Vacant Building Inspection Invoice

To **SENTERANGA INC.** **February 6, 2026**

Re: **260 King ST**
Winnipeg MB
LOT 34 PLAN 11 11 W ST J

Invoice Date: **February 6, 2026**
Invoice Number: **26 113517**

REFERENCE	DESCRIPTION		FEES
New Charges			
26 113517	Schedule A Inspection Fee – Not Compliant		$1,725.00
26 113517	Schedule A Escalator Fee – Not Compliant	(1 × 1025.00)	$1,025.00
Outstanding Balance (see next page for details)			$0.00
		TOTAL PAYABLE UPON RECEIPT	**$2,750.00**

As of the date of this invoice, the following orders remain outstanding - Order Number(s): 5298196

Payment options: cash, cheque, debit, credit card.

The City of Winnipeg
Licensing & Bylaw Enforcement
Main Floor, 395 Main Street, Winnipeg, MB, R3B 3N8
Hours: Monday – Friday 8:30 a.m. to 4:00 p.m.

If you have questions about this invoice or the vacant building inspection, please contact the Licensing & Bylaw Enforcement, Sheryl Christiansen, at

STATEMENT OF PREVIOUS VACANT BUILDING INVOICE(S)

REFERENCE	DESCRIPTION	STATUS / BALANCE

TOTAL OUTSTANDING BALANCE **$0.00**

IMPORTANT INFORMATION

1. ANNUAL SCHEDULE A INSPECTIONS

a. Pursuant to Division 4 Section 15(2) of the Vacant Buildings By-law 79/2010, all vacant buildings are required to be inspected annually. The Vacant Buildings By-law also allows for the City of Winnipeg to charge an inspection fee.

b. Failure to pay the invoiced amount on or before **March 9, 2026** may result in legal action. Such action may include: issuing a Penalty Notice, engaging the services of a collection agency, or registering a caveat on the title of the property if not paid in full.

2. REFUND INFORMATION

a. Remit payment of any outstanding fees to Licensing & Bylaw Enforcement to obtain a receipt.
b. Apply to the Designated Committee for a refund in whole or in part of any eligible part of a fee that has been paid.
c. Refunds are only applicable towards the “New Charges” amount of the most recent invoice.
d. The application for a refund, accompanied with the applicable invoice and payment receipt, must be received by the City Clerk’s Department within 30 days from the date the new charges amount became payable.
e. Full refund information can be found in Division 5 Section 24 of the Vacant Buildings By-law 79/2010.

3. Empty Building Fee

a. Effective September 26, 2024, all vacant buildings that have been the subject of three or more “Schedule A” inspections will be assessed an annual Empty Building Fee equal to the amount of **2% of the most recent assessed value of the vacant building**

4. Fire Protection Service Fees

Vacant Buildings under enforcement of the Vacant Buildings Bylaw 79/2010 that have one or more “Schedule A” (vacant building) inspections can be subject to fire protection service fees should they experience a fire. Any questions pertaining to fire protection service fees can be directed to the Winnipeg Fire Paramedic Service.

SenTeranga Inc. **February 24th, 2026**

Subject: Request for Reimbursement of $2,750 for the Vacant Building Inspection Invoice – Property Located at 260 King St, Winnipeg, MB

Dear Sir/Madam,

We are writing to request the reimbursement of **$2,750** we were required to pay following the inspection conducted by the City of Winnipeg regarding the property located at **260 King St**. The order number is **5298196.**

My wife and I recently acquired this property to launch our fast-food restaurant project. Despite our limited financial resources, we have begun renovation work with determination, convinced of the strong potential of this project. We have not received any financial assistance from the government, financial institutions, or any other organization. All investments made to date have been made solely from our personal savings, accumulated through years of sacrifice and hard work.

The unforeseen expenses resulting from the inspection represent a significant financial burden and directly impact the progress of our project. Every dollar invested is crucial to the success of this initiative, which aims not only to secure our family's financial stability but also to contribute to Winnipeg's economic development through job creation and the payment of local taxes.

In light of the above, we respectfully seek your understanding and consideration in approving the reimbursement of the **$2,750**, which we would immediately reinvest into completing the necessary renovations.

Thank you in advance for your attention to this matter. We remain available should you require any additional information.

Sincerely,

Owners: Mamadou Diallo and Khady Niang
Phone number:
E-mail address:

CITY OF WINNIPEG

Planning, Property and Development Department
Service de l'urbanisme, des biens et de l'aménagement
Unit 31 – 30 Fort Street • 30, rue Fort, unité 31 • Winnipeg • Manitoba R3C 4X7
Inquiries for Permits only: 204-986-5140

Reference: 25-272567
Due: $1,902.88
Paid: $1,902.88
Bill(s): 1456180

PERMIT NO: 25 272567 000 00 PE

BUILDING PERMIT: Interior Alteration - Restaurants

ADDRESS: 260 King Street

Issued To:
Khady Niang
Sen Teranga Inc

Tenant:
Khady Niang
Sen Teranga Inc

Owners:
SENTERANGA INC.
Sen Teranga Inc (Khady Daro Niang)

Booking Inspections:

All work must be inspected prior to being covered and at final completion.

Inspections can be booked by completing the online form at winnipeg.ca/commercialinspectionrequest (preferred method) or by calling the Commercial Inspections office at 204-986-5190 between 8:30 a.m. and 4:00 p.m., Monday to Friday.

Please visit our website at winnipeg.ca/commercialinspections for more information regarding the inspections process.

Description of Work:

SunuTeranga Restaurant-Change of use and alteration for a new tenant, in existing multi-storey, single tenant building. Interior alterations to include: demolition of walls, removal of doors, construction of walls, installation of doors, to enlarge the vestibule, convert the washroom to UTR on the main floor. Electrical and Mechanical work being done.

Conditions:

PLEASE NOTE: OCCUPANCY PERMIT REQUIRED.
Tenant: Assembly Occupancy - Group A, Division 2
Maximum Occupant Load: 40 Persons
As per permit plans
Any related electrical, mechanical, and plumbing work requires a separate permit.
Maintain integrity of all required fire separations
Maintain all existing exits
Issuance of a separate Plumbing trade permit is required before commencing installation work or alteration.
The review, approval, and issuance of a separate M3 trade permit is required before commencing installation work or alteration.
The issuance of a separate M1 trade permit is required before commencing installation or alteration of the mechanical system.

This building permit is issued conditional upon alignment with prior development permit approvals.

PERMIT:	This certifies that the above named applicant is granted this permit to perform the work described in the above application and that payment for the said permit has been made. This permit is granted subject to the terms of the undertaking above stated and subject to the provisions of the applicable by-laws, regulations or orders and plans herebefore mentioned and nothing permitted hereunder shall be deemed to override the provisions of any applicable by-law of The City of Winnipeg or any Federal or Provincial statutes or regulations.
PLANS:	The plans, specifications and/or documents, on the basis of which this PERMIT was issued, shall be kept on site until completion.
REVOCATION:	This permit may be revoked if it was issued on the basis of mistaken or false information, or in error.
EXPIRY:	This permit shall expire and the rights granted under the permit shall be terminated on Jul 08, 2026.

Date Issued: January 9, 2026 TOUTRIDG
(Issued By)

Precise input

Phone:
Email:
Address:

INVOICE : 00117
Date : Sept. 20, 2025

TO: Sen Teranga Inc.
c/o Khady Daro Niang

PROJECT: Proposed Interior Fit-up & Kitchen upgrade
260 Kings Street, Winnipeg, MB

DESCRIPTION	HOURS	UNIT PRICE/Hr	TOTAL
- Payment for Architectural Engineering services:			
A. 50% Initial Payment - Aug. 28, 2025	**L/S**	**L/S**	**$2,250.00**

		SUB-TOTAL	**$2,250.00**
		GST	**$112.50**
REGISTRATION NO. 81266 1387MC0001	This Invoice is subject to our Terms and Conditions which are available for your review.	**TOTAL**	**$2,362.50**

TOLENTINO-DUVAL
ENGINEERING

INVOICE

DATE	21-09-2025
INVOICE #	2567-01
CUSTOMER ID	-
DUE DATE	21-10-2025

BILL TO

SenTeranga Inc.

DESCRIPTION	UNIT PRICE	QTY	TAXED	AMOUNT
[Service Fee]				-
Mechanical & Electrical engineering services				-
260 King St - Renovation				-
50% Retainer Fee	2,900.00			2,900.00
				-
				-
				-
				-
				-
				-
				-
				-

Subtotal	2,900.00
RST (2.1%)	-
GST (5%)	0.00
Tax due	-
Other	-
TOTAL	**2900.00**

OTHER COMMENTS

1. Total payment due in 30 days
2. Please include the invoice number on your check
3. Make all checks payable to: TOLENTINO-DUVAL ENGINEERING
4. RST Calculation: (30% x 7%)
5. GST # 790058416RT0001

If you have any questions about this invoice, please contact us through email or phone provided above.

Thank You For Your Business!

TOLENTINO-DUVAL
ENGINEERING

INVOICE

DATE	22-10-2025
INVOICE #	2567-02
CUSTOMER ID	-
DUE DATE	21-11-2025

BILL TO

SenTeranga Inc.

DESCRIPTION	UNIT PRICE	QTY	TAXED	AMOUNT
[Service Fee]				-
Mechanical & Electrical engineering services				-
260 King St - Renovation				-
100% Final Payment	5,800.00			5,800.00
				-
Other: PAID 50% down payment = 2900				
				-
				-
				-
				-
				-
				-
				-

Subtotal	5,800.00
RST (2.1%)	121.80
GST (5%)	290.00
Tax due	411.80
Other	(2,900.00)
TOTAL	**3311.80**

OTHER COMMENTS

1. Total payment due in 30 days
2. Please include the invoice number on your check
3. Make all checks payable to: TOLENTINO-DUVAL ENGINEERING
4. RST Calculation: (30% x 7%)
5. GST # 790058416RT0001

If you have any questions about this invoice, please contact us through email or phone provided above.

Thank You For Your Business!

Kiwi Installations

INVOICE

Billed to

King St Restarant
Sen Teranga

262 King St
Winnipeg, Manitoba

Invoice #

8

Issued on
Nov 18, 2025

Amount due

$6,836.96

Due on
Dec 18, 2025

ITEM	QTY	RATE	AMOUNT
Rock Glass Supply	2	2,377.75	4,755.50 T
Rock Glass Supply	1	1,080.89	1,080.89 T
Installation installation	3	225.00	675.00 T

Subtotal	**$6,511.39**
Tax (5%)	**$325.57**
Amount due	**$6,836.96**

O. G. LAROCO ELECTRICAL SERVICES

February 2, 2026

QUOTATION: 2026

Bill To		Ship To	
Customer	Mr. Danny Bernal	**Recipient**	Restaurant
Customer ID#	Builders	**Address**	260 King Street
Address	260 King Street	**Phone**	
Phone			
Payment Due		**Delivery Date**	
Salesperson	Oswald G. Laroco	**Shipping Method**	[Ship Method]
Payment Terms	25% down payment/Progress Billing	**Shipping Terms**	[Terms]

Qty.	Item#	Description	Unit Price	Amount
1	unit	Supply labor and materials for new wirings for the whole building as per plan with 400 amps service as per plan, lighting fixtures, outside lights, emergency light, exit sign, switches, plugs, MUA, Exhaust Fan, controls, walk in cooler, grounding system, kitchen plugs and controls, door opener, HWT, Furnace, air-conditioner, panel boards and breakers. Demolition for old wirings. All equipments are not included in the price.	67,620.00	67,620.00
1	unit	Permit and electrical inspection	720.00	720.00
			Subtotal	68,340.00
			GST#859361966	3,417.00
			PST#007398-1	4,783.80
			Total Amount	**$76,540.80**

Thank you for your business!

Project : Demolition works
Location : 260 King Street, Winnipeg, MB
Owner: Khady Daro Niang

Scope of works:

A – Interior of main floor:

1 – Demolition of existing vestibule
2 – Demolition of washroom wall
3 – Demolition of main entrance door
4 – Install flooring located at the demolished base board heaters

B – Mechanical:

1 – Removal of all existing baseboard heaters (Main floor/Second floor)
2 – Dis-connect and pull out all existing gas lines
3 – Pull-out existing boiler and dis-connect electrical supply switch
4- Pull-out and dis-connect the existing grease trap interceptor
5 – Pull-out the existing Fire suppression system
6 – Pull-out all existing kitchen cooking equipment
7 – Demolish the existing stainless steel back of the kitchen
8 – Pull-out existing window type ac and infill with materials to match the existing
9 – Demolish existing water closet and vanity

C – Garbage bin and disposal = 2.5 trip with landfill fees

D – Clearing and cleaning

Labor Cost : $ 3,584.00
5% GST = $ 179.20
Garbage disposal and landfill fees w/ taxes $ 1,687.50
Total cost of project = $ 5,450.70

January 29,2026

Project : Demolition works
Location : 260 King Street, Winnipeg, MB
Owner: Khady Daro Niang

Scope of works:

A – Main floor and Second floor interior:
1 – Demolition of existing ceiling at the Dining and Kitchen area (Main floor)
2 – Demolition of existing ceiling at the storage room (Second floor)
3 – Demolition of existing cabinet and bulkhead (Second floor)

B – Mechanical:
1 – Demolish all existing overhead ducts (Main floor and Second Floor)
2 – Dis-connect and pull out 2-units existing fan (Main floor)

C – Garbage bin and disposal = 1- trip with landfill fees

D – Clearing and cleaning

Labor Cost : $ 1,200,00
5% GST = $ 60.00
Garbage disposal and landfill fees w/ taxes = $ 640.00

Total cost of project = $ 1,900.00