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DELZOTTO, ZORZI LLP
BARRISTERS & SOLICITORS

ELVIO DELZOTTO, Q.C. HARRY HERSKOWITZ
EDWARD P. MICHELI MARY G. CRITELLI STEVEN B. WEISS
LORI R. TANEL MICHAELE DELZOTTO RICHARD P. HOFFMAN
ROBERT W. CALDERWOOD ALEXANDER A. FOUNDOS
SABRINA ADAMSKI ELISE MICHELI AMY J. CHAPLICK

February 22, 2017

Delnova Developments Limited
4800 Dufferin Street
North York, Ontario
M3H 5S9

Attention: Mr. Elio Zoffranieri

Dear Sir:

Re: Mondeo Developments Inc. ("**Mondeo**") transfer to Toronto Standard Condominium Corporation No. 1566 ("**TSCC No. 1566**") and Toronto Standard Condominium Corporation No. 1737 ("**TSCC No. 1737**") of the lands and premises legally described as Unit 9 on Level 1 (the "**Phase I Recreation Centre Unit**") and Units 205 to 207, both inclusive, on Level A (the "**Phase I Service Room Units**") in TSCC No. 1566, municipally located at 8 Mondeo Drive, Scarborough, Ontario and Unit 15 on Level 1 (the "**Phase II Recreation Centre Unit**") and Unit 274 on Level A (the "**Phase II Service Room Unit**"), municipally located at 18 Mondeo Drive, Scarborough, Ontario (with the Phase I Recreation Centre Unit, the Phase I Service Room Units, the Phase II Recreation Centre Unit and the Phase II Service Room Unit hereinafter collectively referred to as the "**Shared Units**")
File No.: 1639860

In accordance with your instructions, the writer attended to the preparation and execution of the transfer of the Shared Units from Mondeo to each of TSCC No. 1566 and TSCC No. 1737, as to a 49.54% and 50.46% tenancy-in-common interest respectively. We are pleased to advise that said transfer was registered on February 17, 2017 as Instrument No. AT4489882. A copy of the registered transfer is attached hereto for your records.

The writer wishes to take this opportunity to enclose our statement of account for all services rendered in connection with the above-captioned transaction for your attention.

Yours very truly,

DELZOTTO, ZORZI LLP

Per:
Amy J. Chaplick

AC:sv
Encl.

cc: Lynn Bowers [via e-mail]

LRO # 80 Transfer

Receipted as AT4489882 on 2017 02 17 at 11:28

The applicant(s) hereby applies to the Land Registrar.

yyyy mm dd

Properties

PIN 12566 - 0009 LT Interest/Estate Fee Simple

Description UNIT 9, LEVEL 1, TORONTO STANDARD CONDOMINIUM PLAN NO. 1566 AND ITS APPURTENANT INTEREST. THE DESCRIPTION OF THE CONDOMINIUM PROPERTY IS : PART OF BLOCK 114, PLAN 66M2330, DESIGNATED AS PARTS 3, 4, 5, 6, 7, 8, 9, 10, 11, 12 & 13, PLAN 66R20618, CITY OF TORONTO. ; S/T AS SET OUT IN SCHEDULE "A" OF DECLARATION NUMBER AT347201 ; T/W AN EASEMENT OVER PART OF BLOCK 114 PLAN 66M2330 DESIGNATED AS PARTS 1, 2, 3, 4, 5, 6 & 7 ON PLAN 66R21913 AS SET OUT IN AT1003026 ; S/T AN EASEMENT OVER PART OF THE COMMON ELEMENTS OF TORONTO STANDARD CONDOMINIUM CORPORATION NO. 1566 DESIGNATED AS PARTS 8 & 9 ON PLAN 66R21913 AS SET OUT IN AT1003065.S/T EASE IN FAVOUR OF MONDEO DEVELOPMENTS INC. AS IN AT1003065 ; CITY OF TORONTO

Address TORONTO

PIN 12566 - 0530 LT Interest/Estate Fee Simple

Description UNIT 205, LEVEL A, TORONTO STANDARD CONDOMINIUM PLAN NO. 1566 AND ITS APPURTENANT INTEREST. THE DESCRIPTION OF THE CONDOMINIUM PROPERTY IS : PART OF BLOCK 114, PLAN 66M2330, DESIGNATED AS PARTS 3, 4, 5, 6, 7, 8, 9, 10, 11, 12 & 13, PLAN 66R20618, CITY OF TORONTO. ; S/T AS SET OUT IN SCHEDULE "A" OF DECLARATION NUMBER AT347201 ; T/W AN EASEMENT OVER PART OF BLOCK 114 PLAN 66M2330 DESIGNATED AS PARTS 1, 2, 3, 4, 5, 6 & 7 ON PLAN 66R21913 AS SET OUT IN AT1003026 ; S/T AN EASEMENT OVER PART OF THE COMMON ELEMENTS OF TORONTO STANDARD CONDOMINIUM CORPORATION NO. 1566 DESIGNATED AS PARTS 8 & 9 ON PLAN 66R21913 AS SET OUT IN AT1003065.S/T EASE IN FAVOUR OF MONDEO DEVELOPMENTS INC. AS IN AT1003065 ; CITY OF TORONTO

Address TORONTO

PIN 12566 - 0531 LT Interest/Estate Fee Simple

Description UNIT 206, LEVEL A, TORONTO STANDARD CONDOMINIUM PLAN NO. 1566 AND ITS APPURTENANT INTEREST. THE DESCRIPTION OF THE CONDOMINIUM PROPERTY IS : PART OF BLOCK 114, PLAN 66M2330, DESIGNATED AS PARTS 3, 4, 5, 6, 7, 8, 9, 10, 11, 12 & 13, PLAN 66R20618, CITY OF TORONTO. ; S/T AS SET OUT IN SCHEDULE "A" OF DECLARATION NUMBER AT347201 ; T/W AN EASEMENT OVER PART OF BLOCK 114 PLAN 66M2330 DESIGNATED AS PARTS 1, 2, 3, 4, 5, 6 & 7 ON PLAN 66R21913 AS SET OUT IN AT1003026 ; S/T AN EASEMENT OVER PART OF THE COMMON ELEMENTS OF TORONTO STANDARD CONDOMINIUM CORPORATION NO. 1566 DESIGNATED AS PARTS 8 & 9 ON PLAN 66R21913 AS SET OUT IN AT1003065.S/T EASE IN FAVOUR OF MONDEO DEVELOPMENTS INC. AS IN AT1003065 ; CITY OF TORONTO

Address TORONTO

PIN 12566 - 0532 LT Interest/Estate Fee Simple

Description UNIT 207, LEVEL A, TORONTO STANDARD CONDOMINIUM PLAN NO. 1566 AND ITS APPURTENANT INTEREST. THE DESCRIPTION OF THE CONDOMINIUM PROPERTY IS : PART OF BLOCK 114, PLAN 66M2330, DESIGNATED AS PARTS 3, 4, 5, 6, 7, 8, 9, 10, 11, 12 & 13, PLAN 66R20618, CITY OF TORONTO. ; S/T AS SET OUT IN SCHEDULE "A" OF DECLARATION NUMBER AT347201 ; T/W AN EASEMENT OVER PART OF BLOCK 114 PLAN 66M2330 DESIGNATED AS PARTS 1, 2, 3, 4, 5, 6 & 7 ON PLAN 66R21913 AS SET OUT IN AT1003026 ; S/T AN EASEMENT OVER PART OF THE COMMON ELEMENTS OF TORONTO STANDARD CONDOMINIUM CORPORATION NO. 1566 DESIGNATED AS PARTS 8 & 9 ON PLAN 66R21913 AS SET OUT IN AT1003065.S/T EASE IN FAVOUR OF MONDEO DEVELOPMENTS INC. AS IN AT1003065 ; CITY OF TORONTO

Address TORONTO

PIN 12737 - 0015 LT Interest/Estate Fee Simple

Description UNIT 15, LEVEL 1, TORONTO STANDARD CONDOMINIUM PLAN NO. 1737 AND ITS APPURTENANT INTEREST. THE DESCRIPTION OF THE CONDOMINIUM PROPERTY IS : PART OF BLOCK 114, PLAN 66M-2330, DESIGNATED AS PART 2 PLAN 66R-20618.;S/T AND T/W EASE AS SET OUT IN SCHEDULE A OF THE DECLARATION AS IN AT-1019994. S/T AN EASE IN FAVOUR OF ROGERS CABLE COMMUNICATIONS INC. AS AT1043556; S/T EASE IN FAVOUR OF FUTUREWAY COMMUNICATIONS INC. AS IN AT1043558; CITY OF TORONTO

Address TORONTO

PIN 12737 - 0605 LT Interest/Estate Fee Simple

Description UNIT 274, LEVEL A, TORONTO STANDARD CONDOMINIUM PLAN NO. 1737 AND ITS APPURTENANT INTEREST. THE DESCRIPTION OF THE CONDOMINIUM PROPERTY IS : PART OF BLOCK 114, PLAN 66M-2330, DESIGNATED AS PART 2 PLAN 66R-20618.;S/T AND T/W EASE AS SET OUT IN SCHEDULE A OF THE DECLARATION AS IN AT-1019994. S/T AN EASE IN FAVOUR OF ROGERS CABLE COMMUNICATIONS INC. AS AT1043556; S/T EASE IN FAVOUR OF FUTUREWAY COMMUNICATIONS INC. AS IN AT1043558; CITY OF TORONTO

Address TORONTO

Consideration

Consideration $ 2.00

Transferor(s)

The transferor(s) hereby transfers the land to the transferee(s).

Name MONDEO DEVELOPMENTS INC.

Address for Service 4800 Dufferin Street
Toronto, Ontario
M3H 5S9

I, Len Gigliotti, Authorized Signing Officer, have the authority to bind the corporation.

This document is not authorized under Power of Attorney by this party.

Transferee(s)		Capacity	Share
Name	TORONTO STANDARD CONDOMINIUM CORPORATION NO. 1566	Tenants In Common	49.54%
Address for Service	c/o Richard Elia Elia Associates Professional Corporation 5141 Steeles Avenue West Toronto, Ontario M9L 1R5		
Name	TORONTO STANDARD CONDOMINIUM CORPORATION NO. 1737	Tenants In Common	50.46%
Address for Service	c/o Management Office 8 - 18 Mondeo Drive Scarborough, Ontario M1P 5C8		

Signed By

Amy Joanne Chaplick	4810 Dufferin St., Suite D Toronto M3H 5S8	acting for Transferor(s)	Signed	2017 02 16

Tel 416-665-5555
Fax 416-665-9653

I am the solicitor for the transferor(s) and I am not one and the same as the solicitor for the transferee(s).

I have the authority to sign and register the document on behalf of the Transferor(s).

Justin James McLarty	2900-2300 Yonge Street, Box 2384 Toronto M4P 1E4	acting for Transferee(s)	Signed	2017 02 17

Tel 416-489-5677
Fax 416-489-7794

I am the solicitor for the transferee(s) and I am not one and the same as the solicitor for the transferor(s).

I have the authority to sign and register the document on behalf of the Transferee(s).

Submitted By

DEACON, SPEARS, FEDSON & MONTIZAMBERT	2900-2300 Yonge Street, Box 2384 Toronto M4P 1E4	2017 02 17

Tel 416-489-5677
Fax 416-489-7794

Fees/Taxes/Payment

Statutory Registration Fee	$63.35
Provincial Land Transfer Tax	$0.00
Municipal Land Transfer Tax	$0.00
Total Paid	$63.35

File Number

Transferor Client File Number :	1639860
Transferee Client File Number :	190414535

PROVINCIAL AND MUNICIPAL LAND TRANSFER TAX STATEMENTS

In the matter of the conveyance of:

12566 - 0009	UNIT 9, LEVEL 1, TORONTO STANDARD CONDOMINIUM PLAN NO. 1566 AND ITS APPURTENANT INTEREST. THE DESCRIPTION OF THE CONDOMINIUM PROPERTY IS : PART OF BLOCK 114, PLAN 66M2330, DESIGNATED AS PARTS 3, 4, 5, 6, 7, 8, 9, 10, 11, 12 & 13, PLAN 66R20618, CITY OF TORONTO. ; S/T AS SET OUT IN SCHEDULE "A" OF DECLARATION NUMBER AT347201 ; T/W AN EASEMENT OVER PART OF BLOCK 114 PLAN 66M2330 DESIGNATED AS PARTS 1, 2, 3, 4, 5, 6 & 7 ON PLAN 66R21913 AS SET OUT IN AT1003026 ; S/T AN EASEMENT OVER PART OF THE COMMON ELEMENTS OF TORONTO STANDARD CONDOMINIUM CORPORATION NO. 1566 DESIGNATED AS PARTS 8 & 9 ON PLAN 66R21913 AS SET OUT IN AT1003065.S/T EASE IN FAVOUR OF MONDEO DEVELOPMENTS INC. AS IN AT1003065 ; CITY OF TORONTO
12566 - 0530	UNIT 205, LEVEL A, TORONTO STANDARD CONDOMINIUM PLAN NO. 1566 AND ITS APPURTENANT INTEREST. THE DESCRIPTION OF THE CONDOMINIUM PROPERTY IS : PART OF BLOCK 114, PLAN 66M2330, DESIGNATED AS PARTS 3, 4, 5, 6, 7, 8, 9, 10, 11, 12 & 13, PLAN 66R20618, CITY OF TORONTO. ; S/T AS SET OUT IN SCHEDULE "A" OF DECLARATION NUMBER AT347201 ; T/W AN EASEMENT OVER PART OF BLOCK 114 PLAN 66M2330 DESIGNATED AS PARTS 1, 2, 3, 4, 5, 6 & 7 ON PLAN 66R21913 AS SET OUT IN AT1003026 ; S/T AN EASEMENT OVER PART OF THE COMMON ELEMENTS OF TORONTO STANDARD CONDOMINIUM CORPORATION NO. 1566 DESIGNATED AS PARTS 8 & 9 ON PLAN 66R21913 AS SET OUT IN AT1003065.S/T EASE IN FAVOUR OF MONDEO DEVELOPMENTS INC. AS IN AT1003065 ; CITY OF TORONTO
12566 - 0531	UNIT 206, LEVEL A, TORONTO STANDARD CONDOMINIUM PLAN NO. 1566 AND ITS APPURTENANT INTEREST. THE DESCRIPTION OF THE CONDOMINIUM PROPERTY IS : PART OF BLOCK 114, PLAN 66M2330, DESIGNATED AS PARTS 3, 4, 5, 6, 7, 8, 9, 10, 11, 12 & 13, PLAN 66R20618, CITY OF TORONTO. ; S/T AS SET OUT IN SCHEDULE "A" OF DECLARATION NUMBER AT347201 ; T/W AN EASEMENT OVER PART OF BLOCK 114 PLAN 66M2330 DESIGNATED AS PARTS 1, 2, 3, 4, 5, 6 & 7 ON PLAN 66R21913 AS SET OUT IN AT1003026 ; S/T AN EASEMENT OVER PART OF THE COMMON ELEMENTS OF TORONTO STANDARD CONDOMINIUM CORPORATION NO. 1566 DESIGNATED AS PARTS 8 & 9 ON PLAN 66R21913 AS SET OUT IN AT1003065.S/T EASE IN FAVOUR OF MONDEO DEVELOPMENTS INC. AS IN AT1003065 ; CITY OF TORONTO
12566 - 0532	UNIT 207, LEVEL A, TORONTO STANDARD CONDOMINIUM PLAN NO. 1566 AND ITS APPURTENANT INTEREST. THE DESCRIPTION OF THE CONDOMINIUM PROPERTY IS : PART OF BLOCK 114, PLAN 66M2330, DESIGNATED AS PARTS 3, 4, 5, 6, 7, 8, 9, 10, 11, 12 & 13, PLAN 66R20618, CITY OF TORONTO. ; S/T AS SET OUT IN SCHEDULE "A" OF DECLARATION NUMBER AT347201 ; T/W AN EASEMENT OVER PART OF BLOCK 114 PLAN 66M2330 DESIGNATED AS PARTS 1, 2, 3, 4, 5, 6 & 7 ON PLAN 66R21913 AS SET OUT IN AT1003026 ; S/T AN EASEMENT OVER PART OF THE COMMON ELEMENTS OF TORONTO STANDARD CONDOMINIUM CORPORATION NO. 1566 DESIGNATED AS PARTS 8 & 9 ON PLAN 66R21913 AS SET OUT IN AT1003065.S/T EASE IN FAVOUR OF MONDEO DEVELOPMENTS INC. AS IN AT1003065 ; CITY OF TORONTO
12737 - 0015	UNIT 15, LEVEL 1, TORONTO STANDARD CONDOMINIUM PLAN NO. 1737 AND ITS APPURTENANT INTEREST. THE DESCRIPTION OF THE CONDOMINIUM PROPERTY IS : PART OF BLOCK 114, PLAN 66M-2330, DESIGNATED AS PART 2 PLAN 66R-20618.;S/T AND T/W EASE AS SET OUT IN SCHEDULE A OF THE DECLARATION AS IN AT-1019994. S/T AN EASE IN FAVOUR OF ROGERS CABLE COMMUNICATIONS INC. AS AT1043556; S/T EASE IN FAVOUR OF FUTUREWAY COMMUNICATIONS INC. AS IN AT1043558; CITY OF TORONTO
12737 - 0605	UNIT 274, LEVEL A, TORONTO STANDARD CONDOMINIUM PLAN NO. 1737 AND ITS APPURTENANT INTEREST. THE DESCRIPTION OF THE CONDOMINIUM PROPERTY IS : PART OF BLOCK 114, PLAN 66M-2330, DESIGNATED AS PART 2 PLAN 66R-20618.;S/T AND T/W EASE AS SET OUT IN SCHEDULE A OF THE DECLARATION AS IN AT-1019994. S/T AN EASE IN FAVOUR OF ROGERS CABLE COMMUNICATIONS INC. AS AT1043556; S/T EASE IN FAVOUR OF FUTUREWAY COMMUNICATIONS INC. AS IN AT1043558; CITY OF TORONTO

BY: MONDEO DEVELOPMENTS INC.

TO:	TORONTO STANDARD CONDOMINIUM CORPORATION NO. 1566	Tenants In Common	49.54%
	TORONTO STANDARD CONDOMINIUM CORPORATION NO. 1737	Tenants In Common	50.46%

PROVINCIAL AND MUNICIPAL LAND TRANSFER TAX STATEMENTS

1. JOHN DEACON

I am

☐ (a) A person in trust for whom the land conveyed in the above-described conveyance is being conveyed;

☐ (b) A trustee named in the above-described conveyance to whom the land is being conveyed;

☐ (c) A transferee named in the above-described conveyance;

☑ (d) The authorized agent or solicitor acting in this transaction for TORONTO STANDARD CONDOMINIUM CORPORATION NO. 1566 AND TORONTO STANDARD CONDOMINIUM CORPORATION NO. 1737 described in paragraph(s) (c) above.

☐ (e) The President, Vice-President, Manager, Secretary, Director, or Treasurer authorized to act for ____ described in paragraph(s) (_) above.

☐ (f) A transferee described in paragraph ( ) and am making these statements on my own behalf and on behalf of _____ who is my spouse described in paragraph (_) and as such, I have personal knowledge of the facts herein deposed to.

3. **The total consideration for this transaction is allocated as follows:**

(a) Monies paid or to be paid in cash	2.00
(b) Mortgages (i) assumed (show principal and interest to be credited against purchase price)	0.00
(ii) Given Back to Vendor	0.00
(c) Property transferred in exchange (detail below)	0.00
(d) Fair market value of the land(s)	0.00
(e) Liens, legacies, annuities and maintenance charges to which transfer is subject	0.00
(f) Other valuable consideration subject to land transfer tax (detail below)	0.00
(g) Value of land, building, fixtures and goodwill subject to land transfer tax (total of (a) to (f))	2.00
(h) VALUE OF ALL CHATTELS - items of tangible personal property	0.00
(i) Other considerations for transaction not included in (g) or (h) above	0.00
(j) Total consideration	2.00

4.

Explanation for nominal considerations:

s) other: Transfer of the two-way shared units from the declarant Transferor to each of the Transferees for nil consideration in accordance with the provisions of the declarations of TSCC No. 1566 and TSCC No. 1737 registered as Instrument Nos. AT347201 and AT1019994 respectively.

5. The land is not subject to an encumbrance

7. Statement pertaining only to Municipal Land Transfer Tax:

Explanation: Transfer of the two-way shared units from the declarant Transferor to each of the Transferees for nil consideration in accordance with the provisions of the declarations of TSCC No. 1566 and TSCC No. 1737 registered as Instrument Nos. AT347201 and AT1019994 respectively.

PROPERTY Information Record

A. Nature of Instrument: Transfer

LRO 80 Registration No. AT4489882 Date: 2017/02/17

B. Property(s):

PIN 12566 - 0009	Address TORONTO	Assessment Roll No	-
PIN 12566 - 0530	Address TORONTO	Assessment Roll No	-
PIN 12566 - 0531	Address TORONTO	Assessment Roll No	-
PIN 12566 - 0532	Address TORONTO	Assessment Roll No	-
PIN 12737 - 0015	Address TORONTO	Assessment Roll No	-
PIN 12737 - 0605	Address TORONTO	Assessment Roll No	-

C. Address for Service:

c/o Richard Ella
Ella Associates Professional Corporation
5141 Steeles Avenue West
Toronto, Ontario
M9L 1R5

c/o Management Office
8 - 18 Mondeo Drive
Scarborough, Ontario
M1P 5C8

D. (i) Last Conveyance(s):

PIN 12566 - 0009	Registration No.	AT1003065
PIN 12566 - 0530	Registration No.	AT1003065
PIN 12566 - 0531	Registration No.	AT1003065
PIN 12566 - 0532	Registration No.	AT1003065
PIN 12737 - 0015	Registration No.	AT1043558

PROVINCIAL AND MUNICIPAL LAND TRANSFER TAX STATEMENTS

D. (i) Last Conveyance(s): PIN 12737 - 0605 Registration No. AT1043558

(ii) Legal Description for Property Conveyed : Same as in last conveyance? Yes ☑ No ☐ Not known ☐

E. Tax Statements Prepared By: Justin James McLarty
2900-2300 Yonge Street,
Box 2384
Toronto M4P 1E4