

FOR OFFICE USE ONLY

AT 5117088

CERTIFICATE OF RECEIPT
RÉCÉPISSÉ
TORONTO (66)

APR 18 2019 13:56

LAND REGISTRAR

Katherine Cee

New Property Identifiers

Additional:
See
Schedule ☐

Executions

Additional:
See
Schedule ☐

(1) Registry ☐

Land Titles ☒

(2) Page 1 of 4 pages

(3) Property Identifier(s)

Block
76415
to

Property
0001 (LT)
76415-0714 (LT)

Additional:
See
Schedule ☐

(4) Nature of Document
BY-LAW NO. 3

(5) Consideration

Dollars \$

(6) Description

All units and common elements comprising the property included in
Toronto Standard Condominium Plan No. 2415, City of Toronto

Land Titles Division of the Toronto Land Registry Office 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:

Toronto Standard Condominium Corporation No. 2415 hereby certifies that by-law number 3 attached hereto, see schedules, is a true by-law. The by-law was made in accordance with the Condominium Act. The owners of a majority of the units of the corporation have voted in favour of confirming the 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. 2415
by its solicitor, Shibley Righton LLP

John De Vellis-Barrister & Solicitor

2019 04 17

*I have the authority
to bind the corporation*

(11) Address for Service

88 Colgate Ave., Toronto, ON M4M 0A6

(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

88 Colgate Ave.
Toronto, ON
M4M 0A6

(15) Document Prepared by:

John De Vellis
Shibley Righton LLP
700-250 University Avenue,
Toronto, Ontario
M5H 3E5

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Fees and Tax

Registration Fee

Total

2

CERTIFICATE IN RESPECT OF A BY-LAW

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

TORONTO STANDARD CONDOMINIUM CORPORATION NO. 2415 (known as the "Corporation") certifies that:

1. The Copy of By-law No. 3, 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 16 day of April, 2016.

**TORONTO STANDARD
CONDOMINIUM CORPORATION NO.
2415**

Per: _____

Name: ROBERT SWIER
Title: DIRECTOR

Per: _____

Name: Rui Rodrigues
Title: Director

I/We have the authority to bind the corporation

BY LAW NO. 3

TORONTO STANDARD CONDOMINIUM CORPORATION NO. 2415

INCREASING THE NUMBER OF DIRECTORS

BE IT ENACTED as a By-law of Toronto Standard Condominium Corporation No. 2415 (the "**Corporation**") that By-law No. 1 of the Corporation shall be amended as follows:

1. by deleting clause 6.2 of Article 6 and replacing it with the following:

6.2 Number of Directors and Quorum

The number of directors shall be five (5) of whom a minimum of three (3) 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. by deleting clause 6.5 (a) of Article 6 and replacing it with the following:

6.5 Election and term

- (a) Subject to the Act,
 - (i) the directors of the Corporation shall be elected in rotation and shall be eligible for re-election. Those directors who have been elected to office and whose terms have not expired at the meeting, at which the owners approve this By-law, will complete the terms for which they have been elected;
 - (ii) at the annual meeting where this by-law is approved by owners, the newly elected directors positions pursuant to this By-law will have the following terms: one (1) director for a term of three (3) years and one (1) director for a term of two (2) years.
 - (iii) at each subsequent annual meeting a number of directors equal to the number of directors retiring at the end of their terms in such year shall be elected for a term of three (3) years;
 - (v) where a Board member is elected by acclamation, the directors at their first meeting shall determine the distribution of terms. Directors may be removed before the expiration of their term in accordance with the procedure set forth in the Act and/or the corporation's by-laws;
 - (vi) election to the Board shall be by written ballot, unless the election is by acclamation;
 - (vii) the person receiving the highest number of votes will serve the longest term and the person receiving the next greatest number of votes will serve the next longest term, etc.;
 - (viii) a person immediately ceases to be a director if he/she misses three (3) consecutive Board meetings or a total of five (5) meetings in any year commencing at the date of the annual general meeting and is unable to provide an explanation for his/her absence that is satisfactory to the Board, acting reasonably;


[Remainder of page intentionally left blank. Signature page follows.]

TORONTO STANDARD CONDOMINIUM CORPORATION NO. 2415 hereby enacts the foregoing By-law passed by the board of directors and confirmed by a vote of owners who own not less than a majority of units, in accordance with the Act.

WITNESS the corporate seal of the Corporation this 16th day of April 2016.



**TORONTO STANDARD
CONDOMINIUM CORPORATION NO.
2415**

Per: 
Name: ROBERT SIER
Title: DIRECTOR

Per: 
Name: Rui RODRIGUES
Title: DIRECTOR
I/We have the authority to bind the corporation