STATUS CERTIFICATE

(Under subsection 76 (1) of the Condominium Act, 1998)

Toronto Standard Condominium Corporation No. 412 (the "Corporation"), known as "Lakeshore Tower".

Property address: 88 Lake Shore Blvd W, Etobicoke, ON.

The Corporation consists of 96 units.

Date of this certificate: July 10, 2026

This synthetic package is generated for product testing and evaluation. It follows the structure and language of the prescribed form under O. Reg. 48/01 but describes a fictional building.

Common Expenses and Budget

5. The owner of the Unit is in default in the payment of common expenses in the amount of $3,400.00. A certificate of lien has been registered against the Unit.

6. The common expenses payable for the Unit are $810.00 per month.

9. The budget of the Corporation for the current fiscal year is accurate and may result in a deficit of $61,000.00.

10. The common expenses for the Unit have been increased by $45.00 per month since the date of the budget. Reason for the increase: emergency envelope repairs.

11. An assessment of $18,500.00 per unit was levied since the date of the budget to increase the contribution to the reserve fund.

12. The Corporation anticipates circumstances that may result in an increase in the common expenses for the Unit.

Reserve Fund

13. The reserve fund of the Corporation has a balance of $240,000.00 as of May 31, 2026.

14. The most recent reserve fund study was a Class 1 study dated February 2022, prepared by Synthex Engineering Ltd. The next study is due by February 2025.

15. The annual contribution to the reserve fund for the current fiscal year is $300,000.00. The anticipated expenditures from the reserve fund for the current fiscal year are $450,000.00. The reserve fund study recommends an annual contribution of $720,000.00. The reserve fund study states a fully funded reserve balance of $3,900,000.00. The board anticipates that the reserve fund will not be adequate adequate for the expected costs of major repair and replacement of the common elements and assets of the Corporation.

16. The Corporation has sent a notice under subsection 94 (9) of the Act. The plan for future funding of the reserve fund has not been implemented because of budget constraints.

17. Except as disclosed above, no increase in the common expenses for the Unit or assessment has been declared by the board to raise the level of the reserve fund.

Judgments, Proceedings and Other Matters

18. There is an outstanding judgment against the Corporation in the amount of $92,000.00.

19. The Corporation is a party to the following proceeding: building-envelope defect claim against the original developer.

22. There is no order appointing an inspector under section 130 of the Act or an administrator under section 131 of the Act.

24. The Corporation has received notices under section 83 of the Act with respect to 58 of the 96 units.

Attachment — Certificate of Insurance (Synthetic Sample)

All policies of insurance required under the Act have been secured by the Corporation.

Insurer: Synthex Mutual Insurance Company. Policy period: current fiscal year.

Water damage deductible: $150,000.00.

Attachment — Notice Under Subsection 94 (9): Reserve Fund Study Summary (Synthetic Sample)

The reserve fund study identifies the major common elements and their estimated service lives over a 30-year horizon.

Component nearest end of service life: building envelope. Estimated remaining service life: 1 years. Replacement funding: not fully funded in the current plan.