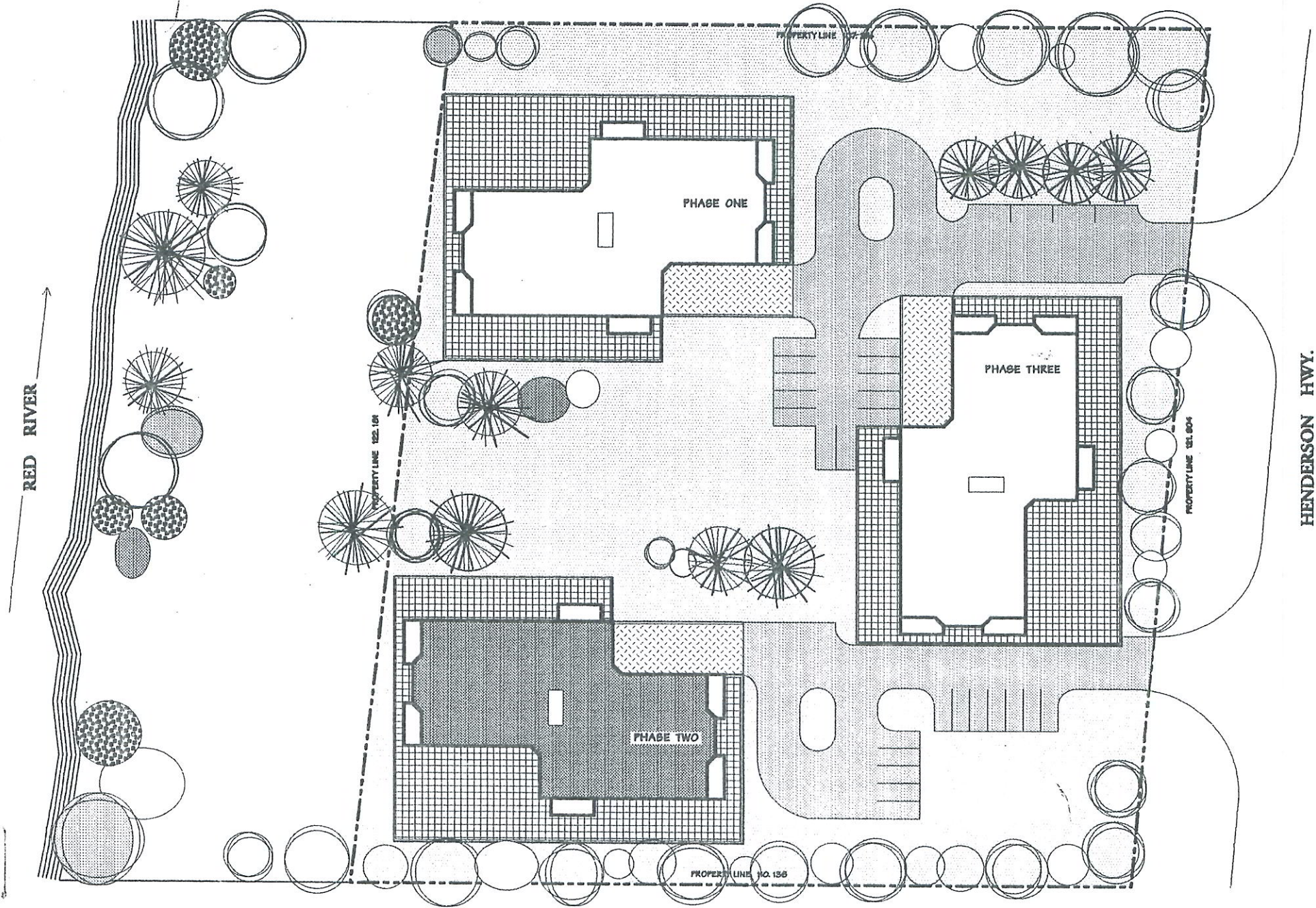


RED RIVER

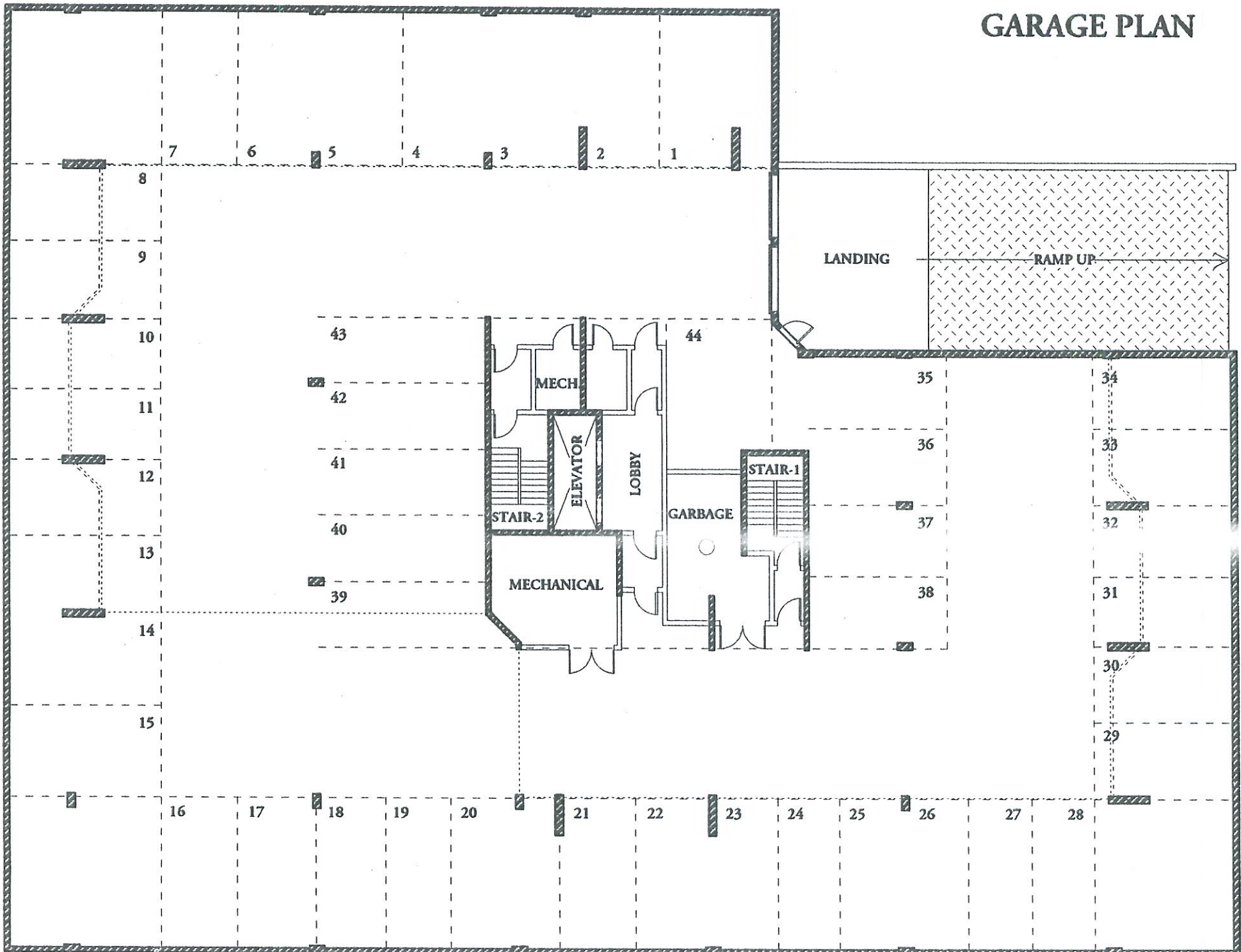


SITE PLAN

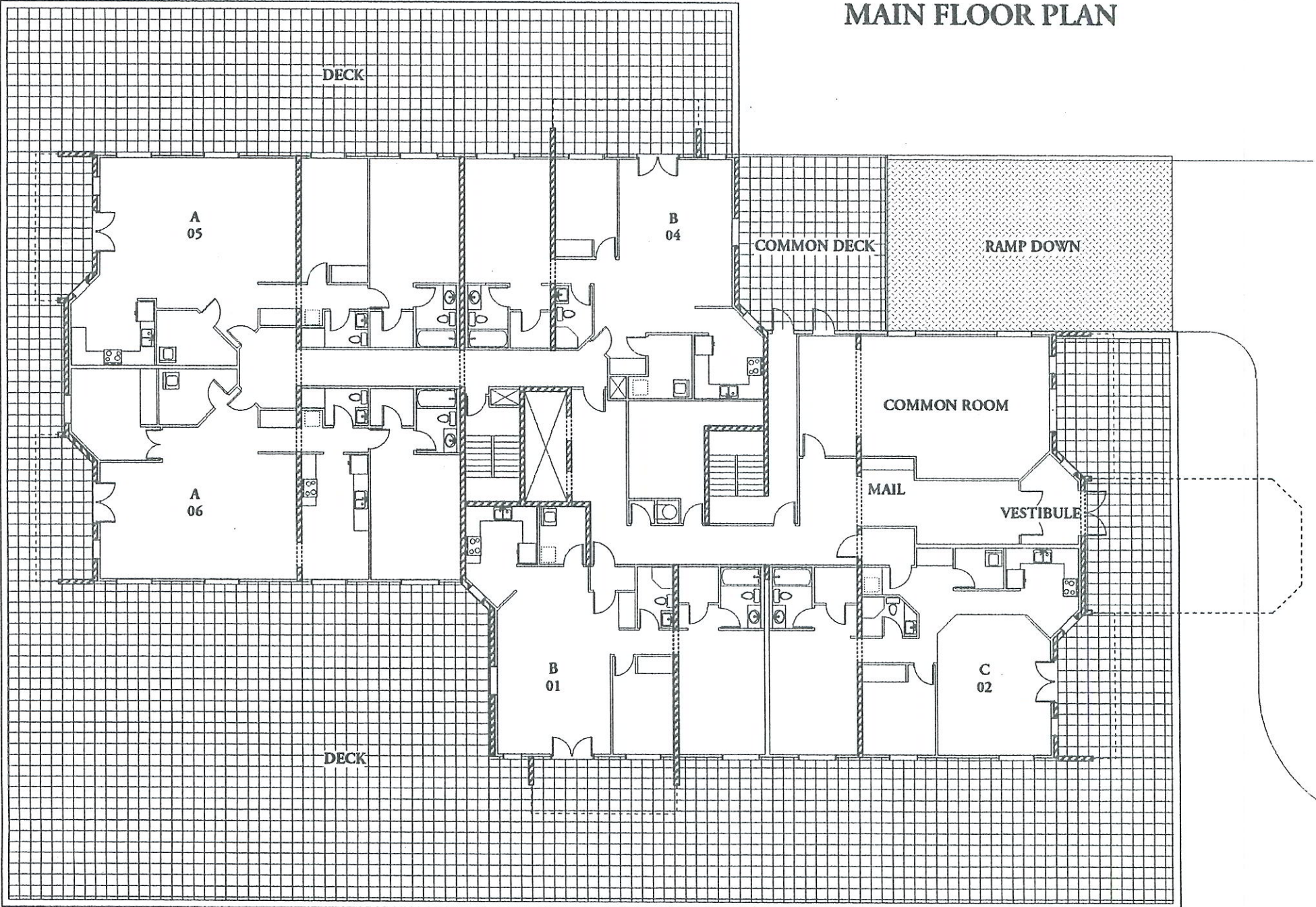


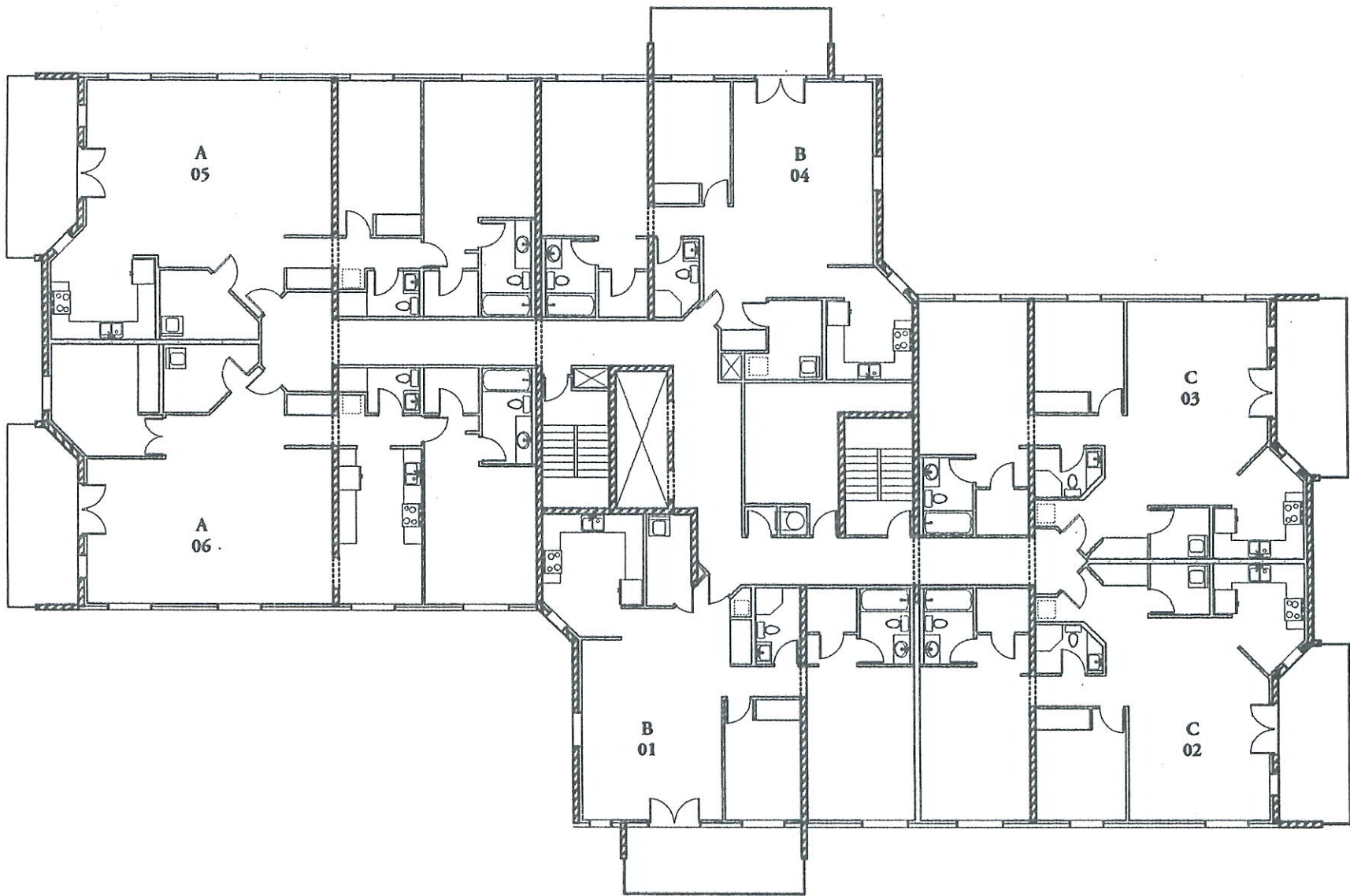
HENDERSON HWY.

# GARAGE PLAN

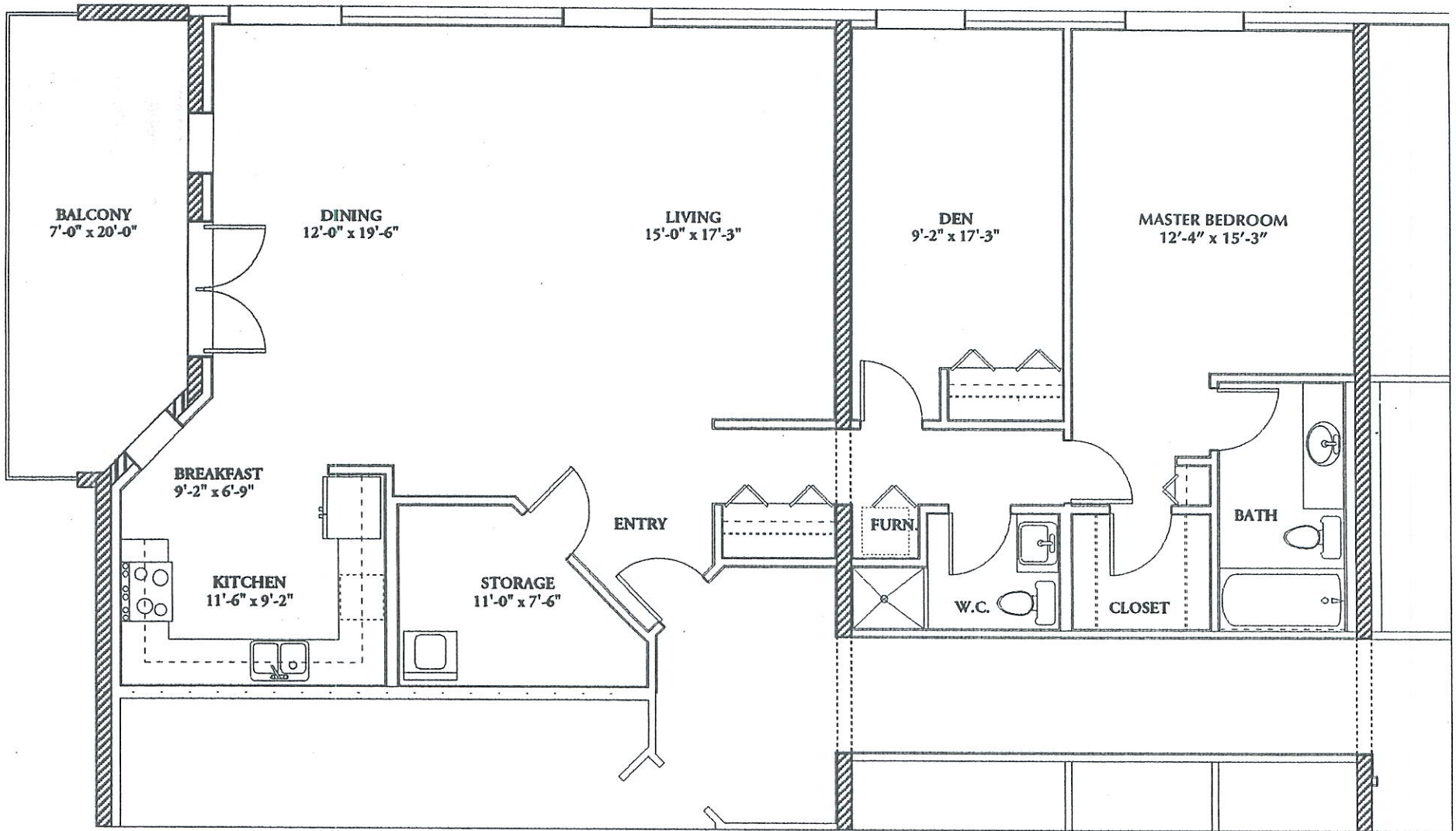


# MAIN FLOOR PLAN



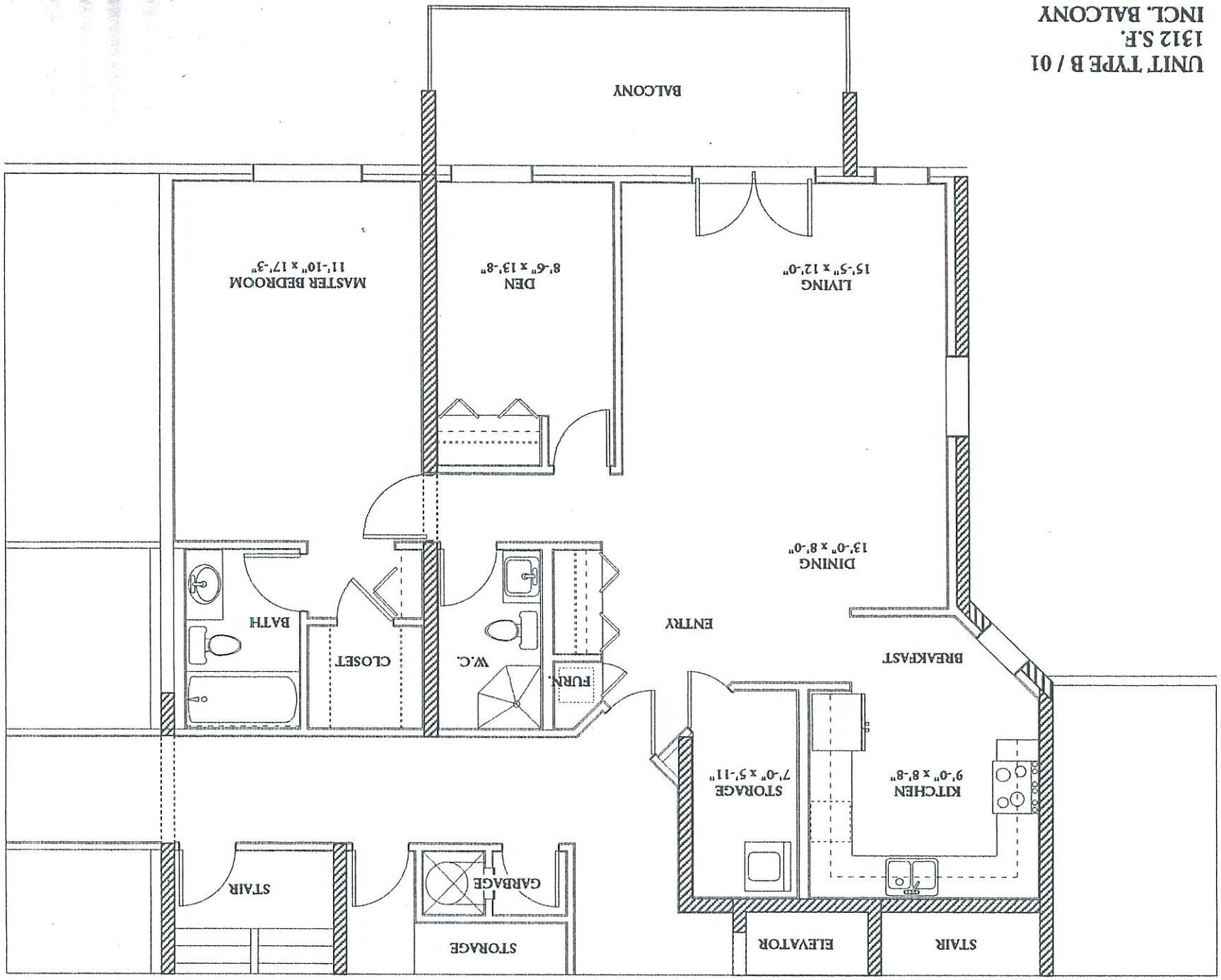


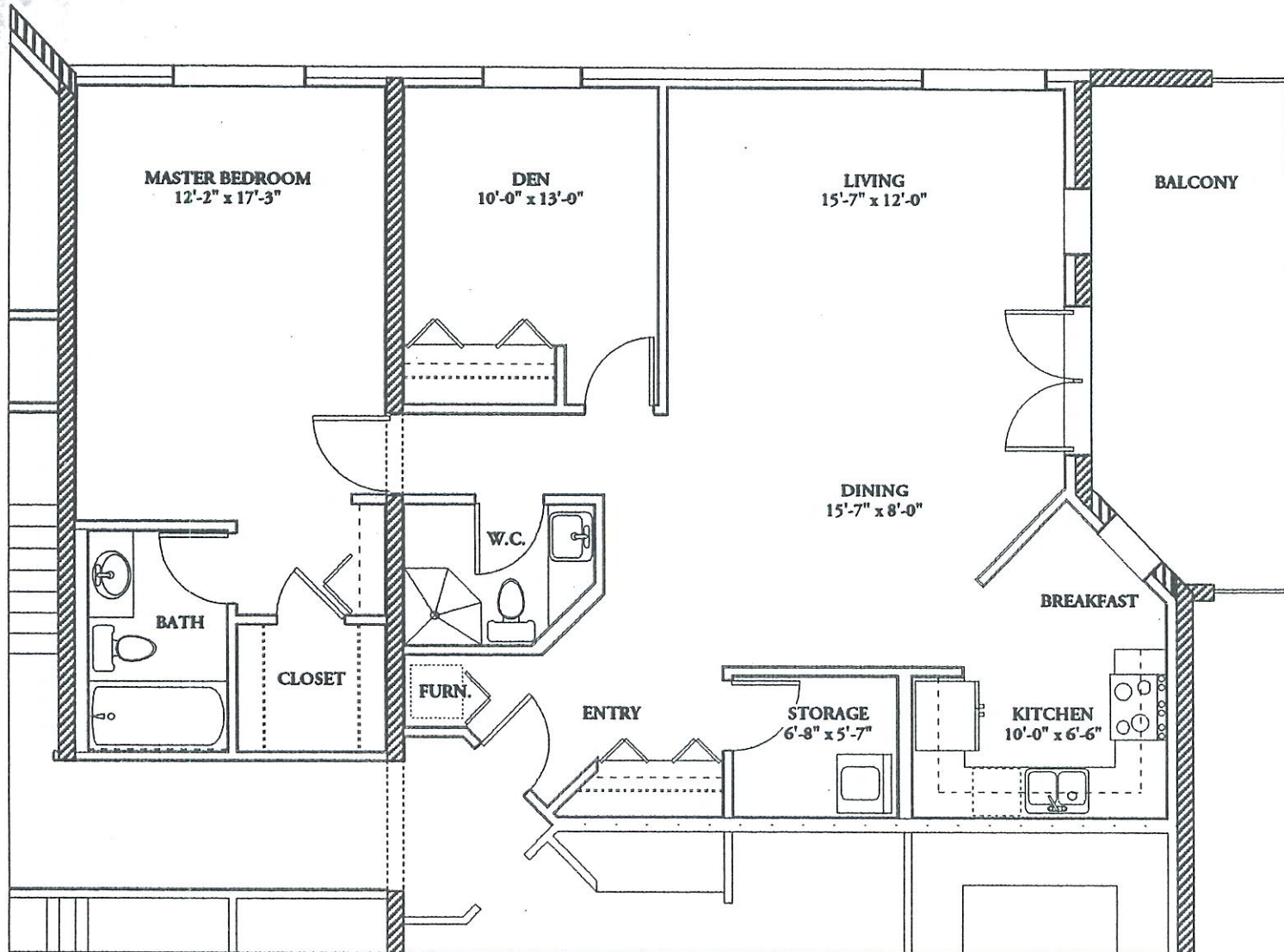
TYPICAL FLOOR PLAN



**UNIT TYPE A / 05**  
**1, 568 S.F.**  
**INCL. BALCONY**

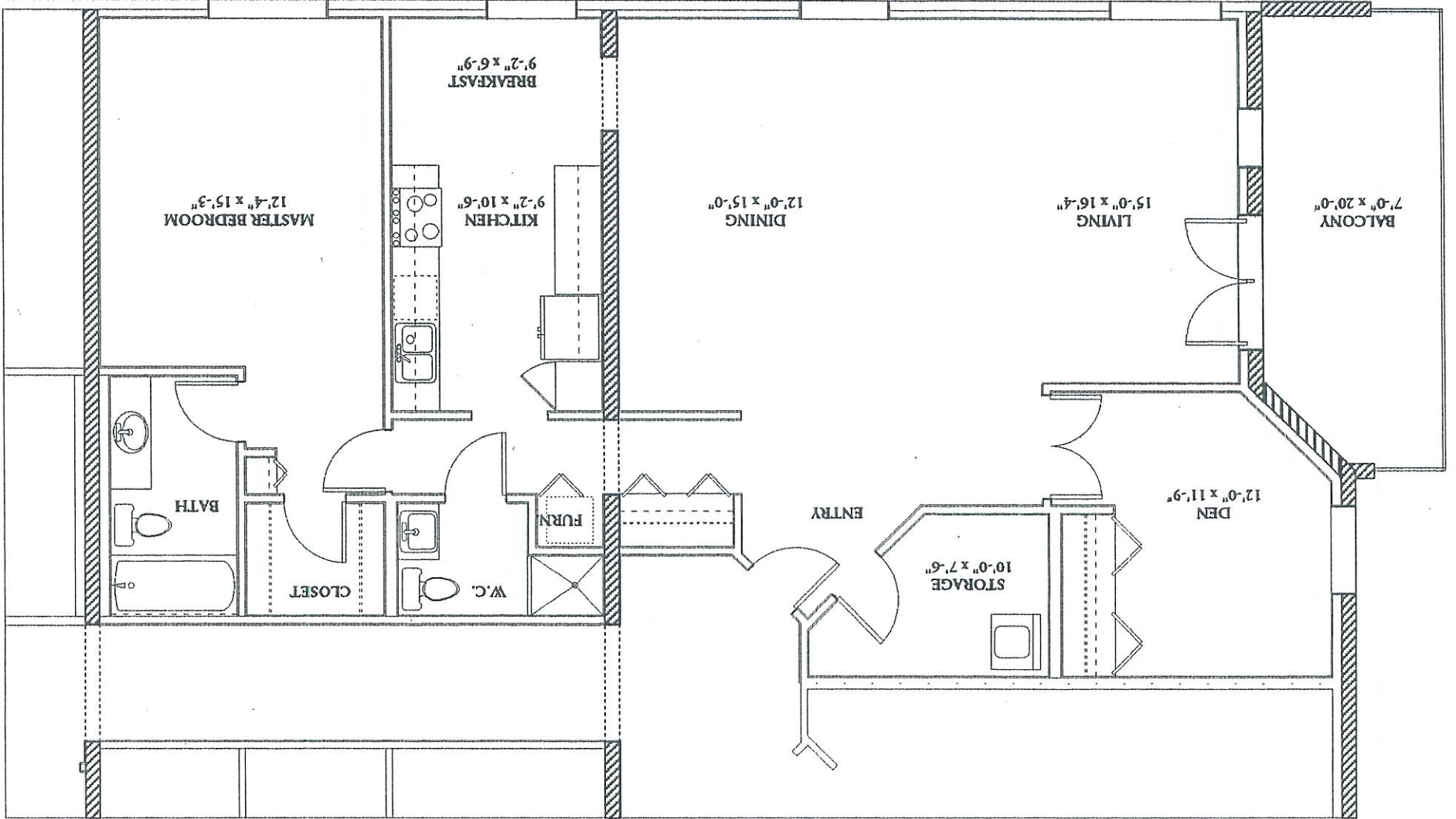
UNIT TYPE B / 01  
1312 S.F.  
INCL. BALCONY





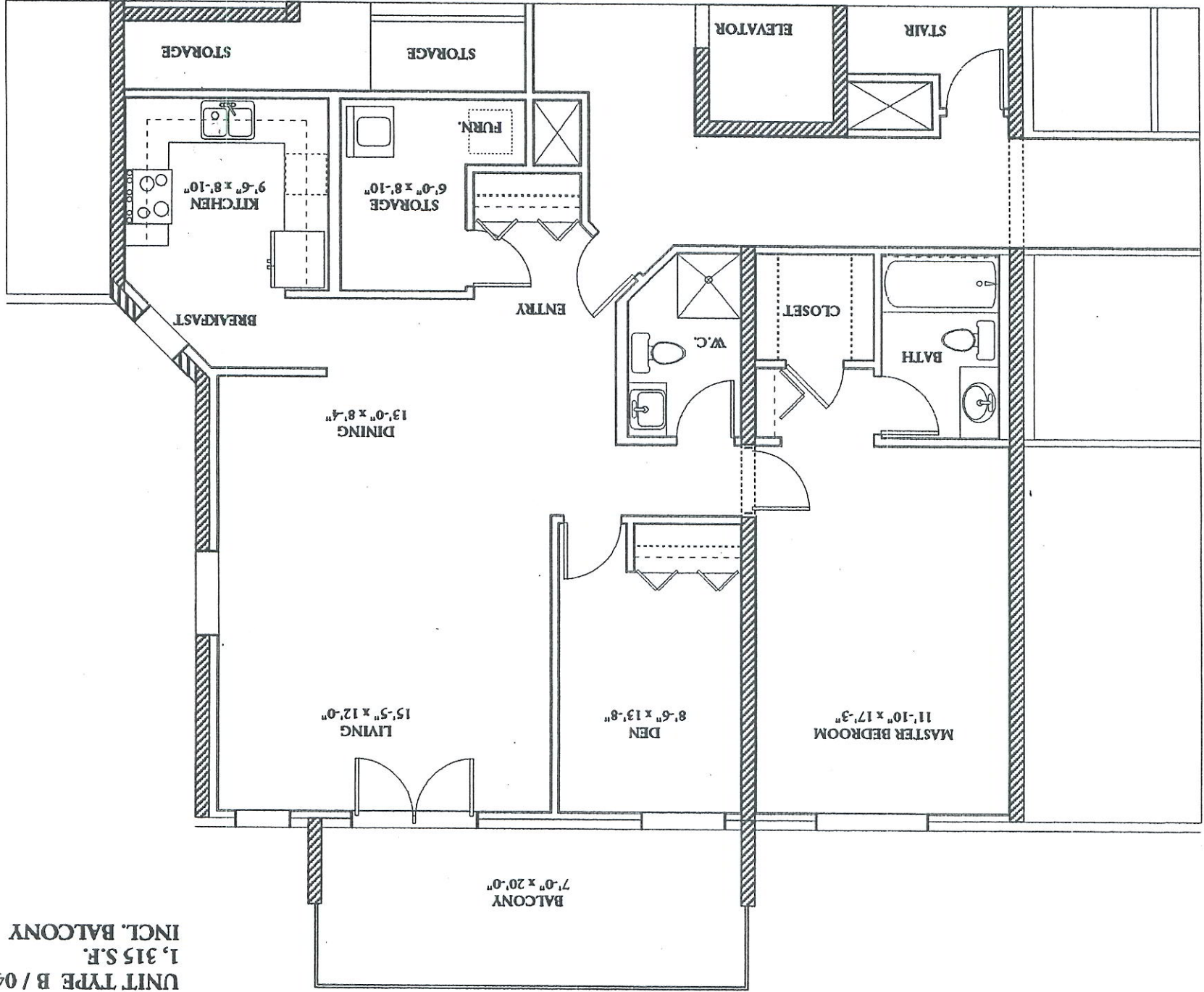
**UNIT TYPE C / 03**  
**1, 304 S.F.**  
**INCL. BALCONY**

UNIT TYPE A / 06  
1,568 S.F.  
INCL. BALCONY





UNIT TYPE B / 04  
1,315 S.F.  
INCL. BALCONY



# HENDERSON ON THE RED

## PHASE 2

UNIT	SQ. FT. (INCLUDING BALCONY)
A	1568
B	1315
C	1304

### CONSTRUCTION HIGHLIGHTS:

- \* Reinforced precast concrete piles & concrete slab floors
- \* Concrete and masonry constructed building to maximize on fire safety and sound proofing
- \* Most demising portions between unit types and corridor partitions to be concrete block construction or insulated and drywalled
- \* Cast-in-place reinforces concrete underground parking garage
- \* Suite entry doors to be solid core oak with first quality hardware
- \* Each unit is heated by an individual electric forced air furnace with central air conditioning provided through same ductwork with central chiller system
- \* Each unit to have individual Bathroom & Kitchen exhausts
- \* All units equipped with individual 100 amp service panel
- \* 8'2" extra high ceilings
- \* Two high efficiency elevators

### QUALITY ENERGY EFFICIENT FEATURES:

- \* Energy efficient tri-pane wood casement windows with non-maintenance metal exterior
- \* R-20 insulated walls and roof
- \* One tri-pane garden door per balcony
- \* 6 mil polyethylene vapour barrier overlapped and to eliminate air infiltration

#### DECORATING AND FINISHING FEATURES:

- \* Plush 40 oz. nylon carpet with 1/2 inch foam underlay
- \* Ceramic tile entry ways
- \* Quality no-wax sheet vinyl flooring
- \* Interior trim to be 2-1/4 inch natural oak
- \* Kitchen Craft Innovation European Kitchen cabinets or equivalent with oak valences top and bottom
  - \* Microwave rack
  - \* Oak shelf
  - \* Bread board
  - \* Hood fan enclosure
- \* Master Bathroom equipment includes:
  - \* Coloured whirlpool tub
  - \* Coloured toilet
  - \* Ceramic tile enclosure
  - \* Coloured coordinated vanity
- \* Appliances:
  - \* Stove (self clean) coloured
  - \* Dishwasher coloured
  - \* Garburator
  - \* Fridge (18 cu. ft. frost free) coloured
  - 3 door with ice maker
  - \* Washer
  - \* Dryer
- \* Hardware "Weiser" or equivalent

#### SECURITY:

- \* Manitoba Telephone Systems Enter Phone
- \* Main floor Security Systems
- \* 2nd to 6th Floor pre-wired for security system
- \* Individual Card Reader of Parkade

# HENDERSON ON THE RED

## PHASE 2

### PROPOSED BUDGET MAY, 1993

OPERATING EXPENSES			
Office & Administration	\$3,000.00		\$3,000.00
Reserve Fund			10,000.00
Insurance Premium	3,000.00		
Insurance Trust	300.00		3,300.00
REPAIRS & MAINTENANCE			
Mechanical/Electrical	2,500.00		
Painting/Decorating	2,000.00		4,500.00
SERVICES			
Elevator	3,600.00		
Enterphone	2,500.00		
Garbage Collection	1,500.00		
Landscape Maintenance	4,000.00		
Snow Removal	4,000.00		
Building Cleaning/Maintenance	8,000.00		
Swimming Pool Maintenance	2,000.00		
Supplies	1,000.00		
Security & Fire	500.00		
Management Fee	5,000.00		32,100.00
UTILITIES			
Hydro - Parking	10,000.00		
Hydro - Common Areas - Gas	4,100.00		
Water	3,000.00		17,100.00
TOTAL EXPENSES			70,000.00

Based on the foregoing and the proposed square footages of the units, common elements to each style of unit have been established as follows:

	ANNUAL	MONTHLY
TOTAL OPERATING EXPENSES	\$70,000.00	\$5,833.33
A suites 3.37% of ownership	2,359.00	196.58
B suites 2.62% of ownership	1,834.00	152.83
C suites 2.57% of ownership	1,799.00	149.92

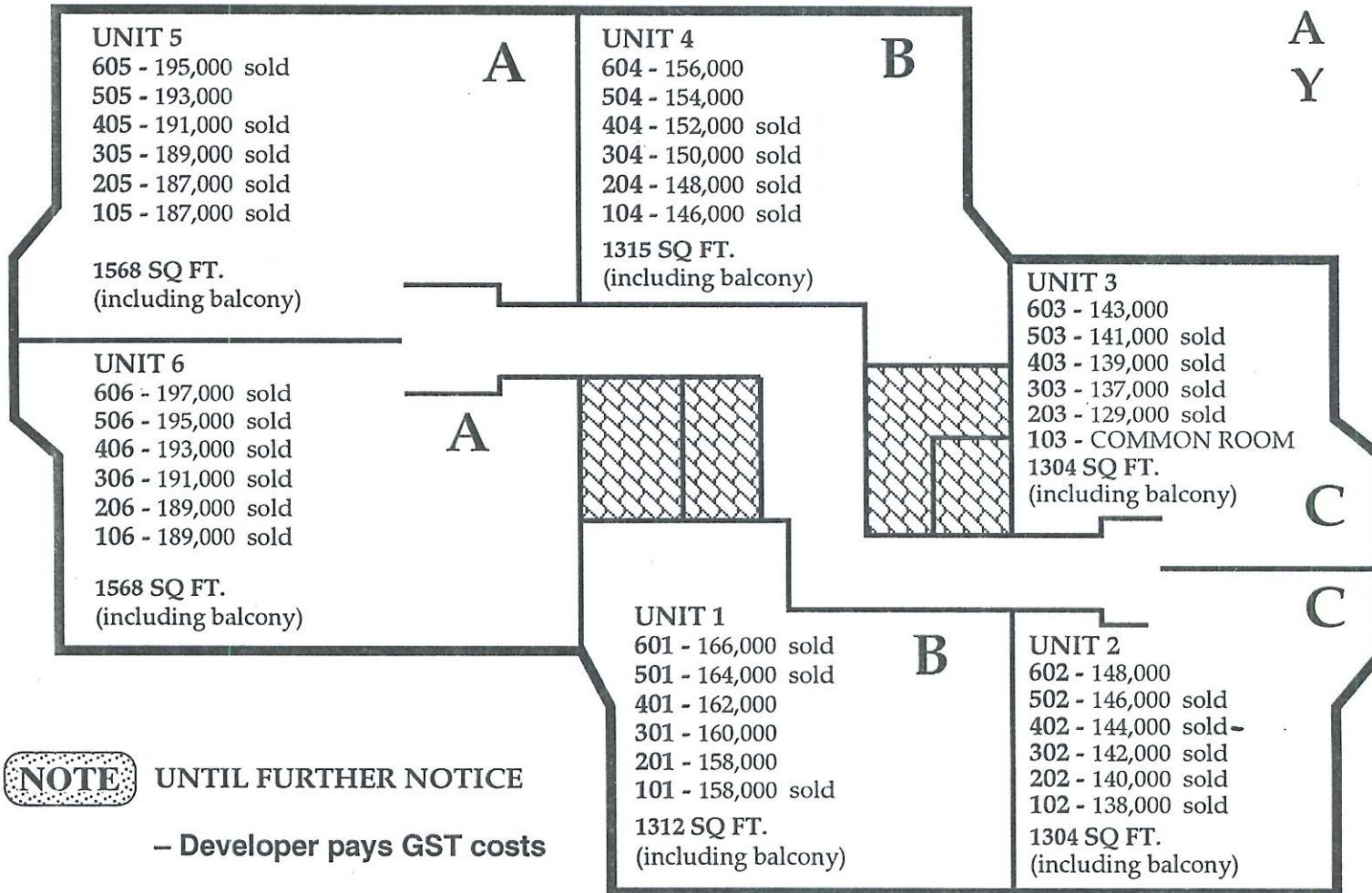
The budget, square footages, etc. are subject to change as construction proceeds and conditions change.

R  
I  
V  
E  
R

# HENDERSON ON THE RED

## PHASE 2

H  
I  
G  
H  
W  
A  
Y



**NOTE** UNTIL FURTHER NOTICE

- Developer pays GST costs

- \$5,000 discount