

citylights ON BROADWAY - North Building

Disclosure Statement Amendment

Dated: December 19, 2019

This is an amendment to original disclosure statement dated January 21st, 2015 as amended by the disclosure statement amendment dated May 13th, 2015, the disclosure statement amendment dated September 18th, 2015 and the disclosure statement amendment dated June 15, 2016 (collectively the "Disclosure Statement") by Sentinel (Broadway) Holdings Inc. the declarant (the "Declarant") of the condominium project marketed by the Declarant as citylights ON BROADWAY - North Building at 99 Broadway Avenue in the City of Toronto, Ontario. Any capitalized terms not defined herein shall have the meanings ascribed thereto in the Disclosure Statement. The Disclosure Statement is hereby amended as follows:

1. The Property is now being developed in a single phase residential development of 2 multi-unit residential buildings, podium and appurtenances. The number of units within the Single Phase Buildings has changed since the date of the last disclosure statement amendment dated June 15, 2016. The total number of parking units has decreased from 247 to 202, and the total number of bicycle/storage units has increased from 600 to 900.
2. The percentage of the common interests appurtenant to and the percentage of contribution to common expenses allocated to various residential dwelling units, parking units and bicycle/storage units have been amended.
3. The Budget Statement and Schedule to the Budget Showing the Monthly Common Element Fees per Unit have been amended. In particular, the Monthly Common Charge (as set out in the Schedule to Budget) for unit 1, level 2 has increased from \$312.71 to \$395.87, and the Total Monthly Common Charges (as set out in the Schedule to Budget) for such unit has increased from \$341.81 to \$447.17.
4. The following agreement is an additional agreement required to be described under section 72(3)(n) of the Act:

(a) Eddy Building Solutions Intelligent Leak Detection Remote Monitors

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

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

Purchasers are advised to refer to the proposed Exhibit "A" to By-Law No. 5 attached hereto as Schedule XIII 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 - 2 Pages in the Disclosure Statement (schedule to the Declaration)	Schedule "C" of the Declaration - 2 Pages attached (schedule to the Declaration)
2.	Schedule I - Declaration	Schedule "D" of the Declaration - 8 Pages in the Disclosure Statement (schedule to the Declaration)	Schedule "D" of the Declaration - 13 Pages attached (schedule to the Declaration)
3.	Schedule I - Declaration	Schedule "F" of the Declaration - 1 Page in the Disclosure Statement (schedule to the Declaration)	Schedule "F" of the Declaration - 1 Page attached (schedule to the Declaration)
4.	Schedule IV – Proposed Management Agreement	Schedule IV - Proposed Management Agreement – 10 Pages in the Disclosure Statement	Schedule IV - Proposed Management Agreement – 23 Pages attached
5.	Schedule VI - Budget Statement and Schedule to the Budget Showing the Monthly Common Element Fees per Unit	Schedule VI - Budget and Schedule to the Budget Showing the Monthly Common Element Fees per Unit - 23 Pages in the Disclosure Statement	Schedule VI - Budget and Schedule to the Budget Showing the Monthly Common Element Fees per Unit - 22 Pages attached
6.	Schedule VIII – Sketch of Site – All Levels	Schedule VIII – Sketch of Site – All Levels – 7 Pages in the Disclosure Statement	Schedule VIII – Sketch of Site – All Levels – 9 Pages attached
7.	NEW: Schedule XIII – A copy of the Corporation's proposed By-Law No. 5	N/A	A copy of the Corporation's proposed By-Law No. 5 – 23 Pages attached

SCHEDULE “C”

Each Residential Dwelling Unit, Parking Unit, Guest Suite Unit and Bicycle/Storage Unit shall comprise the area within the heavy lines shown on Part 1, Sheets__ to __ 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 ___ 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, Guest Suite Unit and Bicycle/Storage Unit are as follows:

BOUNDARIES OF THE RESIDENTIAL DWELLING UNITS

(Being Units 1, 2, 3, 4 and 5 on Level 1, Units 1 to 10, inclusive, on Level 2, Units 1 to 6, inclusive, on Level 4, Units 1 to 16, inclusive, on Level 5, Units 1 to 14, inclusive, on Level 6, Units 1 to 28, inclusive, on Level 7 to 37, inclusive):

1. Each Residential Dwelling Unit shall be bounded vertically by:
 - i) The upper surface and plane of the unfinished concrete floor slab and production.
 - ii) The lower surface and plane of the unfinished concrete ceiling slab and production.

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

GUEST SUITE UNITS

(Being Units 7 and 8 on Level 4 and Unit 17 on Level 5)

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.

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.

BOUNDARIES OF THE PARKING UNITS

(Being 202 Units on Levels A, B, C, D and E):

1. Each Parking Unit is bounded vertically by:
 - i) The upper surface and plane of the unfinished concrete garage floor slab and production.
 - ii) The plane 2.00 metres above and parallel to the upper surface and plane of the unfinished concrete garage floor slab measured perpendicularly therefrom.

2. Each Parking Unit is bounded horizontally by one or a combinations of:
 - i) The vertical plane established by measurements.

- ii) The vertical plane established by the line and face of concrete columns and/or the production thereof.
- iii) The unit side surface and plane of the concrete/concrete block wall and/or the production thereof.

BOUNDARIES OF THE BICYCLE/STORAGE UNITS

(Being 900 Units on Levels 2, 3, 4, A, B, C, D and E)

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

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

Dated

Ross DenBroeder
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.

CITYLIGHTS ON BROADWAY
NORTH & SOUTH BUILDING

SCHEDULE 'D'

PERCENTAGE INTEREST IN COMMON ELEMENTS AND PERCENTAGE
CONTRIBUTION TO COMMON EXPENSES

<u>SUITE NO.</u>	<u>UNIT NO.</u>	<u>LEVEL NO.</u>	<u>% CONTRIBUTION TO EDDY SYSTEM</u>	<u>% CONTRIBUTION TO BULK INTERNET</u>	<u>% CONTRIBUTION TO COMMON EXPENSES</u>	<u>% INTEREST IN COMMON ELEMENTS</u>
TH01	1	1	0.1090	0.1090	0.2442	0.2442
TH02	2	1	0.1090	0.1090	0.2469	0.2469
103	3	1	0.1090	0.1090	0.1501	0.1501
104	4	1	0.1090	0.1090	0.1537	0.1537
105	5	1	0.1090	0.1090	0.1401	0.1401
201	1	2	0.1090	0.1090	0.1219	0.1219
202	2	2	0.1090	0.1090	0.1210	0.1210
203	3	2	0.1090	0.1090	0.1101	0.1101
204	4	2	0.1090	0.1090	0.0891	0.0891
205	5	2	0.1090	0.1090	0.0891	0.0891
206	6	2	0.1090	0.1090	0.1082	0.1082
207	7	2	0.1090	0.1090	0.1228	0.1228
208	8	2	0.1090	0.1090	0.1750	0.1750
209	9	2	0.1090	0.1090	0.1537	0.1537
210	10	2	0.1090	0.1090	0.1492	0.1492
401	1	4	0.1090	0.1090	0.0946	0.0946
402	2	4	0.1090	0.1090	0.1264	0.1264
403	3	4	0.1090	0.1090	0.1722	0.1722
404	4	4	0.1090	0.1090	0.1528	0.1528
405	5	4	0.1090	0.1090	0.1292	0.1292
406	6	4	0.1090	0.1090	0.0691	0.0691
Guest Suite	7	4	0.0000	0.0000	0.0001	0.0001
Guest Suite	8	4	0.0000	0.0000	0.0001	0.0001
501	1	5	0.1090	0.1090	0.0901	0.0901
502	2	5	0.1090	0.1090	0.1064	0.1064
503	3	5	0.1090	0.1090	0.1646	0.1646
504	4	5	0.1090	0.1090	0.1028	0.1028
505	5	5	0.1090	0.1090	0.0946	0.0946
506	6	5	0.1090	0.1090	0.1210	0.1210
507	7	5	0.1090	0.1090	0.1101	0.1101
508	8	5	0.1090	0.1090	0.0891	0.0891
509	9	5	0.1090	0.1090	0.1492	0.1492
510	10	5	0.1090	0.1090	0.2114	0.2114
511	11	5	0.1090	0.1090	0.1510	0.1510
512	12	5	0.1090	0.1090	0.1592	0.1592
513	13	5	0.1090	0.1090	0.1683	0.1683
514	14	5	0.1090	0.1090	0.1619	0.1619
515	15	5	0.1090	0.1090	0.1073	0.1073
516	16	5	0.1090	0.1090	0.0901	0.0901
Guest Suite	17	5	0.0000	0.0000	0.0001	0.0001
601	1	6	0.1090	0.1090	0.0664	0.0664
602	2	6	0.1090	0.1090	0.0810	0.0810
603	3	6	0.1090	0.1090	0.0737	0.0737
604	4	6	0.1090	0.1090	0.0737	0.0737
605	5	6	0.1090	0.1090	0.0855	0.0855
606	6	6	0.1090	0.1090	0.0655	0.0655
607	7	6	0.1090	0.1090	0.0655	0.0655
608	8	6	0.1090	0.1090	0.0828	0.0828
609	9	6	0.1090	0.1090	0.0846	0.0846
610	10	6	0.1090	0.1090	0.0813	0.0813
611	11	6	0.1090	0.1090	0.0791	0.0791
612	12	6	0.1090	0.1090	0.0910	0.0910
613	13	6	0.1090	0.1090	0.0864	0.0864
614	14	6	0.1090	0.1090	0.0664	0.0664
701	1	7	0.1090	0.1090	0.0901	0.0901
702	2	7	0.1090	0.1090	0.1064	0.1064
703	3	7	0.1090	0.1090	0.1210	0.1210
704	4	7	0.1090	0.1090	0.1264	0.1264
705	5	7	0.1090	0.1090	0.0764	0.0764
706	6	7	0.1090	0.1090	0.0910	0.0910
707	7	7	0.1090	0.1090	0.0891	0.0891
708	8	7	0.1090	0.1090	0.0764	0.0764
709	9	7	0.1090	0.1090	0.1264	0.1264
710	10	7	0.1090	0.1090	0.1201	0.1201
711	11	7	0.1090	0.1090	0.1073	0.1073
712	12	7	0.1090	0.1090	0.0901	0.0901

CITYLIGHTS ON BROADWAY
NORTH & SOUTH BUILDING

SCHEDULE 'D'

PERCENTAGE INTEREST IN COMMON ELEMENTS AND PERCENTAGE
CONTRIBUTION TO COMMON EXPENSES

<u>SUITE NO.</u>	<u>UNIT NO.</u>	<u>LEVEL NO.</u>	<u>% CONTRIBUTION TO EDDY SYSTEM</u>	<u>% CONTRIBUTION TO BULK INTERNET</u>	<u>% CONTRIBUTION TO COMMON EXPENSES</u>	<u>% INTEREST IN COMMON ELEMENTS</u>
701	13	7	0.1090	0.1090	0.0910	0.0910
702	14	7	0.1088	0.1088	0.0764	0.0764
703	15	7	0.1088	0.1088	0.1273	0.1273
704	16	7	0.1088	0.1088	0.1201	0.1201
705	17	7	0.1088	0.1088	0.1101	0.1101
706	18	7	0.1088	0.1088	0.1164	0.1164
707	19	7	0.1088	0.1088	0.0619	0.0619
708	20	7	0.1088	0.1088	0.1082	0.1082
709	21	7	0.1088	0.1088	0.1119	0.1119
710	22	7	0.1088	0.1088	0.1364	0.1364
711	23	7	0.1088	0.1088	0.1046	0.1046
712	24	7	0.1088	0.1088	0.1137	0.1137
713	25	7	0.1088	0.1088	0.0700	0.0700
714	26	7	0.1088	0.1088	0.0600	0.0600
715	27	7	0.1088	0.1088	0.0764	0.0764
716	28	7	0.1088	0.1088	0.0891	0.0891
801	1	8	0.1088	0.1088	0.0901	0.0901
802	2	8	0.1088	0.1088	0.1064	0.1064
803	3	8	0.1088	0.1088	0.1210	0.1210
804	4	8	0.1088	0.1088	0.1264	0.1264
805	5	8	0.1088	0.1088	0.0764	0.0764
806	6	8	0.1088	0.1088	0.0910	0.0910
807	7	8	0.1088	0.1088	0.0891	0.0891
808	8	8	0.1088	0.1088	0.0764	0.0764
809	9	8	0.1088	0.1088	0.1264	0.1264
810	10	8	0.1088	0.1088	0.1201	0.1201
811	11	8	0.1088	0.1088	0.1073	0.1073
812	12	8	0.1088	0.1088	0.0901	0.0901
801	13	8	0.1088	0.1088	0.0910	0.0910
802	14	8	0.1088	0.1088	0.0764	0.0764
803	15	8	0.1088	0.1088	0.1273	0.1273
804	16	8	0.1088	0.1088	0.1201	0.1201
805	17	8	0.1088	0.1088	0.1101	0.1101
806	18	8	0.1088	0.1088	0.1164	0.1164
807	19	8	0.1088	0.1088	0.0628	0.0628
808	20	8	0.1088	0.1088	0.1082	0.1082
809	21	8	0.1088	0.1088	0.1119	0.1119
810	22	8	0.1088	0.1088	0.1364	0.1364
811	23	8	0.1088	0.1088	0.1046	0.1046
812	24	8	0.1088	0.1088	0.1128	0.1128
813	25	8	0.1088	0.1088	0.0700	0.0700
814	26	8	0.1088	0.1088	0.0600	0.0600
815	27	8	0.1088	0.1088	0.0764	0.0764
816	28	8	0.1088	0.1088	0.0891	0.0891
901	1	9	0.1088	0.1088	0.0901	0.0901
902	2	9	0.1088	0.1088	0.1064	0.1064
903	3	9	0.1088	0.1088	0.1210	0.1210
904	4	9	0.1088	0.1088	0.1264	0.1264
905	5	9	0.1088	0.1088	0.0764	0.0764
906	6	9	0.1088	0.1088	0.0910	0.0910
907	7	9	0.1088	0.1088	0.0891	0.0891
908	8	9	0.1088	0.1088	0.0764	0.0764
909	9	9	0.1088	0.1088	0.1264	0.1264
910	10	9	0.1088	0.1088	0.1201	0.1201
911	11	9	0.1088	0.1088	0.1073	0.1073
912	12	9	0.1088	0.1088	0.0901	0.0901
901	13	9	0.1088	0.1088	0.0910	0.0910
902	14	9	0.1088	0.1088	0.0764	0.0764
903	15	9	0.1088	0.1088	0.1273	0.1273
904	16	9	0.1088	0.1088	0.1201	0.1201
905	17	9	0.1088	0.1088	0.1101	0.1101
906	18	9	0.1088	0.1088	0.1164	0.1164
907	19	9	0.1088	0.1088	0.0619	0.0619
908	20	9	0.1088	0.1088	0.1082	0.1082
909	21	9	0.1088	0.1088	0.1119	0.1119
910	22	9	0.1088	0.1088	0.1364	0.1364
911	23	9	0.1088	0.1088	0.1046	0.1046
912	24	9	0.1088	0.1088	0.1128	0.1128
913	25	9	0.1088	0.1088	0.0700	0.0700
914	26	9	0.1088	0.1088	0.0600	0.0600
915	27	9	0.1088	0.1088	0.0764	0.0764

CITYLIGHTS ON BROADWAY
NORTH & SOUTH BUILDING

SCHEDULE 'D'

PERCENTAGE INTEREST IN COMMON ELEMENTS AND PERCENTAGE
CONTRIBUTION TO COMMON EXPENSES

<u>SUITE NO.</u>	<u>UNIT NO.</u>	<u>LEVEL NO.</u>	<u>% CONTRIBUTION TO EDDY SYSTEM</u>	<u>% CONTRIBUTION TO BULK INTERNET</u>	<u>% CONTRIBUTION TO COMMON EXPENSES</u>	<u>% INTEREST IN COMMON ELEMENTS</u>
916	28	9	0.1088	0.1088	0.0891	0.0891
1001	1	10	0.1088	0.1088	0.0901	0.0901
1002	2	10	0.1088	0.1088	0.1064	0.1064
1003	3	10	0.1088	0.1088	0.1210	0.1210
1004	4	10	0.1088	0.1088	0.1264	0.1264
1005	5	10	0.1088	0.1088	0.0764	0.0764
1006	6	10	0.1088	0.1088	0.0910	0.0910
1007	7	10	0.1088	0.1088	0.0891	0.0891
1008	8	10	0.1088	0.1088	0.0764	0.0764
1009	9	10	0.1088	0.1088	0.1264	0.1264
1010	10	10	0.1088	0.1088	0.1201	0.1201
1011	11	10	0.1088	0.1088	0.1073	0.1073
1012	12	10	0.1088	0.1088	0.0901	0.0901
1001	13	10	0.1088	0.1088	0.0910	0.0910
1002	14	10	0.1088	0.1088	0.0764	0.0764
1003	15	10	0.1088	0.1088	0.1273	0.1273
1004	16	10	0.1088	0.1088	0.1201	0.1201
1005	17	10	0.1088	0.1088	0.1101	0.1101
1006	18	10	0.1088	0.1088	0.1164	0.1164
1007	19	10	0.1088	0.1088	0.0619	0.0619
1008	20	10	0.1088	0.1088	0.1082	0.1082
1009	21	10	0.1088	0.1088	0.1119	0.1119
1010	22	10	0.1088	0.1088	0.1364	0.1364
1011	23	10	0.1088	0.1088	0.1046	0.1046
1012	24	10	0.1088	0.1088	0.1128	0.1128
1013	25	10	0.1088	0.1088	0.0700	0.0700
1014	26	10	0.1088	0.1088	0.0600	0.0600
1015	27	10	0.1088	0.1088	0.0764	0.0764
1016	28	10	0.1088	0.1088	0.0891	0.0891
1101	1	11	0.1088	0.1088	0.0901	0.0901
1102	2	11	0.1088	0.1088	0.1064	0.1064
1103	3	11	0.1088	0.1088	0.1210	0.1210
1104	4	11	0.1088	0.1088	0.1264	0.1264
1105	5	11	0.1088	0.1088	0.0764	0.0764
1106	6	11	0.1088	0.1088	0.0910	0.0910
1107	7	11	0.1088	0.1088	0.0891	0.0891
1108	8	11	0.1088	0.1088	0.0764	0.0764
1109	9	11	0.1088	0.1088	0.1264	0.1264
1110	10	11	0.1088	0.1088	0.1201	0.1201
1111	11	11	0.1088	0.1088	0.1073	0.1073
1112	12	11	0.1088	0.1088	0.0901	0.0901
1101	13	11	0.1088	0.1088	0.0910	0.0910
1102	14	11	0.1088	0.1088	0.0764	0.0764
1103	15	11	0.1088	0.1088	0.1273	0.1273
1104	16	11	0.1088	0.1088	0.1201	0.1201
1105	17	11	0.1088	0.1088	0.1101	0.1101
1106	18	11	0.1088	0.1088	0.1164	0.1164
1107	19	11	0.1088	0.1088	0.0619	0.0619
1108	20	11	0.1088	0.1088	0.1082	0.1082
1109	21	11	0.1088	0.1088	0.1119	0.1119
1110	22	11	0.1088	0.1088	0.1364	0.1364
1111	23	11	0.1088	0.1088	0.1046	0.1046
1112	24	11	0.1088	0.1088	0.1128	0.1128
1113	25	11	0.1088	0.1088	0.0700	0.0700
1114	26	11	0.1088	0.1088	0.0600	0.0600
1115	27	11	0.1088	0.1088	0.0764	0.0764
1116	28	11	0.1088	0.1088	0.0891	0.0891
1201	1	12	0.1088	0.1088	0.0901	0.0901
1202	2	12	0.1088	0.1088	0.1064	0.1064
1203	3	12	0.1088	0.1088	0.1210	0.1210
1204	4	12	0.1088	0.1088	0.1264	0.1264
1205	5	12	0.1088	0.1088	0.0764	0.0764
1206	6	12	0.1088	0.1088	0.0910	0.0910
1207	7	12	0.1088	0.1088	0.0891	0.0891
1208	8	12	0.1088	0.1088	0.0764	0.0764
1209	9	12	0.1088	0.1088	0.1264	0.1264
1210	10	12	0.1088	0.1088	0.1201	0.1201
1211	11	12	0.1088	0.1088	0.1073	0.1073
1212	12	12	0.1088	0.1088	0.0901	0.0901
1201	13	12	0.1088	0.1088	0.0910	0.0910

CITYLIGHTS ON BROADWAY
NORTH & SOUTH BUILDING

SCHEDULE 'D'

PERCENTAGE INTEREST IN COMMON ELEMENTS AND PERCENTAGE
CONTRIBUTION TO COMMON EXPENSES

<u>SUITE NO.</u>	<u>UNIT NO.</u>	<u>LEVEL NO.</u>	<u>% CONTRIBUTION TO EDDY SYSTEM</u>	<u>% CONTRIBUTION TO BULK INTERNET</u>	<u>% CONTRIBUTION TO COMMON EXPENSES</u>	<u>% INTEREST IN COMMON ELEMENTS</u>
1202	14	12	0.1088	0.1088	0.0764	0.0764
1203	15	12	0.1088	0.1088	0.1273	0.1273
1204	16	12	0.1088	0.1088	0.1201	0.1201
1205	17	12	0.1088	0.1088	0.1101	0.1101
1206	18	12	0.1088	0.1088	0.1164	0.1164
1207	19	12	0.1088	0.1088	0.0619	0.0619
1208	20	12	0.1088	0.1088	0.1082	0.1082
1209	21	12	0.1088	0.1088	0.1119	0.1119
1210	22	12	0.1088	0.1088	0.1364	0.1364
1211	23	12	0.1088	0.1088	0.1046	0.1046
1212	24	12	0.1088	0.1088	0.1128	0.1128
1213	25	12	0.1088	0.1088	0.0700	0.0700
1214	26	12	0.1088	0.1088	0.0600	0.0600
1215	27	12	0.1088	0.1088	0.0764	0.0764
1216	28	12	0.1088	0.1088	0.0891	0.0891
1401	1	13	0.1088	0.1088	0.0901	0.0901
1402	2	13	0.1088	0.1088	0.1064	0.1064
1403	3	13	0.1088	0.1088	0.1210	0.1210
1404	4	13	0.1088	0.1088	0.1264	0.1264
1405	5	13	0.1088	0.1088	0.0764	0.0764
1406	6	13	0.1088	0.1088	0.0910	0.0910
1407	7	13	0.1088	0.1088	0.0891	0.0891
1408	8	13	0.1088	0.1088	0.0764	0.0764
1409	9	13	0.1088	0.1088	0.1264	0.1264
1410	10	13	0.1088	0.1088	0.1201	0.1201
1411	11	13	0.1088	0.1088	0.1073	0.1073
1412	12	13	0.1088	0.1088	0.0901	0.0901
1401	13	13	0.1088	0.1088	0.0910	0.0910
1402	14	13	0.1088	0.1088	0.0764	0.0764
1403	15	13	0.1088	0.1088	0.1273	0.1273
1404	16	13	0.1088	0.1088	0.1201	0.1201
1405	17	13	0.1088	0.1088	0.1101	0.1101
1406	18	13	0.1088	0.1088	0.1146	0.1146
1407	19	13	0.1088	0.1088	0.0628	0.0628
1408	20	13	0.1088	0.1088	0.1082	0.1082
1409	21	13	0.1088	0.1088	0.1119	0.1119
1410	22	13	0.1088	0.1088	0.1364	0.1364
1411	23	13	0.1088	0.1088	0.1046	0.1046
1412	24	13	0.1088	0.1088	0.1128	0.1128
1413	25	13	0.1088	0.1088	0.0700	0.0700
1414	26	13	0.1088	0.1088	0.0600	0.0600
1415	27	13	0.1088	0.1088	0.0764	0.0764
1416	28	13	0.1088	0.1088	0.0891	0.0891
1501	1	14	0.1088	0.1088	0.0901	0.0901
1502	2	14	0.1088	0.1088	0.1064	0.1064
1503	3	14	0.1088	0.1088	0.1210	0.1210
1504	4	14	0.1088	0.1088	0.1264	0.1264
1505	5	14	0.1088	0.1088	0.0764	0.0764
1506	6	14	0.1088	0.1088	0.0910	0.0910
1507	7	14	0.1088	0.1088	0.0891	0.0891
1508	8	14	0.1088	0.1088	0.0764	0.0764
1509	9	14	0.1088	0.1088	0.1264	0.1264
1510	10	14	0.1088	0.1088	0.1201	0.1201
1511	11	14	0.1088	0.1088	0.1073	0.1073
1512	12	14	0.1088	0.1088	0.0901	0.0901
1501	13	14	0.1088	0.1088	0.0910	0.0910
1502	14	14	0.1088	0.1088	0.0764	0.0764
1503	15	14	0.1088	0.1088	0.1273	0.1273
1504	16	14	0.1088	0.1088	0.1201	0.1201
1505	17	14	0.1088	0.1088	0.1101	0.1101
1506	18	14	0.1088	0.1088	0.1146	0.1146
1507	19	14	0.1088	0.1088	0.0628	0.0628
1508	20	14	0.1088	0.1088	0.1082	0.1082
1509	21	14	0.1088	0.1088	0.1119	0.1119
1510	22	14	0.1088	0.1088	0.1364	0.1364
1511	23	14	0.1088	0.1088	0.1046	0.1046
1512	24	14	0.1088	0.1088	0.1128	0.1128
1513	25	14	0.1088	0.1088	0.0700	0.0700
1514	26	14	0.1088	0.1088	0.0600	0.0600
1515	27	14	0.1088	0.1088	0.0764	0.0764
1516	28	14	0.1088	0.1088	0.0891	0.0891
1601	1	15	0.1088	0.1088	0.0901	0.0901
1602	2	15	0.1088	0.1088	0.1064	0.1064

CITYLIGHTS ON BROADWAY
NORTH & SOUTH BUILDING

SCHEDULE 'D'

PERCENTAGE INTEREST IN COMMON ELEMENTS AND PERCENTAGE
CONTRIBUTION TO COMMON EXPENSES

<u>SUITE NO.</u>	<u>UNIT NO.</u>	<u>LEVEL NO.</u>	<u>% CONTRIBUTION TO EDDY SYSTEM</u>	<u>% CONTRIBUTION TO BULK INTERNET</u>	<u>% CONTRIBUTION TO COMMON EXPENSES</u>	<u>% INTEREST IN COMMON ELEMENTS</u>
1603	3	15	0.1088	0.1088	0.1210	0.1210
1604	4	15	0.1088	0.1088	0.1264	0.1264
1605	5	15	0.1088	0.1088	0.0764	0.0764
1606	6	15	0.1088	0.1088	0.0910	0.0910
1607	7	15	0.1088	0.1088	0.0891	0.0891
1608	8	15	0.1088	0.1088	0.0764	0.0764
1609	9	15	0.1088	0.1088	0.1264	0.1264
1610	10	15	0.1088	0.1088	0.1201	0.1201
1611	11	15	0.1088	0.1088	0.1073	0.1073
1612	12	15	0.1088	0.1088	0.0901	0.0901
1601	13	15	0.1088	0.1088	0.0910	0.0910
1602	14	15	0.1088	0.1088	0.0764	0.0764
1603	15	15	0.1088	0.1088	0.1273	0.1273
1604	16	15	0.1088	0.1088	0.1201	0.1201
1605	17	15	0.1088	0.1088	0.1101	0.1101
1606	18	15	0.1088	0.1088	0.1146	0.1146
1607	19	15	0.1088	0.1088	0.0628	0.0628
1608	20	15	0.1088	0.1088	0.1082	0.1082
1609	21	15	0.1088	0.1088	0.1119	0.1119
1610	22	15	0.1088	0.1088	0.1364	0.1364
1611	23	15	0.1088	0.1088	0.1046	0.1046
1612	24	15	0.1088	0.1088	0.1128	0.1128
1613	25	15	0.1088	0.1088	0.0700	0.0700
1614	26	15	0.1088	0.1088	0.0600	0.0600
1615	27	15	0.1088	0.1088	0.0764	0.0764
1616	28	15	0.1088	0.1088	0.0891	0.0891
1701	1	16	0.1088	0.1088	0.0901	0.0901
1702	2	16	0.1088	0.1088	0.1064	0.1064
1703	3	16	0.1088	0.1088	0.1210	0.1210
1704	4	16	0.1088	0.1088	0.1264	0.1264
1705	5	16	0.1088	0.1088	0.0764	0.0764
1706	6	16	0.1088	0.1088	0.0910	0.0910
1707	7	16	0.1088	0.1088	0.0891	0.0891
1708	8	16	0.1088	0.1088	0.0764	0.0764
1709	9	16	0.1088	0.1088	0.1264	0.1264
1710	10	16	0.1088	0.1088	0.1201	0.1201
1711	11	16	0.1088	0.1088	0.1073	0.1073
1712	12	16	0.1088	0.1088	0.0901	0.0901
1701	13	16	0.1088	0.1088	0.0910	0.0910
1702	14	16	0.1088	0.1088	0.0764	0.0764
1703	15	16	0.1088	0.1088	0.1273	0.1273
1704	16	16	0.1088	0.1088	0.1201	0.1201
1705	17	16	0.1088	0.1088	0.1101	0.1101
1706	18	16	0.1088	0.1088	0.1146	0.1146
1707	19	16	0.1088	0.1088	0.0628	0.0628
1708	20	16	0.1088	0.1088	0.1082	0.1082
1709	21	16	0.1088	0.1088	0.1119	0.1119
1710	22	16	0.1088	0.1088	0.1364	0.1364
1711	23	16	0.1088	0.1088	0.1046	0.1046
1712	24	16	0.1088	0.1088	0.1128	0.1128
1713	25	16	0.1088	0.1088	0.0700	0.0700
1714	26	16	0.1088	0.1088	0.0600	0.0600
1715	27	16	0.1088	0.1088	0.0764	0.0764
1716	28	16	0.1088	0.1088	0.0891	0.0891
1801	1	17	0.1088	0.1088	0.0901	0.0901
1802	2	17	0.1088	0.1088	0.1064	0.1064
1803	3	17	0.1088	0.1088	0.1210	0.1210
1804	4	17	0.1088	0.1088	0.1264	0.1264
1805	5	17	0.1088	0.1088	0.0764	0.0764
1806	6	17	0.1088	0.1088	0.0910	0.0910
1807	7	17	0.1088	0.1088	0.0891	0.0891
1808	8	17	0.1088	0.1088	0.0764	0.0764
1809	9	17	0.1088	0.1088	0.1264	0.1264
1810	10	17	0.1088	0.1088	0.1201	0.1201
1811	11	17	0.1088	0.1088	0.1073	0.1073
1812	12	17	0.1088	0.1088	0.0901	0.0901
1801	13	17	0.1088	0.1088	0.0910	0.0910
1802	14	17	0.1088	0.1088	0.0764	0.0764
1803	15	17	0.1088	0.1088	0.1273	0.1273
1804	16	17	0.1088	0.1088	0.1201	0.1201
1805	17	17	0.1088	0.1088	0.1101	0.1101
1806	18	17	0.1088	0.1088	0.1146	0.1146
1807	19	17	0.1088	0.1088	0.0628	0.0628
1808	20	17	0.1088	0.1088	0.1082	0.1082

CITYLIGHTS ON BROADWAY
NORTH & SOUTH BUILDING

SCHEDULE 'D'

PERCENTAGE INTEREST IN COMMON ELEMENTS AND PERCENTAGE
CONTRIBUTION TO COMMON EXPENSES

<u>SUITE NO.</u>	<u>UNIT NO.</u>	<u>LEVEL NO.</u>	<u>% CONTRIBUTION TO EDDY SYSTEM</u>	<u>% CONTRIBUTION TO BULK INTERNET</u>	<u>% CONTRIBUTION TO COMMON EXPENSES</u>	<u>% INTEREST IN COMMON ELEMENTS</u>
1809	21	17	0.1088	0.1088	0.1119	0.1119
1810	22	17	0.1088	0.1088	0.1364	0.1364
1811	23	17	0.1088	0.1088	0.1046	0.1046
1812	24	17	0.1088	0.1088	0.1128	0.1128
1813	25	17	0.1088	0.1088	0.0700	0.0700
1814	26	17	0.1088	0.1088	0.0600	0.0600
1815	27	17	0.1088	0.1088	0.0764	0.0764
1816	28	17	0.1088	0.1088	0.0891	0.0891
1901	1	18	0.1088	0.1088	0.0901	0.0901
1902	2	18	0.1088	0.1088	0.1064	0.1064
1903	3	18	0.1088	0.1088	0.1210	0.1210
1904	4	18	0.1088	0.1088	0.1264	0.1264
1905	5	18	0.1088	0.1088	0.0764	0.0764
1906	6	18	0.1088	0.1088	0.0910	0.0910
1907	7	18	0.1088	0.1088	0.0891	0.0891
1908	8	18	0.1088	0.1088	0.0764	0.0764
1909	9	18	0.1088	0.1088	0.1264	0.1264
1910	10	18	0.1088	0.1088	0.1201	0.1201
1911	11	18	0.1088	0.1088	0.1073	0.1073
1912	12	18	0.1088	0.1088	0.0901	0.0901
1901	13	18	0.1088	0.1088	0.0910	0.0910
1902	14	18	0.1088	0.1088	0.0764	0.0764
1903	15	18	0.1088	0.1088	0.1273	0.1273
1904	16	18	0.1088	0.1088	0.1201	0.1201
1905	17	18	0.1088	0.1088	0.1101	0.1101
1906	18	18	0.1088	0.1088	0.1164	0.1164
1907	19	18	0.1088	0.1088	0.0619	0.0619
1908	20	18	0.1088	0.1088	0.1082	0.1082
1909	21	18	0.1088	0.1088	0.1119	0.1119
1910	22	18	0.1088	0.1088	0.1364	0.1364
1911	23	18	0.1088	0.1088	0.1046	0.1046
1912	24	18	0.1088	0.1088	0.1128	0.1128
1913	25	18	0.1088	0.1088	0.0700	0.0700
1914	26	18	0.1088	0.1088	0.0600	0.0600
1915	27	18	0.1088	0.1088	0.0764	0.0764
1916	28	18	0.1088	0.1088	0.0891	0.0891
2001	1	19	0.1088	0.1088	0.0901	0.0901
2002	2	19	0.1088	0.1088	0.1064	0.1064
2003	3	19	0.1088	0.1088	0.1210	0.1210
2004	4	19	0.1088	0.1088	0.1264	0.1264
2005	5	19	0.1088	0.1088	0.0764	0.0764
2006	6	19	0.1088	0.1088	0.0910	0.0910
2007	7	19	0.1088	0.1088	0.0891	0.0891
2008	8	19	0.1088	0.1088	0.0764	0.0764
2009	9	19	0.1088	0.1088	0.1264	0.1264
2010	10	19	0.1088	0.1088	0.1201	0.1201
2011	11	19	0.1088	0.1088	0.1073	0.1073
2012	12	19	0.1088	0.1088	0.0901	0.0901
2001	13	19	0.1088	0.1088	0.0910	0.0910
2002	14	19	0.1088	0.1088	0.0764	0.0764
2003	15	19	0.1088	0.1088	0.1273	0.1273
2004	16	19	0.1088	0.1088	0.1201	0.1201
2005	17	19	0.1088	0.1088	0.1101	0.1101
2006	18	19	0.1088	0.1088	0.1164	0.1164
2007	19	19	0.1088	0.1088	0.0628	0.0628
2008	20	19	0.1088	0.1088	0.1082	0.1082
2009	21	19	0.1088	0.1088	0.1119	0.1119
2010	22	19	0.1088	0.1088	0.1364	0.1364
2011	23	19	0.1088	0.1088	0.1046	0.1046
2012	24	19	0.1088	0.1088	0.1128	0.1128
2013	25	19	0.1088	0.1088	0.0700	0.0700
2014	26	19	0.1088	0.1088	0.0600	0.0600
2015	27	19	0.1088	0.1088	0.0764	0.0764
2016	28	19	0.1088	0.1088	0.0891	0.0891
2101	1	20	0.1088	0.1088	0.0901	0.0901
2102	2	20	0.1088	0.1088	0.1064	0.1064
2103	3	20	0.1088	0.1088	0.1210	0.1210
2104	4	20	0.1088	0.1088	0.1264	0.1264
2105	5	20	0.1088	0.1088	0.0764	0.0764
2106	6	20	0.1088	0.1088	0.0910	0.0910
2107	7	20	0.1088	0.1088	0.0891	0.0891
2108	8	20	0.1088	0.1088	0.0764	0.0764
2109	9	20	0.1088	0.1088	0.1264	0.1264

CITYLIGHTS ON BROADWAY
NORTH & SOUTH BUILDING

SCHEDULE 'D'

PERCENTAGE INTEREST IN COMMON ELEMENTS AND PERCENTAGE
CONTRIBUTION TO COMMON EXPENSES

<u>SUITE NO.</u>	<u>UNIT NO.</u>	<u>LEVEL NO.</u>	<u>% CONTRIBUTION TO EDDY SYSTEM</u>	<u>% CONTRIBUTION TO BULK INTERNET</u>	<u>% CONTRIBUTION TO COMMON EXPENSES</u>	<u>% INTEREST IN COMMON ELEMENTS</u>
2110	10	20	0.1088	0.1088	0.1201	0.1201
2111	11	20	0.1088	0.1088	0.1073	0.1073
2112	12	20	0.1088	0.1088	0.0901	0.0901
2101	13	20	0.1088	0.1088	0.0910	0.0910
2102	14	20	0.1088	0.1088	0.0764	0.0764
2103	15	20	0.1088	0.1088	0.1273	0.1273
2104	16	20	0.1088	0.1088	0.1201	0.1201
2105	17	20	0.1088	0.1088	0.1101	0.1101
2106	18	20	0.1088	0.1088	0.1164	0.1164
2107	19	20	0.1088	0.1088	0.0628	0.0628
2108	20	20	0.1088	0.1088	0.1082	0.1082
2109	21	20	0.1088	0.1088	0.1119	0.1119
2110	22	20	0.1088	0.1088	0.1364	0.1364
2111	23	20	0.1088	0.1088	0.1046	0.1046
2112	24	20	0.1088	0.1088	0.1128	0.1128
2113	25	20	0.1088	0.1088	0.0700	0.0700
2114	26	20	0.1088	0.1088	0.0600	0.0600
2115	27	20	0.1088	0.1088	0.0764	0.0764
2116	28	20	0.1088	0.1088	0.0891	0.0891
2201	1	21	0.1088	0.1088	0.0901	0.0901
2202	2	21	0.1088	0.1088	0.1064	0.1064
2203	3	21	0.1088	0.1088	0.1210	0.1210
2204	4	21	0.1088	0.1088	0.1264	0.1264
2205	5	21	0.1088	0.1088	0.0764	0.0764
2206	6	21	0.1088	0.1088	0.0910	0.0910
2207	7	21	0.1088	0.1088	0.0891	0.0891
2208	8	21	0.1088	0.1088	0.0764	0.0764
2209	9	21	0.1088	0.1088	0.1264	0.1264
2210	10	21	0.1088	0.1088	0.1201	0.1201
2211	11	21	0.1088	0.1088	0.1073	0.1073
2212	12	21	0.1088	0.1088	0.0901	0.0901
2201	13	21	0.1088	0.1088	0.0910	0.0910
2202	14	21	0.1088	0.1088	0.0764	0.0764
2203	15	21	0.1088	0.1088	0.1273	0.1273
2204	16	21	0.1088	0.1088	0.1201	0.1201
2205	17	21	0.1088	0.1088	0.1101	0.1101
2206	18	21	0.1088	0.1088	0.1164	0.1164
2207	19	21	0.1088	0.1088	0.0628	0.0628
2208	20	21	0.1088	0.1088	0.1082	0.1082
2209	21	21	0.1088	0.1088	0.1119	0.1119
2210	22	21	0.1088	0.1088	0.1364	0.1364
2211	23	21	0.1088	0.1088	0.1046	0.1046
2212	24	21	0.1088	0.1088	0.1128	0.1128
2213	25	21	0.1088	0.1088	0.0700	0.0700
2214	26	21	0.1088	0.1088	0.0600	0.0600
2215	27	21	0.1088	0.1088	0.0764	0.0764
2216	28	21	0.1088	0.1088	0.0891	0.0891
2301	1	22	0.1088	0.1088	0.0901	0.0901
2302	2	22	0.1088	0.1088	0.1064	0.1064
2303	3	22	0.1088	0.1088	0.1210	0.1210
2304	4	22	0.1088	0.1088	0.1264	0.1264
2305	5	22	0.1088	0.1088	0.0764	0.0764
2306	6	22	0.1088	0.1088	0.0910	0.0910
2307	7	22	0.1088	0.1088	0.0891	0.0891
2308	8	22	0.1088	0.1088	0.0764	0.0764
2309	9	22	0.1088	0.1088	0.1264	0.1264
2310	10	22	0.1088	0.1088	0.1201	0.1201
2311	11	22	0.1088	0.1088	0.1073	0.1073
2312	12	22	0.1088	0.1088	0.0901	0.0901
2301	13	22	0.1088	0.1088	0.0910	0.0910
2302	14	22	0.1088	0.1088	0.0764	0.0764
2303	15	22	0.1088	0.1088	0.1273	0.1273
2304	16	22	0.1088	0.1088	0.1201	0.1201
2305	17	22	0.1088	0.1088	0.1101	0.1101
2306	18	22	0.1088	0.1088	0.1164	0.1164
2307	19	22	0.1088	0.1088	0.0619	0.0619
2308	20	22	0.1088	0.1088	0.1082	0.1082
2309	21	22	0.1088	0.1088	0.1119	0.1119
2310	22	22	0.1088	0.1088	0.1364	0.1364
2311	23	22	0.1088	0.1088	0.1046	0.1046
2312	24	22	0.1088	0.1088	0.1128	0.1128
2313	25	22	0.1088	0.1088	0.0700	0.0700
2314	26	22	0.1088	0.1088	0.0600	0.0600
2315	27	22	0.1088	0.1088	0.0764	0.0764

CITYLIGHTS ON BROADWAY
NORTH & SOUTH BUILDING

SCHEDULE 'D'

PERCENTAGE INTEREST IN COMMON ELEMENTS AND PERCENTAGE
CONTRIBUTION TO COMMON EXPENSES

<u>SUITE NO.</u>	<u>UNIT NO.</u>	<u>LEVEL NO.</u>	<u>% CONTRIBUTION TO EDDY SYSTEM</u>	<u>% CONTRIBUTION TO BULK INTERNET</u>	<u>% CONTRIBUTION TO COMMON EXPENSES</u>	<u>% INTEREST IN COMMON ELEMENTS</u>
2316	28	22	0.1088	0.1088	0.0891	0.0891
2401	1	23	0.1088	0.1088	0.0901	0.0901
2402	2	23	0.1088	0.1088	0.1064	0.1064
2403	3	23	0.1088	0.1088	0.1210	0.1210
2404	4	23	0.1088	0.1088	0.1264	0.1264
2405	5	23	0.1088	0.1088	0.0764	0.0764
2406	6	23	0.1088	0.1088	0.0910	0.0910
2407	7	23	0.1088	0.1088	0.0891	0.0891
2408	8	23	0.1088	0.1088	0.0764	0.0764
2409	9	23	0.1088	0.1088	0.1264	0.1264
2410	10	23	0.1088	0.1088	0.1201	0.1201
2411	11	23	0.1088	0.1088	0.1073	0.1073
2412	12	23	0.1088	0.1088	0.0901	0.0901
2401	13	23	0.1088	0.1088	0.0910	0.0910
2402	14	23	0.1088	0.1088	0.0764	0.0764
2403	15	23	0.1088	0.1088	0.1273	0.1273
2404	16	23	0.1088	0.1088	0.1201	0.1201
2405	17	23	0.1088	0.1088	0.1101	0.1101
2406	18	23	0.1088	0.1088	0.1146	0.1146
2407	19	23	0.1088	0.1088	0.0628	0.0628
2408	20	23	0.1088	0.1088	0.1082	0.1082
2409	21	23	0.1088	0.1088	0.1119	0.1119
2410	22	23	0.1088	0.1088	0.1364	0.1364
2411	23	23	0.1088	0.1088	0.1046	0.1046
2412	24	23	0.1088	0.1088	0.1128	0.1128
2413	25	23	0.1088	0.1088	0.0700	0.0700
2414	26	23	0.1088	0.1088	0.0600	0.0600
2415	27	23	0.1088	0.1088	0.0764	0.0764
2416	28	23	0.1088	0.1088	0.0891	0.0891
2501	1	24	0.1088	0.1088	0.0901	0.0901
2502	2	24	0.1088	0.1088	0.1064	0.1064
2503	3	24	0.1088	0.1088	0.1210	0.1210
2504	4	24	0.1088	0.1088	0.1264	0.1264
2505	5	24	0.1088	0.1088	0.0764	0.0764
2506	6	24	0.1088	0.1088	0.0910	0.0910
2507	7	24	0.1088	0.1088	0.0891	0.0891
2508	8	24	0.1088	0.1088	0.0764	0.0764
2509	9	24	0.1088	0.1088	0.1264	0.1264
2510	10	24	0.1088	0.1088	0.1201	0.1201
2511	11	24	0.1088	0.1088	0.1073	0.1073
2512	12	24	0.1088	0.1088	0.0901	0.0901
2501	13	24	0.1088	0.1088	0.0910	0.0910
2502	14	24	0.1088	0.1088	0.0764	0.0764
2503	15	24	0.1088	0.1088	0.1273	0.1273
2504	16	24	0.1088	0.1088	0.1201	0.1201
2505	17	24	0.1088	0.1088	0.1101	0.1101
2506	18	24	0.1088	0.1088	0.1146	0.1146
2507	19	24	0.1088	0.1088	0.0628	0.0628
2508	20	24	0.1088	0.1088	0.1082	0.1082
2509	21	24	0.1088	0.1088	0.1119	0.1119
2510	22	24	0.1088	0.1088	0.1364	0.1364
2511	23	24	0.1088	0.1088	0.1046	0.1046
2512	24	24	0.1088	0.1088	0.1128	0.1128
2513	25	24	0.1088	0.1088	0.0700	0.0700
2514	26	24	0.1088	0.1088	0.0600	0.0600
2515	27	24	0.1088	0.1088	0.0764	0.0764
2516	28	24	0.1088	0.1088	0.0891	0.0891
2601	1	25	0.1088	0.1088	0.0901	0.0901
2602	2	25	0.1088	0.1088	0.1064	0.1064
2603	3	25	0.1088	0.1088	0.1210	0.1210
2604	4	25	0.1088	0.1088	0.1264	0.1264
2605	5	25	0.1088	0.1088	0.0764	0.0764
2606	6	25	0.1088	0.1088	0.0910	0.0910
2607	7	25	0.1088	0.1088	0.0891	0.0891
2608	8	25	0.1088	0.1088	0.0764	0.0764
2609	9	25	0.1088	0.1088	0.1264	0.1264
2610	10	25	0.1088	0.1088	0.1201	0.1201
2611	11	25	0.1088	0.1088	0.1073	0.1073
2612	12	25	0.1088	0.1088	0.0901	0.0901
2601	13	25	0.1088	0.1088	0.0910	0.0910
2602	14	25	0.1088	0.1088	0.0764	0.0764
2603	15	25	0.1088	0.1088	0.1273	0.1273
2604	16	25	0.1088	0.1088	0.1201	0.1201

CITYLIGHTS ON BROADWAY
NORTH & SOUTH BUILDING

SCHEDULE 'D'

PERCENTAGE INTEREST IN COMMON ELEMENTS AND PERCENTAGE
CONTRIBUTION TO COMMON EXPENSES

<u>SUITE NO.</u>	<u>UNIT NO.</u>	<u>LEVEL NO.</u>	<u>% CONTRIBUTION TO EDDY SYSTEM</u>	<u>% CONTRIBUTION TO BULK INTERNET</u>	<u>% CONTRIBUTION TO COMMON EXPENSES</u>	<u>% INTEREST IN COMMON ELEMENTS</u>
2605	17	25	0.1088	0.1088	0.1101	0.1101
2606	18	25	0.1088	0.1088	0.1146	0.1146
2607	19	25	0.1088	0.1088	0.0628	0.0628
2608	20	25	0.1088	0.1088	0.1082	0.1082
2609	21	25	0.1088	0.1088	0.1119	0.1119
2610	22	25	0.1088	0.1088	0.1364	0.1364
2611	23	25	0.1088	0.1088	0.1046	0.1046
2612	24	25	0.1088	0.1088	0.1128	0.1128
2613	25	25	0.1088	0.1088	0.0700	0.0700
2614	26	25	0.1088	0.1088	0.0600	0.0600
2615	27	25	0.1088	0.1088	0.0764	0.0764
2616	28	25	0.1088	0.1088	0.0891	0.0891
2701	1	26	0.1088	0.1088	0.0901	0.0901
2702	2	26	0.1088	0.1088	0.1064	0.1064
2703	3	26	0.1088	0.1088	0.1210	0.1210
2704	4	26	0.1088	0.1088	0.1264	0.1264
2705	5	26	0.1088	0.1088	0.0764	0.0764
2706	6	26	0.1088	0.1088	0.0910	0.0910
2707	7	26	0.1088	0.1088	0.0891	0.0891
2708	8	26	0.1088	0.1088	0.0764	0.0764
2709	9	26	0.1088	0.1088	0.1264	0.1264
2710	10	26	0.1088	0.1088	0.1201	0.1201
2711	11	26	0.1088	0.1088	0.1073	0.1073
2712	12	26	0.1088	0.1088	0.0901	0.0901
2701	13	26	0.1088	0.1088	0.0910	0.0910
2702	14	26	0.1088	0.1088	0.0764	0.0764
2703	15	26	0.1088	0.1088	0.1273	0.1273
2704	16	26	0.1088	0.1088	0.1201	0.1201
2705	17	26	0.1088	0.1088	0.1101	0.1101
2706	18	26	0.1088	0.1088	0.1146	0.1146
2707	19	26	0.1088	0.1088	0.0628	0.0628
2708	20	26	0.1088	0.1088	0.1082	0.1082
2709	21	26	0.1088	0.1088	0.1119	0.1119
2710	22	26	0.1088	0.1088	0.1364	0.1364
2711	23	26	0.1088	0.1088	0.1046	0.1046
2712	24	26	0.1088	0.1088	0.1128	0.1128
2713	25	26	0.1088	0.1088	0.0700	0.0700
2714	26	26	0.1088	0.1088	0.0600	0.0600
2715	27	26	0.1088	0.1088	0.0764	0.0764
2716	28	26	0.1088	0.1088	0.0891	0.0891
2801	1	27	0.1088	0.1088	0.0901	0.0901
2802	2	27	0.1088	0.1088	0.1064	0.1064
2803	3	27	0.1088	0.1088	0.1210	0.1210
2804	4	27	0.1088	0.1088	0.1264	0.1264
2805	5	27	0.1088	0.1088	0.0764	0.0764
2806	6	27	0.1088	0.1088	0.0910	0.0910
2807	7	27	0.1088	0.1088	0.0891	0.0891
2808	8	27	0.1088	0.1088	0.0764	0.0764
2809	9	27	0.1088	0.1088	0.1264	0.1264
2810	10	27	0.1088	0.1088	0.1201	0.1201
2811	11	27	0.1088	0.1088	0.1073	0.1073
2812	12	27	0.1088	0.1088	0.0901	0.0901
2801	13	27	0.1088	0.1088	0.0910	0.0910
2802	14	27	0.1088	0.1088	0.0764	0.0764
2803	15	27	0.1088	0.1088	0.1273	0.1273
2804	16	27	0.1088	0.1088	0.1201	0.1201
2805	17	27	0.1088	0.1088	0.1101	0.1101
2806	18	27	0.1088	0.1088	0.1146	0.1146
2807	19	27	0.1088	0.1088	0.0628	0.0628
2808	20	27	0.1088	0.1088	0.1082	0.1082
2809	21	27	0.1088	0.1088	0.1119	0.1119
2810	22	27	0.1088	0.1088	0.1364	0.1364
2811	23	27	0.1088	0.1088	0.1046	0.1046
2812	24	27	0.1088	0.1088	0.1128	0.1128
2813	25	27	0.1088	0.1088	0.0700	0.0700
2814	26	27	0.1088	0.1088	0.0600	0.0600
2815	27	27	0.1088	0.1088	0.0764	0.0764
2816	28	27	0.1088	0.1088	0.0891	0.0891
2901	1	28	0.1088	0.1088	0.0901	0.0901
2902	2	28	0.1088	0.1088	0.1064	0.1064
2903	3	28	0.1088	0.1088	0.1210	0.1210
2904	4	28	0.1088	0.1088	0.1264	0.1264
2905	5	28	0.1088	0.1088	0.0764	0.0764

CITYLIGHTS ON BROADWAY
NORTH & SOUTH BUILDING

SCHEDULE 'D'

PERCENTAGE INTEREST IN COMMON ELEMENTS AND PERCENTAGE
CONTRIBUTION TO COMMON EXPENSES

<u>SUITE NO.</u>	<u>UNIT NO.</u>	<u>LEVEL NO.</u>	<u>% CONTRIBUTION TO EDDY SYSTEM</u>	<u>% CONTRIBUTION TO BULK INTERNET</u>	<u>% CONTRIBUTION TO COMMON EXPENSES</u>	<u>% INTEREST IN COMMON ELEMENTS</u>
2906	6	28	0.1088	0.1088	0.0910	0.0910
2907	7	28	0.1088	0.1088	0.0891	0.0891
2908	8	28	0.1088	0.1088	0.0764	0.0764
2909	9	28	0.1088	0.1088	0.1264	0.1264
2910	10	28	0.1088	0.1088	0.1201	0.1201
2911	11	28	0.1088	0.1088	0.1073	0.1073
2912	12	28	0.1088	0.1088	0.0901	0.0901
2901	13	28	0.1088	0.1088	0.0910	0.0910
2902	14	28	0.1088	0.1088	0.0764	0.0764
2903	15	28	0.1088	0.1088	0.1273	0.1273
2904	16	28	0.1088	0.1088	0.1201	0.1201
2905	17	28	0.1088	0.1088	0.1101	0.1101
2906	18	28	0.1088	0.1088	0.1164	0.1164
2907	19	28	0.1088	0.1088	0.0628	0.0628
2908	20	28	0.1088	0.1088	0.1082	0.1082
2909	21	28	0.1088	0.1088	0.1119	0.1119
2910	22	28	0.1088	0.1088	0.1364	0.1364
2911	23	28	0.1088	0.1088	0.1046	0.1046
2912	24	28	0.1088	0.1088	0.1128	0.1128
2913	25	28	0.1088	0.1088	0.0700	0.0700
2914	26	28	0.1088	0.1088	0.0600	0.0600
2915	27	28	0.1088	0.1088	0.0764	0.0764
2916	28	28	0.1088	0.1088	0.0891	0.0891
3001	1	29	0.1088	0.1088	0.0901	0.0901
3002	2	29	0.1088	0.1088	0.1064	0.1064
3003	3	29	0.1088	0.1088	0.1210	0.1210
3004	4	29	0.1088	0.1088	0.1264	0.1264
3005	5	29	0.1088	0.1088	0.0764	0.0764
3006	6	29	0.1088	0.1088	0.0910	0.0910
3007	7	29	0.1088	0.1088	0.0891	0.0891
3008	8	29	0.1088	0.1088	0.0764	0.0764
3009	9	29	0.1088	0.1088	0.1264	0.1264
3010	10	29	0.1088	0.1088	0.1201	0.1201
3011	11	29	0.1088	0.1088	0.1073	0.1073
3012	12	29	0.1088	0.1088	0.0901	0.0901
3001	13	29	0.1088	0.1088	0.0910	0.0910
3002	14	29	0.1088	0.1088	0.0764	0.0764
3003	15	29	0.1088	0.1088	0.1273	0.1273
3004	16	29	0.1088	0.1088	0.1201	0.1201
3005	17	29	0.1088	0.1088	0.1101	0.1101
3006	18	29	0.1088	0.1088	0.1164	0.1164
3007	19	29	0.1088	0.1088	0.0628	0.0628
3008	20	29	0.1088	0.1088	0.1082	0.1082
3009	21	29	0.1088	0.1088	0.1119	0.1119
3010	22	29	0.1088	0.1088	0.1364	0.1364
3011	23	29	0.1088	0.1088	0.1046	0.1046
3012	24	29	0.1088	0.1088	0.1128	0.1128
3013	25	29	0.1088	0.1088	0.0700	0.0700
3014	26	29	0.1088	0.1088	0.0600	0.0600
3015	27	29	0.1088	0.1088	0.0764	0.0764
3016	28	29	0.1088	0.1088	0.0891	0.0891
3101	1	30	0.1088	0.1088	0.0901	0.0901
3102	2	30	0.1088	0.1088	0.1064	0.1064
3103	3	30	0.1088	0.1088	0.1210	0.1210
3104	4	30	0.1088	0.1088	0.1264	0.1264
3105	5	30	0.1088	0.1088	0.0764	0.0764
3106	6	30	0.1088	0.1088	0.0910	0.0910
3107	7	30	0.1088	0.1088	0.0891	0.0891
3108	8	30	0.1088	0.1088	0.0764	0.0764
3109	9	30	0.1088	0.1088	0.1264	0.1264
3110	10	30	0.1088	0.1088	0.1201	0.1201
3111	11	30	0.1088	0.1088	0.1073	0.1073
3112	12	30	0.1088	0.1088	0.0901	0.0901
3101	13	30	0.1088	0.1088	0.0910	0.0910
3102	14	30	0.1088	0.1088	0.0764	0.0764
3103	15	30	0.1088	0.1088	0.1273	0.1273
3104	16	30	0.1088	0.1088	0.1201	0.1201
3105	17	30	0.1088	0.1088	0.1101	0.1101
3106	18	30	0.1088	0.1088	0.1164	0.1164
3107	19	30	0.1088	0.1088	0.0619	0.0619
3108	20	30	0.1088	0.1088	0.1082	0.1082
3109	21	30	0.1088	0.1088	0.1119	0.1119
3110	22	30	0.1088	0.1088	0.1364	0.1364
3111	23	30	0.1088	0.1088	0.1046	0.1046

CITYLIGHTS ON BROADWAY
NORTH & SOUTH BUILDING

SCHEDULE 'D'

PERCENTAGE INTEREST IN COMMON ELEMENTS AND PERCENTAGE
CONTRIBUTION TO COMMON EXPENSES

<u>SUITE NO.</u>	<u>UNIT NO.</u>	<u>LEVEL NO.</u>	<u>% CONTRIBUTION TO EDDY SYSTEM</u>	<u>% CONTRIBUTION TO BULK INTERNET</u>	<u>% CONTRIBUTION TO COMMON EXPENSES</u>	<u>% INTEREST IN COMMON ELEMENTS</u>
3112	24	30	0.1088	0.1088	0.1128	0.1128
3113	25	30	0.1088	0.1088	0.0700	0.0700
3114	26	30	0.1088	0.1088	0.0600	0.0600
3115	27	30	0.1088	0.1088	0.0764	0.0764
3116	28	30	0.1088	0.1088	0.0891	0.0891
3201	1	31	0.1088	0.1088	0.0901	0.0901
3202	2	31	0.1088	0.1088	0.1064	0.1064
3203	3	31	0.1088	0.1088	0.1210	0.1210
3204	4	31	0.1088	0.1088	0.1264	0.1264
3205	5	31	0.1088	0.1088	0.0764	0.0764
3206	6	31	0.1088	0.1088	0.0910	0.0910
3207	7	31	0.1088	0.1088	0.0891	0.0891
3208	8	31	0.1088	0.1088	0.0764	0.0764
3209	9	31	0.1088	0.1088	0.1264	0.1264
3210	10	31	0.1088	0.1088	0.1201	0.1201
3211	11	31	0.1088	0.1088	0.1073	0.1073
3212	12	31	0.1088	0.1088	0.0901	0.0901
3201	13	31	0.1088	0.1088	0.0910	0.0910
3202	14	31	0.1088	0.1088	0.0764	0.0764
3203	15	31	0.1088	0.1088	0.1273	0.1273
3204	16	31	0.1088	0.1088	0.1201	0.1201
3205	17	31	0.1088	0.1088	0.1101	0.1101
3206	18	31	0.1088	0.1088	0.1164	0.1164
3207	19	31	0.1088	0.1088	0.0619	0.0619
3208	20	31	0.1088	0.1088	0.1082	0.1082
3209	21	31	0.1088	0.1088	0.1119	0.1119
3210	22	31	0.1088	0.1088	0.1364	0.1364
3211	23	31	0.1088	0.1088	0.1046	0.1046
3212	24	31	0.1088	0.1088	0.1128	0.1128
3213	25	31	0.1088	0.1088	0.0700	0.0700
3214	26	31	0.1088	0.1088	0.0600	0.0600
3215	27	31	0.1088	0.1088	0.0764	0.0764
3216	28	31	0.1088	0.1088	0.0891	0.0891
3301	1	32	0.1088	0.1088	0.0901	0.0901
3302	2	32	0.1088	0.1088	0.1064	0.1064
3303	3	32	0.1088	0.1088	0.1210	0.1210
3304	4	32	0.1088	0.1088	0.1264	0.1264
3305	5	32	0.1088	0.1088	0.0764	0.0764
3306	6	32	0.1088	0.1088	0.0910	0.0910
3307	7	32	0.1088	0.1088	0.0891	0.0891
3308	8	32	0.1088	0.1088	0.0764	0.0764
3309	9	32	0.1088	0.1088	0.1264	0.1264
3310	10	32	0.1088	0.1088	0.1201	0.1201
3311	11	32	0.1088	0.1088	0.1073	0.1073
3312	12	32	0.1088	0.1088	0.0901	0.0901
3301	13	32	0.1088	0.1088	0.0910	0.0910
3302	14	32	0.1088	0.1088	0.0764	0.0764
3303	15	32	0.1088	0.1088	0.1273	0.1273
3304	16	32	0.1088	0.1088	0.1201	0.1201
3305	17	32	0.1088	0.1088	0.1101	0.1101
3306	18	32	0.1088	0.1088	0.1164	0.1164
3307	19	32	0.1088	0.1088	0.0619	0.0619
3308	20	32	0.1088	0.1088	0.1082	0.1082
3309	21	32	0.1088	0.1088	0.1119	0.1119
3310	22	32	0.1088	0.1088	0.1364	0.1364
3311	23	32	0.1088	0.1088	0.1046	0.1046
3312	24	32	0.1088	0.1088	0.1128	0.1128
3313	25	32	0.1088	0.1088	0.0700	0.0700
3314	26	32	0.1088	0.1088	0.0600	0.0600
3315	27	32	0.1088	0.1088	0.0764	0.0764
3316	28	32	0.1088	0.1088	0.0891	0.0891
3401	1	33	0.1088	0.1088	0.0901	0.0901
3402	2	33	0.1088	0.1088	0.1064	0.1064
3403	3	33	0.1088	0.1088	0.1210	0.1210
3404	4	33	0.1088	0.1088	0.1264	0.1264
3405	5	33	0.1088	0.1088	0.0764	0.0764
3406	6	33	0.1088	0.1088	0.0910	0.0910
3407	7	33	0.1088	0.1088	0.0891	0.0891
3408	8	33	0.1088	0.1088	0.0764	0.0764
3409	9	33	0.1088	0.1088	0.1264	0.1264
3410	10	33	0.1088	0.1088	0.1201	0.1201
3411	11	33	0.1088	0.1088	0.1073	0.1073
3412	12	33	0.1088	0.1088	0.0901	0.0901

CITYLIGHTS ON BROADWAY
NORTH & SOUTH BUILDING

SCHEDULE 'D'

PERCENTAGE INTEREST IN COMMON ELEMENTS AND PERCENTAGE
CONTRIBUTION TO COMMON EXPENSES

<u>SUITE NO.</u>	<u>UNIT NO.</u>	<u>LEVEL NO.</u>	<u>% CONTRIBUTION TO EDDY SYSTEM</u>	<u>% CONTRIBUTION TO BULK INTERNET</u>	<u>% CONTRIBUTION TO COMMON EXPENSES</u>	<u>% INTEREST IN COMMON ELEMENTS</u>
3401	13	33	0.1088	0.1088	0.0910	0.0910
3402	14	33	0.1088	0.1088	0.0764	0.0764
3403	15	33	0.1088	0.1088	0.1273	0.1273
3404	16	33	0.1088	0.1088	0.1201	0.1201
3405	17	33	0.1088	0.1088	0.1101	0.1101
3406	18	33	0.1088	0.1088	0.1146	0.1146
3407	19	33	0.1088	0.1088	0.0628	0.0628
3408	20	33	0.1088	0.1088	0.1082	0.1082
3409	21	33	0.1088	0.1088	0.1119	0.1119
3410	22	33	0.1088	0.1088	0.1364	0.1364
3411	23	33	0.1088	0.1088	0.1046	0.1046
3412	24	33	0.1088	0.1088	0.1128	0.1128
3413	25	33	0.1088	0.1088	0.0700	0.0700
3414	26	33	0.1088	0.1088	0.0600	0.0600
3415	27	33	0.1088	0.1088	0.0764	0.0764
3416	28	33	0.1088	0.1088	0.0891	0.0891
3501	1	34	0.1088	0.1088	0.0901	0.0901
3502	2	34	0.1088	0.1088	0.1064	0.1064
3503	3	34	0.1088	0.1088	0.1210	0.1210
3504	4	34	0.1088	0.1088	0.1264	0.1264
3505	5	34	0.1088	0.1088	0.0764	0.0764
3506	6	34	0.1088	0.1088	0.0910	0.0910
3507	7	34	0.1088	0.1088	0.0891	0.0891
3508	8	34	0.1088	0.1088	0.0764	0.0764
3509	9	34	0.1088	0.1088	0.1264	0.1264
3510	10	34	0.1088	0.1088	0.1201	0.1201
3511	11	34	0.1088	0.1088	0.1073	0.1073
3512	12	34	0.1088	0.1088	0.0901	0.0901
3501	13	34	0.1088	0.1088	0.0910	0.0910
3502	14	34	0.1088	0.1088	0.0764	0.0764
3503	15	34	0.1088	0.1088	0.1273	0.1273
3504	16	34	0.1088	0.1088	0.1201	0.1201
3505	17	34	0.1088	0.1088	0.1101	0.1101
3506	18	34	0.1088	0.1088	0.1146	0.1146
3507	19	34	0.1088	0.1088	0.0628	0.0628
3508	20	34	0.1088	0.1088	0.1082	0.1082
3509	21	34	0.1088	0.1088	0.1119	0.1119
3510	22	34	0.1088	0.1088	0.1364	0.1364
3511	23	34	0.1088	0.1088	0.1046	0.1046
3512	24	34	0.1088	0.1088	0.1128	0.1128
3513	25	34	0.1088	0.1088	0.0700	0.0700
3514	26	34	0.1088	0.1088	0.0600	0.0600
3515	27	34	0.1088	0.1088	0.0764	0.0764
3516	28	34	0.1088	0.1088	0.0891	0.0891
3601	1	35	0.1088	0.1088	0.0901	0.0901
3602	2	35	0.1088	0.1088	0.1064	0.1064
3603	3	35	0.1088	0.1088	0.1210	0.1210
3604	4	35	0.1088	0.1088	0.1264	0.1264
3605	5	35	0.1088	0.1088	0.0764	0.0764
3606	6	35	0.1088	0.1088	0.0910	0.0910
3607	7	35	0.1088	0.1088	0.0891	0.0891
3608	8	35	0.1088	0.1088	0.0764	0.0764
3609	9	35	0.1088	0.1088	0.1264	0.1264
3610	10	35	0.1088	0.1088	0.1201	0.1201
3611	11	35	0.1088	0.1088	0.1073	0.1073
3612	12	35	0.1088	0.1088	0.0901	0.0901
3601	13	35	0.1088	0.1088	0.0910	0.0910
3602	14	35	0.1088	0.1088	0.0764	0.0764
3603	15	35	0.1088	0.1088	0.1273	0.1273
3604	16	35	0.1088	0.1088	0.1201	0.1201
3605	17	35	0.1088	0.1088	0.1101	0.1101
3606	18	35	0.1088	0.1088	0.1146	0.1146
3607	19	35	0.1088	0.1088	0.0628	0.0628
3608	20	35	0.1088	0.1088	0.1082	0.1082
3609	21	35	0.1088	0.1088	0.1119	0.1119
3610	22	35	0.1088	0.1088	0.1364	0.1364
3611	23	35	0.1088	0.1088	0.1046	0.1046
3612	24	35	0.1088	0.1088	0.1128	0.1128
3613	25	35	0.1088	0.1088	0.0700	0.0700
3614	26	35	0.1088	0.1088	0.0600	0.0600
3615	27	35	0.1088	0.1088	0.0764	0.0764
3616	28	35	0.1088	0.1088	0.0891	0.0891
LPH01	1	36	0.1088	0.1088	0.0901	0.0901

CITYLIGHTS ON BROADWAY
NORTH & SOUTH BUILDING

SCHEDULE 'D'

PERCENTAGE INTEREST IN COMMON ELEMENTS AND PERCENTAGE
CONTRIBUTION TO COMMON EXPENSES

<u>SUITE NO.</u>	<u>UNIT NO.</u>	<u>LEVEL NO.</u>	<u>% CONTRIBUTION TO EDDY SYSTEM</u>	<u>% CONTRIBUTION TO BULK INTERNET</u>	<u>% CONTRIBUTION TO COMMON EXPENSES</u>	<u>% INTEREST IN COMMON ELEMENTS</u>
LPH02	2	36	0.1088	0.1088	0.1064	0.1064
LPH03	3	36	0.1088	0.1088	0.1210	0.1210
LPH04	4	36	0.1088	0.1088	0.1264	0.1264
LPH05	5	36	0.1088	0.1088	0.0764	0.0764
LPH06	6	36	0.1088	0.1088	0.0910	0.0910
LPH07	7	36	0.1088	0.1088	0.0891	0.0891
LPH08	8	36	0.1088	0.1088	0.0764	0.0764
LPH09	9	36	0.1088	0.1088	0.1264	0.1264
LPH10	10	36	0.1088	0.1088	0.1201	0.1201
LPH11	11	36	0.1088	0.1088	0.1073	0.1073
LPH12	12	36	0.1088	0.1088	0.0901	0.0901
LPH01	13	36	0.1088	0.1088	0.0910	0.0910
LPH02	14	36	0.1088	0.1088	0.0764	0.0764
LPH03	15	36	0.1088	0.1088	0.1273	0.1273
LPH04	16	36	0.1088	0.1088	0.1201	0.1201
LPH05	17	36	0.1088	0.1088	0.1101	0.1101
LPH06	18	36	0.1088	0.1088	0.1146	0.1146
LPH07	19	36	0.1088	0.1088	0.0628	0.0628
LPH08	20	36	0.1088	0.1088	0.1082	0.1082
LPH09	21	36	0.1088	0.1088	0.1119	0.1119
LPH10	22	36	0.1088	0.1088	0.1364	0.1364
LPH11	23	36	0.1088	0.1088	0.1046	0.1046
LPH12	24	36	0.1088	0.1088	0.1128	0.1128
LPH13	25	36	0.1088	0.1088	0.0700	0.0700
LPH14	26	36	0.1088	0.1088	0.0600	0.0600
LPH15	27	36	0.1088	0.1088	0.0764	0.0764
LPH16	28	36	0.1088	0.1088	0.0891	0.0891
PH01	1	37	0.1088	0.1088	0.0901	0.0901
PH02	2	37	0.1088	0.1088	0.1064	0.1064
PH03	3	37	0.1088	0.1088	0.1210	0.1210
PH04	4	37	0.1088	0.1088	0.1264	0.1264
PH05	5	37	0.1088	0.1088	0.0764	0.0764
PH06	6	37	0.1088	0.1088	0.0910	0.0910
PH07	7	37	0.1088	0.1088	0.0891	0.0891
PH08	8	37	0.1088	0.1088	0.0764	0.0764
PH09	9	37	0.1088	0.1088	0.1264	0.1264
PH10	10	37	0.1088	0.1088	0.1201	0.1201
PH11	11	37	0.1088	0.1088	0.1073	0.1073
PH12	12	37	0.1088	0.1088	0.0901	0.0901
PH01	13	37	0.1088	0.1088	0.0910	0.0910
PH02	14	37	0.1088	0.1088	0.0764	0.0764
PH03	15	37	0.1088	0.1088	0.1273	0.1273
PH04	16	37	0.1088	0.1088	0.1201	0.1201
PH05	17	37	0.1088	0.1088	0.1101	0.1101
PH06	18	37	0.1088	0.1088	0.1146	0.1146
PH07	19	37	0.1088	0.1088	0.0628	0.0628
PH08	20	37	0.1088	0.1088	0.1082	0.1082
PH09	21	37	0.1088	0.1088	0.1119	0.1119
PH10	22	37	0.1088	0.1088	0.1364	0.1364
PH11	23	37	0.1088	0.1088	0.1046	0.1046
PH12	24	37	0.1088	0.1088	0.1128	0.1128
PH13	25	37	0.1088	0.1088	0.0700	0.0700
PH14	26	37	0.1088	0.1088	0.0600	0.0600
PH15	27	37	0.1088	0.1088	0.0764	0.0764
PH16	28	37	0.1088	0.1088	0.0891	0.0891
TOTAL RESIDENTIAL PERCENTAGE			100.0000	100.0000	92.6648	92.6648
PARKING UNITS (0.0176 each)						
202 Parking Units on Levels A,B,C,D,E or F			0.0000	0.0000	3.5552	3.5552
BICYCLE / STORAGE UNITS (0.0042 each)						
900 Bicycle Storage Units on L2,3,4,A,B,C,D or E			0.0000	0.0000	3.7800	3.7800
TOTAL PERCENTAGES			<u>100.0000</u>	<u>100.0000</u>	<u>100.0000</u>	<u>100.0000</u>

SCHEDULE “F”

Subject to the provision of the Declaration, the By-Laws and Rules of the Corporation and the right of entry in favour of the Corporation thereto and thereon, for the purpose of facilitating any requisite maintenance and/or repair work, or to give access to the utility and service areas appurtenant thereto:

The owner(s) of each of the Residential Dwelling Units 1 to 7, inclusive, on Level 2, Units 1 to 6, inclusive, on Level 4, Units 1 to 16, inclusive, on Level 5, Units 1 to 14, inclusive, on Level 6, Units 1 to 28, inclusive, on Levels 7 to 37, inclusive, shall have the exclusive use of a balcony and /or a terrace to which the said Units provide direct and sole access.

CONDOMINIUM MANAGEMENT AGREEMENT

B E T W E E N:

TORONTO STANDARD CONDOMINIUM CORPORATION NO.

A N D:

CROSSBRIDGE CONDOMINIUM SERVICES LTD.

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CONDOMINIUM MANAGEMENT AGREEMENT

THIS AGREEMENT made the th day of , 20

BETWEEN:

TORONTO STANDARD CONDOMINIUM CORPORATION NO.
(hereinafter called the "**Corporation**")

OF THE FIRST PART

- and -

CROSSBRIDGE CONDOMINIUM SERVICES LTD.
(hereinafter called the "**Manager**")

OF THE SECOND PART

WHEREAS the Corporation has been created pursuant to the *Condominium Act, 1998*, S.O. 1998, C.19 as amended by registration of a Declaration and a Description in the Land Registry Office of the Land Titles Division of Metropolitan Toronto, the common elements and units of which are located at 99 Broadway Avenue, Toronto, Ontario, (hereinafter called the "**Property**");

AND WHEREAS the Corporation desires the Manager to manage the affairs, the Property and the assets of the Corporation, and the Manager desires to do so, in accordance with the terms and conditions of this Agreement;

NOW THEREFORE THIS AGREEMENT WITNESSETH that in consideration of the mutual covenants and agreements herein contained and other valuable consideration, the Corporation appoints the Manager and the Manager hereby accepts appointment as the exclusive Manager of the affairs, the Property and the assets of the Corporation on the terms and conditions hereinafter set forth:

I. NOMENCLATURE

Unless a contrary intent is expressed in this Agreement, the terms used herein shall have ascribed to them the definitions contained in the *Condominium Act, 1998*, S.O. 1998, c. 19 together with any regulations thereunder, all as amended (hereinafter called the "**Act**"); the *Condominium Management Services Act, 2015*, together with any regulations thereunder, all as amended (the "**CMSA**"); and the Corporation's Declaration, By-Laws and Rules. Any reference to the Declaration, the By-laws or the Rules is a reference to the applicable document of the Corporation and any reference to any such document or to the Act shall be deemed to include, at any given time, reference to all amendments thereto and substitutions therefor up to that time. Headings are for convenience only and shall not affect the interpretation of this Agreement. Whenever reference is made in this Agreement to any statute or regulation or section of a statute or section of a regulation, such reference is deemed to extend and apply to any amendments to the statute or regulation or section of the statute or section of the regulation or re-enactment of the statute or of the regulation or of section of the statute or regulation, as the case may be. The Manager acknowledges that it is familiar with the terms of the Act, the CMSA and the Agreement Documents (as defined below) as of the date of this Agreement.

II. TERM

The term of this Agreement shall extend from the day of 20 until the day of , 20 and thereafter shall continue in full force and effect from month-to-month unless terminated in accordance with Article XVI hereof.

III. ROLE OF MANAGEMENT

The Manager fully accepts that its function is to assist the Board of Directors (hereinafter called the "**Board**") in the operation and administration of the Corporation and of the Property and assets of the Corporation and accepts the relationship of trust and confidence established between itself, the Board and the owners of the units by entering into this Agreement. The Manager will work under the direction and supervision of the Corporation's Board. The management of the Property shall be subject to the specific instructions of the Corporation as expressed by its Board and the Manager further agrees to carry out expeditiously the instructions of the Corporation and its Board. The Agreement Documents consist of this Agreement, the Declaration, the By-laws, the Rules, and the Reciprocal

Agreement (if any) and the resolutions of the Board that affect, directly or indirectly, any obligation, authorization or right imposed or conferred on the Manager by this Agreement. Changes to any Agreement Documents (including any new resolution of the Board which constitutes an Agreement Document) made or passed subsequent to the date hereof require the concurrence of the Manager insofar as such changes increase its obligations, authorizations or rights under this Agreement.

The Corporation and the Manager acknowledge that the Manager is an independent contractor. Nothing in this Agreement shall be construed to constitute the parties as in an employment relationship, partnership or agency relationship. All contracts of the Corporation shall be executed by an authorized signing officer (or officers) of the Corporation. Notwithstanding the foregoing, the Manager may be appointed as an agent of the Corporation with limited authority. Such an appointment may only be made by a valid resolution of the Board under the express terms of this Agreement. Should the Board adopt such a resolution, there shall be no change in the Manager's status until such time as the Manager has received written notification from the Board of such change in its legal relationship, and the Manager's status as agent shall be limited only to those matters expressly set out in the Board's resolution referenced herein.

The Manager agrees to furnish efficient business administration and supervision and to perform its responsibilities, including administrative, financial and advisory, in the best manner, consistent with effective management techniques and in the most expeditious and economical manner consistent with the best interests of the Corporation. The Manager shall conduct its duties consistent with the requirements of the Act, the CMSA, the Agreement Documents and with Federal, Provincial and Municipal laws and regulations, and all binding court or tribunal orders, judgments or decrees, and all directives, policies, rules and orders given by any government agency or regulatory body, all as these pertain to or are binding on the operation of the Corporation and of the Property (collectively, the "**Legal Requirements**"). In the event the Manager is instructed to take any action which, in the Manager's opinion, is contrary to the Legal Requirements, the Manager shall advise the Corporation so in writing immediately. In addition to the indemnity provisions otherwise contained in this Agreement, in the event that any damages are incurred by the Manager by virtue of such instructions given after the Manager has given written notice of disagreement, the Corporation shall fully indemnify the Manager for any loss, cost or damage resulting from such instructions

The Manager shall at all times have a valid licence in accordance with the CMSA, for the provision of its condominium management services. The Manager acknowledges that it complies and will continue to comply with all licensing and insurance requirements under the CMSA. The Manager shall ensure that its personnel who perform condominium management services receive a licence pursuant to the CMSA. The Manager shall not do anything whether through any act or omission, so as to jeopardize its licence or that of its licence-carrying personnel. The Manager shall provide evidence that it possesses a valid license and shall ensure that its licence-carrying personnel do the same. The Manager shall also immediately notify the Corporation if its licence or the licence of its licence-carrying personnel at the Property has been suspended or revoked or if the Manager has reason to believe that this may occur.

IV. SPECIFIC DUTIES OF THE MANAGER

The Manager shall perform the following specific duties, subject to the direction of the Board:

(a) Corporation Funds

Collect and receive on behalf of the Corporation all monies payable by the Owners or others to the Corporation and deposit the same forthwith in a separate bank account, designated as the "General Operating Account", in the name of the Corporation with a Canadian Chartered Bank or Trust Company subject to the overall control of the Board with signing authority to be as directed by the Board from time to time. All such monies shall thereafter be held in the General Operating Account and administered by the Manager and used to:

- (i) pay for insurance coverage and any appraisals in connection therewith required of the Corporation in accordance with the provisions of the Act, the Declaration and By-laws, including Director's Liability Insurance and Crime / Fidelity Insurance covering the Corporation's signing officers;

- (ii) pay the expenses of operating, maintaining and repairing the Property as provided in this Agreement. If the Manager has signing authority for all utility bills, and should the Manager fail to pay any properly incurred utility bills by their due date and such late payment result in a financial penalty or interest charge to the Corporation, the Manager shall be directly liable to the Corporation for such penalty or interest charge;
- (iii) deposit to the credit of the Corporation in a separate bank account for major repair and replacement of the common elements and assets of the Corporation, on a monthly basis or as otherwise directed by the Board, the proportionate amount of the total budgeted expenditure allocated by the Corporation in its budget statement to the Reserve Fund, as well as any cash arising from the investment of Reserve Fund monies (whether as interest, payment at maturity or redemption, proceeds of sale or otherwise); and ensure that the monies so deposited are used only for Reserve Fund expenditures in accordance with subsection 93(2) of the Act, and that such monies are not used in the payment of operating expenses and that such monies shall only be invested in eligible securities prescribed in accordance with an investment plan developed in conjunction with the Board pursuant to subsections 115 (6), (7) and (8) of the Act;
- (iv) pay such other costs or expenses properly chargeable to a bank account of the Corporation as are contemplated in the other provisions of this Article IV; and
- (v) prepare cheques or transfer funds by electronic means, for the payment of all expenses properly incurred by or on behalf of the Corporation, accompanied by an invoice, receipt, work order or such other documentation identifying the particulars of the expense for which payment is being made and submitting them to the Board for approval and signature at least one (1) week in advance of the due date, where feasible. Should the Manager fail to pay and properly incurred accounts by their due date through no fault of the Corporation and such late payments result in a financial penalty or interest charge to the Corporation, the Manager shall be directly liable to the Corporation for such penalty or interest charge.

(b) Maintenance and Repair of Property

Arrange, subject to Article XII hereof, for the effective and economical operation, maintenance and repair of the Property and the assets of the Corporation in accordance with the Agreement Documents, including, without limiting the generality of the foregoing:

- (i) arrange for the supply, as required, of natural gas, electricity, water and other utilities services;
- (ii) endeavor to comply with the enforcement of any regulations and requirements of the Federal, Provincial and Municipal Authorities having jurisdiction (including, without limitation, Police and Fire Departments and the local Board of Health), as well as with all binding court or tribunal orders, judgments or decrees, which affect the Property and of which the Manager should be aware or has been notified;
- (iii) maintain and repair, or cause to be maintained and repaired, those parts of the Property and the assets of the Corporation which require maintenance and repair in accordance with the Act and the Agreement Documents; including where applicable, litter removal, waste disposal, snow and ice removal, landscaping and grounds maintenance, fire hydrant servicing, exterior and interior painting, alterations necessary in connection with maintaining the Property in a functional condition;
- (iv) carry out the foregoing duties by means of employees of the Manager or the Corporation and/or independent contractors, in each instance, as may be more effective or economical for the Corporation;
- (v) maintain and manage, on behalf of and at the expense of the Corporation, such staff personnel, contractors or subcontractors (in the latter's capacity as the employers or contracting party) as may be required at all times to carry

on, promptly and efficiently the foregoing duties and any requirements and instructions of the Board;

- (vi) use its best efforts to ensure that any building deficiency required by the Corporation to be repaired or rectified is corrected and, if applicable, to pursue the correction of any building deficiency short of legal action under any warranty applicable to the property; and in this regard the Manager represents and warrants that it is familiar with the filing requirements of the *Ontario New Home Warranty Plan Act* R.S.O. 1990, Chapter 0.31, as amended and of the procedures to be followed under that statute in order to protect the interest of the Corporation; and
- (vii) the Manager shall also recommend and arrange for the performance of Reserve Fund Studies as may be required from time to time pursuant to Section 94 of the Act, subject to the approval of the Board.

(c) By-law Enforcement

Take appropriate action within its powers (short of legal proceedings) to enforce the Act, the Declaration, the By-laws and the Rules in accordance with standing instructions obtained by the Manager from the Board and, when directed to do so by the Board, initiate at the expense of the Corporation, legal enforcement proceedings through the Corporation's solicitor.

(d) By-law Advisement

Advise and consult with the Board with respect to any further By-laws or Rules which in the opinion of the Manager ought to be established to further the harmonious and satisfactory operation of the Property and the Corporation for the common benefit of the Owners.

(e) Communication to the Owners

Communicate to the Owners and/or residents, in accordance with the directions of the Board or an appropriate officer of the Corporation, any announcement and the text and import of any new By-law or Rule, or any amendment to the Declaration or any By-law or Rule.

(f) Insurance and Claims

- (i) On direction from the Board, obtain for submission to the Board a minimum of two (2) quotations by the Corporation's selected broker for all insurance policies of the Corporation due to expire; make arrangements to ensure that the policies of insurance are properly placed without lapse in coverage; and arrange for any appraisal in connection therewith which may be required by the Agreement Documents or the Board;
- (ii) Ensure that such coverage conforms with all the requirements of the Agreement Documents;
- (iii) Take prompt action to deal with any occurrence of personal injury (including death) or property damage of which the Manager or its on-site employees are made aware and which may result in:
 - 1) any claim by the Corporation under any of its insurance policies;
 - 2) any claim by the Corporation against an owner for damage resulting from the owner's default in the performance of an obligation to maintain and repair; or
 - 3) any other claim by or against the Corporation

Such action shall include, without limitation, taking steps appropriate in the circumstances to end the cause of the injury or damage and locating and preserving the evidence of the cause of the occurrence; and

- (iv) Monitor and report to the Board, or if prompt action is required, to an appropriate officer of the Corporation, developments in the processing of insurance or other claims by or against the Corporation and see that the rights

of the Corporation in respect of such claims are protected, including the filing of a notice of claim but excluding the adjusting of any loss.

(g) Inadequate Performance by Contractors

Use reasonable diligence, by direct inspection or giving direction to the Superintendent and or Maintenance Supervisor, if any, to ensure that contracts and agreements between the Corporation and any supplier of materials, goods and/or services are performed in accordance with their terms; inform the Board and hold back full payment to the contractor in the event performance is considered by the Manager to be inadequate or contrary to the agreed terms; and take advantage of all trade discounts by prompt payment of trade invoices where services are properly performed and/or materials provided in accordance with the contract.

(h) Construction Liens

Retain or cause to be retained holdbacks required by the *Construction Act*, R.S.O. 1990, as amended and use its best efforts to ensure that no claim or lien shall be filed against the title to the Property in respect of any work which may be carried out on behalf of the Corporation and, if a claim or lien shall be filed in respect of such work, inform the Board and forthwith take all necessary steps to have the same removed and discharged as directed by the Board.

(i) Employees of the Corporation

Save and except for those employees described in Paragraph IV (j) whose wages and employment expenses shall be borne by the Manager, the Manager shall

(i) on the basis of budget allocation and job description approved by the Board and observance of applicable legal requirements, advertise for, recruit, interview, investigate, evaluate and hire at the expense of the Corporation qualified and competent applicants for on-site employment required for the efficient operation and maintenance of the Property and the physical assets of the Corporation, including, without limitation, administration, supervision, security, repair and cleaning unless such functions have been contracted with independent contractors;

(ii) in the name of the Corporation, hire as employees of the Corporation such of these applicants as are approved, with authority to dismiss them, only after the approval of the Board; instruct and train such employees (including where appropriate, technical instruction in the operation and maintenance of equipment on the Property); and monitor the performance of such employees (including an annual performance review) and ensure the proper carrying out of their duties. All persons hired as employees of the Corporation to perform services for the Corporation are employees of the Corporation, except the Condominium Manager, the Assistant Condominium Manager and the Site Administrator who are the employee of the Manager. The Corporation assumes all risk and liability in respect of its employees. The Corporation fully indemnifies the Manager for any Loss suffered by the Manager with respect to the settlement or satisfaction of claims, either by adjudication or compromise, which occur as a result of the Corporation's role in the employment of any employee of the Corporation. Notwithstanding the foregoing, where such claims relate to the alleged wrongful termination of such employee, the Corporation shall not be obligated to indemnify the Manager for any Loss with respect to such claims unless the Manager terminated such employee on the express written instruction of the Board. Where such employee has been terminated by the Manager without the express written instruction of the Board, the Manager shall indemnify the Corporation for any Loss with respect to the settlement or satisfaction of claims relating to such employee. For the purpose of this paragraph, Loss includes the amount of any principal sum, award, settlement or verdict, actually paid or payable, after making proper deduction for all recoveries and salvages. Loss also includes those costs incurred by the Manager or the Corporation in the investigation and defence of actions, claims or proceedings and appeals therefrom. Loss includes all costs taxed against the Manager or the Corporation in any civil suit defended by the Manager and any interest accruing after judgment. Notwithstanding the foregoing, Loss as it relates to any claim that the Manager

may have against the Corporation pursuant to this subparagraph shall not include any risk or liability resulting from or related to negligence, fraud, illegal or dishonest act or omission or intentional harm or breach of this Agreement by the Manager;

- (iii) arrange for payment by the Corporation, as part of its operating expenses, the wages salaries, benefits and all other employment costs of the employees of the Corporation, including, without limitation, unemployment insurance, Workers' Compensation, Employer's Health Tax and Canada Pension Plan contributions and other employment costs and benefits as herein provided and the Corporation hereby acknowledges its liability in respect of such payments;
- (iv) at the option of the Board, provide to the employees of the Corporation the employment benefits as are provided by the Manager for other Condominium Corporations' employees and bill the Corporation for the cost of such benefits and any applicable taxes;
- (v) indemnify the Corporation for any claim for additional compensation, damages and/or other payments that may be made against the Corporation by the Condominium Manager, upon the termination of employment of such persons or otherwise, the Manager hereby acknowledges that it, and not the Corporation, shall bear any liability arising from such claim and that this provision shall survive the termination of this Agreement; and
- (vi) maintain proper payroll records with respect to all employees of the Corporation; make payroll reports and returns required by law; and remit promptly to the proper authorities all deductions and payments for income tax, unemployment insurance, hospitalization, medical and other group coverage, Canada Pension Plan, Workers' Compensation, Employers' Health Tax, and any other deductions or payments which, from time to time, may be applicable to any such persons and/or the Corporation as the employer.

(j) Employees of the Manager

The Manager shall comply with the following terms and conditions with respect to the employees of the Manager:

- (i) Supply at its own expense the full-time services of a General Licensed Condominium Manager to the extent of 40 hours per week (including lunch breaks), and the full-time services of two Property Administrators each to the extent of 40 hours per week (including lunch breaks) to be located in the offices of the Corporation. The office hours and days shall be as agreed upon in writing between the Board and the Manager and shall not be changed thereafter except where such change has been agreed upon in writing by the Board and the Manager. The Manager agrees that, at all times during which the Condominium Manager is working in the offices of the Corporation as set out above, the Condominium Manager shall work exclusively for the benefit of the Corporation and shall not do work for any condominium corporation, client of the Manager other than the Corporation, and/or for the benefit of the Manager, including but not limited to special projects of the Manager. During any absence of any employees of the Manager by reason of vacation or illness, the Manager covenants and agrees to ensure that there will always be one (1) management employee at the Property
- (ii) The Corporation agrees that it shall reimburse the Manager for obtaining any necessary licenses and permits for the benefit of the Corporation, except for management licensing under the *CMSA*. The Manager shall be responsible for complying with any applicable federal, provincial and municipal laws pertaining to the employees, servants, or own agents it employs in carrying out the services under this Agreement and shall, where applicable, pay, deduct, and remit to the appropriate government authority income tax and employer and employee contributions, premiums and assessments for Canada Pension, Employment Insurance, Employer Health Tax and Workers Compensation in respect of its employees who

provide services under this Agreement, and any similar deductions or payments which may from time to time be applicable to such employees.

- (iii) The Corporation hereby expressly acknowledges and agrees that the Manager has affected considerable monetary and non-monetary input and investment in its infrastructure organization, employees and business, and that the centerpiece of its effective management, continuing expertise, service and improvements is its employees. Accordingly, the Corporation hereby covenants and agrees that it will not knowingly solicit, hire, or engage, either directly or indirectly, any person that the Corporation knew or ought to have known was an employee of the Manager, and that was involved in the management of the Corporation immediately prior to the termination of this Agreement, for a period extending for twelve (12) months after the cessation or termination of this Agreement and/or the Manager's arrangements or relationship with the Corporation, regardless of the manner in which that this Agreement and/or any such arrangements or relationship has ceased or terminated. In the event of the Corporation's breach of the preceding provision, then in addition to any other remedies available to the Manager at law or in equity, it is acknowledged and agreed that the Manager shall be entitled, as a matter of right, to injunctive relief in any court of competent jurisdiction, in pursuit of the enforcement of said provision.

(k) Materials, Equipment and Supplies

Subject to Article XII hereof, purchase on behalf of the Corporation such equipment, tools appliances, materials and supplies as are necessary for the proper operation and maintenance of the Property; maintain a current list of all inventory, equipment and chattels of the Corporation as part of its records; and, in any such purchase or in any contract for services effected on behalf of the Corporation, ensure that the Corporation is given the benefit of any volume or other price or service advantage which the Manager has obtained from the supplier.

(l) Occurrence Report and Preventative Maintenance

- (i) Submit to the Board an occurrence report in respect of any significant accident, emergency, break down or other situation or occurrence which in the opinion of the Manager ought to be brought to the attention of the Board and follow up the occurrence so reported by informing the Board of the disposition of such occurrence or as the Board may require;
- (ii) prepare, amend from time to time as required by circumstances, and, in each case, submit to the Board for approval a detailed schedule of the work to be performed by each person which the Corporation employs to work at the Property; assign to each such person on a regular basis the work contemplated by the work schedule and provide any needed directions; cause the Condominium Manager to conduct each month a complete walk through inspection of the common elements for the purpose of identifying items which at the time of the inspection require or in the near future following the inspection will require maintenance or repair; make arrangements for any corrective action; prepare and submit to the Board the monthly written inspection report on items noted in the Condominium Manager's inspections; prepare a checklist setting out the status of maintenance or repair work in progress; and maintain a record of contraventions of the Act, the Declaration, the By-laws and the Rules by Owners, residents and others which have come to the attention of the Condominium Manager and the steps taken to correct the situation; and
- (iii) Arrange with a third party pursuant to a contract with the Corporation, for the preventative maintenance to equipment, including major technical and electrical equipment and plumbing systems, in accordance with the recommendations of manufacturers or suppliers thereof. The Manager shall also maintain general maintenance procedures and schedules to be followed by any employees of the Corporation. The Corporation shall make available

to the Manager all shop drawings, as-built architectural and structural plans, maintenance and operating manuals for mechanical and electrical equipment and plumbing systems and such other documents as the Manager reasonably requires to carry out its duties that are in the Corporation's possession from time to time.

(m) Information and Emergency Situation

(i) Receive communications from Owners, residents, mortgagees, Government agencies and other interested parties to the Corporation, which communications, when action is required by the Manager or the Board, shall be requested to be in writing, except in case of emergency; to the extent that the subject matter of any such communication is within the scope of the responsibilities and duties of the Manager under this Agreement, deal with and dispose of, or co-ordinate the dealing with and the disposition of, such matter, provided, however, that any matter involving a policy decision or an interpretation of the Agreement Documents shall be referred to the Board; and, refer to the Board any communications other than those which the Manager is required to receive and deal with;

(ii) Keep the Board and Owners and Residents advised of the current telephone number or numbers at which an agent or employee of the Manager may be reached, at any time during normal business hours in respect of any infraction of the Agreement Documents or at any time during the day or night, in respect of any emergency involving any part of the Property or any assets of the Corporation; make all arrangements to deal promptly with such infractions and immediately with any such emergency arising in connection with the maintenance and operation of the Property and assets of the Corporation; deal in the first instance with minor emergencies and infractions and forthwith report to the Board any major emergency or persistent, flagrant or serious violation of the Agreement Documents; it being understood that, if the Corporation informs the Manager of an occurrence which the Corporation considers to be an emergency of a major nature, the Manager shall take immediate steps to deal with such occurrence to the extent practicable, whether or not the Manager considers it to be correctly characterized as being of a major nature.

(iii) Fire and Safety Procedures

Cause to be prepared, by a qualified third-party consultant, and then put into practice, a formal Fire Safety Plan which shall at the minimum include:

- 1) Compliance with the Ontario Fire Code;
- 2) Identification of all residents requiring assistance in the event of an emergency;
- 3) The formation and introduction of response team(s); and
- 4) Identification and elimination on a planned basis of hazards to safety.

(n) Notice of Meetings

i) An authorized representative of the Manager shall attend meetings of the Board for the whole of such meetings (of no more than three hours in duration) and shall be limited to weekday days or evenings and to no more than twelve (12) Board meetings annually, plus one meeting of owners/annum. All meetings in excess of the above noted paragraph shall be billed at a rate of One hundred and Fifty dollars (\$150.00) per hour for each Regional or executive in attendance and eighty dollars (\$80.00) per hour for each management representative in attendance.

ii) At the request of the Board, schedule, arrange facilities and prepare all Notices and accompanying materials for all annual or special meetings of the Owners and deliver to the Owners and Mortgagees entitled thereto within the time(s) prescribed under the Act and the By-laws such notices and other information as are required in connection with the holding of such meetings; and at the expense of the Corporation, copy, distribute or post all notices, other information and other announcements to Owners or residents and distribute or post them in adequate time prior to the applicable event; announcement of

work to be performed in the common elements, and cause an authorized representative of the Manager to attend all meetings of the Board and all meetings of owners unless otherwise directed by the Board.

(o) Books and Records of the Corporation

- (i) Keep the Corporation's books of account and retain full and proper records regarding all financial transactions involved in the management of the Property; furnish to the Board within eleven (11) working days following the end of each month financial statements summarizing the transactions made during such month as more particularly described in paragraph (q) below; (the Manager hereby acknowledges that such books and records are the property of the Corporation).

(p) Annual Budget

Prepare and present to the Board for its approval at least two (2) months before the commencement of each fiscal year an estimated budget in writing for the following year in keeping with the budget guidelines previously adopted by the Board and to consult with the Board whenever it appears desirable or necessary to revise the Owners' contributions to the common expenses.

(q) Financial Reporting

- (i) Provide the Board with monthly and year-to-date itemized unaudited financial statements by the 11th working day of each month showing:
 - 1) Corporation income on an accrual basis;
 - 2) dollar amount of common expense assessment collected;
 - 3) dollar amount of expenses by category on an accrual basis, as compared with budgeted expenses;
 - 4) the names of the Owners who are delinquent in payment of their required contribution to common expenses and the amount of each delinquency;
 - 5) the names and amounts of all other delinquent accounts;
 - 6) particulars of accounts, term deposits, certificates and any other information respecting investment income and other assets and liabilities of the Corporation in accordance with generally accepted accounting principles as at the date of the financial statement;
 - 7) particulars of significant variations from budget;
 - 8) an income and expense statement; and
 - 9) a balance sheet.
- (ii) Prepare all accounting and financial reporting which is required under the terms of this Agreement to be provided by the Manager to the Corporation in accordance with the reasonable requests of the Board and/or of the Corporation's auditors (if applicable) as to format and furnish the same within the reasonable time frame prescribed by the Board or (if applicable) the Corporation's auditors.
- (iii) Provide the Board of Directors of the Corporation on a monthly basis with a copy of the following:
 - 1) A general bank statement summary;
 - 2) A reserve fund bank statement summary;
 - 3) A bank reconciliation for the General Account;
 - 4) A bank reconciliation for the Reserve Account; and
 - 5) A detailed general ledger analysis.
- (iv) If so requested by the directors or any of them, provide copies of the financial documentation referred to in this Article IV(q) in printed form to such directors at the Corporation's expense.

(r) The Register

Maintain a register in accordance with the Act; use its best efforts to keep an up-to-date record of the names and addresses of all unit Owners and the e-mail addresses of those unit Owners that have agreed to receive notice by e-mail, those mortgagees who have notified the Corporation of their interest and of any tenants or other occupants of which the Manager has knowledge including any notices of summary of leases, copies of leases and renewal of leases provided in accordance with the Act (the Corporation hereby acknowledges that it is responsible for forwarding forthwith to the Condominium Manager any written notice or other communication received by any Director or Officer of the Corporation from mortgagees or other person claiming an interest in any unit).

(s) Status Certificate

- (i) Upon receipt of a written request from any person and receipt of the fee, prepare for execution by the Board or, where a resolution of the Board authorizes the Manager to do so, by the Manager, and under the seal of the Corporation, a certificate with respect to such unit in the form and with the contents prescribed by such regulations (a "**Status Certificate**") and to issue such Status Certificate within the time limit prescribed by the Act;
- (ii) The Manager shall not be obligated or responsible for inspecting any of the units which are the subject of a request for a status certificate (nor any portion of the exclusive use common element areas appurtenant thereto), in order to determine whether any violation of the provision of the Act, or Corporation's Declaration, By-laws and/or Rules exists, prior to issuing any status certificate in connection therewith. It is expressly understood and agreed that the purchaser, mortgagee or other party or parties requesting a status certificate shall be solely responsible for undertaking any such inspections and the Manager shall ensure that such obligation of the purchaser, mortgagee or other party or parties requesting a status certificate, is clearly stated in the status certificate.
- (iii) Be responsible for the accuracy and completeness of all information included in a Status Certificate and related documentation, provided, however, that the Manager shall not be held liable for any error or omission in any Status Certificate if the same results from the failure of the Board to communicate to the Manager pertinent information that it has, either with respect to the specific unit or with respect to the Corporation in general, which should be taken into account in the preparation of a Status Certificate. Save as aforesaid, and notwithstanding the provisions of Article X, the Manager shall indemnify and save the Corporation and its directors and officers harmless from any damages, demands, claims, costs, losses, actions, suits or obligations whatsoever arising out of any error or omission in the information contained in any Status Certificate of which the Manager had or ought to have had knowledge or arising out of the Manager's failure to issue any Status Certificate within the prescribed time limits prescribed by the Act; this provision shall survive the termination of this Agreement; and
- (iv) Be entitled to the fee prescribed by Regulation pursuant to the Act for the preparation and issuance of Status Certificates and related documentation and such other costs that may be incurred from time to time as a result of the preparation and issuance of same.

(t) Manager's Report and Access to Records

(i) Manager's Report

Present to the Board at least three (3) business days prior to each regularly scheduled Board meeting a written Manager's Report, to serve as a formal form of communication from the Manager to the Board, which Manager's Report shall reflect, without limitation, the directives of the Board to the Manager and show the actions of the Manager with respect to these directives of the Board; and

(ii) Access to Records

Make available all books and records pertaining to the operation of the Property and business of the Corporation, at reasonable times, and upon reasonable notice, whenever requested, to the Corporation, its auditors, any officer of the Corporation, any representative of the Board duly authorized in writing, and any Owner, purchaser or mortgagee or his or her agent duly authorized in writing in accordance with s. 55 of the Act and its related regulations.

(u) Investment of Surplus & Reserve Funds

Develop and monitor an investment program as approved by the Board to obtain an acceptable return on all revenues of the Corporation, including interest accumulating on surplus cash and upon long-term reserve accounts and, in this endeavor, invest all surplus cash and reserves in interest-bearing accounts with a Canadian Chartered Bank, Trust Company, or as directed by the Board and permitted by law.

(v) Crime / Fidelity Insurance - of the Manager

Arrange, obtain and maintain Crime / Fidelity Insurance coverage, covering the Manager's own employees for, in the name, and at the expense of the Manager in an amount of not less than one million dollars (\$1,000,000) per occurrence with loss payable to the Corporation, which Crime / Fidelity Insurance shall not be terminated by either the insurer or the Manager unless at least sixty (60) days prior written notice of cancellation has been delivered by Registered Mail to the Corporation, all members of the Board and, if applicable, to the Corporation's auditors. The Manager shall provide evidence of such Crime / Fidelity Insurance coverage being in place prior to this Agreement becoming effective, annually thereafter as long as this Agreement is in force, and at any time a request for such evidence is made by the Corporation, acting reasonably.

(w) Spending Restrictions

Where the cost of performing work or services (other than utilities) and/or goods or materials to be furnished to the Corporation exceeds the sum of Two Thousand Five Hundred Dollars (\$2,500), for any one item or series of related items or to have a duration in excess of one (1) year, obtain and submit at least three (3) written tenders unless the Board is satisfied with a fewer number, for presentation to the Board and obtain the approval of the Board prior to entering into the contract.

(x) Filing of Returns

In connection with all contracts to perform work or services entered into by the Manager, execute and file necessary documents and do and perform all acts required under the laws of any Federal, Provincial, Municipal or other Government body or authority, provided, however, that Corporation Tax Returns are to be filed by the Corporation's Auditor.

(y) Personal Information

(i) The term "personal information" shall mean all information about an identifiable individual as set out in all applicable privacy laws, including but not limited to the *Personal Information Protection and Electronic Documents Act* (Canada) (Personal Information). The Manager shall protect and keep confidential all Personal Information about or pertaining to all individuals that is disclosed by the Corporation or otherwise obtained by the Manager under this Agreement. During and after the term of the Agreement, the Manager shall collect and use Personal Information of the Corporation's unit owners and residents only to exercise the rights and perform the obligations for which such information was disclosed to the Manager, as specifically set forth in or clearly implied by this Agreement;

(ii) The Manager may not disclose Personal Information to another party unless such disclosure is (i) permitted under this Agreement; (ii) authorized by the Corporation, or (iii) required by law, in which case the Manager will provide prior notice of such disclosure to the Corporation.

(z) Occupational Health and Safety Act

The Manager covenants and agrees to comply with the provisions of the *Occupational Health and Safety Act* (“**OHSA**”) including monitoring the Corporation’s policies with respect to workplace violence and harassment. and/or sourcing appropriate staff training as authorized by the Corporation, at the Corporation’s expense. The Manager shall act reasonably to ensure the safety of the Property as a workplace for those who attend the Property to provide services.

(aa) Accessibility for Ontarians with Disabilities Act, 2005

The Manager covenants and agrees to comply with the provisions of the *Accessibility for Ontarians with Disabilities Act, 2005* (“**AODA**”), and without limitation, and acknowledges that its employees are familiar with the customer service standard under AODA. The Manager will also use reasonable efforts to require that all third-party contractors comply with AODA.

(bb) Director Training

The Manager shall take reasonable steps to ensure that: (i) all persons elected or appointed to the Board after November 1, 2017 complete the mandatory director training within six (6) months of being elected or appointed onto the Board; and (ii) the directors provide the Corporation with evidence of completion within fifteen (15) days of receiving same for inclusion in the Corporation’s records.

(cc) Condominium Authority of Ontario

The Manager shall pay the Condominium Authority of Ontario (“**CAO**”) assessment fees, on behalf of and at the expense of the Corporation, in accordance with the provisions of the Act.

The Manager shall file with the Registrar all Returns and Notices of Change on behalf of the Corporation as prescribed by the Act, and any related filing fees shall be borne by the Corporation except that the Manager shall indemnify and save harmless the Corporation from any fees or financial penalties arising from the late filing of any returns or notices required to be filed with the Registrar.

(dd) Information Certificates

Prepare and deliver Periodic Information Certificates, Information Certificate Updates and New Owner Information Certificates, as required in accordance with the Act, at the expense of the Corporation.

V. LEGAL SERVICES

The services of the Manager shall not include the provision of legal services of any kind but shall include the procuring of such services upon the express instructions of the Board.

VI. ACCESS TO UNITS

Subject to compliance with any applicable requirement, condition or restriction imposed by the Act, the Declaration and the By-laws, the Manager, its employees and agents may enter into any unit or exclusive use area of the common elements for the purpose of carrying out the Manager's duties and responsibilities under this Agreement.

VII. MANAGER'S COMPENSATION

(a) Unless terminated in accordance with the provisions of Article XVI, the Manager shall be compensated as follows, the current fees being due and payable from the current common expense assessments collected each month and payable monthly in advance, on the first day of each and every month:

Unless terminated in accordance with the provisions of Article XVI, a fee of _____ Thousand and _____ Hundred Dollars (\$) per month from _____, 20 to

_____, 20, a fee of _____ Thousand and _____ Hundred Dollars (\$) per month from _____, 20 to _____, 20, and a fee of _____ Thousand and _____ Hundred Dollars (\$) per month from _____, 20 to _____, 20, is payable monthly in advance, on the first day of each and every month. The Manager's fee includes all management staff salaries and all office expenses directly related to the business of the Manager with respect to the performance of the duties of the Manager hereunder, but does not include any expenses directly related to the business offices of the Corporation; provided that any additional expenses or costs shall be payable to the Manager by the Corporation hereunder only if agreed to in writing by the Corporation.

Notwithstanding any other provision of this Agreement to the contrary, in addition to the management fees noted above, the Corporation shall pay to the Manager an amount equal to any and all goods and services taxes, sales taxes, value added taxes or any other taxes imposed on the Manager with respect to the Management fees or any other amounts payable by the Corporation to the Manager under this Agreement, whether characterized as goods and services, sales tax, value added tax or otherwise, (herein called "value taxes"), it being the intention of the parties that the Manager shall be fully compensated or reimbursed by the Corporation with respect to any and all value taxes payable by the Manager. The amount of such value taxes so payable by the Corporation shall be calculated by the Manager in accordance with the applicable legislation and shall be paid at the same time as the amounts to which the value taxes apply are payable to the Manager under the terms of this Agreement or upon demand at such other time or times as the Manager may determine from time to time. Notwithstanding any other provision in this Agreement to the contrary, the Manager will have all the same remedies for the rights and recovery of such amount as it has for the recovery of the management fees under the Agreement.

- (b) The Corporation shall provide, without charge, for the exclusive use of the Manager and its on-site staff working for the Corporation, such office accommodation as is designated by the Board as the "Management Office" and such common element parking spaces or other parking spaces necessary or desirable in order to permit the Manager's staff to attend at the Property to carry out and perform the Manager's management functions.
- (c) Subject to Article XVI, the parties agree that at the expiration of the term of the Agreement resulting in a renewal, the Manager's fee will be renegotiated with the Corporation within sixty (60) days of the expiration of the original term and the revised and agreed upon fee shall be acknowledged in writing by both parties and such acknowledgement shall be deemed to amend accordingly the second paragraph of this Article VII for such renewal term and shall be appended to this Agreement.
- (d) Records Request:
 - (i) Notwithstanding any other provisions in this Agreement to the contrary, where records are requested by an owner/mortgagees and/or their designated representative and the records request would require expending a significant amount of time and/or resources by the Manager, the Manager may charge the Corporation \$31.50/hour to properly compensate for time spent in labour relating to the records requested, except where the Act prohibits the Corporation to charge a fee for the production of a record (i.e. the production of a core record by electronic copy) in which case the Corporation shall not be charged. It is the intention of the Parties that such charge, if any, will be recovered by the Corporation from the requester of the records in accordance with the Act.
 - (ii) The Manager shall be responsible for estimating the cost of labor and copying charges (which copying charges shall be charged in accordance with the Act) for the requested records, where applicable. In the event that the actual cost of labor and copying charges exceed the estimated costs, the Manager shall: (i) for labor costs, only be entitled to charge the Corporation 10% more than the estimated labor cost; and (ii) for copying costs, be responsible to reimburse the Corporation for any amounts which the Corporation is not permitted to recover from the owner.

VIII. UNIT REPAIRS, PLANS AND SPECIFICATIONS

- (e) Notwithstanding any other provisions of this Agreement, the Manager is given no authority or responsibility for maintenance of or repairs to the units which shall be the

sole responsibility of the Owners individually save and except in those circumstances where the Corporation has a statutory obligation to repair the unit after damage or in accordance with the Act or in accordance with the Agreement Documents upon the express written direction of the Board.

- (b) Any plans, drawings, specifications and architectural or engineering assistance which may be necessary or desirable to enable the Manager to discharge its duties pursuant to this Agreement, shall be provided at the expense of the Corporation, provided, however, that the Board or its designated representative from time to time shall authorize the retaining of any such architectural or engineering assistance before any such expense is incurred.

IX. CO-OPERATION OF THE BOARD

The Corporation acknowledges that the Board must cooperate with the Manager to the extent required to enable the Manager to perform expeditiously, efficiently and economically the management services required under this Agreement and must provide such evidence of authority by way of certified resolution or otherwise and such specific directions as the Manager may reasonably require. In particular, the Board may designate, from time to time, the person who, with respect to any specific matter, or category of matters, relating to the management of the Property or the affairs of the Corporation, is authorized to represent the Board when the Manager wishes to consult with, or obtain the approval of, the Board before proceeding with any work, act or action; or for the purpose of giving directions or instructions to, or otherwise dealing with, the Manager; with respect to such matter or category of matters. If such designation is made, the Manager is directed not to consult with, obtain approval of, or accept directions or instructions with respect to such matter or matters from any other person. In the absence of designation, or if a designation is revoked, the President of the Corporation shall be deemed to be the person who has such authority.

X. INDEMNIFICATION

The Corporation shall, during and after the termination of this Agreement, indemnify and save the Manager completely free and harmless from any and all claims, suits, actions, obligations, liabilities, demands, costs, expenses and fees arising out of damage or injury to person or property in or about or in any way connected with the Property, or arising out of the payment or non-payment of any debts incurred or owing by the Corporation by reason of carrying out the provisions of this Agreement or acting upon the directions of the Corporation, except in the case of any act or omission of the Manager or any of its employees or agents, any default of the Manager in complying with the provisions of this Agreement or any negligence, fraud, illegal or dishonest act, willful misconduct or intentional harm on the part of the Manager, its employees or agents. The Manager shall, during and after the termination of this Agreement, indemnify and save the Corporation, its directors, officers, agents, employees, Owners and residents completely free and harmless from any and all claims, suits, actions, obligations, liabilities, demands, costs, expenses and fees arising out of any act or omission of the Manager or any of its employees or agents, the default of the Manager in complying with the provisions of this Agreement or any negligence, fraud, illegal or dishonest act, willful misconduct or intentional harm caused by the Manager, its employees or agents.

XI. COMMERCIAL LIABILITY INSURANCE

- (a) The Corporation shall obtain, or authorize the Manager to arrange for, commercial general liability insurance on the Property to a limit of not less than five million dollars (\$5,000,000) inclusive, under the terms of which:
 - (i) the Manager shall be named as an insured together with the Corporation, as their interest may appear, in each policy providing protection against any claims for personal injury, death, property damage or loss for which either the Corporation or the Manager might be held liable as a result of their respective obligations; and
 - (ii) the insurer undertakes to provide the Manager at least thirty (30) days prior written notice of cancellation or of any material change in the provisions of any such policy. The Corporation, upon request, will provide to the Manager a certificate of insurance in respect of any such policy.

- (b) The Manager shall, during the term of this Agreement and any extensions or renewals thereof, place and maintain at its sole costs and expense in the name of the Manager, commercial general liability, showing a limit of not less than five million dollars (\$5,000,000), which insurance policy shall include coverage for contractual liability, non-owned automobile liability, tenant's legal liability, employers' liability and employee benefits errors and omissions, under the terms of which:
 - (i) the Corporation shall be named as an insured together with the Manager, as their interest may appear, in each policy providing protection against any claims for personal injury, death, property damage or loss for which either the Corporation or the Manager might be held liable as a result of their respective obligations; and
 - (ii) the insurer undertakes to provide the Corporation at least thirty (30) days prior written notice of cancellation or of any material change in the provisions of any such policy.

In addition, such policy shall contain a severability of interest's clause and a cross-liability clause.

- (c) The Manager shall also place and maintain at its sole costs and expense in the name of the Manager, professional liability (errors and omissions) insurance showing a limit of not less than two million dollars (\$2,000,000).

Prior to the effective date of this Agreement, the Manager shall provide the Corporation with certificates of insurance in accordance with the requirements of the *CMSA* and regulations made thereunder, for the insurance required under subsections XI (b) and (c), and subsection IV (v). The Manager hereinafter, agrees when requested agrees, to provide the Corporation with a certificate of insurance prior to the effective date of this Agreement and thereafter annually as evidence that it is maintaining such insurance.

XII. SPENDING AUTHORITY AND DEFICIT FINANCING

The annual budget shall constitute the major control under which the Manager shall operate, and there shall be no substantial deviations therefrom, excluding such expenses as utilities, insurance and other expenses not within the control of the Manager, except as may be approved in writing by the Board. No expenses may be incurred or commitments made by the Manager in the name of the Corporation in connection with the maintenance and operation of the Property in excess of the amounts allocated to the various classifications of expense in the approved budget or in excess of the spending restrictions set out in Article IV(w) except with the written approval of the Board; provided, however, that emergency repairs involving manifest danger to life or property, or immediately necessary for the preservation and safety of the Property, or for the safety of the Owners and residents, or required to avoid the suspension of any necessary services to the Property, or required to avoid the imposition of penalties, fines, imprisonment or any other substantial liability may be made by the Manager irrespective of the cost limitation imposed by this paragraph and Article IV(w). Notwithstanding this authority as to emergency repairs, the Manager shall, if at all possible, confer immediately with the Board regarding every such expenditure.

Unless the Board has specifically authorized such procedure, under no circumstances shall the Manager advance funds to the Corporation on a temporary loan basis whether interest is charged to the Corporation or not in the event of a cash deficit occurring in the Corporation's current account. The Manager shall notify the Board of any anticipated cash deficit and the Board shall take immediate steps to obtain the necessary funds to cover any such deficit in accordance with the By-laws by either the levying of a special assessment, the delivery of a revised budget, or the exercise of its borrowing authority on behalf of the Corporation.

XIII. COLLECTION OF COMMON EXPENSES

The Manager, in addition to its covenant to enforce the Declaration and By-Laws as herein provided, shall actively pursue the collection of unpaid common expenses assessments from the Owners with a view to reducing these receivables to the minimum monthly balance and without incurring additional cost save in those instances where legal action, including the registration of Certificates of Lien pursuant to the Act, is required. It is understood that the

Manager shall instruct the Corporation's solicitor to serve the owner with a Notice of Lien in the prescribed form, pursuant to Subsection 85(4) of the Act, and then instruct to register the Certificate of Lien in the appropriate Land Registry Office within the time prescribed by the Act after the date on which the Owner first defaults.

In the event that the Manager fails to notify or instruct the Corporation's solicitor to serve the owner with a Notice of Lien in the prescribed form and/or to register a Certificate of Lien within the time prescribed by the Act covering the arrears of common expenses, interest charges and legal costs within the time specified under the Act resulting in any loss or any additional cost to the Corporation, the Manager shall be directly liable for same to the Corporation. This provision shall survive the termination of this Agreement.

XIV. FIDUCIARY RELATIONSHIPS

The Manager may engage any parent or subsidiary Corporation or any persons, firm or Corporation affiliated or otherwise connected with the Manager (hereinafter called the "Affiliate") to perform any work or services for the Corporation within the scope of the Manager's duties under the provisions of this Agreement, without being in breach of any fiduciary relationship with the Corporation; provided, however, that the Manager may engage an Affiliate if it has made disclosure to the Corporation that the Manager intends to engage an Affiliate and the Manager has obtained at least two additional quotations from other competent suppliers or contractors who are not Affiliates of the Manager and prior written approval of the Board in each and any such instance is obtained and subject further to the provisions of Article XII hereof.

XV. RELATIONS WITH OWNERS AND RESIDENTS

- (a) The Manager shall promptly and courteously deal with all reasonable requests or complaints by the Board, any Owner or resident or any mortgagee of a unit relating to the management of the Property or the duties or obligations of the Manager pursuant hereto, and record in writing any such requests or complaints and the eventual disposition thereof;
- (b) The Manager shall maintain businesslike relations with Owners and residents whose service requests relating to the common elements shall be received, considered and recorded in systematic fashion in order to show the action taken with respect to each request. Complaints relating to common elements, the maintenance and repair of which are the responsibility of the Corporation, shall be attended to by the Manager in as prompt and diligent a manner as possible; and
- (c) The Manager shall acknowledge the receipt of a request or complaint within one (1) business day.

XVI. TERMINATION

- (a) Either party may terminate this Agreement, without cause, with effect as at the last day of a calendar month, upon giving at least sixty (60) days written notice to the other party specifying the termination date or payment in lieu thereof. Upon expiration of such notice period or payment in lieu thereof, the Manager shall surrender to the Corporation the corporate seal, all contracts, records, files and other documents or information which may be pertinent to the continuing operation of the Property and such transfer of records shall be in accordance with the CMSA and all regulations made thereunder, and the Corporation shall pay to the Manager any monies due to it as of the date of termination. For a period of twelve (12) months after such termination and for the purpose of settling any dispute or defending any claim, the Corporation shall provide to the Manager at all reasonable times and upon reasonable notice access to all such contracts, records, files and other termination documents or information.
- (b) The parties agree that the term of this Agreement shall not be allowed to lapse without notice of termination in writing given by either party to the other not less than sixty (60) days prior to the expiration of the term of this Agreement. Should notice of termination not be given sixty (60) days prior to the expiration of the term of this Agreement, as provided herein, the Agreement shall continue on a month to month basis until terminated upon sixty (60) days written notice, as provided herein, and the Manager's fee shall immediately increase by 2% and if a full year has occurred since the commencement of the automatic extension period, the Manager's fee shall

increase by another 2% per annum and further, shall increase by 2% for each subsequent year thereafter until this Agreement is terminated or re-negotiated.

- (c) In addition to the rights of the parties described in paragraph (a), this Agreement shall terminate immediately without the requirement of the Corporation to give notice upon the happening of any of the following events:
 - (i) the insolvency or bankruptcy of the Manager; or
 - (ii) the termination of the government of the Property by the Act; or
 - (iii) the Manager or any of the Manager's employees is insubordinate, reckless or grossly negligent in performing its duties hereunder.
- (d) Upon termination of this Agreement and in addition to the Manager's obligations described in paragraph (a) above,
 - (i) the Manager shall as soon as possible thereafter and 20 days after the date of effective termination pay over any balance in the Corporation's bank account managed by the Manager remaining to the credit of the Corporation (less any amounts due or owing to the Manager for fees and/or disbursements, and any amounts necessary to satisfy commitments properly made by the Manager to others prior to the date of termination), all post-dated cheques, and shall as soon as possible thereafter render a final accounting to the Corporation;
 - (ii) and in any event, the Manager shall no later than fifteen (15) days after the date of termination, forthwith surrender to the Corporation or to the Corporation's representative designated in writing all the keys to the Property or any part thereof held by the Manager or any of its employees and all the books and records, in whatever format and media the same may be recorded and maintained, kept by the Manager in relation to the management of the Corporation which are the property of the Corporation, or that are in the possession of any employees of the Manager, including, without limitation, post-dated common expense assessment cheques, contracts, files, plans, drawings, specifications, architectural or engineering documents, manuals, maintenance and repair logbooks, and correspondence, provided however that the Manager's own files relating to the Corporation shall be excluded;
 - (iii) all accounting books and records, in whatever format and media the same may be recorded and maintained, kept by the Manager in relation to the Management of the Corporation which are the property of the Corporation, or that are in the possession of any employees of the Manager, will be surrendered within fifteen (15) days after the termination date, or after an audited statement is presented. The Manager shall provide the Corporation with unaudited financial statements for the last month of the term within no later than 30 days after the date of termination if such. Notwithstanding the foregoing, any accounting books or records that do not exist at the time the Agreement is terminated; shall be provided to the Corporation no later than thirty (30) days after the termination of the Agreement; (iv) the Corporation shall assume the obligations under any and all contracts which the Manager has properly made for the purpose of arranging the services to be provided pursuant to this Agreement; and
 - (v) any liability incurred under this Agreement by either party to the other up to and including the date of termination of this Agreement or which arises from a claim made after such termination with respect to any occurrence prior to the termination, as well as all obligations of each party hereto to the other under this Article XVI, shall survive the termination of this Agreement.

XVII. PROTECTING CONDOMINIUM OWNERS ACT, 2015

- (a) Amendments to the *Condominium Act, 1998*

Notwithstanding any provision herein to the contrary the Manager shall perform its obligations in accordance with the Act and shall take all necessary steps to ensure the Corporation's compliance with same. The provisions of this Agreement are

subject to the provisions of the Act. In the event of any conflict between the provisions of this Agreement and the Act, the Act shall prevail, and this Agreement shall be deemed amended accordingly.

(b) *Condominium Management Services Act, 2015* (“CMSA”)

The Manager acknowledges that the Manager and its on-site staff are familiar with and shall comply with the provisions of the CMSA and all regulations made thereunder.

XVIII. NOTICE

Any notice required to be given by either party to the other shall be sufficiently given if delivered by email at the email address provided by the party from time to time or mailed by prepaid registered post addressed to the Corporation, c/o the President at his/her address from time to time, and to the Manager, c/o the President at 111 Gordon Baker Road, Suite 700, North York, Ontario M2H 3R1 and any such notice shall be conclusively deemed to have been given and received at the time of email delivery or personal delivery by one party to an Officer or Director of the other or in the case of the Manager to any person at the Manager's address, or in the event of service by mail, on the fifth (5th) working day after the day of such mailing, provided that if normal mail service is disrupted by reason of strikes, walkouts, slowdowns or other irregularities then so long as such disruptions exist, any notice required or permitted to be given hereunder shall be delivered personally or otherwise shall be deemed to be ineffective for all purposes hereof. Either party may by notice in writing to the other designate another address to which notices mailed more than ten (10) days after the giving of such notice of change of address shall be addressed.

XIX. PARTIAL INVALIDITY

If any portion of this Agreement shall be for any reason declared invalid or unenforceable, the validity of any of the remaining portions of this Agreement shall not be thereby affected, and such remaining portions shall remain in full force and effect as if this Agreement had been executed with such invalid portion eliminated, and it is hereby declared the intention of the parties hereto that they would have executed the remaining portion of this Agreement without including therein any such portions thereof that might be declared invalid.

XX. SUCCESSORS AND PERMITTED ASSIGNS

This Agreement shall enure to the benefit of and be binding upon the respective successors and permitted assigns of the parties hereto, provided always that this Agreement may only be assigned by the Manager with the express written consent of the Corporation. Such consent shall not be unreasonably withheld.

XXI. GENDER AND NUMBER

Where applicable, or where required by the context, all references herein in the singular shall be construed to include the plural and references to masculine shall be construed to include the feminine and neuter genders.

IN WITNESS WHEREOF the parties hereto have hereunto affixed their respective corporate seals, attested by the hands of their respective Officers duly authorized in that behalf, this day of , 2019.

TORONTO STANDARD CONDOMINIUM CORPORATION NO.

Per: _____

Per: _____

We have the authority to bind the Corporation

CROSSBRIDGE CONDOMINIUM SERVICES LTD.

Per: _____

Per: _____

We have the authority to bind the Corporation

**RESOLUTION BY THE BOARD OF DIRECTORS
TORONTO STANDARD CONDOMINIUM CORPORATION NO.**

PASSED AT A MEETING HELD ON _____, 20

BE IT RESOLVED THAT:

From time to time and until otherwise instructed by this Corporation, Crossbridge Condominium Services Ltd., shall be and is hereby authorized to execute under the seal of the Corporation the following instruments in accordance with the applicable By-law of the Corporation:

- (a) Status Certificates pursuant to Subsection 1 of Section 76 of *The Condominium Act, 1998*, S.O. 1998, Chapter 26 as amended (the "Act").

BE IT RESOLVED THAT:

In order for the Corporation to meet its obligations under Ontario Regulation 48/01 subsections 13.3 to 13.10 which is to provide a timely response to Requests for Records from owners/mortgagees ("Requesters") or to Agents for Requesters, Crossbridge Condominium Services Ltd. is hereby authorized to respond to requests for records as the agent of this Corporation.

DATED at _____, Ontario this _____ day of _____, 20

TORONTO STANDARD CONDOMINIUM CORPORATION NO.

Per: _____

Per: _____

We have the authority to bind the Corporation

CITYLIGHTS ON BROADWAY

BUDGET STATEMENT

CITYLIGHTS ON BROADWAY

**BUDGET STATEMENT FOR THE COMMON EXPENSES FOR THE YEAR
FOLLOWING REGISTRATION OF THE DECLARATION AND DESCRIPTION OF
THE PROPOSED RESIDENTIAL CONDOMINIUM CORPORATION AT
99 BROADWAY AVENUE, TORONTO, ONTARIO**

I REVENUE

Common Charges	\$4,462,740	
Rental Owner Income	144,000	
Guest Suite Income	10,000	
Interest Income	<u>3,760</u>	
TOTAL REVENUE		\$4,620,500

II OPERATING EXPENDITURES**A. UTILITIES**

Hydro	845,000	
Water / Sewage	161,000	
Gas	<u>405,000</u>	
TOTAL UTILITIES		1,411,000

B. REPAIRS AND MAINTENANCE

Windows	2,000	
Electrical	2,800	
Plumbing	7,000	
Painting / Common Element Maintenance	5,500	
Carpets / Floor Maintenance	18,000	
Garage & Loading Bay Doors / Gate Arm	3,000	
Locks and Doors	3,000	
Fire Safety	39,000	
Security Equipment	5,500	
Exterior Repairs and Maintenance	2,000	
Mechanical Expenses	3,000	
Fitness Equipment	6,000	
Guest Suite Maintenance	5,000	
Indoor/Outdoor Amenities & Recreation Expense	15,000	
Miscellaneous	<u>3,500</u>	
TOTAL REPAIRS AND MAINTENANCE		120,300

C. CONTRACTS

Pest Control	3,500	
Window Cleaning	33,000	
Elevators	75,000	
Property Management	362,000	
Telephone	10,400	
Odour Control	5,000	
HVAC - Preventative Maintenance	80,000	
HVAC – Fan Coil Maintenance	23,000	
Waste Removal	8,000	
Garage Cleaning	7,000	
Contract Cleaning	266,000	
Concierge / Security	448,000	
Green Roof Maintenance	4,000	
Emergency Generator	6,000	
Landscaping / Snow Removal	15,000	
Outdoor Swimming Pool	18,000	
Fountain Maintenance	6,000	
Tractor Lease	<u>8,000</u>	
TOTAL CONTRACTS		1,377,900

D. STAFF		
Maintenance Supervisor / Superintendent	\$ 112,000	
Employee Benefits	<u>20,000</u>	
TOTAL STAFF		\$132,000
E. SUPPLIES		
Lighting Supplies	5,500	
Cleaning Supplies	8,000	
Maintenance Supplies	4,500	
Small Tools / Equipment	5,500	
Landscaping Non Contract	3,000	
Miscellaneous	<u>3,800</u>	
TOTAL SUPPLIES		30,300
F. INSURANCE		330,000
G. GENERAL AND ADMINISTRATIVE		
General Meetings	7,000	
Office Supplies / Equipment	10,000	
Duplicating / Photocopier Expenses	7,000	
Bank Charges	3,000	
Legal Fees	3,202	
Guest Suite Mortgages	0	
Guest Suite Property Taxes	533	
Land Transfer Taxes / Registration Fees	13,000	
Audit Fees	12,000	
Condominium Administration Fee(CAO)	11,028	
Internet Web Page Maintenance / Administration	<u>14,000</u>	
TOTAL GENERAL AND ADMINISTRATIVE		80,763
H. PERFORMANCE AUDIT		45,000
TOTAL OPERATING EXPENSES		3,527,263
I. CONTRIBUTION TO RESERVE FUND		
Reserve Fund Provision	513,000	
Reserve Fund Study Provision	<u>14,500</u>	
TOTAL RESERVE FUND CONTRIBUTION		527,500
J. HIGH SPEED BULK INTERNET		320,915
K. EDDY WATER SYSTEM		244,822
TOTAL EXPENDITURES		\$4,620,500

CITYLIGHTS ON BROADWAY

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 (\$320,914.80), the total budgeted Eddy Water System charges attributed to the Property (\$244,821.60) and, (iii) the total of all Other budgeted common expense charges attributed to the Property (\$3,897,000) 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

$$\text{\$4,462,740} \div 12 = \text{\$371,895}$$

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 (\$26,742.90) 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 (\$20,401.80) by the percentage contribution to the Eddy Water System for each unit in Schedule "D" of the proposed Declaration attributed to the Eddy Water System charges. The individual unit monthly Common Expense for all Other budgeted expenses is determined by multiplying the total of all Other monthly budgeted expenses (\$324,750) 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 (\$3,527,263)

A. UTILITIES (\$1,411,000)

1. Hydro (\$845,000)

The budget is based on comparable property requirements and the current rates of 9.0 cents per kilowatt hour and administrative/distribution charges have been escalated by 7% 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 plus applicable delivery and administration fees 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 10.3 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 (\$161,000)**

The budget is based on comparable property requirements and current rates. The budget provides for all water used and applicable sewage charges for the common areas only, to be billed on a bulk basis. Each residential unit will be separately metered or check metered and the cost of water to the residential units plus applicable delivery and administrative fees will be the responsibility of each respective residential unit owner and will not form part of the common expenses. The rate used in this calculation is \$3.80/m³ of water consumed escalated by 9% and compounded annually. If the general water rate at the time of registration is greater than \$4.92/m³ then the budget shall be adjusted to reflect the rate applicable at the time of condominium registration.

3. **Gas (\$405,000)**

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 3% and compounded annually. The budget includes natural gas costs for the common areas and the residential units on a bulk billing basis. This includes all water heated by natural gas for all the fan coil units in each residential unit, all domestic hot water used within buildings and the corridor fresh air systems. Should the rates for the gas at time registration be greater than 25.6 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 (\$120,300)

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 (\$2,800)**

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 (\$7,000)**

Repairs by outside trades to domestic hot water or plumbing systems in the building and cleaning of drains that may be required, along with annual testing of the PRV's and backflow preventers.

4. **Painting / Common Element Maintenance (\$5,500)**

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

5. **Carpets / Floor Maintenance (\$18,000)**

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. A provision for the rental of carpet runners for the winter season has also been accounted for.

6. **Garage & Loading Bay Doors / Gate Arm (\$3,000)**

Costs associated with repairs and maintenance of the main garage entrance door, loading bay door and gate arm separating visitor parking from resident parking.

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

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

8. **Fire Safety (\$39,000)**

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 and any other equipment associated with the life safety support systems in the building. Included as well is a provision for the annual certification of the CO system.

9. **Security Equipment (\$5,500)**

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

10. **Exterior Repairs & Maintenance (\$2,000)**

A provision for the miscellaneous repairs to the exterior of the building including sidewalks, roads and curbs.

11. **Mechanical Expenses (\$3,000)**

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

12. **Fitness Equipment (\$6,000)**

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

13. **Guest Suite Maintenance (\$5,000)**

The estimated cost to clean and turn over the Guest Suite units after each use.

14. **Indoor / Outdoor Amenities & Recreation Expense (\$15,000)**

Repairs and maintenance by outside contractors to the various facilities and amenities located indoors and outdoors which are more particularly described in the Disclosure Statement.

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

Miscellaneous repairs to other common elements including such items as intercom system, compactor system, and other items not described in this grouping of expenses.

C. **CONTRACTS (\$1,377,900)**

1. **Pest Control (\$3,500)**

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

2. **Window Cleaning** (\$33,000)

Estimated costs for the cleaning of all windows not accessible by staff or residents at a frequency of once per year including outer glass panels. Included as well is the cost of the annual roof anchor inspection.

3. **Elevators** (\$75,000)

Annual costs associated with the repair and monthly maintenance of the elevators in accordance with 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** (\$362,000)

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. A copy of the draft agreement is included with the Disclosure Statement.

5. **Telephone** (\$10,400)

Costs associated with the phone lines in the management office, in the elevators, vestibules, concierge desk and fire panels. 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 has also been accounted for.

6. **Odour Control** (\$5,000)

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

7. **HVAC - Preventative Maintenance** (\$80,000)

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 as well is the cost of water treatment related to the air conditioning and heating systems.

8. **HVAC – Fan Coil Maintenance** (\$23,000)

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

9. **Waste Removal** (\$8,000)

The estimated cost of the waste levy to remove garbage, organic waste and other recyclables either using a private contractor or the City of Toronto.

10. **Garage Cleaning** (\$7,000)

The estimated cost for power sweeping and washing the parking garage at a frequency of once per year by the condominium corporation, including the cleaning of catch basins and drains.

11. **Contract Cleaning** (\$266,000)

To supply contract cleaners on the basis of 232 hours per week, 52 weeks per year at a maximum rate of \$22.05 per hour plus including holiday pay and taxes

12. **Concierge/Security** (\$448,000)

The budget provides for one full-time Concierges to be located in the lobby, 24 hours per day, 7 days a week. Duties will include greeting residents and guests, providing other relevant services. Only upon the occupancy of the south tower will the placement of the additional 16 hour per day, 7 days a week service of the Concierge will be implemented.

13. **Green Roof Maintenance** (\$4,000)

The estimated cost to maintain the green roof on a contracted basis. Service includes replacement of plants, watering and horticultural services.

14. **Emergency Generator** (\$6,000)

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

15. **Landscaping / Snow Removal** (\$15,000)

The estimated cost to maintain all common area landscaping, common area terraces and planters, including removal of snow and ice from sidewalks and interior roadway.

16. **Outdoor Swimming Pool** (\$18,000)

Estimated cost to maintain the outdoor swimming pool, the wellness spa and associated equipment including the cost of chemicals as required. Included as well is the opening and closing of the pool.

17. **Fountain Maintenance** (\$6,000)

The estimated contract cost to service the exterior fountain and associated equipment including chemicals as maybe required has been accounted for. Seasonal opening and closing of fountain is provided for as well.

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

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

D. **STAFF** (\$132,000)

1. **Maintenance Supervisor / Superintendent** (\$112,000)

It is anticipated that one full time non resident Maintenance Supervisor 40 hours/week Monday to Friday, and 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** (\$20,000)

This is the estimated cost of supplying the Maintenance Supervisor and 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 (\$30,300)

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 (\$330,000)

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 (\$80,763)

1. General Meetings (\$7,000)

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 recording secretary at board meetings.

2. Office Supplies / Equipment (\$10,000)

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 (\$7,000)

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 (\$3,000)

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

5. Legal Fees (\$3,202)

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

6. Guest Suite Mortgages (\$0)

The Corporation will have an obligation to purchase three (3) Guest Suite Units from the Declarant. The cost of the Guest Suite Mortgage, calculated at \$235,887.50, \$233,062.50 and \$221,056.25 respectively inclusive of HST bearing interest at a rate of 6.5% per annum calculated semi-annually, not in advance, will be purchased from the Declarant. The terms of the mortgage shall be ten (10) years commencing on the date of registration of the Condominium. Blended monthly installments on account of principal and interest shall be computed based on an amortization computed based on an amortization period of nine (9) years and shall be payable commencing thirteen (13) months following the date of registration of the Condominium

7. Guest Suite Property Taxes (\$533)

Property taxes due on the three (3) guest suite units payable by the condominium has been accounted for.

8. Land Transfer Taxes / Registration Fees (\$13,000)

Upon registration of the conveyance of the three (3) guest suite units, Land Transfer Tax as charged by both the Province of Ontario and the City of Toronto, is payable.

9. **Audit Fees** (\$12,000)

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.

10. **Condominium Administrative Fee (CAO)** (\$11,028)

Estimated annual fees associated with the creation of the new Condominium Authority of Ontario Office. This organization is an Administrative Authority, which 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** (\$14,000)

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** (\$45,000)

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** (\$527,500)

1. **Contribution To Reserve Fund** (\$513,000)

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

2. Reserve Fund Study (\$14,500)

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 (\$320,915)

A provision has been made for the Corporation to enter into an agreement with Rogers Communications Inc. to provide bulk Ultimate Ignite 250 High Speed Internet service with Wi-Fi modem to each of the residential units. The initial term of the agreement is for 2 years and 6 months commencing on the date of first occupancy with the right of the Condominium Corporation to extend on 90 days written notice before the end of the initial term for up to 8 additional years at pre-defined annual escalating rates. The cost of the bulk internet service is based on an initial price of \$25.75 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 (\$244,822)

As more particularly described in the Disclosure Statement and as determined by the Declarant, Eddy Building solutions intelligent leak detection technology will be installed within the residential dwelling units and/or the common elements in certain locations to monitor leakage of certain water pipes. Solely at the discretion of the Declarant, if such sensors were to be installed all amounts or rates payable to the Service Provider for such monitoring of the sensors shall comprise part of the common expenses of the Condominium and is reflected in the Condominium's annual budget. The cost of the Eddy Water System monitoring is based on an initial price of \$19.65 per unit per month, plus HST. The Eddy Water System will be funded out of the common expenses in accordance with the percentages outlined in Schedule D 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 \$4,462,740 as shown in the Budget Statement.
- b) This budget statement of December 16, 2019 has been adjusted in accordance with the Disclosure Statement Amendment of June 15, 2016 for the North Building at 99 Broadway and the Disclosure Statement Amendment of September 18, 2015 for the South Building at 99 Broadway. In light of the consolidation of the North Building at 99 Broadway and South Building at 99 Broadway, the Disclosure Statements permitted that in the event the North Building at 99 Broadway and, or the South Building at 99 Broadway register after December 31, 2018, the budget statement and all figures reflecting expenses shall be increased by an inflation factor of 7% 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 considered nor be construed as a material change to the Disclosure Statement. This budget statement of December 16, 2019 has been increased by 14% as set out in the Budget Disclosure Statement Amendment of June 15, 2016 and the Disclosure Statement Amendment of September 18, 2015. 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 December 31, 2020 .
- 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.
- e) Pursuant to a Bulk Internet Agreement as described in the Disclosure Statement, wherein a designated service provider will provide certain building communications services for the residents of the building, each Residential Unit owner in addition to the monthly common expenses, will be required to pay as part of the monthly common expenses a mandatory fee of \$25.75 (plus HST) per Residential Unit per month .The initial term of the agreement is anticipated to be sixty (60) months. The monthly internet fee is to each Residential Unit as set out on the attached Schedule of Monthly Common Expenses.
- f) As described in the Disclosure Statement, wherein a designated service provider will provide intelligent leak detection technology to be installed within the residential dwelling units and/or the common elements in certain locations to monitor leakage of certain water pipes, each Residential Unit owner in addition to the monthly common expenses, will be required to pay as part of the monthly common expenses a mandatory fee of \$19.65 (plus HST) per Residential Unit per month. The monthly Eddy Water System to each Residential Unit is set out on the attached Schedule of Monthly Common Charges. Please refer to the Disclosure Statement for further details.
- d) The cost of each expense item is shown on the Budget Statement. The cost of the Reserve Fund Study is \$14,500 including H.S.T.; the cost of the Performance Audit is \$45,000 inclusive of HST., the cost of both the turn over and year end financial audits is \$12,000 including H.S.T.
- e) As stated in the notes above, 15% of the operating expenses will be paid into the reserve fund account. The provision is \$527,500 for the first year.
- f) As at the date of the foregoing 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 \$513,000 in the reserve fund account.

- g) 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.
- h) At the time of preparation of the Budget Statement, 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 Multipurpose Room, Guest Suites, 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 interest expense payable against the mortgages on the three quest suite units, commencing thirteen (13) months following the date of registration of the Condominium.
- i) The cost, type, level and frequency of services is detailed in the budget notes.
- j) 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.
- k) The Harmonized Sales Tax is included in all applicable expense items on the Budget Statement.
- l) 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.
- m) 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.

CITYLIGHTS ON BROADWAY
NORTH & SOUTH BUILDING

SCHEDULE TO THE BUDGET

CONTRIBUTION TO THE COMMON EXPENSES AND
INTEREST IN THE COMMON ELEMENTS AS EXPRESSED IN PERCENTAGES

<u>SUITE NO.</u>	<u>UNIT NO.</u>	<u>LEVEL NO.</u>	<u>MUNICIPAL ADDRESS</u>	<u>MONTHLY COMMON CHARGE</u> <u>EDDY SYSTEM PER UNIT</u>	<u>MONTHLY COMMON CHARG</u> <u>BULK INTERNET PER UNIT</u>	<u>MONTHLY</u> <u>COMMON CHARGE</u>	<u>TOTAL MONTHLY</u> <u>COMMON CHARGES</u>
TH01	1	1	193 Redpath	22.20	29.10	793.04	844.34
TH02	2	1	191 Redpath	22.20	29.10	801.81	853.11
103	3	1	97 Broadway	22.20	29.10	487.45	538.75
104	4	1	95 Broadway	22.20	29.10	499.14	550.44
105	5	1	197 Redpath	22.20	29.10	454.97	506.27
201	1	2	99 Broadway	22.20	29.10	395.87	447.17
202	2	2	99 Broadway	22.20	29.10	392.95	444.25
203	3	2	99 Broadway	22.20	29.10	357.55	408.85
204	4	2	99 Broadway	22.20	29.10	289.35	340.65
205	5	2	99 Broadway	22.20	29.10	289.35	340.65
206	6	2	99 Broadway	22.20	29.10	351.38	402.68
207	7	2	99 Broadway	22.20	29.10	398.79	450.09
208	8	2	99 Broadway	22.20	29.10	568.31	619.61
209	9	2	99 Broadway	22.20	29.10	499.14	550.44
210	10	2	99 Broadway	22.20	29.10	484.53	535.83
401	1	4	99 Broadway	22.20	29.10	307.21	358.51
402	2	4	99 Broadway	22.20	29.10	410.48	461.78
403	3	4	99 Broadway	22.20	29.10	559.22	610.52
404	4	4	99 Broadway	22.20	29.10	496.22	547.52
405	5	4	99 Broadway	22.20	29.10	419.58	470.88
406	6	4	99 Broadway	22.20	29.10	224.40	275.70
Guest Suite	7	4	99 Broadway	0.00	0.00	0.32	0.32
Guest Suite	8	4	99 Broadway	0.00	0.00	0.32	0.32
501	1	5	99 Broadway	22.20	29.10	292.60	343.90
502	2	5	99 Broadway	22.20	29.10	345.53	396.83
503	3	5	99 Broadway	22.20	29.10	534.54	585.84
504	4	5	99 Broadway	22.20	29.10	333.84	385.14
505	5	5	99 Broadway	22.20	29.10	307.21	358.51
506	6	5	99 Broadway	22.20	29.10	392.95	444.25
507	7	5	99 Broadway	22.20	29.10	357.55	408.85
508	8	5	99 Broadway	22.20	29.10	289.35	340.65
509	9	5	99 Broadway	22.20	29.10	484.53	535.83
510	10	5	99 Broadway	22.20	29.10	686.52	737.82
511	11	5	99 Broadway	22.20	29.10	490.37	541.67
512	12	5	99 Broadway	22.20	29.10	517.00	568.30
513	13	5	99 Broadway	22.20	29.10	546.55	597.85
514	14	5	99 Broadway	22.20	29.10	525.77	577.07
515	15	5	99 Broadway	22.20	29.10	348.46	399.76
516	16	5	99 Broadway	22.20	29.10	292.60	343.90
Guest Suite	17	5	99 Broadway	0.00	0.00	0.32	0.32
601	1	6	99 Broadway	22.20	29.10	215.63	266.93
602	2	6	99 Broadway	22.20	29.10	263.05	314.35
603	3	6	99 Broadway	22.20	29.10	239.34	290.64
604	4	6	99 Broadway	22.20	29.10	239.34	290.64
605	5	6	99 Broadway	22.20	29.10	277.66	328.96
606	6	6	99 Broadway	22.20	29.10	212.71	264.01
607	7	6	99 Broadway	22.20	29.10	212.71	264.01
608	8	6	99 Broadway	22.20	29.10	268.89	320.19
609	9	6	99 Broadway	22.20	29.10	274.74	326.04
610	10	6	99 Broadway	22.20	29.10	264.02	315.32
611	11	6	99 Broadway	22.20	29.10	256.88	308.18
612	12	6	99 Broadway	22.20	29.10	295.52	346.82
613	13	6	99 Broadway	22.20	29.10	280.58	331.88
614	14	6	99 Broadway	22.20	29.10	215.63	266.93
701	1	7	99 Broadway	22.20	29.10	292.60	343.90
702	2	7	99 Broadway	22.20	29.10	345.53	396.83
703	3	7	99 Broadway	22.20	29.10	392.95	444.25
704	4	7	99 Broadway	22.20	29.10	410.48	461.78
705	5	7	99 Broadway	22.20	29.10	248.11	299.41
706	6	7	99 Broadway	22.20	29.10	295.52	346.82
707	7	7	99 Broadway	22.20	29.10	289.35	340.65
708	8	7	99 Broadway	22.20	29.10	248.11	299.41
709	9	7	99 Broadway	22.20	29.10	410.48	461.78
710	10	7	99 Broadway	22.20	29.10	390.02	441.32
711	11	7	99 Broadway	22.20	29.10	348.46	399.76
712	12	7	99 Broadway	22.20	29.10	292.60	343.90
701	13	7	195 Redpath	22.20	29.10	295.52	346.82
702	14	7	195 Redpath	22.20	29.10	248.11	299.41
703	15	7	195 Redpath	22.20	29.10	413.41	464.71
704	16	7	195 Redpath	22.20	29.10	390.02	441.32
705	17	7	195 Redpath	22.20	29.10	357.55	408.85
706	18	7	195 Redpath	22.20	29.10	378.01	429.31
707	19	7	195 Redpath	22.20	29.10	201.02	252.32
708	20	7	195 Redpath	22.20	29.10	351.38	402.68
709	21	7	195 Redpath	22.20	29.10	363.40	414.70
710	22	7	195 Redpath	22.20	29.10	442.96	494.26
711	23	7	195 Redpath	22.20	29.10	339.69	390.99
712	24	7	195 Redpath	22.20	29.10	369.24	420.54
713	25	7	195 Redpath	22.20	29.10	227.33	278.63
714	26	7	195 Redpath	22.20	29.10	194.85	246.15
715	27	7	195 Redpath	22.20	29.10	248.11	299.41
716	28	7	195 Redpath	22.20	29.10	289.35	340.65
801	1	8	99 Broadway	22.20	29.10	292.60	343.90
802	2	8	99 Broadway	22.20	29.10	345.53	396.83
803	3	8	99 Broadway	22.20	29.10	392.95	444.25
804	4	8	99 Broadway	22.20	29.10	410.48	461.78
805	5	8	99 Broadway	22.20	29.10	248.11	299.41
806	6	8	99 Broadway	22.20	29.10	295.52	346.82
807	7	8	99 Broadway	22.20	29.10	289.35	340.65
808	8	8	99 Broadway	22.20	29.10	248.11	299.41
809	9	8	99 Broadway	22.20	29.10	410.48	461.78
810	10	8	99 Broadway	22.20	29.10	390.02	441.32
811	11	8	99 Broadway	22.20	29.10	348.46	399.76
812	12	8	99 Broadway	22.20	29.10	292.60	343.90
801	13	8	195 Redpath	22.20	29.10	295.52	346.82
802	14	8	195 Redpath	22.20	29.10	248.11	299.41
803	15	8	195 Redpath	22.20	29.10	413.41	464.71
804	16	8	195 Redpath	22.20	29.10	390.02	441.32
805	17	8	195 Redpath	22.20	29.10	357.55	408.85

CITYLIGHTS ON BROADWAY
NORTH & SOUTH BUILDING

SCHEDULE TO THE BUDGET

CONTRIBUTION TO THE COMMON EXPENSES AND
INTEREST IN THE COMMON ELEMENTS AS EXPRESSED IN PERCENTAGES

<u>SUITE NO.</u>	<u>UNIT NO.</u>	<u>LEVEL NO.</u>	<u>MUNICIPAL ADDRESS</u>	<u>MONTHLY COMMON CHARGE EDDY SYSTEM PER UNIT</u>	<u>MONTHLY COMMON CHARG BULK INTERNET PER UNIT</u>	<u>MONTHLY COMMON CHARGE</u>	<u>TOTAL MONTHLY COMMON CHARGES</u>
806	18	8	195 Redpath	22.20	29.10	378.01	429.31
807	19	8	195 Redpath	22.20	29.10	203.94	255.24
808	20	8	195 Redpath	22.20	29.10	351.38	402.68
809	21	8	195 Redpath	22.20	29.10	363.40	414.70
810	22	8	195 Redpath	22.20	29.10	442.96	494.26
811	23	8	195 Redpath	22.20	29.10	339.69	390.99
812	24	8	195 Redpath	22.20	29.10	366.32	417.62
813	25	8	195 Redpath	22.20	29.10	227.33	278.63
814	26	8	195 Redpath	22.20	29.10	194.85	246.15
815	27	8	195 Redpath	22.20	29.10	248.11	299.41
816	28	8	195 Redpath	22.20	29.10	289.35	340.65
901	1	9	99 Broadway	22.20	29.10	292.60	343.90
902	2	9	99 Broadway	22.20	29.10	345.53	396.83
903	3	9	99 Broadway	22.20	29.10	392.95	444.25
904	4	9	99 Broadway	22.20	29.10	410.48	461.78
905	5	9	99 Broadway	22.20	29.10	248.11	299.41
906	6	9	99 Broadway	22.20	29.10	295.52	346.82
907	7	9	99 Broadway	22.20	29.10	289.35	340.65
908	8	9	99 Broadway	22.20	29.10	248.11	299.41
909	9	9	99 Broadway	22.20	29.10	410.48	461.78
910	10	9	99 Broadway	22.20	29.10	390.02	441.32
911	11	9	99 Broadway	22.20	29.10	348.46	399.76
912	12	9	99 Broadway	22.20	29.10	292.60	343.90
901	13	9	195 Redpath	22.20	29.10	295.52	346.82
902	14	9	195 Redpath	22.20	29.10	248.11	299.41
903	15	9	195 Redpath	22.20	29.10	413.41	464.71
904	16	9	195 Redpath	22.20	29.10	390.02	441.32
905	17	9	195 Redpath	22.20	29.10	357.55	408.85
906	18	9	195 Redpath	22.20	29.10	378.01	429.31
907	19	9	195 Redpath	22.20	29.10	201.02	252.32
908	20	9	195 Redpath	22.20	29.10	351.38	402.68
909	21	9	195 Redpath	22.20	29.10	363.40	414.70
910	22	9	195 Redpath	22.20	29.10	442.96	494.26
911	23	9	195 Redpath	22.20	29.10	339.69	390.99
912	24	9	195 Redpath	22.20	29.10	366.32	417.62
913	25	9	195 Redpath	22.20	29.10	227.33	278.63
914	26	9	195 Redpath	22.20	29.10	194.85	246.15
915	27	9	195 Redpath	22.20	29.10	248.11	299.41
916	28	9	195 Redpath	22.20	29.10	289.35	340.65
1001	1	10	99 Broadway	22.20	29.10	292.60	343.90
1002	2	10	99 Broadway	22.20	29.10	345.53	396.83
1003	3	10	99 Broadway	22.20	29.10	392.95	444.25
1004	4	10	99 Broadway	22.20	29.10	410.48	461.78
1005	5	10	99 Broadway	22.20	29.10	248.11	299.41
1006	6	10	99 Broadway	22.20	29.10	295.52	346.82
1007	7	10	99 Broadway	22.20	29.10	289.35	340.65
1008	8	10	99 Broadway	22.20	29.10	248.11	299.41
1009	9	10	99 Broadway	22.20	29.10	410.48	461.78
1010	10	10	99 Broadway	22.20	29.10	390.02	441.32
1011	11	10	99 Broadway	22.20	29.10	348.46	399.76
1012	12	10	99 Broadway	22.20	29.10	292.60	343.90
1001	13	10	195 Redpath	22.20	29.10	295.52	346.82
1002	14	10	195 Redpath	22.20	29.10	248.11	299.41
1003	15	10	195 Redpath	22.20	29.10	413.41	464.71
1004	16	10	195 Redpath	22.20	29.10	390.02	441.32
1005	17	10	195 Redpath	22.20	29.10	357.55	408.85
1006	18	10	195 Redpath	22.20	29.10	378.01	429.31
1007	19	10	195 Redpath	22.20	29.10	201.02	252.32
1008	20	10	195 Redpath	22.20	29.10	351.38	402.68
1009	21	10	195 Redpath	22.20	29.10	363.40	414.70
1010	22	10	195 Redpath	22.20	29.10	442.96	494.26
1011	23	10	195 Redpath	22.20	29.10	339.69	390.99
1012	24	10	195 Redpath	22.20	29.10	366.32	417.62
1013	25	10	195 Redpath	22.20	29.10	227.33	278.63
1014	26	10	195 Redpath	22.20	29.10	194.85	246.15
1015	27	10	195 Redpath	22.20	29.10	248.11	299.41
1016	28	10	195 Redpath	22.20	29.10	289.35	340.65
1101	1	11	99 Broadway	22.20	29.10	292.60	343.90
1102	2	11	99 Broadway	22.20	29.10	345.53	396.83
1103	3	11	99 Broadway	22.20	29.10	392.95	444.25
1104	4	11	99 Broadway	22.20	29.10	410.48	461.78
1105	5	11	99 Broadway	22.20	29.10	248.11	299.41
1106	6	11	99 Broadway	22.20	29.10	295.52	346.82
1107	7	11	99 Broadway	22.20	29.10	289.35	340.65
1108	8	11	99 Broadway	22.20	29.10	248.11	299.41
1109	9	11	99 Broadway	22.20	29.10	410.48	461.78
1110	10	11	99 Broadway	22.20	29.10	390.02	441.32
1111	11	11	99 Broadway	22.20	29.10	348.46	399.76
1112	12	11	99 Broadway	22.20	29.10	292.60	343.90
1101	13	11	195 Redpath	22.20	29.10	295.52	346.82
1102	14	11	195 Redpath	22.20	29.10	248.11	299.41
1103	15	11	195 Redpath	22.20	29.10	413.41	464.71
1104	16	11	195 Redpath	22.20	29.10	390.02	441.32
1105	17	11	195 Redpath	22.20	29.10	357.55	408.85
1106	18	11	195 Redpath	22.20	29.10	378.01	429.31
1107	19	11	195 Redpath	22.20	29.10	201.02	252.32
1108	20	11	195 Redpath	22.20	29.10	351.38	402.68
1109	21	11	195 Redpath	22.20	29.10	363.40	414.70
1110	22	11	195 Redpath	22.20	29.10	442.96	494.26
1111	23	11	195 Redpath	22.20	29.10	339.69	390.99
1112	24	11	195 Redpath	22.20	29.10	366.32	417.62
1113	25	11	195 Redpath	22.20	29.10	227.33	278.63
1114	26	11	195 Redpath	22.20	29.10	194.85	246.15
1115	27	11	195 Redpath	22.20	29.10	248.11	299.41
1116	28	11	195 Redpath	22.20	29.10	289.35	340.65
1201	1	12	99 Broadway	22.20	29.10	292.60	343.90
1202	2	12	99 Broadway	22.20	29.10	345.53	396.83
1203	3	12	99 Broadway	22.20	29.10	392.95	444.25
1204	4	12	99 Broadway	22.20	29.10	410.48	461.78
1205	5	12	99 Broadway	22.20	29.10	248.11	299.41
1206	6	12	99 Broadway	22.20	29.10	295.52	346.82
1207	7	12	99 Broadway	22.20	29.10	289.35	340.65
1208	8	12	99 Broadway	22.20	29.10	248.11	299.41

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CONTRIBUTION TO THE COMMON EXPENSES AND
INTEREST IN THE COMMON ELEMENTS AS EXPRESSED IN PERCENTAGES

<u>SUITE NO.</u>	<u>UNIT NO.</u>	<u>LEVEL NO.</u>	<u>MUNICIPAL ADDRESS</u>	<u>MONTHLY COMMON CHARGE EDDY SYSTEM PER UNIT</u>	<u>MONTHLY COMMON CHARG BULK INTERNET PER UNIT</u>	<u>MONTHLY COMMON CHARGE</u>	<u>TOTAL MONTHLY COMMON CHARGES</u>
1209	9	12	99 Broadway	22.20	29.10	410.48	461.78
1210	10	12	99 Broadway	22.20	29.10	390.02	441.32
1211	11	12	99 Broadway	22.20	29.10	348.46	399.76
1212	12	12	99 Broadway	22.20	29.10	292.60	343.90
1201	13	12	195 Redpath	22.20	29.10	295.52	346.82
1202	14	12	195 Redpath	22.20	29.10	248.11	299.41
1203	15	12	195 Redpath	22.20	29.10	413.41	464.71
1204	16	12	195 Redpath	22.20	29.10	390.02	441.32
1205	17	12	195 Redpath	22.20	29.10	357.55	408.85
1206	18	12	195 Redpath	22.20	29.10	378.01	429.31
1207	19	12	195 Redpath	22.20	29.10	201.02	252.32
1208	20	12	195 Redpath	22.20	29.10	351.38	402.68
1209	21	12	195 Redpath	22.20	29.10	363.40	414.70
1210	22	12	195 Redpath	22.20	29.10	442.96	494.26
1211	23	12	195 Redpath	22.20	29.10	339.69	390.99
1212	24	12	195 Redpath	22.20	29.10	366.32	417.62
1213	25	12	195 Redpath	22.20	29.10	227.33	278.63
1214	26	12	195 Redpath	22.20	29.10	194.85	246.15
1215	27	12	195 Redpath	22.20	29.10	248.11	299.41
1216	28	12	195 Redpath	22.20	29.10	289.35	340.65
1401	1	13	99 Broadway	22.20	29.10	292.60	343.90
1402	2	13	99 Broadway	22.20	29.10	345.53	396.83
1403	3	13	99 Broadway	22.20	29.10	392.95	444.25
1404	4	13	99 Broadway	22.20	29.10	410.48	461.78
1405	5	13	99 Broadway	22.20	29.10	248.11	299.41
1406	6	13	99 Broadway	22.20	29.10	295.52	346.82
1407	7	13	99 Broadway	22.20	29.10	289.35	340.65
1408	8	13	99 Broadway	22.20	29.10	248.11	299.41
1409	9	13	99 Broadway	22.20	29.10	410.48	461.78
1410	10	13	99 Broadway	22.20	29.10	390.02	441.32
1411	11	13	99 Broadway	22.20	29.10	348.46	399.76
1412	12	13	99 Broadway	22.20	29.10	292.60	343.90
1401	13	13	195 Redpath	22.20	29.10	295.52	346.82
1402	14	13	195 Redpath	22.20	29.10	248.11	299.41
1403	15	13	195 Redpath	22.20	29.10	413.41	464.71
1404	16	13	195 Redpath	22.20	29.10	390.02	441.32
1405	17	13	195 Redpath	22.20	29.10	357.55	408.85
1406	18	13	195 Redpath	22.20	29.10	372.16	423.46
1407	19	13	195 Redpath	22.20	29.10	203.94	255.24
1408	20	13	195 Redpath	22.20	29.10	351.38	402.68
1409	21	13	195 Redpath	22.20	29.10	363.40	414.70
1410	22	13	195 Redpath	22.20	29.10	442.96	494.26
1411	23	13	195 Redpath	22.20	29.10	339.69	390.99
1412	24	13	195 Redpath	22.20	29.10	366.32	417.62
1413	25	13	195 Redpath	22.20	29.10	227.33	278.63
1414	26	13	195 Redpath	22.20	29.10	194.85	246.15
1415	27	13	195 Redpath	22.20	29.10	248.11	299.41
1416	28	13	195 Redpath	22.20	29.10	289.35	340.65
1501	1	14	99 Broadway	22.20	29.10	292.60	343.90
1502	2	14	99 Broadway	22.20	29.10	345.53	396.83
1503	3	14	99 Broadway	22.20	29.10	392.95	444.25
1504	4	14	99 Broadway	22.20	29.10	410.48	461.78
1505	5	14	99 Broadway	22.20	29.10	248.11	299.41
1506	6	14	99 Broadway	22.20	29.10	295.52	346.82
1507	7	14	99 Broadway	22.20	29.10	289.35	340.65
1508	8	14	99 Broadway	22.20	29.10	248.11	299.41
1509	9	14	99 Broadway	22.20	29.10	410.48	461.78
1510	10	14	99 Broadway	22.20	29.10	390.02	441.32
1511	11	14	99 Broadway	22.20	29.10	348.46	399.76
1512	12	14	99 Broadway	22.20	29.10	292.60	343.90
1501	13	14	195 Redpath	22.20	29.10	295.52	346.82
1502	14	14	195 Redpath	22.20	29.10	248.11	299.41
1503	15	14	195 Redpath	22.20	29.10	413.41	464.71
1504	16	14	195 Redpath	22.20	29.10	390.02	441.32
1505	17	14	195 Redpath	22.20	29.10	357.55	408.85
1506	18	14	195 Redpath	22.20	29.10	372.16	423.46
1507	19	14	195 Redpath	22.20	29.10	203.94	255.24
1508	20	14	195 Redpath	22.20	29.10	351.38	402.68
1509	21	14	195 Redpath	22.20	29.10	363.40	414.70
1510	22	14	195 Redpath	22.20	29.10	442.96	494.26
1511	23	14	195 Redpath	22.20	29.10	339.69	390.99
1512	24	14	195 Redpath	22.20	29.10	366.32	417.62
1513	25	14	195 Redpath	22.20	29.10	227.33	278.63
1514	26	14	195 Redpath	22.20	29.10	194.85	246.15
1515	27	14	195 Redpath	22.20	29.10	248.11	299.41
1516	28	14	195 Redpath	22.20	29.10	289.35	340.65
1601	1	15	99 Broadway	22.20	29.10	292.60	343.90
1602	2	15	99 Broadway	22.20	29.10	345.53	396.83
1603	3	15	99 Broadway	22.20	29.10	392.95	444.25
1604	4	15	99 Broadway	22.20	29.10	410.48	461.78
1605	5	15	99 Broadway	22.20	29.10	248.11	299.41
1606	6	15	99 Broadway	22.20	29.10	295.52	346.82
1607	7	15	99 Broadway	22.20	29.10	289.35	340.65
1608	8	15	99 Broadway	22.20	29.10	248.11	299.41
1609	9	15	99 Broadway	22.20	29.10	410.48	461.78
1610	10	15	99 Broadway	22.20	29.10	390.02	441.32
1611	11	15	99 Broadway	22.20	29.10	348.46	399.76
1612	12	15	99 Broadway	22.20	29.10	292.60	343.90
1601	13	15	195 Redpath	22.20	29.10	295.52	346.82
1602	14	15	195 Redpath	22.20	29.10	248.11	299.41
1603	15	15	195 Redpath	22.20	29.10	413.41	464.71
1604	16	15	195 Redpath	22.20	29.10	390.02	441.32
1605	17	15	195 Redpath	22.20	29.10	357.55	408.85
1606	18	15	195 Redpath	22.20	29.10	372.16	423.46
1607	19	15	195 Redpath	22.20	29.10	203.94	255.24
1608	20	15	195 Redpath	22.20	29.10	351.38	402.68
1609	21	15	195 Redpath	22.20	29.10	363.40	414.70
1610	22	15	195 Redpath	22.20	29.10	442.96	494.26
1611	23	15	195 Redpath	22.20	29.10	339.69	390.99
1612	24	15	195 Redpath	22.20	29.10	366.32	417.62
1613	25	15	195 Redpath	22.20	29.10	227.33	278.63
1614	26	15	195 Redpath	22.20	29.10	194.85	246.15
1615	27	15	195 Redpath	22.20	29.10	248.11	299.41
1616	28	15	195 Redpath	22.20	29.10	289.35	340.65
1701	1	16	99 Broadway	22.20	29.10	292.60	343.90
1702	2	16	99 Broadway	22.20	29.10	345.53	396.83

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<u>SUITE NO.</u>	<u>UNIT NO.</u>	<u>LEVEL NO.</u>	<u>MUNICIPAL ADDRESS</u>	<u>MONTHLY COMMON CHARGE EDDY SYSTEM PER UNIT</u>	<u>MONTHLY COMMON CHARG BULK INTERNET PER UNIT</u>	<u>MONTHLY COMMON CHARGE</u>	<u>TOTAL MONTHLY COMMON CHARGES</u>
1703	3	16	99 Broadway	22.20	29.10	392.95	444.25
1704	4	16	99 Broadway	22.20	29.10	410.48	461.78
1705	5	16	99 Broadway	22.20	29.10	248.11	299.41
1706	6	16	99 Broadway	22.20	29.10	295.52	346.82
1707	7	16	99 Broadway	22.20	29.10	289.35	340.65
1708	8	16	99 Broadway	22.20	29.10	248.11	299.41
1709	9	16	99 Broadway	22.20	29.10	410.48	461.78
1710	10	16	99 Broadway	22.20	29.10	390.02	441.32
1711	11	16	99 Broadway	22.20	29.10	348.46	399.76
1712	12	16	99 Broadway	22.20	29.10	292.60	343.90
1701	13	16	195 Redpath	22.20	29.10	295.52	346.82
1702	14	16	195 Redpath	22.20	29.10	248.11	299.41
1703	15	16	195 Redpath	22.20	29.10	413.41	464.71
1704	16	16	195 Redpath	22.20	29.10	390.02	441.32
1705	17	16	195 Redpath	22.20	29.10	357.55	408.85
1706	18	16	195 Redpath	22.20	29.10	372.16	423.46
1707	19	16	195 Redpath	22.20	29.10	203.94	255.24
1708	20	16	195 Redpath	22.20	29.10	351.38	402.68
1709	21	16	195 Redpath	22.20	29.10	363.40	414.70
1710	22	16	195 Redpath	22.20	29.10	442.96	494.26
1711	23	16	195 Redpath	22.20	29.10	339.69	390.99
1712	24	16	195 Redpath	22.20	29.10	366.32	417.62
1713	25	16	195 Redpath	22.20	29.10	227.33	278.63
1714	26	16	195 Redpath	22.20	29.10	194.85	246.15
1715	27	16	195 Redpath	22.20	29.10	248.11	299.41
1716	28	16	195 Redpath	22.20	29.10	289.35	340.65
1801	1	17	99 Broadway	22.20	29.10	292.60	343.90
1802	2	17	99 Broadway	22.20	29.10	345.53	396.83
1803	3	17	99 Broadway	22.20	29.10	392.95	444.25
1804	4	17	99 Broadway	22.20	29.10	410.48	461.78
1805	5	17	99 Broadway	22.20	29.10	248.11	299.41
1806	6	17	99 Broadway	22.20	29.10	295.52	346.82
1807	7	17	99 Broadway	22.20	29.10	289.35	340.65
1808	8	17	99 Broadway	22.20	29.10	248.11	299.41
1809	9	17	99 Broadway	22.20	29.10	410.48	461.78
1810	10	17	99 Broadway	22.20	29.10	390.02	441.32
1811	11	17	99 Broadway	22.20	29.10	348.46	399.76
1812	12	17	99 Broadway	22.20	29.10	292.60	343.90
1801	13	17	195 Redpath	22.20	29.10	295.52	346.82
1802	14	17	195 Redpath	22.20	29.10	248.11	299.41
1803	15	17	195 Redpath	22.20	29.10	413.41	464.71
1804	16	17	195 Redpath	22.20	29.10	390.02	441.32
1805	17	17	195 Redpath	22.20	29.10	357.55	408.85
1806	18	17	195 Redpath	22.20	29.10	372.16	423.46
1807	19	17	195 Redpath	22.20	29.10	203.94	255.24
1808	20	17	195 Redpath	22.20	29.10	351.38	402.68
1809	21	17	195 Redpath	22.20	29.10	363.40	414.70
1810	22	17	195 Redpath	22.20	29.10	442.96	494.26
1811	23	17	195 Redpath	22.20	29.10	339.69	390.99
1812	24	17	195 Redpath	22.20	29.10	366.32	417.62
1813	25	17	195 Redpath	22.20	29.10	227.33	278.63
1814	26	17	195 Redpath	22.20	29.10	194.85	246.15
1815	27	17	195 Redpath	22.20	29.10	248.11	299.41
1816	28	17	195 Redpath	22.20	29.10	289.35	340.65
1901	1	18	99 Broadway	22.20	29.10	292.60	343.90
1902	2	18	99 Broadway	22.20	29.10	345.53	396.83
1903	3	18	99 Broadway	22.20	29.10	392.95	444.25
1904	4	18	99 Broadway	22.20	29.10	410.48	461.78
1905	5	18	99 Broadway	22.20	29.10	248.11	299.41
1906	6	18	99 Broadway	22.20	29.10	295.52	346.82
1907	7	18	99 Broadway	22.20	29.10	289.35	340.65
1908	8	18	99 Broadway	22.20	29.10	248.11	299.41
1909	9	18	99 Broadway	22.20	29.10	410.48	461.78
1910	10	18	99 Broadway	22.20	29.10	390.02	441.32
1911	11	18	99 Broadway	22.20	29.10	348.46	399.76
1912	12	18	99 Broadway	22.20	29.10	292.60	343.90
1901	13	18	195 Redpath	22.20	29.10	295.52	346.82
1902	14	18	195 Redpath	22.20	29.10	248.11	299.41
1903	15	18	195 Redpath	22.20	29.10	413.41	464.71
1904	16	18	195 Redpath	22.20	29.10	390.02	441.32
1905	17	18	195 Redpath	22.20	29.10	357.55	408.85
1906	18	18	195 Redpath	22.20	29.10	378.01	429.31
1907	19	18	195 Redpath	22.20	29.10	201.02	252.32
1908	20	18	195 Redpath	22.20	29.10	351.38	402.68
1909	21	18	195 Redpath	22.20	29.10	363.40	414.70
1910	22	18	195 Redpath	22.20	29.10	442.96	494.26
1911	23	18	195 Redpath	22.20	29.10	339.69	390.99
1912	24	18	195 Redpath	22.20	29.10	366.32	417.62
1913	25	18	195 Redpath	22.20	29.10	227.33	278.63
1914	26	18	195 Redpath	22.20	29.10	194.85	246.15
1915	27	18	195 Redpath	22.20	29.10	248.11	299.41
1916	28	18	195 Redpath	22.20	29.10	289.35	340.65
2001	1	19	99 Broadway	22.20	29.10	292.60	343.90
2002	2	19	99 Broadway	22.20	29.10	345.53	396.83
2003	3	19	99 Broadway	22.20	29.10	392.95	444.25
2004	4	19	99 Broadway	22.20	29.10	410.48	461.78
2005	5	19	99 Broadway	22.20	29.10	248.11	299.41
2006	6	19	99 Broadway	22.20	29.10	295.52	346.82
2007	7	19	99 Broadway	22.20	29.10	289.35	340.65
2008	8	19	99 Broadway	22.20	29.10	248.11	299.41
2009	9	19	99 Broadway	22.20	29.10	410.48	461.78
2010	10	19	99 Broadway	22.20	29.10	390.02	441.32
2011	11	19	99 Broadway	22.20	29.10	348.46	399.76
2012	12	19	99 Broadway	22.20	29.10	292.60	343.90
2001	13	19	195 Redpath	22.20	29.10	295.52	346.82
2002	14	19	195 Redpath	22.20	29.10	248.11	299.41
2003	15	19	195 Redpath	22.20	29.10	413.41	464.71
2004	16	19	195 Redpath	22.20	29.10	390.02	441.32
2005	17	19	195 Redpath	22.20	29.10	357.55	408.85
2006	18	19	195 Redpath	22.20	29.10	378.01	429.31
2007	19	19	195 Redpath	22.20	29.10	203.94	255.24
2008	20	19	195 Redpath	22.20	29.10	351.38	402.68
2009	21	19	195 Redpath	22.20	29.10	363.40	414.70
2010	22	19	195 Redpath	22.20	29.10	442.96	494.26
2011	23	19	195 Redpath	22.20	29.10	339.69	390.99
2012	24	19	195 Redpath	22.20	29.10	366.32	417.62
2013	25	19	195 Redpath	22.20	29.10	227.33	278.63

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<u>SUITE NO.</u>	<u>UNIT NO.</u>	<u>LEVEL NO.</u>	<u>MUNICIPAL ADDRESS</u>	<u>MONTHLY COMMON CHARGE EDDY SYSTEM PER UNIT</u>	<u>MONTHLY COMMON CHARG BULK INTERNET PER UNIT</u>	<u>MONTHLY COMMON CHARGE</u>	<u>TOTAL MONTHLY COMMON CHARGES</u>
2014	26	19	195 Redpath	22.20	29.10	194.85	246.15
2015	27	19	195 Redpath	22.20	29.10	248.11	299.41
2016	28	19	195 Redpath	22.20	29.10	289.35	340.65
2101	1	20	99 Broadway	22.20	29.10	292.60	343.90
2102	2	20	99 Broadway	22.20	29.10	345.53	396.83
2103	3	20	99 Broadway	22.20	29.10	392.95	444.25
2104	4	20	99 Broadway	22.20	29.10	410.48	461.78
2105	5	20	99 Broadway	22.20	29.10	248.11	299.41
2106	6	20	99 Broadway	22.20	29.10	295.52	346.82
2107	7	20	99 Broadway	22.20	29.10	289.35	340.65
2108	8	20	99 Broadway	22.20	29.10	248.11	299.41
2109	9	20	99 Broadway	22.20	29.10	410.48	461.78
2110	10	20	99 Broadway	22.20	29.10	390.02	441.32
2111	11	20	99 Broadway	22.20	29.10	348.46	399.76
2112	12	20	99 Broadway	22.20	29.10	292.60	343.90
2101	13	20	195 Redpath	22.20	29.10	295.52	346.82
2102	14	20	195 Redpath	22.20	29.10	248.11	299.41
2103	15	20	195 Redpath	22.20	29.10	413.41	464.71
2104	16	20	195 Redpath	22.20	29.10	390.02	441.32
2105	17	20	195 Redpath	22.20	29.10	357.55	408.85
2106	18	20	195 Redpath	22.20	29.10	378.01	429.31
2107	19	20	195 Redpath	22.20	29.10	203.94	255.24
2108	20	20	195 Redpath	22.20	29.10	351.38	402.68
2109	21	20	195 Redpath	22.20	29.10	363.40	414.70
2110	22	20	195 Redpath	22.20	29.10	442.96	494.26
2111	23	20	195 Redpath	22.20	29.10	339.69	390.99
2112	24	20	195 Redpath	22.20	29.10	366.32	417.62
2113	25	20	195 Redpath	22.20	29.10	227.33	278.63
2114	26	20	195 Redpath	22.20	29.10	194.85	246.15
2115	27	20	195 Redpath	22.20	29.10	248.11	299.41
2116	28	20	195 Redpath	22.20	29.10	289.35	340.65
2201	1	21	99 Broadway	22.20	29.10	292.60	343.90
2202	2	21	99 Broadway	22.20	29.10	345.53	396.83
2203	3	21	99 Broadway	22.20	29.10	392.95	444.25
2204	4	21	99 Broadway	22.20	29.10	410.48	461.78
2205	5	21	99 Broadway	22.20	29.10	248.11	299.41
2206	6	21	99 Broadway	22.20	29.10	295.52	346.82
2207	7	21	99 Broadway	22.20	29.10	289.35	340.65
2208	8	21	99 Broadway	22.20	29.10	248.11	299.41
2209	9	21	99 Broadway	22.20	29.10	410.48	461.78
2210	10	21	99 Broadway	22.20	29.10	390.02	441.32
2211	11	21	99 Broadway	22.20	29.10	348.46	399.76
2212	12	21	99 Broadway	22.20	29.10	292.60	343.90
2201	13	21	195 Redpath	22.20	29.10	295.52	346.82
2202	14	21	195 Redpath	22.20	29.10	248.11	299.41
2203	15	21	195 Redpath	22.20	29.10	413.41	464.71
2204	16	21	195 Redpath	22.20	29.10	390.02	441.32
2205	17	21	195 Redpath	22.20	29.10	357.55	408.85
2206	18	21	195 Redpath	22.20	29.10	378.01	429.31
2207	19	21	195 Redpath	22.20	29.10	203.94	255.24
2208	20	21	195 Redpath	22.20	29.10	351.38	402.68
2209	21	21	195 Redpath	22.20	29.10	363.40	414.70
2210	22	21	195 Redpath	22.20	29.10	442.96	494.26
2211	23	21	195 Redpath	22.20	29.10	339.69	390.99
2212	24	21	195 Redpath	22.20	29.10	366.32	417.62
2213	25	21	195 Redpath	22.20	29.10	227.33	278.63
2214	26	21	195 Redpath	22.20	29.10	194.85	246.15
2215	27	21	195 Redpath	22.20	29.10	248.11	299.41
2216	28	21	195 Redpath	22.20	29.10	289.35	340.65
2301	1	22	99 Broadway	22.20	29.10	292.60	343.90
2302	2	22	99 Broadway	22.20	29.10	345.53	396.83
2303	3	22	99 Broadway	22.20	29.10	392.95	444.25
2304	4	22	99 Broadway	22.20	29.10	410.48	461.78
2305	5	22	99 Broadway	22.20	29.10	248.11	299.41
2306	6	22	99 Broadway	22.20	29.10	295.52	346.82
2307	7	22	99 Broadway	22.20	29.10	289.35	340.65
2308	8	22	99 Broadway	22.20	29.10	248.11	299.41
2309	9	22	99 Broadway	22.20	29.10	410.48	461.78
2310	10	22	99 Broadway	22.20	29.10	390.02	441.32
2311	11	22	99 Broadway	22.20	29.10	348.46	399.76
2312	12	22	99 Broadway	22.20	29.10	292.60	343.90
2301	13	22	195 Redpath	22.20	29.10	295.52	346.82
2302	14	22	195 Redpath	22.20	29.10	248.11	299.41
2303	15	22	195 Redpath	22.20	29.10	413.41	464.71
2304	16	22	195 Redpath	22.20	29.10	390.02	441.32
2305	17	22	195 Redpath	22.20	29.10	357.55	408.85
2306	18	22	195 Redpath	22.20	29.10	378.01	429.31
2307	19	22	195 Redpath	22.20	29.10	201.02	252.32
2308	20	22	195 Redpath	22.20	29.10	351.38	402.68
2309	21	22	195 Redpath	22.20	29.10	363.40	414.70
2310	22	22	195 Redpath	22.20	29.10	442.96	494.26
2311	23	22	195 Redpath	22.20	29.10	339.69	390.99
2312	24	22	195 Redpath	22.20	29.10	366.32	417.62
2313	25	22	195 Redpath	22.20	29.10	227.33	278.63
2314	26	22	195 Redpath	22.20	29.10	194.85	246.15
2315	27	22	195 Redpath	22.20	29.10	248.11	299.41
2316	28	22	195 Redpath	22.20	29.10	289.35	340.65
2401	1	23	99 Broadway	22.20	29.10	292.60	343.90
2402	2	23	99 Broadway	22.20	29.10	345.53	396.83
2403	3	23	99 Broadway	22.20	29.10	392.95	444.25
2404	4	23	99 Broadway	22.20	29.10	410.48	461.78
2405	5	23	99 Broadway	22.20	29.10	248.11	299.41
2406	6	23	99 Broadway	22.20	29.10	295.52	346.82
2407	7	23	99 Broadway	22.20	29.10	289.35	340.65
2408	8	23	99 Broadway	22.20	29.10	248.11	299.41
2409	9	23	99 Broadway	22.20	29.10	410.48	461.78
2410	10	23	99 Broadway	22.20	29.10	390.02	441.32
2411	11	23	99 Broadway	22.20	29.10	348.46	399.76
2412	12	23	99 Broadway	22.20	29.10	292.60	343.90
2401	13	23	195 Redpath	22.20	29.10	295.52	346.82
2402	14	23	195 Redpath	22.20	29.10	248.11	299.41
2403	15	23	195 Redpath	22.20	29.10	413.41	464.71
2404	16	23	195 Redpath	22.20	29.10	390.02	441.32
2405	17	23	195 Redpath	22.20	29.10	357.55	408.85
2406	18	23	195 Redpath	22.20	29.10	372.16	423.46
2407	19	23	195 Redpath	22.20	29.10	203.94	255.24

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2408	20	23	195 Redpath	22.20	29.10	351.38	402.68
2409	21	23	195 Redpath	22.20	29.10	363.40	414.70
2410	22	23	195 Redpath	22.20	29.10	442.96	494.26
2411	23	23	195 Redpath	22.20	29.10	339.69	390.99
2412	24	23	195 Redpath	22.20	29.10	366.32	417.62
2413	25	23	195 Redpath	22.20	29.10	227.33	278.63
2414	26	23	195 Redpath	22.20	29.10	194.85	246.15
2415	27	23	195 Redpath	22.20	29.10	248.11	299.41
2416	28	23	195 Redpath	22.20	29.10	289.35	340.65
2501	1	24	99 Broadway	22.20	29.10	292.60	343.90
2502	2	24	99 Broadway	22.20	29.10	345.53	396.83
2503	3	24	99 Broadway	22.20	29.10	392.95	444.25
2504	4	24	99 Broadway	22.20	29.10	410.48	461.78
2505	5	24	99 Broadway	22.20	29.10	248.11	299.41
2506	6	24	99 Broadway	22.20	29.10	295.52	346.82
2507	7	24	99 Broadway	22.20	29.10	289.35	340.65
2508	8	24	99 Broadway	22.20	29.10	248.11	299.41
2509	9	24	99 Broadway	22.20	29.10	410.48	461.78
2510	10	24	99 Broadway	22.20	29.10	390.02	441.32
2511	11	24	99 Broadway	22.20	29.10	348.46	399.76
2512	12	24	99 Broadway	22.20	29.10	292.60	343.90
2501	13	24	195 Redpath	22.20	29.10	295.52	346.82
2502	14	24	195 Redpath	22.20	29.10	248.11	299.41
2503	15	24	195 Redpath	22.20	29.10	413.41	464.71
2504	16	24	195 Redpath	22.20	29.10	390.02	441.32
2505	17	24	195 Redpath	22.20	29.10	357.55	408.85
2506	18	24	195 Redpath	22.20	29.10	372.16	423.46
2507	19	24	195 Redpath	22.20	29.10	203.94	255.24
2508	20	24	195 Redpath	22.20	29.10	351.38	402.68
2509	21	24	195 Redpath	22.20	29.10	363.40	414.70
2510	22	24	195 Redpath	22.20	29.10	442.96	494.26
2511	23	24	195 Redpath	22.20	29.10	339.69	390.99
2512	24	24	195 Redpath	22.20	29.10	366.32	417.62
2513	25	24	195 Redpath	22.20	29.10	227.33	278.63
2514	26	24	195 Redpath	22.20	29.10	194.85	246.15
2515	27	24	195 Redpath	22.20	29.10	248.11	299.41
2516	28	24	195 Redpath	22.20	29.10	289.35	340.65
2601	1	25	99 Broadway	22.20	29.10	292.60	343.90
2602	2	25	99 Broadway	22.20	29.10	345.53	396.83
2603	3	25	99 Broadway	22.20	29.10	392.95	444.25
2604	4	25	99 Broadway	22.20	29.10	410.48	461.78
2605	5	25	99 Broadway	22.20	29.10	248.11	299.41
2606	6	25	99 Broadway	22.20	29.10	295.52	346.82
2607	7	25	99 Broadway	22.20	29.10	289.35	340.65
2608	8	25	99 Broadway	22.20	29.10	248.11	299.41
2609	9	25	99 Broadway	22.20	29.10	410.48	461.78
2610	10	25	99 Broadway	22.20	29.10	390.02	441.32
2611	11	25	99 Broadway	22.20	29.10	348.46	399.76
2612	12	25	99 Broadway	22.20	29.10	292.60	343.90
2601	13	25	195 Redpath	22.20	29.10	295.52	346.82
2602	14	25	195 Redpath	22.20	29.10	248.11	299.41
2603	15	25	195 Redpath	22.20	29.10	413.41	464.71
2604	16	25	195 Redpath	22.20	29.10	390.02	441.32
2605	17	25	195 Redpath	22.20	29.10	357.55	408.85
2606	18	25	195 Redpath	22.20	29.10	372.16	423.46
2607	19	25	195 Redpath	22.20	29.10	203.94	255.24
2608	20	25	195 Redpath	22.20	29.10	351.38	402.68
2609	21	25	195 Redpath	22.20	29.10	363.40	414.70
2610	22	25	195 Redpath	22.20	29.10	442.96	494.26
2611	23	25	195 Redpath	22.20	29.10	339.69	390.99
2612	24	25	195 Redpath	22.20	29.10	366.32	417.62
2613	25	25	195 Redpath	22.20	29.10	227.33	278.63
2614	26	25	195 Redpath	22.20	29.10	194.85	246.15
2615	27	25	195 Redpath	22.20	29.10	248.11	299.41
2616	28	25	195 Redpath	22.20	29.10	289.35	340.65
2701	1	26	99 Broadway	22.20	29.10	292.60	343.90
2702	2	26	99 Broadway	22.20	29.10	345.53	396.83
2703	3	26	99 Broadway	22.20	29.10	392.95	444.25
2704	4	26	99 Broadway	22.20	29.10	410.48	461.78
2705	5	26	99 Broadway	22.20	29.10	248.11	299.41
2706	6	26	99 Broadway	22.20	29.10	295.52	346.82
2707	7	26	99 Broadway	22.20	29.10	289.35	340.65
2708	8	26	99 Broadway	22.20	29.10	248.11	299.41
2709	9	26	99 Broadway	22.20	29.10	410.48	461.78
2710	10	26	99 Broadway	22.20	29.10	390.02	441.32
2711	11	26	99 Broadway	22.20	29.10	348.46	399.76
2712	12	26	99 Broadway	22.20	29.10	292.60	343.90
2701	13	26	195 Redpath	22.20	29.10	295.52	346.82
2702	14	26	195 Redpath	22.20	29.10	248.11	299.41
2703	15	26	195 Redpath	22.20	29.10	413.41	464.71
2704	16	26	195 Redpath	22.20	29.10	390.02	441.32
2705	17	26	195 Redpath	22.20	29.10	357.55	408.85
2706	18	26	195 Redpath	22.20	29.10	372.16	423.46
2707	19	26	195 Redpath	22.20	29.10	203.94	255.24
2708	20	26	195 Redpath	22.20	29.10	351.38	402.68
2709	21	26	195 Redpath	22.20	29.10	363.40	414.70
2710	22	26	195 Redpath	22.20	29.10	442.96	494.26
2711	23	26	195 Redpath	22.20	29.10	339.69	390.99
2712	24	26	195 Redpath	22.20	29.10	366.32	417.62
2713	25	26	195 Redpath	22.20	29.10	227.33	278.63
2714	26	26	195 Redpath	22.20	29.10	194.85	246.15
2715	27	26	195 Redpath	22.20	29.10	248.11	299.41
2716	28	26	195 Redpath	22.20	29.10	289.35	340.65
2801	1	27	99 Broadway	22.20	29.10	292.60	343.90
2802	2	27	99 Broadway	22.20	29.10	345.53	396.83
2803	3	27	99 Broadway	22.20	29.10	392.95	444.25
2804	4	27	99 Broadway	22.20	29.10	410.48	461.78
2805	5	27	99 Broadway	22.20	29.10	248.11	299.41
2806	6	27	99 Broadway	22.20	29.10	295.52	346.82
2807	7	27	99 Broadway	22.20	29.10	289.35	340.65
2808	8	27	99 Broadway	22.20	29.10	248.11	299.41
2809	9	27	99 Broadway	22.20	29.10	410.48	461.78
2810	10	27	99 Broadway	22.20	29.10	390.02	441.32
2811	11	27	99 Broadway	22.20	29.10	348.46	399.76
2812	12	27	99 Broadway	22.20	29.10	292.60	343.90
2801	13	27	195 Redpath	22.20	29.10	295.52	346.82

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2802	14	27	195 Redpath	22.20	29.10	248.11	299.41
2803	15	27	195 Redpath	22.20	29.10	413.41	464.71
2804	16	27	195 Redpath	22.20	29.10	390.02	441.32
2805	17	27	195 Redpath	22.20	29.10	357.55	408.85
2806	18	27	195 Redpath	22.20	29.10	372.16	423.46
2807	19	27	195 Redpath	22.20	29.10	203.94	255.24
2808	20	27	195 Redpath	22.20	29.10	351.38	402.68
2809	21	27	195 Redpath	22.20	29.10	363.40	414.70
2810	22	27	195 Redpath	22.20	29.10	442.96	494.26
2811	23	27	195 Redpath	22.20	29.10	339.69	390.99
2812	24	27	195 Redpath	22.20	29.10	366.32	417.62
2813	25	27	195 Redpath	22.20	29.10	227.33	278.63
2814	26	27	195 Redpath	22.20	29.10	194.85	246.15
2815	27	27	195 Redpath	22.20	29.10	248.11	299.41
2816	28	27	195 Redpath	22.20	29.10	289.35	340.65
2901	1	28	99 Broadway	22.20	29.10	292.60	343.90
2902	2	28	99 Broadway	22.20	29.10	345.53	396.83
2903	3	28	99 Broadway	22.20	29.10	392.95	444.25
2904	4	28	99 Broadway	22.20	29.10	410.48	461.78
2905	5	28	99 Broadway	22.20	29.10	248.11	299.41
2906	6	28	99 Broadway	22.20	29.10	295.52	346.82
2907	7	28	99 Broadway	22.20	29.10	289.35	340.65
2908	8	28	99 Broadway	22.20	29.10	248.11	299.41
2909	9	28	99 Broadway	22.20	29.10	410.48	461.78
2910	10	28	99 Broadway	22.20	29.10	390.02	441.32
2911	11	28	99 Broadway	22.20	29.10	348.46	399.76
2912	12	28	99 Broadway	22.20	29.10	292.60	343.90
2901	13	28	195 Redpath	22.20	29.10	295.52	346.82
2902	14	28	195 Redpath	22.20	29.10	248.11	299.41
2903	15	28	195 Redpath	22.20	29.10	413.41	464.71
2904	16	28	195 Redpath	22.20	29.10	390.02	441.32
2905	17	28	195 Redpath	22.20	29.10	357.55	408.85
2906	18	28	195 Redpath	22.20	29.10	378.01	429.31
2907	19	28	195 Redpath	22.20	29.10	203.94	255.24
2908	20	28	195 Redpath	22.20	29.10	351.38	402.68
2909	21	28	195 Redpath	22.20	29.10	363.40	414.70
2910	22	28	195 Redpath	22.20	29.10	442.96	494.26
2911	23	28	195 Redpath	22.20	29.10	339.69	390.99
2912	24	28	195 Redpath	22.20	29.10	366.32	417.62
2913	25	28	195 Redpath	22.20	29.10	227.33	278.63
2914	26	28	195 Redpath	22.20	29.10	194.85	246.15
2915	27	28	195 Redpath	22.20	29.10	248.11	299.41
2916	28	28	195 Redpath	22.20	29.10	289.35	340.65
3001	1	29	99 Broadway	22.20	29.10	292.60	343.90
3002	2	29	99 Broadway	22.20	29.10	345.53	396.83
3003	3	29	99 Broadway	22.20	29.10	392.95	444.25
3004	4	29	99 Broadway	22.20	29.10	410.48	461.78
3005	5	29	99 Broadway	22.20	29.10	248.11	299.41
3006	6	29	99 Broadway	22.20	29.10	295.52	346.82
3007	7	29	99 Broadway	22.20	29.10	289.35	340.65
3008	8	29	99 Broadway	22.20	29.10	248.11	299.41
3009	9	29	99 Broadway	22.20	29.10	410.48	461.78
3010	10	29	99 Broadway	22.20	29.10	390.02	441.32
3011	11	29	99 Broadway	22.20	29.10	348.46	399.76
3012	12	29	99 Broadway	22.20	29.10	292.60	343.90
3001	13	29	195 Redpath	22.20	29.10	295.52	346.82
3002	14	29	195 Redpath	22.20	29.10	248.11	299.41
3003	15	29	195 Redpath	22.20	29.10	413.41	464.71
3004	16	29	195 Redpath	22.20	29.10	390.02	441.32
3005	17	29	195 Redpath	22.20	29.10	357.55	408.85
3006	18	29	195 Redpath	22.20	29.10	378.01	429.31
3007	19	29	195 Redpath	22.20	29.10	203.94	255.24
3008	20	29	195 Redpath	22.20	29.10	351.38	402.68
3009	21	29	195 Redpath	22.20	29.10	363.40	414.70
3010	22	29	195 Redpath	22.20	29.10	442.96	494.26
3011	23	29	195 Redpath	22.20	29.10	339.69	390.99
3012	24	29	195 Redpath	22.20	29.10	366.32	417.62
3013	25	29	195 Redpath	22.20	29.10	227.33	278.63
3014	26	29	195 Redpath	22.20	29.10	194.85	246.15
3015	27	29	195 Redpath	22.20	29.10	248.11	299.41
3016	28	29	195 Redpath	22.20	29.10	289.35	340.65
3101	1	30	99 Broadway	22.20	29.10	292.60	343.90
3102	2	30	99 Broadway	22.20	29.10	345.53	396.83
3103	3	30	99 Broadway	22.20	29.10	392.95	444.25
3104	4	30	99 Broadway	22.20	29.10	410.48	461.78
3105	5	30	99 Broadway	22.20	29.10	248.11	299.41
3106	6	30	99 Broadway	22.20	29.10	295.52	346.82
3107	7	30	99 Broadway	22.20	29.10	289.35	340.65
3108	8	30	99 Broadway	22.20	29.10	248.11	299.41
3109	9	30	99 Broadway	22.20	29.10	410.48	461.78
3110	10	30	99 Broadway	22.20	29.10	390.02	441.32
3111	11	30	99 Broadway	22.20	29.10	348.46	399.76
3112	12	30	99 Broadway	22.20	29.10	292.60	343.90
3101	13	30	195 Redpath	22.20	29.10	295.52	346.82
3102	14	30	195 Redpath	22.20	29.10	248.11	299.41
3103	15	30	195 Redpath	22.20	29.10	413.41	464.71
3104	16	30	195 Redpath	22.20	29.10	390.02	441.32
3105	17	30	195 Redpath	22.20	29.10	357.55	408.85
3106	18	30	195 Redpath	22.20	29.10	378.01	429.31
3107	19	30	195 Redpath	22.20	29.10	201.02	252.32
3108	20	30	195 Redpath	22.20	29.10	351.38	402.68
3109	21	30	195 Redpath	22.20	29.10	363.40	414.70
3110	22	30	195 Redpath	22.20	29.10	442.96	494.26
3111	23	30	195 Redpath	22.20	29.10	339.69	390.99
3112	24	30	195 Redpath	22.20	29.10	366.32	417.62
3113	25	30	195 Redpath	22.20	29.10	227.33	278.63
3114	26	30	195 Redpath	22.20	29.10	194.85	246.15
3115	27	30	195 Redpath	22.20	29.10	248.11	299.41
3116	28	30	195 Redpath	22.20	29.10	289.35	340.65
3201	1	31	99 Broadway	22.20	29.10	292.60	343.90
3202	2	31	99 Broadway	22.20	29.10	345.53	396.83
3203	3	31	99 Broadway	22.20	29.10	392.95	444.25
3204	4	31	99 Broadway	22.20	29.10	410.48	461.78
3205	5	31	99 Broadway	22.20	29.10	248.11	299.41
3206	6	31	99 Broadway	22.20	29.10	295.52	346.82
3207	7	31	99 Broadway	22.20	29.10	289.35	340.65

CITYLIGHTS ON BROADWAY
NORTH & SOUTH BUILDING

SCHEDULE TO THE BUDGET

CONTRIBUTION TO THE COMMON EXPENSES AND
INTEREST IN THE COMMON ELEMENTS AS EXPRESSED IN PERCENTAGES

<u>SUITE NO.</u>	<u>UNIT NO.</u>	<u>LEVEL NO.</u>	<u>MUNICIPAL ADDRESS</u>	<u>MONTHLY COMMON CHARGE EDDY SYSTEM PER UNIT</u>	<u>MONTHLY COMMON CHARG BULK INTERNET PER UNIT</u>	<u>MONTHLY COMMON CHARGE</u>	<u>TOTAL MONTHLY COMMON CHARGES</u>
3208	8	31	99 Broadway	22.20	29.10	248.11	299.41
3209	9	31	99 Broadway	22.20	29.10	410.48	461.78
3210	10	31	99 Broadway	22.20	29.10	390.02	441.32
3211	11	31	99 Broadway	22.20	29.10	348.46	399.76
3212	12	31	99 Broadway	22.20	29.10	292.60	343.90
3201	13	31	195 Redpath	22.20	29.10	295.52	346.82
3202	14	31	195 Redpath	22.20	29.10	248.11	299.41
3203	15	31	195 Redpath	22.20	29.10	413.41	464.71
3204	16	31	195 Redpath	22.20	29.10	390.02	441.32
3205	17	31	195 Redpath	22.20	29.10	357.55	408.85
3206	18	31	195 Redpath	22.20	29.10	378.01	429.31
3207	19	31	195 Redpath	22.20	29.10	201.02	252.32
3208	20	31	195 Redpath	22.20	29.10	351.38	402.68
3209	21	31	195 Redpath	22.20	29.10	363.40	414.70
3210	22	31	195 Redpath	22.20	29.10	442.96	494.26
3211	23	31	195 Redpath	22.20	29.10	339.69	390.99
3212	24	31	195 Redpath	22.20	29.10	366.32	417.62
3213	25	31	195 Redpath	22.20	29.10	227.33	278.63
3214	26	31	195 Redpath	22.20	29.10	194.85	246.15
3215	27	31	195 Redpath	22.20	29.10	248.11	299.41
3216	28	31	195 Redpath	22.20	29.10	289.35	340.65
3301	1	32	99 Broadway	22.20	29.10	292.60	343.90
3302	2	32	99 Broadway	22.20	29.10	345.53	396.83
3303	3	32	99 Broadway	22.20	29.10	392.95	444.25
3304	4	32	99 Broadway	22.20	29.10	410.48	461.78
3305	5	32	99 Broadway	22.20	29.10	248.11	299.41
3306	6	32	99 Broadway	22.20	29.10	295.52	346.82
3307	7	32	99 Broadway	22.20	29.10	289.35	340.65
3308	8	32	99 Broadway	22.20	29.10	248.11	299.41
3309	9	32	99 Broadway	22.20	29.10	410.48	461.78
3310	10	32	99 Broadway	22.20	29.10	390.02	441.32
3311	11	32	99 Broadway	22.20	29.10	348.46	399.76
3312	12	32	99 Broadway	22.20	29.10	292.60	343.90
3301	13	32	195 Redpath	22.20	29.10	295.52	346.82
3302	14	32	195 Redpath	22.20	29.10	248.11	299.41
3303	15	32	195 Redpath	22.20	29.10	413.41	464.71
3304	16	32	195 Redpath	22.20	29.10	390.02	441.32
3305	17	32	195 Redpath	22.20	29.10	357.55	408.85
3306	18	32	195 Redpath	22.20	29.10	378.01	429.31
3307	19	32	195 Redpath	22.20	29.10	201.02	252.32
3308	20	32	195 Redpath	22.20	29.10	351.38	402.68
3309	21	32	195 Redpath	22.20	29.10	363.40	414.70
3310	22	32	195 Redpath	22.20	29.10	442.96	494.26
3311	23	32	195 Redpath	22.20	29.10	339.69	390.99
3312	24	32	195 Redpath	22.20	29.10	366.32	417.62
3313	25	32	195 Redpath	22.20	29.10	227.33	278.63
3314	26	32	195 Redpath	22.20	29.10	194.85	246.15
3315	27	32	195 Redpath	22.20	29.10	248.11	299.41
3316	28	32	195 Redpath	22.20	29.10	289.35	340.65
3401	1	33	99 Broadway	22.20	29.10	292.60	343.90
3402	2	33	99 Broadway	22.20	29.10	345.53	396.83
3403	3	33	99 Broadway	22.20	29.10	392.95	444.25
3404	4	33	99 Broadway	22.20	29.10	410.48	461.78
3405	5	33	99 Broadway	22.20	29.10	248.11	299.41
3406	6	33	99 Broadway	22.20	29.10	295.52	346.82
3407	7	33	99 Broadway	22.20	29.10	289.35	340.65
3408	8	33	99 Broadway	22.20	29.10	248.11	299.41
3409	9	33	99 Broadway	22.20	29.10	410.48	461.78
3410	10	33	99 Broadway	22.20	29.10	390.02	441.32
3411	11	33	99 Broadway	22.20	29.10	348.46	399.76
3412	12	33	99 Broadway	22.20	29.10	292.60	343.90
3401	13	33	195 Redpath	22.20	29.10	295.52	346.82
3402	14	33	195 Redpath	22.20	29.10	248.11	299.41
3403	15	33	195 Redpath	22.20	29.10	413.41	464.71
3404	16	33	195 Redpath	22.20	29.10	390.02	441.32
3405	17	33	195 Redpath	22.20	29.10	357.55	408.85
3406	18	33	195 Redpath	22.20	29.10	372.16	423.46
3407	19	33	195 Redpath	22.20	29.10	203.94	255.24
3408	20	33	195 Redpath	22.20	29.10	351.38	402.68
3409	21	33	195 Redpath	22.20	29.10	363.40	414.70
3410	22	33	195 Redpath	22.20	29.10	442.96	494.26
3411	23	33	195 Redpath	22.20	29.10	339.69	390.99
3412	24	33	195 Redpath	22.20	29.10	366.32	417.62
3413	25	33	195 Redpath	22.20	29.10	227.33	278.63
3414	26	33	195 Redpath	22.20	29.10	194.85	246.15
3415	27	33	195 Redpath	22.20	29.10	248.11	299.41
3416	28	33	195 Redpath	22.20	29.10	289.35	340.65
3501	1	34	99 Broadway	22.20	29.10	292.60	343.90
3502	2	34	99 Broadway	22.20	29.10	345.53	396.83
3503	3	34	99 Broadway	22.20	29.10	392.95	444.25
3504	4	34	99 Broadway	22.20	29.10	410.48	461.78
3505	5	34	99 Broadway	22.20	29.10	248.11	299.41
3506	6	34	99 Broadway	22.20	29.10	295.52	346.82
3507	7	34	99 Broadway	22.20	29.10	289.35	340.65
3508	8	34	99 Broadway	22.20	29.10	248.11	299.41
3509	9	34	99 Broadway	22.20	29.10	410.48	461.78
3510	10	34	99 Broadway	22.20	29.10	390.02	441.32
3511	11	34	99 Broadway	22.20	29.10	348.46	399.76
3512	12	34	99 Broadway	22.20	29.10	292.60	343.90
3501	13	34	195 Redpath	22.20	29.10	295.52	346.82
3502	14	34	195 Redpath	22.20	29.10	248.11	299.41
3503	15	34	195 Redpath	22.20	29.10	413.41	464.71
3504	16	34	195 Redpath	22.20	29.10	390.02	441.32
3505	17	34	195 Redpath	22.20	29.10	357.55	408.85
3506	18	34	195 Redpath	22.20	29.10	372.16	423.46
3507	19	34	195 Redpath	22.20	29.10	203.94	255.24
3508	20	34	195 Redpath	22.20	29.10	351.38	402.68
3509	21	34	195 Redpath	22.20	29.10	363.40	414.70
3510	22	34	195 Redpath	22.20	29.10	442.96	494.26
3511	23	34	195 Redpath	22.20	29.10	339.69	390.99
3512	24	34	195 Redpath	22.20	29.10	366.32	417.62
3513	25	34	195 Redpath	22.20	29.10	227.33	278.63
3514	26	34	195 Redpath	22.20	29.10	194.85	246.15
3515	27	34	195 Redpath	22.20	29.10	248.11	299.41
3516	28	34	195 Redpath	22.20	29.10	289.35	340.65
3601	1	35	99 Broadway	22.20	29.10	292.60	343.90

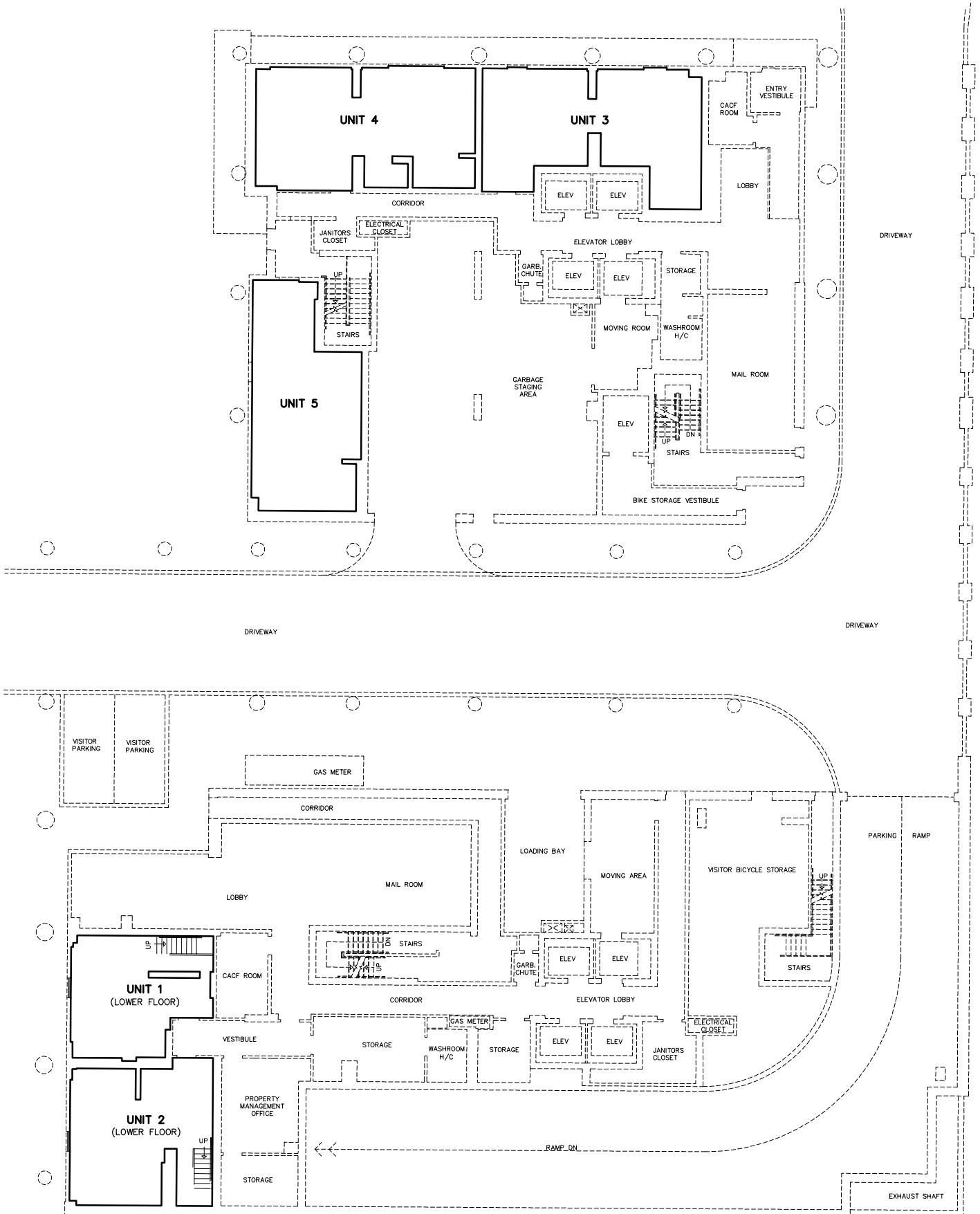
**CITYLIGHTS ON BROADWAY
NORTH & SOUTH BUILDING**

SCHEDULE TO THE BUDGET

**CONTRIBUTION TO THE COMMON EXPENSES AND
INTEREST IN THE COMMON ELEMENTS AS EXPRESSED IN PERCENTAGES**

SUITE NO.	UNIT NO.	LEVEL NO.	MUNICIPAL ADDRESS	MONTHLY COMMON CHARGE EDDY SYSTEM PER UNIT	MONTHLY COMMON CHARG BULK INTERNET PER UNIT	MONTHLY COMMON CHARGE	TOTAL MONTHLY COMMON CHARGES
3602	2	35	99 Broadway	22.20	29.10	345.53	396.83
3603	3	35	99 Broadway	22.20	29.10	392.95	444.25
3604	4	35	99 Broadway	22.20	29.10	410.48	461.78
3605	5	35	99 Broadway	22.20	29.10	248.11	299.41
3606	6	35	99 Broadway	22.20	29.10	295.52	346.82
3607	7	35	99 Broadway	22.20	29.10	289.35	340.65
3608	8	35	99 Broadway	22.20	29.10	248.11	299.41
3609	9	35	99 Broadway	22.20	29.10	410.48	461.78
3610	10	35	99 Broadway	22.20	29.10	390.02	441.32
3611	11	35	99 Broadway	22.20	29.10	348.46	399.76
3612	12	35	99 Broadway	22.20	29.10	292.60	343.90
3601	13	35	195 Redpath	22.20	29.10	295.52	346.82
3602	14	35	195 Redpath	22.20	29.10	248.11	299.41
3603	15	35	195 Redpath	22.20	29.10	413.41	464.71
3604	16	35	195 Redpath	22.20	29.10	390.02	441.32
3605	17	35	195 Redpath	22.20	29.10	357.55	408.85
3606	18	35	195 Redpath	22.20	29.10	372.16	423.46
3607	19	35	195 Redpath	22.20	29.10	203.94	255.24
3608	20	35	195 Redpath	22.20	29.10	351.38	402.68
3609	21	35	195 Redpath	22.20	29.10	363.40	414.70
3610	22	35	195 Redpath	22.20	29.10	442.96	494.26
3611	23	35	195 Redpath	22.20	29.10	339.69	390.99
3612	24	35	195 Redpath	22.20	29.10	366.32	417.62
3613	25	35	195 Redpath	22.20	29.10	227.33	278.63
3614	26	35	195 Redpath	22.20	29.10	194.85	246.15
3615	27	35	195 Redpath	22.20	29.10	248.11	299.41
3616	28	35	195 Redpath	22.20	29.10	289.35	340.65
LPH01	1	36	99 Broadway	22.20	29.10	292.60	343.90
LPH02	2	36	99 Broadway	22.20	29.10	345.53	396.83
LPH03	3	36	99 Broadway	22.20	29.10	392.95	444.25
LPH04	4	36	99 Broadway	22.20	29.10	410.48	461.78
LPH05	5	36	99 Broadway	22.20	29.10	248.11	299.41
LPH06	6	36	99 Broadway	22.20	29.10	295.52	346.82
LPH07	7	36	99 Broadway	22.20	29.10	289.35	340.65
LPH08	8	36	99 Broadway	22.20	29.10	248.11	299.41
LPH09	9	36	99 Broadway	22.20	29.10	410.48	461.78
LPH10	10	36	99 Broadway	22.20	29.10	390.02	441.32
LPH11	11	36	99 Broadway	22.20	29.10	348.46	399.76
LPH12	12	36	99 Broadway	22.20	29.10	292.60	343.90
LPH01	13	36	195 Redpath	22.20	29.10	295.52	346.82
LPH02	14	36	195 Redpath	22.20	29.10	248.11	299.41
LPH03	15	36	195 Redpath	22.20	29.10	413.41	464.71
LPH04	16	36	195 Redpath	22.20	29.10	390.02	441.32
LPH05	17	36	195 Redpath	22.20	29.10	357.55	408.85
LPH06	18	36	195 Redpath	22.20	29.10	372.16	423.46
LPH07	19	36	195 Redpath	22.20	29.10	203.94	255.24
LPH08	20	36	195 Redpath	22.20	29.10	351.38	402.68
LPH09	21	36	195 Redpath	22.20	29.10	363.40	414.70
LPH10	22	36	195 Redpath	22.20	29.10	442.96	494.26
LPH11	23	36	195 Redpath	22.20	29.10	339.69	390.99
LPH12	24	36	195 Redpath	22.20	29.10	366.32	417.62
LPH13	25	36	195 Redpath	22.20	29.10	227.33	278.63
LPH14	26	36	195 Redpath	22.20	29.10	194.85	246.15
LPH15	27	36	195 Redpath	22.20	29.10	248.11	299.41
LPH16	28	36	195 Redpath	22.20	29.10	289.35	340.65
PH01	1	37	99 Broadway	22.20	29.10	292.60	343.90
PH02	2	37	99 Broadway	22.20	29.10	345.53	396.83
PH03	3	37	99 Broadway	22.20	29.10	392.95	444.25
PH04	4	37	99 Broadway	22.20	29.10	410.48	461.78
PH05	5	37	99 Broadway	22.20	29.10	248.11	299.41
PH06	6	37	99 Broadway	22.20	29.10	295.52	346.82
PH07	7	37	99 Broadway	22.20	29.10	289.35	340.65
PH08	8	37	99 Broadway	22.20	29.10	248.11	299.41
PH09	9	37	99 Broadway	22.20	29.10	410.48	461.78
PH10	10	37	99 Broadway	22.20	29.10	390.02	441.32
PH11	11	37	99 Broadway	22.20	29.10	348.46	399.76
PH12	12	37	99 Broadway	22.20	29.10	292.60	343.90
PH01	13	37	195 Redpath	22.20	29.10	295.52	346.82
PH02	14	37	195 Redpath	22.20	29.10	248.11	299.41
PH03	15	37	195 Redpath	22.20	29.10	413.41	464.71
PH04	16	37	195 Redpath	22.20	29.10	390.02	441.32
PH05	17	37	195 Redpath	22.20	29.10	357.55	408.85
PH06	18	37	195 Redpath	22.20	29.10	372.16	423.46
PH07	19	37	195 Redpath	22.20	29.10	203.94	255.24
PH08	20	37	195 Redpath	22.20	29.10	351.38	402.68
PH09	21	37	195 Redpath	22.20	29.10	363.40	414.70
PH10	22	37	195 Redpath	22.20	29.10	442.96	494.26
PH11	23	37	195 Redpath	22.20	29.10	339.69	390.99
PH12	24	37	195 Redpath	22.20	29.10	366.32	417.62
PH13	25	37	195 Redpath	22.20	29.10	227.33	278.63
PH14	26	37	195 Redpath	22.20	29.10	194.85	246.15
PH15	27	37	195 Redpath	22.20	29.10	248.11	299.41
PH16	28	37	195 Redpath	22.20	29.10	289.35	340.65
TOTAL RESIDENTIAL COMMON CHARGES				20,401.80	26,742.90	300,928.70	348,073.40
PARKING UNITS (\$57.16 each)							
202 Parking Units on Levels A,B,C,D,E or F				0.00	0.00	11,546.32	11,546.32
BICYCLE / STORAGE UNITS (\$13.64 each)							
900 Bicycle Storage Units on L2,3,4,A,B,C,D or E				0.00	0.00	12,276.00	12,276.00
TOTAL COMMON CHARGES				20,401.80	26,742.90	324,751.02	371,895.72

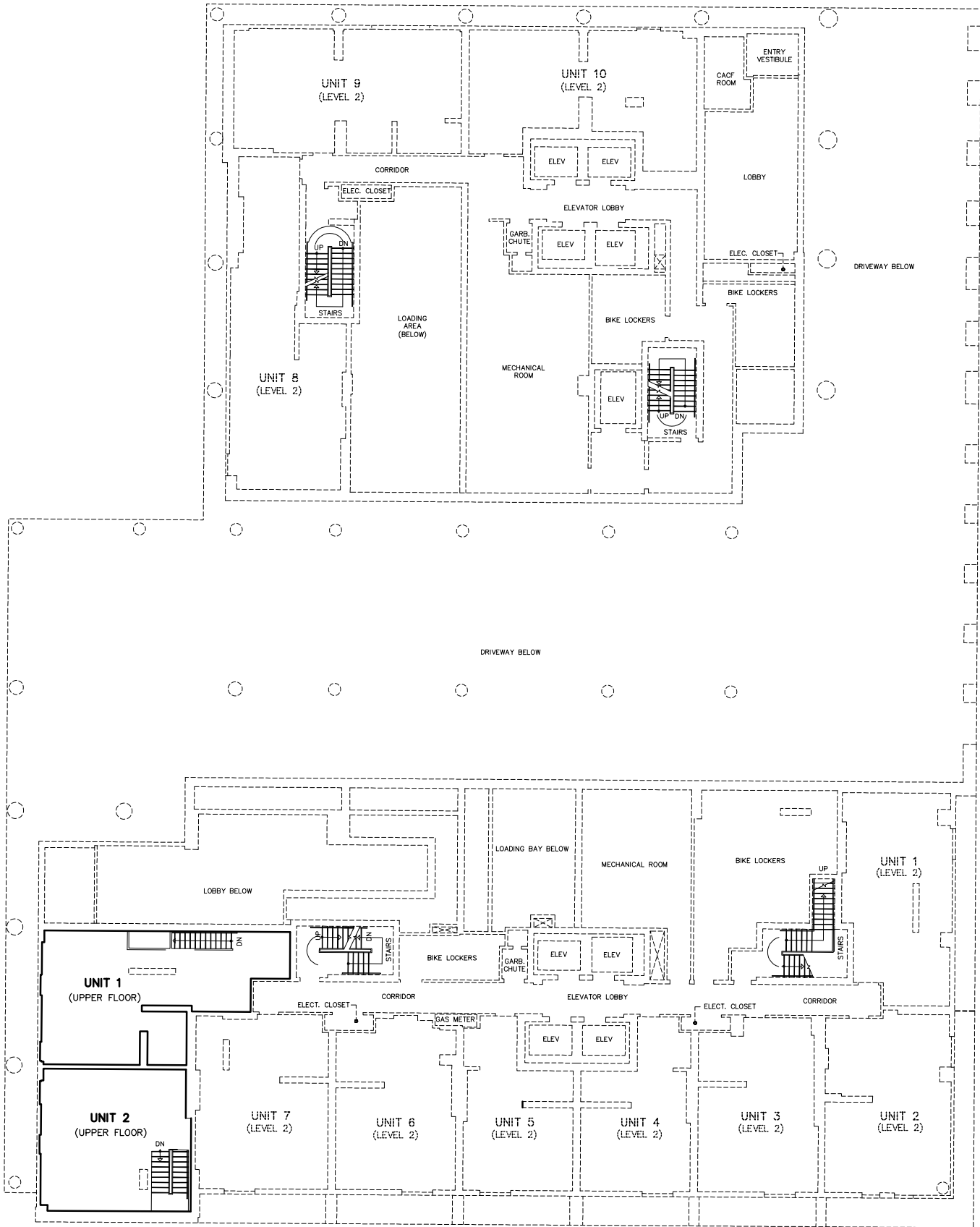
SCHEDULE VIII



UNITS 1 TO 5 (INCLUSIVE)
 LEVEL 1
 (LOWER FLOOR)

rpe R-PE SURVEYING LTD.
 ONTARIO LAND SURVEYORS
 643 Chrislea 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: A.K. CHECKED:
 JOB No. 18-180
 CAD FILE No. 18-180-SHEET-1

SCHEDULE VIII

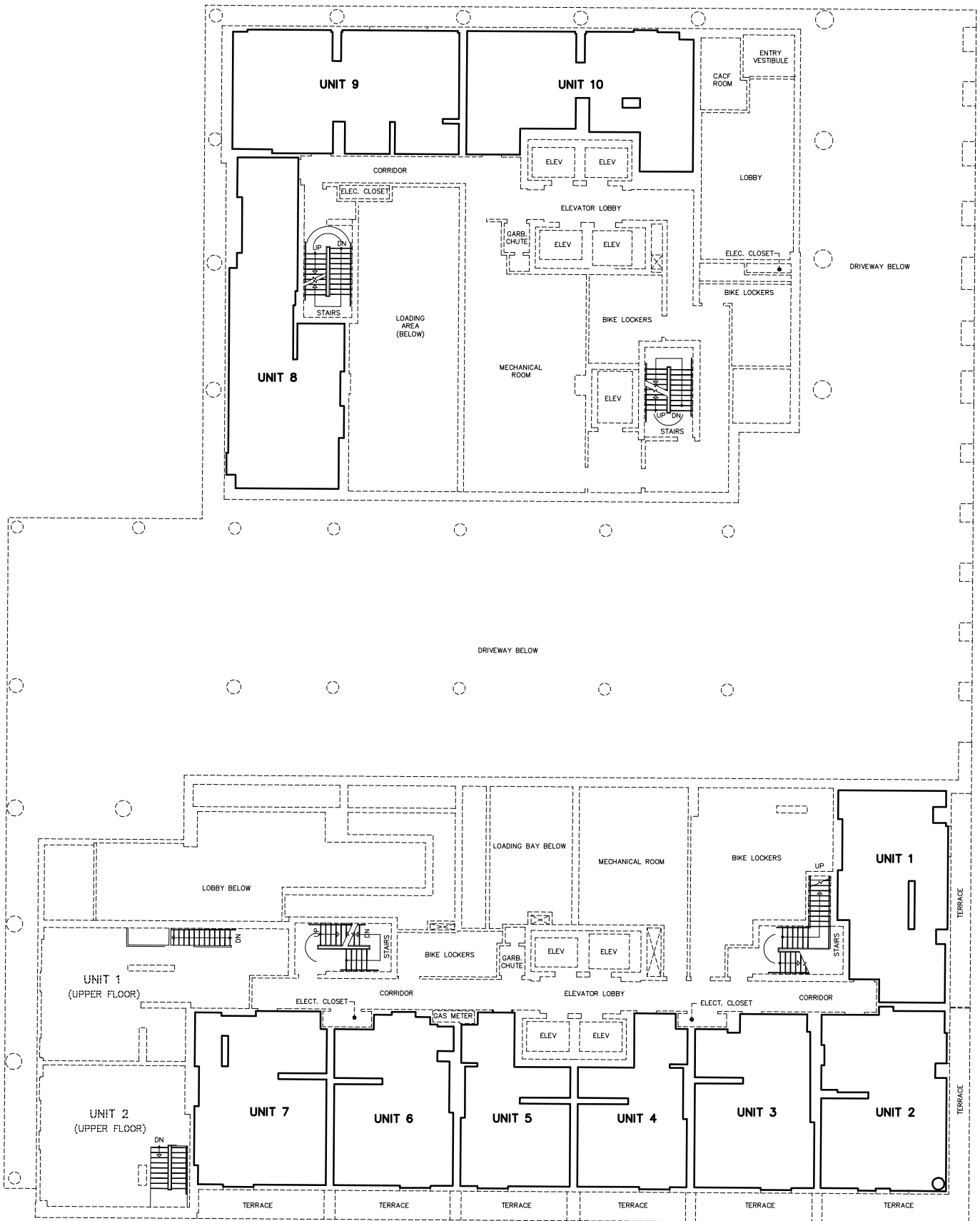


UNITS 1 AND 2
LEVEL 1
(UPPER FLOOR)



R-PE SURVEYING LTD.
ONTARIO LAND SURVEYORS
643 Chrislea 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: A.K. CHECKED:
JOB No. 18-180
CAD FILE No. 18-180-SHEET-2

SCHEDULE VIII



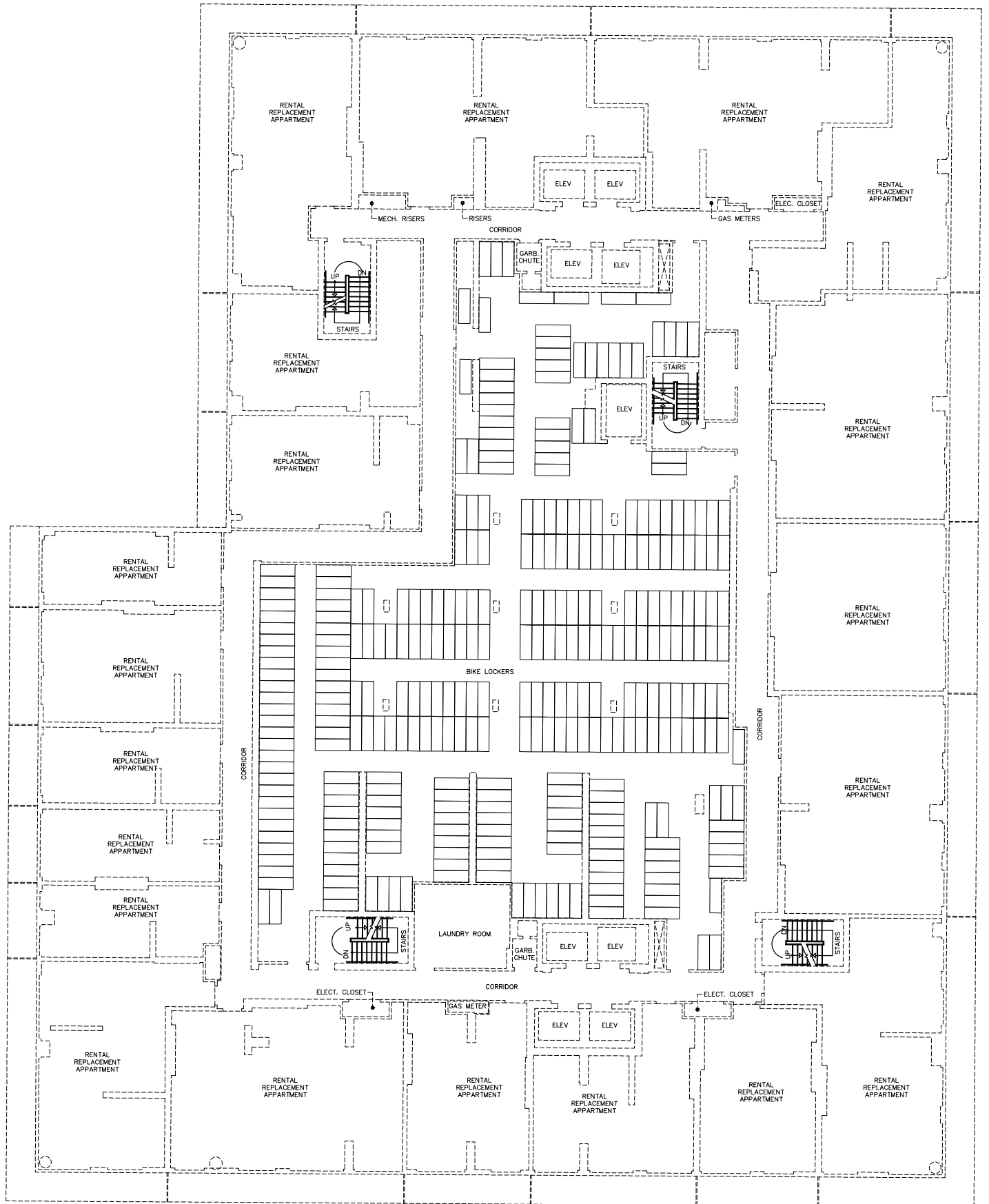
UNITS 1 TO 10 (INCLUSIVE)
LEVEL 2



R-PE SURVEYING LTD.
 ONTARIO LAND SURVEYORS
 643 Chrislea 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: A.K. CHECKED:
 JOB No. 18-180
 CAD FILE No.18-180-SHEET-3

SCHEDULE VIII

SHEET 4 OF 9 SHEETS



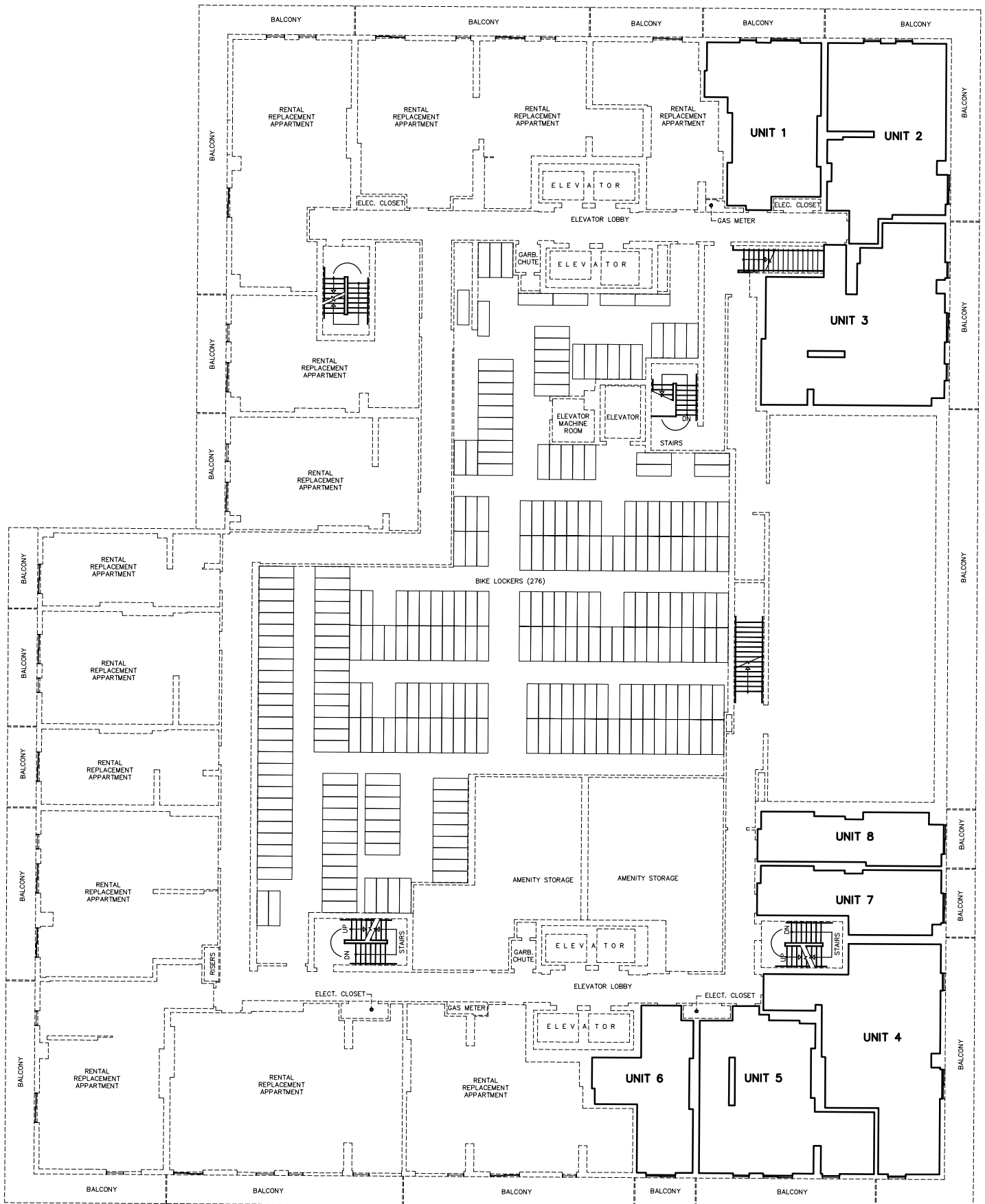
LEVEL 3
(NO UNITS)



R-PE SURVEYING LTD.
ONTARIO LAND SURVEYORS
643 Chrisea Road, Suite 7
Woodbridge, Ontario L4L 8A3
Tel.(416)635-5000 Fax (416)635-5001
Tel.(905)264-0881 Fax (905)264-2099
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JOB No. 18-180
CAD FILE No.18-180-SHEET-4

July 18, 2019 12:30:00

SCHEDULE VIII



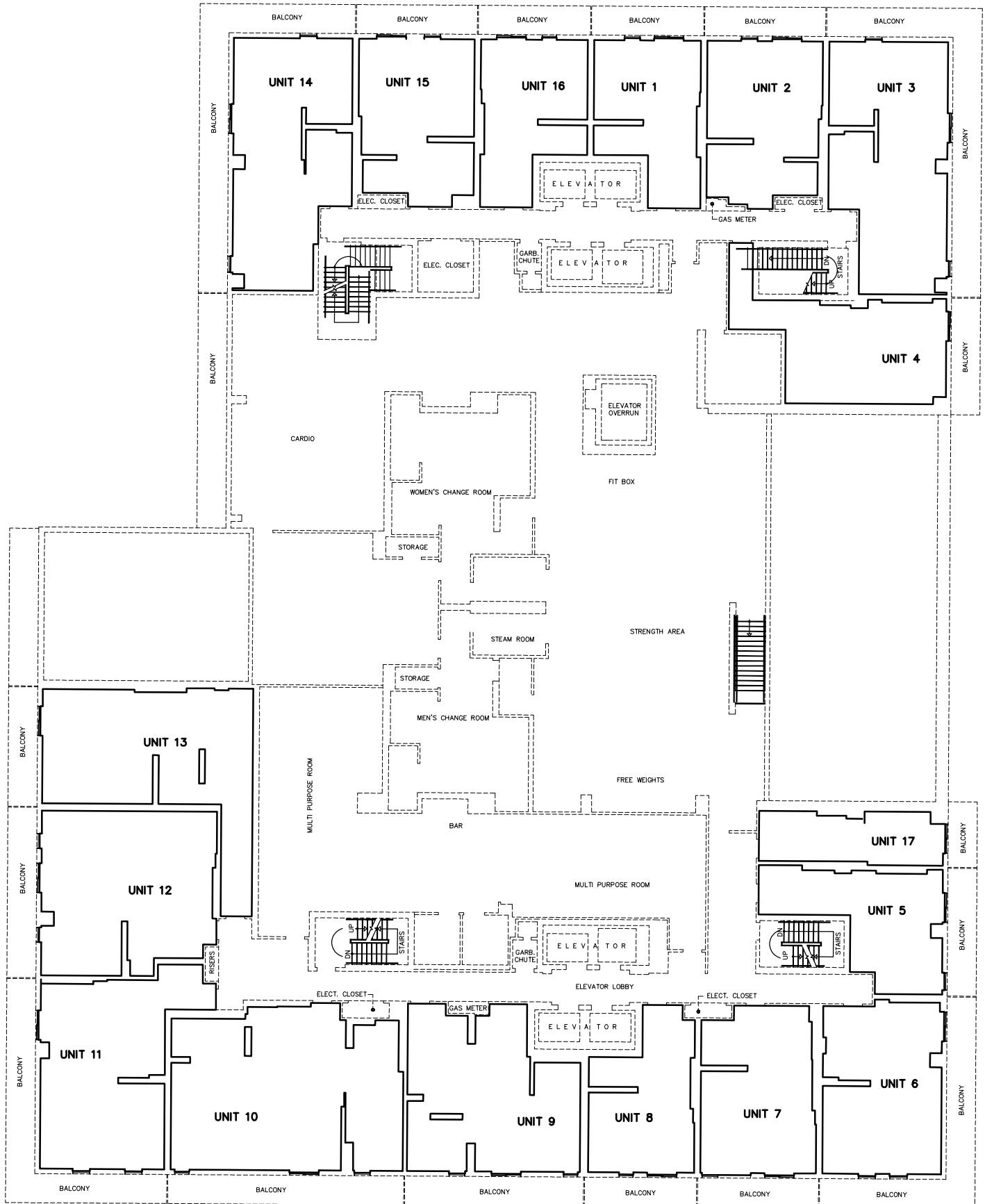
UNITS 1 TO 8 (INCLUSIVE)
LEVEL 4



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ONTARIO LAND SURVEYORS
643 Chrislea Road, Suite 7
Woodbridge, Ontario L4L 8A3
Tel. (416) 635-5000 Fax (416) 635-5001
Tel. (905) 264-0881 Fax (905) 264-2099
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SCHEDULE VIII

SHEET 6 OF 9 SHEETS



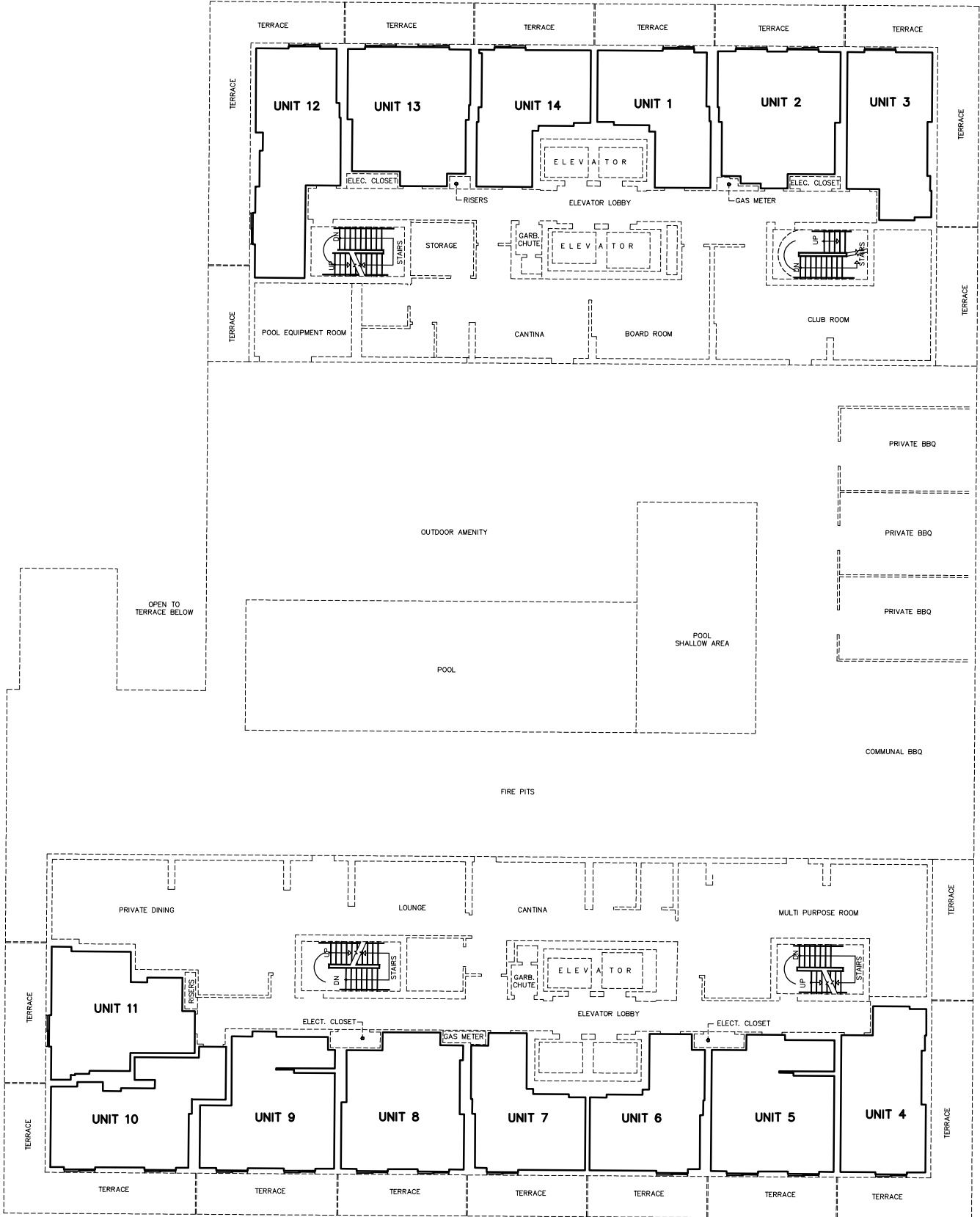
UNITS 1 TO 17 (INCLUSIVE)
LEVEL 5



R-PE SURVEYING LTD.
 ONTARIO LAND SURVEYORS
 643 Chislea Road, Suite 7
 Woodbridge, Ontario L4L 8A3
 Tel. (416) 635-5000 Fax (416) 635-5001
 Tel. (905) 264-0881 Fax (905) 264-2099
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 CAD FILE No. 18-180-SHEET-6

July 18, 2019 12:30:00

SCHEDULE VIII



UNITS 1 TO 14 (INCLUSIVE)
LEVEL 6

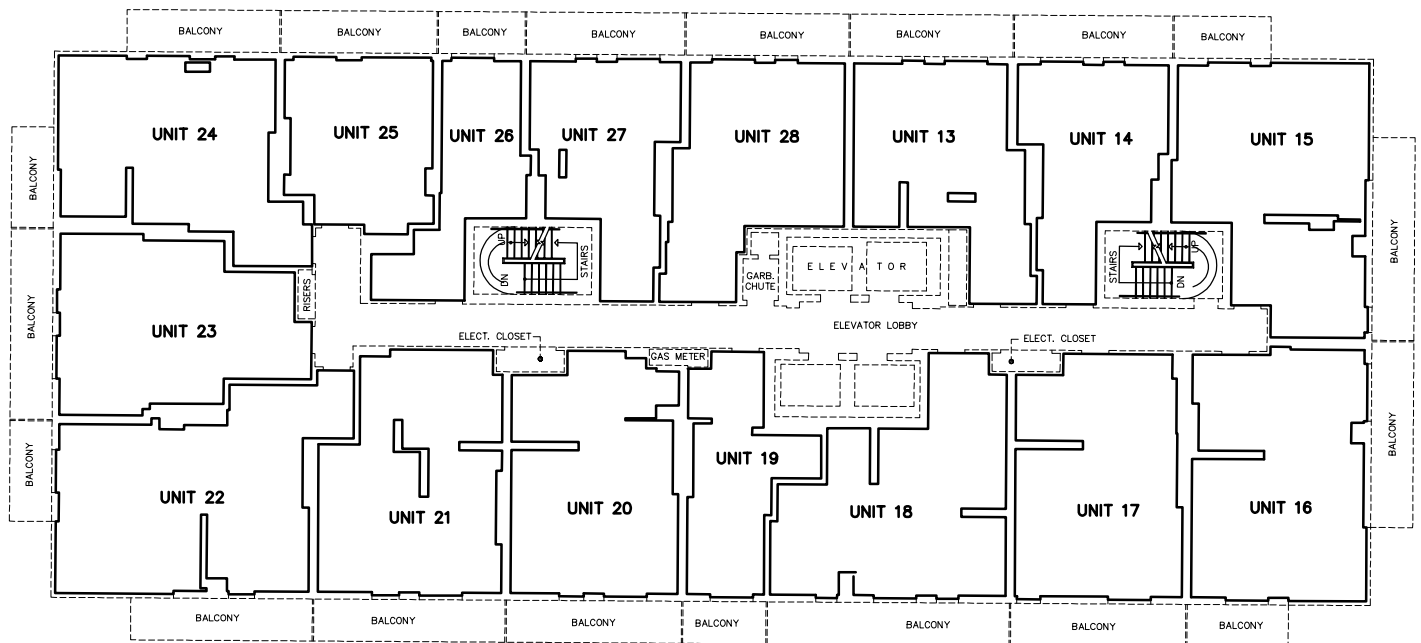
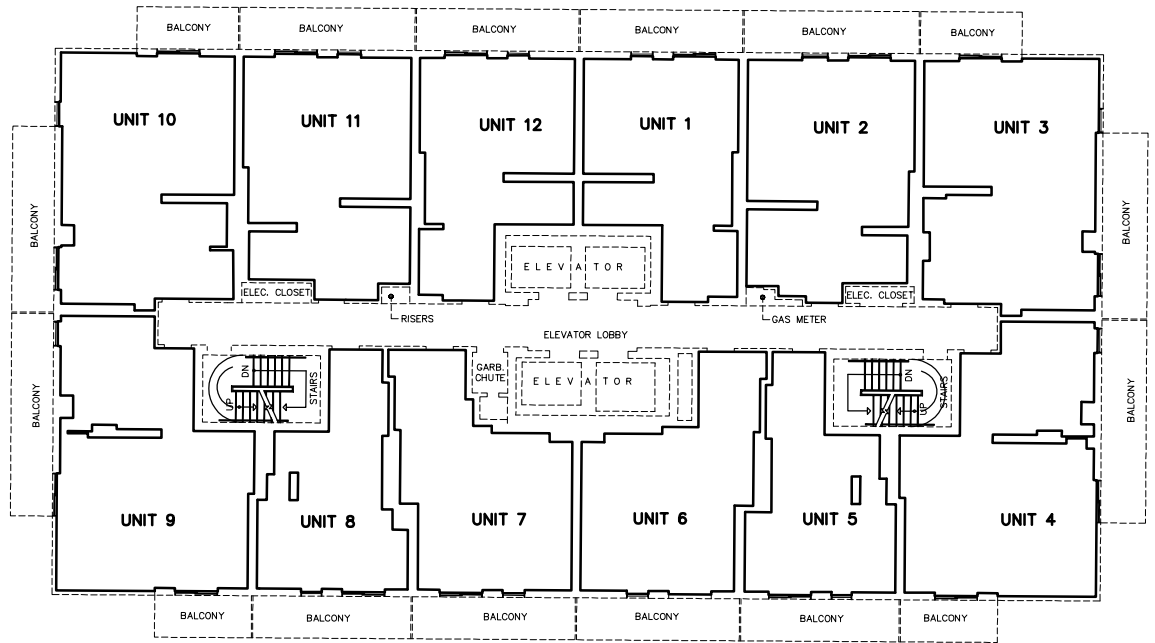


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CAD FILE No.18-180-SHEET-7

SCHEDULE VIII

SHEET 8 OF 9 SHEETS



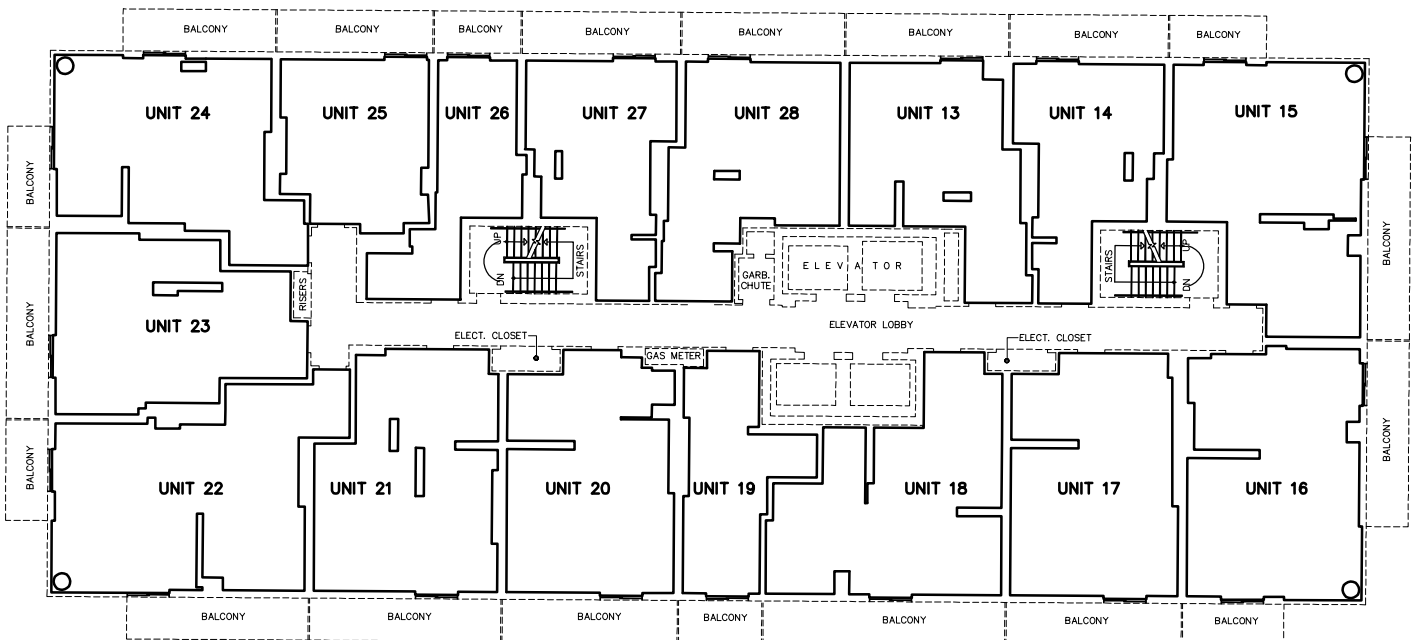
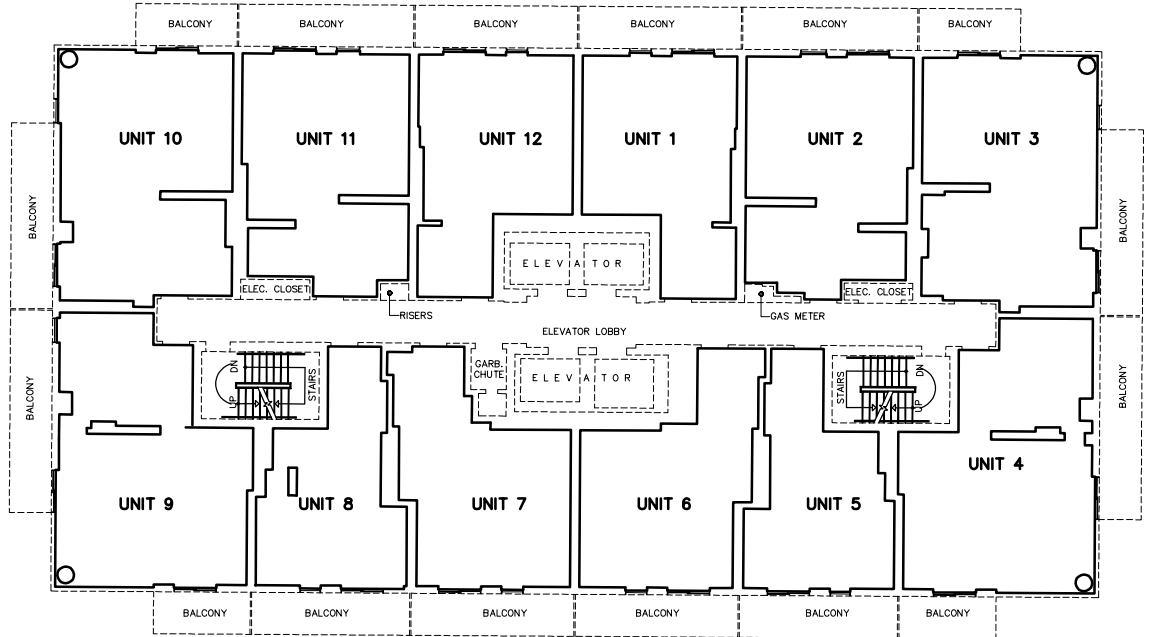
UNITS 1 TO 28 (INCLUSIVE)
LEVEL 7

rpe **R-PE SURVEYING LTD.**
 ONTARIO LAND SURVEYORS
 643 Chrislea 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
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 JOB No. 18-180
 CAD FILE No. 18-180-SHEET-8

July 18, 2019 12:30:00

SCHEDULE VIII

SHEET 9 OF 9 SHEETS



UNITS 1 TO 28 (INCLUSIVE)
LEVELS 8 TO 37 (INCLUSIVE)



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ONTARIO LAND SURVEYORS
643 Chrislea Road, Suite 7
Woodbridge, Ontario L4L 8A3
Tel. (416) 635-5000 Fax (416) 635-5001
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JOB No. 18-180
CAD FILE No. 18-180-SHEET-9

July 18, 2019 12:30:00

SCHEDULE XIII

TORONTO STANDARD CONDOMINIUM CORPORATION NO. *

BY-LAW NO. 5

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

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

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

DATED this ____ day of _____, 20__.

**TORONTO STANDARD CONDOMINIUM
CORPORATION NO. ***

Per: _____
Name:
Title:

Per: _____
Name:
Title:

We have the authority to bind the Corporation.

Exhibit "A"

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

BETWEEN

Toronto Standard Condominium Corp.#: XXXX

- and -

EDDY HOME INC.

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

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

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

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

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

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

**ARTICLE 1
INTERPRETATION**

1.1 Defined Terms.

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

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

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

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

1.2 Rules of Construction.

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

1.3 Currency.

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

1.4 Choice of Law.

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

1.5 Date for any Action.

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

1.6 Incorporation of Schedules.

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

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

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

2.1 Engagement.

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

2.2 License and Grant of Rights.

The Corporation hereby:

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

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

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

2.3 Ownership of Intelligent Leak Detection System.

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

ARTICLE 3 COVENANTS AND REPRESENTATIONS AND WARRANTIES OF THE CORPORATION

3.1 Corporation's Covenants.

The Corporation hereby covenants and agrees that it shall:

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

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

ARTICLE 4

COVENANTS AND REPRESENTATIONS AND WARRANTIES OF EDDY HOME

4.1 Eddy Home's Covenants.

Eddy Home hereby covenants and agrees that it shall:

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

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

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

4.2 Eddy Home's Representations and Warranties.

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

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

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

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

ARTICLE 5 PAYMENTS AND BILLING PROCEDURE

5.1 Payments.

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

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

5.2 Tax.

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

**ARTICLE 6
TERM AND TERMINATION**

6.1 Term.

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

6.2 Termination by the Corporation

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

6.3 Termination for Breach.

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

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

6.4 Additional Rights of Termination.

This Agreement may be terminated by either party if:

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

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

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

6.5 Consequences of Termination

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

ARTICLE 7 INDEMNIFICATION AND LIMITATION OF LIABILITY

7.1 Indemnification by the Corporation.

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

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

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

7.2 Indemnification by Eddy Home

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

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

7.3 Disclaimers of Warranties and Limited Liability.

Corporation acknowledges that:

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

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

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

ARTICLE 8 GENERAL PROVISIONS

8.1 Further Assurances.

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

8.2 Notices.

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

- (a) in the case of Eddy Home:

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

Attn: Legal Dept.

- (b) in the case of Corporation:

[*]

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

8.3 Expenses of Parties.

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

8.4 Assignment.

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

8.5 Successors and Assigns.

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

8.6 Entire Agreement.

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

8.7 Waiver.

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

8.8 Remedies Cumulative.

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

8.9 Dispute Resolution.

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

8.10 Amendments.

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

8.11 Severability.

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

8.12 Force Majeure.

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

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

8.13 Counterparts.

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

8.14 Negotiation.

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

8.15 Independent Legal Advice.

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

8.16 Relationship of the Parties.

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

8.17 Survival of Provisions.

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

[SIGNATURE PAGE FOLLOWS]

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


Toronto Standard Condominium Corp.#: XXXX

Per _____
Name: _____
Title: _____

Per _____
Name: _____
Title: _____

I/We have authority to bind the Corporation

EDDY HOME INC.

Per  _____
Name: Travis Allan
Title: CEO

I have authority to bind the Corporation

Schedule “A”

Buildings

Name of Building: City Lights

Municipal Address of Building:

191, 193 and 197 Red Path Avenue; 95 and 97 Broadway Avenue, Toronto

919 Suites

Schedule “B”

Services

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

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

Schedule “C”

Specifications of the Intelligent Leak Detection System

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

Specific equipment list

IQ Meter	4
Leak Sensor	5192
Gateway	24
Link	17
Valve	17
Fitting	4



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

Schedule “D”

Fees

Hardware and Installation Fees:

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

Monitoring Fees:

The Corporation shall pay to Eddy Home throughout the Term a monthly Monitoring Fee in an amount equal to the product obtained by multiplying the aggregate number of units in the Buildings by \$19.65 CAD, such Monitoring Fee to be payable monthly on the 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 in not more than 2.5% of the amount payable per unit.



Pemberton



COMPREHENSIVE WATER PROTECTION

You are
protected with

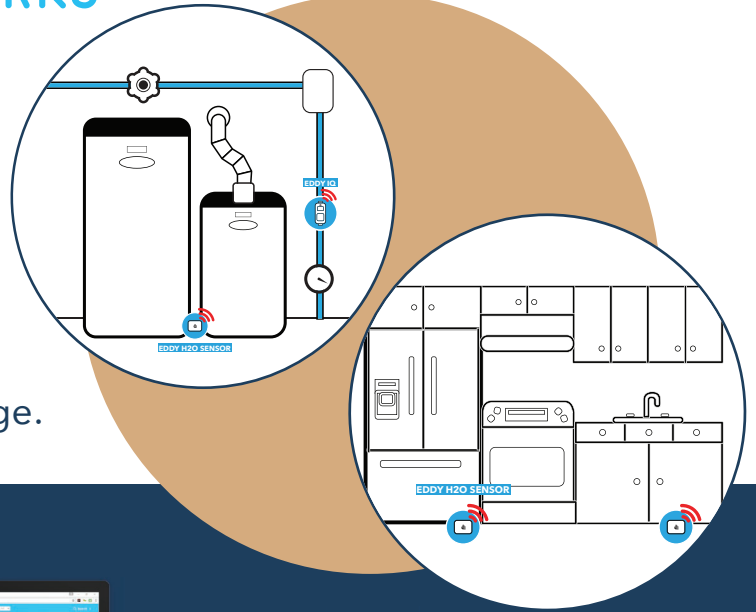
**INTELLIGENT
LEAK
DETECTION**

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

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

HOW THE EDDY SYSTEM WORKS

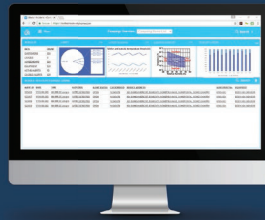
Eddy's sensors are placed in your suite next to water sources to track and alert Property Management to issues. Sensors and shutoffs are installed in and around water sources in the building, including the risers, water main, boiler room, and in common areas to ensure the building is completely protected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



H2O SENSOR



IQ



PROPERTY MANAGER
DASHBOARD



SHUTOFF VALVE



LINK

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

BENEFITS OF EDDY



LEAK DETECTION

24/7 MONITORING



INSTANT NOTIFICATIONS &
ACTIONS TO MANAGEMENT

INSURANCE DISCOUNTS

Residents may qualify for insurance discounts, including with **TD Insurance**. Visit tdinsurance.com/eddysolutions for a quote.

Or contact your existing insurance company to find out more.

For further information, please visit
Eddysolutions.com/Pemberton



Pemberton

