy of your Statement of Adjustments.

5 ☐ When you buy a house and lease the land from the same builder. (Do not tick Type 5 if you bought a mobile home from a vendor that also leases to you a site in a residential trailer park. Tick Type 2 in this case.) The lease must provide you with an option to buy the land, or must be for a term of at least 20 years. Complete Part II of Section F to calculate the rebate. Attach a copy of your Statement of Adjustments (or invoice in the case of a mobile home).

Section D – Builder or co-op information

Builder's or co-op's legal name

Valecraft Homes (2019) Limited

Business number (if applicable)

721010718RT0001

Address (Unit No. – Street No. Street name, PO Box, RR)

210-1455 Youville Dr.

City

Orleans

Province/Territory/State

Ontario

Postal/ZIP code

K1C 6Z7

Country

Canada

Telephone number

613-837-1104

Extension

Did the builder either pay the amount of the rebate directly to the purchaser or credit it against the total amount payable for the house?

☐ Yes☐ No

If yes, the builder has to send this completed form, including any applicable provincial rebate schedule, to us. For more information and instructions, see page 4.

For Type 1A or 1B, enter the reporting period covered by the GST/HST return in which a deduction is taken by the builder. The builder must take the deduction in the reporting period during which the amount of the rebate is paid or credited to the purchaser.

From

Year

Month

Day

to

Year

Month

Day

Signature of builder or authorized official

Name (print)

Year

Month

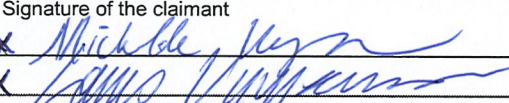
Day

Section E – Claimant's Certification

I certify that the information given in this application, including any accompanying provincial rebate schedule and all supporting documents, is, to the best of my knowledge, true, correct, and complete in every respect. I have not previously claimed the "Total rebate amount," or any part of that amount, and I am eligible to claim this total rebate amount. I am not filing a second time for additional work or extras done on the house. I also certify that the house is my, or one of my relation's, primary residence and is not intended as a rental property.

Signature of the claimant

X



Name (print)

Michelle Uyeyama

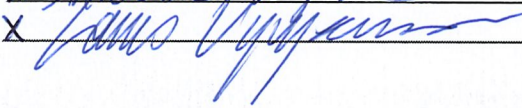
Year

Month

Day

20210304

X



Name (print)

Joseph Tadao Louis-Marc Uyeyama

Year

Month

Day

20210304

Page 2



Section F – Rebate calculation (complete only one of Parts I, II, or III, whichever applies)

You are **not** entitled to claim a GST/HST new housing rebate for some of the GST or federal part of the HST and you **do not complete** Section F if any of the following apply to you:

- your application type is 1A or 2 and the purchase price of the house is \$450,000 or more;
- your application type is 1B or 5 and the fair market value of the house (building and land) when possession was transferred to you was \$517,500 or more (in some cases a lower value may apply to restrict the rebate); or
- your application type is 3 and the total amount paid for the share in the co-op is \$517,500 or more (in some cases a lower value may apply to restrict the rebate).

If the above situations **do not apply** and you meet all of the other GST/HST new housing rebate conditions, you may be entitled to claim a GST/HST new housing rebate. Complete Section F. You will need to complete Form RC7190-WS, *GST190 Calculation Worksheet*, to calculate the amounts you have to enter in Section F.

**Note**  
If you paid the HST on your purchase of a house located in a province that offers a provincial new housing rebate, you may be entitled to claim a rebate for some of the provincial part of the HST you paid on the purchase. A provincial new housing rebate may be available even if a GST/HST new housing rebate is not. For more information, see the appropriate provincial rebate schedule.

Part I – Rebate calculation for Application Type 1A or 2

GST paid or the federal part of the HST paid on the purchase of the house (enter the amount from line 1 of Form RC7190-WS). (If the purchase and sale agreement for the house was assigned to you and you paid the GST or the federal part of the HST on assignment, also include that tax paid on line A.)	<div></div>	A
Enter the purchase price of the house ( <b>do not include</b> GST or HST). (If the purchase and sale agreement for the house was assigned to you and you paid the GST or the federal part of the HST on the assignment, also include the purchase price for the assignment on line B.)	<div></div>	B
GST/HST new housing rebate amount (enter the amount from line 4 of Form RC7190-WS).	<div></div>	C
Provincial new housing rebate amount – If you are eligible, complete the calculation on the applicable provincial rebate schedule and enter the amount from line C of that schedule.	<div></div>	D
Total rebate amount including any provincial rebate (line C plus line D).	<div></div>	E

Part II – Rebate calculation for Application Type 1B or 5

Total purchase price for the house ( <b>do not include</b> amounts for the lease of the land or the option to purchase the land).	<div></div>	F
Fair market value of the house (including the land and the building) when possession was transferred to you.	<div></div>	G
GST/HST new housing rebate amount (enter the amount from line 8 of Form RC7190-WS).	<div></div>	H
Provincial new housing rebate amount – If you are eligible, complete the calculation on the applicable provincial rebate schedule and enter the amount from line F of that schedule.	<div></div>	I
Total rebate amount including any provincial rebate (line H plus line I).	<div></div>	J

Part III – Rebate calculation for Application Type 3

Total purchase price for the share of the capital stock in the co-op. (If you purchased any other interest in the corporation, complex, or unit, also include the purchase price for that interest on line K.)	<div></div>	K
GST/HST new housing rebate amount (enter the amount from line 11 of Form RC7190-WS).	<div></div>	L
Provincial new housing rebate amount – If you are eligible, complete the calculation on the applicable provincial rebate schedule and enter the amount from line H of that schedule.	<div></div>	M
Total rebate amount including any provincial rebate (line L plus line M).	<div></div>	N

Section G – Direct deposit request (complete only if you are filing a Type 2, 3, or 5 rebate application)

To have your refund deposited directly into your bank account, complete the information area below **or** attach a blank cheque with the information encoded on it and "VOID" written across the front.

Branch number	Institution number	Account number
<div></div>	<div></div>	<div></div>
Name of the account holder		

Personal information is collected under the *Excise Tax Act* to administer tax, rebates, and elections. It may also be used for any purpose related to the administration or enforcement of the Act such as audit, compliance and the payment of debts owed to the Crown. It may be shared or verified with other federal, provincial/territorial government institutions to the extent authorized by law. Failure to provide this information may result in interest payable, penalties or other actions. Under the *Privacy Act*, individuals have the right to access their personal information and request correction if there are errors or omissions. Refer to Info Source at [canada.ca/cra-info-source](https://canada.ca/cra-info-source), Personal Information Bank CRA PPU 241.

General information

Who should complete this form?

Use this form to claim your new housing rebate if you bought a new house (including a residential condominium unit or a duplex) or a share of the capital stock of a co-operative housing corporation (co-op). The house must be the primary place of residence for you or a relation. If more than one individual owns the house or share, only one individual can claim the rebate. Partnerships (even if all the partners are individuals) and corporations that buy new houses are not entitled to claim this rebate. An individual cannot claim this rebate if a partnership or a corporation is also an owner of the house.

**Do not use** this form if you built or substantially renovated your house or hired someone to do so. Instead, use Form GST191, *GST/HST New Housing Rebate Application for Owner-Built Houses*.

If you purchased this house as a rental property, use *Form GST524, GST/HST New Residential Rental Property Rebate Application*.

For more information on the conditions that apply for each rebate type, see Guide RC4028, *GST/HST New Housing Rebate*.

If the application is signed by someone other than the claimant, you must attach a properly executed power of attorney to this form.

If your house is located in a province that offers a provincial new housing rebate for some of the provincial part of the HST and you qualify for that rebate, you also need to complete the appropriate provincial rebate schedule to claim the provincial new housing rebate.

**Note**  
If you previously purchased a new house and received a new housing rebate you were assigned a business number for tracking purposes (nine digits followed by RT0001). Use the same number for this application.

Documentation required

If your application type is 2, 3, or 5 in Section C, you must send us this form along with the following documents:

- a copy of the statement of adjustments; and
- for a mobile home, a copy of the invoice.

**Note**  
You are not required to submit proof of occupancy with your application. However, you may be asked to provide proof of occupancy later.

**Do not send** us the agreements for the purchase of your house. Keep them for six years in case we ask to see them.

**Note**  
If you choose not to file your application online when claiming a Type 1A or 1B rebate, you must send us a copy of this form. Do not send supporting documents with this form when claiming either of these rebates, but keep them in case we ask to see them later.

When should I file my claim?

Generally, you have two years from the date ownership of the house is transferred to you to claim the rebate.

Where do I send this form?

For an individual claiming this rebate, use the chart below to identify the correct tax centre to send your completed form and any applicable provincial rebate schedule.

If you are a builder and choose **not** to file your application online, use the following chart to find out to which tax centre to send your completed form.

If you are:	Send your form to:
<ul style="list-style-type: none"><li>• an <b>individual</b>, and the property is located in one of the areas indicated below; OR</li><li>• a <b>builder</b> located in one of the areas indicated below, and you have filed your GST/HST return online.</li></ul> <b>Areas:</b> Sudbury/Nickel Belt, Toronto Centre, Toronto East, Toronto West, Toronto North, or Barrie.	Sudbury Tax Centre 1050 Notre Dame Avenue Sudbury ON P3A 5C1
<ul style="list-style-type: none"><li>• an <b>individual</b>, and the property is located anywhere in Canada, other than the areas mentioned above; OR</li><li>• a <b>builder</b> located anywhere in Canada, other than the areas mentioned above, and you have filed your GST/HST return online.</li></ul>	Prince Edward Island Tax Centre 275 Pope Road Summerside PE C1N 6A2
<ul style="list-style-type: none"><li>• a <b>builder</b> who is eligible to file a paper GST/HST return. (In addition to your completed form and any applicable provincial rebate schedule, you have to send your return in which you claimed a deduction.)</li></ul>	The tax centre indicated on your return.

**Note**  
If you are a builder and choose to file your application online, do **not** send us this form.

Definition

**House** – for this rebate, includes a single family home, a residential condominium unit, a duplex, a mobile home, and a floating home. It also includes a bed and breakfast if more than 50% of the house is your primary place of residence. Otherwise, only the part that is your primary place of residence is a house for purposes of this rebate.

What if you need help?

For more information, see Guide RC4028, *GST/HST New Housing Rebate*, go to [canada.ca/gst-hst](https://canada.ca/gst-hst), or call 1-800-959-5525.

Forms and publications

To get our forms and publications, go to [canada.ca/gst-hst-pub](https://canada.ca/gst-hst-pub).

*date All Sched. H verbage*

*in BIA March 4/21*

**Internal B1A**

**Place St. Thomas - Phase 6**

**PURCHASERS:** Michelle Uyeyama and Joseph Tadao Louis-Marc Uyeyama

**Printed:** 4-Mar-21 10:58 am

LOT NUMBER	PHASE	HOUSE TYPE	CLOSING DATE
21	6	826 THE BRADLEY 4 BED ELEV C	<i>March 31. 22</i>

ITEM NO.	DESCRIPTION	PRICE	INTERNAL USE
*1 87529  31325	1 - - BONUS - DECOR CENTER CREDIT OF \$10, 000.00  Note: Decor bonus of \$10,000.00 has been applied in full to the purchase price.	\$ 0.00 ✓	Each
*2 90162  31326	1 - KITCHEN - STANDARD - SLEEVE FOR FUTURE WATERLINE TO FRIDGE  Note: Kitchen as per Schedule H.	\$ 0.00 ✓	Each
*3 90161  31327	1 - - STANDARD - SOFT CLOSE DOORS AND FULL EXTENSION SOFT CLOSE TRACK ON DRAWERS ON ALL CABINERY THROUGHOUT HOUSE  Note: Excluding Corner Cabinetry Where Applicable	\$ 0.00 ✓	Each
4  31329	1 - - UPGRADE 2ND LEVEL TO 9 FOOT CEILING HEIGHT (NOTE ALL STANDARD WINDOWS ON 2ND FLOOR WILL BE INCREASED BY APPROX 12")  Note:	\$ 16,950.00 ✓	Each
5  31330	1 - KITCHEN/DINETTE - CUSTOM FLOOR PLAN - MOVE WALL BETWEEN KITCHEN AND DINNING ROOM APPROX 2FT INTO KITCHEN SPACE TO ALIGN WITH STAIR WALL AS PER SCHEDULE H <i>dated</i>  Note: - Custom Floor Plan as per Schedule H ✓ - Dinette reduced in size ✓ - Dining room enlarged ✓ - Window re-centered in enlarged Dining Room ✓	\$ 525.00 ✓	Each
6  31333	1 - KITCHEN/DINETTE - CUSTOMIZE OPTIONAL KITCHEN # 3 LAYOUT TO INCLUDE ADDITIONAL 3FT OF LOWERS AND UPPER CABINETS, EXTRA 3FT X 2FT DEEP PANTRY, EXTEND ISLAND TO APPROX 9FT C/W FLUSH BREAKFAST BAR (STD SERIES CABINERY) AS PER SCHEDULE H. <i>dated</i>  Note: Custom Optional Kitchen #3 as per Schedule H.	\$ 6,330.00 ✓	Each
7  31335	1 - KITCHEN/DINETTE - UPC9-2B - BUILDER'S STANDARD CABINERY - CUSTOM OPTIONAL KITCHEN 3. INCLUDES UPGRADE TO 42IN UPPERS WITH FILLER DETAIL ON UPPER KITCHEN CABINERY TO UPGRADED BULKHEAD - APPROX. 26INDEEP X 10INH  Note: - Kitchen & Dinette as per Schedule H and UPC Sketch. <i>dated</i> - Purchaser Acknowledges and accepts that Upper Kitchen cabinetry upgraded wood doors will have center style <i>See Hom 5 and 6 for opt Kt 3 and custom</i>	\$ 1,338.00 ✓	Each
8  31336	1 - KITCHEN/DINETTE - COUNTERTOP - QUARTZ - LEVEL 1 - CUSTOM KITCHEN INCLUDING LARGER ADDITIONAL CABINETS ON EXTERIOR SIDE WALL AND LARGER ISLAND WITH FLUSH BREAKFAST BAR <i>PP.</i>  Note: Kitchen and Dinette as per Schedule H. <i>dated</i>	\$ 6,975.00 ✓	Each
9 115619  31337	1 - BASEMENT - BASEMENT STAIRCASE - OPEN STAIRCASE TO BSMT BY APPROX 5FT - INCLUDES BUILDER'S STD SERIES RAILING IN GREAT ROOM, CARPET STAIRS AND OAK HANDRAIL DOWN TO LOWER LANDING. NOTE EXISTING DOOR RELOCATED TO LOWER LANDING  Note: Basement Staircase as per Schedule H <i>dated</i>	\$ 4,767.00 ✓	Each
*10 13069  31338	1 - POWDER ROOM - CABINERY - POWDER ROOM VANITY - DELETE PEDESTAL FOR VANITY IN BUILDERS STANDARD SERIES  Note: Powder Room as per Schedule H <i>dated</i>	*\$ 758.00 ✓	Each
11  31340	1 - GARAGE - SUPPLY & INSTALL A SIDE ENTRANCE SLAB DOOR TO GARAGE C/W LIGHT & SINGLE SLAB WALKWAY. ADDITIONAL 3WAY SWITCH ADDED INSIDE DOOR TO CONTROL INSIDE GARGE LIGHT(S)  Note: - Subject to Limiting Distance At Side Yard As Per O.B.C. - Garage as per Schedule H. <i>dated</i> - Installed opposite main door to foyer	\$ 2,279.00 ✓	Each

Vendor Initials: \_\_\_\_\_

Purchaser Initials: *MM* *U*

PREPARED BY: Adam Bowman

LOCKED BY:

PE 1,463-1

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CONSTRUCTION SCHEDULING APPROVAL	
PER: _____	DATE: _____



**Internal B1A**

**Place St. Thomas - Phase 6**

**PURCHASERS:** Michelle Uyeyama and Joseph Tadao Louis-Marc Uyeyama

**Printed:** 4-Mar-21 10:58 am

LOT NUMBER		PHASE	HOUSE TYPE	CLOSING DATE
21		6	826 THE BRADLEY 4 BED ELEV C	
ITEM QTY EXTRA CHARGE			PRICE	INTERNAL USE
12	1 - <b>BEDROOM 2</b> - ENLARGE BEDROOM 2 BY APPROX 2FT INTO STD ENSUITE - AS PER SCHEDULE H		\$ 365.00	Each
31341	Note: Bedroom #2 as per Schedule H. <i>dated</i>		1389-2-13	
13	1 - <b>ENSUITE BATH</b> - RE-DESIGN ENSUITE BATH IN REDUCED SPACE TO INCLUDE 5FT ACRYLIC SHOWER BASE C/W STD SERIES CERAMIC WALL TILES, KAMELEON SLIDING SHOWER DOOR, ENLARGED VANITY APPROX 6FT WIDE C/W 2ND SINK, 2 MIRRORS, 2 LIGHT FIXTURES, AND LINEN CLOSET - SEE SCHEDULE H		\$ 6,070.00	Each
31343	Note: Ensuite Bathroom as per Schedule H. <i>dated</i>		1389-2-14	
14	1 - <b>MAIN BATHROOM</b> - RE-DESIGN MAIN BATHROOM BY RELOCATING TOILET AND TUB/SHOWER ON BEDROOM 3 WALL, ENLARGING CLOSET FROM BED 2 AND ADDING 2FT TO VANITY. NOTE VANITY MIRROR AND LIGHT FIXTURE TO BE ENLARGED AND CENTERED OVER SINLE BASIN - SEE SCHEDULE H		\$ 1,412.00	Each
31344	Note: Main Bathroom as per Schedule H. <i>dated</i>		1389-3-15	
15	1 - <b>MASTER BEDROOM</b> - SUPPLY & INSTALL SOUNDPROOFING INSULATION R-12 IN MASTER BEDROOM WALLS ADJACENT TO LAUNDRY ROOM & BEDROOM #2.		\$ 504.00	Each
31347	Note: Master Bedroom as per Schedule H. <i>dated</i>		1389-3-17	
*16 841	1 - <b>UPPER HALL</b> - WINDOW - ADD C2460-2 CASEMENT WINDOW (1 OPERATOR) LOCATION AS PER SCHEDULE H. <i>dated</i>		*\$ 1,149.00	Each
31348	Note: - 1 Large Window with 2 Panes. 1 Side with Operator. - Subject to limiting distance at side yard as per Current Building Code - Centered on upper hallway/staircase landing exterior wall.		1389-3-18	

Sub Total	\$49,422.00
HST	\$0.00
Total	\$49,422.00

**Payment Summary**

<u>Paid By</u>	<u>Amount</u>
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Total Payment:

**PURCHASER:** *Michelle Uyeyama* 04-Mar-21  
Michelle Uyeyama DATE

**PURCHASER:** *Joseph Tadao Louis-Marc Uyeyama* 04-Mar-21  
Joseph Tadao Louis-Marc Uyeyama DATE

**VENDOR:** \_\_\_\_\_  
PER: Valecraft Homes (2019) Limited

**DATE:** \_\_\_\_\_

**PREPARED BY:** Adam Bowman

**LOCKED BY:**

**PE 1,463-2**

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<b>CONSTRUCTION SCHEDULING APPROVAL</b>	
PER:	_____
DATE:	_____