Address	Unit	Sq Ft	Value	Floor Average	Floor Below
369 Stradbrook	201	861	$ 247,000.00	$ 240,833.33	n/a
369 Stradbrook	202	905	$ 254,000.00	$ 240,833.33	n/a
369 Stradbrook	203	867	$ 244,000.00	$ 240,833.33	n/a
369 Stradbrook	204	763	$ 221,000.00	$ 240,833.33	n/a
369 Stradbrook	205	867	$ 244,000.00	$ 240,833.33	n/a
369 Stradbrook	206	763	$ 221,000.00	$ 240,833.33	n/a
369 Stradbrook	207	867	$ 244,000.00	$ 240,833.33	n/a
369 Stradbrook	208	763	$ 221,000.00	$ 240,833.33	n/a
369 Stradbrook	209	867	$ 244,000.00	$ 240,833.33	n/a
369 Stradbrook	210	763	$ 221,000.00	$ 240,833.33	n/a
369 Stradbrook	211	973	$ 269,000.00	$ 240,833.33	n/a
369 Stradbrook	212	917	$ 260,000.00	$ 240,833.33	n/a
369 Stradbrook	301	861	$ 247,000.00	$ 240,833.33	$ -
369 Stradbrook	302	905	$ 254,000.00	$ 240,833.33	$ -
369 Stradbrook	303	867	$ 244,000.00	$ 240,833.33	$ -
369 Stradbrook	304	763	$ 221,000.00	$ 240,833.33	$ -
369 Stradbrook	305	867	$ 244,000.00	$ 240,833.33	$ -
369 Stradbrook	306	763	$ 221,000.00	$ 240,833.33	$ -
369 Stradbrook	307	867	$ 244,000.00	$ 240,833.33	$ -
369 Stradbrook	308	763	$ 221,000.00	$ 240,833.33	$ -
369 Stradbrook	309	867	$ 244,000.00	$ 240,833.33	$ -
369 Stradbrook	310	763	$ 221,000.00	$ 240,833.33	$ -
369 Stradbrook	311	973	$ 269,000.00	$ 240,833.33	$ -
369 Stradbrook	312	917	$ 260,000.00	$ 240,833.33	$ -
369 Stradbrook	401	861	$ 255,000.00	$ 248,166.67	$ 8,000.00
369 Stradbrook	402	905	$ 262,000.00	$ 248,166.67	$ 8,000.00
369 Stradbrook	403	867	$ 251,000.00	$ 248,166.67	$ 7,000.00
369 Stradbrook	404	763	$ 228,000.00	$ 248,166.67	$ 7,000.00
369 Stradbrook	405	867	$ 251,000.00	$ 248,166.67	$ 7,000.00
369 Stradbrook	406	763	$ 228,000.00	$ 248,166.67	$ 7,000.00
369 Stradbrook	407	867	$ 251,000.00	$ 248,166.67	$ 7,000.00
369 Stradbrook	408	763	$ 228,000.00	$ 248,166.67	$ 7,000.00
369 Stradbrook	409	867	$ 251,000.00	$ 248,166.67	$ 7,000.00

369 Stradbrook	410	763	$	228,000.00	$	248,166.67	$ 7,000.00
369 Stradbrook	411	973	$	277,000.00	$	248,166.67	$ 8,000.00
369 Stradbrook	412	917	$	268,000.00	$	248,166.67	$ 8,000.00
Total Value			$	8,758,000.00	Assessed at Purchase = $380,000		
Overall Average					$	243,277.78	

Not included on the Property Assessment

12032376000		3260	$	169,000.00		
12032375000		3300	$	152,000.00		
12032374000		3678	$	170,000.00	**NEXT PROJECT**	Av $243,277.78
12032377000		4453	$	188,000.00		
12032373000		4051	$	171,000.00	**Mayfair**	
12032378000	269 River	24550	$	640,000.00	**Av Assessed x 48**	$ 11,677,333.33
TOTAL			$	1,490,000.00	**Increased Assessed**	783.71%

12032010000	107 Cauchon	1364	$	176,000.00

Tim Comack

From: Enzo Cotroneo
Sent: Tuesday, September 20, 2016 7:10 PM
To: Tim Comack
Subject: Artista

Hi Tim, here is a copy of a letter that we recently received from one of our clients lawyers. We obviously could not agree to cover these costs, so the client has decided not to build. Frank has also had 2 other clients (in the past week) that have decided to pull out of negotiations, due to the new fee speculation.

TACIUM
VINCENT &
ASSOCIATES

September 13, 2016

Robertson Shypit Soble Wood

Winnipeg, Manitoba

Attention: Jeff Shypit/Angela Rempel

Dear Sir/Madam:

RE:
Purchase of , Winnipeg, Manitoba

I confirm this office represents the purchasers with respect to the above noted transaction. We can advise that the Offer to Purchase is acceptable subject to the following:

1. As discussed with your agent, the purchasers shall not be responsible for any new home building fees that will potentially be assessed by the City of Winnipeg because they have purchased prior to the fee being assessed.

Yours truly,
TACIUM VINCENT & ASSOCIATES

Per:
DAVID VINCENT
/kpb

We are currently working on over 30 new plan designs. Our plan designs usually take 6-8 months, so we will not have these ready by the January 1, 2017 deadline. This means that we would need to go back to homeowners, that have signed building agreements with us (prior to the new fee coming into effect), and request the additional funds from them to cover these fees. This is surely going to be a disastrous issue, as we have fixed price contracts.

On top of this, we have over 40 lots in inventory, and we are going to be faced with the same issues, if and when we can find anyone to build on them

Thanks,

Enzo

Enzo Cotroneo | www.artistahomes.com

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