

Brookfield

Condominium Services

July 8, 2016

RE: LOCAL AT FORT YORK

Dear Sir/Madam:

WELCOME TO THE LOCAL AT FORT YORK

Brookfield Condominium Services Ltd. is pleased to have been appointed as the Property Manager for The Local at Fort York. We are taking this opportunity to introduce ourselves and to offer you any assistance we can as you prepare to settle into your new home. We are looking forward to meeting you personally and to establishing your condominium as one of the most desirable addresses in Toronto.

Who Are We?

Brookfield Condominium Services Ltd. specializes in the management of condominiums and is Ontario's largest and most respected condominium property management company. Brookfield has unmatched experience in the start-up and management of new developments and condominium projects in the Greater Toronto area. Brookfield currently has over 77,000 suites under management in more than 369 condominium corporations, including our neighbours at the Yards at Fort York.

How To Contact US

The Property Management office is located behind the Concierge desk at the ground level entrance on 50 Bruyeres Mews.

Alistair Kearns is the appointed Property Manager.
Alistair can be contacted at **647-345-4000** or by email at LocalPM@rogers.com.

Bruno Wojnowski, Regional VP will be providing direct support to the Property Management team.
Bruno can be reached at **416-354-1939**, or by email at bwojnowski@brookfieldcs.com.

The Head Office phone number for Brookfield is 416-510-8700.
This number is personally answered 24 hours a day, 7 days a week.

After occupancy begins the **Concierge Desk 647-345-5908** will be your first point of contact **in the event of an emergency**. However, ***you may contact anyone from the Brookfield team at any time.***

Arranging to Move In

You can reserve the moving elevator by calling Alistair Kearns at 647-345-4000. It is necessary that all paper work be completed before you move-in, and all move-in dates must occur after interim closing. Reservations will be made on a "first come, first served" basis, so you may wish to call at your earliest opportunity. All move-ins must be scheduled through the Management Office & Concierge Desk.

Please note that you cannot be given access to your suite until all necessary paperwork is received and the interim closing is complete. ***Please complete the registration forms enclosed with this letter.*** The completed registration forms must be completed and submitted to Property Management before you begin your move and failure to provide them may result in the cancellation of your scheduled move-in.

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There is only one elevator available for move-ins/deliveries and in order to accommodate everyone as efficiently as possible, we are scheduling a maximum of 6 moves per day, Monday through Sunday. Each elevator booking will be for 2 hours (maximum). Once most residents have moved in, moving and deliveries will revert back to the hours of 9:00 a.m. to 6:00p.m, Monday to Saturday, excluding public holidays.

The elevator is available for moves at the following times:

8:00 a.m. - 10:00 a.m.
10:00 a.m. - 12:00 noon
12:00 noon - 2:00 p.m.
2:00 p.m. - 4:00 p.m.
4:00 p.m. - 6:00 p.m.
6:00 p.m. - 8:00 p.m.

Please ensure that your movers arrive on time and are finished within the prescribed period. ***In order to ensure that the next scheduled move-in is not disrupted, you must give up the use of the elevator at the end of your reserved time-slot.*** If you miss your reserved time, it may be difficult to reschedule your move-in. We have enclosed an information bulletin entitled "Move-in Guidelines" to assist you in planning your move.

Your New Address: 50 Bruyeres Mews, Toronto, Ontario, M5V 0G8

Until a certain level of occupancy in the building has been reached, mail delivery to the condominium will not commence. Upon moving into the building, please contact the Management Office or Concierge desk to confirm the status of mail delivery at the building and a temporary pick up location.

Common Elements

While your suite will be complete when you move in, the ***corridors are not scheduled to be finished until most of the suites on your floor are occupied.*** ***This is done to avoid any damage to the finishes during move-ins.*** For those of you who will be among the first occupants, the amenity spaces will still be under construction and not available for use, however, the Builder has assured us that they are working to complete them as quickly as possible. We thank you for your patience and understanding.

Further, if it is your intention to lease your suite during the Interim Occupancy period, under your Purchase and Sales Agreement, such authority must be granted by the Declarant. Please contact Customer Services for further information as we cannot accept reservations made other than those made by an owner who will be occupying their suite.

Brookfield Condominium Services is pleased to welcome you home to The Local at Fort York. As your Property Management Company, we will do whatever we can to make your interim occupancy and your future residence at the Local at Fort York everything that you had hoped for. Should you have any questions, or require any assistance over the next few months, please do not hesitate to contact anyone of us from the Brookfield team.

Yours very truly,

BROOKFIELD CONDOMINIUM SERVICES LTD.

Sandro Zuliani

Sandro Zuliani B.A., C.P.M., R.C.M.
President and Chief Operating Officer

Enclosures