



Province
of
Ontario

Document General

Form 4 — Land Registration Reform Act

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DR1758740

CERTIFICATE OF RECEIPT
DURHAM (40)

DEC 10 2018

09.28
Katherine Lee

New Property Identifiers

Additional:
See
Schedule ☐

Executions

Additional:
See
Schedule ☐

(1) Registry ☐

Land Titles ☒

(2) Page 1 of pages

(3) Property
Identifier(s)

Block

Property

Additional:
See
Schedule ☐

Part of PIN 16263-0524 (LT)

(4) Nature of Document

AMENDMENT TO DECLARATION AND DESCRIPTION TO CREATE A
PHASE (SUBSECTION 146(3) OF THE CONDOMINIUM ACT, 1998)

(5) Consideration

Dollars \$

(6) Description

Firstly:

Part of Block 4, Registered Plan 40M-2559, designated as Parts 1, 2
and 3 on Plan 40R29966
City of Oshawa, Regional Municipality of Durham

(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 Amendment to Declaration and Description to Create a Phase attached.

Continued on Schedule ☒

(9) This Document relates to Instrument number(s)
DR1688913

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

2157236 Ontario Limited

I have authority to bind the Corporation.

Signature(s)

Date of Signature
Y M D

2018 11 16

Per:

Name: Steven Libfeld

Title: Secretary

(11) Address
for Service

1815 Ironstone Manor, Unit 1, Pickering, Ontario L1W 3W9

(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

Multiple Addresses

(15) Document Prepared by:

ARTHUR SHAPERO
Owens Wright LLP
20 Holly Street
Suite 300
Toronto, Ontario
M4S 3B1

Fees and Tax

Registration Fee

Total

Initial Phase Description

PIN 27293-0001 being Unit 1, Level 1, Durham Standard Condominium Plan No. 293
PIN 27293-0002 being Unit 2, Level 1, Durham Standard Condominium Plan No. 293
PIN 27293-0003 being Unit 3, Level 1, Durham Standard Condominium Plan No. 293
PIN 27293-0004 being Unit 4, Level 1, Durham Standard Condominium Plan No. 293
PIN 27293-0005 being Unit 5, Level 1, Durham Standard Condominium Plan No. 293
PIN 27293-0006 being Unit 6, Level 1, Durham Standard Condominium Plan No. 293
PIN 27293-0007 being Unit 7, Level 1, Durham Standard Condominium Plan No. 293
PIN 27293-0008 being Unit 8, Level 1, Durham Standard Condominium Plan No. 293
PIN 27293-0009 being Unit 9, Level 1, Durham Standard Condominium Plan No. 293
PIN 27293-0010 being Unit 10, Level 1, Durham Standard Condominium Plan No. 293
PIN 27293-0011 being Unit 11, Level 1, Durham Standard Condominium Plan No. 293
PIN 27293-0012 being Unit 12, Level 1, Durham Standard Condominium Plan No. 293
PIN 27293-0013 being Unit 13, Level 1, Durham Standard Condominium Plan No. 293
PIN 27293-0014 being Unit 14, Level 1, Durham Standard Condominium Plan No. 293
PIN 27293-0015 being Unit 15, Level 1, Durham Standard Condominium Plan No. 293
PIN 27293-0016 being Unit 16, Level 1, Durham Standard Condominium Plan No. 293
PIN 27293-0017 being Unit 17, Level 1, Durham Standard Condominium Plan No. 293
PIN 27293-0018 being Unit 18, Level 1, Durham Standard Condominium Plan No. 293
PIN 27293-0019 being Unit 19, Level 1, Durham Standard Condominium Plan No. 293
PIN 27293-0020 being Unit 20, Level 1, Durham Standard Condominium Plan No. 293
PIN 27293-0021 being Unit 21, Level 1, Durham Standard Condominium Plan No. 293
PIN 27293-0022 being Unit 22, Level 1, Durham Standard Condominium Plan No. 293
PIN 27293-0023 being Unit 23, Level 1, Durham Standard Condominium Plan No. 293
PIN 27293-0024 being Unit 24, Level 1, Durham Standard Condominium Plan No. 293
PIN 27293-0025 being Unit 25, Level 1, Durham Standard Condominium Plan No. 293
PIN 27293-0026 being Unit 26, Level 1, Durham Standard Condominium Plan No. 293
PIN 27293-0027 being Unit 27, Level 1, Durham Standard Condominium Plan No. 293
PIN 27293-0028 being Unit 28, Level 1, Durham Standard Condominium Plan No. 293
PIN 27293-0029 being Unit 29, Level 1, Durham Standard Condominium Plan No. 293
PIN 27293-0030 being Unit 30, Level 1, Durham Standard Condominium Plan No. 293
PIN 27293-0031 being Unit 31, Level 1, Durham Standard Condominium Plan No. 293
PIN 27293-0032 being Unit 32, Level 1, Durham Standard Condominium Plan No. 293
PIN 27293-0033 being Unit 33, Level 1, Durham Standard Condominium Plan No. 293
PIN 27293-0034 being Unit 34, Level 1, Durham Standard Condominium Plan No. 293
PIN 27293-0035 being Unit 35, Level 1, Durham Standard Condominium Plan No. 293
PIN 27293-0036 being Unit 36, Level 1, Durham Standard Condominium Plan No. 293
PIN 27293-0037 being Unit 37, Level 1, Durham Standard Condominium Plan No. 293

[illegible]

[illegible]

[illegible]

PIN 27293-0152 being Unit 152, Level 1, Durham Standard Condominium Plan No. 293
PIN 27293-0153 being Unit 153, Level 1, Durham Standard Condominium Plan No. 293
PIN 27293-0154 being Unit 154, Level 1, Durham Standard Condominium Plan No. 293
PIN 27293-0155 being Unit 155, Level 1, Durham Standard Condominium Plan No. 293
PIN 27293-0156 being Unit 156, Level 1, Durham Standard Condominium Plan No. 293
PIN 27293-0157 being Unit 157, Level 1, Durham Standard Condominium Plan No. 293
PIN 27293-0158 being Unit 158, Level 1, Durham Standard Condominium Plan No. 293
PIN 27293-0159 being Unit 159, Level 1, Durham Standard Condominium Plan No. 293
PIN 27293-0160 being Unit 160, Level 1, Durham Standard Condominium Plan No. 293
PIN 27293-0161 being Unit 161, Level 1, Durham Standard Condominium Plan No. 293
PIN 27293-0162 being Unit 162, Level 1, Durham Standard Condominium Plan No. 293

**AMENDMENT TO DECLARATION AND
DESCRIPTION TO CREATE A PHASE
(SUBSECTION 146 (3) OF THE CONDOMINIUM ACT, 1998)**

Condominium Act, 1998

AMENDMENT TO DECLARATION

We state that:

1. The board has been elected at a meeting of owners held on October 4, 2018 at a time when we, the declarant, did not own the majority of the units.
2. More than 60 days have passed since the registration of the declaration and description or the registration of the latest amendments to the declaration and description creating a phase, whichever is the later.
3. There is no outstanding application to the Superior Court of Justice for an injunction under subsection 149 (2) of the *Condominium Act, 1998* and the Superior Court has not issued an injunction to prevent the registration of the amendments creating the phase.
4. More than 60 days have passed since we, the declarant, have delivered to the corporation the documents described in clauses 149(1)(a), (b) and (c) of the *Condominium Act, 1998*.

The declaration of Durham Standard Condominium Corporation No. 293 registered as Instrument No. DR1688913 on the 16th day of March, 2018 (known as the "**Declaration**") is amended as follows:

1. Schedule A is replaced with Schedule A attached.
2. Schedule B is amended to include the attached consents.
3. Schedule C is amended to include the material identified as Amendments to Schedule C attached.
4. Schedule D is replaced with Schedule D attached.
5. Schedule F is amended to include the material identified as Amendments to Schedule F attached.
6. Schedule G is amended to include the material identified as Amendments to Schedule G attached.
7. Schedule K attached is added to the Declaration.
8. The Declaration is otherwise amended as set out in the material attached and identified as "Other Amendments to the Declaration".

AMENDMENT TO DESCRIPTION

The description identified as Durham Standard Condominium Plan No. 293 is amended as follows:

1. Part I of the description is amended to include the following prepared by G. C. Laframboise, O.L.S. and dated August 14, 2018 :
 - 1 sheets of a perimeter plan of survey, designated as sheet(s) 2 of 4, and
 - 1 sheets designating units for the land included in the phase, designated as sheet(s) 4 of 4.
2. Part II of the description is amended to include 1 sheets designated as sheet(s) of an exclusive use portions survey for the land included in the phase prepared by G. C. Laframboise, O.L.S. and dated August 14, 2018.
3. Part III is added consisting of architectural plans of the buildings on the land included in the phase prepared by ICON Architects Inc. and dated February, 2017.
4. Part IV is added consisting of structural plans of the buildings on the land included in the phase prepared by Zaretsky Consulting Engineers Inc. and dated February, 2017.

Dated this 3rd day of October, 2018.

Declarant: 2157236 **ONTARIO LIMITED**

(signature)

Steven Libfeld
(print name)

I/We have authority to bind the Corporation

SCHEDULE 'A'

Firstly:

In the City of Oshawa, Regional Municipality of Durham being all of Block 2, Registered Plan 40M-2559, hereinafter referred to as the "Condominium Lands".

SUBJECT TO an easement in favour of Enbridge Gas Distribution Inc. over all of Block 2, Registered Plan 40M-2559, in the City of Oshawa, Regional Municipality of Durham as set out in DR1473637.

SUBJECT TO an easement in favour of Oshawa PUC Networks Inc. over all of Block 2, Registered Plan 40M-2559, in the City of Oshawa, Regional Municipality of Durham as set out in DR1515234.

SUBJECT TO an easement in favour of Rogers Communications Inc. over all of Block 2, Registered Plan 40M-2559, in the City of Oshawa, Regional Municipality of Durham as set out in DR1677523.

Secondly

In the City of Oshawa, Regional Municipality of Durham being composed of part of Block 4, Registered Plan 40M-2559, designated as Parts 1 to 3 (both inclusive) on a Plan of survey deposited in the said Land Registry Office as Plan 40R-29966 hereinafter referred to as the "Condominium Lands".

SUBJECT TO an easement in favour of The Corporation of the City of Oshawa over those portions of Part of Block 4, Registered Plan 40M-2559, in the City of Oshawa, Regional Municipality of Durham designated as Part 2 on Plan 40R-29966 as set out in DR1456218.

SUBJECT TO an easement in favour of Enbridge Gas Distribution Inc. over part of Block 4, Registered Plan 40M-2559, in the City of Oshawa, Regional Municipality of Durham designated as Parts 1 to 3 (inclusive) on Plan 40R-29966 as set out in DR1473637.

SUBJECT TO an easement in gross in favour of Oshawa PUC Networks Inc. over part of Block 4, Registered Plan 40M-2559, in the City of Oshawa, Regional Municipality of Durham designated as Parts 1 to 3 (inclusive) on Plan 40R-29966 as set out in DR1515234.

SUBJECT TO an easement in favour of Rogers Communications Inc. over part of Block 4, Registered Plan 40M-2559, in the City of Oshawa, Regional Municipality of Durham designated as Parts 1 to 3 (inclusive) on Plan 40R-29966 as set out in DR1677523.

TOGETHER WITH an easement in favour of the owners from time to time of Part of Block 4, Plan 40M2559, designated as Parts 1, 2 and 3 on Plan 40R29966 and their respective heirs, executors, estate administrators, successors and assigns on, over, under, upon and through part of Block 4, Registered Plan 40M-2559, designated as Parts 4, 5, 6 and 7 on Plan 40R-29966 for the purpose of constructing, installing, operating, maintaining, inspecting, altering, removing, replacing, reconstructing, enlarging and repairing watermains, water meter room, sanitary sewers, storm sewers and foundation drain collectors, including all appurtenances, attachments and infrastructure relating thereto (all of the aforesaid services are collectively called the "Services") and for every such purpose and for all purposes necessary or incidental to the exercise of the rights hereby created, the aforesaid parties shall have access to the said lands at all times by their servants, agents, contractors and its and their vehicles, supplies and equipment. Notwithstanding anything to the contrary contained in this easement, the parties to this easement agree that any building, dwelling and parking units including any exclusive use common element areas, if a condominium, constructed or to be constructed on the Servient Lands pursuant to an approved site plan and that do not contain any of the Services, shall be excluded from this easement.

Being Part of PIN 16263-0524 (LT).

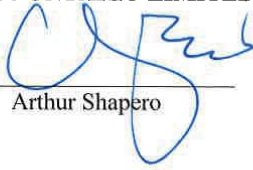
In my opinion, based on the parcel register and the plans and documents recorded therein, the legal description of the phased lands is correct, the described easements will exist in law upon the registration of the amendment of the declaration and the description creating the phase and the declarant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

The following is a legal description of the servient lands:

In the City of Oshawa, Regional Municipality of Durham, being Part of Block 4, Plan 40M-2559, designated as Parts 4, 5, 6 and 7 on Plan 40R-29966, being part of PIN 16263-0524 (LT).

Owens Wright LLP
Solicitors and duly authorized
Representatives of
2157236 ONTARIO LIMITED

Per:



Arthur Shapero

CONSENT AND POSTPONEMENT

**(AMENDMENT TO SCHEDULE B TO DECLARATION OF A PHASED
CONDOMINIUM CORPORATION TO CREATE A PHASE)**

**(UNDER CLAUSE 52(2)(F) OF ONTARIO REGULATION 48/01 AND CLAUSE
146(4)(A) OF THE *CONDOMINIUM ACT, 1998*)**

Condominium Act, 1998

1. We, Travelers Insurance Company of Canada have a registered mortgage within the meaning of clause 146(4) (a) of the *Condominium Act, 1998*, registered as Number DR1513240 in the Land Registry Office for the Land Titles Division of Durham (No. 40).
2. The declaration was registered as Instrument No. DR1688913 on the 16th day of March, 2018.
3. We consent to the registration of this amendment to the declaration, pursuant to the Act, against the land included in the phase or interests appurtenant to the land, as the land and the interests are described in the amendment to the description, for the purpose of creating the phase.
4. We postpone the mortgage and the interests under it to the declaration and the easements described in Schedule "A" to the declaration, as amended by this amendment.
5. We are entitled by law to grant this consent and postponement.

DATED this 3rd day of October, 2018.

**TRAVELERS INSURANCE COMPANY OF
CANADA**

Per:  **Gwen Nguyen**
Name: _____ Senior Underwriter
Title: _____

Per: 
Name: **Howard P. Friedman**
Title: **Vice President & CUO**

We have authority to bind the Corporation

CONSENT AND POSTPONEMENT

**(AMENDMENT TO SCHEDULE B TO DECLARATION OF A PHASED
CONDOMINIUM CORPORATION TO CREATE A PHASE)**

**(UNDER CLAUSE 52(2)(F) OF ONTARIO REGULATION 48/01 AND CLAUSE
146(4)(A) OF THE *CONDOMINIUM ACT*, 1998)**

Condominium Act, 1998

1. We, Royal Bank of Canada and The Bank of Nova Scotia have a registered mortgage within the meaning of clause 146(4) (a) of the *Condominium Act, 1998*, registered as Number DR1530746 in the Land Registry Office for the Land Titles Division of Durham (No. 40).
2. The declaration was registered as Instrument No. DR1688913 on the 16th day of March, 2018.
3. We consent to the registration of this amendment to the declaration, pursuant to the Act, against the land included in the phase or interests appurtenant to the land, as the land and the interests are described in the amendment to the description, for the purpose of creating the phase.
4. We postpone the mortgage and the interests under it to the declaration and the easements described in Schedule "A" to the declaration, as amended by this amendment.
5. We are entitled by law to grant this consent and postponement.

DATED this 27th day of ~~August~~ ^{November}, 2018.

ROYAL BANK OF CANADA

Per: _____

Name: **Mark O'Duffy**
Title: **Director**

Per: _____

Name: **Jennifer Rivarola**
Title: **Senior Account Manager**

I/We have authority to bind the Bank.

CONSENT AND POSTPONEMENT

**(AMENDMENT TO SCHEDULE B TO DECLARATION OF A PHASED
CONDOMINIUM CORPORATION TO CREATE A PHASE)**

**(UNDER CLAUSE 52(2)(F) OF ONTARIO REGULATION 48/01 AND CLAUSE
146(4)(A) OF THE *CONDOMINIUM ACT, 1998*)**

Condominium Act, 1998

1. We, Royal Bank of Canada and The Bank of Nova Scotia have a registered mortgage within the meaning of clause 146(4) (a) of the *Condominium Act, 1998*, registered as Number DR1530746 in the Land Registry Office for the Land Titles Division of Durham (No. 40).
2. The declaration was registered as Instrument No. DR1688913 on the 16th day of March, 2018.
3. We consent to the registration of this amendment to the declaration, pursuant to the Act, against the land included in the phase or interests appurtenant to the land, as the land and the interests are described in the amendment to the description, for the purpose of creating the phase.
4. We postpone the mortgage and the interests under it to the declaration and the easements described in Schedule "A" to the declaration, as amended by this amendment.
5. We are entitled by law to grant this consent and postponement.

DATED this 27th day of November, 2018.

THE BANK OF NOVA SCOTIA

Per: 
Name: Jim Simandi
Title: Director & Group Lead

Per: _____
Name: _____
Title: _____

I/We have authority to bind the Bank.

AMENDMENTS TO SCHEDULE 'C'

Each Residential Unit shall comprise the area within the heavy lines shown on Part 1, Sheet 4 of the description with respect to the unit numbers indicated thereon. The monuments controlling the extent of the Units are the physical surfaces referred to immediately below, and are illustrated on Part 1, Sheet 4 of the Description, and all dimensions shall have reference to them.

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

1. BOUNDARIES OF RESIDENTIAL UNITS

(being Units 163 to 277, inclusive, on Level 1):

- a) Each Residential Unit is bounded vertically by:
 - i) the upper surface of the unfinished concrete floor slab and production thereof and
 - ii) the upper surface of the drywall ceiling
- b) Each Residential Unit is bounded horizontally by:
 - i) the unit side surface of the exterior doors and windows, door frames and window frames and glass panels therein, the said doors and windows being in a closed position, and
 - ii) the backside surface of the drywall sheathing on walls separating the unit from the common elements or from other such units, and
 - iii) the unit side surface of the poured concrete foundation wall / concrete block wall where applicable

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, Sheet 4 of the Description.

Aug. 14, 2018
Dated

G. C. Laframboise
G. C. Laframboise
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

SUITE NO.	LEVEL NO.	LEGAL UNIT NO.	PERCENTAGE CONTRIBUTION TO COMMON EXPENSES	PERCENTAGE INTEREST IN COMMON ELEMENTS
1	1	1	0.361011	0.361011
2	1	2	0.361011	0.361011
3	1	3	0.361011	0.361011
4	1	4	0.361011	0.361011
5	1	5	0.361011	0.361011
6	1	6	0.361011	0.361011
7	1	7	0.361011	0.361011
8	1	8	0.361011	0.361011
9	1	9	0.361011	0.361011
10	1	10	0.361011	0.361011
11	1	11	0.361011	0.361011
12	1	12	0.361011	0.361011
13	1	13	0.361011	0.361011
14	1	14	0.361011	0.361011
15	1	15	0.361011	0.361011
16	1	16	0.361011	0.361011
17	1	17	0.361011	0.361011
18	1	18	0.361011	0.361011
19	1	19	0.361011	0.361011
20	1	20	0.361011	0.361011
21	1	21	0.361011	0.361011
22	1	22	0.361011	0.361011
23	1	23	0.361011	0.361011
24	1	24	0.361011	0.361011
25	1	25	0.361011	0.361011
26	1	26	0.361011	0.361011
27	1	27	0.361011	0.361011
28	1	28	0.361011	0.361011
29	1	29	0.361011	0.361011
30	1	30	0.361011	0.361011
31	1	31	0.361011	0.361011
32	1	32	0.361011	0.361011
33	1	33	0.361011	0.361011
34	1	34	0.361011	0.361011
35	1	35	0.361011	0.361011
36	1	36	0.361011	0.361011
37	1	37	0.361011	0.361011
38	1	38	0.361011	0.361011
39	1	39	0.361011	0.361011
40	1	40	0.361011	0.361011
41	1	41	0.361011	0.361011
42	1	42	0.361011	0.361011
43	1	43	0.361011	0.361011
44	1	44	0.361011	0.361011
45	1	45	0.361011	0.361011
46	1	46	0.361011	0.361011
47	1	47	0.361011	0.361011
48	1	48	0.361011	0.361011
49	1	49	0.361011	0.361011
50	1	50	0.361011	0.361011
51	1	51	0.361011	0.361011
52	1	52	0.361011	0.361011
53	1	53	0.361011	0.361011
54	1	54	0.361011	0.361011
55	1	55	0.361011	0.361011
56	1	56	0.361011	0.361011

SCHEDULE D

SUITE NO.	LEVEL NO.	LEGAL UNIT NO.	PERCENTAGE CONTRIBUTION TO COMMON EXPENSES	PERCENTAGE INTEREST IN COMMON ELEMENTS
57	1	57	0.361011	0.361011
58	1	58	0.361011	0.361011
59	1	59	0.361011	0.361011
60	1	60	0.361011	0.361011
61	1	61	0.361011	0.361011
62	1	62	0.361011	0.361011
63	1	63	0.361011	0.361011
64	1	64	0.361011	0.361011
65	1	65	0.361011	0.361011
66	1	66	0.361011	0.361011
67	1	67	0.361011	0.361011
68	1	68	0.361011	0.361011
69	1	69	0.361011	0.361011
70	1	70	0.361011	0.361011
71	1	71	0.361011	0.361011
72	1	72	0.361011	0.361011
73	1	73	0.361011	0.361011
74	1	74	0.361011	0.361011
75	1	75	0.361011	0.361011
76	1	76	0.361011	0.361011
77	1	77	0.361011	0.361011
78	1	78	0.361011	0.361011
79	1	79	0.361011	0.361011
80	1	80	0.361011	0.361011
81	1	81	0.361011	0.361011
82	1	82	0.361011	0.361011
83	1	83	0.361011	0.361011
84	1	84	0.361011	0.361011
85	1	85	0.361011	0.361011
86	1	86	0.361011	0.361011
87	1	87	0.361011	0.361011
88	1	88	0.361011	0.361011
89	1	89	0.361011	0.361011
90	1	90	0.361011	0.361011
91	1	91	0.361011	0.361011
92	1	92	0.361011	0.361011
93	1	93	0.361011	0.361011
94	1	94	0.361011	0.361011
95	1	95	0.361011	0.361011
96	1	96	0.361011	0.361011
97	1	97	0.361011	0.361011
98	1	98	0.361011	0.361011
99	1	99	0.361011	0.361011
100	1	100	0.361011	0.361011
101	1	101	0.361011	0.361011
102	1	102	0.361011	0.361011
103	1	103	0.361011	0.361011
104	1	104	0.361011	0.361011
105	1	105	0.361011	0.361011
106	1	106	0.361011	0.361011
107	1	107	0.361011	0.361011
108	1	108	0.361011	0.361011
109	1	109	0.361011	0.361011
110	1	110	0.361011	0.361011
111	1	111	0.361011	0.361011
112	1	112	0.361011	0.361011

SCHEDULE D

SUITE NO.	LEVEL NO.	LEGAL UNIT NO.	PERCENTAGE CONTRIBUTION TO COMMON EXPENSES	PERCENTAGE INTEREST IN COMMON ELEMENTS
113	1	113	0.361011	0.361011
114	1	114	0.361011	0.361011
115	1	115	0.361011	0.361011
116	1	116	0.361011	0.361011
117	1	117	0.361011	0.361011
118	1	118	0.361011	0.361011
119	1	119	0.361011	0.361011
120	1	120	0.361011	0.361011
121	1	121	0.361011	0.361011
122	1	122	0.361011	0.361011
123	1	123	0.361011	0.361011
124	1	124	0.361011	0.361011
125	1	125	0.361011	0.361011
126	1	126	0.361011	0.361011
127	1	127	0.361011	0.361011
128	1	128	0.361011	0.361011
129	1	129	0.361011	0.361011
130	1	130	0.361011	0.361011
131	1	131	0.361011	0.361011
132	1	132	0.361011	0.361011
133	1	133	0.361011	0.361011
134	1	134	0.361011	0.361011
135	1	135	0.361011	0.361011
136	1	136	0.361011	0.361011
137	1	137	0.361011	0.361011
138	1	138	0.361011	0.361011
139	1	139	0.361011	0.361011
140	1	140	0.361011	0.361011
141	1	141	0.361011	0.361011
142	1	142	0.361011	0.361011
143	1	143	0.361011	0.361011
144	1	144	0.361011	0.361011
145	1	145	0.361011	0.361011
146	1	146	0.361011	0.361011
147	1	147	0.361011	0.361011
148	1	148	0.361011	0.361011
149	1	149	0.361011	0.361011
150	1	150	0.361011	0.361011
151	1	151	0.361011	0.361011
152	1	152	0.361011	0.361011
153	1	153	0.361011	0.361011
154	1	154	0.361011	0.361011
155	1	155	0.361011	0.361011
156	1	156	0.361011	0.361011
157	1	157	0.361011	0.361011
158	1	158	0.361011	0.361011
159	1	159	0.361011	0.361011
160	1	160	0.361011	0.361011
161	1	161	0.361011	0.361011
162	1	162	0.361011	0.361011
163	1	163	0.361011	0.361011
164	1	164	0.361011	0.361011
165	1	165	0.361011	0.361011
166	1	166	0.361011	0.361011
167	1	167	0.361011	0.361011
168	1	168	0.361011	0.361011

SCHEDULE D

SUITE NO.	LEVEL NO.	LEGAL UNIT NO.	PERCENTAGE CONTRIBUTION TO COMMON EXPENSES	PERCENTAGE INTEREST IN COMMON ELEMENTS
169	1	169	0.361011	0.361011
170	1	170	0.361011	0.361011
171	1	171	0.361011	0.361011
172	1	172	0.361011	0.361011
173	1	173	0.361011	0.361011
174	1	174	0.361011	0.361011
175	1	175	0.361011	0.361011
176	1	176	0.361011	0.361011
177	1	177	0.361011	0.361011
178	1	178	0.361011	0.361011
179	1	179	0.361011	0.361011
180	1	180	0.361011	0.361011
181	1	181	0.361011	0.361011
182	1	182	0.361011	0.361011
183	1	183	0.361011	0.361011
184	1	184	0.361011	0.361011
185	1	185	0.361011	0.361011
186	1	186	0.361011	0.361011
187	1	187	0.361011	0.361011
188	1	188	0.361011	0.361011
189	1	189	0.361011	0.361011
190	1	190	0.361011	0.361011
191	1	191	0.361011	0.361011
192	1	192	0.361011	0.361011
193	1	193	0.361011	0.361011
194	1	194	0.361011	0.361011
195	1	195	0.361011	0.361011
196	1	196	0.361011	0.361011
197	1	197	0.361011	0.361011
198	1	198	0.361011	0.361011
199	1	199	0.361011	0.361011
200	1	200	0.361011	0.361011
201	1	201	0.361011	0.361011
202	1	202	0.361011	0.361011
203	1	203	0.361011	0.361011
204	1	204	0.361011	0.361011
205	1	205	0.361011	0.361011
206	1	206	0.361011	0.361011
207	1	207	0.361011	0.361011
208	1	208	0.361011	0.361011
209	1	209	0.361011	0.361011
210	1	210	0.361011	0.361011
211	1	211	0.361011	0.361011
212	1	212	0.361011	0.361011
213	1	213	0.361011	0.361011
214	1	214	0.361011	0.361011
215	1	215	0.361011	0.361011
216	1	216	0.361011	0.361011
217	1	217	0.361011	0.361011
218	1	218	0.361011	0.361011
219	1	219	0.361011	0.361011
220	1	220	0.361011	0.361011
221	1	221	0.361011	0.361011
222	1	222	0.361011	0.361011
223	1	223	0.361011	0.361011
224	1	224	0.361011	0.361011

SCHEDULE D

SUITE NO.	LEVEL NO.	LEGAL UNIT NO.	PERCENTAGE CONTRIBUTION TO COMMON EXPENSES	PERCENTAGE INTEREST IN COMMON ELEMENTS
225	1	225	0.361011	0.361011
226	1	226	0.361011	0.361011
227	1	227	0.361011	0.361011
228	1	228	0.361011	0.361011
229	1	229	0.361011	0.361011
230	1	230	0.361011	0.361011
231	1	231	0.361010	0.361010
232	1	232	0.361010	0.361010
233	1	233	0.361010	0.361010
234	1	234	0.361010	0.361010
235	1	235	0.361010	0.361010
236	1	236	0.361010	0.361010
237	1	237	0.361010	0.361010
238	1	238	0.361010	0.361010
239	1	239	0.361010	0.361010
240	1	240	0.361010	0.361010
241	1	241	0.361010	0.361010
242	1	242	0.361010	0.361010
243	1	243	0.361010	0.361010
244	1	244	0.361010	0.361010
245	1	245	0.361010	0.361010
246	1	246	0.361010	0.361010
247	1	247	0.361010	0.361010
248	1	248	0.361010	0.361010
249	1	249	0.361010	0.361010
250	1	250	0.361010	0.361010
251	1	251	0.361010	0.361010
252	1	252	0.361010	0.361010
253	1	253	0.361010	0.361010
254	1	254	0.361010	0.361010
255	1	255	0.361010	0.361010
256	1	256	0.361010	0.361010
257	1	257	0.361010	0.361010
258	1	258	0.361010	0.361010
259	1	259	0.361010	0.361010
260	1	260	0.361010	0.361010
261	1	261	0.361010	0.361010
262	1	262	0.361010	0.361010
263	1	263	0.361010	0.361010
264	1	264	0.361010	0.361010
265	1	265	0.361010	0.361010
266	1	266	0.361010	0.361010
267	1	267	0.361010	0.361010
268	1	268	0.361010	0.361010
269	1	269	0.361010	0.361010
270	1	270	0.361010	0.361010
271	1	271	0.361010	0.361010
272	1	272	0.361010	0.361010
273	1	273	0.361010	0.361010
274	1	274	0.361010	0.361010
275	1	275	0.361010	0.361010
276	1	276	0.361010	0.361010
277	1	277	0.361010	0.361010

TOTALS

100.000000

100.000000

AMENDMENTS TO SCHEDULE 'F'

Subject to the provisions of the Declaration, the By-laws and Rules and Regulations 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 adjacent thereto:

- a) The owner of each of the Residential Units 163 to 277, inclusive on Level 1, shall have the exclusive use of a frontyard / parking area which is designated and shown on Part 2, Sheet 2 of the Description, and labeled the same number as the owners unit with the prefix letter **F**.
- b) The owner of each of the Residential Units 163 to 277, inclusive, on Level 1, shall have the exclusive use of a rearyard area which is designated and shown on Part 2, Sheet 2 of the Description, and labeled the same number as the owners unit with the prefix letter **R**.
- c) The owners of Residential Units 163 to 277 (inclusive) on Level 1 shall have the exclusive use of a walk out balcony to which said units provide sole and direct access.

**CERTIFICATE OF ARCHITECT OR ENGINEER
(SCHEDULE G TO DECLARATION FOR A STANDARD OR LEASEHOLD CONDOMINIUM
CORPORATION)
(UNDER CLAUSES 5 (8) (A) OR (B) OF ONTARIO REGULATION 48/01 OR CLAUSE 8 (1)
(E) OR (H) OF THE *CONDOMINIUM ACT, 1998*)**

Condominium Act, 1998

I certify that:

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

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 02 day of October, 2018.

(signature)

(print name)

(Strike out whichever is not
applicable: Architect or
Professional Engineer)



**CERTIFICATE OF ARCHITECT OR ENGINEER
(SCHEDULE G TO DECLARATION FOR A STANDARD OR LEASEHOLD CONDOMINIUM
CORPORATION)
(UNDER CLAUSES 5 (8) (A) OR (B) OF ONTARIO REGULATION 48/01 OR CLAUSE 8 (1)
(E) OR (H) OF THE *CONDOMINIUM ACT, 1998*)**

Condominium Act, 1998

I certify that:

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

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

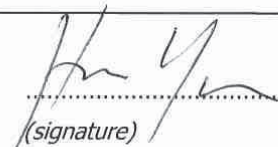
- ☐ There are no installations with respect to the provision of air conditioning.
9. ☒ All installations with respect to the provision of electricity are in place.
 10. ☐ All indoor and outdoor swimming pools are roughed in to the extent that they are ready to receive finishes, equipment and accessories.

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 5th day of October, 2018.




(signature)
Harley Yamson, P.Eng.

(print name)

(Strike out whichever is not applicable: Architect or Professional Engineer)

**STATEMENT FROM MUNICIPALITY
(SCHEDULE G TO DECLARATION FOR A STANDARD OR LEASEHOLD
CONDOMINIUM CORPORATION)
(UNDER CLAUSES 52 (5) (B) OF THE *CONDOMINIUM ACT, 1998*)**

Condominium Act, 1998

The Corporation of the City of Oshawa hereby confirms that all facilities and services have been installed or provided as are necessary to ensure the independent operation of Durham Standard Condominium Corporation No. 293 as if no subsequent phases are created.

Dated this ^{5th} day of December, 2018.

**THE CORPORATION OF THE CITY
OF OSHAWA**

Per: P-R B Rod
Name: Paul Ralph
Title: Commissioner of Development services
I have authority to bind the Corporation pursuant to Row 48.2 of the City's Delegation of Authority By-law #29-2009, as amended.

SCHEDULE "K"

The Approval Authority, being The Corporation of the City of Oshawa, approved the amendments to Parts 1 and 2 and exempted Parts 3, 4, 5 and 6 of the description with no conditions.

Other Amendments to the Declaration

Section 1.01 – Definitions

The definition of "Dwelling Units" is deleted and hereby replaced with the following:

"Dwelling Units" means units 1 to 277, both inclusive, on level 1 and any other units to be designated in Phase 2;