

## **SOCIAL**

### **at Church + Dundas**

#### **117 Dundas Street East, Toronto, Ontario**

#### **Disclosure Statement Amendment**

Dated: September 13, 2019

This is a further amendment to the disclosure statement dated October 18, 2017, as amended on December 18, 2017 (the "Disclosure Statement") by SENTINEL (CHURCH) HOLDINGS INC., the declarant (the "Declarant") of the condominium project marketed as SOCIAL at Church + Dundas, in the City of Toronto, Ontario. Any capitalized terms not defined herein shall have the meanings ascribed thereto in the Disclosure Statement. The Disclosure Statement is hereby amended as follows:

1. The number of residential dwelling units has increased from 602 to 604 and the number of parking units has decreased from 166 to 136.
2. The percentage of the common interests appurtenant to and the percentage of contribution to common expenses allocated to various residential dwelling units, parking units and storage locker units have been amended.
3. The Budget Statement and Schedule to the Budget Showing the Monthly Common Element Fees per Unit have been amended.
4. Several residential dwelling units and certain common element areas on Levels 30 and 31 of the proposed Condominium have been reconfigured.
5. The parking spaces currently proposed to be reserved and dedicated for the Car-Share program have decreased from 11 to 6.
6. The following agreement is an additional agreement required to be described under section 72(3)(n) of the Act:

(a) **Eddy Building Solutions Intelligent Leak Detection Remote Monitors**

Eddy building solutions intelligent leak detection remote monitors (the "Eddy Monitors") will be installed in certain locations, as determined by the Declarant or Eddy Home Inc. (hereinafter referred to as "Eddy Home"), in the residential dwelling units to monitor leakage of certain water pipes, as determined by the Declarant or Eddy Home, within the residential dwelling units. The Corporation will be required to enter into an agreement with Eddy Home with respect to the monitoring of such Eddy Monitors by Eddy Home (the "Water Leakage Detection Agreement"). During the term of the said Water Leakage Detection Agreement, all amounts or rates payable to Eddy Home for such monitoring of the Eddy Monitors shall comprise part of the common expenses of the Condominium, shall correspondingly be reflected in the Condominium's annual budget(s), and shall be allocated equally amongst all residential dwelling units regardless of such residential dwelling units' percentage contribution to common expenses set out in the column in Schedule D to the Declaration entitled "% Contribution to Common Expenses". Such equal percentage contribution by the residential dwelling unit owners to the costs of the Water Leakage Detection Agreement may be reflected in the column in Schedule D to the Declaration entitled "% Contribution to Eddy System. Said Water Leakage Detection Agreement will contain terms and conditions as are required by the Declarant and/or Eddy Home including, without limitation, terms and conditions regarding the term of the agreement, costs and fees with respect to the monitoring of the Eddy Monitors, fees payable if the Water Leakage Detection Agreement is terminated, covenants on the Corporation to grant a licence over common element areas of the Condominium and to maintain a certain level of insurance, clauses which require the Corporation to indemnify Eddy Home for damages that Eddy Home suffers or incurs arising out of or resulting from the Corporation's breach of the Water Leakage Detection Agreement and damage to the water leakage detection system.

The Declarant does not represent or warrant any aspect of any monitoring provided by Eddy Home nor any aspect of the Water Leakage Detection Agreement, including, without limitation, the quality of the monitoring to be provided and the effectiveness of the Eddy Monitors, it being expressly understood that the purchasers have fully satisfied themselves in respect therewith. In no event shall the Corporation, the unit owners in the Condominium or the purchasers have any claim whatsoever against the Declarant in respect of any monitoring provided by Eddy Home or the Water Leakage Detection Agreement or any matter related, directly or indirectly, thereto.

Purchasers are advised to refer to the proposed Exhibit “B” to By-Law No. 6 attached hereto as Schedule XIV for further details as to the terms and provisions of the Water Leakage Detection Agreement.

The foregoing amendments have resulted in some amendments to the Disclosure Statement, and accordingly, the Disclosure Statement should be read in contemplation of such amendments. Attached hereto are the following replacement pages to the following components of the Disclosure Statement:

	<b>Disclosure Statement Document</b>	<b>Delete the Following in the Disclosure Statement</b>	<b>Replace with the Following Attached Material</b>
1.	Schedule I - Declaration	Schedule “C” of the Declaration - 2 Pages in the Disclosure Statement (schedule to the Declaration)	Schedule “C” of the Declaration - 2 Pages attached (schedule to the Declaration)
2.	Schedule I - Declaration	Schedule “D” of the Declaration - 12 Pages in the Disclosure Statement (schedule to the Declaration)	Schedule “D” of the Declaration - 11 Pages attached (schedule to the Declaration)
3.	Schedule VII - Budget Statement and Schedule to the Budget Showing the Monthly Common Element Fees per Unit	Budget and Schedule to the Budget Showing the Monthly Common Element Fees per Unit - 27 Pages in the Disclosure Statement	Budget and Schedule to the Budget Showing the Monthly Common Element Fees per Unit - 27 Pages attached
4.	Schedule IX – Sketch of Site – Levels 30 and 31 only	Schedule IX – Sketch of Site – Levels 30 and 31 only – 2 Pages in the Disclosure Statement	Schedule IX – Sketch of Site – Levels 30 and 31 only – 2 Pages attached
5.	<b>NEW:</b> Schedule XIV – A copy of the Corporation’s proposed By-Law No. 6	N/A	A copy of the Corporation’s proposed By-Law No. 6 – 23 Pages attached

## **SCHEDULE “C”**

Each Residential Dwelling Unit, Parking Unit and Storage Locker Unit shall comprise the area within the heavy lines shown on Part 1, Sheets 1 to 14 of the Description with respect to the unit numbers indicated thereon. The monuments controlling the extent of the units are the physical surfaces referred to immediately below, and are illustrated on Part 1, Sheets 1 to 14 of the Description, and all dimensions shall have reference to them.

Without limiting the generality of the foregoing, the boundaries of each Residential Dwelling Unit, Parking Unit and Storage Locker Unit are as follows:

### **BOUNDARIES OF THE RESIDENTIAL DWELLING UNITS**

(Being Units 1 to 18, both inclusive, on Levels 2, 3 and 4, Units 1 to 12, both inclusive, on Levels 6 to 29, both inclusive, Units 1 to 10, both inclusive on Level 30, Units 1 to 12, both inclusive on Levels 31 to 51, both inclusive):

1. Each Residential Dwelling Unit shall be bounded vertically by:
  - i) The upper surface and plane of the unfinished concrete floor slab and production.
  - ii) The lower surface and plane of the unfinished concrete ceiling slab and production.
  
2. Each Residential Dwelling Unit shall be bounded horizontally by:
  - i) The backside surface and plane and production of the drywall sheathing on all exterior walls or walls separating the unit from another unit or from the common element.
  - ii) The unfinished unit side surface and plane of the exterior doors and door frames, windows and window frames and the unit side surfaces of all glass panels located therein, the said windows and exterior doors being in a closed position.
  - iii) In the vicinity of ducts, pipe spaces and concrete columns, the unit boundaries are the backside surface of the drywall sheathing enclosing said ducts, pipe spaces and concrete columns.

### **BOUNDARIES OF THE PARKING UNITS**

(Being 136 Units on Levels A, B, C, D, E and F):

1. Each Parking Unit is bounded vertically by:
  - i) The upper surface and plane of the unfinished concrete garage floor slab and production.
  - ii) The plane 2.00 metres above and parallel to the upper surface and plane of the unfinished concrete garage floor slab measured perpendicularly therefrom.
  
2. Each Parking Unit is bounded horizontally by one or a combinations of:
  - i) The vertical plane established by measurements.
  - ii) The vertical plane established by the line and face of concrete columns and/or the production thereof.
  - iii) The unit side surface and plane of the concrete/concrete block wall and/or the production thereof.
  - iv) The monuments illustrated on Part 1, Sheets 9 to 14, both inclusive of the Description.

### **BOUNDARIES OF THE STORAGE LOCKER UNITS**

(Being 217 Units on Levels 2, 3, 4, C, D, E and F)

1. Each Storage Locker Unit shall be bounded vertically by:
  - i) The upper surface and plane of the unfinished concrete floor slab and production.
  - ii) The lower surface and plane of the steel wire mesh and frame and/or its production.
  
2. Each Storage Locker Unit shall be bounded horizontally by:
  - i) The unit side surface and plane of the concrete/concrete block wall
  - ii) The unit side surface and plane of the wire mesh and frame walls separating the Unit from another such unit or from common elements.
  - iii) The unit side surface and plane of the exterior door in a closed position.

---

I hereby certify that the written description of the monuments and boundaries of the Units contained herein accurately corresponds with the diagrams of the Units shown on Part 1, Sheets 1 to 14 of the Description.

---

Dated

---

Michael Macek  
Ontario Land Surveyor

Reference should be made to the provisions of the Declaration itself, in order to determine the maintenance and repair responsibilities for any Unit, and whether specific physical components (such as any wires, pipes, cables, conduits, equipment, fixtures, structural components and/or any other appurtenances) are included or excluded from the Unit, regardless of whether same are located within or beyond the boundaries established for such Unit.

**SOCIAL**  
**AT CHURCH + DUNDAS**  
**SCHEDULE ' D '**

**PERCENTAGE CONTRIBUTION TO COMMON EXPENSES AND PERCENTAGE**  
**INTEREST IN COMMON ELEMENTS BY UNIT AND LEVEL NUMBER**

<u>SUITE NO.</u>	<u>UNIT NO.</u>	<u>LEVEL NO.</u>	<u>% CONTRIBUTION TO BULK INTERNET</u>	<u>% CONTRIBUTION TO EDDY SYSTEM</u>	<u>% CONTRIBUTION TO COMMON EXPENSES</u>	<u>% INTEREST IN COMMON INTEREST</u>
201	1	2	0.1660	0.1660	0.2189	0.2239
202	2	2	0.1660	0.1660	0.1368	0.1349
203	3	2	0.1660	0.1660	0.1368	0.1349
204	4	2	0.1660	0.1660	0.1711	0.1749
205	5	2	0.1660	0.1660	0.1165	0.1149
206	6	2	0.1660	0.1660	0.1216	0.1199
207	7	2	0.1660	0.1660	0.1216	0.1199
208	8	2	0.1660	0.1660	0.1596	0.1574
209	9	2	0.1660	0.1660	0.1254	0.1236
210	10	2	0.1660	0.1660	0.1051	0.1037
211	11	2	0.1660	0.1660	0.2082	0.2123
212	12	2	0.1660	0.1660	0.2164	0.2211
213	13	2	0.1660	0.1660	0.1609	0.1586
214	14	2	0.1660	0.1660	0.1241	0.1224
215	15	2	0.1660	0.1660	0.1621	0.1599
216	16	2	0.1660	0.1660	0.1810	0.1848
217	17	2	0.1660	0.1660	0.1847	0.1886
218	18	2	0.1660	0.1660	0.1609	0.1586
301	1	3	0.1660	0.1660	0.2189	0.2239
302	2	3	0.1660	0.1660	0.1368	0.1349
303	3	3	0.1660	0.1660	0.1368	0.1349
304	4	3	0.1660	0.1660	0.1711	0.1749
305	5	3	0.1660	0.1660	0.1165	0.1149
306	6	3	0.1660	0.1660	0.1216	0.1199
307	7	3	0.1660	0.1660	0.1216	0.1199
308	8	3	0.1660	0.1660	0.1596	0.1574
309	9	3	0.1660	0.1660	0.1254	0.1236
310	10	3	0.1660	0.1660	0.1051	0.1037
311	11	3	0.1660	0.1660	0.2082	0.2123
312	12	3	0.1660	0.1660	0.2164	0.2211
313	13	3	0.1660	0.1660	0.1609	0.1586
314	14	3	0.1660	0.1660	0.1241	0.1224
315	15	3	0.1660	0.1660	0.1621	0.1599
316	16	3	0.1660	0.1660	0.1810	0.1848
317	17	3	0.1660	0.1660	0.1847	0.1886
318	18	3	0.1660	0.1660	0.1609	0.1586
401	1	4	0.1660	0.1660	0.2189	0.2239
402	2	4	0.1660	0.1660	0.1368	0.1349
403	3	4	0.1660	0.1660	0.1368	0.1349
404	4	4	0.1660	0.1660	0.1711	0.1749
405	5	4	0.1660	0.1660	0.1165	0.1149
406	6	4	0.1660	0.1660	0.1216	0.1199
407	7	4	0.1660	0.1660	0.1216	0.1199
408	8	4	0.1660	0.1660	0.1596	0.1574
409	9	4	0.1660	0.1660	0.1254	0.1236
410	10	4	0.1660	0.1660	0.1051	0.1037
411	11	4	0.1660	0.1660	0.1944	0.1986
412	12	4	0.1660	0.1660	0.2029	0.2073
413	13	4	0.1660	0.1660	0.1609	0.1586
414	14	4	0.1660	0.1660	0.1241	0.1224
415	15	4	0.1660	0.1660	0.1621	0.1599
416	16	4	0.1660	0.1660	0.1810	0.1848
417	17	4	0.1660	0.1660	0.1847	0.1886
418	18	4	0.1660	0.1660	0.1609	0.1586
601	1	6	0.1660	0.1660	0.2241	0.2286
602	2	6	0.1660	0.1660	0.1457	0.1436
603	3	6	0.1660	0.1660	0.1406	0.1386
604	4	6	0.1660	0.1660	0.1737	0.1711
605	5	6	0.1660	0.1660	0.1064	0.1049
606	6	6	0.1660	0.1660	0.1064	0.1049
607	7	6	0.1660	0.1660	0.1761	0.1798

**SOCIAL**  
**AT CHURCH + DUNDAS**  
**SCHEDULE 'D'**

**PERCENTAGE CONTRIBUTION TO COMMON EXPENSES AND PERCENTAGE**  
**INTEREST IN COMMON ELEMENTS BY UNIT AND LEVEL NUMBER**

<u>SUITE NO.</u>	<u>UNIT NO.</u>	<u>LEVEL NO.</u>	<u>% CONTRIBUTION TO BULK INTERNET</u>	<u>% CONTRIBUTION TO EDDY SYSTEM</u>	<u>% CONTRIBUTION TO COMMON EXPENSES</u>	<u>% INTEREST IN COMMON INTEREST</u>
608	8	6	0.1660	0.1660	0.1596	0.1574
609	9	6	0.1660	0.1660	0.1469	0.1449
610	10	6	0.1660	0.1660	0.2005	0.2048
611	11	6	0.1660	0.1660	0.1469	0.1449
612	12	6	0.1660	0.1660	0.1469	0.1449
701	1	7	0.1660	0.1660	0.2241	0.2286
702	2	7	0.1660	0.1660	0.1457	0.1436
703	3	7	0.1660	0.1660	0.1406	0.1386
704	4	7	0.1660	0.1660	0.1737	0.1711
705	5	7	0.1660	0.1660	0.1064	0.1049
706	6	7	0.1660	0.1660	0.1064	0.1049
707	7	7	0.1660	0.1660	0.1761	0.1798
708	8	7	0.1660	0.1660	0.1596	0.1574
709	9	7	0.1660	0.1660	0.1469	0.1449
710	10	7	0.1660	0.1660	0.2005	0.2048
711	11	7	0.1655	0.1655	0.1469	0.1449
712	12	7	0.1655	0.1655	0.1469	0.1449
801	1	8	0.1655	0.1655	0.2241	0.2286
802	2	8	0.1655	0.1655	0.1457	0.1436
803	3	8	0.1655	0.1655	0.1406	0.1386
804	4	8	0.1655	0.1655	0.1737	0.1711
805	5	8	0.1655	0.1655	0.1064	0.1049
806	6	8	0.1655	0.1655	0.1064	0.1049
807	7	8	0.1655	0.1655	0.1761	0.1798
808	8	8	0.1655	0.1655	0.1596	0.1574
809	9	8	0.1655	0.1655	0.1469	0.1449
810	10	8	0.1655	0.1655	0.2005	0.2048
811	11	8	0.1655	0.1655	0.1469	0.1449
812	12	8	0.1655	0.1655	0.1469	0.1449
901	1	9	0.1655	0.1655	0.2241	0.2286
902	2	9	0.1655	0.1655	0.1457	0.1436
903	3	9	0.1655	0.1655	0.1406	0.1386
904	4	9	0.1655	0.1655	0.1737	0.1711
905	5	9	0.1655	0.1655	0.1064	0.1049
906	6	9	0.1655	0.1655	0.1064	0.1049
907	7	9	0.1655	0.1655	0.1761	0.1798
908	8	9	0.1655	0.1655	0.1596	0.1574
909	9	9	0.1655	0.1655	0.1469	0.1449
910	10	9	0.1655	0.1655	0.2005	0.2048
911	11	9	0.1655	0.1655	0.1469	0.1449
912	12	9	0.1655	0.1655	0.1469	0.1449
1001	1	10	0.1655	0.1655	0.2241	0.2286
1002	2	10	0.1655	0.1655	0.1457	0.1436
1003	3	10	0.1655	0.1655	0.1406	0.1386
1004	4	10	0.1655	0.1655	0.1737	0.1711
1005	5	10	0.1655	0.1655	0.1064	0.1049
1006	6	10	0.1655	0.1655	0.1064	0.1049
1007	7	10	0.1655	0.1655	0.1761	0.1798
1008	8	10	0.1655	0.1655	0.1596	0.1574
1009	9	10	0.1655	0.1655	0.1469	0.1449
1010	10	10	0.1655	0.1655	0.2005	0.2048
1011	11	10	0.1655	0.1655	0.1469	0.1449
1012	12	10	0.1655	0.1655	0.1469	0.1449
1101	1	11	0.1655	0.1655	0.2241	0.2286
1102	2	11	0.1655	0.1655	0.1457	0.1436
1103	3	11	0.1655	0.1655	0.1406	0.1386
1104	4	11	0.1655	0.1655	0.1737	0.1711
1105	5	11	0.1655	0.1655	0.1064	0.1049
1106	6	11	0.1655	0.1655	0.1064	0.1049
1107	7	11	0.1655	0.1655	0.1761	0.1798
1108	8	11	0.1655	0.1655	0.1596	0.1574
1109	9	11	0.1655	0.1655	0.1469	0.1449
1110	10	11	0.1655	0.1655	0.2005	0.2048

**SOCIAL**  
**AT CHURCH + DUNDAS**  
**SCHEDULE 'D'**

**PERCENTAGE CONTRIBUTION TO COMMON EXPENSES AND PERCENTAGE**  
**INTEREST IN COMMON ELEMENTS BY UNIT AND LEVEL NUMBER**

<u>SUITE NO.</u>	<u>UNIT NO.</u>	<u>LEVEL NO.</u>	<u>% CONTRIBUTION TO BULK INTERNET</u>	<u>% CONTRIBUTION TO EDDY SYSTEM</u>	<u>% CONTRIBUTION TO COMMON EXPENSES</u>	<u>% INTEREST IN COMMON INTEREST</u>
1111	11	11	0.1655	0.1655	0.1469	0.1449
1112	12	11	0.1655	0.1655	0.1469	0.1449
1201	1	12	0.1655	0.1655	0.2241	0.2286
1202	2	12	0.1655	0.1655	0.1457	0.1436
1203	3	12	0.1655	0.1655	0.1406	0.1386
1204	4	12	0.1655	0.1655	0.1737	0.1711
1205	5	12	0.1655	0.1655	0.1064	0.1049
1206	6	12	0.1655	0.1655	0.1064	0.1049
1207	7	12	0.1655	0.1655	0.1761	0.1798
1208	8	12	0.1655	0.1655	0.1596	0.1574
1209	9	12	0.1655	0.1655	0.1469	0.1449
1210	10	12	0.1655	0.1655	0.2005	0.2048
1211	11	12	0.1655	0.1655	0.1469	0.1449
1212	12	12	0.1655	0.1655	0.1469	0.1449
1401	1	13	0.1655	0.1655	0.2241	0.2286
1402	2	13	0.1655	0.1655	0.1457	0.1436
1403	3	13	0.1655	0.1655	0.1406	0.1386
1404	4	13	0.1655	0.1655	0.1737	0.1711
1405	5	13	0.1655	0.1655	0.1064	0.1049
1406	6	13	0.1655	0.1655	0.1064	0.1049
1407	7	13	0.1655	0.1655	0.1761	0.1798
1408	8	13	0.1655	0.1655	0.1596	0.1574
1409	9	13	0.1655	0.1655	0.1469	0.1449
1410	10	13	0.1655	0.1655	0.2005	0.2048
1411	11	13	0.1655	0.1655	0.1469	0.1449
1412	12	13	0.1655	0.1655	0.1469	0.1449
1501	1	14	0.1655	0.1655	0.2241	0.2286
1502	2	14	0.1655	0.1655	0.1457	0.1436
1503	3	14	0.1655	0.1655	0.1406	0.1386
1504	4	14	0.1655	0.1655	0.1737	0.1711
1505	5	14	0.1655	0.1655	0.1064	0.1049
1506	6	14	0.1655	0.1655	0.1064	0.1049
1507	7	14	0.1655	0.1655	0.1761	0.1798
1508	8	14	0.1655	0.1655	0.1596	0.1574
1509	9	14	0.1655	0.1655	0.1469	0.1449
1510	10	14	0.1655	0.1655	0.2005	0.2048
1511	11	14	0.1655	0.1655	0.1469	0.1449
1512	12	14	0.1655	0.1655	0.1469	0.1449
1601	1	15	0.1655	0.1655	0.2241	0.2286
1602	2	15	0.1655	0.1655	0.1457	0.1436
1603	3	15	0.1655	0.1655	0.1406	0.1386
1604	4	15	0.1655	0.1655	0.1737	0.1711
1605	5	15	0.1655	0.1655	0.1064	0.1049
1606	6	15	0.1655	0.1655	0.1064	0.1049
1607	7	15	0.1655	0.1655	0.1761	0.1798
1608	8	15	0.1655	0.1655	0.1596	0.1574
1609	9	15	0.1655	0.1655	0.1469	0.1449
1610	10	15	0.1655	0.1655	0.2005	0.2048
1611	11	15	0.1655	0.1655	0.1469	0.1449
1612	12	15	0.1655	0.1655	0.1469	0.1449
1701	1	16	0.1655	0.1655	0.2241	0.2286
1702	2	16	0.1655	0.1655	0.1457	0.1436
1703	3	16	0.1655	0.1655	0.1406	0.1386
1704	4	16	0.1655	0.1655	0.1737	0.1711
1705	5	16	0.1655	0.1655	0.1064	0.1049
1706	6	16	0.1655	0.1655	0.1064	0.1049
1707	7	16	0.1655	0.1655	0.1761	0.1798
1708	8	16	0.1655	0.1655	0.1596	0.1574
1709	9	16	0.1655	0.1655	0.1469	0.1449
1710	10	16	0.1655	0.1655	0.2005	0.2048
1711	11	16	0.1655	0.1655	0.1469	0.1449
1712	12	16	0.1655	0.1655	0.1469	0.1449

**SOCIAL**  
**AT CHURCH + DUNDAS**  
**SCHEDULE 'D'**

**PERCENTAGE CONTRIBUTION TO COMMON EXPENSES AND PERCENTAGE**  
**INTEREST IN COMMON ELEMENTS BY UNIT AND LEVEL NUMBER**

<u>SUITE</u> <u>NO.</u>	<u>UNIT</u> <u>NO.</u>	<u>LEVEL</u> <u>NO.</u>	<u>% CONTRIBUTION TO</u> <u>BULK INTERNET</u>	<u>% CONTRIBUTION TO</u> <u>EDDY SYSTEM</u>	<u>% CONTRIBUTION TO</u> <u>COMMON EXPENSES</u>	<u>% INTEREST IN</u> <u>COMMON INTEREST</u>
1801	1	17	0.1655	0.1655	0.2241	0.2286
1802	2	17	0.1655	0.1655	0.1457	0.1436
1803	3	17	0.1655	0.1655	0.1406	0.1386
1804	4	17	0.1655	0.1655	0.1737	0.1711
1805	5	17	0.1655	0.1655	0.1064	0.1049
1806	6	17	0.1655	0.1655	0.1064	0.1049
1807	7	17	0.1655	0.1655	0.1761	0.1798
1808	8	17	0.1655	0.1655	0.1596	0.1574
1809	9	17	0.1655	0.1655	0.1469	0.1449
1810	10	17	0.1655	0.1655	0.2005	0.2048
1811	11	17	0.1655	0.1655	0.1469	0.1449
1812	12	17	0.1655	0.1655	0.1469	0.1449
1901	1	18	0.1655	0.1655	0.2241	0.2286
1902	2	18	0.1655	0.1655	0.1457	0.1436
1903	3	18	0.1655	0.1655	0.1406	0.1386
1904	4	18	0.1655	0.1655	0.1737	0.1711
1905	5	18	0.1655	0.1655	0.1064	0.1049
1906	6	18	0.1655	0.1655	0.1064	0.1049
1907	7	18	0.1655	0.1655	0.1761	0.1798
1908	8	18	0.1655	0.1655	0.1596	0.1574
1909	9	18	0.1655	0.1655	0.1469	0.1449
1910	10	18	0.1655	0.1655	0.2005	0.2048
1911	11	18	0.1655	0.1655	0.1469	0.1449
1912	12	18	0.1655	0.1655	0.1469	0.1449
2001	1	19	0.1655	0.1655	0.2241	0.2286
2002	2	19	0.1655	0.1655	0.1457	0.1436
2003	3	19	0.1655	0.1655	0.1406	0.1386
2004	4	19	0.1655	0.1655	0.1737	0.1711
2005	5	19	0.1655	0.1655	0.1064	0.1049
2006	6	19	0.1655	0.1655	0.1064	0.1049
2007	7	19	0.1655	0.1655	0.1761	0.1798
2008	8	19	0.1655	0.1655	0.1596	0.1574
2009	9	19	0.1655	0.1655	0.1469	0.1449
2010	10	19	0.1655	0.1655	0.2005	0.2048
2011	11	19	0.1655	0.1655	0.1469	0.1449
2012	12	19	0.1655	0.1655	0.1469	0.1449
2101	1	20	0.1655	0.1655	0.2241	0.2286
2102	2	20	0.1655	0.1655	0.1457	0.1436
2103	3	20	0.1655	0.1655	0.1406	0.1386
2104	4	20	0.1655	0.1655	0.1737	0.1711
2105	5	20	0.1655	0.1655	0.1064	0.1049
2106	6	20	0.1655	0.1655	0.1064	0.1049
2107	7	20	0.1655	0.1655	0.1761	0.1798
2108	8	20	0.1655	0.1655	0.1596	0.1574
2109	9	20	0.1655	0.1655	0.1469	0.1449
2110	10	20	0.1655	0.1655	0.2005	0.2048
2111	11	20	0.1655	0.1655	0.1469	0.1449
2112	12	20	0.1655	0.1655	0.1469	0.1449
2201	1	21	0.1655	0.1655	0.2241	0.2286
2202	2	21	0.1655	0.1655	0.1457	0.1436
2203	3	21	0.1655	0.1655	0.1406	0.1386
2204	4	21	0.1655	0.1655	0.1737	0.1711
2205	5	21	0.1655	0.1655	0.1064	0.1049
2206	6	21	0.1655	0.1655	0.1064	0.1049
2207	7	21	0.1655	0.1655	0.1761	0.1798
2208	8	21	0.1655	0.1655	0.1596	0.1574
2209	9	21	0.1655	0.1655	0.1469	0.1449
2210	10	21	0.1655	0.1655	0.2005	0.2048
2211	11	21	0.1655	0.1655	0.1469	0.1449
2212	12	21	0.1655	0.1655	0.1469	0.1449



**SOCIAL**  
**AT CHURCH + DUNDAS**  
**SCHEDULE 'D'**

**PERCENTAGE CONTRIBUTION TO COMMON EXPENSES AND PERCENTAGE**  
**INTEREST IN COMMON ELEMENTS BY UNIT AND LEVEL NUMBER**

<u>SUITE</u> <u>NO.</u>	<u>UNIT</u> <u>NO.</u>	<u>LEVEL</u> <u>NO.</u>	<u>% CONTRIBUTION TO</u> <u>BULK INTERNET</u>	<u>% CONTRIBUTION TO</u> <u>EDDY SYSTEM</u>	<u>% CONTRIBUTION TO</u> <u>COMMON EXPENSES</u>	<u>% INTEREST IN</u> <u>COMMON INTEREST</u>
2301	1	22	0.1655	0.1655	0.2241	0.2286
2302	2	22	0.1655	0.1655	0.1457	0.1436
2303	3	22	0.1655	0.1655	0.1406	0.1386
2304	4	22	0.1655	0.1655	0.1737	0.1711
2305	5	22	0.1655	0.1655	0.1064	0.1049
2306	6	22	0.1655	0.1655	0.1064	0.1049
2307	7	22	0.1655	0.1655	0.1761	0.1798
2308	8	22	0.1655	0.1655	0.1596	0.1574
2309	9	22	0.1655	0.1655	0.1469	0.1449
2310	10	22	0.1655	0.1655	0.2005	0.2048
2311	11	22	0.1655	0.1655	0.1469	0.1449
2312	12	22	0.1655	0.1655	0.1469	0.1449
2401	1	23	0.1655	0.1655	0.2241	0.2286
2402	2	23	0.1655	0.1655	0.1457	0.1436
2403	3	23	0.1655	0.1655	0.1406	0.1386
2404	4	23	0.1655	0.1655	0.1737	0.1711
2405	5	23	0.1655	0.1655	0.1064	0.1049
2406	6	23	0.1655	0.1655	0.1064	0.1049
2407	7	23	0.1655	0.1655	0.1761	0.1798
2408	8	23	0.1655	0.1655	0.1596	0.1574
2409	9	23	0.1655	0.1655	0.1469	0.1449
2410	10	23	0.1655	0.1655	0.2005	0.2048
2411	11	23	0.1655	0.1655	0.1469	0.1449
2412	12	23	0.1655	0.1655	0.1469	0.1449
2501	1	24	0.1655	0.1655	0.2241	0.2286
2502	2	24	0.1655	0.1655	0.1457	0.1436
2503	3	24	0.1655	0.1655	0.1406	0.1386
2504	4	24	0.1655	0.1655	0.1737	0.1711
2505	5	24	0.1655	0.1655	0.1064	0.1049
2506	6	24	0.1655	0.1655	0.1064	0.1049
2507	7	24	0.1655	0.1655	0.1761	0.1798
2508	8	24	0.1655	0.1655	0.1596	0.1574
2509	9	24	0.1655	0.1655	0.1469	0.1449
2510	10	24	0.1655	0.1655	0.2005	0.2048
2511	11	24	0.1655	0.1655	0.1469	0.1449
2512	12	24	0.1655	0.1655	0.1469	0.1449
2601	1	25	0.1655	0.1655	0.2241	0.2286
2602	2	25	0.1655	0.1655	0.1457	0.1436
2603	3	25	0.1655	0.1655	0.1406	0.1386
2604	4	25	0.1655	0.1655	0.1737	0.1711
2605	5	25	0.1655	0.1655	0.1064	0.1049
2606	6	25	0.1655	0.1655	0.1064	0.1049
2607	7	25	0.1655	0.1655	0.1761	0.1798
2608	8	25	0.1655	0.1655	0.1596	0.1574
2609	9	25	0.1655	0.1655	0.1469	0.1449
2610	10	25	0.1655	0.1655	0.2005	0.2048
2611	11	25	0.1655	0.1655	0.1469	0.1449
2612	12	25	0.1655	0.1655	0.1469	0.1449
2701	1	26	0.1655	0.1655	0.2241	0.2286
2702	2	26	0.1655	0.1655	0.1457	0.1436
2703	3	26	0.1655	0.1655	0.1406	0.1386
2704	4	26	0.1655	0.1655	0.1737	0.1711
2705	5	26	0.1655	0.1655	0.1064	0.1049
2706	6	26	0.1655	0.1655	0.1064	0.1049
2707	7	26	0.1655	0.1655	0.1761	0.1798
2708	8	26	0.1655	0.1655	0.1596	0.1574
2709	9	26	0.1655	0.1655	0.1469	0.1449
2710	10	26	0.1655	0.1655	0.2005	0.2048
2711	11	26	0.1655	0.1655	0.1469	0.1449
2712	12	26	0.1655	0.1655	0.1469	0.1449

**SOCIAL**  
**AT CHURCH + DUNDAS**  
**SCHEDULE 'D'**

**PERCENTAGE CONTRIBUTION TO COMMON EXPENSES AND PERCENTAGE**  
**INTEREST IN COMMON ELEMENTS BY UNIT AND LEVEL NUMBER**

<u>SUITE NO.</u>	<u>UNIT NO.</u>	<u>LEVEL NO.</u>	<u>% CONTRIBUTION TO BULK INTERNET</u>	<u>% CONTRIBUTION TO EDDY SYSTEM</u>	<u>% CONTRIBUTION TO COMMON EXPENSES</u>	<u>% INTEREST IN COMMON INTEREST</u>
2801	1	27	0.1655	0.1655	0.2241	0.2286
2802	2	27	0.1655	0.1655	0.1457	0.1436
2803	3	27	0.1655	0.1655	0.1406	0.1386
2804	4	27	0.1655	0.1655	0.1737	0.1711
2805	5	27	0.1655	0.1655	0.1064	0.1049
2806	6	27	0.1655	0.1655	0.1064	0.1049
2807	7	27	0.1655	0.1655	0.1761	0.1798
2808	8	27	0.1655	0.1655	0.1596	0.1574
2809	9	27	0.1655	0.1655	0.1469	0.1449
2810	10	27	0.1655	0.1655	0.2005	0.2048
2811	11	27	0.1655	0.1655	0.1469	0.1449
2812	12	27	0.1655	0.1655	0.1469	0.1449
2901	1	28	0.1655	0.1655	0.2241	0.2286
2902	2	28	0.1655	0.1655	0.1457	0.1436
2903	3	28	0.1655	0.1655	0.1406	0.1386
2904	4	28	0.1655	0.1655	0.1737	0.1711
2905	5	28	0.1655	0.1655	0.1064	0.1049
2906	6	28	0.1655	0.1655	0.1064	0.1049
2907	7	28	0.1655	0.1655	0.1761	0.1798
2908	8	28	0.1655	0.1655	0.1596	0.1574
2909	9	28	0.1655	0.1655	0.1469	0.1449
2910	10	28	0.1655	0.1655	0.2005	0.2048
2911	11	28	0.1655	0.1655	0.1469	0.1449
2912	12	28	0.1655	0.1655	0.1469	0.1449
3001	1	29	0.1655	0.1655	0.2241	0.2286
3002	2	29	0.1655	0.1655	0.1457	0.1436
3003	3	29	0.1655	0.1655	0.1406	0.1386
3004	4	29	0.1655	0.1655	0.1737	0.1711
3005	5	29	0.1655	0.1655	0.1064	0.1049
3006	6	29	0.1655	0.1655	0.1064	0.1049
3007	7	29	0.1655	0.1655	0.1761	0.1798
3008	8	29	0.1655	0.1655	0.1596	0.1574
3009	9	29	0.1655	0.1655	0.1469	0.1449
3010	10	29	0.1655	0.1655	0.2005	0.2048
3011	11	29	0.1655	0.1655	0.1469	0.1449
3012	12	29	0.1655	0.1655	0.1469	0.1449
3101	1	30	0.1655	0.1655	0.2241	0.2286
3104	2	30	0.1655	0.1655	0.1737	0.1711
3105	3	30	0.1655	0.1655	0.1064	0.1049
3106	4	30	0.1655	0.1655	0.1064	0.1049
3107	5	30	0.1655	0.1655	0.1761	0.1798
3108	6	30	0.1655	0.1655	0.1596	0.1574
3109	7	30	0.1655	0.1655	0.1469	0.1449
3110	8	30	0.1655	0.1655	0.2005	0.2048
3111	9	30	0.1655	0.1655	0.1469	0.1449
3112	10	30	0.1655	0.1655	0.1469	0.1449
3201	1	31	0.1655	0.1655	0.2241	0.2286
3202	2	31	0.1655	0.1655	0.1457	0.1436
3203	3	31	0.1655	0.1655	0.1406	0.1386
3204	4	31	0.1655	0.1655	0.1737	0.1711
3205	5	31	0.1655	0.1655	0.1064	0.1049
3206	6	31	0.1655	0.1655	0.1064	0.1049
3207	7	31	0.1655	0.1655	0.1761	0.1798
3208	8	31	0.1655	0.1655	0.1596	0.1574
3209	9	31	0.1655	0.1655	0.1469	0.1449
3210	10	31	0.1655	0.1655	0.2005	0.2048
3211	11	31	0.1655	0.1655	0.0978	0.0999
3212	12	31	0.1655	0.1655	0.0978	0.0999
3301	1	32	0.1655	0.1655	0.2241	0.2286
3302	2	32	0.1655	0.1655	0.1457	0.1436

**SOCIAL**  
**AT CHURCH + DUNDAS**  
**SCHEDULE 'D'**

**PERCENTAGE CONTRIBUTION TO COMMON EXPENSES AND PERCENTAGE**  
**INTEREST IN COMMON ELEMENTS BY UNIT AND LEVEL NUMBER**

<u>SUITE</u> <u>NO.</u>	<u>UNIT</u> <u>NO.</u>	<u>LEVEL</u> <u>NO.</u>	<u>% CONTRIBUTION TO</u> <u>BULK INTERNET</u>	<u>% CONTRIBUTION TO</u> <u>EDDY SYSTEM</u>	<u>% CONTRIBUTION TO</u> <u>COMMON EXPENSES</u>	<u>% INTEREST IN</u> <u>COMMON INTEREST</u>
3303	3	32	0.1655	0.1655	0.1406	0.1386
3304	4	32	0.1655	0.1655	0.1737	0.1711
3305	5	32	0.1655	0.1655	0.1064	0.1049
3306	6	32	0.1655	0.1655	0.1064	0.1049
3307	7	32	0.1655	0.1655	0.1761	0.1798
3308	8	32	0.1655	0.1655	0.1596	0.1574
3309	9	32	0.1655	0.1655	0.1469	0.1449
3310	10	32	0.1655	0.1655	0.2005	0.2048
3311	11	32	0.1655	0.1655	0.1737	0.1774
3312	12	32	0.1655	0.1655	0.1737	0.1774
3401	1	33	0.1655	0.1655	0.2241	0.2286
3402	2	33	0.1655	0.1655	0.1457	0.1436
3403	3	33	0.1655	0.1655	0.1406	0.1386
3404	4	33	0.1655	0.1655	0.1737	0.1711
3405	5	33	0.1655	0.1655	0.1064	0.1049
3406	6	33	0.1655	0.1655	0.1064	0.1049
3407	7	33	0.1655	0.1655	0.1761	0.1798
3408	8	33	0.1655	0.1655	0.1596	0.1574
3409	9	33	0.1655	0.1655	0.1469	0.1449
3410	10	33	0.1655	0.1655	0.2005	0.2048
3411	11	33	0.1655	0.1655	0.1737	0.1774
3412	12	33	0.1655	0.1655	0.1737	0.1774
3501	1	34	0.1655	0.1655	0.2241	0.2286
3502	2	34	0.1655	0.1655	0.1457	0.1436
3503	3	34	0.1655	0.1655	0.1406	0.1386
3504	4	34	0.1655	0.1655	0.1737	0.1711
3505	5	34	0.1655	0.1655	0.1064	0.1049
3506	6	34	0.1655	0.1655	0.1064	0.1049
3507	7	34	0.1655	0.1655	0.1761	0.1798
3508	8	34	0.1655	0.1655	0.1596	0.1574
3509	9	34	0.1655	0.1655	0.1469	0.1449
3510	10	34	0.1655	0.1655	0.2005	0.2048
3511	11	34	0.1655	0.1655	0.1737	0.1774
3512	12	34	0.1655	0.1655	0.1737	0.1774
3601	1	35	0.1655	0.1655	0.2241	0.2286
3602	2	35	0.1655	0.1655	0.1457	0.1436
3603	3	35	0.1655	0.1655	0.1406	0.1386
3604	4	35	0.1655	0.1655	0.1737	0.1711
3605	5	35	0.1655	0.1655	0.1064	0.1049
3606	6	35	0.1655	0.1655	0.1064	0.1049
3607	7	35	0.1655	0.1655	0.1761	0.1798
3608	8	35	0.1655	0.1655	0.1596	0.1574
3609	9	35	0.1655	0.1655	0.1469	0.1449
3610	10	35	0.1655	0.1655	0.2005	0.2048
3611	11	35	0.1655	0.1655	0.1737	0.1774
3612	12	35	0.1655	0.1655	0.1737	0.1774
3701	1	36	0.1655	0.1655	0.2241	0.2286
3702	2	36	0.1655	0.1655	0.1457	0.1436
3703	3	36	0.1655	0.1655	0.1406	0.1386
3704	4	36	0.1655	0.1655	0.1737	0.1711
3705	5	36	0.1655	0.1655	0.1064	0.1049
3706	6	36	0.1655	0.1655	0.1064	0.1049
3707	7	36	0.1655	0.1655	0.1761	0.1798
3708	8	36	0.1655	0.1655	0.1596	0.1574
3709	9	36	0.1655	0.1655	0.1469	0.1449
3710	10	36	0.1655	0.1655	0.2005	0.2048
3711	11	36	0.1655	0.1655	0.1737	0.1774
3712	12	36	0.1655	0.1655	0.1737	0.1774
3801	1	37	0.1655	0.1655	0.2241	0.2286
3802	2	37	0.1655	0.1655	0.1457	0.1436

**SOCIAL**  
**AT CHURCH + DUNDAS**  
**SCHEDULE 'D'**

**PERCENTAGE CONTRIBUTION TO COMMON EXPENSES AND PERCENTAGE**  
**INTEREST IN COMMON ELEMENTS BY UNIT AND LEVEL NUMBER**

<u>SUITE</u> <u>NO.</u>	<u>UNIT</u> <u>NO.</u>	<u>LEVEL</u> <u>NO.</u>	<u>% CONTRIBUTION TO</u> <u>BULK INTERNET</u>	<u>% CONTRIBUTION TO</u> <u>EDDY SYSTEM</u>	<u>% CONTRIBUTION TO</u> <u>COMMON EXPENSES</u>	<u>% INTEREST IN</u> <u>COMMON INTEREST</u>
3803	3	37	0.1655	0.1655	0.1406	0.1386
3804	4	37	0.1655	0.1655	0.1737	0.1711
3805	5	37	0.1655	0.1655	0.1064	0.1049
3806	6	37	0.1655	0.1655	0.1064	0.1049
3807	7	37	0.1655	0.1655	0.1761	0.1798
3808	8	37	0.1655	0.1655	0.1596	0.1574
3809	9	37	0.1655	0.1655	0.1469	0.1449
3810	10	37	0.1655	0.1655	0.2005	0.2048
3811	11	37	0.1655	0.1655	0.1737	0.1774
3812	12	37	0.1655	0.1655	0.1737	0.1774
3901	1	38	0.1655	0.1655	0.2241	0.2286
3902	2	38	0.1655	0.1655	0.1457	0.1436
3903	3	38	0.1655	0.1655	0.1406	0.1386
3904	4	38	0.1655	0.1655	0.1737	0.1711
3905	5	38	0.1655	0.1655	0.1064	0.1049
3906	6	38	0.1655	0.1655	0.1064	0.1049
3907	7	38	0.1655	0.1655	0.1761	0.1798
3908	8	38	0.1655	0.1655	0.1596	0.1574
3909	9	38	0.1655	0.1655	0.1469	0.1449
3910	10	38	0.1655	0.1655	0.2005	0.2048
3911	11	38	0.1655	0.1655	0.1737	0.1774
3912	12	38	0.1655	0.1655	0.1737	0.1774
4001	1	39	0.1655	0.1655	0.2241	0.2286
4002	2	39	0.1655	0.1655	0.1457	0.1436
4003	3	39	0.1655	0.1655	0.1406	0.1386
4004	4	39	0.1655	0.1655	0.1737	0.1711
4005	5	39	0.1655	0.1655	0.1064	0.1049
4006	6	39	0.1655	0.1655	0.1064	0.1049
4007	7	39	0.1655	0.1655	0.1761	0.1798
4008	8	39	0.1655	0.1655	0.1596	0.1574
4009	9	39	0.1655	0.1655	0.1469	0.1449
4010	10	39	0.1655	0.1655	0.2005	0.2048
4011	11	39	0.1655	0.1655	0.1737	0.1774
4012	12	39	0.1655	0.1655	0.1737	0.1774
4101	1	40	0.1655	0.1655	0.2241	0.2286
4102	2	40	0.1655	0.1655	0.1457	0.1436
4103	3	40	0.1655	0.1655	0.1406	0.1386
4104	4	40	0.1655	0.1655	0.1737	0.1711
4105	5	40	0.1655	0.1655	0.1064	0.1049
4106	6	40	0.1655	0.1655	0.1064	0.1049
4107	7	40	0.1655	0.1655	0.1761	0.1798
4108	8	40	0.1655	0.1655	0.1596	0.1574
4109	9	40	0.1655	0.1655	0.1469	0.1449
4110	10	40	0.1655	0.1655	0.2005	0.2048
4111	11	40	0.1655	0.1655	0.1737	0.1774
4112	12	40	0.1655	0.1655	0.1737	0.1774
4201	1	41	0.1655	0.1655	0.2241	0.2286
4202	2	41	0.1655	0.1655	0.1457	0.1436
4203	3	41	0.1655	0.1655	0.1406	0.1386
4204	4	41	0.1655	0.1655	0.1737	0.1711
4205	5	41	0.1655	0.1655	0.1064	0.1049
4206	6	41	0.1655	0.1655	0.1064	0.1049
4207	7	41	0.1655	0.1655	0.1761	0.1798
4208	8	41	0.1655	0.1655	0.1596	0.1574
4209	9	41	0.1655	0.1655	0.1469	0.1449
4210	10	41	0.1655	0.1655	0.2005	0.2048
4211	11	41	0.1655	0.1655	0.1737	0.1774
4212	12	41	0.1655	0.1655	0.1737	0.1774
4301	1	42	0.1655	0.1655	0.2241	0.2286

**SOCIAL**  
**AT CHURCH + DUNDAS**  
**SCHEDULE 'D'**

**PERCENTAGE CONTRIBUTION TO COMMON EXPENSES AND PERCENTAGE**  
**INTEREST IN COMMON ELEMENTS BY UNIT AND LEVEL NUMBER**

<u>SUITE NO.</u>	<u>UNIT NO.</u>	<u>LEVEL NO.</u>	<u>% CONTRIBUTION TO BULK INTERNET</u>	<u>% CONTRIBUTION TO EDDY SYSTEM</u>	<u>% CONTRIBUTION TO COMMON EXPENSES</u>	<u>% INTEREST IN COMMON INTEREST</u>
4302	2	42	0.1655	0.1655	0.1457	0.1436
4303	3	42	0.1655	0.1655	0.1406	0.1386
4304	4	42	0.1655	0.1655	0.1737	0.1711
4305	5	42	0.1655	0.1655	0.1064	0.1049
4306	6	42	0.1655	0.1655	0.1064	0.1049
4307	7	42	0.1655	0.1655	0.1761	0.1798
4308	8	42	0.1655	0.1655	0.1596	0.1574
4309	9	42	0.1655	0.1655	0.1469	0.1449
4310	10	42	0.1655	0.1655	0.2005	0.2048
4311	11	42	0.1655	0.1655	0.1737	0.1774
4312	12	42	0.1655	0.1655	0.1737	0.1774
4401	1	43	0.1655	0.1655	0.2241	0.2286
4402	2	43	0.1655	0.1655	0.1457	0.1436
4403	3	43	0.1655	0.1655	0.1406	0.1386
4404	4	43	0.1655	0.1655	0.1737	0.1711
4405	5	43	0.1655	0.1655	0.1064	0.1049
4406	6	43	0.1655	0.1655	0.1064	0.1049
4407	7	43	0.1655	0.1655	0.1761	0.1798
4408	8	43	0.1655	0.1655	0.1596	0.1574
4409	9	43	0.1655	0.1655	0.1469	0.1449
4410	10	43	0.1655	0.1655	0.2005	0.2048
4411	11	43	0.1655	0.1655	0.1737	0.1774
4412	12	43	0.1655	0.1655	0.1737	0.1774
4501	1	44	0.1655	0.1655	0.2241	0.2286
4502	2	44	0.1655	0.1655	0.1457	0.1436
4503	3	44	0.1655	0.1655	0.1406	0.1386
4504	4	44	0.1655	0.1655	0.1737	0.1711
4505	5	44	0.1655	0.1655	0.1064	0.1049
4506	6	44	0.1655	0.1655	0.1064	0.1049
4507	7	44	0.1655	0.1655	0.1761	0.1798
4508	8	44	0.1655	0.1655	0.1596	0.1574
4509	9	44	0.1655	0.1655	0.1469	0.1449
4510	10	44	0.1655	0.1655	0.2005	0.2048
4511	11	44	0.1655	0.1655	0.1737	0.1774
4512	12	44	0.1655	0.1655	0.1737	0.1774
4601	1	45	0.1655	0.1655	0.2241	0.2286
4602	2	45	0.1655	0.1655	0.1457	0.1436
4603	3	45	0.1655	0.1655	0.1406	0.1386
4604	4	45	0.1655	0.1655	0.1737	0.1711
4605	5	45	0.1655	0.1655	0.1064	0.1049
4606	6	45	0.1655	0.1655	0.1064	0.1049
4607	7	45	0.1655	0.1655	0.1761	0.1798
4608	8	45	0.1655	0.1655	0.1596	0.1574
4609	9	45	0.1655	0.1655	0.1469	0.1449
4610	10	45	0.1655	0.1655	0.2005	0.2048
4611	11	45	0.1655	0.1655	0.1737	0.1774
4612	12	45	0.1655	0.1655	0.1737	0.1774
4701	1	46	0.1655	0.1655	0.2241	0.2286
4702	2	46	0.1655	0.1655	0.1457	0.1436
4703	3	46	0.1655	0.1655	0.1406	0.1386
4704	4	46	0.1655	0.1655	0.1737	0.1711
4705	5	46	0.1655	0.1655	0.1064	0.1049
4706	6	46	0.1655	0.1655	0.1064	0.1049
4707	7	46	0.1655	0.1655	0.1761	0.1798
4708	8	46	0.1655	0.1655	0.1596	0.1574
4709	9	46	0.1655	0.1655	0.1469	0.1449
4710	10	46	0.1655	0.1655	0.2005	0.2048
4711	11	46	0.1655	0.1655	0.1737	0.1774
4712	12	46	0.1655	0.1655	0.1737	0.1774
4801	1	47	0.1655	0.1655	0.2241	0.2286

**SOCIAL**  
**AT CHURCH + DUNDAS**  
**SCHEDULE 'D'**

**PERCENTAGE CONTRIBUTION TO COMMON EXPENSES AND PERCENTAGE**  
**INTEREST IN COMMON ELEMENTS BY UNIT AND LEVEL NUMBER**

<u>SUITE NO.</u>	<u>UNIT NO.</u>	<u>LEVEL NO.</u>	<u>% CONTRIBUTION TO BULK INTERNET</u>	<u>% CONTRIBUTION TO EDDY SYSTEM</u>	<u>% CONTRIBUTION TO COMMON EXPENSES</u>	<u>% INTEREST IN COMMON INTEREST</u>
4802	2	47	0.1655	0.1655	0.1457	0.1436
4803	3	47	0.1655	0.1655	0.1406	0.1386
4804	4	47	0.1655	0.1655	0.1737	0.1711
4805	5	47	0.1655	0.1655	0.1064	0.1049
4806	6	47	0.1655	0.1655	0.1064	0.1049
4807	7	47	0.1655	0.1655	0.1761	0.1798
4808	8	47	0.1655	0.1655	0.1596	0.1574
4809	9	47	0.1655	0.1655	0.1469	0.1449
4810	10	47	0.1655	0.1655	0.2005	0.2048
4811	11	47	0.1655	0.1655	0.1737	0.1774
4812	12	47	0.1655	0.1655	0.1737	0.1774
4901	1	48	0.1655	0.1655	0.2241	0.2286
4902	2	48	0.1655	0.1655	0.1457	0.1436
4903	3	48	0.1655	0.1655	0.1406	0.1386
4904	4	48	0.1655	0.1655	0.1737	0.1711
4905	5	48	0.1655	0.1655	0.1064	0.1049
4906	6	48	0.1655	0.1655	0.1064	0.1049
4907	7	48	0.1655	0.1655	0.1761	0.1798
4908	8	48	0.1655	0.1655	0.1596	0.1574
4909	9	48	0.1655	0.1655	0.1469	0.1449
4910	10	48	0.1655	0.1655	0.2005	0.2048
4911	11	48	0.1655	0.1655	0.1737	0.1774
4912	12	48	0.1655	0.1655	0.1737	0.1774
5001	1	49	0.1655	0.1655	0.2241	0.2286
5002	2	49	0.1655	0.1655	0.1457	0.1436
5003	3	49	0.1655	0.1655	0.1406	0.1386
5004	4	49	0.1655	0.1655	0.1737	0.1711
5005	5	49	0.1655	0.1655	0.1064	0.1049
5006	6	49	0.1655	0.1655	0.1064	0.1049
5007	7	49	0.1655	0.1655	0.1761	0.1798
5008	8	49	0.1655	0.1655	0.1596	0.1574
5009	9	49	0.1655	0.1655	0.1469	0.1449
5010	10	49	0.1655	0.1655	0.2005	0.2048
5011	11	49	0.1655	0.1655	0.1737	0.1774
5012	12	49	0.1655	0.1655	0.1737	0.1774
LPH01	1	50	0.1655	0.1655	0.2241	0.2286
LPH02	2	50	0.1655	0.1655	0.1457	0.1436
LPH03	3	50	0.1655	0.1655	0.1406	0.1386
LPH04	4	50	0.1655	0.1655	0.1737	0.1711
LPH05	5	50	0.1655	0.1655	0.1064	0.1049
LPH06	6	50	0.1655	0.1655	0.1064	0.1049
LPH07	7	50	0.1655	0.1655	0.1761	0.1798
LPH08	8	50	0.1655	0.1655	0.1596	0.1574
LPH09	9	50	0.1655	0.1655	0.1469	0.1449
LPH10	10	50	0.1655	0.1655	0.2005	0.2048
LPH11	11	50	0.1655	0.1655	0.1737	0.1774
LPH12	12	50	0.1655	0.1655	0.1737	0.1774
PH01	1	51	0.1655	0.1655	0.2241	0.2286
PH02	2	51	0.1655	0.1655	0.1457	0.1436
PH03	3	51	0.1655	0.1655	0.1406	0.1386
PH04	4	51	0.1655	0.1655	0.1737	0.1711
PH05	5	51	0.1655	0.1655	0.1064	0.1049
PH06	6	51	0.1655	0.1655	0.1064	0.1049
PH07	7	51	0.1655	0.1655	0.1761	0.1798
PH08	8	51	0.1655	0.1655	0.1596	0.1574
PH09	9	51	0.1655	0.1655	0.1469	0.1449
PH10	10	51	0.1655	0.1655	0.2005	0.2048
PH11	11	51	0.1655	0.1655	0.1737	0.1774
PH12	12	51	0.1655	0.1655	0.1737	0.1774
TOTAL RESIDENTIAL PERCENTAGE			100.0000	100.0000	95.2896	95.2896

**SOCIAL**  
**AT CHURCH + DUNDAS**  
**SCHEDULE 'D'**

**PERCENTAGE CONTRIBUTION TO COMMON EXPENSES AND PERCENTAGE**  
**INTEREST IN COMMON ELEMENTS BY UNIT AND LEVEL NUMBER**

<u>SUITE</u> <u>NO.</u>	<u>UNIT</u> <u>NO.</u>	<u>LEVEL</u> <u>NO.</u>	<u>% CONTRIBUTION TO</u> <u>BULK INTERNET</u>	<u>% CONTRIBUTION TO</u> <u>EDDY SYSTEM</u>	<u>% CONTRIBUTION TO</u> <u>COMMON EXPENSES</u>	<u>% INTEREST IN</u> <u>COMMON INTEREST</u>
PARKING UNITS (0.0257 EACH)						
136	Parking Units	A,B,C,D,E & F	0.0000	0.0000	3.4952	3.4952
STORAGE LOCKER UNITS (0.0056 EACH)						
217	Storage Locker Units	2, 3, 4, C, I	0.0000	0.0000	1.2152	1.2152
<b>TOTAL PERCENTAGES</b>			<u>100.0000</u>	<u>100.0000</u>	<u>100.0000</u>	<u>100.0000</u>

# SCHEDULE VII

## **SOCIAL**

AT CHURCH + DUNDAS

---

## **BUDGET STATEMENT**



**SOCIAL**  
**AT CHURCH + DUNDAS**

**BUDGET STATEMENT FOR THE COMMON EXPENSES FOR THE YEAR  
FOLLOWING REGISTRATION OF THE DECLARATION AND DESCRIPTION OF  
THE PROPOSED CONDOMINIUM CORPORATION  
100 DALHOUSIE STREET, TORONTO, ONTARIO**

\*\*\*\*\*

**I REVENUE**

Common Charges	\$3,118,484	
Interest Income	2,946	
<b>TOTAL REVENUE</b>	<b>3,121,430</b>	<b>\$3,121,430</b>

**II OPERATING EXPENDITURES**

**A. UTILITIES**

Hydro	532,000	
Water Sewage	267,000	
Gas	240,000	
<b>TOTAL UTILITIES</b>	<b>1,039,000</b>	<b>1,039,000</b>

**B. REPAIRS AND MAINTENANCE**

Windows	2,000	
Electrical	2,000	
Plumbing	5,000	
Painting / Common Element Maintenance	6,000	
Carpets	12,000	
Locks and Doors	3,000	
Fire Safety	7,000	
Mechanical Expenses	4,000	
Exterior Repairs and Maintenance	3,000	
Amenities and Recreation Expense	8,000	
Fitness Equipment	8,000	
Garage Door / Gate Arm Maintenance	4,000	
Security Equipment	5,000	
Miscellaneous	3,500	
<b>TOTAL REPAIRS AND MAINTENANCE</b>	<b>72,500</b>	<b>72,500</b>

**C. CONTRACTS**

Pest Control	2,000	
Window Cleaning	24,000	
Elevators	50,000	
Property Management	200,000	
Telephone	7,000	
Odour Control	7,000	
Waste Removal	25,000	
Garage Cleaning	6,000	
Concierge	287,000	
Housekeeping	210,000	
Tractor Lease	6,500	
HVAC - Fan Coil Maintenance	26,000	
<b>TOTAL CONTRACTS</b>	<b>850,500</b>	<b>850,500</b>

**D. STAFF**

Superintendent	60,000	
Employee Benefits	9,000	
<b>TOTAL STAFF</b>	<b>69,000</b>	<b>69,000</b>

<b>E.</b>	<b><u>SUPPLIES</u></b>		
	Lighting Supplies	\$5,000	
	Cleaning Supplies	6,000	
	Maintenance Supplies	2,000	
	Small Tools / Equipment	3,000	
	Landscaping Non Contract	2,000	
	Miscellaneous	<u>4,875</u>	
	<b>TOTAL SUPPLIES</b>		\$22,875
<b>F.</b>	<b><u>INSURANCE</u></b>		65,000
<b>G.</b>	<b><u>GENERAL AND ADMINISTRATIVE</u></b>		
	General Meetings	5,000	
	Office Supplies / Equipment	6,000	
	Duplicating / Photocopier Expenses	4,300	
	Bank Charges	1,498	
	Legal Fees	2,000	
	Audit Fees	7,500	
	Condominium Administrative Fee	7,250	
	Car Share Program	20,000	
	Internet Web Page Maintenance / Administration	<u>11,000</u>	
	<b>TOTAL GENERAL AND ADMINISTRATIVE</b>		64,548
<b>H.</b>	<b><u>PERFORMANCE AUDIT</u></b>		32,000
<b>I.</b>	<b><u>EASEMENT AND COST SHARING AGREEMENT AND SHARED FACILITIES OPERATING EXPENSES SHARED WITH THE COMMERCIAL LAND(S) OWNER</u></b>		181,345
	<b>TOTAL OPERATING EXPENSES</b>		<b>2,396,768</b>
<b>J.</b>	<b><u>CONTRIBUTION TO RESERVE FUND</u></b>		
	Reserve Fund Provision	351,500	
	Reserve Fund Study Provision	<u>7,500</u>	
	<b>TOTAL RESERVE FUND CONTRIBUTION</b>		359,000
<b>K.</b>	<b><u>HIGH SPEED BULK INTERNET</u></b>		204,756
<b>L.</b>	<b><u>EDDY WATER SYSTEM</u></b>		160,906
	<b>TOTAL OPERATING EXPENDITURES</b>		<b>\$3,121,430</b>

**SOCIAL**  
**AT CHURCH + DUNDAS**

**BUDGET NOTES**

**I INDIVIDUAL UNIT ASSESSMENT**

The monthly common expense for each unit is determined by dividing each of; (i) the total budgeted High Speed Bulk Internet charges attributed to the Property (\$204,756.00), the total budgeted Eddy Water System charges attributed to the Property (\$160,906.00) and, (iii) the total of all Other budgeted common expense charges attributed to the Property (\$2,752,822.00) by twelve (12) to determine the monthly assessment. The High Speed Bulk Internet amount is then multiplied by the unit's percentage contribution to the Bulk Internet, as shown in Schedule "D" of the proposed Declaration attributed to the Bulk Internet charges. The monthly Eddy Water System amount is then multiplied by the unit's percentage contribution to the Eddy System, as shown in Schedule "D" of the proposed Declaration attributed to the Eddy Water System charges. The monthly amount of all Other budgeted expenses is then multiplied by each unit's percentage contribution to the Common Expenses, as shown in Schedule "D" of the proposed Declaration attributed to all Other budgeted expenses. The sum of all three (3) amounts are added together to find the total monthly individual common charge.

**1. Total Monthly Common Expenses**

$$\$3,118,484 \div 12 = \$259,873.67$$

**2. Monthly Individual Common Charge**

The individual unit monthly common charge for High Speed Bulk Internet is determined by multiplying the total monthly charge for High Speed Bulk Internet (\$17,063.00) by the percentage contribution to High Speed Bulk Internet for each unit in Schedule "D" of the proposed Declaration attributable to the High Speed Bulk Internet charges. The individual unit monthly common charge for the Eddy Water System is determined by multiplying the total monthly charge for the Eddy Water System (\$13,408.80) by the percentage contribution to the Eddy Water System for each unit in Schedule "D" of the proposed Declaration attributed to the Eddy Water System charges. The individual unit monthly Common Expense for all Other budgeted expenses is determined by multiplying the total of all Other monthly budgeted expenses (\$229,401.86) by the percentage contribution to Common Expense for each unit in Schedule "D" of the proposed declaration attributed to the Other Budgeted expenses. A schedule of monthly common charges for the High Speed Bulk Internet, a schedule of monthly common charges for the Eddy Water System and a schedule of monthly common expenses for each residential unit, parking and storage locker unit is attached to this budget statement. Parking and storage locker spaces are treated as individual units. The monthly assessment payable by any owner is equal to the combined sum of the monthly common charge assigned to each residential unit for Bulk Internet, the Eddy Water System plus the monthly common expense assigned to each residential unit, each parking and/or storage locker unit purchased or assigned on the attached Schedule of Monthly Common Charges.

**II OPERATING EXPENDITURES (\$2,396,768)**

**A. UTILITIES (\$1,039,000)**

**1. Hydro (\$532,000)**

The budget is based on comparable property requirements and the current rates of 8.4 cents per kilowatt hour and administrative/distribution charges have been escalated by 9% and compounded annually. The budget includes electricity for the common areas only. Each residential unit will be separately metered or check metered and the cost of electricity to the residential units will be the responsibility of the respective unit owner and will not form part of the

common expenses. Should the rates for hydro at time of registration be greater than 10.0 cents per kilowatt hour or the administrative/distribution charges have increased from current charges, then the budget will be adjusted accordingly to reflect the rates at the time of registration.

2. **Water Sewage** (\$267,000)

The budget is based on comparable property requirements and the current rates of \$3.62 per cubic meter of water consumed have been escalated by 9% and compounded annually. The budget includes water and sewage charges for the common areas and the residential units on a bulk billing basis. Should the rates for water at time of registration be greater than \$4.30 per cubic meter, then the budget will be adjusted accordingly to reflect the rates at the time of registration.

3. **Gas** (\$240,000)

The budget is based on comparable property requirements and the current rates of 26.0 cents per cubic meter and administrative/distribution charges have been escalated by 4% and compounded annually. The budget includes natural gas costs for the common areas and residential units on a bulk billing basis. Should the rates for the gas at time registration be greater than 29.2 cents per cubic meter or administrative/distribution charges have increased from current rates, then the budget will be adjusted accordingly to reflect the rates at the time of registration.

**B. REPAIRS AND MAINTENANCE** (\$72,500)

This grouping of accounts pays for repairs and maintenance to the common elements of the Condominium Corporation as required by outside contractors.

1. **Windows** (\$2,000)

This account pays for costs associated with any repairs to windows of the common elements and units that are not covered by the Condominium corporation's policies of insurance nor the warranties on windows.

2. **Electrical** (\$2,000)

Miscellaneous electrical repairs and maintenance to electrical systems and the cost of any infra-red scanning of transformers, bus ducts or electrical panels as part of a planned preventative maintenance program.

3. **Plumbing** (\$5,000)

Repairs by outside trades to domestic hot water or plumbing systems in the building and cleaning of drains that may be required.

4. **Painting / Common Element Maintenance** (\$6,000)

Painting and drywall repairs and maintenance to the common areas of the building.

5. **Carpets** (\$12,000)

Costs associated with one full professional cleaning of common area carpets, elevator mats, entrance mats and miscellaneous spot cleaning and repairs as may be required.

6. **Locks and Doors** (\$3,000)

Repairs to locks, door closures, door frames and access systems and any re-keying of doors that may be required.

7. **Fire Safety** (\$7,000)

This account is for the professional inspection and testing of the fire safety system in compliance with the requirements of the Ontario Fire Code as well as for repairs and maintenance of fire bells, pull stations, the fire alarm panel, voice communication systems, heat detectors, fire hoses, extinguishers, sprinkler flow switches and fire pumps specific to the condominium corporation. Also included is the monthly testing and monitoring of the fire panel.

8. **Mechanical Expenses** (\$4,000)

This account is for the miscellaneous repairs to the mechanical systems not covered by any contract.

9. **Exterior Repairs and Maintenance** (\$3,000)

This account is for the miscellaneous repairs to the exterior of the building, including sidewalks, roads, and curbs by the condominium corporation.

10. **Amenities and Recreation Expense** (\$8,000)

Repairs and maintenance by outside contractors to the multi-purpose room, terrace, and other common area amenity facilities.

11. **Fitness Equipment** (\$8,000)

Estimated cost to maintain and service the fitness equipment as required.

12. **Garage Door/Gate Arm Maintenance** (\$4,000)

Costs associated with repairs and maintenance of the garage door servicing the condominium corporation.

13. **Security Equipment** (\$5,000)

This account represents a provision for repairs and maintenance of the CCTV equipment and other security access controls and equipment. Also included is a cost to purchase additional access devices required by owners.

14. **Miscellaneous** (\$3,500)

Miscellaneous repairs to other common elements including such items as intercom system, compactor system, mechanical buildings system not covered by any contract, and other items not described in this grouping of expenses.

C. **CONTRACTS** (\$850,500)

1. **Pest Control** (\$2,000)

Costs for the monthly servicing of the common areas and for servicing units on an as required basis.

2. **Window Washing** (\$24,000)

Estimated costs for the cleaning of all windows not accessible by staff or residents at a frequency of once per year including outer glass panels.

3. **Elevators** (\$50,000)

Annual costs associated with the repair and monthly maintenance of the elevators including the shuttle elevator leading to the garage of the Condominium Corporation according to government requirements. The elevator maintenance contract will be a full service and parts agreement with the original installer of the elevators. Provisions have also been made for licenses and government inspections.

4. **Property Management (\$200,000)**

The Declarant proposes to enter into a Management Agreement with Crossbridge Condominium Services Ltd. to perform property management services in administrating the affairs of the condominium corporation.

5. **Telephone (\$7,000)**

Costs associated with the phone lines in the management office, at the concierge desk and in the elevators. Included as well is internet services for the management office and concierge desk. The cost to purchase and maintain two-way radios for use between management and building staff also included.

6. **Odour Control (\$7,000)**

Costs associated with the odour control systems in the garbage room collection areas.

7. **Waste Removal (\$25,000)**

The estimated cost of the levy to remove the residential condominium garbage, organic waste and other recyclables by the City of Toronto. Included as well is an allowance for the purchase of a bin dolly.

8. **Garage Cleaning (\$6,000)**

The estimated cost for power sweeping and washing the residential parking garage at a frequency of once per year by the condominium corporation.

9. **Concierge (\$287,000)**

The estimated cost to provide contracted concierge to be located primarily in the lobby, 32 hours per day, 365 days a year. Duties will include greeting residents and guests.

10. **Housekeeping (\$210,000)**

To supply contract cleaners on the basis of 158 hours per week, 52 weeks per year at a maximum rate of \$23.00 per hour including holiday pay and taxes.

11. **Tractor Lease (\$6,500)**

An estimate of the cost of leasing a tractor to be used for moving garbage bins from the garage to the garbage pick up area at grade level. Included as well is a provision for annual maintenance of tractor.

12. **HVAC - Fan Coil Maintenance (\$26,000)**

The estimated contract cost for once a year to maintain the in-suite fan coil units including filter changes as required, notwithstanding that the cost to repair and maintain the fan coils is the responsibility of each owner.

D. **STAFF (\$69,000)**

1. **Superintendent (\$60,000)**

It is anticipated that one full-time non resident Superintendent 40 hour/week Monday to Friday, will be hired for the Condominium. This is the estimated salary costs, including statutory benefits. Duties will include minor maintenance of the mechanical systems in the building not covered by contract, responsibility for minor routine maintenance of common areas, garbage disposal and other duties.

2. **Employee Benefits (\$9,000)**

This is the estimated cost of supplying the Superintendent with fringe benefits available through the Property Management firm. This includes provisions for life insurance, and extended health care. Provisions have also been made for

the employer's share of Employment Insurance and Canada Pension Plan premiums, and for the Ontario Health Tax and coverage through the Workplace Safety and Insurance Board.

**E. SUPPLIES (\$22,875)**

This category includes the estimated costs for cleaning supplies, lighting supplies, landscaping supplies, maintenance supplies used by building staff, small tools, and equipment.

**F. INSURANCE (\$65,000)**

The allocation in this category is for the cost of the insurance premium to meet the requirements of the Condominium Corporation. Included is all risks replacement cost property coverage, comprehensive public liability, boiler and machinery coverage, and Directors and Officers liability coverage.

**G. GENERAL AND ADMINISTRATIVE (\$64,548)**

**1. General Meetings (\$5,000)**

This is the estimated cost of holding the Turnover or Special General Meeting of the Corporation during the first year as well as the services of a minute taker for board meetings.

**2. Office Supplies/Equipment (\$6,000)**

The budget provides for any office expenses directly related to the operation of the Condominium Corporation including supplies for the concierge desk.

**3. Duplicating / Photocopier Expenses (\$4,300)**

This is the estimated cost of the duplication of newsletters, other notices, forms used by the Condominium Corporation and duplication and distribution of Minutes, Auditor's Reports, and other Condominium corporation documents that may be sent from time to time to the unit owners, including any lease costs that may be entered into for photocopier equipment.

**4. Bank Charges (\$1,498)**

The budget provides for bank charges related to the Corporation bank account for deposits, pre-authorized final transfers etc..

**5. Legal Fees (\$2,000)**

Provision has been made for the appointment of legal counsel for the Condominium Corporation at the discretion of the Board of Directors.

**6. Audit Fees (\$7,500)**

Section 43 (7) of the Condominium Act requires an audit sixty (60) days after the turnover meeting and Section 67 requires an audit at year end. The provision is the estimated cost to complete both the audits during the year.

**7. Condominium Administrative Fee (\$7,250)**

Estimated annual fees associated with the creation of the new Condominium Authority of Ontario Office. This organization is an Administrative Authority, and once designated, it will provide condominium owners with the tools and information that owners may need to understand condominium ownership, Board of Director training and use of the dispute resolution services.

**8. Car Share Program (\$20,000)**

Provision have been made for any third party operator administration services related to a car share program as more particularly described in the Disclosure Documents.

9. **Internet Web Page Maintenance / Administration (\$11,000)**

Provision to design and install an on-line communication and management platform for the condominium has been accounted for that includes package tracking, communication via email notification etc..

H. **PERFORMANCE AUDIT (\$32,000)**

The cost of the engineering study, to be conducted by the Board of Directors, to examine the common element areas and to file the report with TARION during the first year. This is a one-time expense.

The Condominium shall arrange with an independent engineering consultant to prepare a Performance Audit within one (1) year immediately following registration of the Declaration and the Description. The Performance Audit shall be conducted by professional consulting engineers who shall make a thorough examination of the buildings and assess the as-constructed condition of the various systems and components of the building in order to provide the Condominium with a report on the building which will assist the Condominium in assessing repair and maintenance requirements and in preserving any rights which the Corporation may have under the Ontario New home Warranties Plan Act.

The Condominium is not restricted in its selection of consulting engineers or the Performance Audit being prepared as set out herein. In the event that the Corporation retains a consulting engineer to undertake the Performance Audit, at a higher cost than is reasonably established in the budget, then the Declarant shall only be responsible for the established price, pursuant to Section 75 of the Act, and any expenditures in excess of this stated amount shall be the sole responsibility of the Condominium.

I. **EASEMENT & COST SHARING AGREEMENT AND SHARED FACILITIES OPERATING EXPENSES SHARED WITH THE COMMERCIAL LAND(S) OWNER (\$181,345)**

Please see Schedule I for the shared expenses.

J. **CONTRIBUTION TO RESERVE FUND (\$359,000)**

1. **Contribution To Reserve Fund (\$351,500)**

Section 93 (2) of the *Condominium Act 1998* defines the Reserve Fund, as a fund set up by the condominium corporation in a special account for the major repair and replacement of common elements and assets of the Condominium corporation. It is anticipated that one-twelfth of the annual contribution to the Reserve Fund will be made on a monthly basis. At the time of the preparation of this budget, a detailed Reserve Fund Study had not been prepared. **The provision is calculated at 15% of the estimated operating expenses exclusive of the Bulk Internet and the Eddy Water System expense.** The monthly internet fee is in addition to the monthly common expenses to each Residential Unit as set out on the attached Schedule of Monthly Common Expenses. The collection and payment thereof to the Condominium Corporation by each Residential Unit owner will be deemed to be in addition to the common expenses and recoverable as such. Future allocations will be dictated by the reserve fund study, to be completed in the first year after registration.

2. **Reserve Fund Study (\$7,500)**

In accordance with the *Condominium Act 1998*, the condominium corporation will retain the services of an independent consultant to prepare a reserve fund study (Section 94 (4)), which will establish the level of funding necessary to maintain an adequate reserve for future major repair and replacement of the common elements. Section 94 (7) allows for the reserve fund study to be expensed from the reserve fund.

K. **HIGH SPEED BULK INTERNET (\$204,756)**

A provision has been for the Corporation to enter into an agreement with Rogers Communications Inc. to provide bulk Ultimate Ignite 250 High Speed Internet service



to each of the residential units. The initial term of the agreement is 5 years with the right of the Condominium Corporation to extend on 90 days prior written notice for up to 5 additional years at pre-defined annual escalating rates. The cost of the bulk internet service is based on an initial price of \$25.00 per unit per month, plus HST. The High Speed Bulk Internet will be funded out of the common expenses in accordance with the percentages outlined in Schedule D to the Declaration relating specifically to the bulk internet service. Please refer to the Disclosure Statement for further details.

**L. EDDY WATER SYSTEM (\$160,906)**

As more particularly described in the Disclosure Statement and as determined by the Declarant, Eddy Building solutions intelligent leak detection technology will be installed within the residential dwelling units and/or the common elements in certain locations to monitor leakage of certain water pipes. Solely at the discretion of the Declarant, if such sensors were to be installed all amounts or rates payable to the Service Provider for such monitoring of the sensors shall comprise part of the common expenses of the Condominium and is reflected in the Condominium's annual budget. The cost of the Eddy Water System monitoring is based on an initial price of \$19.65 per unit per month, plus HST. The Eddy Water System will be funded out of the common expenses in accordance with the percentages outlined in Schedule D tthe Declaration relating specifically to the Eddy Water System. Please refer to the Disclosure Statement for further details.

#### ADDITIONAL STATEMENTS REQUIRED BY THE CONDOMINIUM ACT

- a) The total common expenses of this proposed Condominium Corporation including the provision to the reserve fund is \$3,118,484 as shown in the Budget Statement.
- b) This budget statement incorporates an assumed inflation factor of 6.5% per annum, based on a projected Condominium registration date of July 27, 2022 and in the event that registration occurs sometime thereafter, then this budget statement (and all figures reflecting expenses set forth herein) should be read and construed as automatically being increased by an inflation factor of 6.5% per annum. In such event, purchasers acknowledge and agree that they shall be bound by such revised budget and the acceptance of such revised budget should not be construed as a material change to the Disclosure Statement. Furthermore, nothing set forth in this budget statement should be construed or interpreted as a representation or warranty that the actual registration of the Condominium shall take place by the date noted above, namely July 27, 2022.
- c) Although this budget is based on the best available information as at the date of its preparation, purchasers should be aware that budgetary predications on future servicing and utility costs are, by their very nature, subject to change based on regulatory and other changes that are beyond the Declarant's control and reasonable expectations. The Declarant reserves the right to revise the first year budget statement to reflect the increases to utilities set out in, including but without limitation, items A (1), (2) and (3) of the Utilities Operating Expenses and to provide each unit purchaser with a revised copy of the Condominium Corporation's first year statement. In such event, purchasers acknowledge and agree that they shall be bound such revised budget, and the acceptance of such revised budget should not be considered nor be construed as a material change as defined by the *Condominium Act, 1998*, nor will the Declarant be accountable to the Corporation for any budget shortfall as a result thereof.
- d) The cost of each expense item is shown on the Budget Statement. The cost of the Reserve Fund Study is \$7,500 including H.S.T.; the cost of the Performance Audit is \$32,000 including H.S.T.; the cost of both the turn over and year end financial audits is \$7,500 including H.S.T.
- e) Pursuant to a Bulk Internet Agreement as described in the Disclosure Statement, wherein a designated service provider will provide certain building communications services for the residents of the building, each Residential Unit owner in addition to the monthly common expenses, will be required to pay as part of the monthly common expenses a mandatory fee of \$25.00 (plus HST) per Residential Unit per month. The initial term of the agreement is anticipated to be sixty (60) months. The monthly internet fee is to each Residential Unit as set out on the attached Schedule of Monthly Common Expenses.
- f) As described in the Disclosure Statement, wherein a designated service provider will provide intelligent leak detection technology to be installed within the residential dwelling units and/or the common elements in certain locations to monitor leakage of certain water pipes, each Residential Unit owner in addition to the monthly common expenses, will be required to pay as part of the monthly common expenses a mandatory fee of \$19.65 (plus HST) per Residential Unit per month. The monthly Eddy Water System to each Residential Unit is set out on the attached Schedule of Monthly Common Charges. Please refer to the Disclosure Statement for further details.
- g) As stated in the notes above, 15% of the operating expenses will be paid into the reserve fund account. The provision is \$359,000 for the first year.
- h) As at the date of the initial Budget of October 18, 2017 and updated Budget of August 26, 2019, the condominium Corporation has not been created and accordingly, there are no amounts in the Reserve Fund. At the end of the first year after registration, there should be \$351,500 in the reserve fund account.
- i) At the time of preparation of the initial Budget Statement October 18, 2017 and updated Budget of August 26, 2019, there are no judgments with respect to the

property, against the Declarant nor is the Declarant Corporation a party to any lawsuit material to the within property.

- j) The cost, type, level and frequency of services is detailed in the budget notes.
- k) The cost of Cable TV and telephone service to units will be on a user pay basis and is not a common expense and not included in the budget statement.
- l) There are no current or expected fees, charges, rents or other revenue to be paid to or by the Corporation or by any of the owners for the use of the common elements or other facilities related to the property except perhaps certain amenities and at rates to be established by the Board of Directors from time to time.
- m) The Harmonized Sales Tax is included in all applicable expense items on the Budget Statement.
- n) Use of the Amenities and Facilities will be subject to special rules that may be established from time to time by the Board of Directors.
- o) Unit owners will be responsible for insuring any contents and improvements in their individual units. This insurance policy should also include personal third party liability insurance, reimbursement for living expenses outside of their units and protection against any deductible charges that might accrue to the owner from the Condominium Corporation. The Condominium Corporation shall insure the units (excluding contents and improvements) and the common elements for full replacement cost without deduction for depreciation with reference to the proposed standard unit.

**SCHEDULE I**

**BUDGET FOR THE EXPENSES**  
**SHARED BETWEEN THE SOCIAL CONDOMINIUM CORPORATION AND**  
**THE COMMERCIAL LANDS OWNER(S)**

The following budget and notes describes the expenses that the Social Condominium Corporation will share with the owner(s) of the Commercial Lands as contemplated and more particularly described in The Disclosure Statement. These expenses relate to the shared costs in maintaining the Shared Facilities including landscaping, snow removal, utilities and general maintenance of the sidewalks, Shared Servicing and Mechanical Systems, Loading Bay Area and associated facilities and equipment, located at grade level.

The Easement and Cost Sharing Agreement will establish the allocation of costs which shall be apportioned by the Declarant on an equitable basis as more particularly described in the Easement and Cost Sharing Agreement. The Social Condominium Corporation and the owner(s) of the Commercial Lands will be responsible for its proportionate share of the cost of operating, maintaining, repairing and replacing the Residential and Commercial Shared Facilities as described in the Disclosure Statement on the basis of the total net saleable area, or total of the net leasable area if referring to the Commercial Area, contained within the Social Condominium Corporation and the Commercial Area bears to the total net saleable area contained in the Social Condominium Corporation, together with the total net leasable area contain in the Commercial Area.

The Declarant shall determine said set saleable area and net leasable area, and such determination shall be final and binding on all parties to the subject Easement and Cost Sharing Agreement.

	<u>Total Costs</u>
<b>A. <u>UTILITIES</u></b>	
Hydro Loading Dock / Staging Area / Exterior Lighting	\$ 5,000
Emergency Generator Gas	<u>2,500</u>
<b>TOTAL UTILITIES</b>	<b>7,500</b>
<b>B. <u>REPAIRS AND MAINTENANCE</u></b>	
Storm Tank Maintenance	500
Plumbing / Storm / Sanitary Systems	5,000
CCTV / Access Control Equipment	3,000
Fire Safety Equipment	1,000
Loading Bay Overhead Garage Door Maintenance	2,000
Shared Service Doors and Lock Maintenance	<u>1,200</u>
<b>TOTAL REPAIRS AND MAINTENANCE</b>	<b>12,700</b>
<b>C. <u>SERVICE CONTRACTS</u></b>	
Housekeeping / Maintenance Personnel	16,000
Walkway/ Sidewalk Landscaping	4,200
Walkway/Sidewalk Snow Removal	5,000
Entranceway Driveway Snow Removal / Maintenance / Power Wash / Sweep	1,000
CACF Annual Test	15,000
HVAC - Preventative Maintenance	45,000
Emergency Generator	4,500
Security Patrol	<u>72,000</u>
<b>TOTAL SERVICE CONTRACTS</b>	<b>162,700</b>
<b>D. <u>SUPPLIES</u></b>	
Lighting Supplies / Maintenance Supplies	<u>1,000</u>
<b>TOTAL SUPPLIES</b>	<b>1,000</b>

**E. GENERAL AND ADMINISTRATION**

Insurance General Liability Coverage	\$4,000
Audit Fees	<u>1,000</u>
<b>TOTAL GENERAL AND ADMINISTRATION</b>	<b>\$5,000</b>

<b><u>TOTAL PROJECT RECIPROCAL AGREEMENT OPERATING EXPENSES ALLOCATED BETWEEN THE SOCIAL CONDOMINIUM CORPORATION AND THE COMMERCIAL LANDS OWNER(S)</u></b>	<b>\$188,900</b>
--	------------------

**Allocation of Project Reciprocal Agreement**

<b>Social Condominium Corporation</b>	<b>\$ 181,345</b>
The Commercial Lands Owner(s)	<u>7,555</u>
	<b>\$188,900</b>

**SHARED BETWEEN THE SOCIAL CONDOMINIUM CORPORATION  
AND THE COMMERCIAL LANDS OWNER(S)**

**BUDGET NOTES TO SCHEDULE I**

**A. UTILITIES (\$7,500)**

**1. Hydro Loading Dock / Staging Area / Exterior Lighting (\$5,000)**

An estimate of hydro costs related to loading dock area and exterior grade lighting and all associated equipment.

**2. Emergency Generator Gas (\$2,500)**

The budget provides for the cost of gas used in operating the shared emergency generator servicing this project and retail.

**B. REPAIRS AND MAINTENANCE (\$12,700)**

**1. Storm Tank Maintenance (\$500)**

Estimated maintenance costs associated with maintaining the storm water room and tank.

**2. Plumbing / Storm / Sanitary Systems (\$5,000)**

Provision for any repairs and maintenance to the shared plumbing services and shared systems.

**3. CCTV / Access Control Equipment (\$3,000)**

Provision for any maintenance to any CCTV equipment and or security access devices that may be installed servicing the loading dock facilities.

**4. Fire Safety Equipment (\$1,000)**

This account provides for the repairs to any shared life safety systems and devices as required by the Ontario Fire Code.

**5. Loading Bay Overhead Garage Door Maintenance (\$2,000)**

Estimated cost to repair and maintain the main overhead loading bay door servicing the project.

**6. Shared Service Doors and Locks Maintenance (\$1,200)**

Provision for repairs to any shared service doors and door locks.

**C. SERVICE CONTRACTS (\$162,700)**

**1. Housekeeping / Maintenance Personnel (\$16,000)**

The estimated cost for any cleaning and maintenance that may be required by housekeeping/maintenance personnel towards maintaining the shared services. A provision of 14 hours/week at \$23.00 per hour has been provided for.

**2. Walkway / Sidewalk Landscaping (\$4,200)**

The estimated cost to maintain as may be required by the city, any landscaping including trees located around the perimeter of the building.

3. **Walkway / Sidewalk Snow Removal** (\$5,000)

The estimated cost to maintain and keep the city public sidewalks clear of snow and ice, including the cost of sand and salt.

4. **Entranceway Driveway Snow Removal / Maintenance / Power Wash / Sweep** (\$1,000)

The estimated cost to maintain and keep the interior shared laneway clear of snow and ice including the cost of sand and salt.

5. **CACF Annual Test** (\$15,000)

This account is for the professional inspection and testing of the fire safety system in compliance with the requirements of the Ontario Fire Code as well as for repairs and maintenance of fire bells, pulls stations, the fire alarm panel, voice communication systems, heat detectors, fire hoses, extinguishers, sprinkler flow switches and fire pumps specific to the condominium corporation. Also included is the monthly testing and monitoring of the fire panel.

6. **HVAC - Preventative Maintenance** (\$45,000)

The estimated cost for a maintenance and inspection contract with an independent service company for the regular servicing of mechanical systems in the building including the boilers, cooling tower, pumps, motors, fans and other equipment excluding in-suite fan coil units. Included is the cost of water treatment related to the air conditioning and heating systems.

7. **Emergency Generator** (\$4,500)

Estimated cost to inspect the emergency generator on a semi annual basis together with an allowance for any repairs.

8. **Security Patrol** (\$72,000)

The estimated cost to provide a roving security/patrol guard patrolling the shared facilities, 8 hours per day, 7 days a week. The patrol guard service will be provided once the condominium is registered, or at the discretion of the Declarant prior to registration of the condominium.

D. **SUPPLIES** (\$1,000)

1. **Lighting Supplies / Maintenance Supplies** (\$1,000)

Provision for lighting and maintenance supplies used for the shared facilities at grade level.

E. **GENERAL AND ADMINISTRATION** (\$5,000)

1. **Insurance General Liability Coverage** (\$4,000)

Insurance premium for comprehensive general liability and any shared property coverage for the project.

2. **Audit Fees** (\$1,000)

An allowance for the year end audit related to the operation of the shared facilities has been accounted for.

**SOCIAL**  
**AT CHURCH + DUNDAS**  
**SCHEDULE OF MONTHLY COMMON CHARGES**  
**BY SUITE NUMBER**

<u>SUITE NO.</u>	<u>UNIT NO.</u>	<u>LEVEL NO.</u>	<u>MONTHLY COMMON BULK INTERNET PER UNIT</u>	<u>MONTHLY COMMON EDDY SYSTEM PER UNIT</u>	<u>MONTHLY COMMON CHARGE</u>	<u>TOTAL MONTHLY COMMON ELEMENT CHARGES BY UNIT</u>
201	1	2	28.25	22.20	502.21	552.66
202	2	2	28.25	22.20	313.82	364.27
203	3	2	28.25	22.20	313.82	364.27
204	4	2	28.25	22.20	392.59	443.04
205	5	2	28.25	22.20	267.25	317.70
206	6	2	28.25	22.20	278.95	329.40
207	7	2	28.25	22.20	278.95	329.40
208	8	2	28.25	22.20	366.12	416.57
209	9	2	28.25	22.20	287.67	338.12
210	10	2	28.25	22.20	241.10	291.55
211	11	2	28.25	22.20	477.59	528.04
212	12	2	28.25	22.20	496.45	546.90
213	13	2	28.25	22.20	369.10	419.55
214	14	2	28.25	22.20	284.69	335.14
215	15	2	28.25	22.20	371.86	422.31
216	16	2	28.25	22.20	415.18	465.63
217	17	2	28.25	22.20	423.60	474.05
218	18	2	28.25	22.20	369.10	419.55
301	1	3	28.25	22.20	502.21	552.66
302	2	3	28.25	22.20	313.82	364.27
303	3	3	28.25	22.20	313.82	364.27
304	4	3	28.25	22.20	392.59	443.04
305	5	3	28.25	22.20	267.25	317.70
306	6	3	28.25	22.20	278.95	329.40
307	7	3	28.25	22.20	278.95	329.40
308	8	3	28.25	22.20	366.12	416.57
309	9	3	28.25	22.20	287.67	338.12
310	10	3	28.25	22.20	241.10	291.55
311	11	3	28.25	22.20	477.59	528.04
312	12	3	28.25	22.20	496.45	546.90
313	13	3	28.25	22.20	369.10	419.55
314	14	3	28.25	22.20	284.69	335.14
315	15	3	28.25	22.20	371.86	422.31
316	16	3	28.25	22.20	415.18	465.63
317	17	3	28.25	22.20	423.60	474.05
318	18	3	28.25	22.20	369.10	419.55
401	1	4	28.25	22.20	502.21	552.66
402	2	4	28.25	22.20	313.82	364.27
403	3	4	28.25	22.20	313.82	364.27
404	4	4	28.25	22.20	392.59	443.04
405	5	4	28.25	22.20	267.25	317.70
406	6	4	28.25	22.20	278.95	329.40
407	7	4	28.25	22.20	278.95	329.40
408	8	4	28.25	22.20	366.12	416.57
409	9	4	28.25	22.20	287.67	338.12
410	10	4	28.25	22.20	241.10	291.55
411	11	4	28.25	22.20	445.96	496.41
412	12	4	28.25	22.20	465.44	515.89
413	13	4	28.25	22.20	369.10	419.55
414	14	4	28.25	22.20	284.69	335.14
415	15	4	28.25	22.20	371.86	422.31
416	16	4	28.25	22.20	415.18	465.63
417	17	4	28.25	22.20	423.60	474.05
418	18	4	28.25	22.20	369.10	419.55
601	1	6	28.25	22.20	514.19	564.64
602	2	6	28.25	22.20	334.24	384.69
603	3	6	28.25	22.20	322.54	372.99
604	4	6	28.25	22.20	398.56	449.01
605	5	6	28.25	22.20	244.08	294.53
606	6	6	28.25	22.20	244.08	294.53



**SOCIAL**  
**AT CHURCH + DUNDAS**  
**SCHEDULE OF MONTHLY COMMON CHARGES**  
**BY SUITE NUMBER**

<u>SUITE NO.</u>	<u>UNIT NO.</u>	<u>LEVEL NO.</u>	<u>MONTHLY COMMON BULK INTERNET PER UNIT</u>	<u>MONTHLY COMMON EDDY SYSTEM PER UNIT</u>	<u>MONTHLY COMMON CHARGE</u>	<u>TOTAL MONTHLY COMMON ELEMENT CHARGES BY UNIT</u>
607	7	6	28.25	22.20	403.89	454.34
608	8	6	28.25	22.20	366.12	416.57
609	9	6	28.25	22.20	336.99	387.44
610	10	6	28.25	22.20	459.91	510.36
611	11	6	28.25	22.20	336.99	387.44
612	12	6	28.25	22.20	336.99	387.44
701	1	7	28.25	22.20	514.19	564.64
702	2	7	28.25	22.20	334.24	384.69
703	3	7	28.25	22.20	322.54	372.99
704	4	7	28.25	22.20	398.56	449.01
705	5	7	28.25	22.20	244.08	294.53
706	6	7	28.25	22.20	244.08	294.53
707	7	7	28.25	22.20	403.89	454.34
708	8	7	28.25	22.20	366.12	416.57
709	9	7	28.25	22.20	336.99	387.44
710	10	7	28.25	22.20	459.91	510.36
711	11	7	28.25	22.20	336.99	387.44
712	12	7	28.25	22.20	336.99	387.44
801	1	8	28.25	22.20	514.19	564.64
802	2	8	28.25	22.20	334.24	384.69
803	3	8	28.25	22.20	322.54	372.99
804	4	8	28.25	22.20	398.56	449.01
805	5	8	28.25	22.20	244.08	294.53
806	6	8	28.25	22.20	244.08	294.53
807	7	8	28.25	22.20	403.89	454.34
808	8	8	28.25	22.20	366.12	416.57
809	9	8	28.25	22.20	336.99	387.44
810	10	8	28.25	22.20	459.91	510.36
811	11	8	28.25	22.20	336.99	387.44
812	12	8	28.25	22.20	336.99	387.44
901	1	9	28.25	22.20	514.19	564.64
902	2	9	28.25	22.20	334.24	384.69
903	3	9	28.25	22.20	322.54	372.99
904	4	9	28.25	22.20	398.56	449.01
905	5	9	28.25	22.20	244.08	294.53
906	6	9	28.25	22.20	244.08	294.53
907	7	9	28.25	22.20	403.89	454.34
908	8	9	28.25	22.20	366.12	416.57
909	9	9	28.25	22.20	336.99	387.44
910	10	9	28.25	22.20	459.91	510.36
911	11	9	28.25	22.20	336.99	387.44
912	12	9	28.25	22.20	336.99	387.44
1001	1	10	28.25	22.20	514.19	564.64
1002	2	10	28.25	22.20	334.24	384.69
1003	3	10	28.25	22.20	322.54	372.99
1004	4	10	28.25	22.20	398.56	449.01
1005	5	10	28.25	22.20	244.08	294.53
1006	6	10	28.25	22.20	244.08	294.53
1007	7	10	28.25	22.20	403.89	454.34
1008	8	10	28.25	22.20	366.12	416.57
1009	9	10	28.25	22.20	336.99	387.44
1010	10	10	28.25	22.20	459.91	510.36
1011	11	10	28.25	22.20	336.99	387.44
1012	12	10	28.25	22.20	336.99	387.44
1101	1	11	28.25	22.20	514.19	564.64
1102	2	11	28.25	22.20	334.24	384.69
1103	3	11	28.25	22.20	322.54	372.99
1104	4	11	28.25	22.20	398.56	449.01
1105	5	11	28.25	22.20	244.08	294.53
1106	6	11	28.25	22.20	244.08	294.53
1107	7	11	28.25	22.20	403.89	454.34

**SOCIAL**  
**AT CHURCH + DUNDAS**  
**SCHEDULE OF MONTHLY COMMON CHARGES**  
**BY SUITE NUMBER**

<u>SUITE NO.</u>	<u>UNIT NO.</u>	<u>LEVEL NO.</u>	<u>MONTHLY COMMON BULK INTERNET PER UNIT</u>	<u>MONTHLY COMMON EDDY SYSTEM PER UNIT</u>	<u>MONTHLY COMMON CHARGE</u>	<u>TOTAL MONTHLY COMMON ELEMENT CHARGES BY UNIT</u>
1108	8	11	28.25	22.20	366.12	416.57
1109	9	11	28.25	22.20	336.99	387.44
1110	10	11	28.25	22.20	459.91	510.36
1111	11	11	28.25	22.20	336.99	387.44
1112	12	11	28.25	22.20	336.99	387.44
1201	1	12	28.25	22.20	514.19	564.64
1202	2	12	28.25	22.20	334.24	384.69
1203	3	12	28.25	22.20	322.54	372.99
1204	4	12	28.25	22.20	398.56	449.01
1205	5	12	28.25	22.20	244.08	294.53
1206	6	12	28.25	22.20	244.08	294.53
1207	7	12	28.25	22.20	403.89	454.34
1208	8	12	28.25	22.20	366.12	416.57
1209	9	12	28.25	22.20	336.99	387.44
1210	10	12	28.25	22.20	459.91	510.36
1211	11	12	28.25	22.20	336.99	387.44
1212	12	12	28.25	22.20	336.99	387.44
1401	1	13	28.25	22.20	514.19	564.64
1402	2	13	28.25	22.20	334.24	384.69
1403	3	13	28.25	22.20	322.54	372.99
1404	4	13	28.25	22.20	398.56	449.01
1405	5	13	28.25	22.20	244.08	294.53
1406	6	13	28.25	22.20	244.08	294.53
1407	7	13	28.25	22.20	403.89	454.34
1408	8	13	28.25	22.20	366.12	416.57
1409	9	13	28.25	22.20	336.99	387.44
1410	10	13	28.25	22.20	459.91	510.36
1411	11	13	28.25	22.20	336.99	387.44
1412	12	13	28.25	22.20	336.99	387.44
1501	1	14	28.25	22.20	514.19	564.64
1502	2	14	28.25	22.20	334.24	384.69
1503	3	14	28.25	22.20	322.54	372.99
1504	4	14	28.25	22.20	398.56	449.01
1505	5	14	28.25	22.20	244.08	294.53
1506	6	14	28.25	22.20	244.08	294.53
1507	7	14	28.25	22.20	403.89	454.34
1508	8	14	28.25	22.20	366.12	416.57
1509	9	14	28.25	22.20	336.99	387.44
1510	10	14	28.25	22.20	459.91	510.36
1511	11	14	28.25	22.20	336.99	387.44
1512	12	14	28.25	22.20	336.99	387.44
1601	1	15	28.25	22.20	514.19	564.64
1602	2	15	28.25	22.20	334.24	384.69
1603	3	15	28.25	22.20	322.54	372.99
1604	4	15	28.25	22.20	398.56	449.01
1605	5	15	28.25	22.20	244.08	294.53
1606	6	15	28.25	22.20	244.08	294.53
1607	7	15	28.25	22.20	403.89	454.34
1608	8	15	28.25	22.20	366.12	416.57
1609	9	15	28.25	22.20	336.99	387.44
1610	10	15	28.25	22.20	459.91	510.36
1611	11	15	28.25	22.20	336.99	387.44
1612	12	15	28.25	22.20	336.99	387.44
1701	1	16	28.25	22.20	514.19	564.64
1702	2	16	28.25	22.20	334.24	384.69
1703	3	16	28.25	22.20	322.54	372.99
1704	4	16	28.25	22.20	398.56	449.01
1705	5	16	28.25	22.20	244.08	294.53
1706	6	16	28.25	22.20	244.08	294.53
1707	7	16	28.25	22.20	403.89	454.34

**SOCIAL**  
**AT CHURCH + DUNDAS**  
**SCHEDULE OF MONTHLY COMMON CHARGES**  
**BY SUITE NUMBER**

<u>SUITE NO.</u>	<u>UNIT NO.</u>	<u>LEVEL NO.</u>	<u>MONTHLY COMMON BULK INTERNET PER UNIT</u>	<u>MONTHLY COMMON EDDY SYSTEM PER UNIT</u>	<u>MONTHLY COMMON CHARGE</u>	<u>TOTAL MONTHLY COMMON ELEMENT CHARGES BY UNIT</u>
1708	8	16	28.25	22.20	366.12	416.57
1709	9	16	28.25	22.20	336.99	387.44
1710	10	16	28.25	22.20	459.91	510.36
1711	11	16	28.25	22.20	336.99	387.44
1712	12	16	28.25	22.20	336.99	387.44
1801	1	17	28.25	22.20	514.19	564.64
1802	2	17	28.25	22.20	334.24	384.69
1803	3	17	28.25	22.20	322.54	372.99
1804	4	17	28.25	22.20	398.56	449.01
1805	5	17	28.25	22.20	244.08	294.53
1806	6	17	28.25	22.20	244.08	294.53
1807	7	17	28.25	22.20	403.89	454.34
1808	8	17	28.25	22.20	366.12	416.57
1809	9	17	28.25	22.20	336.99	387.44
1810	10	17	28.25	22.20	459.91	510.36
1811	11	17	28.25	22.20	336.99	387.44
1812	12	17	28.25	22.20	336.99	387.44
1901	1	18	28.25	22.20	514.19	564.64
1902	2	18	28.25	22.20	334.24	384.69
1903	3	18	28.25	22.20	322.54	372.99
1904	4	18	28.25	22.20	398.56	449.01
1905	5	18	28.25	22.20	244.08	294.53
1906	6	18	28.25	22.20	244.08	294.53
1907	7	18	28.25	22.20	403.89	454.34
1908	8	18	28.25	22.20	366.12	416.57
1909	9	18	28.25	22.20	336.99	387.44
1910	10	18	28.25	22.20	459.91	510.36
1911	11	18	28.25	22.20	336.99	387.44
1912	12	18	28.25	22.20	336.99	387.44
2001	1	19	28.25	22.20	514.19	564.64
2002	2	19	28.25	22.20	334.24	384.69
2003	3	19	28.25	22.20	322.54	372.99
2004	4	19	28.25	22.20	398.56	449.01
2005	5	19	28.25	22.20	244.08	294.53
2006	6	19	28.25	22.20	244.08	294.53
2007	7	19	28.25	22.20	403.89	454.34
2008	8	19	28.25	22.20	366.12	416.57
2009	9	19	28.25	22.20	336.99	387.44
2010	10	19	28.25	22.20	459.91	510.36
2011	11	19	28.25	22.20	336.99	387.44
2012	12	19	28.25	22.20	336.99	387.44
2101	1	20	28.25	22.20	514.19	564.64
2102	2	20	28.25	22.20	334.24	384.69
2103	3	20	28.25	22.20	322.54	372.99
2104	4	20	28.25	22.20	398.56	449.01
2105	5	20	28.25	22.20	244.08	294.53
2106	6	20	28.25	22.20	244.08	294.53
2107	7	20	28.25	22.20	403.89	454.34
2108	8	20	28.25	22.20	366.12	416.57
2109	9	20	28.25	22.20	336.99	387.44
2110	10	20	28.25	22.20	459.91	510.36
2111	11	20	28.25	22.20	336.99	387.44
2112	12	20	28.25	22.20	336.99	387.44
2201	1	21	28.25	22.20	514.19	564.64
2202	2	21	28.25	22.20	334.24	384.69
2203	3	21	28.25	22.20	322.54	372.99
2204	4	21	28.25	22.20	398.56	449.01
2205	5	21	28.25	22.20	244.08	294.53
2206	6	21	28.25	22.20	244.08	294.53

**SOCIAL**  
**AT CHURCH + DUNDAS**  
**SCHEDULE OF MONTHLY COMMON CHARGES**  
**BY SUITE NUMBER**

<u>SUITE NO.</u>	<u>UNIT NO.</u>	<u>LEVEL NO.</u>	<u>MONTHLY COMMON BULK INTERNET PER UNIT</u>	<u>MONTHLY COMMON EDDY SYSTEM PER UNIT</u>	<u>MONTHLY COMMON CHARGE</u>	<u>TOTAL MONTHLY COMMON ELEMENT CHARGES BY UNIT</u>
2207	7	21	28.25	22.20	403.89	454.34
2208	8	21	28.25	22.20	366.12	416.57
2209	9	21	28.25	22.20	336.99	387.44
2210	10	21	28.25	22.20	459.91	510.36
2211	11	21	28.25	22.20	336.99	387.44
2212	12	21	28.25	22.20	336.99	387.44
2301	1	22	28.25	22.20	514.19	564.64
2302	2	22	28.25	22.20	334.24	384.69
2303	3	22	28.25	22.20	322.54	372.99
2304	4	22	28.25	22.20	398.56	449.01
2305	5	22	28.25	22.20	244.08	294.53
2306	6	22	28.25	22.20	244.08	294.53
2307	7	22	28.25	22.20	403.89	454.34
2308	8	22	28.25	22.20	366.12	416.57
2309	9	22	28.25	22.20	336.99	387.44
2310	10	22	28.25	22.20	459.91	510.36
2311	11	22	28.25	22.20	336.99	387.44
2312	12	22	28.25	22.20	336.99	387.44
2401	1	23	28.25	22.20	514.19	564.64
2402	2	23	28.25	22.20	334.24	384.69
2403	3	23	28.25	22.20	322.54	372.99
2404	4	23	28.25	22.20	398.56	449.01
2405	5	23	28.25	22.20	244.08	294.53
2406	6	23	28.25	22.20	244.08	294.53
2407	7	23	28.25	22.20	403.89	454.34
2408	8	23	28.25	22.20	366.12	416.57
2409	9	23	28.25	22.20	336.99	387.44
2410	10	23	28.25	22.20	459.91	510.36
2411	11	23	28.25	22.20	336.99	387.44
2412	12	23	28.25	22.20	336.99	387.44
2501	1	24	28.25	22.20	514.19	564.64
2502	2	24	28.25	22.20	334.24	384.69
2503	3	24	28.25	22.20	322.54	372.99
2504	4	24	28.25	22.20	398.56	449.01
2505	5	24	28.25	22.20	244.08	294.53
2506	6	24	28.25	22.20	244.08	294.53
2507	7	24	28.25	22.20	403.89	454.34
2508	8	24	28.25	22.20	366.12	416.57
2509	9	24	28.25	22.20	336.99	387.44
2510	10	24	28.25	22.20	459.91	510.36
2511	11	24	28.25	22.20	336.99	387.44
2512	12	24	28.25	22.20	336.99	387.44
2601	1	25	28.25	22.20	514.19	564.64
2602	2	25	28.25	22.20	334.24	384.69
2603	3	25	28.25	22.20	322.54	372.99
2604	4	25	28.25	22.20	398.56	449.01
2605	5	25	28.25	22.20	244.08	294.53
2606	6	25	28.25	22.20	244.08	294.53
2607	7	25	28.25	22.20	403.89	454.34
2608	8	25	28.25	22.20	366.12	416.57
2609	9	25	28.25	22.20	336.99	387.44
2610	10	25	28.25	22.20	459.91	510.36
2611	11	25	28.25	22.20	336.99	387.44
2612	12	25	28.25	22.20	336.99	387.44
2701	1	26	28.25	22.20	514.19	564.64
2702	2	26	28.25	22.20	334.24	384.69
2703	3	26	28.25	22.20	322.54	372.99
2704	4	26	28.25	22.20	398.56	449.01
2705	5	26	28.25	22.20	244.08	294.53
2706	6	26	28.25	22.20	244.08	294.53

**SOCIAL**  
**AT CHURCH + DUNDAS**  
**SCHEDULE OF MONTHLY COMMON CHARGES**  
**BY SUITE NUMBER**

<u>SUITE NO.</u>	<u>UNIT NO.</u>	<u>LEVEL NO.</u>	<u>MONTHLY COMMON BULK INTERNET PER UNIT</u>	<u>MONTHLY COMMON EDDY SYSTEM PER UNIT</u>	<u>MONTHLY COMMON CHARGE</u>	<u>TOTAL MONTHLY COMMON ELEMENT CHARGES BY UNIT</u>
2707	7	26	28.25	22.20	403.89	454.34
2708	8	26	28.25	22.20	366.12	416.57
2709	9	26	28.25	22.20	336.99	387.44
2710	10	26	28.25	22.20	459.91	510.36
2711	11	26	28.25	22.20	336.99	387.44
2712	12	26	28.25	22.20	336.99	387.44
2801	1	27	28.25	22.20	514.19	564.64
2802	2	27	28.25	22.20	334.24	384.69
2803	3	27	28.25	22.20	322.54	372.99
2804	4	27	28.25	22.20	398.56	449.01
2805	5	27	28.25	22.20	244.08	294.53
2806	6	27	28.25	22.20	244.08	294.53
2807	7	27	28.25	22.20	403.89	454.34
2808	8	27	28.25	22.20	366.12	416.57
2809	9	27	28.25	22.20	336.99	387.44
2810	10	27	28.25	22.20	459.91	510.36
2811	11	27	28.25	22.20	336.99	387.44
2812	12	27	28.25	22.20	336.99	387.44
2901	1	28	28.25	22.20	514.19	564.64
2902	2	28	28.25	22.20	334.24	384.69
2903	3	28	28.25	22.20	322.54	372.99
2904	4	28	28.25	22.20	398.56	449.01
2905	5	28	28.25	22.20	244.08	294.53
2906	6	28	28.25	22.20	244.08	294.53
2907	7	28	28.25	22.20	403.89	454.34
2908	8	28	28.25	22.20	366.12	416.57
2909	9	28	28.25	22.20	336.99	387.44
2910	10	28	28.25	22.20	459.91	510.36
2911	11	28	28.25	22.20	336.99	387.44
2912	12	28	28.25	22.20	336.99	387.44
3001	1	29	28.25	22.20	514.19	564.64
3002	2	29	28.25	22.20	334.24	384.69
3003	3	29	28.25	22.20	322.54	372.99
3004	4	29	28.25	22.20	398.56	449.01
3005	5	29	28.25	22.20	244.08	294.53
3006	6	29	28.25	22.20	244.08	294.53
3007	7	29	28.25	22.20	403.89	454.34
3008	8	29	28.25	22.20	366.12	416.57
3009	9	29	28.25	22.20	336.99	387.44
3010	10	29	28.25	22.20	459.91	510.36
3011	11	29	28.25	22.20	336.99	387.44
3012	12	29	28.25	22.20	336.99	387.44
3101	1	30	28.25	22.20	514.19	564.64
3104	2	30	28.25	22.20	398.56	449.01
3105	3	30	28.25	22.20	244.08	294.53
3106	4	30	28.25	22.20	244.08	294.53
3107	5	30	28.25	22.20	403.89	454.34
3108	6	30	28.25	22.20	366.12	416.57
3109	7	30	28.25	22.20	336.99	387.44
3110	8	30	28.25	22.20	459.91	510.36
3111	9	30	28.25	22.20	336.99	387.44
3112	10	30	28.25	22.20	336.99	387.44
3201	1	31	28.25	22.20	514.19	564.64
3202	2	31	28.25	22.20	334.24	384.69
3203	3	31	28.25	22.20	322.54	372.99
3204	4	31	28.25	22.20	398.56	449.01
3205	5	31	28.25	22.20	244.08	294.53
3206	6	31	28.25	22.20	244.08	294.53

**SOCIAL**  
**AT CHURCH + DUNDAS**  
**SCHEDULE OF MONTHLY COMMON CHARGES**  
**BY SUITE NUMBER**

<u>SUITE NO.</u>	<u>UNIT NO.</u>	<u>LEVEL NO.</u>	<u>MONTHLY COMMON BULK INTERNET PER UNIT</u>	<u>MONTHLY COMMON EDDY SYSTEM PER UNIT</u>	<u>MONTHLY COMMON CHARGE</u>	<u>TOTAL MONTHLY COMMON ELEMENT CHARGES BY UNIT</u>
3207	7	31	28.25	22.20	403.89	454.34
3208	8	31	28.25	22.20	366.12	416.57
3209	9	31	28.25	22.20	336.99	387.44
3210	10	31	28.25	22.20	459.91	510.36
3211	11	31	28.25	22.20	224.31	274.76
3212	12	31	28.25	22.20	224.31	274.76
3301	1	32	28.25	22.20	514.19	564.64
3302	2	32	28.25	22.20	334.24	384.69
3303	3	32	28.25	22.20	322.54	372.99
3304	4	32	28.25	22.20	398.56	449.01
3305	5	32	28.25	22.20	244.08	294.53
3306	6	32	28.25	22.20	244.08	294.53
3307	7	32	28.25	22.20	403.89	454.34
3308	8	32	28.25	22.20	366.12	416.57
3309	9	32	28.25	22.20	336.99	387.44
3310	10	32	28.25	22.20	459.91	510.36
3311	11	32	28.25	22.20	398.36	448.81
3312	12	32	28.25	22.20	398.36	448.81
3401	1	33	28.25	22.20	514.19	564.64
3402	2	33	28.25	22.20	334.24	384.69
3403	3	33	28.25	22.20	322.54	372.99
3404	4	33	28.25	22.20	398.56	449.01
3405	5	33	28.25	22.20	244.08	294.53
3406	6	33	28.25	22.20	244.08	294.53
3407	7	33	28.25	22.20	403.89	454.34
3408	8	33	28.25	22.20	366.12	416.57
3409	9	33	28.25	22.20	336.99	387.44
3410	10	33	28.25	22.20	459.91	510.36
3411	11	33	28.25	22.20	398.36	448.81
3412	12	33	28.25	22.20	398.36	448.81
3501	1	34	28.25	22.20	514.19	564.64
3502	2	34	28.25	22.20	334.24	384.69
3503	3	34	28.25	22.20	322.54	372.99
3504	4	34	28.25	22.20	398.56	449.01
3505	5	34	28.25	22.20	244.08	294.53
3506	6	34	28.25	22.20	244.08	294.53
3507	7	34	28.25	22.20	403.89	454.34
3508	8	34	28.25	22.20	366.12	416.57
3509	9	34	28.25	22.20	336.99	387.44
3510	10	34	28.25	22.20	459.91	510.36
3511	11	34	28.25	22.20	398.36	448.81
3512	12	34	28.25	22.20	398.36	448.81
3601	1	35	28.25	22.20	514.19	564.64
3602	2	35	28.25	22.20	334.24	384.69
3603	3	35	28.25	22.20	322.54	372.99
3604	4	35	28.25	22.20	398.56	449.01
3605	5	35	28.25	22.20	244.08	294.53
3606	6	35	28.25	22.20	244.08	294.53
3607	7	35	28.25	22.20	403.89	454.34
3608	8	35	28.25	22.20	366.12	416.57
3609	9	35	28.25	22.20	336.99	387.44
3610	10	35	28.25	22.20	459.91	510.36
3611	11	35	28.25	22.20	398.36	448.81
3612	12	35	28.25	22.20	398.36	448.81
3701	1	36	28.25	22.20	514.19	564.64
3702	2	36	28.25	22.20	334.24	384.69
3703	3	36	28.25	22.20	322.54	372.99
3704	4	36	28.25	22.20	398.56	449.01

**SOCIAL**  
**AT CHURCH + DUNDAS**  
**SCHEDULE OF MONTHLY COMMON CHARGES**  
**BY SUITE NUMBER**

<u>SUITE NO.</u>	<u>UNIT NO.</u>	<u>LEVEL NO.</u>	<u>MONTHLY COMMON BULK INTERNET PER UNIT</u>	<u>MONTHLY COMMON EDDY SYSTEM PER UNIT</u>	<u>MONTHLY COMMON CHARGE</u>	<u>TOTAL MONTHLY COMMON ELEMENT CHARGES BY UNIT</u>
3705	5	36	28.25	22.20	244.08	294.53
3706	6	36	28.25	22.20	244.08	294.53
3707	7	36	28.25	22.20	403.89	454.34
3708	8	36	28.25	22.20	366.12	416.57
3709	9	36	28.25	22.20	336.99	387.44
3710	10	36	28.25	22.20	459.91	510.36
3711	11	36	28.25	22.20	398.36	448.81
3712	12	36	28.25	22.20	398.36	448.81
3801	1	37	28.25	22.20	514.19	564.64
3802	2	37	28.25	22.20	334.24	384.69
3803	3	37	28.25	22.20	322.54	372.99
3804	4	37	28.25	22.20	398.56	449.01
3805	5	37	28.25	22.20	244.08	294.53
3806	6	37	28.25	22.20	244.08	294.53
3807	7	37	28.25	22.20	403.89	454.34
3808	8	37	28.25	22.20	366.12	416.57
3809	9	37	28.25	22.20	336.99	387.44
3810	10	37	28.25	22.20	459.91	510.36
3811	11	37	28.25	22.20	398.36	448.81
3812	12	37	28.25	22.20	398.36	448.81
3901	1	38	28.25	22.20	514.19	564.64
3902	2	38	28.25	22.20	334.24	384.69
3903	3	38	28.25	22.20	322.54	372.99
3904	4	38	28.25	22.20	398.56	449.01
3905	5	38	28.25	22.20	244.08	294.53
3906	6	38	28.25	22.20	244.08	294.53
3907	7	38	28.25	22.20	403.89	454.34
3908	8	38	28.25	22.20	366.12	416.57
3909	9	38	28.25	22.20	336.99	387.44
3910	10	38	28.25	22.20	459.91	510.36
3911	11	38	28.25	22.20	398.36	448.81
3912	12	38	28.25	22.20	398.36	448.81
4001	1	39	28.25	22.20	514.19	564.64
4002	2	39	28.25	22.20	334.24	384.69
4003	3	39	28.25	22.20	322.54	372.99
4004	4	39	28.25	22.20	398.56	449.01
4005	5	39	28.25	22.20	244.08	294.53
4006	6	39	28.25	22.20	244.08	294.53
4007	7	39	28.25	22.20	403.89	454.34
4008	8	39	28.25	22.20	366.12	416.57
4009	9	39	28.25	22.20	336.99	387.44
4010	10	39	28.25	22.20	459.91	510.36
4011	11	39	28.25	22.20	398.36	448.81
4012	12	39	28.25	22.20	398.36	448.81
4101	1	40	28.25	22.20	514.19	564.64
4102	2	40	28.25	22.20	334.24	384.69
4103	3	40	28.25	22.20	322.54	372.99
4104	4	40	28.25	22.20	398.56	449.01
4105	5	40	28.25	22.20	244.08	294.53
4106	6	40	28.25	22.20	244.08	294.53
4107	7	40	28.25	22.20	403.89	454.34
4108	8	40	28.25	22.20	366.12	416.57
4109	9	40	28.25	22.20	336.99	387.44
4110	10	40	28.25	22.20	459.91	510.36
4111	11	40	28.25	22.20	398.36	448.81
4112	12	40	28.25	22.20	398.36	448.81
4201	1	41	28.25	22.20	514.19	564.64
4202	2	41	28.25	22.20	334.24	384.69

**SOCIAL**  
**AT CHURCH + DUNDAS**  
**SCHEDULE OF MONTHLY COMMON CHARGES**  
**BY SUITE NUMBER**

<u>SUITE NO.</u>	<u>UNIT NO.</u>	<u>LEVEL NO.</u>	<u>MONTHLY COMMON BULK INTERNET PER UNIT</u>	<u>MONTHLY COMMON EDDY SYSTEM PER UNIT</u>	<u>MONTHLY COMMON CHARGE</u>	<u>TOTAL MONTHLY COMMON ELEMENT CHARGES BY UNIT</u>
4203	3	41	28.25	22.20	322.54	372.99
4204	4	41	28.25	22.20	398.56	449.01
4205	5	41	28.25	22.20	244.08	294.53
4206	6	41	28.25	22.20	244.08	294.53
4207	7	41	28.25	22.20	403.89	454.34
4208	8	41	28.25	22.20	366.12	416.57
4209	9	41	28.25	22.20	336.99	387.44
4210	10	41	28.25	22.20	459.91	510.36
4211	11	41	28.25	22.20	398.36	448.81
4212	12	41	28.25	22.20	398.36	448.81
4301	1	42	28.25	22.20	514.19	564.64
4302	2	42	28.25	22.20	334.24	384.69
4303	3	42	28.25	22.20	322.54	372.99
4304	4	42	28.25	22.20	398.56	449.01
4305	5	42	28.25	22.20	244.08	294.53
4306	6	42	28.25	22.20	244.08	294.53
4307	7	42	28.25	22.20	403.89	454.34
4308	8	42	28.25	22.20	366.12	416.57
4309	9	42	28.25	22.20	336.99	387.44
4310	10	42	28.25	22.20	459.91	510.36
4311	11	42	28.25	22.20	398.36	448.81
4312	12	42	28.25	22.20	398.36	448.81
4401	1	43	28.25	22.20	514.19	564.64
4402	2	43	28.25	22.20	334.24	384.69
4403	3	43	28.25	22.20	322.54	372.99
4404	4	43	28.25	22.20	398.56	449.01
4405	5	43	28.25	22.20	244.08	294.53
4406	6	43	28.25	22.20	244.08	294.53
4407	7	43	28.25	22.20	403.89	454.34
4408	8	43	28.25	22.20	366.12	416.57
4409	9	43	28.25	22.20	336.99	387.44
4410	10	43	28.25	22.20	459.91	510.36
4411	11	43	28.25	22.20	398.36	448.81
4412	12	43	28.25	22.20	398.36	448.81
4501	1	44	28.25	22.20	514.19	564.64
4502	2	44	28.25	22.20	334.24	384.69
4503	3	44	28.25	22.20	322.54	372.99
4504	4	44	28.25	22.20	398.56	449.01
4505	5	44	28.25	22.20	244.08	294.53
4506	6	44	28.25	22.20	244.08	294.53
4507	7	44	28.25	22.20	403.89	454.34
4508	8	44	28.25	22.20	366.12	416.57
4509	9	44	28.25	22.20	336.99	387.44
4510	10	44	28.25	22.20	459.91	510.36
4511	11	44	28.25	22.20	398.36	448.81
4512	12	44	28.25	22.20	398.36	448.81
4601	1	45	28.25	22.20	514.19	564.64
4602	2	45	28.25	22.20	334.24	384.69
4603	3	45	28.25	22.20	322.54	372.99
4604	4	45	28.25	22.20	398.56	449.01
4605	5	45	28.25	22.20	244.08	294.53
4606	6	45	28.25	22.20	244.08	294.53
4607	7	45	28.25	22.20	403.89	454.34
4608	8	45	28.25	22.20	366.12	416.57
4609	9	45	28.25	22.20	336.99	387.44
4610	10	45	28.25	22.20	459.91	510.36
4611	11	45	28.25	22.20	398.36	448.81
4612	12	45	28.25	22.20	398.36	448.81



**SOCIAL**  
**AT CHURCH + DUNDAS**  
**SCHEDULE OF MONTHLY COMMON CHARGES**  
**BY SUITE NUMBER**

<u>SUITE NO.</u>	<u>UNIT NO.</u>	<u>LEVEL NO.</u>	<u>MONTHLY COMMON BULK INTERNET PER UNIT</u>	<u>MONTHLY COMMON EDDY SYSTEM PER UNIT</u>	<u>MONTHLY COMMON CHARGE</u>	<u>TOTAL MONTHLY COMMON ELEMENT CHARGES BY UNIT</u>
4701	1	46	28.25	22.20	514.19	564.64
4702	2	46	28.25	22.20	334.24	384.69
4703	3	46	28.25	22.20	322.54	372.99
4704	4	46	28.25	22.20	398.56	449.01
4705	5	46	28.25	22.20	244.08	294.53
4706	6	46	28.25	22.20	244.08	294.53
4707	7	46	28.25	22.20	403.89	454.34
4708	8	46	28.25	22.20	366.12	416.57
4709	9	46	28.25	22.20	336.99	387.44
4710	10	46	28.25	22.20	459.91	510.36
4711	11	46	28.25	22.20	398.36	448.81
4712	12	46	28.25	22.20	398.36	448.81
4801	1	47	28.25	22.20	514.19	564.64
4802	2	47	28.25	22.20	334.24	384.69
4803	3	47	28.25	22.20	322.54	372.99
4804	4	47	28.25	22.20	398.56	449.01
4805	5	47	28.25	22.20	244.08	294.53
4806	6	47	28.25	22.20	244.08	294.53
4807	7	47	28.25	22.20	403.89	454.34
4808	8	47	28.25	22.20	366.12	416.57
4809	9	47	28.25	22.20	336.99	387.44
4810	10	47	28.25	22.20	459.91	510.36
4811	11	47	28.25	22.20	398.36	448.81
4812	12	47	28.25	22.20	398.36	448.81
4901	1	48	28.25	22.20	514.19	564.64
4902	2	48	28.25	22.20	334.24	384.69
4903	3	48	28.25	22.20	322.54	372.99
4904	4	48	28.25	22.20	398.56	449.01
4905	5	48	28.25	22.20	244.08	294.53
4906	6	48	28.25	22.20	244.08	294.53
4907	7	48	28.25	22.20	403.89	454.34
4908	8	48	28.25	22.20	366.12	416.57
4909	9	48	28.25	22.20	336.99	387.44
4910	10	48	28.25	22.20	459.91	510.36
4911	11	48	28.25	22.20	398.36	448.81
4912	12	48	28.25	22.20	398.36	448.81
5001	1	49	28.25	22.20	514.19	564.64
5002	2	49	28.25	22.20	334.24	384.69
5003	3	49	28.25	22.20	322.54	372.99
5004	4	49	28.25	22.20	398.56	449.01
5005	5	49	28.25	22.20	244.08	294.53
5006	6	49	28.25	22.20	244.08	294.53
5007	7	49	28.25	22.20	403.89	454.34
5008	8	49	28.25	22.20	366.12	416.57
5009	9	49	28.25	22.20	336.99	387.44
5010	10	49	28.25	22.20	459.91	510.36
5011	11	49	28.25	22.20	398.36	448.81
5012	12	49	28.25	22.20	398.36	448.81
LPH01	1	50	28.25	22.20	514.19	564.64
LPH02	2	50	28.25	22.20	334.24	384.69
LPH03	3	50	28.25	22.20	322.54	372.99
LPH04	4	50	28.25	22.20	398.56	449.01
LPH05	5	50	28.25	22.20	244.08	294.53
LPH06	6	50	28.25	22.20	244.08	294.53
LPH07	7	50	28.25	22.20	403.89	454.34
LPH08	8	50	28.25	22.20	366.12	416.57
LPH09	9	50	28.25	22.20	336.99	387.44
LPH10	10	50	28.25	22.20	459.91	510.36
LPH11	11	50	28.25	22.20	398.36	448.81
LPH12	12	50	28.25	22.20	398.36	448.81

**SOCIAL**  
**AT CHURCH + DUNDAS**  
**SCHEDULE OF MONTHLY COMMON CHARGES**  
**BY SUITE NUMBER**

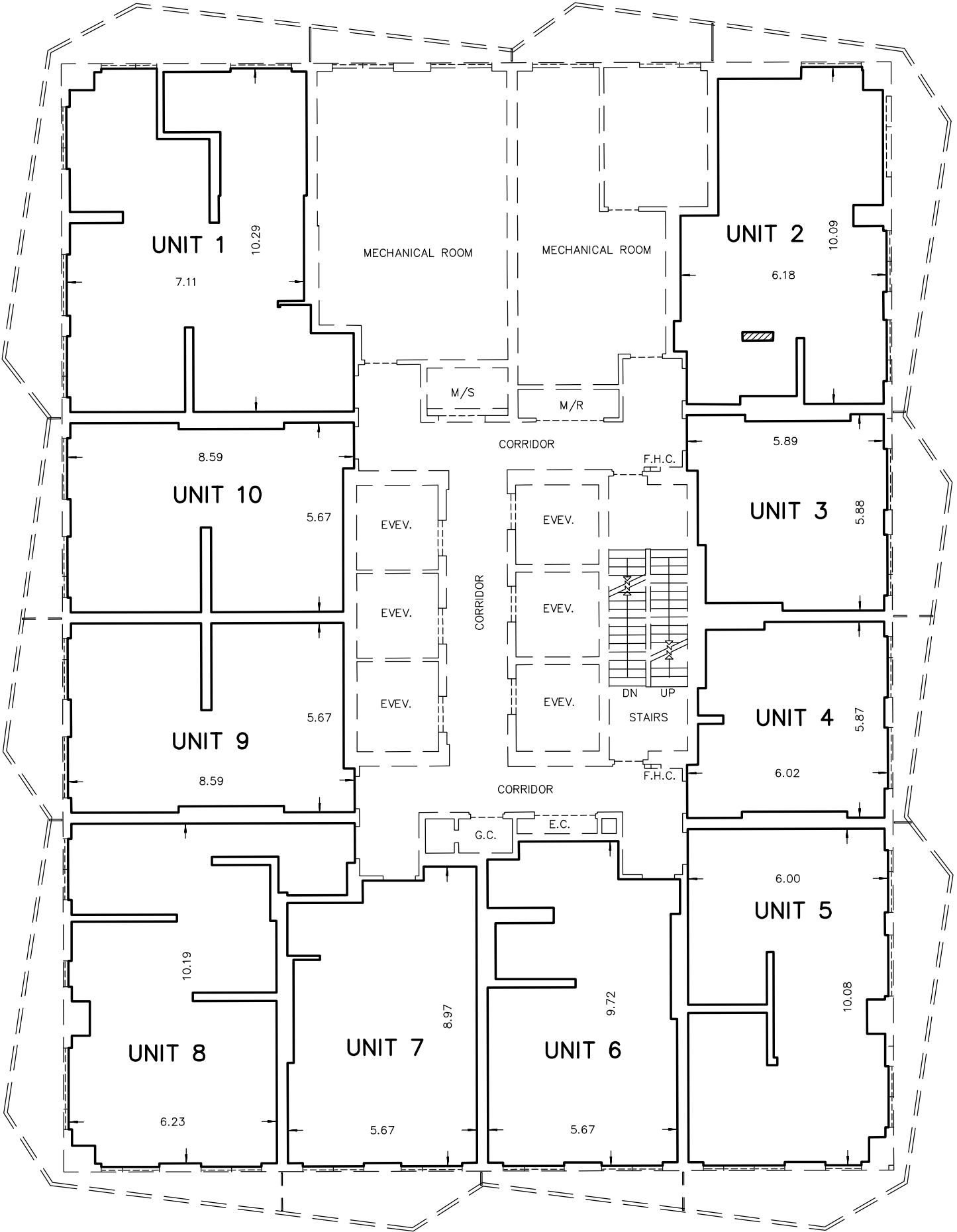
<u>SUITE NO.</u>	<u>UNIT NO.</u>	<u>LEVEL NO.</u>	<u>MONTHLY COMMON BULK INTERNET PER UNIT</u>	<u>MONTHLY COMMON EDDY SYSTEM PER UNIT</u>	<u>MONTHLY COMMON CHARGE</u>	<u>TOTAL MONTHLY COMMON ELEMENT CHARGES BY UNIT</u>
PH01	1	51	28.25	22.20	514.19	564.64
PH02	2	51	28.25	22.20	334.24	384.69
PH03	3	51	28.25	22.20	322.54	372.99
PH04	4	51	28.25	22.20	398.56	449.01
PH05	5	51	28.25	22.20	244.08	294.53
PH06	6	51	28.25	22.20	244.08	294.53
PH07	7	51	28.25	22.20	403.89	454.34
PH08	8	51	28.25	22.20	366.12	416.57
PH09	9	51	28.25	22.20	336.99	387.44
PH10	10	51	28.25	22.20	459.91	510.36
PH11	11	51	28.25	22.20	398.36	448.81
PH12	12	51	28.25	22.20	398.36	448.81
<b>TOTAL RESIDENTIAL COMMON CHARGES</b>			<b>17,063.00</b>	<b>13,408.80</b>	<b>218,594.85</b>	<b>249,066.65</b>
<b>PARKING UNITS (\$58.96 EACH)</b>						
136	Parking Units	A,B,C,D,E & F	0.00	0.00	8,018.56	8,018.56
<b>STORAGE LOCKER UNITS (\$12.85 EACH)</b>						
217	Storage Locker Units	2, 3, 4, C, D, E & F	0.00	0.00	2,788.45	2,788.45
<b>TOTAL COMMON CHARGES</b>			<b>17,063.00</b>	<b>13,408.80</b>	<b>229,401.86</b>	<b>259,873.66</b>

SCALE 1:150



**METRIC**

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



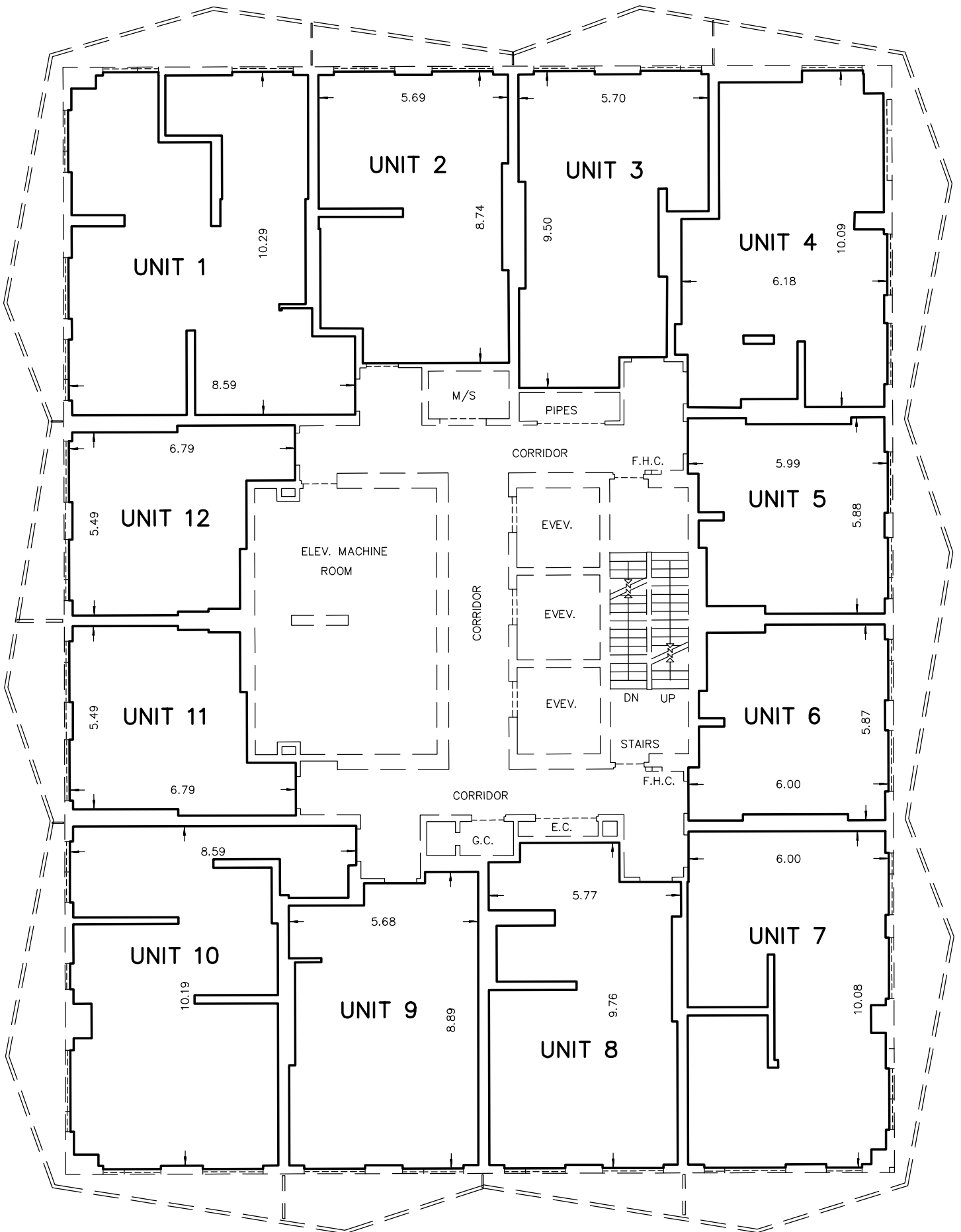
UNITS 1 TO 10, INCLUSIVE, ON LEVEL 30

SCALE 1:150

10m 5m 0 10 metres

**METRIC**

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



UNITS 1 TO 12, INCLUSIVE, ON LEVEL 31

**SCHEDULE XIV**

**TORONTO STANDARD CONDOMINIUM CORPORATION NO. \***

**BY-LAW NO. 6**

Be it enacted as a by-law of **TORONTO STANDARD CONDOMINIUM CORPORATION NO. \*** (hereinafter referred to as the "Corporation" or "this Corporation") as follows:

1. That the Corporation enter into the INTELLIGENT LEAK DETECTION AND SERVICES AGREEMENT (CONDOMINIUM CORPORATION) (the "**EDDY AGREEMENT**") with Eddy Home Inc. substantially in the form attached hereto as Exhibit "A".
2. That the President and the Secretary of the Corporation are hereby authorized to execute, on behalf of the Corporation, the EDDY AGREEMENT together with all other documents, agreements or instruments which are ancillary to the EDDY AGREEMENT, if any, including without limitation, all instruments or affidavits which may be required in order to register the said EDDY AGREEMENT on title to the Corporation's property and all instruments, etc. registered from time to time in order to give effect to the provisions of the EDDY AGREEMENT. The affixation of the corporate seal of the Corporation to all such documents, agreements and instruments is hereby authorized, ratified, sanctioned and confirmed.
3. That all terms, provisions and conditions set out in the EDDY AGREEMENT and the Agreement, including without limitation, all covenants and agreements made by or on behalf of the Corporation, are hereby authorized, ratified and sanctioned and confirmed.

**TORONTO STANDARD CONDOMINIUM CORPORATION NO. \*** hereby enacts the foregoing by-law having been duly approved by the directors of the Corporation and confirmed without variation by the declarant which owns 100 per cent of the units pursuant to the provisions of the Condominium Act, 1998, S.O. 1998, c. 19, as amended.

DATED this \_\_\_\_ day of \_\_\_\_\_, 20\_\_.

**TORONTO STANDARD CONDOMINIUM  
CORPORATION NO. \***

Per: \_\_\_\_\_  
Name:  
Title:

Per: \_\_\_\_\_  
Name:  
Title:

We have the authority to bind the Corporation.

EXHIBIT "A"

**INTELLIGENT LEAK DETECTION AND SERVICES  
AGREEMENT (CONDOMINIUM CORPORATION)**

**BETWEEN**

**Toronto Standard Condominium Corp.#: XXXX**

**- and -**

**EDDY HOME INC.**

**INTELLIGENT LEAK DETECTION AND SERVICES AGREEMENT  
(CORPORATION)**

**THIS AGREEMENT** made \_\_\_\_\_, between  
(the “Corporation”) and Eddy Home Inc. (“**Eddy Home**” and each of Eddy Home and the  
Corporation, a “**Party**”).

**WHEREAS** Eddy Home operates a business of providing a suite of flood and  
leak detection products and related services;

**AND WHEREAS** the Corporation is the registered condominium corporation in  
respect of the lands listed on Schedule “A” consisting of the multi-unit building(s)  
(the “**Buildings**”);

**AND WHEREAS** the Corporation desires to engage Eddy Home to  
install certain of Eddy Home’s leak detection equipment in the Buildings and to provide  
monitoring services in relation thereto, all upon the terms and subject to the conditions contained  
herein;

**NOW THEREFORE THIS AGREEMENT WITNESSES** that in consideration  
of the covenants and agreements herein contained and other good and valuable consideration (the  
receipt and sufficiency of which are hereby acknowledged), the parties agree as follows:

**ARTICLE 1  
INTERPRETATION**

**1.1 Defined Terms.**

In this Agreement the capitalized terms set forth in the preamble and the recitals  
shall have the meanings set out therein and the following capitalized terms shall have the  
meanings hereinafter set forth:

- (a) “**Act**” means the *Condominium Act, 1998*, S.O. 1998, c. 19, as amended or  
restated from time to time, and the regulations made thereunder;
- (b) “**Agreement**” means, collectively, this Intelligent Leak Detection and Services  
Agreement (Corporation) and all exhibits and schedules attached to it;
- (c) “**Applicable Laws**” with respect to a Person, property, transaction or event,  
means all applicable federal, provincial and municipal laws (including the  
common law and principles of equity), statutes, regulations, treaties, by-laws,  
ordinances, judgments, decrees and all applicable official directives, rules,  
consents, approvals, authorizations, guidelines, standards, codes of practice,  
orders (including judicial or administrative orders) and policies having the force  
of law of any Governmental Authority having authority over, or application to,  
that Person, property, transaction or event, as the same may be amended;

- (d) “**Business Day**” means any day other than a day which is a Saturday, a Sunday or a statutory holiday;
- (e) “**Commissioning Date**” means the date on which the Corporation is created pursuant to the Act;
- (f) “**Damages**” means any direct loss, liability, damage or expense (including reasonable legal fees and expenses but excluding indirect or consequential damages);
- (g) “**Eddy Apps**” means any online or mobile portal or software program through which the Corporation accesses the information collected, generated, stored or otherwise derived from the Intelligent Leak Detection System;
- (h) “**Eddy Service Terms**” means the terms and conditions applicable to the use of the Eddy App;
- (i) “**Fees**” means the Hardware and Installation Fees and the Monitoring Fees;
- (j) “**Governmental Authority**” means a government, court, ministry, minister, official, government department, government authority, government agency, regulatory authority, regulatory agency, administrative tribunal or body, or any subdivision or authority of any of the foregoing, that administers Applicable Laws;
- (k) “**Hardware and Installation Fees**” means the amounts identified as such on Schedule “D”;
- (l) “**Intelligent Leak Detection System**” means all equipment, fixture and things as Eddy Home deems necessary for the services to be provided by Eddy Home pursuant to this Agreement including, without limitation, the equipment set out on Schedule “C”;
- (m) “**License**” means the license granted by the Corporation to Eddy Home pursuant to Section 2.2;
- (n) “**Licensed Premises**” means the common element portions of the Buildings to which Eddy Home and its personnel reasonably require access for the implementation of this Agreement including, without limitation, mechanical and electrical rooms and closets, lockers, corridors and other common areas;
- (o) “**occupant**” means the occupant of a unit in the Buildings and “**occupants**” means more than one occupant or all occupants, as the context so requires;
- (p) “**Person**” means and includes any individual, corporation, partnership, firm, joint venture, syndicate, association, trust, government, governmental agency or board or commission or authority, and any other form of entity or organization;



- (q) **“Monitoring Fees”** means the amounts identified as such on Schedule “D”;
- (r) **“Services”** means the provision of leak-monitoring services and the related services described in Schedule “B” hereto;
- (s) **“Term”** means the term of this Agreement as set out in Section 6.1;
- (t) **“unit”** means a unit or any other unit in a Building and **“units”** means more than one unit or all of the units, as the context so requires; and
- (u) **“unit owner”** means the owner of a unit in the Buildings and **“unit owners”** means more than one unit owner or all unit owners, as the context so requires.

## **1.2 Rules of Construction.**

In this Agreement, (1) unless the context otherwise requires, words importing the singular include the plural and vice versa and words importing gender include all genders, (2) the words “include”, “includes” and “including” mean “include”, “includes” or “including”, in each case “without limitation”, (3) reference to any statute means such statute as amended from time to time, any replacement statute as enacted or amended from time to time and any regulations thereto as enacted or amended from time to time, (4) reference to any agreement or other instrument in writing means such agreement or other instrument in writing as amended, modified, restated, replaced and/or supplemented from time to time, (5) unless otherwise indicated, time periods within which a payment is to be made or any other action is to be taken hereunder shall be calculated excluding the day on which the period commences and including the day on which the period ends, (6) the division of this Agreement into Articles, Sections and portions thereof and the insertion of recitals and headings are for convenience of reference only and shall not affect the construction or interpretation of this Agreement and (7) unless otherwise stated, references in this Agreement to an Article, Section or Schedule refers to the specified Article, Section or Schedule to the Agreement and the terms “this Agreement”, “hereof”, “herein”, “hereunder” and similar expressions refer to this Agreement and not to any particular Article, Section, Schedule, or other portion hereof and include any agreement or instrument supplementary or ancillary hereto.

## **1.3 Currency.**

Unless otherwise indicated, all dollar amounts referred to in this Agreement are in lawful money of Canada.

## **1.4 Choice of Law.**

This Agreement shall be governed by and construed in accordance with the laws of the province in which the Buildings are located and the laws of Canada applicable therein and each party hereby attorns to the non-exclusive jurisdiction of the courts of that province.

**1.5 Date for any Action.**

In the event that any date on which any action is required to be taken hereunder by any of the parties is not a Business Day, such action shall be required to be taken on the next succeeding day that is a Business Day.

**1.6 Incorporation of Schedules.**

The schedules attached hereto and described below shall, for all purposes hereof, be incorporated by reference into, and form an integral part of this Agreement:

Schedule "A"	Building
Schedule "B"	Services
Schedule "C"	Specifications of the Intelligent Leak Detection System
Schedule "D"	Fees

**ARTICLE 2  
ENGAGEMENT, GRANT OF LICENSE AND OWNERSHIP**

**2.1 Engagement.**

The Corporation hereby engages Eddy Home, on an exclusive basis, to maintain an Intelligent Leak Detection System in the Buildings and to provide the Services to the Corporation in respect of the Buildings and Eddy Home hereby accepts such engagement, all in accordance with the terms of this Agreement.

**2.2 License and Grant of Rights.**

The Corporation hereby:

- (a) grants to Eddy Home (including its employees, agents and sub-contractors) in accordance with the terms of this Agreement, a non-exclusive license (the "**License**") to access and use the Licensed Premises during the Term solely for the purposes of performing this Agreement, the Services and any activities in connection therewith, which License will be at no cost to Eddy Home, subject only to the reasonable requirements of the Corporation relating to safety and security; provided that any work, maintenance, repairs, inspections and/or testing of the Intelligent Leak Detection System or any part thereof that will require or may result in the interruption of the supply of water in the Units or any part thereof must be scheduled with the Corporation in advance;
- (b) grants to Eddy Home (including its employees, agents and sub-contractors), as a necessary part of the Licence, the right at all reasonable times and on prior written notice to the Corporation, to enter and exit those portions of the Buildings and Licensed Premises as may be reasonably necessary to enable Eddy Home (including its employees, agents and sub-contractors) to design, deliver, install,

inspect, repair, relocate, maintain, test, connect, replace, disconnect or remove the Intelligent Leak Detection System or any part thereof;

- (c) consents to Eddy Home, at Eddy Home's sole cost and expense, obtaining such permits, licences or other authorizations as may be reasonably necessary to operate the Intelligent Leak Detection System at the Buildings; provided however, such permits, licenses or other authorizations shall not interfere with or impede any permits, licenses or other authorizations the Corporation may have or may apply for in respect of the Units and surrounding lands. Upon the Corporation's request, Eddy Home shall promptly provide the Corporation with copies of all permits, authorizations and/or certifications issued by any Governmental Authority in relation to the Intelligent Leak Detection System.

### **2.3 Ownership of Intelligent Leak Detection System.**

The Intelligent Leak Detection System installed in the Buildings are, and shall at all times after installation be the property of Eddy Home, its successors and assigns and used exclusively in accordance with this Agreement, save and except for the portion(s) of the Intelligent Leak Detection System within the units. For clarity, the parties acknowledge and agree that, notwithstanding installation of the Intelligent Leak Detection System in the Buildings, the Intelligent Leak Detection System shall not be characterized as fixtures or common elements of the Buildings while it is under Eddy Home ownership. The Corporation acknowledges that Eddy Home shall have the right to attach markings or identification plates to the Intelligent Leak Detection System in order to give notice of its ownership interest. The Corporation agrees not to alter or interfere with such markings or identification plates whatsoever. All plans, specifications and other information relating to the water distribution system of the Buildings shall clearly identify Eddy Home's ownership interest in the Intelligent Leak Detection System.

## **ARTICLE 3 COVENANTS AND REPRESENTATIONS AND WARRANTIES OF THE CORPORATION**

### **3.1 Corporation's Covenants.**

The Corporation hereby covenants and agrees that it shall:

- (a) provide Eddy Home with access to such telecommunications, hydro and other services as Eddy Home shall reasonably require to facilitate the performance of Eddy Home's obligations under this Agreement and the costs of such access shall be borne by the Corporation;
- (b) provide commercially reasonable cooperation to Eddy Home in connection with the maintenance of the Intelligent Leak Detection System in the Buildings;
- (c) be responsible for the compliance in all material respects by its employees, contractors, agents, representatives with this Agreement;

- (d) at all times comply in all material respects with Applicable Laws related to the Intelligent Leak Detection System are applicable to building owners or managers;
- (e) make reasonable efforts to ensure that the Licensed Premises are secure at all times consistent with sound building practice for projects similar to the Buildings in the vicinity thereof;
- (f) provide commercially reasonable assistance to Eddy Home, at Eddy Home's expense, in the exercise of all its lawful rights and remedies available to it under Applicable Laws to prevent or restrain the occurrence of any vandalism, tampering, interference or misuse of the Intelligent Leak Detection System by any Person;
- (g) treat the financial particulars of this Agreement in the strictest confidence and shall not disclose such financial particulars to any Persons other than in strict confidence to the Corporation's professional advisers and/or partners or to potential purchasers or lenders if and when required or as required by Applicable Laws;
- (h) not, directly or indirectly, interfere with the operation of, or remove, relocate, suspend, disconnect, alter, terminate or damage, the Intelligent Leak Detection System or interfere with the billing and collection activities of Eddy Home, unless same is required by Applicable Law; and
- (i) at its sole cost and expense, acquire and maintain a policy or policies of general liability insurance covering personal injury or property damage with not less than \$5,000,000 coverage per occurrence, as a result of or incidental to damage to the hydro, electrical mechanical or other Buildings systems or the Intelligent Leak Detection System caused by the Corporation (or any of its employees, contractors, agents, representatives and/or others for whom the Corporation is responsible at law).

#### **ARTICLE 4**

#### **COVENANTS AND REPRESENTATIONS AND WARRANTIES OF EDDY HOME**

##### **4.1 Eddy Home's Covenants.**

Eddy Home hereby covenants and agrees that it shall:

- (a) as required from time to time promptly maintain, repair and replace the Intelligent Leak Detection System, with such work to be performed by Eddy Home, its employees, agents and sub-contractors in a good, workmanlike manner and in accordance with Applicable Laws. The party responsible for the cost of such work shall be determined in accordance with Schedule B hereto; however, where (i) the Corporation (or a third party not authorized by Eddy Home) has moved the Intelligent Leak Detection System from the place of installation, (ii) service and repairs are necessary because the Intelligent Leak Detection System was used for an unintended or unauthorized purpose, or (iii) the Corporation (or a third party

not authorized by us) has removed, modified, repaired, disconnected or otherwise tampered with the Intelligent Leak Detection System, it shall be at Eddy's discretion as to whether it will undertake any required repairs and the costs of any such repairs will be borne entirely by the Corporation;

- (b) comply with all provisions of the applicable construction legislation in the province in which the Buildings are situated and shall take all steps necessary to ensure that no lien in respect of the supply and/or maintenance of the Intelligent Leak Detection System shall attach against the Units or the lands upon which they are situated. Provided that if any such lien arises, Eddy Home shall arrange, at Eddy Home's sole cost and expense, for such lien to be discharged or vacated within 10 Business Days of the date on which Eddy Home receives notice of such lien or Eddy Home shall take such legal proceedings and diligently pursue same (including, if necessary, seeking injunctive relief) so that the lien claimant cannot enforce its lien against the Units, the lands upon which they are situated or any part thereof; provided, however, that Eddy Home shall not be responsible for any construction lien relating to any work done or improvements for which the Corporation or its contractors is responsible;
- (c) maintain in good standing, at its sole cost and expense any licenses, permits or other authorizations that may be required by any and all Governmental Authorities to perform its obligations under this Agreement. If any of such licenses, permits or other authorizations is revoked, suspended, modified or limited in any material way, Eddy Home shall immediately inform the Corporation of same;
- (d) at its sole cost and expense, acquire and maintain a policy or policies of general liability insurance covering personal injury or property damage with not less than \$5,000,000 coverage per occurrence (which insurance shall also cover any of Eddy Home's employees, contractors, agents, representatives and/or others for whom Eddy Home is responsible at law); and
- (e) obtain the permission of the superintendent or manager of the Buildings before any of its employees, agents and sub-contractors enter the Buildings.

#### **4.2 Eddy Home's Representations and Warranties.**

Eddy Home hereby represents and warrants to the Corporation as follows:

- (a) Eddy Home is a corporation duly incorporated, is valid and subsisting under the laws of Ontario and is authorized to carry on business in the province in which the Buildings are situated. Eddy Home has all necessary corporate power, authority and legal capacity to enter into this Agreement and to perform all of its obligations under this Agreement. Eddy Home has taken all necessary corporate or other actions and proceedings to approve or authorize, validly and effectively, the entering into of, and the execution, delivery and performance of, this Agreement. This Agreement has been duly executed and delivered by Eddy Home

and is a legal, valid and binding obligation of it enforceable against it in accordance with its terms;

- (b) none of the execution, delivery or performance of this Agreement by Eddy Home will constitute or result in a violation or breach of or default under, or cause the termination of or the acceleration of any obligations of Eddy Home under any term or provision of any:
  - (i) of its articles, by-laws or other constating documents,
  - (ii) contract, agreement, lease, license, instrument, option, commitment, understanding or any other document, arrangement or obligation to which Eddy Home is a party or by which it is bound, or
  - (iii) Applicable Law or order of any court or other Governmental Authority;
- (c) Eddy Home is not required to obtain any consent, approval or waiver of a party under any contract, agreement, lease, license, instrument, option, commitment, understanding or any other document, arrangement or obligation to which Eddy Home is a party or by which it is bound to any of the transactions contemplated by this Agreement. Eddy Home is not required to make any filing with, give any notice to, or obtain any authorization of, any Governmental Authority as a condition to the lawful performance by it of this Agreement;
- (d) Eddy Home has all necessary licenses, authorizations and certifications to provide the Services and associated services as contemplated by this Agreement;
- (e) that the Intelligent Leak Detection System shall: (i) be delivered in unused condition; (ii) be free from material defects; and (iii) comply with all Applicable Laws;
- (f) there are no actions, suits, proceedings or other claims pending or, to its knowledge, threatened, against or affecting Eddy Home, at law or in equity or before or by any Governmental Authority, which could affect its ability to perform its obligations under this Agreement. To the knowledge of Eddy Home, there is no factual or legal basis on which any such actions, suits, proceedings or other claims might be commenced with any reasonable likelihood of success; and
- (g) Eddy Home is not a non-resident of Canada within the meaning of section 116 of the *Income Tax Act* (Canada).

## **ARTICLE 5 PAYMENTS AND BILLING PROCEDURE**

### **5.1 Payments.**

The Fees for the Corporation's use of the Intelligent Leak Detection System and use of the Services is set out on Schedule "D". Eddy Home will bill the Monitoring Fees

and the Corporation agrees to pay such amount by pre-authorized payment, credit card or any other payment method approved by Eddy Home. The Corporation will make all of the payments due under this Agreement, including HST and any other applicable taxes or permitted charges, in full by the date specified on each invoice. Should any payment be returned for non-sufficient funds, Eddy Home will be entitled to charge an additional \$25 when the invoice is re-issued. A late payment charge of 1.5% per month (for an effective rate of 19.56% per year) will apply to any late payment by the Corporation. The Corporation agrees that Eddy Home can charge any unpaid and outstanding amount, including any late payment charges, on the Corporation's account to the Corporation's credit card, bank account or any other payment method pre-authorized by the Corporation for payment of Eddy Home's charges at any time after such payments are due. For clarity, the Hardware and Installation Fees shall only apply in accordance with Section 6.5 herein.

**5.2 Tax.**

Fees do not include local, provincial, federal or foreign sales, use, value-added, excise or personal property or other similar taxes or duties now in force or enacted in the future imposed on the transaction and/or the delivery of the Intelligent Leak Detection System and Services, all of which the Corporation shall be responsible for and pay in full (without reduction for any offset, withholding or other claims) except those taxes based on the net income of Eddy Home. If the Corporation is exempt from the payment of any such taxes, upon execution of the Agreement, the Corporation shall provide Eddy Home with a valid tax exemption certificate authorized by the appropriate taxing authority

**ARTICLE 6  
TERM AND TERMINATION**

**6.1 Term.**

The term of this Agreement (the "Term") shall be 7 years from the Commissioning Date unless the Agreement is otherwise terminated in accordance with its terms or by operation of law. After the expiry of the Term, the Agreement shall automatically continue on a month to month basis unless and until either Party provides thirty days' notice that it wishes to terminate this Agreement.

**6.2 Termination by the Corporation**

This Agreement may be terminated by the Corporation for any reason on the giving of sixty (60) notice days of termination to Eddy Home.

**6.3 Termination for Breach.**

This Agreement may be terminated by either party upon a breach of any material term of this Agreement by the other party (the "**Defaulting Party**") if such breach is not cured within thirty (30) days (in the case of a breach of a payment obligation) or ninety (90) days (in the case of a breach of any other obligation) of the Defaulting Party receiving written notice of such breach from the other party (the "**Non-Defaulting Party**"). Upon receipt of such a written

notice, the Defaulting Party shall take reasonable commercial efforts to cure such breach within the applicable cure period. Notwithstanding the foregoing, if, in the case of a breach of an obligation that is not a payment obligation that is not reasonably capable of being cured within the ninety (90) day cure period, the Defaulting Party has begun to take commercially reasonable efforts to commence to cure such breach within such ninety (90) day period then the Non-Defaulting Party shall not have the right to terminate this Agreement for such breach for so long as the Defaulting Party diligently takes commercially reasonable efforts to cure such breach. The Defaulting Party shall pay to the Non-Defaulting Party all damages, costs and expenses (including, without limitation, all legal fees on a substantial indemnity basis) incurred by the Non-Defaulting Party in enforcing the terms of this Agreement, together with interest thereon.

#### **6.4 Additional Rights of Termination.**

This Agreement may be terminated by either party if:

- (a) the other party admits its inability to pay its debts generally as they become due or otherwise acknowledges its insolvency;
- (b) the other party institutes any proceeding or executes any agreement to authorize its participation in or commencement of any proceeding:
  - (i) seeking to adjudicate it a bankrupt or insolvent, or
  - (ii) seeking liquidation, dissolution winding up, reorganization, arrangement, protection, relief or composition of it or any of its property or debt or making a proposal with respect to it under any law relating to bankruptcy, insolvency, reorganization or compromise of debts or other similar laws (including, without limitation, any application under the *Companies' Creditors Arrangement Act* (Canada) or any reorganization, arrangement or compromise of debt under the laws of any province ; or
- (c) any proceeding is commenced against or affecting the other party:
  - (i) seeking to adjudicate it a bankrupt or insolvent;
  - (ii) seeking liquidation, dissolution, winding up, reorganization, arrangement, protection, relief or composition of it or any of its property or debt or making a proposal with respect to it under any law relating to bankruptcy, insolvency, reorganization or compromise of debts or other similar laws (including, without limitation, any application under the *Companies' Creditors Arrangement Act* (Canada) or any reorganization, arrangement or compromise of debt under the laws of any province ); or
  - (iii) seeking appointment of a receiver, trustee, agent, custodian or other similar official for it or for any material part of its property;

and such proceeding is not being contested in good faith by appropriate proceedings and, if so contested, remains outstanding, undismissed and unstayed



more than sixty (60) days from the commencement of such first mentioned proceeding.

## **6.5 Consequences of Termination**

- (a) In the event that this Agreement is terminated during the Term pursuant to Section 6.3 and Eddy Home is the “Defaulting Party” or is terminated by the Corporation pursuant to Section 6.4, Eddy Home shall, if so instructed by the Corporation, remove, at its own expense, all or part of the Intelligent Leak Detection System from the Buildings in which case the Corporation shall cooperate with Eddy Home and all termination, disconnection and removal fees incurred by Eddy Home to disconnect and remove all or any part of the Intelligent Leak Detection System shall be at the sole cost of Eddy Home. From and after termination of this Agreement, Eddy Home shall have no further obligation to provide the Services.
- (b) In the event that this Agreement (i) is terminated pursuant to Section 6.2, (ii) is terminated pursuant to Section 6.3 and the Corporation is the “Defaulting Party”, (iii) is terminated by Eddy Home pursuant to Section 6.4, or (iv) is terminated by the Corporation pursuant to Section 112 of the Act, the Corporation shall forthwith pay Eddy Home the balance of any unpaid Schedule “D” Hardware and Installation Fees which would have been payable had the Agreement not been terminated, and Eddy Home may remove all or part of the Intelligent Leak Detection System from the Buildings, save and except for the portion(s) of the Intelligent Leak Detection System within the units, at the Corporation’s expense, in which case the Corporation shall cooperate with Eddy Home in such removal.
- (c) Forthwith upon termination of this Agreement, Eddy Home shall cease provision of all Services and the Corporation shall thereafter have no further right to the Services or to any information concerning the Intelligent Leak Detection System, whether through the Eddy Apps or otherwise.

## **ARTICLE 7 INDEMNIFICATION AND LIMITATION OF LIABILITY**

### **7.1 Indemnification by the Corporation.**

The Corporation shall, and does hereby agree to, fully and absolutely defend, indemnify and hold harmless Eddy Home and its officers, directors, employees and agents from and against all Damages and claims for Damages that any of them suffers or incurs arising out of or resulting from any of the following:

- (a) any breach or inaccuracy of any representation or warranty given by the Corporation set forth in this Agreement;
- (b) any failure of the Corporation to perform or fulfill any of its covenants or obligations under this Agreement or any instrument delivered hereunder;

- (c) any breach by any of its employees, contractors, agents or representatives of the Eddy Service Terms; and
- (d) any damage to the Intelligent Leak Detection System or injury caused by the negligence or wilful misconduct of the Corporation (or any of its employees, agents, contractors, consultants or any other party for whom it is responsible in law).

## **7.2 Indemnification by Eddy Home**

Eddy Home shall, and does hereby agree to, fully and absolutely defend, indemnify and hold harmless the Corporation and its officers, directors, employees and agents from and against all Damages and claims for Damages that any of them suffers or incurs arising out of or resulting from any of the following:

- (a) any breach or inaccuracy of any representation or warranty given by Eddy Home set forth in this Agreement;
- (b) any failure of Eddy Home to perform or fulfill any of its covenants or obligations under this Agreement or any instrument delivered hereunder;
- (c) any breach by any of its employees, contractors, agents, representatives with the terms of this Agreement;
- (d) any damage to the Buildings or injury caused by the wilful misconduct of Eddy Home (or any of its employees, agents, contractors, consultants or any other party for whom it is responsible in law); and
- (e) any damage to the Buildings caused by Eddy Home (or any of its employees, agents, contractors, consultants or any other party for whom it is responsible in law) in the installation and/or removal of the Intelligent Leak Detection System in/from the Buildings.

## **7.3 Disclaimers of Warranties and Limited Liability.**

Corporation acknowledges that:

- (a) The Services are intended to be accessed and used for information purposes and not for time-sensitive, life-saving or other critical purposes. While Eddy Home intends that the Services will be reliable, the Parties acknowledge that the Services are not intended to be, nor will they be, available or reliable 100% of the time. The Services are not connected to emergency services and Eddy Home is not responsible for contacting utility providers or emergency services. The Services may be suspended temporarily without notice for security reasons, system failures, maintenance and repair, or as otherwise required to improve the Services. The Services rely on third party service providers of the Corporation and Eddy Home (including wireless, mobile or internet providers) and Eddy

Home is not responsible for any failure of the Services caused by any third party service provider.

- (b) Without limiting Section 7.3(a): (i) in no event will Eddy Home be liable for any indirect, incidental, consequential, punitive or exemplary damages or liability (including reasonable attorneys' fees) that result from or are related to the Agreement or any of the Services or Intelligent Leak Detection System whether in contract, tort or otherwise even if Eddy Home knew or ought to have known of the possibility of such damages; and (ii) Eddy Home's total cumulative liability arising from or related to the Agreement or any of the Services or Intelligent Leak Detection System (including in respect of Section 7.2(a) to (d)) will be limited to an amount equal to 12 months' Service Fees, save and except for Eddy Home's liability arising out of 7.2(e) which will not be limited.
- (c) In no event will the Corporation be liable for any indirect, incidental, consequential, punitive or exemplary damages or liability (including reasonable attorneys' fees) that result from or are related to the Agreement or any of its obligations hereunder whether in contract, tort or otherwise even if the Corporation knew or ought to have known of the possibility of such damages; and (ii) the Corporation's total cumulative liability arising from or related to the Agreement or any of its obligations hereunder (including in respect of Section 7.2) will be limited to an amount equal to any of the remaining unpaid Hardware and Installation Fees. For clarity, and notwithstanding the foregoing, the parties acknowledge and agree that if there is exercise of termination rights pursuant to this Agreement, the Corporation's total cumulative liability arising from or related to this Agreement or any of its obligations hereunder (including in respect of Section 7.2) will be limited to the consequences set out in section 6.5.

## **ARTICLE 8 GENERAL PROVISIONS**

### **8.1 Further Assurances.**

Each of the parties hereby covenants and agrees that at any time and from time to time after the date of this Agreement it will, upon the request of the other party, do, execute, acknowledge and deliver or cause to be done, executed, acknowledged and delivered all such further acts, agreements, documents, deeds, assignments, transfers, conveyances a assurances as may be necessary or appropriate to give effect to the terms and intent of this Agreement and to complete the transactions contemplated hereby.

### **8.2 Notices.**

Any demand, notice or other communication to be given in connection with this Agreement shall be given in writing and may be given by personal delivery (including by prepaid courier) or by facsimile transmission with the original to follow by mail addressed to the recipient as follows:

- (a) in the case of Eddy Home:

Eddy Home Inc.  
5255 Yonge Street,  
Suite 900, Toronto, ON M2N 6S6

Attn: Legal Dept.

- (b) in the case of Corporation:

[\*]

or such other address, e-mail or individual as may be designated by notice by a party to the other party. A communication shall be conclusively deemed to have been given, sent, delivered and received: (i) if personally delivered on a Business Day, on that day; (ii) if personally delivered on a day that is not a Business Day, on the next Business Day; and (iii) if sent by e-mail, on the date sent (as can be shown by the sender's records). No party shall prevent, hinder or delay, or attempt to prevent, hinder or delay the service on that party of a communication.

### **8.3 Expenses of Parties.**

Each of the parties shall bear its own expenses incurred by it in connection with this Agreement and the transactions contemplated by this Agreement except as set out herein.

### **8.4 Assignment.**

Neither this Agreement nor any of the rights or obligations under this Agreement are assignable or transferable, except as part of a financing, reorganization, acquisition, divestment or other similar activity.

### **8.5 Successors and Assigns.**

This Agreement shall be binding upon and enure to the benefit of the parties and their respective successors and permitted assigns.

### **8.6 Entire Agreement.**

This Agreement constitutes the entire agreement between the parties with respect to the transactions contemplated by this Agreement and supersedes all prior agreements, representations, warranties, statements, expressions of interest, bid letters, letters of intent, promises, information, arrangements, understandings, negotiations and discussions, whether oral or written, express or implied, with respect to the subject matter hereof. None of the parties shall be bound or charged with any oral or written agreements, representations, warranties, statements, promises, information, arrangements or understandings not specifically set forth in this Agreement. The parties further acknowledge and agree that, in entering into this Agreement, they have not in any way relied, and will not in any way rely, upon any oral or written agreements, representations, warranties, statements, promises, information, arrangements or understandings, express or implied, not specifically set forth in this Agreement.

**8.7 Waiver.**

No waiver of any of the provisions of this Agreement will constitute a waiver of any other provision (whether or not similar). No waiver will be binding unless executed in writing by the Corporation or Eddy Home, as applicable. A party's failure or delay in exercising any right under this Agreement will not operate as a waiver of that right. A single or partial exercise of any right will not preclude a party from any other or further exercise of that right or the exercise of any other right.

**8.8 Remedies Cumulative.**

The rights and remedies of the parties under this Agreement are cumulative and in addition to and not in substitution for any rights or remedies provided by law. Any single or partial exercise by any party hereto of any right or remedy for default or breach of any term, covenant or condition of this Agreement does not waive, alter, affect or prejudice any other right or remedy to which such party may be lawfully entitled for the same default or breach.

**8.9 Dispute Resolution.**

In the event of a dispute regarding any matter related to this Agreement, including its interpretation and the services required to be provided hereunder, which the parties have attempted unsuccessfully to resolve with good faith negotiations, the parties agree to refer the dispute to a mediator. If the mediation does not result in the dispute being resolved, the parties agree that the dispute shall be determined by arbitration in accordance with the legislation governing arbitrations in the province in which the Buildings are situated. Until the dispute is resolved, the parties shall continue to honour their respective obligations under this Agreement.

**8.10 Amendments.**

No modification or amendment to this Agreement may be made unless agreed to by all of the parties in writing, provided that certain of the Schedules hereto may be amended by Eddy Home as specified in this Agreement.

**8.11 Severability.**

If any covenant, obligation or agreement of this Agreement, or the application thereof to any person or circumstance shall, to any extent, be invalid or unenforceable, the remainder of this Agreement or the application of such covenant, obligation or agreement to persons or circumstances other than those to which it is held invalid or unenforceable, shall not be affected thereby and each covenant, obligation or agreement of this Agreement shall be separately valid and enforceable to the fullest extent permitted by law.

**8.12 Force Majeure.**

No party hereto shall be held responsible or liable or be deemed to be in default or in breach of this Agreement for its delay, failure or inability to meet any of its obligations under this Agreement (other than any obligation to pay money) caused by or arising from any cause which is unavoidable or beyond the reasonable control of such party, including war, warlike

operations, riot, insurrection, orders of government, strikes, lockouts, disturbances or any act of God or other cause which frustrates the performance of this Agreement, but this shall not include failure to perform as a result of financial inability or from failure to act diligently.

**8.13 Counterparts.**

This Agreement may be executed in any number of counterparts, and may be delivered originally, by facsimile, or by PDF format and each such original, facsimile copy, or PDF copy, when so executed and delivered shall be deemed to be an original and all of which taken together shall constitute one and the same instrument.

**8.14 Negotiation.**

This Agreement has been negotiated and approved by counsel on behalf of all parties and, notwithstanding any rule or maxim of construction to the contrary, any ambiguity or uncertainty will not be construed against any party by reason of the authorship of any of the provisions hereof.

**8.15 Independent Legal Advice.**

Each party acknowledges that it: (a) has read and understood this Agreement; and (b) has had the opportunity to obtain independent legal advice in connection with this Agreement and the provisions hereof and either has obtained independent legal advice or has chosen not to do so.

**8.16 Relationship of the Parties.**

The parties acknowledge and agree that (i) the relationship between the Corporation and Eddy Home shall be that of independent contractor, (ii) the Corporation and Eddy Home are not partners or joint venturers with each other or agents of one another, (iii) nothing herein shall be construed so as to make the Corporation or Eddy Home partners, joint venturers or agents or to impose any liability as partner, joint venturer or agent on the Corporation or Eddy Home. Nothing in this Agreement confers on either party any authority to act, or hold such party out as agent, for the other party or to bind the other party to perform any obligation to third parties, and the parties shall so inform all third parties with whom they deal.

**8.17 Survival of Provisions.**

ARTICLE 5, ARTICLE 7 and Sections 2.3, 3.1(h) and 6.4 shall survive termination of this Agreement.

[SIGNATURE PAGE FOLLOWS]

**IN WITNESS WHEREOF**, the parties have duly executed this Agreement as of the day and year first above written.


Toronto Standard Condominium Corp.#: XXXX

Per \_\_\_\_\_  
Name: \_\_\_\_\_  
Title: \_\_\_\_\_

Per \_\_\_\_\_  
Name: \_\_\_\_\_  
Title: \_\_\_\_\_

*I/We have authority to bind the Corporation*

**EDDY HOME INC.**

Per  \_\_\_\_\_  
Name: Travis Allan  
Title: CEO

*I have authority to bind the Corporation*

**Schedule “A”**

**Buildings**

Name of Building: Social

Municipal Address of Building:

100 Dalhousie Street, Toronto

604 Suites



## **Schedule “B”**

### **Services**

Eddy Home shall complete the following pursuant to the terms of the Agreement:

- 1) Complete the design, supply and installation of the Intelligent Leak Detection System in the Buildings in order to provide a monitoring system for leaks in the Building, including a platform to self-monitor and if applicable, remotely shut off water to certain areas throughout the Building.
- 2) Maintain, repair, replace, test, commission and (re)certify the Intelligent Leak Detection System in accordance with best industry practices and Applicable Laws. Establish and maintaining connectivity of the equipment to Eddy Home and to the Eddy App.

**Schedule “C”**

**Specifications of the Intelligent Leak Detection System**

Eddy Home will provide, operate and maintain the following equipment as part of the Intelligent Leak Detection System:

Specific equipment list

IQ Meter	4
Leak Sensor	3339
Gateway	17
Link	24
Valve	25
Fitting	20



All infrastructures located beyond the Intelligent Leak Detection System, including all pipes or plumbing fixtures to which any Eddy Home equipment will be affixed or connected, are the responsibility of the Corporation

## Schedule "D"

### Fees

#### **Hardware and Installation Fees:**

If applicable pursuant to Section 6.5, the Corporation shall pay to Eddy Home the Hardware and Installation Fee on the termination of this Agreement by making a one time payment in the amount equal to the product obtained by multiplying the aggregate number of units in the Buildings by \$300 CAD

#### **Monitoring Fees:**

The Corporation shall pay to Eddy Home throughout the Term a monthly Monitoring Fee in an amount equal to the product obtained by multiplying the aggregate number of units in the Buildings by \$19.65 CAD, such Monitoring Fee to be payable monthly on the 1<sup>st</sup> day of each month from and after the Commissioning Date.

Eddy Home shall have the right to increase the Monitoring Fees on an annual basis provided such increase in not more than 2.5% of the amount payable per unit.



Pemberton



# COMPREHENSIVE WATER PROTECTION

You are  
protected with

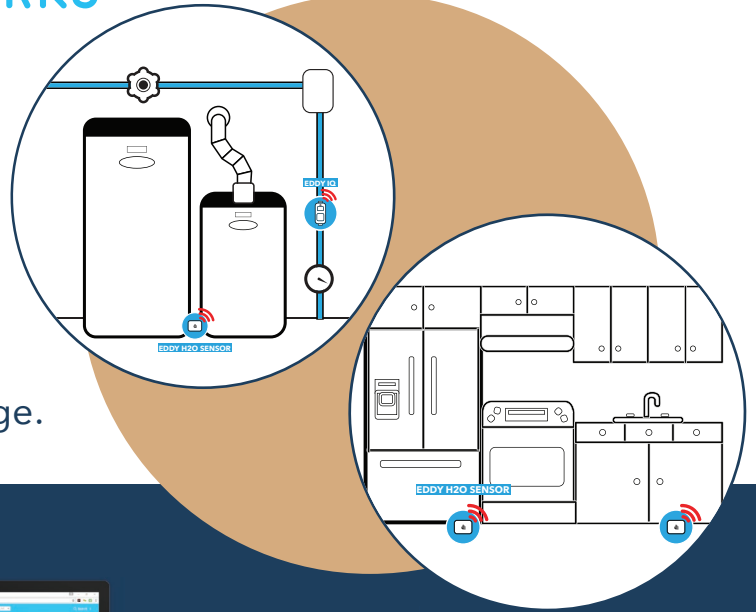
**INTELLIGENT  
LEAK  
DETECTION**

**Water is Your Biggest Risk. And It's Everywhere.**

Eddy's comprehensive system has been installed in the building to ensure that the moment an issue is detected, it is immediately mitigated to protect you and your property.

# HOW THE EDDY SYSTEM WORKS

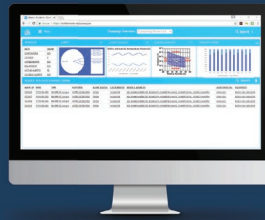
Eddy's sensors are placed in your suite next to water sources to track and alert Property Management to issues. Sensors and shutoffs are installed in and around water sources in the building, including the risers, water main, boiler room, and in common areas to ensure the building is completely protected against water damage.



H2O SENSOR



IQ



PROPERTY MANAGER DASHBOARD



SHUTOFF VALVE



LINK

Water damage accounts for billions in damages every year, making it the single greatest risk facing property owners. A comprehensive, intelligent system has been installed in the building to protect you.

## BENEFITS OF EDDY



LEAK DETECTION

24/7 MONITORING



INSTANT NOTIFICATIONS & ACTIONS TO MANAGEMENT

## INSURANCE DISCOUNTS

Residents may qualify for insurance discounts, including with **TD Insurance**. Visit [tdinsurance.com/eddysolutions](https://tdinsurance.com/eddysolutions) for a quote.

Or contact your existing insurance company to find out more.

For further information, please visit  
[Eddysolutions.com/Pemberton](https://Eddysolutions.com/Pemberton)



Pemberton

