

Logo Of Province on
Actual Certificate

Ministry
of Government
Services

LAND
REGISTRY
OFFICE #66

PARCEL REGISTER (ABBREVIATED) FOR PROPERTY IDENTIFIER

10126-0000 (LT)

PAGE 1 OF 1
PREPARED FOR jsmith
ON 2021/08/12 AT 17:24:57



* CERTIFIED BY LAND REGISTRAR IN ACCORDANCE WITH LAND TITLES ACT * SUBJECT TO RESERVATIONS IN CROWN GRANT *

PROPERTY DESCRIPTION: LT 000 PL 0000 NORTH YORK; TORONTO (N YORK) , CITY OF TORONTO

PROPERTY REMARKS:

ESTATE/QUALIFIER:
FEE SIMPLE
LT CONVERSION QUALIFIED

RECENTLY:
FIRST CONVERSION FROM BOOK

PIN CREATION DATE:
2020/04/29

OWNERS' NAMES
ANDERSON, MIKE

CAPACITY SHARE
ROWN

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/CHKD
** PRINTOUT INCLUDES ALL DOCUMENT TYPES (DELETED INSTRUMENTS NOT INCLUDED) **						
**SUBJECT, ON FIRST REGISTRATION UNDER THE LAND TITLES ACT, TO:						
** SUBSECTION 44(1) OF THE LAND TITLES ACT, EXCEPT PARAGRAPH 11, PARAGRAPH 14, PROVINCIAL SUCCESSION DUTIES * AND ESCHEATS OR FORFEITURE TO THE CROWN.						
** THE RIGHTS OF ANY PERSON WHO WOULD, BUT FOR THE LAND TITLES ACT, BE ENTITLED TO THE LAND OR ANY PART OF IT THROUGH LENGTH OF ADVERSE POSSESSION, PRESCRIPTION, MISDESCRIPTION OR BOUNDARIES SETTLED BY CONVENTION.						
** ANY LEASE TO WHICH THE SUBSECTION 70(2) OF THE REGISTRY ACT APPLIES.						
**DATE OF CONVERSION TO LAND TITLES: 2003/04/29 **						
H816423	2003/10/15	TRANSFER EASEMENT	\$1	THE CORPORATION OF THE CITY OF TORONTO	THE REGIONAL MUNICIPALITY OF PEEL	C
AT138769	2019/12/30	TRANSFER	\$996,000	LEE, DAVID	ANDERSON, MIKE	C
AT138770	2016/12/30	CHARGE	\$700,000	ANDERSON, MIKE	FIRST BANK CANADA	C
AT1005997	2019/03/30	CHARGE	\$300,000	ANDERSON, MIKE	FIRST BANK CANADA	C
AT1016970	2019/09/25	NO SEC INTEREST	\$13,300	1230567 ONTARIO INC.	ANDERSON, MIKE	C
AT2110927	2019/11/09	LIEN	\$9,125	HER MAJESTY THE QUEEN IN RIGHT OF CANADA AS REPRESENTED BY THE MINISTER OF NATIONAL REVENUE		C

Get access to information on easements affecting a property.

Confirms ownership, date of transfer, transfer type.

Reviewing registered mortgages, lines of credit and other encumbrances will help you determine the equity in the property.

A Notice of Security Interest (NOSI) may be registered on title where fixtures like a furnace or security system have been financed the registration of a NOSI allows creditors to give notice of their interest.

Indicates if there is a lien registered on title.

NOTE: ADJOINING PROPERTIES SHOULD BE INVESTIGATED TO ASCERTAIN DESCRIPTIVE INCONSISTENCIES, IF ANY, WITH DESCRIPTION REPRESENTED FOR THIS PROPERTY.
NOTE: ENSURE THAT YOUR PRINTOUT STATES THE TOTAL NUMBER OF PAGES AND THAT YOU HAVE PICKED THEM ALL UP.
NOTE: RESULTS WERE GENERATED VIA WWW.GEOWAREHOUSE.CA

LRO # 80 **Charge/Mortgage**

Registered as AT000000 on 2008 12 19 at 12:12

The applicant(s) hereby applies to the Land Registrar.

yyyy mm dd Page 1 of 2

Properties

PIN 00000-0000 LT *Interest/Estate* Fee Simple
Description LT 000 PL 0000 NORTH YORK; S/T NY200193; TORONTO (N YORK) , CITY OF TORONTO
Address 123 SAMPLE ROAD
 CITY OF TORONTO

Chargor(s)

The chargor(s) hereby charges the land to the chargee(s). The chargor(s) acknowledges the receipt of the charge and the standard charge terms, if any.

Name 000000 ONTARIO LTD.
Address for Service 1 Sample Road
 Toronto, Ontario
 A1A 1A1

I, Name Name, have the authority to bind the corporation.
 This document is not authorized under Power of Attorney by this party.

Chargee(s) *Capacity* *Share*

Name HOME TRUST COMPANY
Address for Service 145 King Street West, Suite 2300
 Toronto, Ontario
 M5H 1J8

Provisions

Principal \$1,250,000.00 *Currency* CDN
Calculation Period semi annually not in advance
Balance Due Date 2010/01/01
Interest Rate 6.99% per annum
Payments \$7,889.81
Interest Adjustment Date 2009 01 01
Payment Date 1st of each month
First Payment Date 2009 02 01
Last Payment Date 2010 01 01
Standard Charge Terms 200727
Insurance Amount full insurable value
Guarantor Name Name

Signed By

Name Name 100 Sample Road acting for Chargor Signed 2008 12 19
 Thornhill (s)
 A1A 1A1
Tel 9055555555
Fax 9055555555

Submitted By

DIRECT REG 100 Sample Road 2008 12 19
 Thornhill
 A1A 1A1
Tel 9055555555
Fax 9055555555

Fees/Taxes/Payment

Statutory Registration Fee \$60.00

LRO # 80 Charge/Mortgage

Registered as AT000000 on 2008 12 19 at 12:12

The applicant(s) hereby applies to the Land Registrar.

yyyymmdd Page 2 of 2

Fees/Taxes/Payment

Total Paid \$60.00

SAMPLE
SAMPLE

LRO # 24 **Notice Of Security Interest**

Registered as CK123456 on 2022 11 03 at 09:00

The applicant(s) hereby applies to the Land Registrar.

yyyy mm dd Page 1 of 1

Properties

PIN 00000 - 0000 LT
 Description LT 000, PLAN 0000, NORTH YORK
 Address 123 SAMPLE ROAD
 CITY OF TORONTO

Consideration

Consideration \$13,300.00

Applicant(s)

Name 1234567 ONTARIO INC.
 Address for Service 2 Lansing Square, 11th Floor
 Toronto, Ontario M2J 4P8

Under a notice of security agreement made between SMITH, JOHN of 292 VALLEY ROAD, CHATHAM, ON, the debtor and the applicant, the secured party a security interest has been created in One High Efficiency Furnace, One Air Conditioner and attachments. The collateral is located or affixed or is to be affixed to the selected PIN

I, Jane Roe, Chief Financial Officer, have the authority to bind the corporation.
 This document is not authorized under Power of Attorney by this party.

Statements

Schedule: The secured party is 1234567 Ontario Inc. as trustee of GP Waterheater Trust as general partner of Reliance Comfort Limited Partnership. The expiry date of this document is September 30, 2026.

Signed By

Courtney Montgomery	2 Lansing Square 11th Floor Toronto M2J 4P8	acting for Applicant(s)	Signed	2021 10 01
Tel 123-456-7890				
Fax 234-567-8901				

I have the authority to sign and register the document on behalf of the Applicant(s).

Submitted By

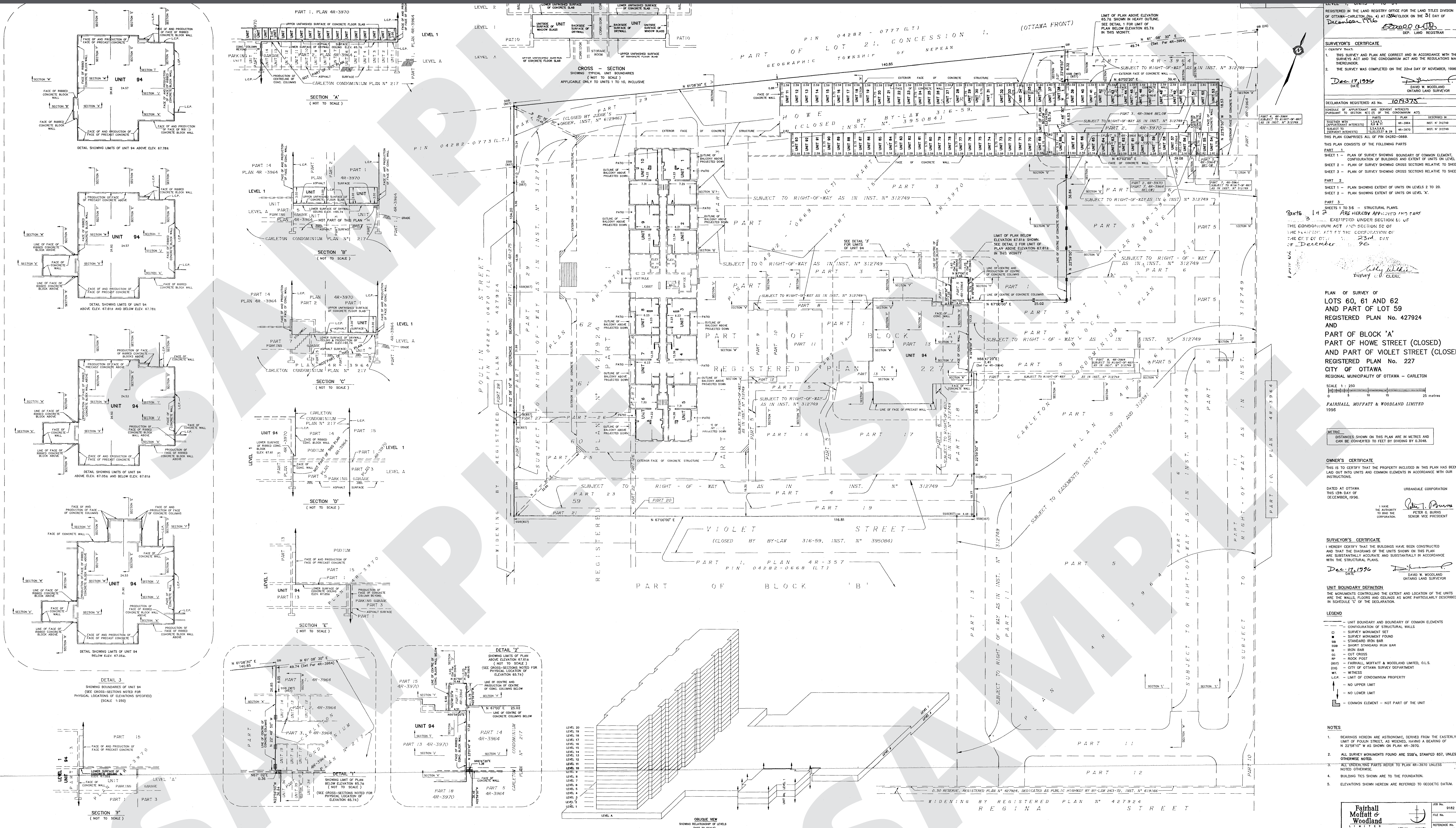
RELIANCE HOME COMFORT	2 Lansing Square 11th Floor Toronto M2J 4P8	2021 10 01
Tel 111-222-3333		
Fax 333-444-5555		

Fees/Taxes/Payment

Statutory Registration Fee	\$65.30
Total Paid	\$65.30

File Number

Applicant Client File Number : 8635132:2183019 - UPLEVEL



REGISTERED IN THE LAND REGISTRY OFFICE FOR THE LAND TITLES DIVISION OF OTTAWA-CARLETON (REG. 4) AT 10:40 O'CLOCK ON THE 31 DAY OF December 1996

SURVEYOR'S CERTIFICATE
I HEREBY CERTIFY THAT:
1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEY ACT AND THE CONDOMINIUM ACT AND THE REGULATIONS MADE THEREUNDER.
2. THE SURVEY WAS COMPLETED ON THE 22nd DAY OF NOVEMBER, 1996.
DATE: Dec 17, 1996
DAVID W. WOODLAND
ONTARIO LAND SURVEYOR

DECLARATION REGISTERED AS NO. 109375
SCHEDULE OF APPOINTMENT AND SIGNATURES PURSUANT TO SECTION 403 OF THE CONDOMINIUM ACTS DESCRIBED IN:
TOGETHER WITH APPOINTMENT INTERESTS: 23 1/2%
SUBJECT TO: 1233337 & 20
ELEVATION INTERESTS: 1233337 & 20
THIS PLAN COMPREHENDS ALL OF FPM 0429-0565
THIS PLAN CONSISTS OF THE FOLLOWING PARTS:
PART 1 - PLAN OF SURVEY SHOWING BOUNDARY OF COMMON ELEMENTS, CONFIGURATION OF BUILDINGS AND EXTENT OF UNITS ON LEVEL 1.
SHEET 2 - PLAN OF SURVEY SHOWING CROSS SECTIONS RELATIVE TO SHEET 1.
SHEET 3 - PLAN OF SURVEY SHOWING CROSS SECTIONS RELATIVE TO SHEET 1.
PART 2 - PLAN SHOWING EXTENT OF UNITS ON LEVELS 2 TO 20.
SHEET 2 - PLAN SHOWING EXTENT OF UNITS ON LEVEL 'A'.
PART 3 - SHEETS 1 TO 38 - STRUCTURAL PLANS
ARE HEREBY APPLICABLE TO PART 1 EXCEPTED UNDER SECTION 14 OF THE CONDOMINIUM ACT AND SECTION 50 OF THE PLANNING ACT BY THE CONFIRMATION OF THE CITY OF OTTAWA ON THE 23rd DAY OF December 1996

PLAN OF SURVEY OF LOTS 60, 61 AND 62 AND PART OF LOT 59 REGISTERED PLAN No. 427924 AND PART OF BLOCK 'A' PART OF HOWE STREET (CLOSED) AND PART OF VIOLET STREET (CLOSED) REGISTERED PLAN No. 227 CITY OF OTTAWA REGIONAL MUNICIPALITY OF OTTAWA - CARLETON

FAIRHALL MOPFATT & WOODLAND LIMITED 1996
SCALE 1:250
DISTANCES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.
OWNER'S CERTIFICATE
THIS IS TO CERTIFY THAT THE PROPERTY INCLUDED IN THIS PLAN HAS BEEN LAID OUT INTO UNITS AND COMMON ELEMENTS IN ACCORDANCE WITH OUR INSTRUCTIONS.
DATED AT OTTAWA THIS 15th DAY OF DECEMBER, 1996.
URBANDALE CORPORATION
I HAVE THE AUTHORITY TO SIGN FOR THE CORPORATION.
PETER G. BURINS
SENIOR VICE PRESIDENT

SURVEYOR'S CERTIFICATE
I HEREBY CERTIFY THAT THE BUILDINGS HAVE BEEN CONSTRUCTED AND THAT THE DIAGRAMS OF THE UNITS SHOWN ON THIS PLAN ARE SUBSTANTIALLY ACCURATE AND SUBSTANTIALLY IN ACCORDANCE WITH THE STRUCTURAL PLANS.
DATE: Dec 17, 1996
DAVID W. WOODLAND
ONTARIO LAND SURVEYOR

UNIT BOUNDARY DEFINITION
THE MONUMENTS CONTROLLING THE EXTENT AND LOCATION OF THE UNITS ARE THE WALLS, FLOORS AND CEILING AS MORE PARTICULARLY DESCRIBED IN SCHEDULE 'C' OF THE DECLARATION.

LEGEND
--- UNIT BOUNDARY AND BOUNDARY OF COMMON ELEMENTS
--- CONFIGURATION OF STRUCTURAL WALLS
□ SURVEY MONUMENT SET
● SURVEY MONUMENT FOUND
SB - STANDARD IRON BAR
SBB - SHORT STANDARD IRON BAR
IB - IRON BAR
SC - CUT CROSS
RP - ROOF POST
--- FAIRHALL, MOPFATT & WOODLAND LIMITED, O.L.S.
(OV) - CITY OF OTTAWA SURVEY DEPARTMENT
WT - WITNESS
L.C.P. - LIMIT OF CONDOMINIUM PROPERTY
↑ - NO UPPER LIMIT
↓ - NO LOWER LIMIT
□ - COMMON ELEMENT - NOT PART OF THE UNIT

NOTES
1. BEARINGS HEREON ARE ASTROMOMIC, DERIVED FROM THE EASTERLY LIMIT OF POLVIN STREET, AS WIDENED, HAVING A BEARING OF N 22°50'00" W AS SHOWN ON PLAN 4R-3970.
2. ALL SURVEY MONUMENTS FOUND ARE S36E, STAMPED 657, UNLESS OTHERWISE NOTED.
3. ALL UNDERLYING PARTS REFER TO PLAN 4R-3970 UNLESS NOTED OTHERWISE.
4. BUILDING TIES SHOWN ARE TO THE FOUNDATION.
5. ELEVATIONS SHOWN HEREON ARE REFERRED TO GEOCIDIC DATUM.

AT 0000000

CERTIFICATE OF RECEIPT.
RÉCÉPISSÉ
TORONTO (66)

JUN 02 2020 16:37

LAND REGISTRAR

Gene Seinfeld

DECLARATION

CONDOMINIUM ACT, 1998

TORONTO STANDARD CONDOMINIUM PLAN NO.	0000		
NEW PROPERTY IDENTIFIERS BLOCK	0000		
RECENTLY :	Part of Pin 00000-0000 (LT)		
DECLARANT :	<u>THE RESIDENCES OF SAMPLE DOCUMENT INC.</u>		
SOLICITOR :	JOHN DOE,		
FIRM:	LAW OFFICES, LLP		
ADDRESS:	1234 SAMPLE STREET, SUITE D TORONTO ON, M3H 5S8		
Phone :	416-555-5555	FAX :	416-555-1234
No. OF UNITS	1175		
FEES :	1175 X \$5.00 \$5875.00 + \$75.90 = \$5,950.90		

DECLARATION

MADE PURSUANT TO THE CONDOMINIUM ACT

THIS declaration (hereinafter referred to as this or the "declaration") is made and executed pursuant to the provisions of the *Condominium Act 1998 S.O. 1998, c 19, as amended* from time to time, and the regulations made thereunder (all of which are hereinafter collectively referred to as the "Act"), by

THE RESIDENCES OF ISLINGTON TERRACE INC.

a corporation incorporated under the laws of the Province of Ontario (hereinafter referred to as the "Declarant")

WHEREAS the Declarant is the owner in fee simple of certain lands and premises situate in the City of Toronto, municipally known as 7 Mabelle Avenue, Toronto, and being more particularly described in Schedule "A" annexed hereto, and in the description submitted concurrently herewith by the Declarant for registration in accordance with the Act (hereinafter referred to as the "description"), and which lands are hereinafter referred to as the "Real Property", or the "Phase I Lands", or the "Condominium Lands";

AND WHEREAS the Declarant has constructed a 45 storey building upon the Real Property containing or comprising 430 dwelling units (with no designated superintendent suite), 369 parking units, 369 locker units, 5 shared service room units, 1 recreation centre unit and 1 communication control unit;

AND WHEREAS the Declarant intends that the Real Property, together with the building(s) constructed thereon, shall be governed by the Act, and that the registration of this declaration and the description will create a freehold standard condominium corporation;

NOW THEREFORE THE DECLARANT HEREBY DECLARES AS FOLLOWS:

PART I - INTRODUCTION

Section 1 - Definitions

In addition to those words, terms or phrases specifically defined elsewhere in this declaration, the words, terms or phrases used in this declaration shall have the meanings ascribed to them in the Act, unless this declaration specifies otherwise, or unless the context otherwise requires, and in particular, the words, terms or phrases set out below shall have the meanings respectively ascribed to them as follows:

- a) the "AAI Agreement" shall mean the agreement that may be entered into by this Condominium with any owner desiring to make any addition, alteration or improvement to the common elements (or to an installation upon the common elements), pursuant to the provisions of Section 98 of the Act, and which agreement shall, amongst other things, specify who will have ownership of the proposed addition, alteration or improvement to the common elements under subsection 98(2) of the Act, allocate the cost of undertaking or implementing the proposed addition, alteration or improvement between this Condominium and the owner, establish and confirm the respective duties and responsibilities regarding the proposed addition, alteration or improvement (including without limitation, the responsibility for the cost of repair after damage, maintenance and insurance with respect to same), and shall address or set out any other matters that may be prescribed from time to time by the regulations to the Act;
- b) the "bicycle storage rooms/areas" shall mean the designated bicycle storage rooms or areas intended for the bicycles of residents and/or visitors, situate on level 1 and comprising part of the common elements of this Condominium (as hereinafter defined), having a total storage capacity that will accommodate approximately 296 bicycles for residents, and approximately 31 bicycles for visitors, and said bicycle storage rooms or areas shall be used or occupied solely in accordance with the provisions of section 18 of this declaration;
- c) the "board" shall mean the board of directors of this Condominium (as hereinafter defined) from time to time;
- d) the "Certificate of Property Use" or the "CPU" shall mean or include the certificate of property use that has been issued by the Ministry of the Environment & Climate Change, now known as the Ministry of the Environment, Conservation & Parks (hereinafter referred to as the "MOECP"), in accordance with the provisions of section 168.6 of the *Environmental Protection Act R.S.O. 1990, as amended* [namely CPU No. 2713-AK3L5G, and pertaining to the site formerly known as 64-70 Cordova Avenue, Toronto, issued on September 13th, 2017 (and in respect of which a certificate of requirement was registered on May 16th, 2018 against the title to the Real Property as Instrument No. AT-4865079)], in connection with the development of the Islington Terrace Project Lands (as hereinafter defined) or any portion thereof, and which CPU imposes ongoing risk management and/or risk mitigation measures and requirements to be assumed and complied with by this Condominium (as hereinafter defined), including without limitation, the requirement for the ongoing inspection, testing and monitoring of the soil situate within or beneath this Condominium (and/or within or beneath other portions of the Islington Terrace Project Lands), along with periodic reporting requirements in connection therewith [i.e. with the soil

Islington Terrace

SCHEDULE D TO THE DECLARATION

UNIT TYPE	UNIT NO	LEVEL	PROPORTION OF COMMON EXPENSE FOR THE BULK INTERNET SERVICE EXPENSE ONLY			PROPORTION OF COMMON INTERESTS AND COMMON EXPENSES FOR ALL OTHER EXPENSES				
			(expressed as percentages to each unit)			(expressed as percentages to each unit)				
SHARED SERVICE ROOM UNIT	1	1	0.0000001	X	1 =	0.0000001	0.0001611	X	1 =	0.0001611
SHARED SERVICE ROOM UNIT	2	1	0.0000001	X	1 =	0.0000001	0.0001611	X	1 =	0.0001611
RECREATION CENTRE UNIT	1	2	0.0000001	X	1 =	0.0000001	0.0003073	X	1 =	0.0003073
DWELLING UNIT	1	3	0.2325580	X	1 =	0.2325580	0.2273029	X	1 =	0.2273029
DWELLING UNIT	2	3	0.2325580	X	1 =	0.2325580	0.2042516	X	1 =	0.2042516
DWELLING UNIT	3	3	0.2325580	X	1 =	0.2325580	0.1546477	X	1 =	0.1546477
DWELLING UNIT	4	3	0.2325580	X	1 =	0.2325580	0.2019173	X	1 =	0.2019173
DWELLING UNIT	5	3	0.2325580	X	1 =	0.2325580	0.1423926	X	1 =	0.1423926
DWELLING UNIT	6	3	0.2325580	X	1 =	0.2325580	0.1838265	X	1 =	0.1838265
DWELLING UNIT	7	3	0.2325580	X	1 =	0.2325580	0.2013338	X	1 =	0.2013338
DWELLING UNIT	8	3	0.2325580	X	1 =	0.2325580	0.1864526	X	1 =	0.1864526
DWELLING UNIT	9	3	0.2325580	X	1 =	0.2325580	0.1196331	X	1 =	0.1196331
DWELLING UNIT	10	3	0.2325580	X	1 =	0.2325580	0.1590245	X	1 =	0.1590245
DWELLING UNIT	11	3	0.2325580	X	1 =	0.2325580	0.1873279	X	1 =	0.1873279
DWELLING UNIT	1	4	0.2325580	X	1 =	0.2325580	0.2273029	X	1 =	0.2273029
DWELLING UNIT	2	4	0.2325580	X	1 =	0.2325580	0.2042516	X	1 =	0.2042516
DWELLING UNIT	3	4	0.2325580	X	1 =	0.2325580	0.1546477	X	1 =	0.1546477
DWELLING UNIT	4	4	0.2325580	X	1 =	0.2325580	0.2019173	X	1 =	0.2019173
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