

FOR OFFICE USE ONLY

AT 830294  
~~830294~~  
CERTIFICATE OF RECEIPT  
RÉCÉPISSE  
TORONTO (66)  
2005-06-15 9:29

New Property Identifiers

Additional:  
See  
Schedule ☐

Executions

Additional:  
See  
Schedule ☐

(1) Registry ☐

Land Titles ☒

(2) Page 1 of 54 pages

(3) Property Identifier(s)

Block  
12496 - 001 to  
12496 - 2134

Property  
inclusive

Additional:  
See  
Schedule ☐

(4) Nature of Document

BY-LAW NO. 2  
(Condominium Act - Section 56)

(5) Consideration

NIL

Dollars \$

(6) Description

All units and common elements comprising the property included in  
Toronto Standard Condominium Plan No. 1496  
City of Toronto  
Land Registry Office for Land Titles Toronto (No. 66)

(7) This  
Document  
Contains:

(a) Redescription  
New Easement  
Plan/Sketch ☐

(b) Schedule for:

Description ☐ Additional Parties ☐ Other ☒

(8) This Document provides as follows:

See Schedule for By-law and Certificate.

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. 1496

*Belen T. Croutch*  
President - Belen T. Croutch

2005 06 09

*Donald Chen*  
Secretary - Donald Chen

2005 06 09

We have authority to bind the Corporation

(11) Address  
for Service

Management Office, 3 Rean Drive, North York, Ontario M2K 3C2

(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

Multiple

(15) Document Prepared by:

J. Robert Gardiner  
Gardiner Miller Arnold LLP  
390 Bay Street  
Suite 1202  
Toronto, Ontario  
M5H 2Y2

Fees and Tax

Registration Fee

Total

BY-LAW NO. 2

INCREASING THE NUMBER OF DIRECTORS

WHEREAS Article 6.2 of By-law No. 1 currently sets the number of directors at five (5) with a quorum being (3) directors,

AND WHEREAS the board of directors after due consideration, wish to increase the number of directors to seven (7), thereby increasing the quorum to four (4) such directors;

BE IT ENACTED as By-law No. 2 of Toronto Standard Condominium Corporation No. 1496 as follows:

1. Article 6.2 of By-law No. 1 is hereby repealed and the following provision substituted therefor:

6.2 Number of Directors and Quorum:

The number of directors shall be seven (7), of whom four (4) shall constitute a quorum for the transaction of business at any meeting of the board. Notwithstanding vacancies, the remaining directors may exercise all the powers of the board so long as a quorum of the board remains in office.


2. Article 6.5 (a) of By-law No. 1 is hereby repealed and the following provision substituted therefor:

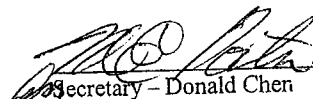
6.5 Election and Term:

- (a) The directors of the Corporation shall be elected in rotation and shall be eligible for re-election. As of the date of enactment hereof, the current five directors will hold the following terms of office: two (2) directors' positions shall continue for a remaining term of one (1) year, two (2) directors' positions shall continue for a remaining term of two (2) years, and one (1) director's position shall be open for election for a term of three (3) years, which shall be designated as the owner-occupied position. Two (2) additional directors shall be elected to hold office in accordance with the following: one (1) director shall be elected for a term of two (2) years, and one (1) director shall be elected for a term of three (3) years. The commencement of duties of such additional directors shall commence when this By-law comes into effect upon registration on title. All directors may continue to act until their successors are elected. If more than one (1) of such directors whose terms are not of equal duration shall resign from the board prior to the expiration of their respective terms, or if more than one director shall be replaced or shall be elected at a meeting of owners called for that purpose, the director or directors receiving the greater number of votes shall complete the longest remaining terms of the resigning directors. At each annual meeting thereafter a number of directors equal to the number of directors' positions deemed to retire in such year shall be elected for a term of three (3) years.

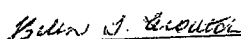
3. Article 6.5 (b) of By-law No. 1 is hereby repealed in its entirety.

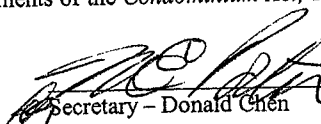
The foregoing By-law No. 2 is hereby passed by the directors of the Corporation pursuant to the *Condominium Act, 1998*, subject to confirmation by the owners, this 20<sup>th</sup> day of May, 2004.

  
President - Belen T. Croutch

  
Secretary - Donald Chen c/s

The foregoing By-law No. 2 is hereby confirmed by a majority of all owners of units of the Corporation in accordance with the requirements of the *Condominium Act, 1998*, this 20<sup>th</sup> day of May, 2004.

  
President - Belen T. Croutch

  
Secretary - Donald Chen c/s

CERTIFICATE IN RESPECT OF A BY-LAW  
(under subsection 56 (9) of the *Condominium Act, 1998*)

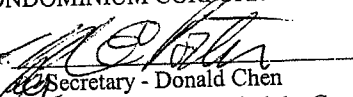
TORONTO STANDARD CONDOMINIUM CORPORATION NO. 1496 (known as the  
"Corporation") certifies that:

1. The copy of By-law No. 2 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* (the "Act").
3. The owners of a majority of the units of the Corporation have voted in favour of confirming the By-law.

DATED this 4th day of June, 2005.

TORONTO STANDARD  
CONDOMINIUM CORPORATION NO. 1496

Per:

  
Secretary - Donald Chen

I have authority to bind the Corporation