

FORM 1

CONDOMINIUM ACT
DISCLOSURE CERTIFICATE

Cooling Off Period:

A prospective purchaser has 48 hours to cancel an agreement to purchase a condominium unit. This cooling off period begins on the later of

- (a) the time a legally binding agreement to purchase is formed between the vendor and purchaser; and
- (b) the time of delivery of this certificate, and the Additional Documents listed at the end of this certificate, to the purchaser.

Name of the Condominium Corporation: *Winnipeg Condominium Corporation No.*

Current Mailing Address: *c/o*
Street
Winnipeg Manitoba

Current Address for Service: *As Above*

(from now on referred to as the "Corporation")

The Corporation certifies that as of now:

1. The parking arrangements are:

- Set out in the Declaration.
- Set out in the By-Laws.
- Other.

2. The Corporation has not approved any major expenditure or made any decision which may affect the usual expenses of the Corporation, except for *building restoration work on the north wall of Total contract was \$151,615; there is an outstanding hold back balance of \$8,400 to be paid. In 2009, the south wall of ~~to be restored~~ to be restored at a contract price of \$174,706.77.*

3. The Corporation has not approved any increase in assessments (Example: common elements, reserve funds, special assessments) except *N/A*.

4. As well as any assessments, the Unit Owner is to pay for their own:

- Natural Gas
- Electricity
- Water and Sewer
- Telephone
- Furnace Inspection – Annual
- Fireplace Inspection - Annual
- Cablevision
- Other – *Unit Insurance*

5. The Corporation can charge a new Unit Owner for the following services:

(Example: parking fees, locker fees, coin-op laundry, documentation fees)

<i>SERVICE</i>	<i>CHARGE</i>
Main Entrance Door Key	\$25.00
Parking Fees	\$44.00 (parkade) \$10.00 (outdoor)
Documentation Fees	See attached list

- 6. The Corporation is not involved in any legal action, except *N/A*.
- 7. The Corporation is not involved in any insurance claims, except *N/A*.
- 8. As of *April 30, 2009* the Reserve Fund Balance is *\$229,487.36*.

At the last Meeting, the Unit Owners voted that the contributions to the Reserve Fund should be *\$95,000.00*.

The Board may authorize increases in Reserve Fund contributions up to *\$NIL*.

The Corporation:

- had a Reserve Fund study done by *Crosier Kilgour & Partners in August, 1997*.
 - has not had a Reserve Fund study done.
- 9. The Corporation is not planning to substantially add, change, improve or renovate the common elements or change the assets of the Corporation, except *as noted in Number 2 above*.
 - 10. The Board is not planning to amend the Declaration, By-Laws or Rules, except *N/A*. (give details)

11. The Corporation:

- is self managed, or
- has a contract or proposes to enter into a contract to manage the property with:

Management Services Ltd.
(As Agent for the Owner)
(name)

Street, Winnipeg, Manitoba,
(address)

(telephone number)

The contract is for *one (1)* year(s) at *\$17,625.60 (plus GST)* per year which works out to *\$15.30 (plus GST)* per unit, per month. The contract runs until *July 31, 2009*.

The Corporation:

- can end the contract early upon *Management giving ninety (90) days notice in writing prior to the expiration date of this agreement, to the Corporation of its intent to terminate this agreement or upon the Corporation giving ninety (90) days notice in writing prior to the expiration date of this agreement, to the Manager of its intention to terminate this agreement.* (fill in notice details)
- can't end the contract early.

The person to be contacted is:

Management Services Ltd.
(As Agent for the Owner)

Michael Drey
(name of contact person)

1000 St. James Street West, Winnipeg, Manitoba, R3C 0G1
(address)

(204) 941-1111
(direct line)
(telephone number)

12. The Directors and Officers of the Corporation are:

13. The Corporation:

- has passed a motion to terminate the government of the property under *The Condominium Act*.
- does not have a proposal or any plans to terminate the government of the property under *The Condominium Act*, except *N/A*.

14. The Corporation's records are:

- audited.
- not audited.
- prepared by review engagement.

If audited or reviewed, the name and address of auditor or accountant:

(name)

Winnipeg, Manitoba

(address)

May 19, 2009

Date

Signature/Position

TREASURER

Signature/Position

PROSPECTIVE PURCHASERS SHOULD REVIEW ALL OF THE FOLLOWING:

- the Declaration
- the By-Laws
- Rules
- Financial Statements
- Budget
- Management Agreement

E. & O. E.