

**ORCHARD SKY CONDOMINIUM
CONDOMINIUM CORPORATION # 1511229
CONDOMINIUM MANAGEMENT AGREEMENT**

THIS AGREEMENT, made effective this 26 day of October, A.D. 2015.

BETWEEN: THE OWNERS: CONDOMINIUM CORPORATION NO. # 1511229

Duly constituted under the Condominium Property Act,
(Hereinafter referred to as "The Corporation")

OF THE FIRST PART

AND: 665578 Alberta Ltd. Operating as Acclaim Condominium Managers, a body corporate
with an office at:

The City of Calgary, in the Province of Alberta,
(Hereinafter referred to as the "Manager")

OF THE SECOND PART

WHEREAS a complex of residential condominium units or dwellings and related facilities and common property and other real and personal property or assets of The Corporation associated therewith known as the **ORCHARD SKY CONDOMINIUM** (hereinafter called "The Condominium") has been constructed on certain lands and premises described as:

Condominium Corporation No. 1511229

(Including the units and common property comprised therein) Excepting thereout all mines and minerals

Municipal Address: **302 SKYVIEW RANCH DRIVE N.E.**

(Hereinafter called "The Lands")

(The Lands and The Condominium and any other real and personal property or assets of the Corporation associated therewith hereinafter collectively referred to as "The Properties").

AND WHEREAS the Manager has offered to render management services to The Corporation for the remuneration and subject to the terms and conditions hereinafter set forth;

AND WHEREAS the Corporation is authorized to engage a management agent under the provisions of its By-Laws;

AND WHEREAS The Corporation desires to employ the Manager to manage the Properties;

NOW THEREFORE THIS AGREEMENT WITNESSTH THAT in consideration of the mutual covenants and agreements herein contained, the parties hereto agree as follows:

1. The Corporation hereby employs the Manager exclusively to manage the Properties for a period of **Two (2) years from October 29, A.D. 2015** and thereafter for yearly periods from time to time unless on or before Sixty (60) days prior to expiration of the initial term or any renewal term either party hereto shall notify the other in writing that it elects to terminate this Agreement at the end of the said period SUBJECT to earlier termination as hereinafter provided AND FURTHER SUBJECT TO THE termination provisions of the Condominium Property Act, Revised Statutes of Alberta 2000, Chapter C-22 and any amendments thereto and the Regulations made thereunder (hereinafter referred to as "The Act"). At the expiration of the initial one-year term, the parties shall be deemed to have entered into a new agreement containing all terms hereof and the Manager's fee will be set at the amount shown in The Corporation's annual budgets for the specific period that the services are/have been offered.
2. The Manager agrees to manage The Properties to the extent, for the period and upon the terms and conditions herein provided. More particularly, the Manager agrees to faithfully, diligently, competently and honestly perform the following services in the name of and on behalf of The Corporation, and The Corporation hereby grants to the Manager such authority and power as may be required by the Manager to perform or effect performance of such services:
 - a) The Manager shall collect and receive on behalf of The Corporation all monthly assessments, levies, contributions, and any other charges due to The Corporation from the Unit Owners for the operation and maintenance of the Properties including any special levies and contingency, repair and replacement reserve funds included therein or relating thereto PROVIDED THAT while the Manager shall make a good faith effort to collect such amounts it shall not be responsible for collection of delinquent assessments or other charges, except that the Manager shall send notices directed by The Corporation, in which case the Manager and The Corporation may mutually agree to assess additional amounts against the defaulting Unit Owners in collecting the arrears. Additional administrative fees and disbursements related to the aforementioned shall be charged to The Condominium by The Manager.

In addition to charging interest on unpaid arrears as authorized in the By-Laws, the Manager, as agent for The Corporation, may recover from the defaulting Owners the costs incurred in preparing, registering and discharging any Caveat filed by the Manager on behalf of The Corporation pursuant to the Act and may similarly recover from the defaulting Owners any other reasonable costs incurred by it in protecting and securing the position and interests of the Corporation. The Corporation hereby authorizes the Manager, as its agent, to charge such interest and costs and represents that the By-Laws grant The Corporation the power to collect such interest and costs.

- b) The Manager shall maintain records showing all its receipts and expenditures relating to The Properties and shall promptly submit to The Corporation a cash receipts and disbursements statement for the preceding month and a statement indicating the balance or deficit in the Manager's account for The Corporation on or before the thirtieth (30th) day of the following month. Each statement shall indicate the difference between budget and actual expenditures;
- c) The Manager may prepare and submit to The Corporation on or before the 15th day of the second last month of the then current fiscal year of The Corporation during the term hereof a recommended budget for the operation and management of The Condominium for the next fiscal year showing anticipated receipts and expenditures for such year and assist The Corporation in determining the appropriate amount of assessments or contributions to be paid by each Owner of a unit of the Condominium for common expenses in the manner provided for and as required by The Act and the By-Laws of The Corporation and recommend such revisions thereto as may from time to time be appropriate;
- d) The Corporation shall be entitled to require at any time an audit of the Manager's records relating to The Properties. Any such audit shall be prepared at The Condominium's expense by a certified accountant of its selection. The right to audit the Manager's records shall not continue for a period greater than Twelve (12) months from the end of each fiscal year. Items not questioned within such Twelve (12) month period shall not be subject to question thereafter;
- e) Subject to the provisions of and any restrictions contained in the By-Laws and at the direction and at the expense of The Corporation, the Manager shall cause The Properties to be maintained according to reasonable standards of maintenance consistent with the character, age, size, and location of The Condominium including:
 - i) preparing tender documents and supervising the calling of tenders, awarding contracts and form of contracts to be executed. A reasonable hourly rate and administrative fees and disbursements shall be charged by The Manager to The Corporation;
 - ii) supervising the cleaning, painting and such other regular maintenance and repair work including renewal where reasonably necessary of the maintenance equipment and that part of the building in The Condominium constituting common property, or which The Corporation is obliged to maintain, including, without restricting the generality of the foregoing, the recreational facilities and amenities and all of the parking areas, as may be necessary or as directed by The Corporation. A reasonable hourly rate and administrative fees and disbursements shall be charged by The Manager to The Corporation; and
 - iii) maintenance of the lawns, flower beds, shrubs and trees, i.e., mowing, cutting, trimming, pruning, cultivating, fertilizing, watering and aerating as may be reasonably required, and

- iv) major spring and fall cleanups; and
- v) clearing of snow, ice (including sanding and salting where required), slush and debris from and maintaining the common driveways, common parking areas and common walkways so as to keep the said areas neat and clean in appearance;
- f) On the basis of the budget previously approved by The Corporation, shall negotiate agreements with, supervise and discharge all necessary personnel required to properly and physically maintain and operate The Properties. All such "on site" personnel shall be employees of the Corporation. All salaries, taxes and other expenses payable on account of such employees shall constitute expenses of The Corporation. Subject to the restrictions set forth in Clause 9(b) hereof, the Manager may engage any person, firm or corporation to perform any work or services which the Manager agrees to supply to The Corporation hereunder,
- g) The Manager shall use its best endeavors to ensure that no claim or lien shall be filed in respect of any work which may be carried out on behalf of The Corporation against title to The Properties or any unit of The Condominium and if a claim or lien shall be filed in respect of such work it shall forthwith take all reasonable steps to have the same removed and discharged;
- h) The Manager shall execute and file all returns and other instruments and do and perform all acts required of the Corporation as an employer of the said "on site" personnel in respect of Unemployment Insurance contributions and deductions, Canada Pension Plan contributions and payments, the Canada Income Tax Act and any other employee and employer contributions or payments required under any social, labor or tax legislation in force from time to time and in connection therewith The Corporation agrees, upon request, to execute and deliver promptly to the Manager all necessary powers of attorney, notices of appointment and like approvals or directions;
- i) Subject to the direction of The Corporation, the Manager shall negotiate and execute on behalf of The Corporation contracts for water, electricity, gas and such other services for that portion of The Properties constituting common property (but not any Unit metered services) as may be necessary or desirable. The Manager shall also purchase on behalf of The Corporation such equipment, tools, appliances, materials and supplies as are necessary for the proper operation and maintenance of The Properties. All such purchases and contracts shall be in the name of and at the expense of The Corporation. The Manager shall not collect or charge any undisclosed fee, rebate or discount and if any should be received by the Manager, the same will be credited to the account of The Corporation and the Manager shall credit The Corporation with all discounts, commissions or rebates obtainable as a result of purchases made on behalf of The Corporation or in pursuance of this Agreement;

- j) The Manager shall pay from the funds it receives from the Unit Owners and The Corporation pursuant to sub clause (a) hereof, but only to the extent thereof, all taxes payable by The Corporation, all applicable building inspection fees, premiums on insurance policies of The Corporation, water rates and other municipal or governmental charges, and all other charges or obligations incurred by The Corporation with respect to maintenance or operation of The Properties incurred by the Manager on behalf of The Corporation pursuant to the terms of this Agreement or pursuant to other authority granted by The Corporation;
- k) The Manager shall maintain appropriate records of and shall be responsible for obtaining information for The Corporation and making recommendations with respect to insurance coverage to be carried by The Corporation.

The Manager agrees to the best of its ability, to advise The Corporation of the nature and extent of insurance coverage required to be carried by The Corporation pursuant to the Act or the By-Laws PROVIDED THAT The Corporation will indemnify and hold harmless the Manager from any loss, costs or damages out of any claim, suit or charge by any person whatsoever relating to inadequate insurance coverage. The Manager shall investigate and report all accidents or claims for damage relating to the ownership, operation and maintenance of The Properties including any damage or destruction thereto;

- l) The Manager shall keep The Corporation advised of the telephone number or numbers at which an agent or representative of the Manager may be reached at any time during normal business hours in respect of any breach or violation of the By-Laws or of any rules and regulations of The Corporation. The Manager shall also keep The Corporation advised of the telephone number at which its representative can be reached at other than normal business hours in the event of an emergency. The manager can charge a fee for any emergency or after-hours calls. The Manager shall forthwith report to The Corporation any major emergency or any persistent, flagrant or serious violation of the By-Laws, or any rules and regulations in force. It is understood and agreed by the parties hereto that the Manager shall, in its discretion, determine whether or not any emergency exists and whether or not such emergency is of a minor or major nature. The Manager shall deal promptly with such infractions, and deal immediately with any emergency arising in connection with the maintenance and operation of The Properties which is determined as such by the Manager or The Corporation and shall keep The Corporation advised;
- m) The Manager shall, based on the information and documents made available to it, keep an up-to-date record of the names and addresses of all Unit Owners and any tenant thereof of which it has knowledge. If The Corporation receives notices or notifications from registered mortgagees or other persons claiming an interest in a Unit, The Corporation shall forthwith communicate that information to the Manager;
- n) The Manager on behalf of The Corporation, shall, on the application of a Unit Owner or any person authorized in writing by him, provide Estoppel Certificates as anticipated by The Act.

Similarly, upon the written request of an owner, purchaser or mortgagee of a Unit, the Manager, on behalf of The Corporation, shall within Ten (10) days of receiving that request provide to the person making the request all or any of the statements, particulars or copies referred to in The Act. The Manager shall, as authorized in the By-Laws, be entitled to collect from and charge the requesting party, for its own account, a reasonable fee to compensate it for the expenses it incurs in producing and providing the certificates and other materials referred to herein on behalf of The Corporation;

- o. The Corporation shall advise the Manager of any leases, or other dispositions of the common property or any part thereof made by it and the Manager shall maintain records of such dispositions.
- p. The Manager agrees to register at the Land Titles Office any change in the address for service of The Corporation or any changes in the Board of Managers of The Corporation in the form required by The Act and the regulations passed pursuant thereto and to comply with any reasonable request for the names and address of the persons who are members of the Board of Managers; Additional administrative fees and disbursements shall be charged by The Manager to The Corporation.
- q. The Managers shall assist, advise and co-operate with The Corporation in providing any documents requested by governmental authorities having jurisdiction in that regard;
- r. Provided the By-Laws so authorize the Corporation and on the express direction of The Corporation and at the sole cost and expense of The Corporation, the Manager agrees in the name of and on behalf of The Corporation, to:
 - i) Commence and prosecute proceedings pursuant to The Act with respect to contravention of the By-Laws;
 - ii) Impose and collect deposits as allowed for in The Act;
 - iii) Give notices to give up possession of Units as allowed for in The Act;
 - iv) Make applications to the Court, as allowed for in The Act;

and further to account to The Corporation for any deposits received by it hereunder and to do all such things as may be reasonably required to complete the eviction of any tenant pursuant to the procedures referred to herein;

- s) The Corporation and the Manager can periodically consult with each other with a view to revising the By-Laws and any rules and regulations to further the harmonious and satisfactory operation of The Properties for the common benefit of all Unit Owners. At the request and cost of The Corporation, the Manager agrees to forward to

the Unit Owners copies of any revised By-Laws, rules or regulations with a covering explanatory letter or memorandum;

- t) The Manager shall not be responsible for failure to perform or have performed any of the above services caused by strikes, unavoidable casualties or any other causes beyond the reasonable control of the Manager except lack of finances of the Manager.
 - u) The Manager shall produce Corporation letters, notices, etc. as directed by the Board of Directors and/or at the discretion of The Manager. Additional administrative fees and disbursements shall be charged by The Manager to The Corporation.
 - v) Additional administrative charges and disbursement will be charged by The Manager to The Corporation for copies of Corporation documents, quotes, reports, correspondence and financials that are scanned by The Manager for Board distribution and e-filing as directed by the Board of Directors and/or at the discretion of The Manager.
 - w) Administrative fees and disbursements shall be charged by The Manager to The Corporation for offsite storage of archived Corporation documents and for the retrieval and return of such documents.
3. In discharging its responsibilities under Clause 2 hereof, the Manager shall not make any single expenditures nor incur any non recurring contractual obligation exceeding \$5,000.00 without the prior consent of The Corporation UNLESS such expenditure or obligation is provided for in the current budget approved by The Corporation for The Properties PROVIDED THAT the Manager may, on behalf, of The Corporation, without prior consent, expend any amount, or incur a contractual obligation in any amount, required to deal with what they deem to be emergency conditions which may involve a danger to life or property or may threaten the safety of The Properties of the Unit Owners and occupants or may threaten the suspension of any necessary services to The Properties AND PROVIDED THAT no such consent shall be required to repay any loan made by the Manager pursuant to the terms of Clause 5(b) hereof.
4. a) The Manager agrees that all monies collected by it on behalf of The Corporation shall be deposited and kept in a separate trust account in a Canadian chartered bank or trust company selected by the Manager. All interest earned on the account and all costs of the account will be to the credit of The Corporation. The Manager shall use its discretion in obtaining any term deposits as directed by the Corporation. The Manager and The Corporation acknowledge that they are aware of the investment limitations of the Act;
- b) All expenses of operation and management may be paid from the funds the Manager receives from The Corporation pursuant to Clause 2 (a) and deposited in accordance with subclause (a) hereof and the Manager is authorized to pay any amount owed to the Manager by The Corporation from such accounts at any time without prior notice to The Corporation. The Manager is authorized to pay any amount owed to contractors by The Corporation from such accounts at any time without prior notice to The Corporation. The Manager shall have no obligation to loan funds to The

Corporation for any purpose whatsoever. At the request of The Corporation or should circumstances so dictate, the Manager may, at its sole option, loan funds to The Corporation. The Corporation shall pay interest on such loans at the rate of Two (2%) percent over the C.I.B.C. commercial prime rate in Calgary;

- c) The Manager represents that all its employees and principals who are responsible for the safekeeping of any monies of The Corporation are bonded to the Manager by a fidelity bond. The Manager also agrees, if requested, to obtain and maintain (at The Corporation's expense) a fidelity bond for the benefit of and the naming of The Corporation and any such bond shall be in an amount as determined by the Board of Managers of The Corporation. The Manager agrees, from time to time at the request of The Corporation, to provide evidence of the bonds described herein;
5.
 - a) The Corporation agrees to pay at the beginning of each month to the Manager as compensation to it for the services to be rendered by the Manager in accordance with this agreement, a monthly fee as set out in the annual budget provided for and approved by The Board of Managers of The Corporation. It is understood and agreed that the remuneration payable to the Manager under this Clause does not include any of the costs incurred by the Manager in carrying out the performance of any of its obligations under Clause 2 to maintain and repair The Properties nor any administrative fees and disbursements. **The monthly fee will be Twenty Five Dollars (\$25.00) plus G.S.T. per door per month for substantially completed units for the period of October 29, 2015 to and including the last day of October 2017.**
 - b) The Manager or an officer or employee thereof shall attend in person or by phone two (2) one and a half hour, mutually scheduled Board Meetings from Monday through Thursday ending no later than 8:00 pm AND one (1), one and a half hour mutually scheduled Annual General Meeting. In the event that a meeting runs longer than the one and a half hours, The Manager shall charge the Corporation at a rate of \$150/hr. In the event a meeting is re-scheduled due to a lack of quorum, The Manager shall charge to The Corporation a fee of \$150.00 per hour for attendance at the re-scheduled meeting or any additional meetings.
 - c) The Manager shall charge The Corporation a 1% administration fee for Special Assessments that are levied by The Corporation and \$150/hr for any management services that are undertaken by The Manager that are outside of the scope of management duties as outlined in this Contract and additional accounting requests will be charged at \$100/hr.
 6. The Corporation shall from time to time designate an individual who shall be authorized to deal with the Managers on any matter relating to the management of The Properties. In the absence of any other designation by The Corporation, the Chairman or President of the Board of Managers of The Corporation thereof shall be deemed to be the person designated.
 7. The Manager acknowledges that it has received and is aware of the provisions of the By-Laws of The Corporation and The Act. The Manager is not responsible for compliance by The Corporation or by any of the Unit Owners in respect of any ordinances, laws, rules or

regulations and whether municipal, provincial, federal or made by any public authority or officials thereof having jurisdiction over it, except to notify The Corporation promptly, or forward to The Corporation promptly, any order, complaints, warnings, notices, summonses or like documents received by it relating to such matters. The Corporation represents that to the best of its knowledge The Condominium complies with all such requirements to indemnify and hold harmless the Manager, its agents, servants, and employees, of and from all loss, cost, damage, expenses or liability whatsoever which may be imposed on them by reason of any present or future violation or alleged violation of such laws, ordinances, rules or regulations, except where unlawfully or negligently omitted or violated by the Manager or any of its agents, servants or employees.

8. (a) At all times the Manager shall act in the best interest of The Corporation and all information on the development, management or disposal of The Properties, or of any units or part thereof, and of The Corporation, whether financial or otherwise, shall be treated and held confidentially;
- (b) The Manager may engage or use any person, firm or company associated, affiliated or otherwise connected with it, including a parent or subsidiary company (hereinafter called an "Affiliate"), to perform any work or services for The Corporation within the scope of the Manager's duties pursuant to the terms and conditions of this Agreement, without being in breach of any fiduciary or contractual relationship with The Corporation subject, however, to the following provision:
 - i) where the cost of performing such work or services does not exceed the sum of Two Thousand (\$2,000.00) Dollars during any fiscal year the Manager shall be entitled to have such work and services performed by such Affiliate;
 - ii) emergency repairs involving manifest danger to persons or property, or immediately necessary for the safety of person, or required to avoid suspension of any necessary service to The Corporation may be made by the Manager or any parent or subsidiary corporation or any person, firm or corporation associated, affiliated or otherwise connected with the Manager, irrespective of the above cost limitation, without the approval of The Board of Managers of The Corporation, and without the necessity of obtaining two (2) written tenders as above provided, and to this end, The Corporation hereby authorizes the Manager, its servants, agents or employees to enter any unit with or without the consent of the Unit Owner or Owners, to effect any said emergency repairs which, in the Manager's sole and absolute discretion are immediately necessary for the preservation of the unit or common property.

9. The Corporation covenants and agrees with the Managers as follows:

- a) To indemnify, defend and save the Manager harmless from and against all previous, current and future claims, demands, actions, causes of actions, and suits in connection with The Properties and from liability for damage to property and injuries to or death of any Unit Owner, or any officer, agent or employee of The Corporation or other person whomsoever except in those cases where the Manager has been adjudged to be negligent or has committed an unlawful act and to carry at its own expense public liability, property

damage and personal injury liability insurance naming The Corporation and the Manager as the insured, which insurance shall be in form, substance and amounts satisfactory to the Manager and The Corporation and comply with the requirements of The Act and the By-Laws and to furnish to the Manager certificates or memoranda evidencing the existence of such insurance and furnish such certificates or memoranda within Thirty (30) days from the date of this Agreement.

Nothing in this subparagraph shall release the Manager from any liability to The Corporation in respect of a breach or default of any of the Manager's covenants and agreements set forth in this Agreement .

- b) To pay all expenses incurred by the Manager as legal fees for counsel employed to represent the Manager or The Corporation in any proceeding or suit arising from or related in any way to the management of The Properties and involving an alleged violation by the Manager or The Corporation or either of them of any provision, statute, ordinance, law or regulation, but nothing herein contained shall require the Manager to employ counsel to represent The Corporation in any such proceedings or suit PROVIDED THAT if the Manager shall have been finally adjudged to be negligent or have committed an unlawful act, the Manager shall bear the sole responsibility for fees of its counsel;
 - c) To provide the Manager with such documents and records as are available to The Corporation which may be requested by the Manager to properly manage and operate The Properties and to perform its duties hereunder;
 - d) To provide the Manager with a copy of the By-Laws of The Corporation and to notify the Manager from time to time of any amendments or additions thereto;
10. a) The Manager shall abide by The Act, as amended from time to time, or any legislation passed in substitution therefore or replacement thereof and the By-Laws of The Corporation as amended from time to time and each party hereto acknowledges and agrees that this Agreement is subject to the provisions of The Act and the By-Laws of The Corporation as amended from time to time insofar as they are applicable to this Agreement and in the event of any conflict between the Act or the By-Laws and, any provision in this Agreement, the Act or the By-Laws shall prevail. The Manager agrees that it will perform its duties and obligations in a manner consistent with the By-Laws of The Corporation.
- b) Words and expressions which have a special meaning assigned to them in The Act or the By-Laws of The Corporation have the same meaning in this Agreement unless a contrary intent is expressed in this Agreement.
11. Notwithstanding any other provisions this Agreement shall (at the election of The Corporation in respect of subparagraph (c) and (d) of this Clause) terminate upon any of the following;
- a) The insolvency or bankruptcy of the Manager or upon the Manager taking steps to wind up its business voluntarily or otherwise;
 - b) On the termination of the condominium status of any building within the Condominium

- Plan as it presently exists or as it may be amended;
- c) If the Manager is proven to be insubordinate, reckless or grossly negligent in performing its duties hereunder;
 - d) If the Manager shall be in breach of trust in respect of any monies of The Corporation;
12. The Manager may terminate this Agreement for any reason upon giving written notice to such effect to The Corporation no less than Sixty (60) days prior to the end of the subsequent calendar month, being the date upon which termination shall take effect.
13. Upon the termination date of this Agreement, the Managers shall, within a reasonable time thereafter, not to exceed Sixty (60) days;
- a) render a final accounting to The Corporation and pay over any balance in the Manager's trust account remaining to the credit of The Corporation, less any monies necessary to satisfy commitments made by the Manager to others prior to the date of termination;
 - b) surrender all post dated cheques from Unit Owners together with their account receivable balance and addresses and all keys to The Properties;
 - c) deliver to The Corporation all contracts, records and other documents or information which may be pertinent to the continuing operation of The Properties and The Corporation shall provide access to the Manager at all reasonable time and upon reasonable notice to all such contracts, records, files and other documents or information subsequent to termination of this Agreement.
14. a) Any notice or demand required or permitted herein, shall be in writing and shall be affected by delivery or by sending the same in a postage prepaid envelope by registered mail, addressed to the Manager as follows:

Acclaim Condominium Managers
Suite 108, 11420 27th St. S.E.
Calgary, AB T2Z 3R6

and addressed to The Corporation c/o the President or Chairman at his address shown on the records of the Manager. Any such notice shall be deemed to have been received on the date of delivery or on the third day following the mailing as aforesaid.

15. This Agreement may be assigned by The Manager without the consent of The Corporation.
16. Notwithstanding any other provision of this Agreement, the Manager shall not be responsible for, but may be retained by The Corporation at a fee to be negotiated for:
- a) the completion of original developer or builder construction or the remedying thereof or the maintenance of or repairs to individual dwelling units or buildings of The Corporation or portions of the units or adjacent lands that do not form part of the common property (such maintenance and repairs shall be of the individual owners or The Corporation as the case

may be);

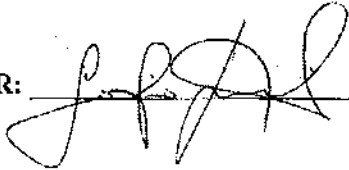
b) acting as liaison, agent or representative between the individual unit owners and the developer or builder, The Corporation or any mortgagee of the Properties.

17. This Agreement shall enure to the benefit of and be binding upon the parties hereto and their respective successors and permitted assigns.

IN WITNESS WHEREOF the parties hereto caused their respective corporate seals to be affixed, by the hands of their proper officers in that capacity duly authorized.

**ORCHARD SKY CONDOMINIUM
CONDOMINIUM CORPORATION # 1511229**

PER:



ACCLAIM CONDOMINIUM MANAGERS

PER:

