

<p style="text-align: center; font-size: 1.2em;">AT 3772931</p> <p style="text-align: center;">CERTIFICATE OF RECEIPT RÉCÉPISSE TORONTO (66)</p> <p style="text-align: center; font-size: 1.1em;">DEC 22 2014</p> <p style="text-align: center;">LAND REGISTRAR</p> <p style="text-align: center; font-family: cursive; font-size: 1.2em;">Jeff Hilbert</p> <p>New Property Identifiers Additional: See Schedule <input type="checkbox"/></p> <p>Executions Additional: See Schedule <input type="checkbox"/></p>	<p>(1) Registry <input type="checkbox"/> Land Titles <input checked="" type="checkbox"/> (2) Page 1 of 4 pages</p>
	<p>(3) Property Identifier(s) 76415-0001 to 76415-0714 (inclusive) Additional: See Schedule <input type="checkbox"/></p>
	<p>(4) Nature of Document BY-LAW NO. 2 (Condominium Act, 1998, section 56)</p>
	<p>(5) Consideration Dollars \$</p>
	<p>(6) Description All units and common elements comprising the property included in Toronto Standard Condominium Plan No. 2415, City of Toronto</p>
<p>(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"/></p>	

This Document provides as follows:

See Schedule for By-Law and Certificate.

Continued on Schedule ☐

This Document relates to instrument number(s)

0) Party(ies) (Set out Status or Interest)
Name(s)

ORONTO STANDARD CONDOMINIUM
CORPORATION NO. 2415
by its solicitor Aird & Berlis LLP

Signature(s)

Per:

Name: Andrew R. C. Webster

Date of Signature

Y M D
2014 12 19

1) Address
for Service

c/o FirstService Residential, Unit 200, 89 Skyway Avenue, Toronto, ON, M9W 6R4

2) Party(ies) (Set out Status or Interest)
Name(s)

Signature(s)

Date of Signature

Y M D

3) Address
for Service

4) Municipal Address of Property

(15) Document Prepared by:

Andrew R. C. Webster
Aird & Berlis LLP
Barristers & Solicitors
Brookfield Place, Box 754
181 Bay Street, Suite 1800
Toronto, Ontario, M5J 2T9

Fees and Tax

Registration Fee

Total

Multiple

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

Toronto Standard Condominium Corporation No. 2415 (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*.
3. The owners of a majority of the units of the Corporation have voted in favour of confirming the By-law.

Dated as of December 2, 2014.

**TORONTO STANDARD CONDOMINIUM
CORPORATION NO. 2415**

Per: _____

David Page
President

I have the authority to bind the Corporation

5

SCHEDULE "A"

TORONTO STANDARD CONDOMINIUM CORPORATION NO. 2415

BY-LAW NO. 2

Be It Enacted as a By-law of Toronto Standard Condominium Corporation No. 2415 (the "**Corporation**") as follows:

In order to establish the responsibility for repairing improvements after damage and for insuring them, Appendix "A" attached to this By-law confirms that there is one class of dwelling unit within the Corporation and Appendix "A" prescribes what constitutes a "standard unit" for such class. It is the responsibility of the Corporation to insure the common elements and the standard units. Anything which is not included within the definition of "common elements" (as defined in the Condominium Act) or within the description of standard unit (attached as Appendix "A") shall constitute an improvement for the purposes of subsection 99(4) of the Condominium Act and shall be the responsibility of the owner of such improvement to insure and repair after damage.

Toronto Standard Condominium Corporation No. 2415 hereby confirms that the foregoing By-law was passed by its board of directors as of December 2, 2014.

**TORONTO STANDARD CONDOMINIUM
CORPORATION NO. 2415**

Per: _____

David Page
President

I have the authority to bind the Corporation.

The foregoing By-law is hereby confirmed (without amendment) by Aragon (Logan) Development (Ontario) Corporation, the declarant and owner of all units of the Corporation as of December 2, 2014.

**ARAGON (LOGAN) DEVELOPMENT (ONTARIO)
CORPORATION**

Per: _____

David Page
Vice-President

I have the authority to bind the Corporation.

APPENDIX "A"

Class of Dwelling Unit

- The corporation has one class of dwelling unit for the purpose of defining what constitutes a standard unit

General

- Wire shelves in closets
- Mirror in bathrooms

Doors

- Suite entry door with dead-bolt lock
- Painted hollow core wood swing interior doors
- Glass sliding interior doors as per plan

Walls

- Interior walls are primed and painted in latex paint throughout except for brick feature wall
- Painted MDF Baseboard throughout, except in kitchen and base of feature wall

Ceilings

- Plastered and painted ceilings throughout except dropped ceilings and bulkheads

Light fixtures

- Switch controlled wall receptacles in living/dining areas and bedrooms
- White decora style electrical switches and receptacles throughout
- Ceiling light fixtures shall not form part of the definition of a standard unit as such fixtures may be removed or altered by individual owners

Floor Coverings

- No floor coverings whatsoever (whether originally installed by or on behalf of the Declarant, or otherwise) will be included in the definition of a standard unit and, accordingly, the only flooring that will be insured by the Corporation's master insurance policy will be the concrete floor slab of each unit. Each unit owner will therefore be responsible for fully insuring his or her own flooring of whatever kind, which has been installed within each owner's suite, all at each owner's sole cost and expense

Cabinetry and Countertops

- Laminate or high gloss lacquer HDF cabinets and uppers in kitchen
- Quartz countertop with porcelain tile backsplash in kitchen
- Laminate HDF cabinet in bathroom
- Quartz countertop in bathroom

Plumbing Fixtures

- Stainless steel sink with chrome faucet in kitchen
- Porcelain sink and chrome faucets in bathrooms
- Acrylic soaker tub or acrylic shower base with ceramic tiles on surrounding walls, chrome shower head and handles.

Heating/Cooling System

- Heat Pump

Life Safety Equipment

- Smoke Alarm Detector
- Carbon Monoxide Detector
- Speaker