

ERIN SQUARE

4655 and 4675 Metcalfe Avenue, Mississauga, Ontario

Disclosure Statement Amendment

Dated: September 30, 2019

This is an amendment to the disclosure statement dated May 23, 2018 (the "Disclosure Statement") by ERIN MILLS HIGHRISE (PHASE I) INC., the declarant (the "Declarant") of the condominium project marketed as ERIN SQUARE, in the City of Mississauga, 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:

4. Several residential dwelling units and certain common element areas on Level 2 of the proposed Condominium have been reconfigured. Therefore the number of residential dwelling units within Building A has increased from 200 to 201 and the number of residential dwelling units within Building B has increased from 207 to 209 and therefore the total number of residential dwelling units within the proposed Condominium has increased from 407 to 410. Residential dwelling unit numbers have also been amended on Level 2 of the proposed Condominium. The total number of parking units within the proposed Condominium has increased from 427 to 431 and the total number of bicycle storage units within the proposed Condominium has increased from 407 to 410.
5. 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 bicycle storage units have been amended.
6. The Budget Statement and Schedule to the Budget Showing the Monthly Common Element Fees per Unit have been amended.
7. Part F subsection (h) of the Disclosure statement is hereby deleted and replaced with the following in its place and stead:

(h) **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 "A" 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:

	Disclosure Statement Document	Delete the Following in the Disclosure Statement	Replace with the Following Attached Material
1.	Schedule I – Declaration	Schedule “C” of the Declaration - 3 Pages in the Disclosure Statement (schedule to the Declaration)	Schedule “C” of the Declaration - 3 Pages attached (schedule to the Declaration)
2.	Schedule I - Declaration	Schedule “D” of the Declaration - 7 Pages in the Disclosure Statement (schedule to the Declaration)	Schedule “D” of the Declaration - 6 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 - 18 Pages in the Disclosure Statement	Budget and Schedule to the Budget Showing the Monthly Common Element Fees per Unit - 18 Pages attached
4.	Schedule IX – Proposed Sketch of Site	Proposed Sketch of Site – Level 2 only – 1 Page in the Disclosure Statement	Proposed Sketch of Site – Level 2 only – 1 Page attached
5.	NEW: 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, Bicycle Storage Unit and Guest Suite Unit shall comprise the area within the heavy lines shown on Part 1, Sheets __ to __, inclusive, 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 __ to __, inclusive, 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, Bicycle Storage Unit and Guest Suite Unit are as follows:

BOUNDARIES OF THE RESIDENTIAL DWELLING UNITS

(Being Units 1 to 15, inclusive, on Level 1, Units 1 to 21, inclusive, on Level 2, Units 1 to 17, inclusive, on Level 3, Units 1 to 19, inclusive, on Level 4, Units 1 to 18, inclusive, on Level 5, Units 1 to 20, inclusive, on Levels 6 to 21, inclusive, on Part 1, Sheets __ of the Description filed concurrently herewith):

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.
 - iii) The upper surface and plane and production of the drywall suspended ceiling where applicable on Level __.

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 431 Units on Levels A and B as illustrated on Part 1, Sheet __ of the Description filed concurrently herewith):

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:
 - 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 vertical plane established by the centreline of columns and/or the production thereof.
 - iv) The unit side surface and plane of the concrete/concrete block wall and/or the production thereof.
 - v) The vertical plane established by the centreline of column and perpendicular to the face of concrete/concrete block wall and/or the production thereof.

- vi) The vertical plane established by measurements and perpendicular to the face of concrete/concrete block wall or column and/or the production.
- vii) The vertical plane establish by the face of the column and perpendicular to the face of the concrete/ concrete block wall.

BOUNDARIES OF THE BICYCLE STORAGE UNITS

(Being 410 Units on Levels A and B, 2, 4, and 5 as illustrated on Part 1, Sheet ___ of the Description filed concurrently herewith)

- 1. Each Bicycle Storage 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 frames forming the ceiling
- 2. Each Bicycle Storage Unit shall be bounded horizontally by one or a combination of:
 - i) The unit side surface and plane of the steel wire mesh and frame walls separating the unit from another such unit or from the common elements.
 - ii) The unit side surface and plane and production of the concrete/concrete block walls or columns separating the unit from another such unit or from the common elements.
 - iii) The unit side surface and plane of the steel wire mesh door in closed position.

BOUNDARIES OF THE GUEST SUITE UNITS

(Being Unit 18 on Level 3 and Unit 20 on Level 4 on Part 1, Sheet ___ of the Description filed concurrently herewith):

- 1. Each Guest Suite 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.
 - iii) The upper surface and plane and production of the drywall suspended ceiling where applicable on Level ___.
- 2. Each Guest Suite 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.

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 6, inclusive, of the Description.

Dated

S. Goonewardena
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.

ERIN SQUARE
TOWER A & B

SCHEDULE 'D'

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

<u>UNIT</u> <u>NO.</u>	<u>LEVEL</u> <u>NO.</u>	<u>SUITE</u> <u>NO.</u>	<u>TOWER</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 ELEMENTS</u>
1	1	101	A	0.2439	0.2439	0.2158	0.2136
2	1	102	A	0.2439	0.2439	0.2345	0.2320
3	1	103	A	0.2439	0.2439	0.1745	0.1727
4	1	104	A	0.2439	0.2439	0.2065	0.2043
5	1	107	A	0.2439	0.2439	0.2065	0.2043
6	1	108	A	0.2439	0.2439	0.1772	0.1753
7	1	110	A	0.2439	0.2439	0.2212	0.2188
8	1	101	B	0.2439	0.2439	0.2185	0.2162
9	1	102	B	0.2439	0.2439	0.2345	0.2320
10	1	103	B	0.2439	0.2439	0.1772	0.1753
11	1	105	B	0.2439	0.2439	0.2345	0.2320
12	1	106	B	0.2439	0.2439	0.2372	0.2346
13	1	107	B	0.2439	0.2439	0.2105	0.2083
14	1	109	B	0.2439	0.2439	0.2372	0.2346
15	1	110	B	0.2439	0.2439	0.2252	0.2228
1	2	201	A	0.2439	0.2439	0.2158	0.2136
2	2	202	A	0.2439	0.2439	0.2345	0.2320
3	2	203	A	0.2439	0.2439	0.1745	0.1727
4	2	204	A	0.2439	0.2439	0.2434	0.2516
5	2	205	A	0.2442	0.2442	0.3538	0.3794
6	2	206	A	0.2442	0.2442	0.3710	0.3978
7	2	207	A	0.2439	0.2439	0.2408	0.2491
8	2	208	A	0.2439	0.2439	0.1745	0.1727
9	2	209	A	0.2439	0.2439	0.2345	0.2320
10	2	210	A	0.2439	0.2439	0.2185	0.2162
11	2	201	B	0.2439	0.2439	0.2185	0.2162
12	2	202	B	0.2439	0.2439	0.2345	0.2320
13	2	203	B	0.2439	0.2439	0.1772	0.1753
14	2	204	B	0.2439	0.2439	0.1519	0.1503
15	2	205	B	0.2441	0.2441	0.3230	0.3466
16	2	206	B	0.2439	0.2439	0.2345	0.2320
17	2	207	B	0.2439	0.2439	0.2345	0.2320
18	2	208	B	0.2439	0.2439	0.2408	0.2491
19	2	209	B	0.2439	0.2439	0.1745	0.1727
20	2	210	B	0.2439	0.2439	0.2345	0.2320
21	2	211	B	0.2439	0.2439	0.2158	0.2136
1	3	301	A	0.2439	0.2439	0.2158	0.2136
2	3	302	A	0.2439	0.2439	0.2345	0.2320
3	3	303	A	0.2439	0.2439	0.1745	0.1727
4	3	304	A	0.2439	0.2439	0.2434	0.2516
5	3	307	A	0.2439	0.2439	0.2434	0.2516
6	3	308	A	0.2439	0.2439	0.1745	0.1727
7	3	309	A	0.2439	0.2439	0.2345	0.2320
8	3	310	A	0.2439	0.2439	0.2185	0.2162
9	3	301	B	0.2439	0.2439	0.2185	0.2162
10	3	302	B	0.2439	0.2439	0.2345	0.2320
11	3	303	B	0.2439	0.2439	0.1772	0.1753
12	3	305	B	0.2439	0.2439	0.2345	0.2320
13	3	306	B	0.2439	0.2439	0.2345	0.2320
14	3	307	B	0.2439	0.2439	0.2408	0.2491
15	3	308	B	0.2439	0.2439	0.1745	0.1727
16	3	309	B	0.2439	0.2439	0.2345	0.2320
17	3	310	B	0.2439	0.2439	0.2158	0.2136
18	3	Guest Suite	A	0.0000	0.0000	0.0000	0.0001
1	4	401	A	0.2439	0.2439	0.2158	0.2136
2	4	402	A	0.2439	0.2439	0.2345	0.2320
3	4	403	A	0.2439	0.2439	0.1745	0.1727
4	4	404	A	0.2439	0.2439	0.2434	0.2516
5	4	407	A	0.2439	0.2439	0.2434	0.2516
6	4	408	A	0.2439	0.2439	0.1745	0.1727
7	4	409	A	0.2439	0.2439	0.2345	0.2320
8	4	410	A	0.2439	0.2439	0.2185	0.2162
9	4	401	B	0.2439	0.2439	0.2185	0.2162
10	4	402	B	0.2439	0.2439	0.2345	0.2320
11	4	403	B	0.2439	0.2439	0.1745	0.1727
12	4	404	B	0.2439	0.2439	0.1519	0.1503
13	4	405	B	0.2441	0.2441	0.3230	0.3466
14	4	406	B	0.2439	0.2439	0.2318	0.2294
15	4	407	B	0.2439	0.2439	0.2345	0.2320
16	4	408	B	0.2439	0.2439	0.2408	0.2491
17	4	409	B	0.2439	0.2439	0.1745	0.1727
18	4	410	B	0.2439	0.2439	0.2345	0.2320
19	4	411	B	0.2439	0.2439	0.2158	0.2136
20	4	Guest Suite	A	0.0000	0.0000	0.0000	0.0001
1	5	501	A	0.2439	0.2439	0.2158	0.2136
2	5	502	A	0.2439	0.2439	0.2345	0.2320
3	5	503	A	0.2439	0.2439	0.1745	0.1727
4	5	504	A	0.2439	0.2439	0.2434	0.2516
5	5	507	A	0.2439	0.2439	0.2434	0.2516

6	5	508	A	0.2439	0.2439	0.1745	0.1727
7	5	509	A	0.2439	0.2439	0.2345	0.2320
8	5	510	A	0.2439	0.2439	0.2185	0.2162
9	5	501	B	0.2439	0.2439	0.2185	0.2162
10	5	502	B	0.2439	0.2439	0.2345	0.2320
11	5	503	B	0.2439	0.2439	0.1745	0.1727
12	5	504	B	0.2439	0.2439	0.2408	0.2491
13	5	505	B	0.2439	0.2439	0.2318	0.2294
14	5	506	B	0.2439	0.2439	0.2345	0.2320
15	5	507	B	0.2439	0.2439	0.2408	0.2491
16	5	508	B	0.2439	0.2439	0.1745	0.1727
17	5	509	B	0.2439	0.2439	0.2345	0.2320
18	5	510	B	0.2439	0.2439	0.2158	0.2136
1	6	601	A	0.2439	0.2439	0.2158	0.2136
2	6	602	A	0.2439	0.2439	0.2345	0.2320
3	6	603	A	0.2439	0.2439	0.1745	0.1727
4	6	604	A	0.2439	0.2439	0.2408	0.2491
5	6	605	A	0.2439	0.2439	0.2345	0.2320
6	6	606	A	0.2439	0.2439	0.2318	0.2294
7	6	607	A	0.2439	0.2439	0.2408	0.2491
8	6	608	A	0.2439	0.2439	0.1745	0.1727
9	6	609	A	0.2439	0.2439	0.2345	0.2320
10	6	610	A	0.2439	0.2439	0.2185	0.2162
11	6	601	B	0.2439	0.2439	0.2185	0.2162
12	6	602	B	0.2439	0.2439	0.2345	0.2320
13	6	603	B	0.2439	0.2439	0.1745	0.1727
14	6	604	B	0.2439	0.2439	0.2408	0.2491
15	6	605	B	0.2439	0.2439	0.2318	0.2294
16	6	606	B	0.2439	0.2439	0.2345	0.2320
17	6	607	B	0.2439	0.2439	0.2408	0.2491
18	6	608	B	0.2439	0.2439	0.1745	0.1727
19	6	609	B	0.2439	0.2439	0.2345	0.2320
20	6	610	B	0.2439	0.2439	0.2158	0.2136
1	7	701	A	0.2439	0.2439	0.2158	0.2136
2	7	702	A	0.2439	0.2439	0.2345	0.2320
3	7	703	A	0.2439	0.2439	0.1745	0.1727
4	7	704	A	0.2439	0.2439	0.2408	0.2491
5	7	705	A	0.2439	0.2439	0.2345	0.2320
6	7	706	A	0.2439	0.2439	0.2318	0.2294
7	7	707	A	0.2439	0.2439	0.2408	0.2491
8	7	708	A	0.2439	0.2439	0.1745	0.1727
9	7	709	A	0.2439	0.2439	0.2345	0.2320
10	7	710	A	0.2439	0.2439	0.2185	0.2162
11	7	701	B	0.2439	0.2439	0.2185	0.2162
12	7	702	B	0.2439	0.2439	0.2345	0.2320
13	7	703	B	0.2439	0.2439	0.1745	0.1727
14	7	704	B	0.2439	0.2439	0.2408	0.2491
15	7	705	B	0.2439	0.2439	0.2318	0.2294
16	7	706	B	0.2439	0.2439	0.2345	0.2320
17	7	707	B	0.2439	0.2439	0.2408	0.2491
18	7	708	B	0.2439	0.2439	0.1745	0.1727
19	7	709	B	0.2439	0.2439	0.2345	0.2320
20	7	710	B	0.2439	0.2439	0.2158	0.2136
1	8	801	A	0.2439	0.2439	0.2158	0.2136
2	8	802	A	0.2439	0.2439	0.2345	0.2320
3	8	803	A	0.2439	0.2439	0.1745	0.1727
4	8	804	A	0.2439	0.2439	0.2408	0.2491
5	8	805	A	0.2439	0.2439	0.2345	0.2320
6	8	806	A	0.2439	0.2439	0.2318	0.2294
7	8	807	A	0.2439	0.2439	0.2408	0.2491
8	8	808	A	0.2439	0.2439	0.1745	0.1727
9	8	809	A	0.2439	0.2439	0.2345	0.2320
10	8	810	A	0.2439	0.2439	0.2185	0.2162
11	8	801	B	0.2439	0.2439	0.2185	0.2162
12	8	802	B	0.2439	0.2439	0.2345	0.2320
13	8	803	B	0.2439	0.2439	0.1745	0.1727
14	8	804	B	0.2439	0.2439	0.2408	0.2491
15	8	805	B	0.2439	0.2439	0.2318	0.2294
16	8	806	B	0.2439	0.2439	0.2345	0.2320
17	8	807	B	0.2439	0.2439	0.2408	0.2491
18	8	808	B	0.2439	0.2439	0.1745	0.1727
19	8	809	B	0.2439	0.2439	0.2345	0.2320
20	8	810	B	0.2439	0.2439	0.2158	0.2136
1	9	901	A	0.2439	0.2439	0.2158	0.2136
2	9	902	A	0.2439	0.2439	0.2345	0.2320
3	9	903	A	0.2439	0.2439	0.1745	0.1727
4	9	904	A	0.2439	0.2439	0.2408	0.2491
5	9	905	A	0.2439	0.2439	0.2345	0.2320
6	9	906	A	0.2439	0.2439	0.2318	0.2294
7	9	907	A	0.2439	0.2439	0.2408	0.2491
8	9	908	A	0.2439	0.2439	0.1745	0.1727
9	9	909	A	0.2439	0.2439	0.2345	0.2320
10	9	910	A	0.2439	0.2439	0.2185	0.2162
11	9	901	B	0.2439	0.2439	0.2185	0.2162
12	9	902	B	0.2439	0.2439	0.2345	0.2320
13	9	903	B	0.2439	0.2439	0.1745	0.1727
14	9	904	B	0.2439	0.2439	0.2408	0.2491

15	9	905	B	0.2439	0.2439	0.2318	0.2294
16	9	906	B	0.2439	0.2439	0.2345	0.2320
17	9	907	B	0.2439	0.2439	0.2408	0.2491
18	9	908	B	0.2439	0.2439	0.1745	0.1727
19	9	909	B	0.2439	0.2439	0.2345	0.2320
20	9	910	B	0.2439	0.2439	0.2158	0.2136
1	10	1001	A	0.2439	0.2439	0.2158	0.2136
2	10	1002	A	0.2439	0.2439	0.2345	0.2320
3	10	1003	A	0.2439	0.2439	0.1745	0.1727
4	10	1004	A	0.2439	0.2439	0.2408	0.2491
5	10	1005	A	0.2439	0.2439	0.2345	0.2320
6	10	1006	A	0.2439	0.2439	0.2318	0.2294
7	10	1007	A	0.2439	0.2439	0.2408	0.2491
8	10	1008	A	0.2439	0.2439	0.1745	0.1727
9	10	1009	A	0.2439	0.2439	0.2345	0.2320
10	10	1010	A	0.2439	0.2439	0.2185	0.2162
11	10	1001	B	0.2439	0.2439	0.2185	0.2162
12	10	1002	B	0.2439	0.2439	0.2345	0.2320
13	10	1003	B	0.2439	0.2439	0.1745	0.1727
14	10	1004	B	0.2439	0.2439	0.2408	0.2491
15	10	1005	B	0.2439	0.2439	0.2318	0.2294
16	10	1006	B	0.2439	0.2439	0.2345	0.2320
17	10	1007	B	0.2439	0.2439	0.2408	0.2491
18	10	1008	B	0.2439	0.2439	0.1745	0.1727
19	10	1009	B	0.2439	0.2439	0.2345	0.2320
20	10	1010	B	0.2439	0.2439	0.2158	0.2136
1	11	1101	A	0.2439	0.2439	0.2158	0.2136
2	11	1102	A	0.2439	0.2439	0.2345	0.2320
3	11	1103	A	0.2439	0.2439	0.1745	0.1727
4	11	1104	A	0.2439	0.2439	0.2408	0.2491
5	11	1105	A	0.2439	0.2439	0.2345	0.2320
6	11	1106	A	0.2439	0.2439	0.2318	0.2294
7	11	1107	A	0.2439	0.2439	0.2408	0.2491
8	11	1108	A	0.2439	0.2439	0.1745	0.1727
9	11	1109	A	0.2439	0.2439	0.2345	0.2320
10	11	1110	A	0.2439	0.2439	0.2185	0.2162
11	11	1101	B	0.2439	0.2439	0.2185	0.2162
12	11	1102	B	0.2439	0.2439	0.2345	0.2320
13	11	1103	B	0.2439	0.2439	0.1745	0.1727
14	11	1104	B	0.2439	0.2439	0.2408	0.2491
15	11	1105	B	0.2439	0.2439	0.2318	0.2294
16	11	1106	B	0.2439	0.2439	0.2345	0.2320
17	11	1107	B	0.2439	0.2439	0.2408	0.2491
18	11	1108	B	0.2439	0.2439	0.1745	0.1727
19	11	1109	B	0.2439	0.2439	0.2345	0.2320
20	11	1110	B	0.2439	0.2439	0.2158	0.2136
1	12	1201	A	0.2439	0.2439	0.2158	0.2136
2	12	1202	A	0.2439	0.2439	0.2345	0.2320
3	12	1203	A	0.2439	0.2439	0.1745	0.1727
4	12	1204	A	0.2439	0.2439	0.2408	0.2491
5	12	1205	A	0.2439	0.2439	0.2345	0.2320
6	12	1206	A	0.2439	0.2439	0.2318	0.2294
7	12	1207	A	0.2439	0.2439	0.2408	0.2491
8	12	1208	A	0.2439	0.2439	0.1745	0.1727
9	12	1209	A	0.2439	0.2439	0.2345	0.2320
10	12	1210	A	0.2439	0.2439	0.2185	0.2162
11	12	1201	B	0.2439	0.2439	0.2185	0.2162
12	12	1202	B	0.2439	0.2439	0.2345	0.2320
13	12	1203	B	0.2439	0.2439	0.1745	0.1727
14	12	1204	B	0.2439	0.2439	0.2408	0.2491
15	12	1205	B	0.2439	0.2439	0.2318	0.2294
16	12	1206	B	0.2439	0.2439	0.2345	0.2320
17	12	1207	B	0.2439	0.2439	0.2408	0.2491
18	12	1208	B	0.2439	0.2439	0.1745	0.1727
19	12	1209	B	0.2439	0.2439	0.2345	0.2320
20	12	1210	B	0.2439	0.2439	0.2158	0.2136
1	13	1401	A	0.2439	0.2439	0.2158	0.2136
2	13	1402	A	0.2439	0.2439	0.2345	0.2320
3	13	1403	A	0.2439	0.2439	0.1745	0.1727
4	13	1404	A	0.2439	0.2439	0.2408	0.2491
5	13	1405	A	0.2439	0.2439	0.2345	0.2320
6	13	1406	A	0.2439	0.2439	0.2318	0.2294
7	13	1407	A	0.2439	0.2439	0.2408	0.2491
8	13	1408	A	0.2439	0.2439	0.1745	0.1727
9	13	1409	A	0.2439	0.2439	0.2345	0.2320
10	13	1410	A	0.2439	0.2439	0.2185	0.2162
11	13	1401	B	0.2439	0.2439	0.2185	0.2162
12	13	1402	B	0.2439	0.2439	0.2345	0.2320
13	13	1403	B	0.2439	0.2439	0.1745	0.1727
14	13	1404	B	0.2439	0.2439	0.2408	0.2491
15	13	1405	B	0.2439	0.2439	0.2318	0.2294
16	13	1406	B	0.2439	0.2439	0.2345	0.2320
17	13	1407	B	0.2439	0.2439	0.2408	0.2491
18	13	1408	B	0.2439	0.2439	0.1745	0.1727

19	13	1409	B	0.2439	0.2439	0.2345	0.2320
20	13	1410	B	0.2439	0.2439	0.2158	0.2136
1	14	1501	A	0.2439	0.2439	0.2158	0.2136
2	14	1502	A	0.2439	0.2439	0.2345	0.2320
3	14	1503	A	0.2439	0.2439	0.1745	0.1727
4	14	1504	A	0.2439	0.2439	0.2408	0.2491
5	14	1505	A	0.2439	0.2439	0.2345	0.2320
6	14	1506	A	0.2439	0.2439	0.2318	0.2294
7	14	1507	A	0.2439	0.2439	0.2408	0.2491
8	14	1508	A	0.2439	0.2439	0.1745	0.1727
9	14	1509	A	0.2439	0.2439	0.2345	0.2320
10	14	1510	A	0.2439	0.2439	0.2185	0.2162
11	14	1501	B	0.2439	0.2439	0.2185	0.2162
12	14	1502	B	0.2439	0.2439	0.2345	0.2320
13	14	1503	B	0.2439	0.2439	0.1745	0.1727
14	14	1504	B	0.2439	0.2439	0.2408	0.2491
15	14	1505	B	0.2439	0.2439	0.2318	0.2294
16	14	1506	B	0.2439	0.2439	0.2345	0.2320
17	14	1507	B	0.2439	0.2439	0.2408	0.2491
18	14	1508	B	0.2439	0.2439	0.1745	0.1727
19	14	1509	B	0.2439	0.2439	0.2345	0.2320
20	14	1510	B	0.2439	0.2439	0.2158	0.2136
1	15	1601	A	0.2439	0.2439	0.2158	0.2136
2	15	1602	A	0.2439	0.2439	0.2345	0.2320
3	15	1603	A	0.2439	0.2439	0.1745	0.1727
4	15	1604	A	0.2439	0.2439	0.2408	0.2491
5	15	1605	A	0.2439	0.2439	0.2345	0.2320
6	15	1606	A	0.2439	0.2439	0.2318	0.2294
7	15	1607	A	0.2439	0.2439	0.2408	0.2491
8	15	1608	A	0.2439	0.2439	0.1745	0.1727
9	15	1609	A	0.2439	0.2439	0.2345	0.2320
10	15	1610	A	0.2439	0.2439	0.2185	0.2162
11	15	1601	B	0.2439	0.2439	0.2185	0.2162
12	15	1602	B	0.2439	0.2439	0.2345	0.2320
13	15	1603	B	0.2439	0.2439	0.1745	0.1727
14	15	1604	B	0.2439	0.2439	0.2408	0.2491
15	15	1605	B	0.2439	0.2439	0.2318	0.2294
16	15	1606	B	0.2439	0.2439	0.2345	0.2320
17	15	1607	B	0.2439	0.2439	0.2408	0.2491
18	15	1608	B	0.2439	0.2439	0.1745	0.1727
19	15	1609	B	0.2439	0.2439	0.2345	0.2320
20	15	1610	B	0.2439	0.2439	0.2158	0.2136
1	16	1701	A	0.2439	0.2439	0.2158	0.2136
2	16	1702	A	0.2439	0.2439	0.2345	0.2320
3	16	1703	A	0.2439	0.2439	0.1745	0.1727
4	16	1704	A	0.2439	0.2439	0.2408	0.2491
5	16	1705	A	0.2439	0.2439	0.2345	0.2320
6	16	1706	A	0.2439	0.2439	0.2318	0.2294
7	16	1707	A	0.2439	0.2439	0.2408	0.2491
8	16	1708	A	0.2439	0.2439	0.1745	0.1727
9	16	1709	A	0.2439	0.2439	0.2345	0.2320
10	16	1710	A	0.2439	0.2439	0.2185	0.2162
11	16	1701	B	0.2439	0.2439	0.2185	0.2162
12	16	1702	B	0.2439	0.2439	0.2345	0.2320
13	16	1703	B	0.2439	0.2439	0.1745	0.1727
14	16	1704	B	0.2439	0.2439	0.2408	0.2491
15	16	1705	B	0.2439	0.2439	0.2318	0.2294
16	16	1706	B	0.2439	0.2439	0.2345	0.2320
17	16	1707	B	0.2439	0.2439	0.2408	0.2491
18	16	1708	B	0.2439	0.2439	0.1745	0.1727
19	16	1709	B	0.2439	0.2439	0.2345	0.2320
20	16	1710	B	0.2439	0.2439	0.2158	0.2136
1	17	1801	A	0.2439	0.2439	0.2158	0.2136
2	17	1802	A	0.2439	0.2439	0.2345	0.2320
3	17	1803	A	0.2439	0.2439	0.1745	0.1727
4	17	1804	A	0.2439	0.2439	0.2408	0.2491
5	17	1805	A	0.2439	0.2439	0.2345	0.2320
6	17	1806	A	0.2439	0.2439	0.2318	0.2294
7	17	1807	A	0.2439	0.2439	0.2408	0.2491
8	17	1808	A	0.2439	0.2439	0.1745	0.1727
9	17	1809	A	0.2439	0.2439	0.2345	0.2320
10	17	1810	A	0.2439	0.2439	0.2185	0.2162
11	17	1801	B	0.2439	0.2439	0.2185	0.2162
12	17	1802	B	0.2439	0.2439	0.2345	0.2320
13	17	1803	B	0.2439	0.2439	0.1745	0.1727
14	17	1804	B	0.2439	0.2439	0.2408	0.2491
15	17	1805	B	0.2439	0.2439	0.2318	0.2294
16	17	1806	B	0.2439	0.2439	0.2345	0.2320
17	17	1807	B	0.2439	0.2439	0.2408	0.2491
18	17	1808	B	0.2439	0.2439	0.1745	0.1727
19	17	1809	B	0.2439	0.2439	0.2345	0.2320
20	17	1810	B	0.2439	0.2439	0.2158	0.2136
1	18	1901	A	0.2439	0.2439	0.2158	0.2136

2	18	1902	A	0.2439	0.2439	0.2345	0.2320
3	18	1903	A	0.2439	0.2439	0.1745	0.1727
4	18	1904	A	0.2439	0.2439	0.2408	0.2491
5	18	1905	A	0.2439	0.2439	0.2345	0.2320
6	18	1906	A	0.2439	0.2439	0.2318	0.2294
7	18	1907	A	0.2439	0.2439	0.2408	0.2491
8	18	1908	A	0.2439	0.2439	0.1745	0.1727
9	18	1909	A	0.2439	0.2439	0.2345	0.2320
10	18	1910	A	0.2439	0.2439	0.2185	0.2162
11	18	1901	B	0.2439	0.2439	0.2185	0.2162
12	18	1902	B	0.2439	0.2439	0.2345	0.2320
13	18	1903	B	0.2439	0.2439	0.1745	0.1727
14	18	1904	B	0.2439	0.2439	0.2408	0.2491
15	18	1905	B	0.2439	0.2439	0.2318	0.2294
16	18	1906	B	0.2439	0.2439	0.2345	0.2320
17	18	1907	B	0.2439	0.2439	0.2408	0.2491
18	18	1908	B	0.2439	0.2439	0.1745	0.1727
19	18	1909	B	0.2439	0.2439	0.2345	0.2320
20	18	1910	B	0.2439	0.2439	0.2158	0.2136

1	19	2001	A	0.2439	0.2439	0.2158	0.2136
2	19	2002	A	0.2439	0.2439	0.2345	0.2320
3	19	2003	A	0.2439	0.2439	0.1745	0.1727
4	19	2004	A	0.2439	0.2439	0.2408	0.2491
5	19	2005	A	0.2439	0.2439	0.2345	0.2320
6	19	2006	A	0.2439	0.2439	0.2318	0.2294
7	19	2007	A	0.2439	0.2439	0.2408	0.2491
8	19	2008	A	0.2439	0.2439	0.1745	0.1727
9	19	2009	A	0.2439	0.2439	0.2345	0.2320
10	19	2010	A	0.2439	0.2439	0.2185	0.2162
11	19	2001	B	0.2439	0.2439	0.2185	0.2162
12	19	2002	B	0.2439	0.2439	0.2345	0.2320
13	19	2003	B	0.2439	0.2439	0.1745	0.1727
14	19	2004	B	0.2439	0.2439	0.2408	0.2491
15	19	2005	B	0.2439	0.2439	0.2318	0.2294
16	19	2006	B	0.2439	0.2439	0.2345	0.2320
17	19	2007	B	0.2439	0.2439	0.2408	0.2491
18	19	2008	B	0.2439	0.2439	0.1745	0.1727
19	19	2009	B	0.2439	0.2439	0.2345	0.2320
20	19	2010	B	0.2439	0.2439	0.2158	0.2136

1	20	2101	A	0.2439	0.2439	0.2158	0.2136
2	20	2102	A	0.2439	0.2439	0.2345	0.2320
3	20	2103	A	0.2439	0.2439	0.1745	0.1727
4	20	2104	A	0.2439	0.2439	0.2408	0.2491
5	20	2105	A	0.2439	0.2439	0.2345	0.2320
6	20	2106	A	0.2439	0.2439	0.2318	0.2294
7	20	2107	A	0.2439	0.2439	0.2408	0.2491
8	20	2108	A	0.2439	0.2439	0.1745	0.1727
9	20	2109	A	0.2439	0.2439	0.2345	0.2320
10	20	2110	A	0.2439	0.2439	0.2185	0.2162
11	20	2101	B	0.2439	0.2439	0.2185	0.2162
12	20	2102	B	0.2439	0.2439	0.2345	0.2320
13	20	2103	B	0.2439	0.2439	0.1745	0.1727
14	20	2104	B	0.2439	0.2439	0.2408	0.2491
15	20	2105	B	0.2439	0.2439	0.2318	0.2294
16	20	2106	B	0.2439	0.2439	0.2345	0.2320
17	20	2107	B	0.2439	0.2439	0.2408	0.2491
18	20	2108	B	0.2439	0.2439	0.1745	0.1727
19	20	2109	B	0.2439	0.2439	0.2345	0.2320
20	20	2110	B	0.2439	0.2439	0.2158	0.2136

1	21	2201	A	0.2439	0.2439	0.2158	0.2136
2	21	2202	A	0.2439	0.2439	0.2345	0.2320
3	21	2203	A	0.2439	0.2439	0.1745	0.1727
4	21	2204	A	0.2439	0.2439	0.2408	0.2491
5	21	2205	A	0.2439	0.2439	0.2345	0.2320
6	21	2206	A	0.2439	0.2439	0.2318	0.2294
7	21	2207	A	0.2439	0.2439	0.2408	0.2491
8	21	2208	A	0.2439	0.2439	0.1745	0.1727
9	21	2209	A	0.2439	0.2439	0.2345	0.2320
10	21	2210	A	0.2439	0.2439	0.2185	0.2162
11	21	2201	B	0.2439	0.2439	0.2185	0.2162
12	21	2202	B	0.2439	0.2439	0.2345	0.2320
13	21	2203	B	0.2439	0.2439	0.1745	0.1727
14	21	2204	B	0.2439	0.2439	0.2408	0.2491
15	21	2205	B	0.2439	0.2439	0.2318	0.2294
16	21	2206	B	0.2439	0.2439	0.2345	0.2320
17	21	2207	B	0.2439	0.2439	0.2408	0.2491
18	21	2208	B	0.2439	0.2439	0.1745	0.1727
19	21	2209	B	0.2439	0.2439	0.2345	0.2320
20	21	2210	B	0.2439	0.2439	0.2158	0.2136

TOTAL RESIDENTIAL PERCENTAGE 100.0000 100.0000 90.3350 90.3350

PARKING UNITS (0.0190 EACH)
431 Parking Units A & B 0.0000 0.0000 8.1890 8.1890

LOCKER UNITS (0.0036 EACH)

410 Locker Units A & B

0.0000

0.0000

1.4760

1.4760

TOTAL PERCENTAGE

100.0000

100.0000

100.0000

100.0000

SCHEDULE VII

ERIN SQUARE

BUDGET STATEMENT

ERIN SQAURE

**BUDGET STATEMENT FOR THE COMMON EXPENSES FOR THE YEAR
FOLLOWING REGISTRATION OF THE DECLARATION AND DESCRIPTION OF
THE PROPOSED CONDOMINIUM CORPORATION
4655 & 4675 METCALF AVENUE, MISSISSAUGA, ONTARIO**

I REVENUE

Common Charges	\$2,754,016	
Interest Income	<u>2,584</u>	
TOTAL REVENUE		\$2,756,600

II OPERATING EXPENDITURES**A. UTILITIES**

Hydro	460,000	
Water Sewage	240,000	
Gas	<u>250,000</u>	
TOTAL UTILITIES		950,000

B. REPAIRS AND MAINTENANCE

Windows	2,000	
Electrical	2,000	
Plumbing	4,000	
Painting / Common Element Maintenance	5,000	
Carpets	10,000	
Locks and Doors	2,000	
Fire Safety	13,000	
Mechanical Expenses	3,000	
Exterior Repairs and Maintenance	2,000	
Amenities and Recreation Expense	25,000	
Fitness Equipment	5,000	
Garage Door / Gate Arm Maintenance	4,000	
Guest Suite Maintenance	4,000	
Security Equipment	5,000	
Miscellaneous	<u>3,000</u>	
TOTAL REPAIRS AND MAINTENANCE		89,000

C. CONTRACTS

Pest Control	3,000	
Window Cleaning	24,185	
Elevators	40,000	
Property Management	212,000	
Telephone	10,000	
Odour Control	10,000	
Waste Removal	25,000	
Garage Cleaning	11,000	
Concierge	245,000	
Housekeeping	200,000	
Tractor Lease	8,000	
Landscaping / Snow Removal	42,000	
Swimming Pool	20,000	
Emergency Generator Maintenance	5,200	
HVAC - Preventive Maintenance	45,000	
HVAC - Fan Coil Maintenance	<u>21,350</u>	
TOTAL CONTRACTS		921,735

D.	<u>STAFF</u>		
	Superintendent	60,000	
	Employee Benefits	<u>9,000</u>	
	TOTAL STAFF		69,000
E.	<u>SUPPLIES</u>		
	Lighting Supplies	\$5,500	
	Cleaning Supplies	7,000	
	Maintenance Supplies	4,000	
	Small Tools / Equipment	3,500	
	Landscaping Non Contract	5,000	
	Miscellaneous	<u>3,000</u>	
	TOTAL SUPPLIES		\$28,000
F.	<u>INSURANCE</u>		62,000
G.	<u>GENERAL AND ADMINISTRATIVE</u>		
	General Meetings	5,000	
	Office Supplies / Equipment	6,000	
	Duplicating / Photocopier Expenses	3,911	
	Bank Charges	2,580	
	Legal Fees	2,000	
	Audit Fees	7,000	
	Guest Suite Mortgages	0	
	Guest Suite Property Taxes	250	
	Guest Suite Land Transfer Tax	6,000	
	Condominium Administrative Fee (CAO)	4,908	
	Internet Web Page Maintenance / Administration	<u>11,000</u>	
	TOTAL GENERAL AND ADMINISTRATIVE		48,649
H.	<u>PERFORMANCE AUDIT</u>		35,000
	TOTAL OPERATING EXPENSES		2,203,384
I.	<u>CONTRIBUTION TO RESERVE FUND</u>		
	Reserve Fund Provision	334,500	
	Reserve Fund Study Provision	<u>7,500</u>	
	TOTAL RESERVE FUND CONTRIBUTION		342,000
J.	HIGH SPEED BULK INTERNET		127,871
K.	EDDY WATER SYSTEM		83,345
	TOTAL EXPENDITURES		\$2,756,600

ERIN SQUARE

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 (\$127,871) the total budgeted Eddy Water System charges attributed to the Property (\$83,345) and, (iii) the total of all Other budgeted common expense charges attributed to the Property (\$2,542,800) 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**

$$\text{\$2,754,016} \div 12 = \text{\$229,501.33}$$

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 (\$10,655.90) 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 (\$6,945.40) 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 (\$211,900) 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 (\$2,203,384)

A. **UTILITIES (\$950,000)**

1. **Hydro (\$460,000)**

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 (\$240,000)**

The budget is based on comparable property requirements and the current rates of \$2.31 per cubic meter of water consumed have been escalated by 8% 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 \$2.74 per cubic meter, then the budget will be adjusted accordingly to reflect the rates at the time of registration.

3. **Gas (\$250,000)**

The budget is based on comparable property requirements and the current rates of 23.5 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 25.5 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 (\$89,000)

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 (\$4,000)**

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 (\$5,000)**

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

5. **Carpets (\$10,000)**

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 (\$2,000)**

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

7. **Fire Safety** (\$13,000)

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** (\$3,000)

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

9. **Exterior Repairs and Maintenance** (\$2,000)

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** (\$25,000)

Repairs and maintenance by outside contractors to the various facilities located indoors and outdoors. Such amenities which are more particularly described in the Disclosure Statement include the multipurpose room, media room, pet wash room, dining room, fitness room, study room, kids play room, theatre room and 5th floor outdoor terrace .

11. **Fitness Equipment** (\$5,000)

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. **Guest Suite Maintenance** (\$4,000)

The estimated cost to clean and turn over the guest suite units after each use.

14. **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.

15. **Miscellaneous** (\$3,000)

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** (\$921,735)

1. **Pest Control** (\$3,000)

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

2. **Window Cleaning** (\$24,185)

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** (\$40,000)

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** (\$212,000)

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** (\$10,000)

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** (\$10,000)

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 Mississauga. Included as well is an allowance for the purchase of a bin dolly.

8. **Garage Cleaning** (\$11,000)

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** (\$245,000)

The estimated cost to provide contracted concierge to be located primarily in the lobby, 24 hours per day, 365 days a year. Duties will include greeting residents and guests.

10. **Housekeeping** (\$200,000)

To supply contract cleaners on the basis of 156 hours per week, 52 weeks per year at a maximum rate of \$24.65 per hour including holiday pay and taxes.

11. **Tractor Lease** (\$8,000)

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. **Landscaping / Snow Removal** (\$42,000)

The contract will provide seven months of landscaping service and five months of snow removal service. Landscaping will entail weekly grass cutting, periodic edging of planting beds weeding on a regular basis and fertilization. Snow removal will include clearing of snow from roadways, walkways and parking areas. Also included is the cost of salt and sand.

13. **Swimming Pool** (\$20,000)

Estimated cost to enter into a service contract for maintaining the outdoor swimming pool including associated chemicals.

14. **Emergency Generator Maintenance (\$5,200)**

The estimated cost to inspect the emergency generator on a semi-annual basis and maintain it as required.

15. **HVAC - Preventive 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.

16. **HVAC - Fan Coil Maintenance (\$21,350)**

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 (\$28,000)

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 (\$62,000)

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 (\$48,649)

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 (\$3,911)**

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** (\$2,580)

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** (\$7,000)

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. **Guest Suite Mortgage** (0)

The purchase price of two Guest Suites each at a cost of \$300,000 inclusive of HST is payable by the Corporation by delivering to the Declarant on the transfer date a first mortgage having a term of six (6) years, bearing interest at a rate of 6.5% per annum commencing on the first anniversary of the transfer date, calculated semi-annually and not in advance, amortized over 7 years, payable in blended instalments, in arrears and shall be open for prepayment at any time without notice or bonus. Blended monthly instalments shall commence on thirteenth month following the registration of the Condominium.

8. **Guest Suite Property Taxes** (\$250)

Estimate of the property tax payable by the Condominium Corporation for the guest suite.

9. **Guest Suite Land Transfer Taxes** (\$6,000)

Estimated land transfer tax payable on the guest suite units.

10. **Condominium Administrative Fee (CAO)** (\$4,908)

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.

11. **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** (\$35,000)

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. CONTRIBUTION TO RESERVE FUND (\$342,000)

1. Contribution To Reserve Fund (\$334,500)

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 and the Eddy Water System fee are in addition to the monthly common expenses to each Residential Unit as set out on the attached Schedule of Monthly Common Expenses. 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.

J. HIGH SPEED BULK INTERNET (\$127,871)

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 6 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 \$23.00 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.

K. EDDY WATER SYSTEM (\$83,345)

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 \$14.99 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 to the 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 \$2,754,016 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 August 3, 2021 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 August 3, 2021.
- 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 \$35,000 including H.S.T.; the cost of both the turn over and year end financial audits is \$7,000 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 \$23.00 (plus HST) per Residential Unit per month .The initial term of the agreement is anticipated to be seventy-two (72) 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 \$14.99 (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 \$342,000 for the first year.
- h) As at the date of the Budget, 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 \$334,500 in the reserve fund account.
- i) At the time of preparation of the Budget Statement, there are no pending lawsuits material to the property of which the Declarant has actual knowledge and that may affect

the property after the registration of a deed to the unit from the Declarant to the purchaser.

- 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 pending lawsuits material to the Property of which the Declarant has actual knowledge. There are no current or expected fees, charges, rents or other revenues to be paid by the Residential Unit owners or any of them for the use of the common elements save and except for cleaning charges or damage deposits in relation to the private use of the amenities or perhaps for access cards and/or keys for example, and at rates to be established by the Board of Directors from time to time. There are no services not included in the foregoing budget (and Schedules thereto) that the Declarant provides, or expenses that the Declarant pays and that might reasonably be expected to become, at any subsequent time, a common expense with the exception of the mortgage expenses payable on the two guest suite units which will commence at the beginning of the second year following registration.
- 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.

ERIN SQUARE
TOWER A & B

BY SUITE NUMBER

SUITE NO.	UNIT NO.	LEVEL NO.	MONTHLY COMMON CHARGE	MONTHLY COMMON CHARGE	MONTHLY COMMON CHARGE	TOTAL MONTHLY COMMON ELEMENT CHARGES BY UNIT
			BULK INTERNET PER UNIT	EDDY SYSTEM PER UNIT		
101	1	1	25.99	16.94	457.28	500.21
102	2	1	25.99	16.94	496.91	539.84
103	3	1	25.99	16.94	369.77	412.70
104	4	1	25.99	16.94	437.57	480.50
107	5	1	25.99	16.94	437.57	480.50
108	6	1	25.99	16.94	375.49	418.42
110	7	1	25.99	16.94	468.72	511.65
101	8	1	25.99	16.94	463.00	505.93
102	9	1	25.99	16.94	496.91	539.84
103	10	1	25.99	16.94	375.49	418.42
105	11	1	25.99	16.94	496.91	539.84
106	12	1	25.99	16.94	502.63	545.56
107	13	1	25.99	16.94	446.05	488.98
109	14	1	25.99	16.94	502.63	545.56
110	15	1	25.99	16.94	477.20	520.13
201	1	2	25.99	16.94	457.28	500.21
202	2	2	25.99	16.94	496.91	539.84
203	3	2	25.99	16.94	369.77	412.70
204	4	2	25.99	16.94	515.76	558.69
205	5	2	25.99	16.94	749.70	792.63
206	6	2	25.99	16.94	786.15	829.08
207	7	2	25.99	16.94	510.26	553.19
208	8	2	25.99	16.94	369.77	412.70
209	9	2	25.99	16.94	496.91	539.84
210	10	2	25.99	16.94	463.00	505.93
201	11	2	25.99	16.94	463.00	505.93
202	12	2	25.99	16.94	496.91	539.84
203	13	2	25.99	16.94	375.49	418.42
204	14	2	25.99	16.94	321.88	364.81
205	15	2	25.99	16.94	684.44	727.37
206	16	2	25.99	16.94	496.91	539.84
207	17	2	25.99	16.94	496.91	539.84
208	18	2	25.99	16.94	510.26	553.19
209	19	2	25.99	16.94	369.77	412.70
210	20	2	25.99	16.94	496.91	539.84
211	21	2	25.99	16.94	457.28	500.21
301	1	3	25.99	16.94	457.28	500.21
302	2	3	25.99	16.94	496.91	539.84
303	3	3	25.99	16.94	369.77	412.70
304	4	3	25.99	16.94	515.76	558.69
307	5	3	25.99	16.94	515.76	558.69
308	6	3	25.99	16.94	369.77	412.70
309	7	3	25.99	16.94	496.91	539.84
310	8	3	25.99	16.94	463.00	505.93
301	9	3	25.99	16.94	463.00	505.93
302	10	3	25.99	16.94	496.91	539.84
303	11	3	25.99	16.94	375.49	418.42
305	12	3	25.99	16.94	496.91	539.84
306	13	3	25.99	16.94	496.91	539.84
307	14	3	25.99	16.94	510.26	553.19
308	15	3	25.99	16.94	369.77	412.70
309	16	3	25.99	16.94	496.91	539.84
310	17	3	25.99	16.94	457.28	500.21
Guest Suite	18	3	0.00	0.00	0.00	0.00
401	1	4	25.99	16.94	457.28	500.21
402	2	4	25.99	16.94	496.91	539.84
403	3	4	25.99	16.94	369.77	412.70
404	4	4	25.99	16.94	515.76	558.69
407	5	4	25.99	16.94	515.76	558.69
408	6	4	25.99	16.94	369.77	412.70
409	7	4	25.99	16.94	496.91	539.84
410	8	4	25.99	16.94	463.00	505.93
401	9	4	25.99	16.94	463.00	505.93
402	10	4	25.99	16.94	496.91	539.84
403	11	4	25.99	16.94	369.77	412.70
404	12	4	25.99	16.94	321.88	364.81
405	13	4	25.99	16.94	684.44	727.37
406	14	4	25.99	16.94	491.18	534.11
407	15	4	25.99	16.94	496.91	539.84
408	16	4	25.99	16.94	510.26	553.19

409	17	4	25.99	16.94	369.77	412.70
410	18	4	25.99	16.94	496.91	539.84
411	19	4	25.99	16.94	457.28	500.21
Guest Suite	20	4	0.00	0.00	0.00	0.00
501	1	5	25.99	16.94	457.28	500.21
502	2	5	25.99	16.94	496.91	539.84
503	3	5	25.99	16.94	369.77	412.70
504	4	5	25.99	16.94	515.76	558.69
507	5	5	25.99	16.94	515.76	558.69
508	6	5	25.99	16.94	369.77	412.70
509	7	5	25.99	16.94	496.91	539.84
510	8	5	25.99	16.94	463.00	505.93
501	9	5	25.99	16.94	463.00	505.93
502	10	5	25.99	16.94	496.91	539.84
503	11	5	25.99	16.94	369.77	412.70
504	12	5	25.99	16.94	510.26	553.19
505	13	5	25.99	16.94	491.18	534.11
506	14	5	25.99	16.94	496.91	539.84
507	15	5	25.99	16.94	510.26	553.19
508	16	5	25.99	16.94	369.77	412.70
509	17	5	25.99	16.94	496.91	539.84
510	18	5	25.99	16.94	457.28	500.21
601	1	6	25.99	16.94	457.28	500.21
602	2	6	25.99	16.94	496.91	539.84
603	3	6	25.99	16.94	369.77	412.70
604	4	6	25.99	16.94	510.26	553.19
605	5	6	25.99	16.94	496.91	539.84
606	6	6	25.99	16.94	491.18	534.11
607	7	6	25.99	16.94	510.26	553.19
608	8	6	25.99	16.94	369.77	412.70
609	9	6	25.99	16.94	496.91	539.84
610	10	6	25.99	16.94	463.00	505.93
601	11	6	25.99	16.94	463.00	505.93
602	12	6	25.99	16.94	496.91	539.84
603	13	6	25.99	16.94	369.77	412.70
604	14	6	25.99	16.94	510.26	553.19
605	15	6	25.99	16.94	491.18	534.11
606	16	6	25.99	16.94	496.91	539.84
607	17	6	25.99	16.94	510.26	553.19
608	18	6	25.99	16.94	369.77	412.70
609	19	6	25.99	16.94	496.91	539.84
610	20	6	25.99	16.94	457.28	500.21
701	1	7	25.99	16.94	457.28	500.21
702	2	7	25.99	16.94	496.91	539.84
703	3	7	25.99	16.94	369.77	412.70
704	4	7	25.99	16.94	510.26	553.19
705	5	7	25.99	16.94	496.91	539.84
706	6	7	25.99	16.94	491.18	534.11
707	7	7	25.99	16.94	510.26	553.19
708	8	7	25.99	16.94	369.77	412.70
709	9	7	25.99	16.94	496.91	539.84
710	10	7	25.99	16.94	463.00	505.93
701	11	7	25.99	16.94	463.00	505.93
702	12	7	25.99	16.94	496.91	539.84
703	13	7	25.99	16.94	369.77	412.70
704	14	7	25.99	16.94	510.26	553.19
705	15	7	25.99	16.94	491.18	534.11
706	16	7	25.99	16.94	496.91	539.84
707	17	7	25.99	16.94	510.26	553.19
708	18	7	25.99	16.94	369.77	412.70
709	19	7	25.99	16.94	496.91	539.84
710	20	7	25.99	16.94	457.28	500.21
801	1	8	25.99	16.94	457.28	500.21
802	2	8	25.99	16.94	496.91	539.84
803	3	8	25.99	16.94	369.77	412.70
804	4	8	25.99	16.94	510.26	553.19
805	5	8	25.99	16.94	496.91	539.84
806	6	8	25.99	16.94	491.18	534.11
807	7	8	25.99	16.94	510.26	553.19
808	8	8	25.99	16.94	369.77	412.70
809	9	8	25.99	16.94	496.91	539.84
810	10	8	25.99	16.94	463.00	505.93
801	11	8	25.99	16.94	463.00	505.93
802	12	8	25.99	16.94	496.91	539.84
803	13	8	25.99	16.94	369.77	412.70
804	14	8	25.99	16.94	510.26	553.19
805	15	8	25.99	16.94	491.18	534.11
806	16	8	25.99	16.94	496.91	539.84
807	17	8	25.99	16.94	510.26	553.19

808	18	8	25.99	16.94	369.77	412.70
809	19	8	25.99	16.94	496.91	539.84
810	20	8	25.99	16.94	457.28	500.21
901	1	9	25.99	16.94	457.28	500.21
902	2	9	25.99	16.94	496.91	539.84
903	3	9	25.99	16.94	369.77	412.70
904	4	9	25.99	16.94	510.26	553.19
905	5	9	25.99	16.94	496.91	539.84
906	6	9	25.99	16.94	491.18	534.11
907	7	9	25.99	16.94	510.26	553.19
908	8	9	25.99	16.94	369.77	412.70
909	9	9	25.99	16.94	496.91	539.84
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901	11	9	25.99	16.94	463.00	505.93
902	12	9	25.99	16.94	496.91	539.84
903	13	9	25.99	16.94	369.77	412.70
904	14	9	25.99	16.94	510.26	553.19
905	15	9	25.99	16.94	491.18	534.11
906	16	9	25.99	16.94	496.91	539.84
907	17	9	25.99	16.94	510.26	553.19
908	18	9	25.99	16.94	369.77	412.70
909	19	9	25.99	16.94	496.91	539.84
910	20	9	25.99	16.94	457.28	500.21
1001	1	10	25.99	16.94	457.28	500.21
1002	2	10	25.99	16.94	496.91	539.84
1003	3	10	25.99	16.94	369.77	412.70
1004	4	10	25.99	16.94	510.26	553.19
1005	5	10	25.99	16.94	496.91	539.84
1006	6	10	25.99	16.94	491.18	534.11
1007	7	10	25.99	16.94	510.26	553.19
1008	8	10	25.99	16.94	369.77	412.70
1009	9	10	25.99	16.94	496.91	539.84
1010	10	10	25.99	16.94	463.00	505.93
1001	11	10	25.99	16.94	463.00	505.93
1002	12	10	25.99	16.94	496.91	539.84
1003	13	10	25.99	16.94	369.77	412.70
1004	14	10	25.99	16.94	510.26	553.19
1005	15	10	25.99	16.94	491.18	534.11
1006	16	10	25.99	16.94	496.91	539.84
1007	17	10	25.99	16.94	510.26	553.19
1008	18	10	25.99	16.94	369.77	412.70
1009	19	10	25.99	16.94	496.91	539.84
1010	20	10	25.99	16.94	457.28	500.21
1101	1	11	25.99	16.94	457.28	500.21
1102	2	11	25.99	16.94	496.91	539.84
1103	3	11	25.99	16.94	369.77	412.70
1104	4	11	25.99	16.94	510.26	553.19
1105	5	11	25.99	16.94	496.91	539.84
1106	6	11	25.99	16.94	491.18	534.11
1107	7	11	25.99	16.94	510.26	553.19
1108	8	11	25.99	16.94	369.77	412.70
1109	9	11	25.99	16.94	496.91	539.84
1110	10	11	25.99	16.94	463.00	505.93
1101	11	11	25.99	16.94	463.00	505.93
1102	12	11	25.99	16.94	496.91	539.84
1103	13	11	25.99	16.94	369.77	412.70
1104	14	11	25.99	16.94	510.26	553.19
1105	15	11	25.99	16.94	491.18	534.11
1106	16	11	25.99	16.94	496.91	539.84
1107	17	11	25.99	16.94	510.26	553.19
1108	18	11	25.99	16.94	369.77	412.70
1109	19	11	25.99	16.94	496.91	539.84
1110	20	11	25.99	16.94	457.28	500.21
1201	1	12	25.99	16.94	457.28	500.21
1202	2	12	25.99	16.94	496.91	539.84
1203	3	12	25.99	16.94	369.77	412.70
1204	4	12	25.99	16.94	510.26	553.19
1205	5	12	25.99	16.94	496.91	539.84
1206	6	12	25.99	16.94	491.18	534.11
1207	7	12	25.99	16.94	510.26	553.19
1208	8	12	25.99	16.94	369.77	412.70
1209	9	12	25.99	16.94	496.91	539.84
1210	10	12	25.99	16.94	463.00	505.93
1201	11	12	25.99	16.94	463.00	505.93
1202	12	12	25.99	16.94	496.91	539.84

1203	13	12	25.99	16.94	369.77	412.70
1204	14	12	25.99	16.94	510.26	553.19
1205	15	12	25.99	16.94	491.18	534.11
1206	16	12	25.99	16.94	496.91	539.84
1207	17	12	25.99	16.94	510.26	553.19
1208	18	12	25.99	16.94	369.77	412.70
1209	19	12	25.99	16.94	496.91	539.84
1210	20	12	25.99	16.94	457.28	500.21
1401	1	13	25.99	16.94	457.28	500.21
1402	2	13	25.99	16.94	496.91	539.84
1403	3	13	25.99	16.94	369.77	412.70
1404	4	13	25.99	16.94	510.26	553.19
1405	5	13	25.99	16.94	496.91	539.84
1406	6	13	25.99	16.94	491.18	534.11
1407	7	13	25.99	16.94	510.26	553.19
1408	8	13	25.99	16.94	369.77	412.70
1409	9	13	25.99	16.94	496.91	539.84
1410	10	13	25.99	16.94	463.00	505.93
1401	11	13	25.99	16.94	463.00	505.93
1402	12	13	25.99	16.94	496.91	539.84
1403	13	13	25.99	16.94	369.77	412.70
1404	14	13	25.99	16.94	510.26	553.19
1405	15	13	25.99	16.94	491.18	534.11
1406	16	13	25.99	16.94	496.91	539.84
1407	17	13	25.99	16.94	510.26	553.19
1408	18	13	25.99	16.94	369.77	412.70
1409	19	13	25.99	16.94	496.91	539.84
1410	20	13	25.99	16.94	457.28	500.21
1501	1	14	25.99	16.94	457.28	500.21
1502	2	14	25.99	16.94	496.91	539.84
1503	3	14	25.99	16.94	369.77	412.70
1504	4	14	25.99	16.94	510.26	553.19
1505	5	14	25.99	16.94	496.91	539.84
1506	6	14	25.99	16.94	491.18	534.11
1507	7	14	25.99	16.94	510.26	553.19
1508	8	14	25.99	16.94	369.77	412.70
1509	9	14	25.99	16.94	496.91	539.84
1510	10	14	25.99	16.94	463.00	505.93
1501	11	14	25.99	16.94	463.00	505.93
1502	12	14	25.99	16.94	496.91	539.84
1503	13	14	25.99	16.94	369.77	412.70
1504	14	14	25.99	16.94	510.26	553.19
1505	15	14	25.99	16.94	491.18	534.11
1506	16	14	25.99	16.94	496.91	539.84
1507	17	14	25.99	16.94	510.26	553.19
1508	18	14	25.99	16.94	369.77	412.70
1509	19	14	25.99	16.94	496.91	539.84
1510	20	14	25.99	16.94	457.28	500.21
1601	1	15	25.99	16.94	457.28	500.21
1602	2	15	25.99	16.94	496.91	539.84
1603	3	15	25.99	16.94	369.77	412.70
1604	4	15	25.99	16.94	510.26	553.19
1605	5	15	25.99	16.94	496.91	539.84
1606	6	15	25.99	16.94	491.18	534.11
1607	7	15	25.99	16.94	510.26	553.19
1608	8	15	25.99	16.94	369.77	412.70
1609	9	15	25.99	16.94	496.91	539.84
1610	10	15	25.99	16.94	463.00	505.93
1601	11	15	25.99	16.94	463.00	505.93
1602	12	15	25.99	16.94	496.91	539.84
1603	13	15	25.99	16.94	369.77	412.70
1604	14	15	25.99	16.94	510.26	553.19
1605	15	15	25.99	16.94	491.18	534.11
1606	16	15	25.99	16.94	496.91	539.84
1607	17	15	25.99	16.94	510.26	553.19
1608	18	15	25.99	16.94	369.77	412.70
1609	19	15	25.99	16.94	496.91	539.84
1610	20	15	25.99	16.94	457.28	500.21
1701	1	16	25.99	16.94	457.28	500.21
1702	2	16	25.99	16.94	496.91	539.84
1703	3	16	25.99	16.94	369.77	412.70
1704	4	16	25.99	16.94	510.26	553.19
1705	5	16	25.99	16.94	496.91	539.84
1706	6	16	25.99	16.94	491.18	534.11
1707	7	16	25.99	16.94	510.26	553.19

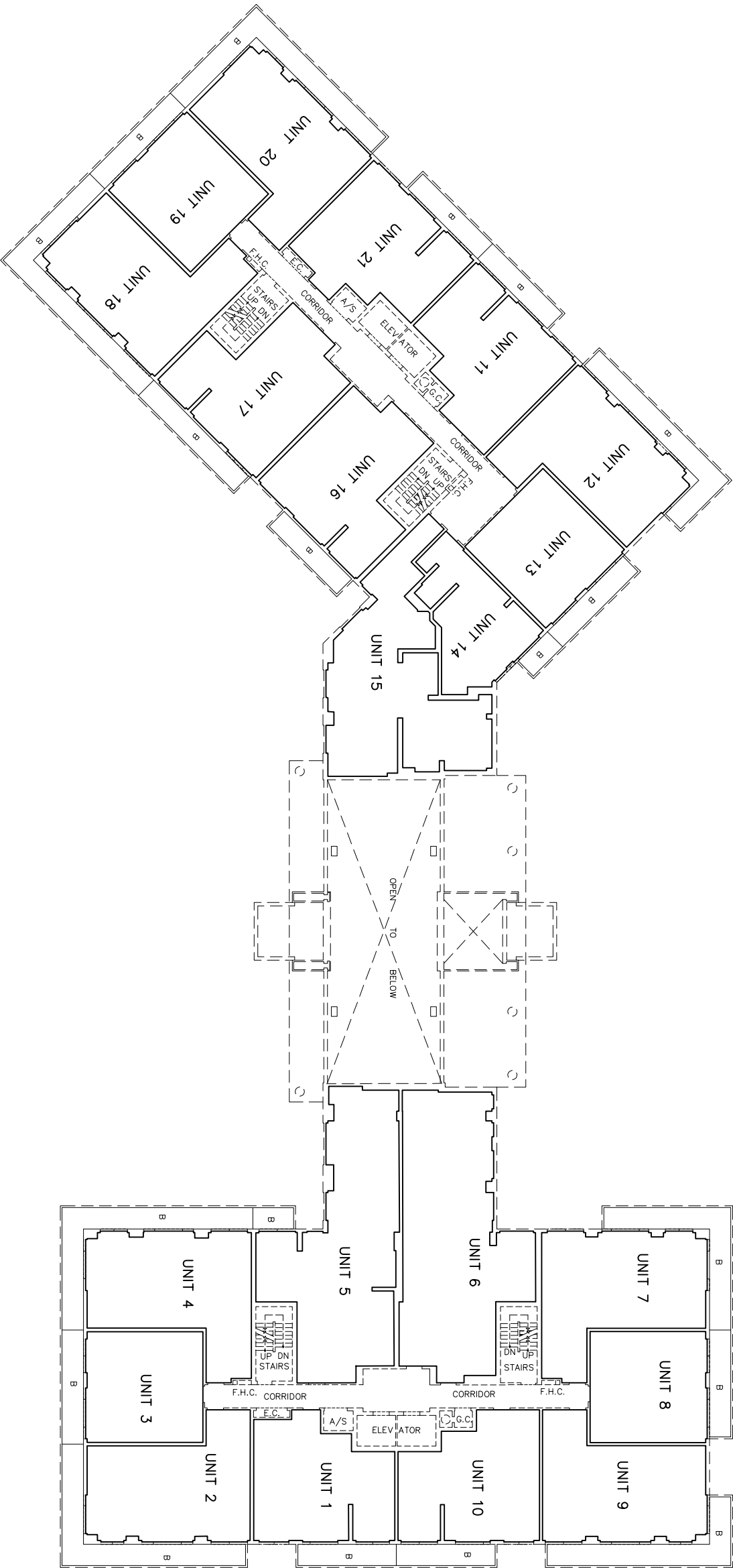
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1709	9	16	25.99	16.94	496.91	539.84
1710	10	16	25.99	16.94	463.00	505.93
1701	11	16	25.99	16.94	463.00	505.93
1702	12	16	25.99	16.94	496.91	539.84
1703	13	16	25.99	16.94	369.77	412.70
1704	14	16	25.99	16.94	510.26	553.19
1705	15	16	25.99	16.94	491.18	534.11
1706	16	16	25.99	16.94	496.91	539.84
1707	17	16	25.99	16.94	510.26	553.19
1708	18	16	25.99	16.94	369.77	412.70
1709	19	16	25.99	16.94	496.91	539.84
1710	20	16	25.99	16.94	457.28	500.21
1801	1	17	25.99	16.94	457.28	500.21
1802	2	17	25.99	16.94	496.91	539.84
1803	3	17	25.99	16.94	369.77	412.70
1804	4	17	25.99	16.94	510.26	553.19
1805	5	17	25.99	16.94	496.91	539.84
1806	6	17	25.99	16.94	491.18	534.11
1807	7	17	25.99	16.94	510.26	553.19
1808	8	17	25.99	16.94	369.77	412.70
1809	9	17	25.99	16.94	496.91	539.84
1810	10	17	25.99	16.94	463.00	505.93
1801	11	17	25.99	16.94	463.00	505.93
1802	12	17	25.99	16.94	496.91	539.84
1803	13	17	25.99	16.94	369.77	412.70
1804	14	17	25.99	16.94	510.26	553.19
1805	15	17	25.99	16.94	491.18	534.11
1806	16	17	25.99	16.94	496.91	539.84
1807	17	17	25.99	16.94	510.26	553.19
1808	18	17	25.99	16.94	369.77	412.70
1809	19	17	25.99	16.94	496.91	539.84
1810	20	17	25.99	16.94	457.28	500.21
1901	1	18	25.99	16.94	457.28	500.21
1902	2	18	25.99	16.94	496.91	539.84
1903	3	18	25.99	16.94	369.77	412.70
1904	4	18	25.99	16.94	510.26	553.19
1905	5	18	25.99	16.94	496.91	539.84
1906	6	18	25.99	16.94	491.18	534.11
1907	7	18	25.99	16.94	510.26	553.19
1908	8	18	25.99	16.94	369.77	412.70
1909	9	18	25.99	16.94	496.91	539.84
1910	10	18	25.99	16.94	463.00	505.93
1901	11	18	25.99	16.94	463.00	505.93
1902	12	18	25.99	16.94	496.91	539.84
1903	13	18	25.99	16.94	369.77	412.70
1904	14	18	25.99	16.94	510.26	553.19
1905	15	18	25.99	16.94	491.18	534.11
1906	16	18	25.99	16.94	496.91	539.84
1907	17	18	25.99	16.94	510.26	553.19
1908	18	18	25.99	16.94	369.77	412.70
1909	19	18	25.99	16.94	496.91	539.84
1910	20	18	25.99	16.94	457.28	500.21
2001	1	19	25.99	16.94	457.28	500.21
2002	2	19	25.99	16.94	496.91	539.84
2003	3	19	25.99	16.94	369.77	412.70
2004	4	19	25.99	16.94	510.26	553.19
2005	5	19	25.99	16.94	496.91	539.84
2006	6	19	25.99	16.94	491.18	534.11
2007	7	19	25.99	16.94	510.26	553.19
2008	8	19	25.99	16.94	369.77	412.70
2009	9	19	25.99	16.94	496.91	539.84
2010	10	19	25.99	16.94	463.00	505.93
2001	11	19	25.99	16.94	463.00	505.93
2002	12	19	25.99	16.94	496.91	539.84
2003	13	19	25.99	16.94	369.77	412.70
2004	14	19	25.99	16.94	510.26	553.19
2005	15	19	25.99	16.94	491.18	534.11
2006	16	19	25.99	16.94	496.91	539.84
2007	17	19	25.99	16.94	510.26	553.19
2008	18	19	25.99	16.94	369.77	412.70
2009	19	19	25.99	16.94	496.91	539.84
2010	20	19	25.99	16.94	457.28	500.21
2101	1	20	25.99	16.94	457.28	500.21
2102	2	20	25.99	16.94	496.91	539.84

2103	3	20	25.99	16.94	369.77	412.70
2104	4	20	25.99	16.94	510.26	553.19
2105	5	20	25.99	16.94	496.91	539.84
2106	6	20	25.99	16.94	491.18	534.11
2107	7	20	25.99	16.94	510.26	553.19
2108	8	20	25.99	16.94	369.77	412.70
2109	9	20	25.99	16.94	496.91	539.84
2110	10	20	25.99	16.94	463.00	505.93
2101	11	20	25.99	16.94	463.00	505.93
2102	12	20	25.99	16.94	496.91	539.84
2103	13	20	25.99	16.94	369.77	412.70
2104	14	20	25.99	16.94	510.26	553.19
2105	15	20	25.99	16.94	491.18	534.11
2106	16	20	25.99	16.94	496.91	539.84
2107	17	20	25.99	16.94	510.26	553.19
2108	18	20	25.99	16.94	369.77	412.70
2109	19	20	25.99	16.94	496.91	539.84
2110	20	20	25.99	16.94	457.28	500.21

2201	1	21	25.99	16.94	457.28	500.21
2202	2	21	25.99	16.94	496.91	539.84
2203	3	21	25.99	16.94	369.77	412.70
2204	4	21	25.99	16.94	510.26	553.19
2205	5	21	25.99	16.94	496.91	539.84
2206	6	21	25.99	16.94	491.18	534.11
2207	7	21	25.99	16.94	510.26	553.19
2208	8	21	25.99	16.94	369.77	412.70
2209	9	21	25.99	16.94	496.91	539.84
2210	10	21	25.99	16.94	463.00	505.93
2201	11	21	25.99	16.94	463.00	505.93
2202	12	21	25.99	16.94	496.91	539.84
2203	13	21	25.99	16.94	369.77	412.70
2204	14	21	25.99	16.94	510.26	553.19
2205	15	21	25.99	16.94	491.18	534.11
2206	16	21	25.99	16.94	496.91	539.84
2207	17	21	25.99	16.94	510.26	553.19
2208	18	21	25.99	16.94	369.77	412.70
2209	19	21	25.99	16.94	496.91	539.84
2210	20	21	25.99	16.94	457.28	500.21

TOTAL RESIDENTIAL COMMON CHARGES			----- 10,655.90	----- 6,945.40	----- 191,420.88	----- 209,022.18
PARKING UNITS (\$ 40.26 EACH)						
431 Parking Units A & B			0.00	0.00	17,352.06	17,352.06
LOCKER UNITS (\$ 7.63 EACH)						
410 Locker Units A & B			0.00	0.00	3,128.30	3,128.30
TOTAL COMMON CHARGES			----- 10,655.90 =====	----- 6,945.40 =====	----- 211,901.24 =====	----- 229,502.54 =====

SCHEDULE IX



CONDO SUITE UNITS 1 TO 21 INCLUSIVE
 LEVEL 2



R-PE SURVEYING LTD.

ONTARIO LAND SURVEYORS

643 Christea Road, Suite 7

Woodbridge, Ontario L4L 8A3

Tel. (416) 635-5000 Fax (416) 635-5001

Tel. (905) 264-0881 Fax (905) 264-2099

Website: www.r-pe.ca

DRAWN: S.L.

JOB No. 18-068

CAD FILE No. 18-068-SHEET2-(L2)

CHECKED:

SCHEDULE XIV

PEEL STANDARD CONDOMINIUM CORPORATION NO. *

BY-LAW NO. 6

Be it enacted as a by-law of **PEEL 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.

PEEL 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__.

PEEL 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

Peel Region 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 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) “**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”;
- (l) “**License**” means the license granted by the Corporation to Eddy Home pursuant to Section 2.2;
- (m) “**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;
- (n) “**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;
- (o) “**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;
- (p) “**Monitoring Fees**” means the amounts identified as such on Schedule “D”;

- (q) “**Services**” means the provision of leak-monitoring services and the related services described in Schedule “B” hereto;
- (r) “**Term**” means the term of this Agreement as set out in Section 6.1;
- (s) “**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
- (t) “**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 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.

5.2 Tax.

The 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) days notice 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, Eddy Home may remove all or part of the Intelligent Leak Detection System from the Building, 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; and
- (c) Forthwith upon termination of this Agreement, Eddy Home shall cease provision of all Services and the Corporation shall thereafter have no right 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 Monitoring 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 and 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.


Peel Region 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: Erin Square

Municipal Address of Building:

4655 and 4675 Metcalfe Avenue, Mississauga

408 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 Buildings.
- 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	1590
Gateway	7
Link	7
Valve	7

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

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 \$14.99 CAD, such Monitoring Fee to be payable monthly on the 1st 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 is not more than 2.5% of the amount payable per unit.



Pemberton



COMPREHENSIVE WATER PROTECTION

You are
protected with

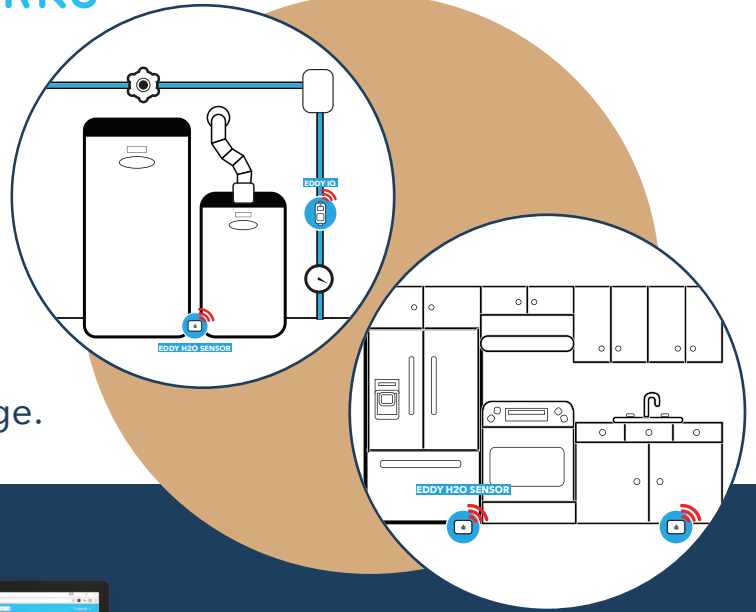
**INTELLIGENT
LEAK
DETECTION**

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

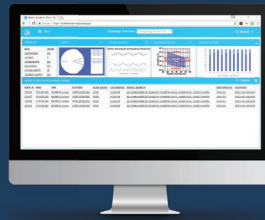
Eddy's sensors are placed in your suite next to water sources to track and alert Property Management to issues. Sensors and shutoffs are installed in and around water sources in the building, including the risers, water main, boiler room, and in common areas to ensure the building is completely protected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

Or contact your existing insurance company to find out more.

For further information, please visit
Eddysolutions.com/Pemberton



Pemberton

