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Form 4 — Land Registration Reform Act

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AT **3287015**

CERTIFICATE OF RECEIPT
RÉCÉPISSÉ
TORONTO (66)

2013-04-30 9:39

J. Loeb

LAND REGISTRAR

New Property Identifiers Additional: See Schedule

Executions Additional: See Schedule

(1) Registry Land Titles (2) Page 1 of 6 pages

(3) Property Identifier(s) **12918-0001 (LT) to 12918-0482 (LT)** all inclusive
Block Property
Additional: See Schedule

(4) Nature of Document
Condominium By-Law No. 3 (under Section 56(9) of the Condominium Act, 1998)

(5) Consideration
Dollars \$

(6) Description
All the Units and Common Elements of Toronto Standard Condominium Plan No. 1918 and it's appurtenant common interest City of Toronto Land Titles Division of Toronto (No. 66)

(7) This Document Contains: (a) Redescription (b) Schedule for: Description Additional Parties Other

(8) This Document provides as follows:

See Schedule for Condominium By-Law.

Continued on Schedule

(9) This Document relates to instrument number(s)

(10) Party(ies) (Set out Status or Interest)

Name(s)	Signature(s)	Date of Signature
		Y M D
TORONTO STANDARD CONDOMINIUM CORPORATION NO. 1918 (Applicant) By its solicitors Miller Thomson	<i>Audrey Loeb</i> Per: Audrey Loeb	2013 04 26

(11) Address for Service **c/o Miller Thomson LLP, Barristers and Solicitors, 5800 - 40 King Street West, Toronto, Ontario M5H 3S1**

(12) Party(ies) (Set out Status or Interest)

Name(s)	Signature(s)	Date of Signature
		Y M D

(13) Address for Service

(14) Municipal Address of Property

**30 Canterbury Place
Toronto, Ontario**

(15) Document Prepared by:

**Audrey Loeb
Miller Thomson LLP
Barristers and Solicitors
5800 - 40 King Street West
Toronto, Ontario
M5H 3S1**

Fees and Tax	
Registration Fee	
Total	

CERTIFICATE IN RESPECT OF A BY-LAW

(Under subsection 56(9) of the Condominium Act, 1998)

TORONTO STANDARD CONDOMINIUM CORPORATION NO. 1918 (known as the "Corporation") certifies that:

- 1. The Copy of By-law No. 3, attached as Schedule "A", is a true copy of the By-law.
- 2. The By-law was made in accordance with the *Condominium Act, 1998*.
- 3. The owners of a majority of the units of the Corporation have voted in favour of confirming the By-law.

DATED this 24 day of April, 2013

**TORONTO STANDARD
CONDOMINIUM CORPORATION
NO. 1918**

Per: Raef Daoud
Name: RAEF DAUD
Title: President

Per: Simon Yuen
Name: SIMON YUEN
Title: SECRETARY (TSCC #1918)
I/We have the authority to bind the corporation

BY-LAW NO. 3

TORONTO STANDARD CONDOMINIUM CORPORATION NO. 1918

BE IT ENACTED as a By-law of Toronto Standard Condominium Corporation No. 1918 (the "Corporation") as follows:

The schedule appended hereto shall constitute the standard unit(s) for residential unit(s) for purposes of Section 99(5) of *the Condominium Act, 1998*.

WITNESS the corporate seal of the Corporation this 24 day of April, 2013

**TORONTO STANDARD
CONDOMINIUM CORPORATION NO.
1918**

Per: Raef Daoud
Name: RAEF DAOU
Title: President.

Per: Simon Yuen
Name: SIMON YUEN
Title: SECRETARY (TSCC #1918)
We have the authority to bind the corporation

SCHEDULE "A"

STANDARD UNIT

For the purpose of Section 99 (5) of the *Condominium Act, 1998*, the Standard Unit is defined as follows:

The boundaries of the Residential Units are defined in the Corporation's Declaration.

General	Doors (except where indicated otherwise herein)	<ul style="list-style-type: none"> ➤ All passage and closet doors are flat panel, paint grade hardboard hollow core doors. ➤ Builder grade semi-gloss paint.
	Walls (except where indicated otherwise herein)	<ul style="list-style-type: none"> ➤ Standard drywall with insulation conforming to Ontario Building Code requirements. ➤ Flat finish latex white or off-white wall paint throughout, except semi-gloss finish in the kitchen, utility room and bathrooms – two coats, 1 primer and 1 finish, with trim paint white semi-gloss throughout. ➤ 3 inch baseboard MDF.
	Ceiling	<ul style="list-style-type: none"> ➤ Nine (9) foot, fine textured, stippled ceilings throughout, except in bathrooms, utility room and kitchen, except for Unit 101 which has twelve (12) foot.
	Hardware	<ul style="list-style-type: none"> ➤ Standard lever handled brush nickel finished hardware throughout.
	Stairs (in Loft and Townhouse suites only)	<ul style="list-style-type: none"> ➤ Oak hardwood stained stairs with simple rounded and stained wooden railings or plain square wooden pickets, where applicable.
Electrical	General	<ul style="list-style-type: none"> ➤ W.P. outlet to balconies and terraces. ➤ White Dacora switches, receptacles and covers throughout. ➤ TV outlets in living room, den and master bedroom. ➤ Capped ceiling outlets in dining room, den, breakfast area, bathrooms and bedrooms. ➤ 110 Amp Service with circuit breaker panel. ➤ Heat pump for heating and cooling and cold air returns throughout.
	Plumbing	<ul style="list-style-type: none"> ➤ Washing machine hose drain. ➤ Hot and cold Emco gate valve supply taps. ➤ Access door to 2 main shut off Unilux valves.
Coat Closet	Electrical	<ul style="list-style-type: none"> ➤ Visioneering Lighting fixture model CLD-2. ➤ ITE EQ Loadcenter 8666-1 electrical panel with 8-15amp breakers, 2-40amp split breakers and 3-15amp split breakers.
	Other	<ul style="list-style-type: none"> ➤ 1 metal coat rod.
Laundry	Electrical	<ul style="list-style-type: none"> ➤ 2 light switches (one for light fixture and one for the dryer fan). ➤ 2 split receptacles. ➤ Dryer receptacle – Leviton 30a/125/250V.

	Vent	<ul style="list-style-type: none"> ➤ Metal fitting for washer and dryer venting to exterior.
Entry Hall / Living and Dining Room	Electrical	<ul style="list-style-type: none"> ➤ 6 split receptacles.
	Other	<ul style="list-style-type: none"> ➤ Cable connection plate.
Kitchen	Ceiling	<ul style="list-style-type: none"> ➤ Bulkheads over cabinets and where required for services. ➤ Builder grade eggshell paint.
	Cabinets	<ul style="list-style-type: none"> ➤ Standard wood veneer cabinets. ➤ Stainless steel swing hinges on cabinet doors.
	Vent	<ul style="list-style-type: none"> ➤ Exterior vented hooded exhaust fan.
Breakfast Nook	Electrical	<ul style="list-style-type: none"> ➤ 1 toggle light switch. ➤ 1 light fixture. ➤ 1 split receptacle.
Linen Closet	Ceiling	<ul style="list-style-type: none"> ➤ Access door in the ceiling to the fan motor.
	Electrical	<ul style="list-style-type: none"> ➤ Exhaust fan motor.
Bathrooms	Walls	<ul style="list-style-type: none"> ➤ Semi-gloss off white paint. ➤ 4 inch white ceramic tile baseboard. ➤ 8 inch white porcelain wall tile, full height in shower or tub surround in the main bathroom. ➤ 8 inch white ceramic wall tile, full height in shower or tub surround in the main bathroom.
	Tub	<ul style="list-style-type: none"> ➤ 5 foot white, fibreglass, tub with single lever chrome wall mounted faucet and pressure control shower valve.
	Plumbing	<ul style="list-style-type: none"> ➤ 2 Unilux brand ball valve water shut off valves. ➤ 1 Crane brand white six (6) litre tank and toilet. ➤ Single white vitreous china sink with Luxury brand single lever faucet, with stopper control.
Small Bedroom	Electrical	<ul style="list-style-type: none"> ➤ 4 split receptacles ➤ 1 toggle switch controlling a split receptacle
	Other	<ul style="list-style-type: none"> ➤ Closet – 2 door aluminum frame with pressboard doors on a sliding track ➤ Single plywood shelf and 1 metal coat rod in the closet
Large Bedroom	Electrical	<ul style="list-style-type: none"> ➤ 2 toggle switches ➤ 4 split receptacles

NOTE:

1. Any of the aforementioned materials, models or brands may be replaced with materials, models or brands that are of similar or better quality and finish, should the original materials, models or brands not be available for any reason.

2. Should a dispute/disagreement arise over the quality and/or finish of any item listed above, the final and unfettered determination of same shall be reserved for the board of directors.
3. The Standard Unit for all classes of units shall not include any flooring material.
4. Reference to "plan" or "plans" is a reference to the architectural plans contained in the Description registered in the Land Registry Office and/or the plans, as amended, if applicable, which were filed with the local municipality or region and approved by such local municipality or region for the construction of the condominium building(s).
5. The Standard Unit for each unit shall include those items forming part of the unit as provided in the Declaration and Description.