Province of Ontario

Document General

Form 4 — Land Registration Reform Act

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A7 1447608
CERTIFICATE OF RECEIPT
RÉCÉPISSÉ
TORONTO (66)

2007 -05- 16

11:10

(1) Registry ☐ Land Titles ☒ (2)

(3) Property Identifier(s) Block Property
12737-0001 (LT) to 12737-0897 (LT) (inclusive)
Additional: See Schedule ☒

(4) Nature of Document
Condominium By-Law No. 7 (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. 1737
and it's appurtenant common interest
City of Toronto
Land Titles Division of Toronto (No. 66)

New Property Identifiers
Additional: See Schedule ☐

Executions
Additional: See Schedule ☐

(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 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. 1737 (Applicant) By its solicitors Miller Thomson LLP	Per: Denise Lash	2007	05	15

(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
18 Mondeo Drive
Toronto, ON M1P 5C8

(15) Document Prepared by:
Denise Lash
Miller Thomson LLP
Barristers and Solicitors
5800 - 40 King Street West
Toronto, Ontario
M5H 3S1

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Fees and Tax	
Registration Fee	
Total	

Document prepared using *The Conveyancer*

120

CERTIFICATE IN RESPECT OF A BY-LAW

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

TORONTO STANDARD CONDOMINIUM CORPORATION NO. 1737 (known as the "Corporation") certifies that:

1. The Copy of By-law No. 7, 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 11th day of May, 2007.

TORONTO STANDARD CONDOMINIUM CORPORATION NO. 1737

Per: Michael Platt

Name: Michael Platt

Print Name & Title: President

Per: Gigliio

Name: KATHY GIGLIO

Print Name & Title: SECRETARY

I/We have the authority to bind the corporation

N:\r-estate\CondoGroup\TSCC 1737 82570.0001\Certificate 7.doc

BY-LAW NO. 7
TORONTO STANDARD CONDOMINIUM CORPORATION NO. 1737

BE IT ENACTED as a By-Law of Toronto Standard Condominium Corporation No. 1737 (the "Corporation") as follows:

The schedule appended hereto shall constitute the standard unit(s) for residential unit(s) in accordance with *the Condominium Act, 1998*.

WITNESS the corporate seal of the Corporation this 11th day of May, 2007.

TORONTO STANDARD CONDOMINIUM CORPORATION NO. 1737

Per: Michael Platt
Name: Michael Platt
Title: President

Per: Cathy Giglio
Name: CATHY GIGLIO
Title: SECRETARY
We have the authority to bind the corporation

SCHEDULE "A"

DWELLING UNIT CLASS – STANDARD UNIT

SUITE

- **Ceiling** – eight foot (8) high ceilings generally throughout all suites except for bathrooms, kitchens, hallways and at bulkheads for mechanical, plumbing, electrical and design purposes;
- **Paint** – all interior walls painted white with latex paint, except for kitchen, bathrooms, and all woodwork and trim which are painted white with semi-glass paint. White stippled ceilings in all living areas, except kitchen, laundry area, and bathrooms, which are smooth finished and painted with white semi-gloss paint;
- **Interior doors/closets**- hollow-board doors, painted white with polished brass-finish hardware;
- **Baseboards and trim** – 4 inch baseboards (except bathroom, laundry and storage), 2 inch trim; all painted (white), finger joint pine, colonial style;
- **Walls** – all interior walls are finished in ½ inch drywall;
- **Ceilings** – all ceilings are finished in ½ inch drywall;
- All load-bearing structural concrete columns, sub-floors, partitions, along with all plumbing, electrical, and venting conduits, that form part of the unit as described by the Corporation's declaration.

FLOOR COVERINGS

- Not applicable.

KITCHEN

- Counter top – not applicable;
- Back-splash – not applicable;
- Sink – double stainless steel sink with single lever chrome faucet;
- Cabinets – not applicable;
- Standard stove outlet;
- Appliances – not applicable;

- Track lighting with three lights above work area.

BATHROOM(S)

- Vanity, sink, counter top and faucet – marble counter top, laminate vanity, sink white in colour with chrome faucet;
- Bathtub – 5 foot white acrylic soaker tub, if space permits, otherwise regular tub with basic 4 inch X 4 inch white ceramic tile tub surround to ceiling, with chrome faucet & handles;
- Toilet – white single piece unlined;
- Shower – separate shower, if permitted by suite design with full height basic 4 inch X 4 inch white ceramic tile surround and glass enclosure, chrome shower head and handles & pressure balanced water temperature controls;
- Lock – privacy lock on bathroom door.

LIVING AREAS & BEDROOMS

- Ceiling outlet – capped in dining area, bedrooms, foyer, hallway(s), walk-in closets, breakfast area and den where applicable;
- Switches and electrical outlets – white Decore-style electrical throughout;
- Switch controlled outlet in living room;
- Telephone outlets – in living room, kitchen, den and all bedrooms;
- TV outlets – co-axial cable outlets in living room, den/office and all bedrooms;
- High speed internet access – outlets in living room, den/office.

LAUNDRY AREA

- Heavy duty wiring and receptacle for dryer with exterior ventilation;

COMFORT SYSTEMS

- Heating and cooling – Vertical fan cool system;
- Kitchen and bathroom vents, and laundry room dryers, vented to the exterior.

SUITE SAFETY AND SECURITY

- Alarm – suite intrusion alarm on interior entry door, in ground floor suites, intrusion alarm also installed on all exterior windows and doors;

- Smoke detector – (as required, minimum one per suite);
- Heat detector – minimum one per suite;
- Carbon monoxide detector;
- Suite fire alarm and speaker;
- All above connected to building's safety/security system or concierge desk where applicable.

TECHNICAL FEATURES

- Individual 100 amp electrical service panel with circuit breakers;
- Individual suite hydro metering.

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 to the board of directors.

3. The Standard Unit shall not include any flooring material of any sort (i.e. without limiting the generality of the foregoing, carpet, wood floor and/or tiles, and any underlying and adhesive of any sort) unless same is specifically provided for above.

4. Reference to "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. Where the term "Not Applicable" is used, this refers to the item not being included as part of the Standard Unit.