DEL PROPERTY MANAGEMENT INC.

4800 Dufferin Street
Toronto, Ontario
M3H 5S9
[illegible]3151
[illegible]3653
www.delpropertymanagement.com

No Dogs Allowed

CELEBRATING 50 YEARS of Quality Service
We Set the Standard

May 25, 2021

Vendor:	Pearl Wuschenny
Suite:	Unit 14, Level 13, Suite 1335
Parking:	Unit 124, Level B
Locker:	Unit 236, Level B
For:	Sale

We have received the request for a Status Certificate for the aforementioned unit on May 18, 2021 and are pleased to enclose herewith the Status Certificate as well as the supporting documents required by the Condominium Act for the above-captioned unit.

I am also enclosing Schedule 1, which includes information that a new owner of Mondeo Springs should know at closing of the suite as well as before move.

If there are arrears of Common Element Assessment Fees noted on the Status Certificate, payment must be made forthwith. Please inform the Management Office in writing upon closing about the new owner's name(s) and mailing address as per section 47 under the Condominium Act, 1998; otherwise, the new owner(s) will not be entitled to vote or to receive notice of meeting of owners. If the purchase will be a non-resident owner and shall be renting the unit, the owner must comply with section 83 of the Condominium Act, 1998.

Please note that each of the dwelling units is separately sub-metered and invoiced on a periodic basis for the cost of hydro-electricity service consumed, and shall be payable by each dwelling unit owner. This is a lienable item. Please advise your client to contact Provident Energy Management Inc. at 416-736-0630 for all invoices related to hydro-electricity consumption.

The amount of the Common Elements Assessment on these units is $545.57 per month for the fiscal year 2020/2021 and is due on the first day of each and every month. Please read and sign the enclosed form, supplying one cheque marked "void" so the purchaser may have each subsequent monthly maintenance fee automatically deducted from his/her bank account. Please also be kind enough to inform our office by fax at 416-754-9108 when the transaction has been completed.

Yours truly,
DEL PROPERTY MANAGEMENT INC.
Agent for and on behalf of:
Toronto Standard Condominium Corporation No. 1737

Flora Tam RCM, OLCM
Staff Providing Relief Coverage for
Jamie Morillo, OLCM

c.c. Provident Energy Management – Billing Section

SCHEDULE 1
INFORMATION TO NEW OWNER
Mondeo Springs

1. The **developer** has passed the following items to the **first home purchaser upon closing** of the suite:

   - **two (2) suite keys**
   - **two (2) fobs for the common elements**
   - **two (2) common elements keys; and**
   - **one (1) parking decal**
   - **two (2) mail box keys**
   - **one (1) valve key**

   The replacement cost for a fob is $75.00, a common element key is $10.00 and parking decal is $5.00. The vendor must report any loss of the above to the Corporation.

2. The New Owner should make arrangements to obtain homeowner's insurance to cover upgrades, personal items and furniture, etc. items that are not covered under the "Standard Unit By-Law" and the corporation's policy. The New Owner should also ensure that their personal home owners' policy includes a clause that states the insurance company will pay 100% of the Corporation's deductible.

   It is the responsibility of the unit owner to insure that this liability exposure is covered. Obtaining insurance coverage through the corporation's insurance broker will insure that all exposure to loss is covered. (Broker: Condominium Insurance Solutions)

3. The Corporation requires each owner to be responsible for the costs to service the in-suite fan coil unit(s) at least once a year by contractor arranged by the Corporation.

4. The Corporation requires each owner to re-key the suite entrance door lock to the Corporation master key system.

5. The Corporation decided as of October 15, 2006 that **no new dogs are allowed occupancy in the building**. However, dogs registered with the Management Office are protected under a grandfather clause to maintain their occupancy status. Hence, Management strongly advises all new residents to pay strict attention to this new rule.

6. Only an automobile, motorcycle, station wagon, mini-van or truck, not exceeding 1.9 meters in height or 6 feet 2 inches shall be parked in a designated parking space and/or parking unit. (see Schedule A, 15 b)

7. Clean Up Fee
   A $200.00 clean up fee is charged to the residents who do not recycle properly or leave garbage or debris on the comment elements.

8. See NSF Policy Attached

9. Owners need to familiarize themselves with the water shut-off system installed in their units. The shut-off valves are located under the sink in the vanity in the bathroom (master bathroom in (2) two and (3) three bedroom suites). Unit owners require a brass key to shut off the water. Unit owners should be able to locate quickly the key should a water leak occur within their unit.

   The Property Management office can assist with explaining how to shut off the water to your unit and provide a brass key at **a cost** should the key be missing from your unit.

Mondeo Springs

Dear Homeowners,

Re: New NSF Cheque Charges

There are some homeowners within our community that habitually do not pay their common element assessments fees when due at the first of the month or provide an NSF cheque.

In order for the Condominium Corporation to meet its financial obligations, such as hydro, natural gas and water, it is imperative that every homeowner submits their common element assessments fees on the first day of the month. Therefore, the Board of Directors has established the following policy that will be effective as *of June 1, 2007.*

First NSF electronic funds transfer or returned cheque within the fiscal year unit owner would be charged $25.00.
Second NSF electronic funds transfer or returned cheque within the fiscal year the unit owner will be charged $50.00.
Third NSF electronic funds transfer or returned cheque within the fiscal year the unit owner will be charged $75.00.
Fourth NSF electronic funds transfer or returned cheque within the fiscal year the unit owner will be charged $100.00.

After the fourth NSF electronic funds transfer or returned cheque, the electronic funds transfer will be cancelled and the Corporation will not allow the owner to pay by postdated cheque. The common element assessment fees must then be paid by certified cheque or money order and delivered to the management office on the first day of the month or a Form 14 pre-lien notice will be sent to the owner at an additional cost of $197.75.

Any owner, who would like to place a stop payment on the electronic funds transfer or post-dated cheque for the common element assessment fees, should contact the management office two *(2) weeks in advance.*

We thank all concerned for your kind attention to this matter.

Sincerely,
The Board of Directors

Toronto Standard Condominium Corporation #1737

8 MONDEO DRIVE, SCARBOROUGH, ONTARIO M1P 5C7
TELEPHONE: 416.754.1437 FAX: 416.754.9108

Form 13
Condominium Act, 1998

STATUS CERTIFICATE
(under subsection 76 (1) of the *Condominium Act, 1998*)

Toronto Standard Condominium Corporation No. 1737 (known as the "Corporation") certifies that as of the date of this certificate: May 25, 2021

General Information Concerning the Corporation

1. Mailing address: **18 Mondeo Drive, Toronto, Ontario M1P 5C7**

2. Address for service: **18 Mondeo Drive, Toronto, Ontario M1P 5C7**
Fax: (416) 754-9108

3. Name of property manager: **Del Property Management Inc.**
Address: **4800 Dufferin Street, Suite #109**
Toronto, Ontario M3H 5S9
Telephone number: **(416)-754-1437 / (416)-661-3151**

4. The directors and officers of the Corporation are:

Name	Position	Address for Service	Telephone
Dudley Campbell	President	c/o Management Office	416-754-1437
Jeremy Howe	Vice President	c/o Management Office	416-754-1437
Julian Lo	Treasurer	c/o Management Office	416-754-1437
Lorraine Coughlan	Secretary	c/o Management Office	416-754-1437
Rajendran S Reddiar	Director	c/o Management Office	416-754-1437

Common Expenses

5. The owner of dwelling Unit 14, Level 13; Parking Unit 124, Level B; Locker Unit 236, Level B; municipally located at Suite 1335, 18 Mondeo Drive, Toronto, Ontario, M1P 5C8; of **Toronto Standard Condominium Corporation No. 1737,** registered in the Land Titles Division of the **Toronto Registry Office (No.66):**

[X] IS NOT in default in the payment of common expenses, provided that the **May 01, 2021** Payment clears the bank and all outstanding electricity consumption is cleared.

[ ] IS IN DEFAULT of

The recipient of this status certificate should contact the condominium corporation's utility monitor directly, **namely Provident Energy Management Inc. at 416-736-0630 to confirm whether or not there are any outstanding amounts owing for electricity consumption** in respect of the abovementioned dwelling unit, which might ultimately give rise to a lien in favor of the condominium corporation.

6. A payment on account of common expenses for the unit(s) in the amount of $545.57 **is due on June 01, 2021 for the period from June 01, 2021 to and including the last day of June 30, 2021.**

The break down of the common expenses are as follows:

Unit:	$ 540.66
Locker:	$ 1.65
Parking:	$ 3.26
Total common expenses fee:	$ 545.57

7. The Corporation has the amount of $NIL in prepaid common expenses for the unit(s).

8. There ARE NO amounts that the *Condominium Act, 1998* requires to be added to the common expenses payable for the unit.

Budget

9. a) The budget of the Corporation for the current fiscal year is accurate. However, the Corporation cannot accurately determine, at this time, whether the budget will result in a surplus or a deficit as it has no control over any, as yet, unannounced increases in utility rates, increased labour and material costs, and any other cost factors which are beyond the normal budgetary controls of the Corporation, including any costs which might impact on the budget as a result of complying with the provisions of the new condominium legislation.

   b) The budget statement in respect of the Corporation also includes the Shared Facilities budget for the current fiscal year.

10. Since the date of the budget of the Corporation for the current fiscal year (2020/2021), the common expenses for the unit(s):

    [x] HAVE NOT been increased, or
    [ ] HAVE been increased by .....

11. Since the date of the budget of the Corporation for the current fiscal year, the Board:

    [X] HAS NOT levied any assessments against the unit(s)
    [ ] HAS levied the following assessment(s) again the unit,

    to increase the contribution to the reserve fund, or the Corporation's operating fund or for any other purpose.

12. The Corporation HAS NO knowledge of any circumstances that may result in an increase in the common expenses for the unit(s)....except that

    i) We have learned that insurance premiums and/or deductibles may increase beyond inflation in the next fiscal year(s). If so, this could result in an increase in common expenses (beyond inflation), and;

    ii) It appears that the COVID-19 crisis may cause the condominium corporation to incur expenses beyond the current budget (see also Paragraph 9(a) in relation to any anticipated budget deficit or surplus). We will not know the precise amount of any resulting deficit (and any resulting increase in common expenses) until the crisis is behind us.

iii) The Corporation has learned of the existence of "KITEC" water piping, as opposed to copper pipes, in residential condominium units. The Corporation has obtained an engineering report that advised, in part, that: Given that the building is approximately 15 years old, and only four leaks associated with the Kitec fittings (as opposed to the pipe itself) have occurred to date, we do not believe that there is sufficient evidence for us to conclude that the Kitec piping in general is not performing well ... individual owners should have their Kitec piping and manifolds periodically reviewed by a qualified plumbing representative (i.e. a licensed plumber) ... the presence of Kitec piping in the suites can raise issues related to insurance and/or resale value ... individual unit owners who are concerned about the Kitec piping issue can choose to hire an engineer and a licensed plumber to have the Kitec piping in their units replaced on their own.

The Corporation will continue to conduct an annual review of the piping. In the event that the annual review (or a periodic review arranged by an owner) recommends that any work be undertaken in connection with the piping, it will be the condominium owner's duty to arrange for and bear the cost of such work, as the piping comprises part of the unit and owners are required to maintain and repair their own units.

iv) Such costs and legal fees as may arise from the legal proceeding referred to in paragraph 19 below.

Reserve Fund

13. a) The Corporation's reserve fund amounts to $3,778,379 as of November 30, 2020 (Audited). The Corporation's un-audited reserve fund (excluding the separate reserve fund maintained for the Shared Facilities as such term is defined in the declaration of the Corporation) amounted to $3,966,453 as of April 30, 2021; and

b) The Corporation's Shared Facilities reserve fund amounts to $2,882,698 as of November 30, 2020 (Audited). The un-audited reserve fund in respect of the Shared Facilities amounted to $3,061,415 as of April 30, 2021.

14. a) A reserve fund study for this Condominium was conducted and completed on November 10, 2020; and prepared by Belanger Engineering. The Next Reserve Fund Study will be conducted before November 10, 2023.

b) A reserve fund study specifically with respect to the Shared Facilities was conducted and completed on November 10, 2020; and prepared by Belanger Engineering. The Next Reserve Fund Study will be conducted before November 10, 2023.

15. a) The balance of the Corporation's reserve fund at the beginning of the fiscal year 2020/2021 was $3,778,379. In accordance with the budget of the Corporation for the current fiscal year, the annual contribution to be made to this Condominium's reserve fund (exclusive of the reserve fund in respect of the Shared Facilities) in the current fiscal year 2020/2021 is $423,563 and **the anticipated expenditures to be made from the said reserve fund in the current fiscal year 2020/2021 is estimated to be** $903,210. The board anticipates that said reserve fund WILL BE adequate in the current fiscal year for the expected costs of major repair and replacement of the common elements and assets of the Corporation.

b) The balance of the Corporation's reserve fund in respect of the Shared Facilities, at the beginning of the fiscal year 2020/2021 was $2,882,698. In accordance with the current

prevailing Shared Facilities Budget, the annual contribution for fiscal year 2020/2021 to be made by two corporations, on a **49.54% (TSCC 1566) to 50.46% (TSCC 1737)** basis is $421,000 and **the anticipated expenditures to be made from the said reserve fund in the current fiscal year is estimated to be** $215,934. The board anticipates that said reserve fund WILL BE adequate in the current fiscal year for the expected costs of major repair and replacement of the common elements and assets of the Shared Facilities.

16. The Board HAS SENT to the owners a notice containing a summary of the Reserve Fund Study, a summary of the proposed plan for future funding of the reserve fund and a statement indicating the areas, if any, in which the proposed plan differs from the study. The proposed plan for future funding of the reserve fund

[X] **HAS BEEN** implemented on December 01, 2020
[ ] **HAS NOT BEEN** implemented because...
[ ] NOT APPLICABLE

The proposed plan for future funding has been implemented and the total contribution each year to the Reserve Fund is being made will be set out in the Contribution Table included in the notice.

17. a) There ARE NO plans to increase the reserve fund of the Corporation under a plan proposed by the board under subsection 94 (8) of the *Condominium Act, 1998*, for the future funding of the reserve fund, pending the completion of the reserve fund study noted in section 14 of this status certificate; and

b) There ARE NO plans to increase the Shared Facilities reserve fund under a plan proposed by the board, the Declarant or the Shared Facilities Committee (as such term is defined in this Condominium's declaration) under subsection 94 (8) of the *Condominium Act, 1998*, for the future funding of the Shared Facilities reserve fund, pending the completion of the reserve fund study noted in section 14 (b) of this status certificate.

Legal Proceedings, Claims

18. There ARE NO outstanding judgments against the Corporation.

19. The Corporation IS NOT a party to any proceeding before a court of law, an arbitrator or an administrative tribunal... Except that the Corporation is the Respondent to an Application bearing Court File No. CV-19-00624340-0000 brought on July 24, 2019, by two individuals who seek an Order with respect to the 2019 election of Directors, including but not limited to invalidating results, disqualifying or requiring resignations of Directors, requiring a new election, etc., plus costs and interest, as more particularly set out in the Notice of Application filed at Court. A hearing date has been adjourned due to COVID-19 crisis. No new hearing date has been set.

20. The Corporation has not received a notice of or made an application under section 109 of the Condominium Act, 1998 to the Superior Court of Justice for an order to amend the declaration and description, where the court has not made the order.

21. The Corporation HAS NO outstanding claim for payment out of the guarantee fund under the Tarion New Home Warranty Program.

22. There IS NOT currently an order of the Superior Court of Justice in effect appointing an inspector under section 130 of the *Condominium Act, 1998* or an administrator under section 131 of the *Condominium Act, 1998*.

[X] THERE IS NO Superior Court of Justice order, appointing an inspector.
[ ] THERE IS a Superior Court of Justice order, appointing an inspector, as per copies attached.

Agreements with owners relating to changes to the common elements

23. With respect to Agreements with owners relating to changes, additions or improvements to the common elements as per clause 98(1) (b) of the *Condominium Act, 1998*

[X] THE UNIT IS NOT subject to an Agreement
[ ] **THE UNIT IS** subject to one or more agreements. To the best of the Corporation's information, knowledge and belief, the agreements have been complied with by the parties.

The person requesting the Status Certificate must assume responsibility to inspect the premises and confirm that the alteration complies with the provisions contained in any such Agreement(s).

Leasing of Units

24. With respect to leased units, during the fiscal year preceding the date of this Status Certificate and as per section 83 of the Condominium Act, 1998, the Corporation

[X] HAS received notice that 82 units were leased during the fiscal year preceding the date of this status certificate.
[ ] HAS NOT received notice that any units within this Corporation was leased

Substantial changes to the common elements, assets or services

25. There ARE NO additions, alterations or improvements to the common elements, changes in the assets of the Corporation or changes in a service of the Corporation that are substantial and that the board has proposed but has not implemented, and there ARE NO proposed installations of an electric vehicle charging system to be carried out in accordance with subsection 24.3 (5) of Ontario Regulation 48/01 (General) made under the Condominium Act, 1998.

Insurance

26. The Corporation HAS secured all policies of insurance that are required under the *Condominium Act, 1998*.

Phased condominium corporations

27. The Declarant:

[ ] **HAS** completed all phases; or
[ ] **HAS NOT** completed all phases described in the Disclosure Statement that the Corporation received from the Declarant under subsection 147(5) of the *Condominium Act, 1998,* with respect to the phase that contains the unit.
[X] NOT APPLICABLE

28. The Declarant:

[ ] Does not own any of the units in the phases, including units that are part of the property designed to control, facilitate or provide telecommunications to, from or within the property; or,

[ ] Does not own any of the units in phases, **except** for units that are part of the property designed to control, facilitate or provide telecommunications to, from or within the property.
[ ] The Declarant owns one or more of the units in the phases, but not units that are part of the property designed to control, facilitate or provide telecommunications to, from or within the property; or,
[ ] The Declarant owns one or more of the units in the phases, including one or more of the units that are part of the property designed to control, facilitate or provide telecommunications to, from or within the property; or,
[X] THIS SECTION IS NOT APPLICABLE

Vacant land condominium corporations

29. [ ] If the Corporation is a vacant land condominium corporation, all buildings, structures, facilities and services shown in Schedule H to the Declaration have been completed, installed and provided, except

OR: [X] THIS SECTION IS NOT APPLICABLE

Leasehold condominium corporations

30. [ ] Name, Address and Telephone No. of Lessor _____

OR [X] THIS SECTION IS NOT APPLICABLE

31. The provisions of the leasehold interest in the property:

[ ] **ARE IN GOOD STANDING** and have not been breached
[ ] **ARE NOT IN GOOD STANDING** and have been breached in the following ways.....
[X] NOT APPLICABLE

32. [ ] The Lessor HAS/HAS NOT applied under section 173 of the Condominium Act, 1998 for an order terminating the leasehold interests in the property.

[X] NOT APPLICABLE

Attachments

33. The following documents are attached to this status certificate and form part of it:

* *a) a copy of the current declaration, by-laws and rules of the Corporation;*

* *b) a copy of the budget of the Corporation for the current fiscal year*

* c) *a list of all current agreements mentioned in sections 111, 112 or 113 of the Condominium Act, 1998 and all current agreements between the Corporation and another condominium corporation, or between the Corporation and the owner of the unit(s); and*

* d) a *certificate or memorandum of insurance for the Corporation's current insurance policies.*

N/A	*e)*	*a copy of all applications made under section 109 of the Condominium Act, 1998 to amend the declaration or description for which the court has not made an order;*
N/A	*f)*	*a copy of the schedule that the declarant has delivered to the board setting out what constitutes a standard unit, if there is no by-law of the Corporation establishing what constitutes a standard unit;*
N/A	*g)*	*a copy of all agreements, if any, described in clause 98 (1) (b) of the Condominium Act, 1998 or section 24.6 of Ontario Regulation 48/01 (General) made under the Condominium Act, 1998 that bind the unit;*
N/A	*h)*	*a copy of any notice containing a summary of the reserve fund study, a summary of the proposed plan for future funding of the reserve fund and a statement indicating the areas, if any, in which the proposed plan differs from the study;*
N/A	*i)*	*a copy of an order appointing an inspector under section 130 of the Condominium Act, 1998 or an administrator under section 131 of the Condominium Act, 1998;*
N/A	*j)*	*a copy of the disclosure statement that the Corporation has received from the declarant under subsection 147 (5) of the Condominium Act, 1998 with respect to the phase that contains the unit unless the declarant has completed all phases described in the disclosure statement and the declarant does not own any of the units in the phases except for the part of the property designed to control, facilitate or provide telecommunications to, from or within the property;*
N/A	*k)*	*a copy of an application by the lessor for a termination order under section 173 of the Condominium Act, 1998; if the leasehold interests in the units of the Corporation have been renewed and an amendment to the declaration has not yet been registered under subsection 174 (8) of the Condominium Act, 1998, a copy of the provisions that apply upon renewal.]*

Rights of person requesting certificate

34. The person requesting this certificate has the following rights under subsections 76 (7) and (8) of the *Condominium Act, 1998* with respect to the agreements listed in section 33 of this status certificate, namely:

(i) Upon receiving a written request and reasonable notice, the Corporation shall permit a person who has requested a status certificate and paid the fee charged by the Corporation for the certificate, or an agent of the person duly authorized in writing, to examine the agreements listed in paragraph 33 of this status certificate at a reasonable time and at a reasonable location; and

(ii) The Corporation shall, within a reasonable time, provide copies of the agreements listed in section 33 of this status certificate to a person examining them, if the person so requests and pays a reasonable fee to compensate the Corporation for the labour and copying charges.

NOTE: No Prior Inspection Of Suite Conducted
The person requesting this certificate is hereby advised that no inspection of the unit(s) which is/are the subject matter of this certificate (nor any portion of the exclusive use common element areas appurtenant thereto), has been conducted by the Corporation or its property manager, in order to determine whether or not the Corporation has any claim for damages against the owner of such unit(s), or whether any violation of the provisions of the Act, or Corporation's declaration, by-laws and/or rules exist, prior to issuing this status certificate in connection therewith. Accordingly, the person requesting this certificate shall be solely responsible for undertaking any desired or required inspection.

Check – Metered Utilities
Please note that the electricity consumption relating to the aforementioned dwelling unit (and any exclusive use common element areas appurtenant thereto) is separately check metered, and the cost of such unit owner's consumption does not comprise part of the common expenses. However, pursuant to the provisions of the declaration, if an owner of a dwelling unit fails to pay his or her proportionate share of the electricity consumption charges within 10 days following the receipt of an invoice for such outstanding utility charges from the condominium corporation's designated utility monitor (following the periodic reading of the check meter appurtenant to the owner's dwelling unit), then the condominium corporation shall be entitled to maintain and enforce a lien against the defaulting owner's dwelling unit.

Accordingly, the recipient of this status certificate should contact the condominium corporation's utility monitor directly, namely (Provident Energy Management Inc. at 416-736-0630), to confirm whether or not there are any outstanding amounts owing for electricity consumption in respect of the aforementioned dwelling unit, which might ultimately give rise to a lien in favour of the condominium corporation.

This status certificate has been completed without having undertaken a physical inspection of the dwelling unit (and any exclusive use common element areas appurtenant thereto) in respect of which this certificate has been issued. Accordingly anyone relying on the contents of this status certificate shall nevertheless be responsible and liable for addressing (and ultimately resolving, at their respective sole cost and expense, to the satisfaction of the condominium corporation) any unapproved alterations to said unit (and/or to any exclusive use common element areas appurtenant thereto), and all other outstanding violations of this condominium's declaration relating thereto which may subsequently be discovered, or which could have been reasonably discovered by such inspection.

Dated at Toronto on this 25th day of May 2021

Toronto Standard Condominium Corporation No. 1737

Per: _____
Name: Jeremy Howe
Title: Vice President

I have authority to bind the Corporation.

SCHEDULE "A" - ATTACHMENTS TO STATUS CERTIFICATE
FOR
Toronto Standard Condominium Corporation No. 1737
(the "**Condominium**")

The following documents which have been delivered with this status certificate, form part of it, namely:

I. **Declaration and Current, By-Law(s) and Rules**

a. The registered Declaration of the Condominium; and
b. By-Law No. 2 (being a by-law authorizing the Condominium to enter into a Reciprocal Agreement with Mondeo Developments Inc. and the Phase I Condominium)
c. By-Law No. 3 (being a by-law authorizing the Corporation to enter into an easement/service agreement in favour of Rogers Cable Inc.)
d. By-Law No. 4 (being a by-law respecting that the Corporation grant a Transfer of Easement for Futureway Communications Inc.)
e. By-Law No. 5 (being a by-law repealing and replacing by-law No. 1 as the general organisational by-law of the Corporation.)
f. By-Law No. 6 (being the mediation and arbitration by law)
g. By-Law No. 7 (being the standard unit by-law)
h. Current rules of the Condominium (governing the use of the units and common elements) and Recreation Center

II. **List of all Agreements (as per sections 111, 112 or 113 of *the Condominium Act 1998)*:**

a. The management agreement with Del Property Management Inc. dated January 12, 2009;
b. The agreement to provide energy management services with Provident Energy Management Inc. dated January 13, 2006;
c. The Shared Facilities Agreement entered into by the Condominium with the Declarant (with the Declarant entering into same for and on behalf of the Phase 2 Condominium being developed by the Declarant on the lands to the west of the Condominium (concerning the Shared Facilities);
d. The service/easement agreement with Rogers Cable Inc. dated January 24, 2006;
e. The reciprocal agreement with Mondeo Developments Inc. and TSCC#1566 dated January 24, 2006;

III. **Additional Attachments**

a. The budget statement for the Condominium and Shared Facilities
b. A certificate or memorandum of insurance for each of the Condominium's current insurance policies.
c. Form 15- Summary of reserve fund study for the Condominium and Shared Facilities