

FOR OFFICE USE ONLY



New Property Identifiers

Additional:  
See  
Schedule ☐

Executions

Additional:  
See  
Schedule ☐

(1) Registry <input type="checkbox"/>	Land Titles <input checked="" type="checkbox"/>	(2) Page 1 of 5 pages
(3) Property Identifier(s) 29931-0001 (LT) to 29931-2400 (LT)		Block Property Additional: See Schedule <input type="checkbox"/> <i>inclusive</i>
(4) Nature of Document BY-LAW NO. 5 (THE CONDOMINIUM ACT) SECTION 56(9)		
(5) Consideration  Dollars \$		
(6) Description All units and common elements comprising the property included in York Region Standard Condominium Plan No. 1400, in the Town of Richmond Hill, Regional Municipality of York, Land Titles Office for York (No. 65)		
(7) This Document Contains:	(a) Redescription New Easement Plan/Sketch <input type="checkbox"/>	(b) Schedule for: Description <input type="checkbox"/> Additional Parties <input type="checkbox"/> Other <input checked="" type="checkbox"/>

(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)

YORK REGION STANDARD CONDOMINIUM CORPORATION NO. 1400

Signature(s)	Date of Signature Y M D
Per: <i>[Signature]</i> Name: Sam Sadr Title: President	2019 03 01
Per: <i>[Signature]</i> Name: Ronald Stein Title: Secretary	2019 02 28

We have authority to bind the Corporation

(11) Address for Service 25 Torbarrie Road, Toronto, Ontario M3L 1G5

(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

9191, 9199, 9201 and  
9205 Yonge Street  
Richmond Hill, Ontario

(15) Document Prepared by:

Arthur L. Shapero  
Owens Wright LLP  
20 Holly Street  
Suite 300  
Toronto, Ontario  
M4S 3B1

Fees and Tax	
Registration Fee	
Total	

FOR OFFICE USE ONLY

**CONDOMINIUM ACT, 1998**

**CERTIFICATE IN RESPECT OF A BY-LAW**

(under subsection 56(9) of the *Condominium Act, 1998*)

York Region Standard Condominium Corporation No. 1400 (known as the "**Corporation**") certifies that:

1. The copy of By-law Number 5, 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 bylaw.

DATED this 5th day of February, 2019.

**YORK REGION STANDARD CONDOMINIUM  
CORPORATION NO. 1400**

Per: \_\_\_\_\_

President – Sam Sadr

Per: \_\_\_\_\_

Secretary – Ronald Stein

We have authority to bind the Corporation.

**SCHEDULE "A"**

**BY-LAW NO. 5  
FOR  
YORK REGION STANDARD CONDOMINIUM CORPORATION NO. 1400**


BE IT ENACTED as a By-law of York Region Standard Condominium Corporation No. 1400 (hereinafter referred to as the "**Corporation**" or the "**Condominium**") as follows:


1. That the Corporation enter into an assumption agreement in the form of agreement annexed hereto as Schedule "A" (hereinafter called the "**Assumption Agreement**") for the purposes of:
  - (a) confirming the provisions of that certain: (i) standard agreement dated the 26th day of March, 2013 entered into between Great Land (Yonge 16<sup>th</sup>) Inc., The Corporation of the Town of Richmond Hill and the Regional Municipality of York and registered on title to the lands which now comprise York Region Standard Condominium Plan No. 1400 (the "**Lands**") as Instrument No. YR1966266 on April 16, 2013, as amended by a standard amending agreement dated the 11<sup>th</sup> day of December, 2018, entered into between the same parties and registered on title to the Lands as Instrument No. YR2916781 on January 7, 2019 (collectively the "**Site Plan Agreement**"); and (ii) agreement dated the 23<sup>rd</sup> day of August, 2013 entered into between Great Land (Yonge 16<sup>th</sup>) Inc. and The Corporation of the Town of Richmond Hill (the "**Section 37 Agreement**") and registered on title to the Lands as Instrument No. YR2042965 on October 3, 2013 (the Site Plan Agreement and the Section 37 Agreement are collectively called the "**Municipal Agreements**");
  - (b) agreeing to abide by the ongoing terms of the Municipal Agreements as those Municipal Agreements relate or pertain to the Lands and/or the Condominium; and
  - (c) confirming the Corporation's agreement to assume and be bound by the ongoing terms and provisions of the Municipal Agreements as they relate or pertain to the Lands and/or Condominium.
2. That any two (2) directors of the Corporation be and are hereby authorized to execute, on behalf of the Corporation, the Assumption Agreement, with or without seal, together with all other documents or instruments which are ancillary to the Assumption Agreement, including without limitation, all instruments or affidavits which may be required in order to register the Assumption Agreement. The affixation of the corporate seal of the Corporation to all such documents and instruments is hereby authorized, ratified, sanctioned and confirmed.

The foregoing By-Law is hereby enacted as By-Law No. 5 of York Region Standard Condominium Corporation No. 1400.

DATED this 5th day of February, 2019.

**YORK REGION STANDARD CONDOMINIUM  
CORPORATION NO. 1400**

Per:   
Name: Sam Sadr  
Title: President

Per:   
Name: Ronald Stein  
Title: Secretary

We have authority to bind the Corporation.

**SCHEDULE "A"**

**THIS AGREEMENT** made this 5th day of February, 2019.

**B E T W E E N:**

**YORK REGION STANDARD CONDOMINIUM CORPORATION  
NO. 1400**

(hereinafter called the "**Condominium Corporation**")

OF THE FIRST PART;

- and -

**GREAT LAND (YONGE 16<sup>TH</sup>) INC.**

(hereinafter called the "**Declarant**")

OF THE SECOND PART.

**WHEREAS** the Declarant, The Corporation of the Town of Richmond Hill and the Regional Municipality of York entered into a standard agreement dated the 26<sup>th</sup> day of March, 2013 and registered on title to the lands which now comprise York Region Standard Condominium Plan No. 1400 (the "**Lands**") as Instrument No. YR1966266 on April 16, 2013, which agreement was amended by a standard amending agreement dated the 11<sup>th</sup> day of December, 2018, entered into between the same parties and registered on title to the Lands as Instrument No. YR2916781 on January 7, 2019 (collectively the "**Site Plan Agreement**");

**AND WHEREAS** the Declarant and The Corporation of the Town of Richmond Hill entered into an agreement dated the 23<sup>rd</sup> day of August, 2013 which was registered against title to the Lands as Instrument No. YR2042965 on October 3, 2013 (the "**Section 37 Agreement**").

**AND WHEREAS** the Site Plan Agreement and the Section 37 Agreement are collectively called the "**Municipal Agreements**";

**AND WHEREAS** the Condominium Corporation has agreed to assume and thereby observe and perform all of the ongoing covenants, terms, provisos, stipulations and conditions in the Municipal Agreements as they pertain to the Lands and/or Condominium Corporation;



**NOW THEREFORE THIS AGREEMENT WITNESSETH** that in consideration of the mutual covenants and agreements hereinafter set forth and in consideration of other good and valuable consideration and the sum of TEN DOLLARS (\$10.00) of lawful money of Canada now paid by each of the parties hereto to the other (the receipt and sufficiency of which is hereby acknowledged by the parties), the parties hereto hereby covenant and agree to and with each other and each of them as follows:

1. The Condominium Corporation covenants and agrees that as of and from the date of registration of the Declaration of the Condominium Corporation:
  - (a) it shall abide by and comply with the terms and provisions of the Site Plan Agreement insofar as those terms and provisions relate or pertain to the Lands and/or Condominium Corporation;
  - (b) it hereby assumes and shall be bound by any ongoing terms, provisions, covenants, agreements and obligations made by the Declarant in the Municipal Agreements insofar as they relate or pertain to the Lands and/or the Condominium Corporation, including without limitation obligations relating to ongoing maintenance work, the collection, handling, storage and disposal of garbage and other refuse and maintenance of the private common element roadway; and
  - (c) it hereby specifically acknowledges the terms and conditions as specified in paragraph 16 of the Site Plan Agreement and paragraph 7.4 of the Section 37 Agreement relating to the East-West Private Road (as defined in those paragraphs) and that it covenants and agrees to abide by and to comply with all of those provisions.


- 2. It is expressly understood and agreed, that subject to the Declarant's obligations pursuant to the Municipal Agreements arising prior to the registration and creation of the Condominium Corporation, upon the execution of this Agreement by the parties hereto, the Condominium Corporation hereby releases and forever discharges the Declarant from the Declarant's covenants and obligations arising under, or in connection with the Municipal Agreements insofar as those obligations continue to relate to the Lands and/or Condominium Corporation and the Condominium Corporation further covenants to indemnify and save the Declarant harmless from and against any and all claims, demands, losses, liabilities, actions, judgments, costs and damages which the Declarant may suffer or incur arising directly or indirectly in connection with the ongoing terms and conditions of the Municipal Agreements insofar as those obligations pertain to the Lands and/or Condominium Corporation.
- 3. This Agreement shall enure to the benefit of and be correspondingly binding upon the parties hereto and their respective successors and assigns.
- 4. The parties hereto covenant and agree to forthwith execute all further assurances or other documents or instruments as may be necessary or required to carry out the intent of this Agreement.
- 5. This Agreement may be executed in one or more counterparts, each of which when so executed shall constitute an original, and all of which shall together constitute one and the same Agreement.

IN WITNESS WHEREOF the parties hereto have caused to be affixed their corporate seals, duly attested to by their respective proper signing officers authorized in that behalf.

**YORK REGION STANDARD CONDOMINIUM CORPORATION NO. 1400**

Per:   
Name: Sam Sadr  
Title: President  
  
Per:   
Name: Ronald Stein  
Title: Secretary  
I/We have authority to bind the Corporation.

**GREAT LAND (YONGE 16<sup>TH</sup>) INC.**

Per:   
Name: Sam Sadr  
Title: President  
I have authority to bind the Corporation