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## CHECK LIST FOR STANDARD CONDOMINIUMS (REGISTRY AND LAND TITLES)

- The declarant is the registered owner of the property (which includes the appurtenant interests) with an absolute title under the *Land Titles Act* or the declarant holds a certificate of title to the property (which includes the appurtenant interests) issued under the *Certification of Titles Act* within ten years before registration of the condominium. O.Reg. 48/01 s.4(a) & (b)

### DECLARATION

#### BODY OF DECLARATION

- Statement of intention by the declarant that the land and interest appurtenant to the land in the description and Schedule A of the declaration be governed by the Act. (Usually on 1<sup>st</sup> page of declaration, if not ask client where it is.) *Condo. Act, 1998* s. 7(2)(a)
- The first page contains a statement that the declaration will create a Freehold Standard Condominium. *Condo. Act, 1998* s. 6 (3) & (4) & O.Reg. 48/01 s. 5(1)(c) & Bulletin 2001-1
- Address for service and mailing address for the corporation. Check that it exists. *Condo. Act, 1998* s. 7(2)(e)
- Declaration is signed and dated by the declarant. *Condo. Act, 1998* s. 7(1) & O.Reg. 48/01 s. 5(1)(a)

#### SCHEDULES

- Verify that the description in Schedule **A** is consistent with the PARCEL / PIN / CTA Certificate O.Reg. 48/01 s. 5(2)(a)
- If servient easements are created by the declaration, they are through the common elements and benefit other lands of the declarant. If appurtenant easements are created by the declaration, they are over lands owned by the declarant and benefit the condominium lands. *Condo. Act, 1998* s. 20(2), O.Reg. 48/01 s. 5(2)(a)
- Easements may be created in the declaration if required as a condition of *Planning Act* approval. When such easements are included in Schedule A, a note identifying them as such must be included together with a reference to the location within the declaration where the statement of planning conditions is set out. *Condo. Act, 1998* s. 7(2)(g); s. 20(2) & Bulletin 2001-1

Note that all easements created in Schedule A to the declaration must be properly described. Acceptable descriptions are: 1) over all of the Common Elements; 2) parts on a reference plan; and 3) a description for part of the common elements, approved by the examiner of surveys, in accordance with s.45(5), O.Reg. 49/01.

- Any easements created in the declaration must be certified under the *Certification of Titles Act* or registered with absolute title under the *Land Titles Act*. O.Reg. 48/01 s. 4(a) & (b)
- Schedule **A** must be signed by the solicitor and certify that the legal description is correct, the easements will exist in law upon registration of the declaration and description and the declarant is the registered owner of the land and appurtenant easements. O.Reg. 48/01 s. 5(2)(b)
- Consent in Schedule **B** being Form 1, O.Reg. 48/01 of every person having a registered mortgage against the condominium lands or a registered mortgage against an interest appurtenant to the condominium lands. Verify that the consents have been obtained for mortgages on the condominium lands only. *Condo. Act, 1998 s.7(2)(b) & O.Reg. 48/01 s. 5(3)*
- Statement in Schedule **C** to specify and describe the boundaries of each unit and to include a statement of an O.L.S. certifying that the description accurately corresponds with the diagrams shown on the plan of survey. It must be signed and dated. O.Reg. 48/01 s. 5(4)(a)(b) & (c)
- Statement in Schedule **D** of the proportions of common interests and of the common expenses allocated to each unit expressed in percentages. Each must indicate a total of 100%. Confirm that common interests add up to 100%. *Condo. Act, 1998 s. 7(2)(c) & (d) & O.Reg. 48/01 s. 5(5)(a) & (b)*
- Statement of common expenses in Schedule **E** (may be left blank but not omitted). *Condo. Act, 1998 s. 7(4)(a) & O.Reg. 48/01 s. 5(6)*
- A specification in Schedule **F** of exclusive use areas assigned for the use of the owners of one or more units or stating there are none. Ensure that it exists. Do not review the statement of allocation. *Condo. Act, 1998 s. 7(2)(f) & O.Reg. 48/01 s. 5(7)*
- A certificate(s) in Schedule **G** being in Form 2, O.Reg. 48/01 by an Architect, and/or one or more Engineers certifying that all buildings have been constructed in accordance with the Act. O.Reg. 48/01 s. 5(8)

There may be several certificates. Ensure that together they certify all the matters set out in Form 2.

Note: A matter certified with respect to buildings applies to all buildings on the property.

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## DESCRIPTION

The Plans of Survey consisting of the perimeter plan sheets showing the Condominium Lands and the plan sheets defining the units, will be Part I. The plan sheets showing Exclusive Use areas will be Part II. Architectural drawings and/or Structural drawings will be Parts III and IV respectively.

Schedule A of the declaration must have been checked before proceeding.

The maximum size for all plan sheets is limited to 915mm x 1500mm.

### PERIMETER PLAN SHEET SHOWING THE CONDOMINIUM LANDS

#### 1. MANDATORY FORMS AND NOTES

- |                          |   |  |
|--------------------------|---|--|
| <input type="checkbox"/> | Registration Certificate in Form 4, O.Reg. 48/01 in the upper right hand corner. The name of the condominium must include the type –Standard.   | O.Reg. 48/01 s. 10(1) &<br>O.Reg. 49/01 s.11(1)(a)                                     |
| <input type="checkbox"/> | Surveyor's Certificate in Form 5, O.Reg. 48/01 immediately below the registration certificate.  | O.Reg. 48/01 s. 10(2) &<br>O.Reg. 49/01 s.11(1)(c)                                     |
| <input type="checkbox"/> | The notation: "Declaration registered as Number _____" immediately below the surveyor's certificate.  | O.Reg. 49/01 s. 11(1)(d)   |
| <input type="checkbox"/> | Notation required:<br>This plan comprises of ...<br>"All of Parcel/PIN/Certificate of Title" ... or<br>"Part of Parcel/PIN/Certificate of Title" ... or<br>"Remainder of Certificate of Title/All of PIN"   | Bulletin 2001-1  |
| <input type="checkbox"/> | All easements to which the condominium lands will be subject to upon registration of the declaration and description must be set out in the schedule of appurtenant and servient interests in Form 3, O.Reg. 48/01. Check for consistency with Schedule A of the Declaration. | <i>Condo. Act, 1998</i> s. 8(1)(g),<br>O.Reg. 48/01 s. 9(5) &<br>O.Reg. 49/01 s. 11(2) |
| <input type="checkbox"/> | All easements that will be appurtenant to the condominium lands upon registration of the declaration and description must be set out in the schedule of appurtenant and servient interests in Form 3, O.Reg. 48/01. Check for consistency with Schedule A of the Declaration. | <i>Condo. Act, 1998</i> s. 8(1)(g),<br>O.Reg. 48/01 s. 9(5) &<br>O.Reg. 49/01 s. 11(2) |
| <input type="checkbox"/> | If units are either subject to or together with any easements, the unit(s) must be identified in the "Notes" column of the schedule of appurtenant and servient interests or directly below the schedule with an appropriate notation in the "Notes" column of the schedule.  | O.Reg. 48/01 Form 3  |
| <input type="checkbox"/> | Index of plan sheets.   | O.Reg. 49/01 s. 2(2) & (3)   |
| <input type="checkbox"/> | Plan part and sheet numbers adjacent to registration certificate.   | O.Reg. 49/01 s. 2(3)(4) &<br>(5)   |

- Certificate of Declarant in Form 6, O.Reg. 48/01 endorsed by each owner with corporate seal or the binding statement, if required. O.Reg. 48/01 s. 10(3) & O.Reg. 49/01 s. 11(1)(e)
- Certificate of *Planning Act* approval or exemption. *Condo. Act, 1998, s. 9(3)*

## 2. FACE OF PLAN

- Geographic fabric, underlying plans, instrument/parcel numbers and PINS illustrated in broken outline. O.Reg. 42/96 s. 17 under the *Surveyors Act*
- All easements affecting the condominium lands (servient and appurtenant\*) must be illustrated on the plan in broken outline, and labelled. Check for consistency between the schedule of appurtenant and servient interests and the face of the plan. O.Reg. 49/01 s. 10  

\*Appurtenant easements do not have to be illustrated if they are described in reference to whole lots/blocks/parts etc. on previously registered/deposited plans.
- Line weight – boundaries of condominium lands must be significantly heavier than the underlying information. O.Reg. 42/96 s. 18 under the *Surveyors Act*
- Perimeter of buildings on property illustrated. *Condo. Act, 1998 s. 8(1)(a)*
- Suitable tie to reference property to lot limits. O.Reg. 42/96 s. 17(1)(b) under the *Surveyors Act*
- Boundary confirmation under the *Boundaries Act*, if shown on PARCEL / PIN / CTA Certificate. O.Reg. 42/96 s. 23 under the *Surveyors Act*
- By-law or other instrument if plan shows a street as closed. O.Reg. 42/96 s. 22 under the *Surveyors Act*

## 3. TITLE BLOCK

- Geographic Fabric (Lot & Con/Lot & Plan ) and Township (as applicable). O.Reg. 42/96 s. 24(1)(a) & (c) under the *Surveyors Act*
- Municipality and County/District/Regional Municipality (as applicable). O.Reg. 42/96 s. 24(1)(d) under the *Surveyors Act*

## PLAN SHEET(S) DEFINING THE UNIT BOUNDARIES

Note that the plan sheet(s) showing the condominium lands may also illustrate unit boundaries.

### 1. MANDATORY FORMS AND NOTES

- Registration Certificate in Form 4, O.Reg. 48/01 in the upper right hand corner. The name of the condominium must include the type –Standard. O.Reg. 48/01 s. 10(1) & O.Reg. 49/01 s. 11(1)(a)
- Surveyor's Certificate in Form 5, O.Reg. 48/01 immediately below the registration certificate. O.Reg. 48/01 s. 10(2) & O.Reg. 49/01 s. 11(1)(c)

- The notation: "Declaration registered as Number \_\_\_\_\_" immediately below the surveyor's certificate. O.Reg. 49/01 s. 11(1)(d)
- Plan part and sheet numbers adjacent to registration certificate. O.Reg. 49/01 s. 2(3)(4)&(5)
- Certificate of Declarant in Form 6, O.Reg. 48/01 endorsed by each owner with corporate seal or the binding statement, if required. O.Reg. 48/01 s. 10(3) & O.Reg. 49/01 s. 11(1)(e)

## 2. UNIT LABELLING

- Units to be designated with prefix "UNIT" and numbered consecutively on each level beginning with number 1. O.Reg. 49/01 s. 8(1) & (2)  
Note that no more than one unit to be designated with the same number on each level.
- Levels to be numbered consecutively in ascending order, beginning with the number 1. If there are levels below Level 1, they shall be lettered in descending order in alphabetic sequence beginning with the letter A. O.Reg. 49/01 s. 7(1)
- Each unit shown on the plan must also be listed in Schedule D and be allocated a common interest. *Condo. Act, 1998 s. 7(2)(c) & O.Reg. 48/01 s. 5(5)(a)*
- Section or perspective drawings to portray the vertical relationship of all levels. O.Reg. 49/01 s. 5(7)

## 3. UNIT BOUNDARIES

- Line weight – boundaries of units must be significantly heavier than the underlying information. O.Reg. 49/01 s. 8(5)
- Unit boundaries are to be illustrated in plan views and cross sections. O.Reg. 49/01 s. 5(4)
- Plan sheets that designate units shall refer to Schedule C of the declaration. O.Reg. 49/01 s. 5(3)
- Underlying easements must be illustrated and labelled unless they affect the entire property. Where an easement affects part of a unit, the part so affected will be illustrated and defined by measurements or described as a PART on a reference plan. Bulletin 2001-1

## PLAN SHEET(S) OF EXCLUSIVE USE PORTIONS

### 1. MANDATORY FORMS AND NOTES

- Plan part and sheet numbers. O.Reg. 49/01 s.2(3) & (4)
- Identification of the Condominium Plan (Including type – Standard). O.Reg. 49/01 s.11(3)(a)
- Certificate of Surveyor in Form 7, O.Reg. 48/01. O.Reg. 48/01 s. 10(4) & O.Reg. 49/01 s. 11(3)(b)

## 2. FACE OF PLAN

- Exclusive use portions shall be designated by numbers or letters or by numbers and letters. O.Reg. 49/01 s.8(3) & (4)
- Section or perspective drawings to portray the vertical relationship of all levels. O.Reg. 49/01 s. 5(7)
- Underlying easements must be illustrated and labelled unless they affect the entire property. Where an easement affects part of an exclusive use portion, the part so affected will be illustrated and defined by measurements or described as a PART on a reference plan. Bulletin 2001-1

## ARCHITECTURAL/STRUCTURAL PLANS

- Architectural (or drawings sufficient to enable construction of the buildings if Architectural drawings are unavailable or not required by the *Building Code Act, 1992*) and/or Structural Plans of the Buildings(s) are required. O.Reg. 49/01 s. 12, 13 & 14
- Architectural Plans are to be Part III, Structural Plans are to be Part IV O.Reg. 49/01 s. 2(1) (c) & (d)
- All architectural and/or structural plans to have the following registration detail: O.Reg. 49/01 s. 2(4), 13(3) & 14(3) & Bulletin 2001-1  
\_\_\_\_\_ Standard Condominium Plan No. \_\_\_\_\_  
Part (III or IV), Sheet \_\_\_\_\_ of \_\_\_\_\_ Sheets
- The number of sheets is consistent with the index on the perimeter plan sheet.
- Architectural and/or Structural plan sheets shall contain no notes, words or symbols that restrict the right to make copies. O.Reg. 49/01 s. 15
- Only white print (not mylar) copies of Architectural/Structural drawings required. O.Reg. 49/01 s. 17(1) (c) & (d)

location fixed.

could be reworked for

PART 1 OF 2 PARTS  
SHEET 1 OF 2 SHEETS

PLAN OF SURVEY OF  
PART OF TOWN LOT 4  
SOUTH SIDE OF RICHMOND STREET EAST  
TOWN OF YORK PLAN  
CITY OF TORONTO

SCALE 1 : 125

O.L.S. SURVEYING INC.

METRIC  
DIMENSIONS SHOWN ON THIS PLAN ARE IN METRES AND  
CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048

INDEX OF PARTS

PART (SHEET)	DESCRIPTION
1	PLAN OF SURVEY OF THE CONDOMINIUM PROPERTY, THE ILLUSTRATION OF THE BOUNDARIES OF THE UNITS ON LEVEL 4.
2	PLAN OF SURVEY OF THE EXISTING USE LEVEL 4 OF THE CONDOMINIUM.
3	ADDITIONAL PLANS
4	STRUCTURAL PLANS

also  
N/A if  
not applicable  
- always 4 items

METROPOLITAN TORONTO STANDARD  
CONDOMINIUM PLAN NO.

LEVEL 1  
UNITS 1 TO 4 INCLUSIVE

REGISTERED IN THE LAND REGISTRY OFFICE FOR THE LAND TITLES DIVISION OF  
METROPOLITAN TORONTO (M-104) AT \_\_\_\_\_ O'CLOCK ON THE \_\_\_\_\_  
DAY OF \_\_\_\_\_

SURVEYOR'S CERTIFICATE:  
I CERTIFY THAT:  
1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE CONDOMINIUM ACT 1980.  
2. THE SURVEY WAS COMPLETED ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_  
3. THE DIMENSIONS OF THE UNITS SHOWN ON THIS PLAN ARE SUBSTANTIALLY ACCURATE.

DATE \_\_\_\_\_ O.L.S.  
O.L.S. SURVEYING INC.  
ASSISTANT DEPUTY LAND REGISTRAR

DECLARATION REGISTERED AS N-1:  
THIS PLAN IS COMPRISED OF ALL OF PARCELS TOWN LOT 4-14 SECTION 1-1  
SUBJECT TO CLAUSES 8 (1) AND (2) OF THE CONDOMINIUM ACT 1980

SCHEDULE OF APPOINTMENT AND INTERESTS

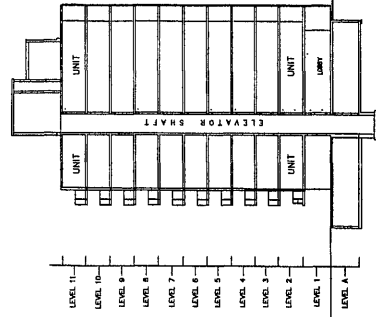
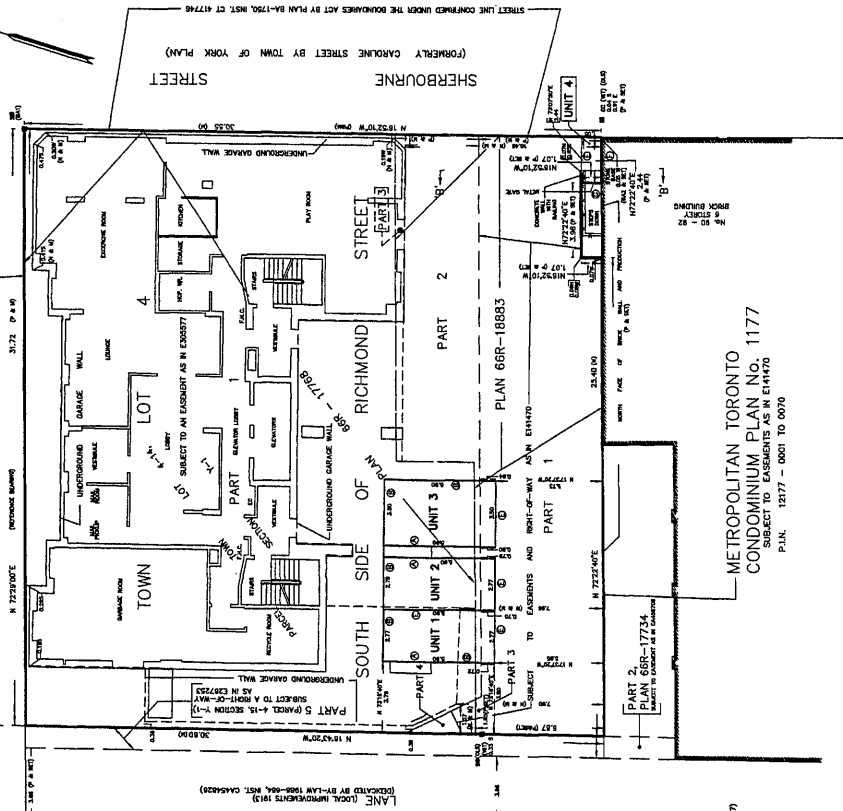
UNITS	PLANS	DESCRIBED IN
ALL UNITS	REG. 111175	ALL UNITS
UNITS 1, 2, 3, 4	68R-17754	REG. 111175
UNITS 1, 2, 3, 4	68R-17754	REG. 111175
UNITS 1, 2, 3, 4	68R-17754	REG. 111175
UNITS 1, 2, 3, 4	68R-17754	REG. 111175

NOTES AND LEGEND  
BEARINGS AND DISTANCES DERIVED FROM THE SURVEY COORDINATE  
SYSTEM ARE GIVEN IN THE SURVEY REPORT AND THE COMMON ELEMENTS  
TO THE SURVEY, PART OF RICHMOND STREET EAST AS SHOWN ON PLAN B-178,  
HAVING A BEARING OF N 77°22'00"E

UNIT BOUNDARY DEFINITIONS  
LOCATIONS OF THE UNITS ARE THE WALLS,  
FLOORS, CEILING AND OTHER PHYSICAL FEATURES AS MORE PARTICULARLY DESCRIBED  
HEREIN AND NOT NECESSARILY AS UNITS ARE COMMON ELEMENTS  
① DENOTES UNIT SIDE SURFACE AND PLANE OF THE CONCRETE COLUMN AND PRODUCTION.  
② DENOTES UNIT SIDE SURFACE AND PLANE OF THE FACE OF THE CONCRETE CURB  
AND PRODUCTION.  
③ DENOTES LOWER SURFACE AND PLANE OF THE OVERHEAD CONCRETE SLAB  
AND PRODUCTION.  
④ DENOTES THE VERTICAL PLANE ESTABLISHED BY MEASUREMENT.  
⑤ DENOTES THE UNIT SIDE SURFACE AND PLANE OF THE CONCRETE OR BRICK WALL  
AND PRODUCTION.  
⑥ DENOTES THE SURFACE AND PLANE OF THE ACTUAL UNIT

CERTIFICATE OF DECLARANT  
THIS IS TO CERTIFY THAT THE PROPERTY ILLUSTRATED IN THIS PLAN HAS BEEN Laid OUT  
AND COMMON ELEMENTS IN ACCORDANCE WITH THE ACT.  
DECLARANT:  
O.L.S. SURVEYING INC.  
DATED AT \_\_\_\_\_ TORONTO  
THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 1980

REGISTERED AS N-1  
1256-2  
DRAWING BY: MJP  
DATE: 12-22-80



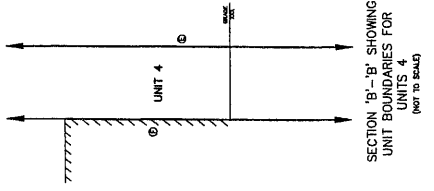
REPRESENTATIVE SECTION SHOWING  
THE RELATIONSHIP OF LEVELS  
(NOT TO SCALE)

REPRESENTATIVE SECTION SHOWING THE  
RELATIONSHIP OF LEVELS  
(NOT TO SCALE)

REPRESENTATIVE SECTION SHOWING  
UNIT BOUNDARIES FOR  
UNITS 1, 2 AND 3 INCLUSIVE  
(NOT TO SCALE)

SECTION 'B'-'B' SHOWING  
UNIT BOUNDARIES FOR  
UNITS 4  
(NOT TO SCALE)

LANE  
FORMED BY THE WALLS AND  
FOOTING OF THE BUILDING (PART 044-0437)



SECTION 'B'-'B' SHOWING  
UNIT BOUNDARIES FOR  
UNITS 4  
(NOT TO SCALE)

METROPOLITAN TORONTO STANDARD  
CONDOMINIUM PLAN N<sup>o</sup>

LEVELS 2 TO 11 INCLUSIVE  
UNITS 1 TO 9 INCLUSIVE

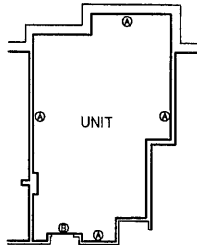
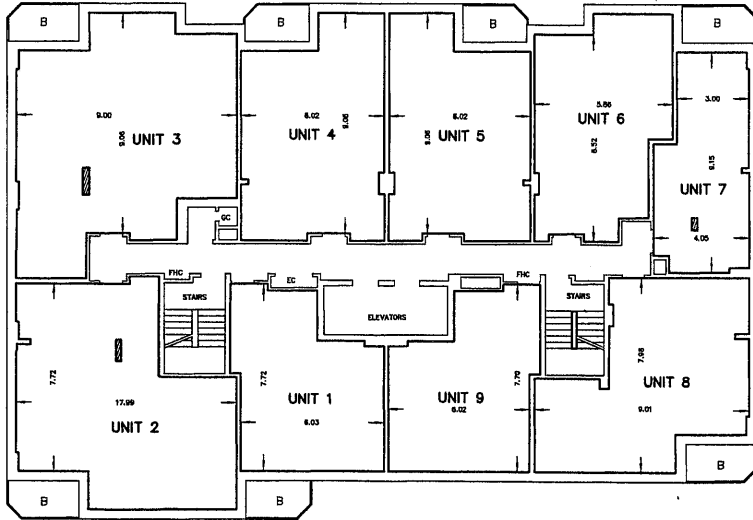
SCALE 1 : 125



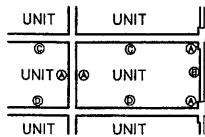
O.L.S. SURVEYING INC.

METRIC : DISTANCES SHOWN ON THIS PLAN ARE IN METRES AND  
CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048

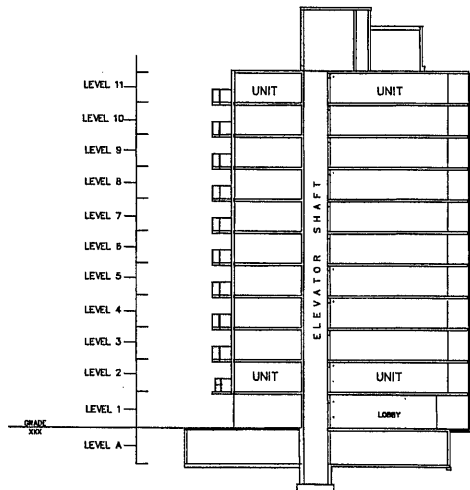
LEVEL 2 TO 11 INCLUSIVE  
UNITS 1 TO 9 INCLUSIVE



REPRESENTATIVE PLAN VIEW SHOWING  
TYPICAL UNIT BOUNDARIES FOR  
LEVELS 2 TO 11 INCLUSIVE  
(NOT TO SCALE)



REPRESENTATIVE SECTION SHOWING  
TYPICAL UNIT BOUNDARIES FOR  
LEVELS 2 TO 11 INCLUSIVE  
(NOT TO SCALE)



REPRESENTATIVE SECTION SHOWING  
THE RELATIONSHIP OF LEVELS  
(NOT TO SCALE)

REGISTERED IN THE LAND REGISTRY OFFICE FOR THE LAND TITLES DIVISION OF  
METROPOLITAN TORONTO (No.66) AT \_\_\_ O'CLOCK ON THE \_\_\_  
DAY OF \_\_\_\_\_

ASSISTANT DEPUTY LAND REGISTRAR

SURVEYOR'S CERTIFICATE:

- I CERTIFY THAT :
1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE CONDOMINIUM ACT 1998, THE SURVEYORS ACT AND THE LAND TITLES ACT AND THE REGULATIONS MADE UNDER THEM.
  2. THE SURVEY WAS COMPLETED ON THE \_\_\_ DAY OF \_\_\_\_\_
  3. THE DIAGRAMS OF THE UNITS SHOWN ON THIS PLAN ARE SUBSTANTIALLY ACCURATE.

DATE \_\_\_\_\_

O.L.S.  
Ontario Land Surveyor

DECLARATION REGISTERED AS N<sup>o</sup>:

NOTES AND LEGEND

- DENOTES BOUNDARIES OF THE UNITS AND COMMON ELEMENTS
- ▨ DENOTES NOT A PART OF THE UNIT
- F.H.C. DENOTES FIRE HOSE CABINET
- E.C. DENOTES ELECTRICAL CLOSET
- B DENOTES BALCONY
- G.C. DENOTES GARBAGE CHUTE

UNIT BOUNDARY DEFINITIONS

MONUMENTS CONTROLLING THE EXTENT AND LOCATION OF THE UNITS ARE THE WALLS, FLOORS, CEILINGS AND OTHER PHYSICAL FEATURES AS MORE PARTICULARLY DESCRIBED IN SCHEDULE "C" OF THE DECLARATION

AREAS NOT DESIGNATED AS UNITS ARE COMMON ELEMENTS

- ① DENOTES BACKSIDE SURFACE AND PLANE OF THE DRYWALL SHEATHING.
- ② DENOTES UNITSIDE SURFACE AND PLANE OF EXTERIOR DOORS, DOOR AND WINDOW FRAMES AND ALL GLASS PANELS CONTAINED THEREIN.
- ③ DENOTES LOWER SURFACE AND PLANE OF THE CONCRETE CEILING SLAB AND PRODUCTION.
- ④ DENOTES UPPER SURFACE AND PLANE OF THE CONCRETE FLOOR SLAB AND PRODUCTION.

CERTIFICATE OF DECLARANT

THIS IS TO CERTIFY THAT THE PROPERTY INCLUDED IN THIS PLAN HAS BEEN LAID OUT INTO UNITS AND COMMON ELEMENTS IN ACCORDANCE WITH MY INSTRUCTIONS.

DECLARANT:

DATED AT \_\_\_\_\_ TORONTO \_\_\_\_\_

THIS \_\_\_ DAY OF \_\_\_\_\_

NAME  
(TITLE)  
I HAVE THE AUTHORITY TO  
BIND THE CORPORATION

O.L.S. SURVEYING INC.

DECEMBER 22, 2000

DRAWN BY : MJP

PROJECT N<sup>o</sup> : 1759-2  
DRAWING N<sup>o</sup> : 1759-2L2.DWG



**METROPOLITAN TORONTO STANDARD  
CONDOMINIUM PLAN N<sup>o</sup>**

PLAN OF SURVEY OF  
THE EXTENT AND LOCATION  
OF THE EXCLUSIVE USE  
PORTIONS OF THE COMMON  
ELEMENTS ON LEVEL A

SCALE 1 : 100



O.L.S. SURVEYING INC.  
DIMENSIONS SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED  
METRIC TO FEET BY DIVIDING BY 0.3048

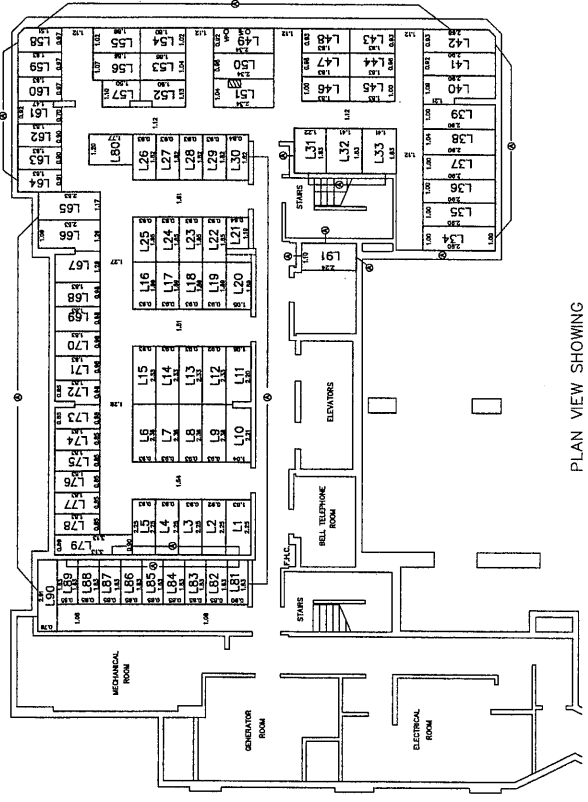
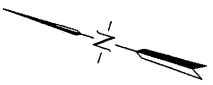
**NOTES AND LEGEND**

- DENOTES BOUNDARIES OF THE EXCLUSIVE USE PORTIONS
- L DENOTES EXCLUSIVE USE LOCKERS ON LEVEL A
- ⊙ DENOTES FACE AND FRAME OF THE CONCRETE OR CONCRETE BLOCK WALL
- ⊕ DENOTES UPPER SURFACE AND PLANE OF CONCRETE FLOOR SLAB AND PRODUCTION
- ⊖ DENOTES LOWER SURFACE AND PLANE OF THE STEEL WIRE MESH AND FRAME
- ⊙ DENOTES FACE AND PLANE OF THE STEEL WIRE MESH AND FRAME

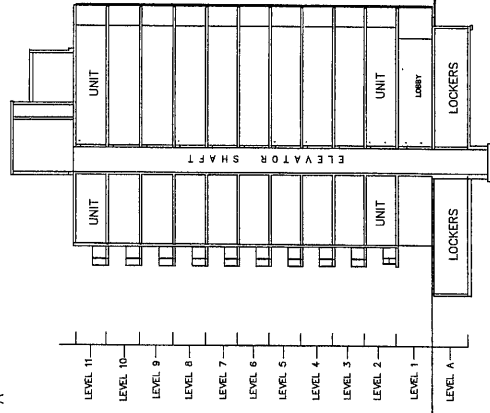
SURVEYOR'S CERTIFICATE:  
I HEREBY CERTIFY THAT THIS PLAN OF SURVEY ACCURATELY SHOWS THE EXTENT AND  
LOCATION OF THE EXCLUSIVE USE PORTIONS OF THE COMMON ELEMENTS.

DATE \_\_\_\_\_ O.L.S. SURVEYING INC.  
O.L.S. Surveyor

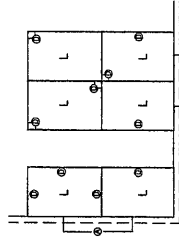
O.L.S. SURVEYING INC.



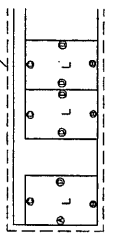
PLAN VIEW SHOWING  
EXCLUSIVE USE LOCKERS L1 TO L91 INCLUSIVE  
ON LEVEL A



REPRESENTATIVE SECTION SHOWING  
THE RELATIONSHIP OF LEVELS  
(NOT TO SCALE)



REPRESENTATIVE PLAN VIEW SHOWING  
TYPICAL EXCLUSIVE USE BOUNDARIES  
(NOT TO SCALE)



REPRESENTATIVE SECTION SHOWING  
TYPICAL EXCLUSIVE USE BOUNDARIES  
(NOT TO SCALE)

SCHEDULE 'A'

In the City of Toronto and Province of Ontario, being composed of Part of Town Lot 4, South Side of Richmond Street East, according to a plan registered in the Land Registry Office for the Registry Division of Metropolitan Toronto as Town of York Plan, designated as PARTS 1, 2 and 3 on a plan of survey of record deposited in the Land Registry Office for the Land Titles Division of Metropolitan Toronto as Plan 66R-18883 and PARTS 1, 3 and 4 on a plan of survey deposited in the said Land Registry Office as Plan 66R-17768 hereinafter referred to as the "Condominium Lands".

The boundaries of the south side of Richmond Street East have been confirmed by Boundaries Act Plan BA-788 registered as Instrument No. CT157877.

The boundaries of the west side of Sherbourne Street have been confirmed by Boundaries Act Plan BA-1750 registered as Instrument No. CT417746.

TOGETHER WITH an easement over part of Town Lot 4, South Side of Richmond Street East on said Town of York Plan, designated as PART 5 on Plan 66R-17768, for the purposes as set out in Instrument E267253.

TOGETHER WITH a temporary easement over Metropolitan Toronto Condominium Plan No. 1177, designated as PART 1 on Plan 66R-17734 for the purposes as set out in Instrument E141470.

SUBJECT TO a permanent easement and right-of-way in favour of the owners, their successors and assigns of Metropolitan Toronto Condominium Plan No. 1177, over part of Town Lot 4, South Side of Richmond Street East, on said Town of York Plan, designated as PART 1 on Plan 66R-18883 and PARTS 3 and 4 on Plan 66R-17768, for the purposes as set out in Instrument No. E141470.

SUBJECT TO a right-of-way in favour of Rogers Cablesystems Limited over the "Condominium Lands" for the purposes as set out in Instrument E305577.

Being all of Parcel Town Lot 4-14, Section Y-1.

*[If an easement was created as a result of conditions for planning approval it would be set out as in a format similar to the following: SUBJECT to an easement in favour of the City of Toronto, for the purposes of \_\_\_\_\_ over \_\_\_\_\_ as set out in the conditions of planning approval dated \_\_\_\_\_ and as listed on page \_\_\_ of this declaration]*

In my opinion, based on the parcel register and the plans and documents recorded in therein, the legal description is correct, the described easements will exist in law upon the registration of the declaration and the description and the declarant is the registered owner of the property and appurtenant interests.

\_\_\_\_\_  
Dated

\_\_\_\_\_  
J. Lawyer

**SCHEDULE 'B'**

1. We, the Development Bank of Canada have a registered mortgage within the meaning of clause 7 (2) (b) of the *Condominium Act, 1998*, registered as Number E444687 in the Land Registry Office for the Land Titles Division of Metropolitan Toronto.
2. We consent to the registration of this declaration, pursuant to the Act, against the land or the interests appurtenant to the land, as the land and the interests are described in the description.
3. We postpone the mortgage and the interests under it to the declaration and the easements described in Schedule A to the declaration.
4. We are entitled by law to grant this consent and postponement.

Dated this 20th day of June, 2001.

.....  
(signature)

Mortgage Manager  
Development Bank of Canada  
I have the authority to bind the corporation.

**SCHEDULE 'B'**

1. We, The Bank of All Banks have a registered mortgage within the meaning of clause 7 (2) (b) of the *Condominium Act, 1998*, registered as Number E167293 in the Land Registry Office for the Land Titles Division of Metropolitan Toronto.
2. We consent to the registration of this declaration, pursuant to the Act, against the land or the interests appurtenant to the land, as the land and the interests are described in the description.
3. We postpone the mortgage and the interests under it to the declaration and the easements described in Schedule A to the declaration.
4. We are entitled by law to grant this consent and postponement.

Dated this 15th day of June , 2001.

.....  
(signature)

Bank Signing Officer  
I have the authority to bind the corporation.

**SCHEDULE 'C'**

Each Condominium Unit, Parking Unit and Stairway Access Unit shall comprise the area within the heavy lines shown on Part 1, Sheets 1 and 2 of the Description with respect to the unit numbers indicated thereon. The monuments controlling the extent of the units are the physical surfaces and planes referred to below, and are illustrated on Part 1, Sheets 1 and 2 of the Description, and all dimensions shall have reference to them.

Without limiting the generality of the foregoing, the boundaries of each unit are as follows:

1. BOUNDARIES OF THE CONDOMINIUM UNITS

(being Units 1 to 9 inclusive on Levels 2 to 11 inclusive).

- a) Each Condominium Unit is bounded vertically by:
  - i) the upper surface and plane of the concrete floor slab and production.
  - ii) the lower surface and plane of the concrete ceiling slab and production.
  - iii) the lower surfaces and planes of the acrylic skylight and frame, where applicable.
- b) Each Condominium Unit is bounded horizontally by:
  - i) the backside surface and plane of the drywall sheathing and production separating one unit from another such unit or from the common element.
  - ii) the unit side surface of all exterior doors, door frames, windows and window frames, the said doors and windows being in a closed position, and the unit side surface of all glass panels contained therein.
  - iii) in the vicinity of ducts, pipe spaces and concrete columns, the unit boundaries are the backside surfaces of the drywall sheathing enclosing said ducts, pipe spaces and concrete columns.

2. BOUNDARIES OF THE PARKING UNITS

(being Units 1 to 3 inclusive on Level 1).

- a) Each Parking Unit is bounded vertically by:
  - i) the upper surface and plane of the concrete garage roof slab and production.
  - ii) the lower surface and plane of the overhead concrete slab and production.
- b) Each Parking Unit is bounded horizontally by one or a combination of the following:
  - i) the unit side surface and plane of the concrete columns and/or walls and production.
  - ii) the vertical plane established by measurement.

3. BOUNDARIES OF THE STAIRWAY ACCESS UNIT

(being Unit 4 on Level 1).

- a) The Stairway Access Unit has no upper or lower limits.
- b) The Stairway Access Unit is bounded horizontally by:
  - i) the unit side surface and plane of the steel metal gate and production.
  - ii) the unit side surface and plane of concrete or brick walls and production.
  - iii) the vertical plane established by measurement.

I hereby certify that the written description of the monuments and boundaries of the Units contained herein accurately corresponds with the diagrams of the Units shown on Part 1, Sheets 1 and 2 of the Description.

\_\_\_\_\_  
Dated

\_\_\_\_\_  
Ontario Land Surveyor

Reference should be made to the provisions of the Declaration itself, in order to determine the maintenance and repair responsibilities for any Unit, and whether specific physical components (such as any wires, pipes, cables, conduits, equipment, fixtures, structural components and/or any other appurtenances) are included or excluded from the Unit, regardless of whether same are located within or beyond the boundaries established for such Unit.

**SCHEDULE 'D'**

Contribution to Common Expense and Common Interest expressed in Percentage.

<u>UNIT NO.</u>	<u>LEVEL</u>	<u>PERCENTAGE</u>	<u>CALCULATION</u>	<u>TOTAL PERCENTAGE</u>
1	2 to 11 inclusive	0.9998	10 x 0.9998	9.9980
2	2 to 11 inclusive	1.4996	10 x 1.4996	14.9960
3	2 to 11 inclusive	1.4996	10 x 1.4996	14.9960
4	2 to 11 inclusive	0.9998	10 x 0.9998	9.9980
5	2 to 11 inclusive	0.9998	10 x 0.9998	9.9980
6	2 to 11 inclusive	0.8998	10 x 0.8998	8.9980
7	2 to 11 inclusive	0.5998	10 x 0.5998	5.9980
8	2 to 11 inclusive	1.4996	10 x 1.4996	14.9960
9	2 to 11 inclusive	0.9998	10 x 0.9998	9.9980
1	1	0.0076	1 x 0.0076	0.0076
2	1	0.0076	1 x 0.0076	0.0076
3	1	0.0077	1 x 0.0076	0.0077
4	1	0.0001	1 x 0.0001	0.0001
			<b>TOTAL</b>	<b><u>100.0000</u></b>

**SCHEDULE 'E'**

The common expenses of the Condominium Corporation are:

- 1) Utilities servicing the common elements – hydro, gas, water
- 2) Building cleaning and maintenance
- 3) Property Taxes
- 4) Insurance
- 5) Outdoor maintenance – snow removal, landscaping
- 6) Security



**SCHEDULE 'F'**

Subject to the provisions of the Declaration, the By-laws and Rules of the Corporation and the right of entry in favour of the Corporation thereto and thereon, for the purposes of facilitating any requisite maintenance and/or repair work, or to give access to the utility and service areas appurtenant thereto:

- a) the owner(s) of each of Condominium Units 1 to 8 inclusive on Levels 2 to 11 inclusive shall have the exclusive use to a balcony to which said Units provide direct and sole access.
- b) the owner(s) of each Condominium Unit shall have the exclusive use of a storage/bicycle locker space or spaces being illustrated in heavy outline on Part 2, Sheet 1 of the Description and designated by the letter 'L' and are as assigned below.

<u>UNIT NO.</u>	<u>LEVEL</u>	<u>STORAGE/BICYCLE LOCKER SPACE NO.</u>	<u>LEVEL</u>
1	2	L16	A
2	2	L80	A
3	2	L38	A
4	2	L89	A
5	2	L2	A
6	2	L86	A
7	2	L21	A
8	2	L62	A
9	2	L28	A
1	3	L17	A
2	3	L76	A
3	3	L36	A
4	3	L5	A
5	3	L4	A
6	3	L41	A
7	3	L39	A
8	3	L48	A
9	3	L27	A
1	4	L18	A
2	4	L71	A
3	4	L37	A
4	4	L1	A
5	4	L7	A
6	4	L35	A
7	4	L58	A
8	4	L40	A
9	4	L26	A
1	5	L19	A
2	5	L70	A
3	5	L60	A
4	5	L55	A
5	5	L50	A
6	5	L88	A
7	5	L57	A
8	5	L59	A
9	5	L22	A

<u>UNIT NO.</u>	<u>LEVEL</u>	<u>STORAGE/BICYCLE LOCKER SPACE NO.</u>	<u>LEVEL</u>
1	6	L20	A
2	6	L69	A
3	6	L66	A
4	6	L3	A
5	6	L49	A
6	6	L13	A
7	6	L61	A
8	6	L53	A
9	6	L23	A
1	7	L52	A
2	7	L68	A
3	7	L65	A
4	7	L6	A
5	7	L90	A
6	7	L14	A
7	7	L72	A
8	7	L77	A
9	7	L24	A
1	8	L78	A
2	8	L67	A
3	8	L79	A
4	8	L56	A
5	8	L8	A
6	8	L15	A
7	8	L73	A
8	8	L54	A
9	8	L25	A
1	9	L85	A
2	9	L75	A
3	9	L31	A
4	9	L51	A
5	9	L43	A
6	9	L82	A
7	9	L30	A
8	9	L44	A
9	9	L42	A
1	10	L10	A
2	10	L74	A
3	10	L32	A
4	10	L11	A
5	10	L9	A
6	10	L81	A
7	10	L29	A
8	10	L46	A
9	10	L87	A

<u>UNIT NO.</u>	<u>LEVEL</u>	<u>STORAGE/BICYCLE LOCKER SPACE NO.</u>	<u>LEVEL</u>
1	11	L64	A
2	11	L34 and 91	A
3	11	L33	A
4	11	L12	A
5	11	L45	A
6	11	L63	A
7	11	L84	A
8	11	L47	A
9	11	L83	A

**SCHEDULE 'G'**  
(Architect)

I certify that:

Each building on the property has been constructed in accordance with the regulations made under the *Condominium Act, 1998*, with respect to the following matters:

*(Check whichever boxes are applicable)*

1.  The exterior building envelope, including roofing assembly, exterior wall cladding, doors and windows, caulking and sealants, is weather resistant if required by the construction documents and has been completed in general conformity with the construction documents.
2.  Except as otherwise specified in the regulations, floor assemblies are constructed to the sub-floor.
3.  Except as otherwise specified in the regulations, walls and ceilings of the common elements, excluding interior structural walls and columns in a unit, are completed to the drywall (including taping and sanding), plaster or other final covering.
4.  All underground garages have walls and floor assemblies in place.

OR

- There are no underground garages.
5.  All elevating devices as defined in the *Elevating Devices Act* are licensed under that Act if it requires a licence, except for elevating devices contained wholly in a unit and designed for use only within the unit.

OR

- There are no elevating devices as defined in the *Elevating Devices Act*, except for elevating devices contained wholly in a unit and designed for use only within the unit.
6.  All installations with respect to the provision of water and sewage services are in place.
7.  All installations with respect to the provision of heat and ventilation are in place and heat and ventilation can be provided.
8.  All installations with respect to the provision of air conditioning are in place.

OR

- There are no installations with respect to the provision of air conditioning.
9.  All installations with respect to the provision of electricity are in place.

10.  All indoor and outdoor swimming pools are roughed in to the extent that they are ready to receive finishes, equipment and accessories.

OR

- ✓ There are no indoor and outdoor swimming pools.
11. ✓ Except as otherwise specified in the regulations, the boundaries of the units are completed to the drywall (not including taping and sanding), plaster or other final covering, and perimeter doors are in place.

Dated this ... day of ....., .....

.....  
(signature)

.....  
(print name)  
Architect

**SCHEDULE 'G'**  
(Engineer)

I certify that:

Each building on the property has been constructed in accordance with the regulations made under the *Condominium Act, 1998*, with respect to the following matters:

*(Check whichever boxes are applicable)*

1.  The exterior building envelope, including roofing assembly, exterior wall cladding, doors and windows, caulking and sealants, is weather resistant if required by the construction documents and has been completed in general conformity with the construction documents.
2.  Except as otherwise specified in the regulations, floor assemblies are constructed to the sub-floor.
3.  Except as otherwise specified in the regulations, walls and ceilings of the common elements, excluding interior structural walls and columns in a unit, are completed to the drywall (including taping and sanding), plaster or other final covering.
4.  All underground garages have walls and floor assemblies in place.

OR

- There are no underground garages.
5.  All elevating devices as defined in the *Elevating Devices Act* are licensed under that Act if it requires a licence, except for elevating devices contained wholly in a unit and designed for use only within the unit.

OR

- There are no elevating devices as defined in the *Elevating Devices Act*, except for elevating devices contained wholly in a unit and designed for use only within the unit.
6.  All installations with respect to the provision of water and sewage services are in place.
7.  All installations with respect to the provision of heat and ventilation are in place and heat and ventilation can be provided.
8.  All installations with respect to the provision of air conditioning are in place.

OR

- There are no installations with respect to the provision of air conditioning.
9.  All installations with respect to the provision of electricity are in place.

10.  All indoor and outdoor swimming pools are roughed in to the extent that they are ready to receive finishes, equipment and accessories.

OR

- There are no indoor and outdoor swimming pools.
11.  Except as otherwise specified in the regulations, the boundaries of the units are completed to the drywall (not including taping and sanding), plaster or other final covering, and perimeter doors are in place.

Dated this ... day of ....., .....

.....  
(signature)

.....  
(print name)  
Professional Engineer