



April 5, 2023

Justeen Testeen

**\* Sent via Registered Mail \***

Dear Justeen Testeen,

Purchaser: Justeen Testeen  
Vendor: Foligno Building Group Inc.  
Property: Charisma Condominiums - Building: East  
Address: 460 Adelaide Street East, Toronto, ON  
Suite: TestSuite01

As required under the Ontario New Home Warranties Plan Act, the pre-delivery inspection (PDI) of your condominium unit has now been scheduled for .

Parking for your inspection is available at the site, please follow the signs to the designated pre-delivery parking area, and then proceed to the main lobby. Foligno Building Group Inc. has hired The PDI Company, an arms-length third party, to conduct your inspection. A representative of The PDI Company will meet with you at the scheduled time in the lobby to escort you to your unit. Please arrive 10 minutes prior to your appointment. The PDI may take up to 60 minutes. **We request that a maximum of 2 people attend for the inspection, no infants or children, and no open toe shoes or sandals.**

If you are unable to attend at the schedule time, we have enclosed a Purchaser designate form that allows you to authorize a family member or a friend to inspect the unit on your behalf. Complete the enclosed form clearly indicating the name of your designate, and sign the form. Alternatively you may designate The PDI Company to complete the PDI on your behalf by checking off the appropriate section on the form. Kindly return the designate form at least seven (7) days prior to your inspection date. The form can be mailed, faxed or emailed to:

**Foligno Building Group Inc.**  
**8700 Dufferin Street**  
**Vaughan Ontario L4K 4S6**  
**Fax: 905-669-0444**  
**[communications@greenparkhomes.com](mailto:communications@greenparkhomes.com)**

Foligno Building Group Inc.. will not re-schedule your pre-delivery inspection if you, or your designate, do not attend at the scheduled time, the representative from The PDI Company will automatically be deemed the designate and will conduct the inspection and sign the forms on your behalf.

If you have any questions about your pre-delivery inspection, contact The PDI Company at:  
[appointments@thepdicompany.ca](mailto:appointments@thepdicompany.ca).

Yours truly,  
Foligno Building Group Inc.

**Per: Stefanie Devellis**



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April 5, 2023

**RE: AXIOM CONDOMINIUMS**

Dear Sir/Madam:

## **WELCOME TO AXIOM CONDOMINIUMS**

Crossbridge Condominium Services Ltd. is pleased to have been appointed as the Manager for Axiom Condominiums. We are taking this opportunity to introduce ourselves and to offer you any assistance we can as you prepare to settle into your new home. We are looking forward to meeting you personally and to establishing your condominium as one of the most desirable addresses in Toronto.

**Who Are We?**

Crossbridge Condominium Services Ltd. specializes in the management of condominiums and is Ontario's largest and most respected condominium property management company. Crossbridge has unmatched experience in the start-up and management of new developments and condominium projects in the Greater Toronto area with 80,000 suites under management in more than 370 condominium corporations. In your neighborhood we manage River City I, II, III, Canary District and Canary Park.

**How to Contact Us?**

The On-site Management Office will be located on the ground floor off the main lobby. During the Interim Occupancy period, there will be a representative of Crossbridge available together with maintenance staff and the Concierge, whom will be situated in the lobby. Contact numbers and email addresses once confirmed will be provided in due course. In the interim, please contact Crossbridge as follows.

The Head Office phone number for Crossbridge is: 416-510-8700 and this number is personally answered 24 hours a day, 7 days a week. After occupancy begins the Concierge Desk will be your first point of contact in the event of an emergency. The concierge phone number will be established prior to occupancy and once confirmed it will be made available. However, you may also contact anyone from the Crossbridge team at any time.

**Arranging to Move In**

Until the office is completed and the Condominium Manager is on-site, elevator booking will be handled by Niveria Vianna. To book the elevator, please take note of the following:

- It is necessary to reserve the moving elevator by calling Ms. Niveria Vianna at: 416-354-1979.
- **Elevator moving reservations will only be accepted by phone reservation.** In order to secure your elevator reservation, you are required to complete the enclosed "Owner Resident Information Form" and submit it to: [nvianna@crossbridgecs.com](mailto:nvianna@crossbridgecs.com)
- All paperwork must be completed before you move-in and all move-in dates may only **occur 24 hours after interim closing** (your possession date).
- Reservations will be made on a "first come, first served" basis, so you may wish to call at your earliest convenience.
- Please note that you cannot be given access to your suite until all necessary paperwork is received by the Declarants solicitor and the Interim Closing is complete.



There is only one elevator available for move-ins / deliveries and in order to accommodate everyone as efficiently as possible, we are scheduling a maximum of 5 moves per day, Monday through Saturday. Each booking will be for 2 hours, at a maximum.

Your choices are (excluding Sundays and holidays):

**Monday to Saturday**

10:00 a.m. — 12:00 noon

12:30 p.m. — 02:30 p.m.

03:00 p.m. — 05:00 p.m.

05:30 p.m. — 07:30 p.m.

08:00 p.m. — 10:00 p.m.

Please ensure that your movers arrive on time and are finished within the prescribed period. In order to ensure that the next scheduled move-in is not disrupted, you must give up the use of the elevator at the end of your reserved time-slot. If you miss your reserved time, it may be difficult to reschedule your move-in. We have enclosed an information bulletin entitled "Move-in Guidelines" to assist you in planning your move.

**Your New Address:**

**460 Adelaide Street East, Toronto, ON M5A 0E7**

Until a certain level of occupancy in the building has been reached, mail delivery to the condominium will not commence. Your mail can be picked up from a temporary post office at the Canada Post (Depot), located at: **600 Commissioners Street, Suite 100, Toronto, On, M5A 1C0**, which is open Monday to Friday, from 8:00 am to 2:30 pm. Canada Post requires that you bring proper identification with you (photo ID and proof of ownership showing proper municipal address i.e. Purchase and Sales Agreement).

**Common Elements**

While your suite will be complete when you move in, the corridors are not scheduled to be finished until most of the suites on your floor are occupied. This is done to avoid any damage to the finishes during move-ins. Please ensure that your movers exercise due care at all times during the move. For those of you who will be among the first occupants, the amenity spaces will still be under construction and not available for use, however, the Builder has assured us that they are working to complete them as quickly as possible. We thank you for your patience and understanding.

Crossbridge Condominium Services is pleased to welcome you home to Axiom. As your Property Management company, we will do whatever we can to make your interim occupancy and your future residence at Axiom — everything that you had hoped for.

Should you have any questions, or require any assistance over the next few months, please do not hesitate to contact anyone of us from the Crossbridge team.

Yours truly,

**CROSSBRIDGE CONDOMINIUM SERVICES LTD.**

Sandro J. Zuliani, B.A., CPM, RCM  
President & Chief Executive Officer  
Enclosure



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## **AXIOM CONDOMINIUMS**

### **MOVE-IN GUIDELINES**

We appreciate that moving can be stressful. To help ensure that everything goes as smoothly as possible, please review the notes below. It is very important that you are aware of these considerations.

#### **Truck / Trailer Size**

The largest sized moving truck permitted is 26 feet in length (which holds contents for 3 to 4 rooms). Please ensure that your mover is made aware of this requirement.

#### **Arrival at the Building**

When arriving at the condo, please see the concierge. They will place the elevator on service, which will have been reserved for your move-in appointment.

#### **Loading / Unloading Dock**

There is one location available for your move-in truck to unload your furnishings. Travelling west bound on Richmond Street, proceed south onto Ontario Street (one way street) and turn left (west) onto Gendron Lane. The loading dock is located on the north face of the building on ground level adjacent to the garage entrance. There is a dedicated moving bay to park a moving truck and a corridor that leads to a dedicated service elevator.

#### **Important Reminders**

- It is critical that your move-in truck arrives and departs on time, and that the 2-hour move-in time limit be strictly observed.
- When unpacking, please flatten and break down all boxes, cartons, and packaging. These materials should be brought to the disposal area. The collection room is located on the ground floor.
- Under no circumstances should move-in boxes be left in the corridor or thrown down the garbage chute. Boxes left in your corridor pose a safety and fire hazard. Boxes thrown down the chute will plug up the chute, entrap household waste and lead to garbage odours escaping into the corridors.

Thank you in advance for your cooperation. We hope your move is smooth and hassle-free.



<b>Axiom Condominiums Owner and Resident Registration Form</b> Please print clearly and complete all sections below					
Suite:		Date:		<input type="checkbox"/> On-Site Owner <input type="checkbox"/> Off-Site Owner	
<b>Owner Information</b>					
Owner Name:				Phone:	
Email:					
Owner Name:				Phone:	
Email:					
Owner Name:				Phone:	
Email:					
<b>Resident Information</b>					
Resident Name:				Phone:	
Email:					
Resident Name:				Phone:	
Email:					
<b>Vehicle Information</b>					
Parking Spot	Year	Make	Model	Colour	License Plate
<b>Do you require assistance in an emergency situation?</b>					
<input type="checkbox"/> Yes <input type="checkbox"/> No		Type of disability or assistance required?			



<b>Who Should We Contact in an Emergency?</b>				
Name:		Phone:		Relationship:
<b>Pet Information</b>				
Type: (dog, cat)	Breed:	Colour:	Weight:	Name:
<b>Tenant Information</b>				
Tenant Name:			Phone:	
Email:				
Tenant Name:			Phone:	
Email:				
Tenant Name:			Phone:	
Email:				
Tenant Name:			Phone:	
Email:				
<b>Lease Information</b>				
(Please attach a copy of your lease with approval from the Declarant)				
Lease Start Date:	Lease Term:		____ Copy of lease attached or emailed	



## Appointment of Designate for Pre-Delivery Inspection

This form may be filled out by a purchaser indicated on the Agreement of Purchase and Sale (APS) if they are unable to attend the Pre-Delivery Inspection.

By completing and signing this form, a purchaser is indicating that they intend to send a designate, in their place, to the pre-delivery inspection (PDI) of their home. This form authorizes the designate to sign and deliver certain documents on the purchaser's behalf.

**The completed authorization form should be provided to Foligno Building Group Inc. at least 7 days in advance. Kindly mail to: 8700 Dufferin Street, Concord, Ontario L4K 4S6, or fax to: 905-669-0444, or email to: [communications@greenparkhomes.com](mailto:communications@greenparkhomes.com)**

To: **Foligno Building Group Inc.**

I/we will **not** personally attend the Pre-Delivery Inspection (PDI). I/we appoint the designate named below to attend the PDI and authorize that designate to sign the following forms on my/our behalf:

1. Pre-Delivery Inspection (PDI) Form;
2. Certificate of Completion and Possession (CCP); and/or
3. Confirmation of Receipt of the Homeowner Information Package, if I/we have not already signed it.

\_\_\_\_\_  
Name of Purchaser

\_\_\_\_\_  
Name of Purchaser

\_\_\_\_\_  
Signature of Purchaser

\_\_\_\_\_  
Signature of Purchaser

\_\_\_\_\_  
Date

\_\_\_\_\_  
Date

460 Adelaide Street East, Toronto, ON  
Home Address

\_\_\_\_\_  
Unit, Level, Suite Number

\_\_\_\_\_  
Name of Designate

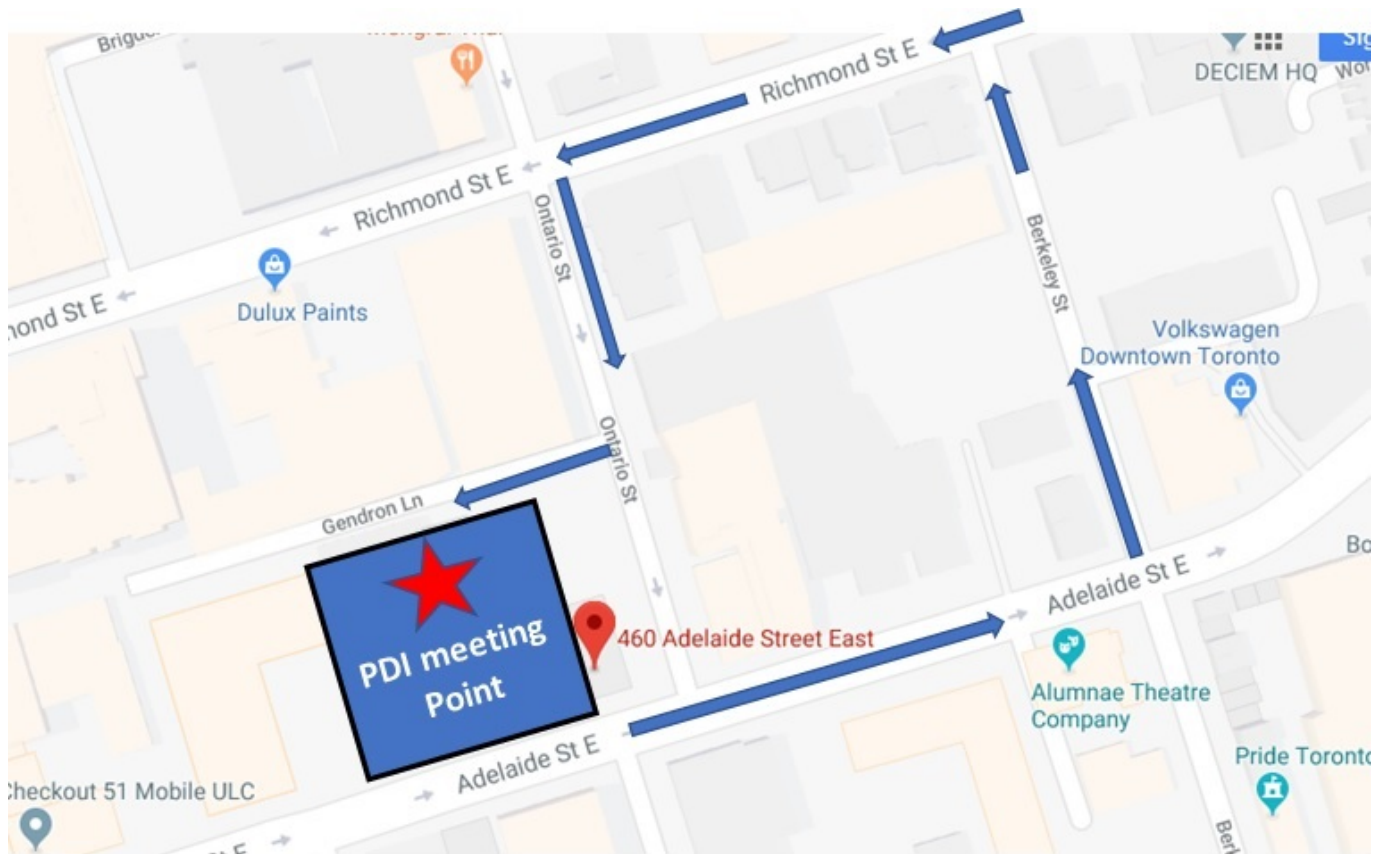
\_\_\_\_\_  
Daytime phone number for Designate

**Or please check off below if you would like The PDI Company to perform the inspection as your designate:**

\_\_\_\_\_ The PDI Company

\_\_\_\_\_  
The PDI Representative (filled out on site)

## Directions



[Crossbridge Condominium Services Ltd.](http://www.Crossbridgecondominiums.com)

111 Gordon Baker Road, Suite 700, North York, Ontario M2H 3R1

Telephone: 416-510-8700 Fax: 416-510-8880

[www.Crossbridgecondominiums.com](http://www.Crossbridgecondominiums.com)