May 29, 2012

Owners
1100 – 8th Ave. SW
Calgary, Alberta T2P 3T8

Dear Owner:

Further to the budget letter sent out in December, the Board of Directors has approved a SPECIAL ASSESSMENT for Westmount Place Condominiums (CCN 8310969) in the amount of $250,000.00 to cover boiler upgrades (see attached), a building envelope study and a more comprehensive post tension inspection.

Attached is a list of suites and the corresponding special assessment which is due now and **payable by August 31**, 2012.

If you pay your fees by pre-authorized debit and want us to take your special assessment by that method on August 31, please send an email to pat.mccartney@montgomeryross.ca

If sending a cheque please ensure that the cheques are made payable to :

CCN 8310969 or Westmount Place with your suite number clearly marked and send to the address below or leave at the Westmount Place security desk

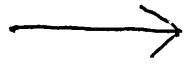
Yours truly,
MONTGOMERY ROSS & ASSOCIATES

Vicci O'Brien, A.C.M.
Agent for the Owners:
Condominium Corporation No. 8310969

WESTMOUNT PLACE
SPECIAL ASSESSMENT BY SUITE

UNI #	CIVIC UNIT	U/F	SPEC ASSESS	GST	TOTAL
128	100	50	1,330.21	66.51	1,396.72
128	101	90	2,394.38	119.72	2,514.10
128	111	165	4,389.70	219.48	4,609.18
#	201	151	4,017.24	200.86	4,218.10
#	202	38	1,010.96	50.55	1,061.51
129	222	44	1,170.59	58.53	1,229.12
#	233	75	1,995.32	99.77	2,095.08
#	250	39	1,037.57	51.88	1,089.44
#	277	71	1,888.90	94.45	1,983.35
#	277	177	4,708.95	235.45	4,944.40
1A	301	215	5,719.91	286.00	6,005.91
#	400	86	2,287.96	114.40	2,402.36
#	405	50	1,330.21	66.51	1,396.72
#	405	7	186.23	9.31	195.54
#	405	31	824.73	41.24	865.97
#	410	125	3,325.53	166.28	3,491.81
	TOTAL	1414	37,618.39	1,880.92	39,499.31
7	501	53	1,410.02		
8	502	45	1,197.19		
CP	503		0.00		
2	504	47	1,250.40		
3	505	51	1,356.82		
4	506	47	1,250.40		
5	507	46	1,223.79		
6	508	77	2,048.53		
15	601	53	1,410.02		
16	602	45	1,197.19		
9	603	41	1,090.77		
10	604	47	1,250.40		
11	605	51	1,356.82		
12	606	47	1,250.40		
13	607	46	1,223.79		
14	608	77	2,048.53		
23	701	53	1,410.02		
24	702	45	1,197.19		
17	703	41	1,090.77		
18	704	47	1,250.40		
19	705	51	1,356.82		
20	706	47	1,250.40		
21	707	46	1,223.79		
22	708	77	2,048.53		
31	801	53	1,410.02		
32	802	45	1,197.19		
25	803	41	1,090.77		
26	804	47	1,250.40		
27	805	51	1,356.82		
28	806	47	1,250.40		
29	807	46	1,223.79		
30	808	77	2,048.53		

TOTAL	3001	79,839.31



WESTMOUNT PLACE
SPECIAL ASSESSMENT BY SUITE

UNIT #	CIVIC UNIT	U/F	SPECIAL ASSESS
37	901	54	1,436.63
38	902	77	2,048.53
33	904	51	1,356.82
34	905	51	1,356.82
35	906	62	1,649.46
36	907	61	1,622.86
43	1001	54	1,436.63
44	1002	77	2,048.53
39	1004	51	1,356.82
40	1005	51	1,356.82
41	1006	62	1,649.46
42	1007	61	1,622.86
49	1101	54	1,436.63
50	1102	77	2,048.53
45	1104	51	1,356.82
46	1105	51	1,356.82
47	1106	62	1,649.46
48	1107	61	1,622.86
55	1201	54	1,436.63
56	1202	77	2,048.53
51	1204	51	1,356.82
52	1205	51	1,356.82
53	1206	62	1,649.46
54	1207	61	1,622.86
61	1401	54	1,436.63
62	1402	77	2,048.53
57	1404	51	1,356.82
58	1405	51	1,356.82
59	1406	62	1,649.46
60	1407	61	1,622.86
67	1501	54	1,436.63
68	1502	77	2,048.53
63	1504	51	1,356.82
64	1505	51	1,356.82
65	1506	62	1,649.46
66	1507	61	1,622.86
73	1601	54	1,436.63
74	1602	77	2,048.53
69	1603	51	1,356.82
70	1604	51	1,356.82
71	1605	62	1,649.46
72	1606	61	1,622.86
79	1701	54	1,436.63
80	1702	77	2,048.53
75	1703	51	1,356.82
76	1704	51	1,356.82
77	1705	63	1,676.07
78	1706	61	1,622.86
85	1801	54	1,436.63
86	1802	77	2,048.53
		2980	79,280.62

UNIT #	CIVIC UNIT	U/F	SPECIAL ASSESS
81	1803	51	1,356.82
82	1804	51	1,356.82
83	1805	63	1,676.07
84	1806	61	1,622.86
91	1901	54	1,436.63
92	1902	77	2,048.53
93	1903	51	1,356.82
88	1904	51	1,356.82
89	1905	63	1,676.07
90	1906	61	1,622.86
97	2001	54	1,436.63
98	2002	77	2,048.53
93	2003	51	1,356.82
94	2004	51	1,356.82
95	2005	63	1,676.07
96	2006	61	1,622.86
103	2101	54	1,436.63
104	2102	77	2,048.53
99	2103	51	1,356.82
100	2104	51	1,356.82
101	2105	63	1,676.07
102	2106	61	1,622.86
107	2201	82	2,181.55
108	2202	96	2,554.01
105	2203	98	2,607.22
106	2204	80	2,128.34
111	2301	82	2,181.55
112	2302	96	2,554.01
109	2303	98	2,607.22
110	2304	80	2,128.34
115	2401	82	2,181.55
116	2402	93	2,474.19
113	2403	101	2,687.03
114	2404	80	2,128.34
119	2501	82	2,181.55
120	2502	96	2,554.01
117	2503	98	2,607.22
118	2504	80	2,128.34
123	2601	85	2,261.36
121	2602	96	2,554.01
122	2603	81	2,154.94
126	2701	85	2,261.36
124	2702	83	2,208.15
125	2703	94	2,500.80
127	2800	171	4,549.32
1C	CP	603	1,336.86
		4019	$90,880.07
	TOTAL Unit		10000
	TOTAL		250,000.00

Why We Were Cold

Aka why Westmount Place was cold during the coldest weather in the 2010/11 and 2011/12 heating seasons

Cold Heating Water

Westmount Place radiator heaters were designed to heat the building using hot water at an average temperature of 190 DegF (88 DegC). During the coldest days the average heating water temperature in the residential part the building was 162 DegF (72 DegC). In other words, the heating water was too cold to deliver sufficient quantity of heat to the suites.

Why was the water so cold?

Overheated Boilers

Believe it or not, while the water was cold and we were freezing the boilers were overheating!

Our boilers (more like water heaters) put a fire under a set of tubes through which water flows. The fire heats the water in the tubes increasing its temperature. These boilers don't actually boil the water and have an internal safeguard that shuts them down when the water temperature rises much above 200 DegF (93 DegC).

We have 3 EVO boilers and 2 Laars boilers. The EVO boilers have a temperature rise of about 45 DegF (25 DegC). The Laars #5 has a temperature rise of about 53 DegF (29 DegC) and Laars #4 33 DegF (19 DegC). The piping design is that the EVO's heat all the water, then the Laars heat the water from the EVO's. The EVO's can modulate their flame somewhat, the Laars cannot.

When the water entering the EVO's rises above about 158 DegF (70 DegC) the EVO's begin to cut back because their maximum outlet temperature is being exceeded! They will keep cutting back and fight any attempt to increase the temperature of the water entering them. The building heating system drops the temperature of the heating water by about 10 DegF (5.6 DegC). This means the heating water to the building is constrained to 168 DegF (75 DegC) compared to a design of 200 DegF (93 DegC) no matter how hard we try in the coldest weather!

Because of the piping design, during the coldest weather, the water leaving the EVO's was about 166 DegF (74 DegC). This meant that Laars #5 was trying to heat the water to 219 DegF (104 DegC) and Laars #4 to 199 DegF (93 DegC). So Laars #5 was spending a lot of its time shut down and Laars #4 was borderline. Even though we have 5 boilers effectively only 4 were running in the coldest weather.

The Maintenance Committee