

FOR OFFICE USE ONLY

DR1781927
CERTIFICATE OF RECEIPT
DURHAM (40)
MAR 25 2019
14:08
Katherine Lee

(1) Registry <input type="checkbox"/>	Land Titles <input checked="" type="checkbox"/>	(2) Page 1 of 30 pages
(3) Property Identifier(s)	Block Property	Additional: See Schedule <input type="checkbox"/>
PIN 16263 - 1002 (LT)		
(4) Nature of Document AMENDMENT TO DECLARATION AND DESCRIPTION TO CREATE A PHASE (SUBSECITON 146(3) OF THE CONDOMINIUM ACT, 1998)		
(5) Consideration Dollars \$		
(6) Description Firstly: Part of Block 4, Registered Plan 40M-2559, designated as Parts 4, 5, 6 and 7 on Plan 40R29966 City of Oshawa, Regional Municipality of Durham		
(7) This Document Contains:	(a) Redescription New Easement Plan/Sketch <input type="checkbox"/>	(b) Schedule for: Description <input checked="" type="checkbox"/> Additional Parties <input type="checkbox"/> Other <input checked="" type="checkbox"/>

New Property Identifiers

Additional: See Schedule ☐

Executions

Additional: See Schedule ☐

(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 and DR1758740

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

2157236 Ontario Limited

I have authority to bind the Corporation.

Signature(s)

Per: **Steven Libfeld**
Name: **Steven Libfeld**
Title: **Secretary**

Date of Signature
Y M D

2019 03 12

(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 and Phase 1 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]

[illegible]

[illegible]

[illegible]

PIN 27293-0266 being Unit 266, Level 1, Durham Standard Condominium Plan No. 293
PIN 27293-0267 being Unit 267, Level 1, Durham Standard Condominium Plan No. 293
PIN 27293-0268 being Unit 268, Level 1, Durham Standard Condominium Plan No. 293
PIN 27293-0269 being Unit 269, Level 1, Durham Standard Condominium Plan No. 293
PIN 27293-0270 being Unit 270, Level 1, Durham Standard Condominium Plan No. 293
PIN 27293-0271 being Unit 271, Level 1, Durham Standard Condominium Plan No. 293
PIN 27293-0272 being Unit 272, Level 1, Durham Standard Condominium Plan No. 293
PIN 27293-0273 being Unit 273, Level 1, Durham Standard Condominium Plan No. 293
PIN 27293-0274 being Unit 274, Level 1, Durham Standard Condominium Plan No. 293
PIN 27293-0275 being Unit 275, Level 1, Durham Standard Condominium Plan No. 293
PIN 27293-0276 being Unit 276, Level 1, Durham Standard Condominium Plan No. 293
PIN 27293-0277 being Unit 277, 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 February 8, 2019 :

 - 1 sheets of a perimeter plan of survey, designated as sheet(s) 3 of 6, and
 - 1 sheets designating units for the land included in the phase, designated as sheet(s) 6 of 6.
2. Part II of the description is amended to include 1 sheets designated as sheet 3 of an exclusive use portions survey for the land included in the phase prepared by G. C. Laframboise, O.L.S. and dated February 8, 2019.
3. Part VII 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 VIII 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 12th day of March, 2019.

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.

Thirdly:

In the City of Oshawa, Regional Municipality of Durham being composed of part of Block 4, Registered Plan 40M-2559, designated as Parts 4 to 7 (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 4 on Plan 40R-29966 as set out in DR1456218.

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 6 on Plan 40R-29966 as set out in DR1484217.

SUBJECT TO an easement in favour of Enbridge Gas Distribution Inc. part of Block 4, Registered Plan 40M-2559, in the City of Oshawa, Regional Municipality of Durham designated as Parts 4 to 7 (inclusive) on Plan 40R-29966 as set out in DR1473637.

SUBJECT TO an easement in favour of Oshawa PUC Networks Inc. part of Block 4, Registered Plan 40M-2559, in the City of Oshawa, Regional Municipality of Durham designated as Parts 4 to 7 (inclusive) on Plan 40R-29966 as set out in DR1515234.

SUBJECT TO an easement in favour of Rogers Communications Inc. part of Block 4, Registered Plan 40M-2559, in the City of Oshawa, Regional Municipality of Durham designated as Parts 4 to 7 (inclusive) on Plan 40R-29966 as set out in DR1677523.

Being All of PIN 16263-1002 (LT).

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.

In my opinion, based on the parcel register and the plans and documents recorded therein the following described easement will merge and no longer exist in law upon the registration of the amendment to the declaration:

An easement in favour of the owners, their successor and assigns of Durham Standard Condominium Corporation No. 293 over Part of Block 4, Registered Plan 40M-2559, in the City of Oshawa, Regional Municipality of Durham designated as Parts 4, 5, 6 and 7 on Plan 40R-29966 as set out in DR1758740.

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. An amendment to the declaration was registered as Instrument No. DR1758740 on the 10th day of December, 2018.
4. 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.
5. 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.
6. We are entitled by law to grant this consent and postponement.

DATED this 4th day of February, 2019.

**TRAVELERS INSURANCE COMPANY OF
CANADA**

Per:  **Joseph Garvey**
Name: **Attorney-in-Fact**
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. An amendment to the declaration was registered as Instrument No. DR1758740 on the 10th day of December, 2018.
4. 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.
5. 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.
6. We are entitled by law to grant this consent and postponement.

DATED this 21 day of January, 2019.

ROYAL BANK OF CANADA

Per: 
Name: Michelle Mok
Title: Director

Per: 
Name: Fon Arunpairojana
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. An amendment to the declaration was registered as Instrument No. DR1758740 on the 10th day of December, 2018.
4. 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.
5. 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.
6. We are entitled by law to grant this consent and postponement.

DATED this 9 day of January, 2019

THE BANK OF NOVA SCOTIA

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

Per: 
Name: Peter Gioia
Title: Director & Group Lead

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 6 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 6 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 278 to 481, 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 6 of the Description.

Feb. 8, 2019
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.

PERCENTAGES UPON REGISTRATION OF AMENDMENTS CREATING PHASE II

SCHEDULE D

SUITE NO.	LEVEL NO.	LEGAL UNIT NO.	PERCENTAGE CONTRIBUTION TO COMMON EXPENSES	PERCENTAGE INTEREST IN COMMON ELEMENTS
1	1	1	0.20790	0.20790
2	1	2	0.20790	0.20790
3	1	3	0.20790	0.20790
4	1	4	0.20790	0.20790
5	1	5	0.20790	0.20790
6	1	6	0.20790	0.20790
7	1	7	0.20790	0.20790
8	1	8	0.20790	0.20790
9	1	9	0.20790	0.20790
10	1	10	0.20790	0.20790
11	1	11	0.20790	0.20790
12	1	12	0.20790	0.20790
13	1	13	0.20790	0.20790
14	1	14	0.20790	0.20790
15	1	15	0.20790	0.20790
16	1	16	0.20790	0.20790
17	1	17	0.20790	0.20790
18	1	18	0.20790	0.20790
19	1	19	0.20790	0.20790
20	1	20	0.20790	0.20790
21	1	21	0.20790	0.20790
22	1	22	0.20790	0.20790
23	1	23	0.20790	0.20790
24	1	24	0.20790	0.20790
25	1	25	0.20790	0.20790
26	1	26	0.20790	0.20790
27	1	27	0.20790	0.20790
28	1	28	0.20790	0.20790
29	1	29	0.20790	0.20790
30	1	30	0.20790	0.20790
31	1	31	0.20790	0.20790
32	1	32	0.20790	0.20790
33	1	33	0.20790	0.20790
34	1	34	0.20790	0.20790
35	1	35	0.20790	0.20790
36	1	36	0.20790	0.20790
37	1	37	0.20790	0.20790
38	1	38	0.20790	0.20790
39	1	39	0.20790	0.20790
40	1	40	0.20790	0.20790
41	1	41	0.20790	0.20790
42	1	42	0.20790	0.20790
43	1	43	0.20790	0.20790
44	1	44	0.20790	0.20790
45	1	45	0.20790	0.20790
46	1	46	0.20790	0.20790
47	1	47	0.20790	0.20790
48	1	48	0.20790	0.20790
49	1	49	0.20790	0.20790
50	1	50	0.20790	0.20790
51	1	51	0.20790	0.20790
52	1	52	0.20790	0.20790
53	1	53	0.20790	0.20790
54	1	54	0.20790	0.20790
55	1	55	0.20790	0.20790
56	1	56	0.20790	0.20790
57	1	57	0.20790	0.20790
58	1	58	0.20790	0.20790

PERCENTAGES UPON REGISTRATION OF AMENDMENTS CREATING PHASE II

SCHEDULE D

SUITE NO.	LEVEL NO.	LEGAL UNIT NO.	PERCENTAGE CONTRIBUTION TO COMMON EXPENSES	PERCENTAGE INTEREST IN COMMON ELEMENTS
59	1	59	0.20790	0.20790
60	1	60	0.20790	0.20790
61	1	61	0.20790	0.20790
62	1	62	0.20790	0.20790
63	1	63	0.20790	0.20790
64	1	64	0.20790	0.20790
65	1	65	0.20790	0.20790
66	1	66	0.20790	0.20790
67	1	67	0.20790	0.20790
68	1	68	0.20790	0.20790
69	1	69	0.20790	0.20790
70	1	70	0.20790	0.20790
71	1	71	0.20790	0.20790
72	1	72	0.20790	0.20790
73	1	73	0.20790	0.20790
74	1	74	0.20790	0.20790
75	1	75	0.20790	0.20790
76	1	76	0.20790	0.20790
77	1	77	0.20790	0.20790
78	1	78	0.20790	0.20790
79	1	79	0.20790	0.20790
80	1	80	0.20790	0.20790
81	1	81	0.20790	0.20790
82	1	82	0.20790	0.20790
83	1	83	0.20790	0.20790
84	1	84	0.20790	0.20790
85	1	85	0.20790	0.20790
86	1	86	0.20790	0.20790
87	1	87	0.20790	0.20790
88	1	88	0.20790	0.20790
89	1	89	0.20790	0.20790
90	1	90	0.20790	0.20790
91	1	91	0.20790	0.20790
92	1	92	0.20790	0.20790
93	1	93	0.20790	0.20790
94	1	94	0.20790	0.20790
95	1	95	0.20790	0.20790
96	1	96	0.20790	0.20790
97	1	97	0.20790	0.20790
98	1	98	0.20790	0.20790
99	1	99	0.20790	0.20790
100	1	100	0.20790	0.20790
101	1	101	0.20790	0.20790
102	1	102	0.20790	0.20790
103	1	103	0.20790	0.20790
104	1	104	0.20790	0.20790
105	1	105	0.20790	0.20790
106	1	106	0.20790	0.20790
107	1	107	0.20790	0.20790
108	1	108	0.20790	0.20790
109	1	109	0.20790	0.20790
110	1	110	0.20790	0.20790
111	1	111	0.20790	0.20790
112	1	112	0.20790	0.20790
113	1	113	0.20790	0.20790
114	1	114	0.20790	0.20790
115	1	115	0.20790	0.20790
116	1	116	0.20790	0.20790

PERCENTAGES UPON REGISTRATION OF AMENDMENTS CREATING PHASE II

SCHEDULE D

SUITE NO.	LEVEL NO.	LEGAL UNIT NO.	PERCENTAGE CONTRIBUTION TO COMMON EXPENSES	PERCENTAGE INTEREST IN COMMON ELEMENTS
117	1	117	0.20790	0.20790
118	1	118	0.20790	0.20790
119	1	119	0.20790	0.20790
120	1	120	0.20790	0.20790
121	1	121	0.20790	0.20790
122	1	122	0.20790	0.20790
123	1	123	0.20790	0.20790
124	1	124	0.20790	0.20790
125	1	125	0.20790	0.20790
126	1	126	0.20790	0.20790
127	1	127	0.20790	0.20790
128	1	128	0.20790	0.20790
129	1	129	0.20790	0.20790
130	1	130	0.20790	0.20790
131	1	131	0.20790	0.20790
132	1	132	0.20790	0.20790
133	1	133	0.20790	0.20790
134	1	134	0.20790	0.20790
135	1	135	0.20790	0.20790
136	1	136	0.20790	0.20790
137	1	137	0.20790	0.20790
138	1	138	0.20790	0.20790
139	1	139	0.20790	0.20790
140	1	140	0.20790	0.20790
141	1	141	0.20790	0.20790
142	1	142	0.20790	0.20790
143	1	143	0.20790	0.20790
144	1	144	0.20790	0.20790
145	1	145	0.20790	0.20790
146	1	146	0.20790	0.20790
147	1	147	0.20790	0.20790
148	1	148	0.20790	0.20790
149	1	149	0.20790	0.20790
150	1	150	0.20790	0.20790
151	1	151	0.20790	0.20790
152	1	152	0.20790	0.20790
153	1	153	0.20790	0.20790
154	1	154	0.20790	0.20790
155	1	155	0.20790	0.20790
156	1	156	0.20790	0.20790
157	1	157	0.20790	0.20790
158	1	158	0.20790	0.20790
159	1	159	0.20790	0.20790
160	1	160	0.20790	0.20790
161	1	161	0.20790	0.20790
162	1	162	0.20790	0.20790
163	1	163	0.20790	0.20790
164	1	164	0.20790	0.20790
165	1	165	0.20790	0.20790
166	1	166	0.20790	0.20790
167	1	167	0.20790	0.20790
168	1	168	0.20790	0.20790
169	1	169	0.20790	0.20790
170	1	170	0.20790	0.20790
171	1	171	0.20790	0.20790
172	1	172	0.20790	0.20790
173	1	173	0.20790	0.20790
174	1	174	0.20790	0.20790

PERCENTAGES UPON REGISTRATION OF AMENDMENTS CREATING PHASE II

SCHEDULE D

SUITE NO.	LEVEL NO.	LEGAL UNIT NO.	PERCENTAGE CONTRIBUTION TO COMMON EXPENSES	PERCENTAGE INTEREST IN COMMON ELEMENTS
175	1	175	0.20790	0.20790
176	1	176	0.20790	0.20790
177	1	177	0.20790	0.20790
178	1	178	0.20790	0.20790
179	1	179	0.20790	0.20790
180	1	180	0.20790	0.20790
181	1	181	0.20790	0.20790
182	1	182	0.20790	0.20790
183	1	183	0.20790	0.20790
184	1	184	0.20790	0.20790
185	1	185	0.20790	0.20790
186	1	186	0.20790	0.20790
187	1	187	0.20790	0.20790
188	1	188	0.20790	0.20790
189	1	189	0.20790	0.20790
190	1	190	0.20790	0.20790
191	1	191	0.20790	0.20790
192	1	192	0.20790	0.20790
193	1	193	0.20790	0.20790
194	1	194	0.20790	0.20790
195	1	195	0.20790	0.20790
196	1	196	0.20790	0.20790
197	1	197	0.20790	0.20790
198	1	198	0.20790	0.20790
199	1	199	0.20790	0.20790
200	1	200	0.20790	0.20790
201	1	201	0.20790	0.20790
202	1	202	0.20790	0.20790
203	1	203	0.20790	0.20790
204	1	204	0.20790	0.20790
205	1	205	0.20790	0.20790
206	1	206	0.20790	0.20790
207	1	207	0.20790	0.20790
208	1	208	0.20790	0.20790
209	1	209	0.20790	0.20790
210	1	210	0.20790	0.20790
211	1	211	0.20790	0.20790
212	1	212	0.20790	0.20790
213	1	213	0.20790	0.20790
214	1	214	0.20790	0.20790
215	1	215	0.20790	0.20790
216	1	216	0.20790	0.20790
217	1	217	0.20790	0.20790
218	1	218	0.20790	0.20790
219	1	219	0.20790	0.20790
220	1	220	0.20790	0.20790
221	1	221	0.20790	0.20790
222	1	222	0.20790	0.20790
223	1	223	0.20790	0.20790
224	1	224	0.20790	0.20790
225	1	225	0.20790	0.20790
226	1	226	0.20790	0.20790
227	1	227	0.20790	0.20790
228	1	228	0.20790	0.20790
229	1	229	0.20790	0.20790
230	1	230	0.20790	0.20790
231	1	231	0.20790	0.20790
232	1	232	0.20790	0.20790

PERCENTAGES UPON REGISTRATION OF AMENDMENTS CREATING PHASE II

SCHEDULE D

SUITE NO.	LEVEL NO.	LEGAL UNIT NO.	PERCENTAGE CONTRIBUTION TO COMMON EXPENSES	PERCENTAGE INTEREST IN COMMON ELEMENTS
233	1	233	0.20790	0.20790
234	1	234	0.20790	0.20790
235	1	235	0.20790	0.20790
236	1	236	0.20790	0.20790
237	1	237	0.20790	0.20790
238	1	238	0.20790	0.20790
239	1	239	0.20790	0.20790
240	1	240	0.20790	0.20790
241	1	241	0.20790	0.20790
242	1	242	0.20790	0.20790
243	1	243	0.20790	0.20790
244	1	244	0.20790	0.20790
245	1	245	0.20790	0.20790
246	1	246	0.20790	0.20790
247	1	247	0.20790	0.20790
248	1	248	0.20790	0.20790
249	1	249	0.20790	0.20790
250	1	250	0.20790	0.20790
251	1	251	0.20790	0.20790
252	1	252	0.20790	0.20790
253	1	253	0.20790	0.20790
254	1	254	0.20790	0.20790
255	1	255	0.20790	0.20790
256	1	256	0.20790	0.20790
257	1	257	0.20790	0.20790
258	1	258	0.20790	0.20790
259	1	259	0.20790	0.20790
260	1	260	0.20790	0.20790
261	1	261	0.20790	0.20790
262	1	262	0.20790	0.20790
263	1	263	0.20790	0.20790
264	1	264	0.20790	0.20790
265	1	265	0.20790	0.20790
266	1	266	0.20790	0.20790
267	1	267	0.20790	0.20790
268	1	268	0.20790	0.20790
269	1	269	0.20790	0.20790
270	1	270	0.20790	0.20790
271	1	271	0.20790	0.20790
272	1	272	0.20790	0.20790
273	1	273	0.20790	0.20790
274	1	274	0.20790	0.20790
275	1	275	0.20790	0.20790
276	1	276	0.20790	0.20790
277	1	277	0.20790	0.20790
278	1	278	0.20790	0.20790
279	1	279	0.20790	0.20790
280	1	280	0.20790	0.20790
281	1	281	0.20790	0.20790
282	1	282	0.20790	0.20790
283	1	283	0.20790	0.20790
284	1	284	0.20790	0.20790
285	1	285	0.20790	0.20790
286	1	286	0.20790	0.20790
287	1	287	0.20790	0.20790
288	1	288	0.20790	0.20790
289	1	289	0.20790	0.20790
290	1	290	0.20790	0.20790

PERCENTAGES UPON REGISTRATION OF AMENDMENTS CREATING PHASE II

SCHEDULE D

SUITE NO.	LEVEL NO.	LEGAL UNIT NO.	PERCENTAGE CONTRIBUTION TO COMMON EXPENSES	PERCENTAGE INTEREST IN COMMON ELEMENTS
291	1	291	0.20790	0.20790
292	1	292	0.20790	0.20790
293	1	293	0.20790	0.20790
294	1	294	0.20790	0.20790
295	1	295	0.20790	0.20790
296	1	296	0.20790	0.20790
297	1	297	0.20790	0.20790
298	1	298	0.20790	0.20790
299	1	299	0.20790	0.20790
300	1	300	0.20790	0.20790
301	1	301	0.20790	0.20790
302	1	302	0.20790	0.20790
303	1	303	0.20790	0.20790
304	1	304	0.20790	0.20790
305	1	305	0.20790	0.20790
306	1	306	0.20790	0.20790
307	1	307	0.20790	0.20790
308	1	308	0.20790	0.20790
309	1	309	0.20790	0.20790
310	1	310	0.20790	0.20790
311	1	311	0.20790	0.20790
312	1	312	0.20790	0.20790
313	1	313	0.20790	0.20790
314	1	314	0.20790	0.20790
315	1	315	0.20790	0.20790
316	1	316	0.20790	0.20790
317	1	317	0.20790	0.20790
318	1	318	0.20790	0.20790
319	1	319	0.20790	0.20790
320	1	320	0.20790	0.20790
321	1	321	0.20790	0.20790
322	1	322	0.20790	0.20790
323	1	323	0.20790	0.20790
324	1	324	0.20790	0.20790
325	1	325	0.20790	0.20790
326	1	326	0.20790	0.20790
327	1	327	0.20790	0.20790
328	1	328	0.20790	0.20790
329	1	329	0.20790	0.20790
330	1	330	0.20790	0.20790
331	1	331	0.20790	0.20790
332	1	332	0.20790	0.20790
333	1	333	0.20790	0.20790
334	1	334	0.20790	0.20790
335	1	335	0.20790	0.20790
336	1	336	0.20790	0.20790
337	1	337	0.20790	0.20790
338	1	338	0.20790	0.20790
339	1	339	0.20790	0.20790
340	1	340	0.20790	0.20790
341	1	341	0.20790	0.20790
342	1	342	0.20790	0.20790
343	1	343	0.20790	0.20790
344	1	344	0.20790	0.20790
345	1	345	0.20790	0.20790
346	1	346	0.20790	0.20790
347	1	347	0.20790	0.20790
348	1	348	0.20790	0.20790

PERCENTAGES UPON REGISTRATION OF AMENDMENTS CREATING PHASE II

SCHEDULE D

SUITE NO.	LEVEL NO.	LEGAL UNIT NO.	PERCENTAGE CONTRIBUTION TO COMMON EXPENSES	PERCENTAGE INTEREST IN COMMON ELEMENTS
349	1	349	0.20790	0.20790
350	1	350	0.20790	0.20790
351	1	351	0.20790	0.20790
352	1	352	0.20790	0.20790
353	1	353	0.20790	0.20790
354	1	354	0.20790	0.20790
355	1	355	0.20790	0.20790
356	1	356	0.20790	0.20790
357	1	357	0.20790	0.20790
358	1	358	0.20790	0.20790
359	1	359	0.20790	0.20790
360	1	360	0.20790	0.20790
361	1	361	0.20790	0.20790
362	1	362	0.20790	0.20790
363	1	363	0.20790	0.20790
364	1	364	0.20790	0.20790
365	1	365	0.20790	0.20790
366	1	366	0.20790	0.20790
367	1	367	0.20790	0.20790
368	1	368	0.20790	0.20790
369	1	369	0.20790	0.20790
370	1	370	0.20790	0.20790
371	1	371	0.20790	0.20790
372	1	372	0.20790	0.20790
373	1	373	0.20790	0.20790
374	1	374	0.20790	0.20790
375	1	375	0.20790	0.20790
376	1	376	0.20790	0.20790
377	1	377	0.20790	0.20790
378	1	378	0.20790	0.20790
379	1	379	0.20790	0.20790
380	1	380	0.20790	0.20790
381	1	381	0.20790	0.20790
382	1	382	0.20790	0.20790
383	1	383	0.20790	0.20790
384	1	384	0.20790	0.20790
385	1	385	0.20790	0.20790
386	1	386	0.20790	0.20790
387	1	387	0.20790	0.20790
388	1	388	0.20790	0.20790
389	1	389	0.20790	0.20790
390	1	390	0.20790	0.20790
391	1	391	0.20790	0.20790
392	1	392	0.20790	0.20790
393	1	393	0.20790	0.20790
394	1	394	0.20790	0.20790
395	1	395	0.20790	0.20790
396	1	396	0.20790	0.20790
397	1	397	0.20790	0.20790
398	1	398	0.20790	0.20790
399	1	399	0.20790	0.20790
400	1	400	0.20790	0.20790
401	1	401	0.20790	0.20790
402	1	402	0.20790	0.20790
403	1	403	0.20790	0.20790
404	1	404	0.20790	0.20790
405	1	405	0.20790	0.20790
406	1	406	0.20790	0.20790

PERCENTAGES UPON REGISTRATION OF AMENDMENTS CREATING PHASE II

SCHEDULE D

SUITE NO.	LEVEL NO.	LEGAL UNIT NO.	PERCENTAGE CONTRIBUTION TO COMMON EXPENSES	PERCENTAGE INTEREST IN COMMON ELEMENTS
407	1	407	0.20790	0.20790
408	1	408	0.20790	0.20790
409	1	409	0.20790	0.20790
410	1	410	0.20790	0.20790
411	1	411	0.20790	0.20790
412	1	412	0.20790	0.20790
413	1	413	0.20790	0.20790
414	1	414	0.20790	0.20790
415	1	415	0.20790	0.20790
416	1	416	0.20790	0.20790
417	1	417	0.20790	0.20790
418	1	418	0.20790	0.20790
419	1	419	0.20790	0.20790
420	1	420	0.20790	0.20790
421	1	421	0.20790	0.20790
422	1	422	0.20790	0.20790
423	1	423	0.20790	0.20790
424	1	424	0.20790	0.20790
425	1	425	0.20790	0.20790
426	1	426	0.20790	0.20790
427	1	427	0.20790	0.20790
428	1	428	0.20790	0.20790
429	1	429	0.20790	0.20790
430	1	430	0.20790	0.20790
431	1	431	0.20790	0.20790
432	1	432	0.20790	0.20790
433	1	433	0.20790	0.20790
434	1	434	0.20790	0.20790
435	1	435	0.20790	0.20790
436	1	436	0.20790	0.20790
437	1	437	0.20790	0.20790
438	1	438	0.20790	0.20790
439	1	439	0.20790	0.20790
440	1	440	0.20790	0.20790
441	1	441	0.20790	0.20790
442	1	442	0.20790	0.20790
443	1	443	0.20790	0.20790
444	1	444	0.20790	0.20790
445	1	445	0.20790	0.20790
446	1	446	0.20790	0.20790
447	1	447	0.20790	0.20790
448	1	448	0.20790	0.20790
449	1	449	0.20790	0.20790
450	1	450	0.20790	0.20790
451	1	451	0.20790	0.20790
452	1	452	0.20790	0.20790
453	1	453	0.20790	0.20790
454	1	454	0.20790	0.20790
455	1	455	0.20790	0.20790
456	1	456	0.20790	0.20790
457	1	457	0.20790	0.20790
458	1	458	0.20790	0.20790
459	1	459	0.20790	0.20790
460	1	460	0.20790	0.20790
461	1	461	0.20790	0.20790
462	1	462	0.20790	0.20790
463	1	463	0.20790	0.20790
464	1	464	0.20790	0.20790

PERCENTAGES UPON REGISTRATION OF AMENDMENTS CREATING PHASE II

SCHEDULE D

SUITE NO.	LEVEL NO.	LEGAL UNIT NO.	PERCENTAGE CONTRIBUTION TO COMMON EXPENSES	PERCENTAGE INTEREST IN COMMON ELEMENTS
465	1	465	0.20790	0.20790
466	1	466	0.20790	0.20790
467	1	467	0.20790	0.20790
468	1	468	0.20790	0.20790
469	1	469	0.20790	0.20790
470	1	470	0.20790	0.20790
471	1	471	0.20790	0.20790
472	1	472	0.20790	0.20790
473	1	473	0.20790	0.20790
474	1	474	0.20790	0.20790
475	1	475	0.20790	0.20790
476	1	476	0.20790	0.20790
477	1	477	0.20790	0.20790
478	1	478	0.20790	0.20790
479	1	479	0.20790	0.20790
480	1	480	0.20790	0.20790
481	1	481	0.20790	0.20790
TOTALS			100.00000	100.00000

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 278 to 481, inclusive on Level 1, shall have the exclusive use of a frontyard / parking area which is designated and shown on Part 2, Sheet 3 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 278 to 481, inclusive, on Level 1, shall have the exclusive use of a rearyard area which is designated and shown on Part 2, Sheet 3 of the Description, and labeled the same number as the owners unit with the prefix letter **R**.
- c) The owners of Residential Units 278 to 481 (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 25th day of February, 2019.

(signature)

Safwan Al-Shaheen

(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 26TH day of FEBRUARY, 2019.

(signature)

Harley Yamson, P. Eng.

(print name)

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



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, 6, 7 and 8 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 481, both inclusive, on level 1;