

**Ministry of
Municipal Affairs
And Housing**

Housing Funding & Risk
Management Branch
777 Bay St., 2nd Floor
Toronto, ON M5G 2E5
Tel : (416) 585-6766
Fax : (416) 585-7610
Toll Free : 1-866-228-3863

**Ministère des
Affaires municipales
et du Logement**

Direction du financement et de la
gestion des risques du logement
777 rue Bay, 2^e étage
Toronto, ON M5G 2E5
Tél : (416) 585-6766
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January 11, 2013

Manitoulin-Sudbury District Social
Services Administration Board
210 Mead Boulevard,
Espanola, Ontario P5E 1R9

Attention: Connie Morphet

Dear Sir/Madam:

Re: Mortgage Renewal: June 1, 2013
Municipal Address: 10 O'Neil Street, Webbwood
Ministry Reference No: F00253

Our records indicate that the mortgage financing for the above-noted property is due for renewal on June 1, 2013.

On January 1, 2001, the Ministry of Municipal Affairs and Housing ("MMAH") assumed the responsibility of facilitating and co-ordinating the renewal of your project's mortgage.

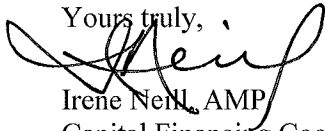
This Ministry believes that a centralized and unified mortgage renewal process not only permits effective negotiation which results in the achievement of favourable interest rates but also provides all housing providers with a single point of contact during the mortgage renewal process.

In this regard, we would ask that you complete the following documents, have them signed by the duly authorized Board representative(s) and return them to this office within 60 days of this letter:

1. Project Information Form (PIF). Please update and amend, if necessary;
2. Borrowing Resolution of the Board of Directors; and
3. Check List for Housing Providers.

Should you have any questions regarding the mortgage renewal process or require further information, please feel free to contact me at (416) 585-6809 or toll free at 1-866-228-3863.

Yours truly,

A handwritten signature in black ink, appearing to read "Irene Neil".

Irene Neil, AMP
Capital Financing Coordinator
Risk Management & Compliance

cc: Service Manager - Manitoulin-Sudbury District Social Services Administration B

PROJECT INFORMATION FORM			
MINISTRY FILE # (NPTS#)	F00253	SUPP. HOUSING:	-
HOUSING PROVIDER:	Manitoulin-Sudbury District Social Services Administration Board		
ADDR.	210 Mead Boulevard, , Espanola, Ont. P5E1R9		
NAME & Title	Connie Morphet		
PH: (705) 862-7080	EXT: 233	FAX: (705) 862-7805	EMAIL:
HOUSING PROGRAM	56.1 NP	Year of Commitment: 1983	
PROJECT NAME	Manitoulin-Sudbury DSSAB		
Project MUNICIPAL Address	10 O'Neil Street, Webbwood, Ont. P0P2G0		
# of UNITS & Building TYPE	Units: 24	Bldg Type: Apartment	
FIRE INSURER & POLICY #	Aon Reed Stenhouse	1395925Z	Housing Provider YEAR END:
LEGAL DESCRIPTION	Parcel 28980, Pt of Lot 7, Conc 6 Pt 1 Pl 53R-11819, Dis. Sudbury.		
PIN #		Type of TENURE:	
COMMENTS			
ORIGINAL FINAL CAPITAL COST	\$1,097,460.00	NHA Insurance Policy#: 39-627-120	
ORIGINAL IAD DATE	APRIL 1,1983	Original AM Period: 420 months	
CURRENT MTG START DATE	JUNE 1,2008	CURRENT Maturity Date: JUN 1,2013	
CURRENT TERM	5 years 0 months	Bal of Amort@Maturity Date: 58 months	
CURRENT LENDER (Legal Name)	Canada Mortgage and Housing Corporation MTG LOAN #09917188		
Current Lender CONTACT -	Rose-Marie Dicaire	Direct Lending Officer	
NAME & TITLE	PH: (613) 748-4081	EXT:	FAX: (613) 748-4879
	EMAIL: rdicaire@cmhc-schl.gc.ca		
Lender BRANCH	700 Montreal Road, A1-238, Ottawa, ON K1A 0P7		
Loan Amount@start of THIS Term	\$553,065.49		
CURRENT INTEREST RATE	3.1600% per annum, calculated semi-annually not in advance		
CURRENT MONTHLY P&I PMT	\$5,453.69		
REALTY TAX PORTION	\$0.00		
TOTAL MONTHLY PAYMENT	\$5,453.69		
Balance @ Maturity of THIS Term	\$293,109.58	ASSUMING mortgage & tax payments current	
MINISTRY ADMINISTERED ESCROW		Other:	
Project's INSURANCE BROKER -	AON Reed Stenhouse Inc.		Judie Comer
Corporate & Contact NAME	PH: (807) 346-7407	EXT:	FAX: (807) 345-1012

**RESOLUTION OF THE BOARD OF DIRECTORS
OF
MANITOULIN-SUDBURY DISTRICT SOCIAL SERVICES ADMINISTRATION
BOARD**

WHEREAS MANITOULIN-SUDBURY DISTRICT SOCIAL SERVICES ADMINISTRATION BOARD (the "Corporation" and/or "Housing Provider") has requested the Ministry of Municipal Affairs and Housing (the "Ministry") to arrange on its behalf a refinancing of the existing charge/mortgage of land (the "Mortgage") for its project municipally known as 10 O'Neil Street, Webbwood maturing on June 1, 2013 in the approximate amount of \$293,109.58.

AND WHEREAS the Ministry has agreed to arrange said mortgage financing and the Housing Provider agrees to be bound for those purposes by the terms and conditions contained in the said Mortgage, or any amendments thereto.

THEREFORE BE IT RESOLVED THAT:

1. The Housing Provider hereby authorizes the Ministry to solicit and arrange on its behalf such Mortgage(s) or Mortgage facilities with a lender or its authorized agent (the "Lender") as it deems necessary, appropriate or advisable for the project identified above and for the maturity date aforementioned;
2. The Housing Provider hereby agrees to be bound to the Lender for such mortgage purposes and upon the terms and conditions contained in the said Mortgage, or any amendments thereto, and the Housing Provider hereby further agrees to mortgage its property and assets to secure its present and future obligations under the said Mortgage, or any amendments thereto, to the Lender, as deemed necessary or advisable;
3. The Housing Provider hereby authorizes the designated signing Officers to enter into such agreement or agreements amending the terms of the said Mortgage and to deliver to the Lender such document or documents as may be deemed necessary, advisable or required by the Lender to give effect thereto;
4. The Housing Provider hereby confirms that this Resolution has been ratified and approved by its Board of Directors and it agrees to deliver this resolution to the Ministry and to the Lender; and
5. The Housing Provider further confirms that this resolution shall continue in force and effect until written notice to the contrary is delivered to the Lender and the Ministry with receipt acknowledged by the Lender and the Ministry.

I HEREBY CERTIFY that the foregoing is a true copy of a Resolution passed by the Board of Directors of the Housing Provider on the _____ day of _____, 20__, which Resolution was duly enacted in the manner authorized by law and in conformity with the constating documents of the Housing Provider and that this Resolution has not been amended and continues to be in full force and effect.

Dated at _____ this _____ day of _____, 20__.

MANITOULIN-SUDBURY DISTRICT SOCIAL
SERVICES ADMINISTRATION BOARD

Per: _____ c/s

Name:

Title:

I have the authority to bind the subject Corporation

CHECKLIST FOR HOUSING PROVIDERS

In order to ensure that the mortgage renewal process proceeds smoothly, we require your co-operation in completing and returning this checklist to our office. Thank you for your courtesy.

Ministry File No.: (NPTS#) F00253 CMHC File No.: _____
Name of Housing Provider: Manitoulin-Sudbury District Social Services Administration Board
Mailing Address of Housing Provider: 210 Mead Boulevard., Espanola, ON P5E 1R9
Telephone Number: (705) 862-7080 Facsimile Number: (705) 862-7805
Contact Person: Connie Morphet
Project Property Address: 10 O'Neil Street, Webbwood
Mortgage Renewal Date: June 1, 2013

Please Check

1. Encumbrances or Special Conditions

Since the last mortgage renewal, are you aware of any mortgage or encumbrance (lien) registered against the project's property or is there any special arrangement relating to the financing that could affect the mortgage renewal?

Yes _____ No _____

Nature of Special Arrangement, if any, (ie. escrow funds) _____

2. Survey

Since the last mortgage renewal, have any changes or additions been made to the property that would affect the validity of the existing survey?

Yes _____ No _____

(If you have answered Yes, please provide copy of the up-dated survey. The cost associated with obtaining an up-dated survey is the responsibility of the Housing Provider.)

3. Land Realty Taxes

Please attach a photocopy of your current land realty tax bill, if applicable, and answer the following:

- (a) is your project tax exempt? Yes _____ No _____
- (b) paid directly to the Municipality? Yes _____ No _____
- (c) paid through monthly instalments to current Lender? Yes _____ No _____
- (d) are the taxes paid up-to-date? Yes _____ No _____

4. Insurance

You are required to keep the property insured against fire, loss and risk. Please attach a photocopy of the first 2 pages of the insurance policy insuring the project.

5. Letters Patent or Articles of Incorporation

Has the Housing Provider complied with all corporate filing requirements to maintain its corporate status with the appropriate federal/provincial ministries?

Yes _____ No _____

If No, please provide details:

Has the Housing Provider changed its corporate name since the last renewal? Yes _____ No _____

If Yes, provide new corporate name:

6. Public Utilities

Are all of your public utility accounts paid up-to-date? Yes _____ No _____

REMARKS/COMMENTS, if any