

(1) Registry ☐Land Titles ☒

(2) Page 1 of 24 pages

(3) Property Identifier(s)BlockProperty

12551 - 0337

Additional: See Schedule ☒

(4) Nature of Document

BY-LAW NO. 4

(5) Consideration

NIL

Dollars \$

(6) Description

All units and common elements in Toronto Standard Condominium Plan No. 1551

City of Toronto

Land Titles Division of Toronto Registry Office (No. 66)

(7) This Document Contains:(a) Redescription New Easement Plan/Sketch ☐ Additional Parties ☐ Other ☒

AT 327458

CERTIFICATE OF RECEIPT

RÉCÉPISSÉ

TORONTO (66)

2003 -11- 0 5

14.56pm

New Property Identifiers

Additional: See Schedule ☐

Executions

Additional: See Schedule ☐

i) This Document provides as follows:

See Schedule for By-Law No. 4 and Certificate

Continued on Schedule ☐

i) This Document relates to instrument number(s)

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

Name(s)Signature(s)Date of Signature Y M D

TORONTO STANDARD CONDOMINIUM CORPORATION NO. 1551Per: Julie DiLorenzo2003 11 4

Title: President

I have authority to bind the Corporation

1) Address for Service

12) Party(ies) (Set out Status or Interest)

Name(s)Signature(s)Date of Signature Y M D

3) Address for Service

4) Municipal Address of Property

150 Soho Street, 25 Soho Street, 3 Beverley Street, Toronto, Ontario, M5T 3L2

(15) Document Prepared by:

Richard G. C. Wong/0081 Goodman and Carr LLP 200 King Street West Suite 2300 Toronto, Ontario M5H 3W5

FOR OFFICE USE ONLY

Fees and Tax

Registration Fee

Total

2924

TORONTO STANDARD CONDOMINIUM PLAN NO. 1551
(NUM RO DE L'ASSOCIATION CONDOMINIALE DE TORONTO)

UNIT (Partie privative)	LEVEL (t age)	PROPERTY ID. (Cote foncière)
1	A	12551-0397
2	A	12551-0398
3	A	12551-0399
4	A	12551-0400
5	A	12551-0401
6	A	12551-0402
7	A	12551-0403
8	A	12551-0404
9	A	12551-0405
10	A	12551-0406
11	A	12551-0407
12	A	12551-0408
13	A	12551-0409
14	A	12551-0410
15	A	12551-0411
16	A	12551-0412
17	A	12551-0413
18	A	12551-0414
19	A	12551-0415
20	A	12551-0416
21	A	12551-0417
22	A	12551-0418
23	A	12551-0419
24	A	12551-0420
25	A	12551-0421
26	A	12551-0422
27	A	12551-0423
28	A	12551-0424
29	A	12551-0425
30	A	12551-0426
31	A	12551-0427
32	A	12551-0428
33	A	12551-0429
34	A	12551-0430
35	A	12551-0431
36	A	12551-0432
37	A	12551-0433
38	A	12551-0434
39	A	12551-0435
40	A	12551-0436
41	A	12551-0437
42	A	12551-0438
43	A	12551-0439
44	A	12551-0440
45	A	12551-0441

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TORONTO STANDARD CONDOMINIUM PLAN NO. 1551
(NUM RO DE L'ASSOCIATION CONDOMINIALE DE TORONTO)

UNIT (Partie privative)	LEVEL (t age)	PROPERTY ID. (Cote foncière)
46	A	12551-0442
47	A	12551-0443
48	A	12551-0444
49	A	12551-0445
50	A	12551-0446
51	A	12551-0447
52	A	12551-0448
53	A	12551-0449
54	A	12551-0450
55	A	12551-0451
56	A	12551-0452
57	A	12551-0453
58	A	12551-0454
59	A	12551-0455
60	A	12551-0456
61	A	12551-0457
62	A	12551-0458
63	A	12551-0459
64	A	12551-0460
65	A	12551-0461
66	A	12551-0462
67	A	12551-0463
68	A	12551-0464
69	A	12551-0465
70	A	12551-0466
71	A	12551-0467
72	A	12551-0468
73	A	12551-0469
74	A	12551-0470
75	A	12551-0471
76	A	12551-0472
77	A	12551-0473
78	A	12551-0474
79	A	12551-0475
80	A	12551-0476
81	A	12551-0477
82	A	12551-0478
83	A	12551-0479
84	A	12551-0480
85	A	12551-0481
86	A	12551-0482
87	A	12551-0483
88	A	12551-0484
89	A	12551-0485
90	A	12551-0486

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TORONTO STANDARD CONDOMINIUM PLAN NO. 1551
(NUM RO DE L'ASSOCIATION CONDOMINIALE DE TORONTO)

UNIT (Partie privative)	LEVEL (tage)	PROPERTY ID. (Cote foncière)
91	A	12551-0487
92	A	12551-0488
93	A	12551-0489
94	A	12551-0490
95	A	12551-0491
96	A	12551-0492
97	A	12551-0493
98	A	12551-0494
99	A	12551-0495
100	A	12551-0496
101	A	12551-0497
102	A	12551-0498
103	A	12551-0499
104	A	12551-0500
105	A	12551-0501
106	A	12551-0502
107	A	12551-0503
108	A	12551-0504
109	A	12551-0505
110	A	12551-0506
111	A	12551-0507
112	A	12551-0508
113	A	12551-0509
114	A	12551-0510
115	A	12551-0511
116	A	12551-0512
117	A	12551-0513
118	A	12551-0514
119	A	12551-0515
120	A	12551-0516
121	A	12551-0517
122	A	12551-0518
123	A	12551-0519
124	A	12551-0520
125	A	12551-0521
126	A	12551-0522
127	A	12551-0523
128	A	12551-0524
129	A	12551-0525
130	A	12551-0526
131	A	12551-0527
132	A	12551-0528
133	A	12551-0529
134	A	12551-0530
135	A	12551-0531

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TORONTO STANDARD CONDOMINIUM PLAN NO. 1551
(NUM RO DE L'ASSOCIATION CONDOMINIALE DE TORONTO)

UNIT (Partie privative)	LEVEL (tage)	PROPERTY ID. (Cote foncière)
136	A	12551-0532
137	A	12551-0533
138	A	12551-0534
139	A	12551-0535
140	A	12551-0536
141	A	12551-0537
142	A	12551-0538
143	A	12551-0539
144	A	12551-0540
145	A	12551-0541
146	A	12551-0542
147	A	12551-0543
148	A	12551-0544
149	A	12551-0545
150	A	12551-0546
151	A	12551-0547
152	A	12551-0548
153	A	12551-0549
154	A	12551-0550
155	A	12551-0551
156	A	12551-0552
157	A	12551-0553
158	A	12551-0554
159	A	12551-0555
160	A	12551-0556
161	A	12551-0557
162	A	12551-0558
163	A	12551-0559
164	A	12551-0560
165	A	12551-0561
166	A	12551-0562
167	A	12551-0563
168	A	12551-0564
169	A	12551-0565
170	A	12551-0566
171	A	12551-0567
172	A	12551-0568
173	A	12551-0569
174	A	12551-0570
175	A	12551-0571
176	A	12551-0572
177	A	12551-0573
178	A	12551-0574
179	A	12551-0575
180	A	12551-0576

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TORONTO STANDARD CONDOMINIUM PLAN NO. 1551
(NUM RO DE L'ASSOCIATION CONDOMINIALE DE TORONTO)

UNIT (Partie privative)	LEVEL (tage)	PROPERTY ID. (Cote foncière)
181	A	12551-0577
182	A	12551-0578
183	A	12551-0579
184	A	12551-0580
185	A	12551-0581
186	A	12551-0582
187	A	12551-0583
188	A	12551-0584
189	A	12551-0585
190	A	12551-0586
191	A	12551-0587
192	A	12551-0588
193	A	12551-0589
194	A	12551-0590
195	A	12551-0591
196	A	12551-0592
197	A	12551-0593
198	A	12551-0594
199	A	12551-0595
200	A	12551-0596
201	A	12551-0597
202	A	12551-0598
203	A	12551-0599
204	A	12551-0600
205	A	12551-0601
206	A	12551-0602
207	A	12551-0603
208	A	12551-0604
209	A	12551-0605
210	A	12551-0606
211	A	12551-0607
212	A	12551-0608
213	A	12551-0609
214	A	12551-0610
215	A	12551-0611
216	A	12551-0612
217	A	12551-0613
218	A	12551-0614
219	A	12551-0615
220	A	12551-0616
221	A	12551-0617
222	A	12551-0618
223	A	12551-0619
224	A	12551-0620
225	A	12551-0621

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TORONTO STANDARD CONDOMINIUM PLAN NO. 1551
(NUM RO DE L'ASSOCIATION CONDOMINIALE DE TORONTO)

UNIT (Partie privative)	LEVEL (tage)	PROPERTY ID. (Cote foncière)
226	A	12551-0622
227	A	12551-0623
228	A	12551-0624
229	A	12551-0625
230	A	12551-0626
231	A	12551-0627
232	A	12551-0628
233	A	12551-0629
234	A	12551-0630
235	A	12551-0631
236	A	12551-0632
237	A	12551-0633
238	A	12551-0634
239	A	12551-0635
240	A	12551-0636
241	A	12551-0637
242	A	12551-0638
243	A	12551-0639
244	A	12551-0640
245	A	12551-0641
246	A	12551-0642
247	A	12551-0643
248	A	12551-0644
249	A	12551-0645
250	A	12551-0646
251	A	12551-0647
252	A	12551-0648
253	A	12551-0649
254	A	12551-0650
255	A	12551-0651
256	A	12551-0652
257	A	12551-0653
258	A	12551-0654
259	A	12551-0655
260	A	12551-0656
261	A	12551-0657
262	A	12551-0658
263	A	12551-0659
264	A	12551-0660
265	A	12551-0661
266	A	12551-0662
267	A	12551-0663
268	A	12551-0664
269	A	12551-0665
270	A	12551-0666

TORONTO STANDARD CONDOMINIUM PLAN NO. 1551
(NUM RO DE L'ASSOCIATION CONDOMINIALE DE TORONTO)

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UNIT (Partie privative)	LEVEL (tage)	PROPERTY ID. (Cote foncière)
271	A	12551-0667
272	A	12551-0668
273	A	12551-0669
274	A	12551-0670
275	A	12551-0671
276	A	12551-0672
277	A	12551-0673
278	A	12551-0674
279	A	12551-0675
280	A	12551-0676
281	A	12551-0677
282	A	12551-0678
283	A	12551-0679
284	A	12551-0680
285	A	12551-0681
286	A	12551-0682
287	A	12551-0683
288	A	12551-0684
289	A	12551-0685
290	A	12551-0686
291	A	12551-0687
292	A	12551-0688
293	A	12551-0689
294	A	12551-0690
295	A	12551-0691
1	1	12551-0001
2	1	12551-0002
3	1	12551-0003
4	1	12551-0004
5	1	12551-0005
6	1	12551-0006
7	1	12551-0007
8	1	12551-0008
9	1	12551-0009
10	1	12551-0010
11	1	12551-0011
12	1	12551-0012
13	1	12551-0013
14	1	12551-0014
15	1	12551-0015
16	1	12551-0016
17	1	12551-0017
18	1	12551-0018
19	1	12551-0019
20	1	12551-0020

TORONTO STANDARD CONDOMINIUM PLAN NO. 1551
(NUM RO DE L'ASSOCIATION CONDOMINIALE DE TORONTO)

9/24

UNIT (Partie privative)	LEVEL (t age)	PROPERTY ID. (Cote foncière)
21	1	12551-0021
22	1	12551-0022
23	1	12551-0023
24	1	12551-0024
25	1	12551-0025
26	1	12551-0026
27	1	12551-0027
28	1	12551-0028
29	1	12551-0029
30	1	12551-0030
31	1	12551-0031
32	1	12551-0032
33	1	12551-0033
34	1	12551-0034
35	1	12551-0035
36	1	12551-0036
37	1	12551-0037
38	1	12551-0038
39	1	12551-0039
40	1	12551-0040
41	1	12551-0041
42	1	12551-0042
43	1	12551-0043
44	1	12551-0044
45	1	12551-0045
46	1	12551-0046
47	1	12551-0047
48	1	12551-0048
49	1	12551-0049
50	1	12551-0050
51	1	12551-0051
52	1	12551-0052
53	1	12551-0053
54	1	12551-0054
55	1	12551-0055
56	1	12551-0056
57	1	12551-0057
58	1	12551-0058
59	1	12551-0059
60	1	12551-0060
61	1	12551-0061
62	1	12551-0062
63	1	12551-0063
64	1	12551-0064
65	1	12551-0065

TORONTO STANDARD CONDOMINIUM PLAN NO. 1551
(NUM RO DE L'ASSOCIATION CONDOMINIALE DE TORONTO)

109/24

UNIT (Partie privative)	LEVEL (tage)	PROPERTY ID. (Cote foncière)
66	1	12551-0066
67	1	12551-0067
68	1	12551-0068
69	1	12551-0069
70	1	12551-0070
71	1	12551-0071
72	1	12551-0072
73	1	12551-0073
74	1	12551-0074
75	1	12551-0075
76	1	12551-0076
77	1	12551-0077
78	1	12551-0078
79	1	12551-0079
80	1	12551-0080
81	1	12551-0081
82	1	12551-0082
83	1	12551-0083
84	1	12551-0084
85	1	12551-0085
86	1	12551-0086
87	1	12551-0087
88	1	12551-0088
89	1	12551-0089
90	1	12551-0090
91	1	12551-0091
92	1	12551-0092
93	1	12551-0093
94	1	12551-0094
95	1	12551-0095
96	1	12551-0096
97	1	12551-0097
98	1	12551-0098
99	1	12551-0099
100	1	12551-0100
101	1	12551-0101
102	1	12551-0102
103	1	12551-0103
104	1	12551-0104
105	1	12551-0105
106	1	12551-0106
107	1	12551-0107
108	1	12551-0108
109	1	12551-0109
110	1	12551-0110

TORONTO STANDARD CONDOMINIUM PLAN NO. 1551
(NUM RO DE L'ASSOCIATION CONDOMINIALE DE TORONTO)

11 9/24

UNIT (Partie privative)	LEVEL (tage)	PROPERTY ID. (Cote foncière)
111	1	12551-0111
112	1	12551-0112
113	1	12551-0113
114	1	12551-0114
115	1	12551-0115
116	1	12551-0116
117	1	12551-0117
118	1	12551-0118
119	1	12551-0119
120	1	12551-0120
121	1	12551-0121
122	1	12551-0122
123	1	12551-0123
124	1	12551-0124
125	1	12551-0125
126	1	12551-0126
127	1	12551-0127
128	1	12551-0128
129	1	12551-0129
130	1	12551-0130
131	1	12551-0131
132	1	12551-0132
133	1	12551-0133
134	1	12551-0134
135	1	12551-0135
136	1	12551-0136
137	1	12551-0137
138	1	12551-0138
139	1	12551-0139
140	1	12551-0140
141	1	12551-0141
142	1	12551-0142
143	1	12551-0143
144	1	12551-0144
145	1	12551-0145
146	1	12551-0146
147	1	12551-0147
148	1	12551-0148
149	1	12551-0149
150	1	12551-0150
151	1	12551-0151
152	1	12551-0152
153	1	12551-0153
154	1	12551-0154
155	1	12551-0155

TORONTO STANDARD CONDOMINIUM PLAN NO. 1551
(NUM RO DE L'ASSOCIATION CONDOMINIALE DE TORONTO)

120124

UNIT (Partie privative)	LEVEL (t age)	PROPERTY ID. (Cote foncière)
156	1	12551-0156
157	1	12551-0157
158	1	12551-0158
159	1	12551-0159
160	1	12551-0160
161	1	12551-0161
162	1	12551-0162
163	1	12551-0163
164	1	12551-0164
165	1	12551-0165
166	1	12551-0166
167	1	12551-0167
168	1	12551-0168
169	1	12551-0169
170	1	12551-0170
171	1	12551-0171
172	1	12551-0172
173	1	12551-0173
174	1	12551-0174
175	1	12551-0175
176	1	12551-0176
177	1	12551-0177
1	2	12551-0178
2	2	12551-0179
3	2	12551-0180
4	2	12551-0181
5	2	12551-0182
6	2	12551-0183
7	2	12551-0184
8	2	12551-0185
9	2	12551-0186
10	2	12551-0187
11	2	12551-0188
12	2	12551-0189
13	2	12551-0190
14	2	12551-0191
15	2	12551-0192
16	2	12551-0193
17	2	12551-0194
18	2	12551-0195
19	2	12551-0196
20	2	12551-0197
21	2	12551-0198
22	2	12551-0199
23	2	12551-0200

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TORONTO STANDARD CONDOMINIUM PLAN NO. 1551
(NUM RO DE L'ASSOCIATION CONDOMINIALE DE TORONTO)

UNIT (Partie privative)	LEVEL (tage)	PROPERTY ID. (Cote foncière)
24	2	12551-0201
25	2	12551-0202
26	2	12551-0203
27	2	12551-0204
28	2	12551-0205
29	2	12551-0206
30	2	12551-0207
31	2	12551-0208
32	2	12551-0209
33	2	12551-0210
34	2	12551-0211
35	2	12551-0212
36	2	12551-0213
37	2	12551-0214
38	2	12551-0215
39	2	12551-0216
40	2	12551-0217
41	2	12551-0218
42	2	12551-0219
43	2	12551-0220
44	2	12551-0221
45	2	12551-0222
46	2	12551-0223
1	3	12551-0224
2	3	12551-0225
3	3	12551-0226
4	3	12551-0227
5	3	12551-0228
6	3	12551-0229
7	3	12551-0230
8	3	12551-0231
9	3	12551-0232
10	3	12551-0233
11	3	12551-0234
12	3	12551-0235
13	3	12551-0236
14	3	12551-0237
15	3	12551-0238
16	3	12551-0239
17	3	12551-0240
18	3	12551-0241
19	3	12551-0242
20	3	12551-0243
21	3	12551-0244
22	3	12551-0245

TORONTO STANDARD CONDOMINIUM PLAN NO. 1551
(NUM RO DE L'ASSOCIATION CONDOMINIALE DE TORONTO)

(3 of 24)

UNIT (Partie privative)	LEVEL (tage)	PROPERTY ID. (Cote foncière)
23	3	12551-0246
24	3	12551-0247
25	3	12551-0248
26	3	12551-0249
27	3	12551-0250
28	3	12551-0251
29	3	12551-0252
30	3	12551-0253
31	3	12551-0254
32	3	12551-0255
33	3	12551-0256
34	3	12551-0257
35	3	12551-0258
1	4	12551-0259
2	4	12551-0260
3	4	12551-0261
4	4	12551-0262
5	4	12551-0263
6	4	12551-0264
7	4	12551-0265
8	4	12551-0266
9	4	12551-0267
10	4	12551-0268
11	4	12551-0269
12	4	12551-0270
13	4	12551-0271
14	4	12551-0272
15	4	12551-0273
16	4	12551-0274
17	4	12551-0275
18	4	12551-0276
19	4	12551-0277
20	4	12551-0278
21	4	12551-0279
22	4	12551-0280
23	4	12551-0281
24	4	12551-0282
25	4	12551-0283
26	4	12551-0284
27	4	12551-0285
28	4	12551-0286
29	4	12551-0287
30	4	12551-0288
31	4	12551-0289
32	4	12551-0290

TORONTO STANDARD CONDOMINIUM PLAN NO. 1551
(NUM RO DE L'ASSOCIATION CONDOMINIALE DE TORONTO)

14928

UNIT (Partie privative)	LEVEL (tage)	PROPERTY ID. (Cote foncière)
33	4	12551-0291
34	4	12551-0292
35	4	12551-0293
36	4	12551-0294
37	4	12551-0295
38	4	12551-0296
39	4	12551-0297
40	4	12551-0298
41	4	12551-0299
42	4	12551-0300
43	4	12551-0301
44	4	12551-0302
45	4	12551-0303
46	4	12551-0304
47	4	12551-0305
48	4	12551-0306
49	4	12551-0307
50	4	12551-0308
1	5	12551-0309
2	5	12551-0310
3	5	12551-0311
4	5	12551-0312
5	5	12551-0313
6	5	12551-0314
7	5	12551-0315
8	5	12551-0316
9	5	12551-0317
10	5	12551-0318
11	5	12551-0319
12	5	12551-0320
13	5	12551-0321
14	5	12551-0322
15	5	12551-0323
16	5	12551-0324
17	5	12551-0325
18	5	12551-0326
19	5	12551-0327
20	5	12551-0328
21	5	12551-0329
22	5	12551-0330
23	5	12551-0331
24	5	12551-0332
25	5	12551-0333
26	5	12551-0334
27	5	12551-0335

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TORONTO STANDARD CONDOMINIUM PLAN NO. 1551
(NUM RO DE L'ASSOCIATION CONDOMINIALE DE TORONTO)

UNIT (Partie privative)	LEVEL (t age)	PROPERTY ID. (Cote foncière)
28	5	12551-0336
29	5	12551-0337
30	5	12551-0338
1	6	12551-0339
2	6	12551-0340
3	6	12551-0341
4	6	12551-0342
5	6	12551-0343
6	6	12551-0344
7	6	12551-0345
8	6	12551-0346
9	6	12551-0347
10	6	12551-0348
11	6	12551-0349
12	6	12551-0350
13	6	12551-0351
14	6	12551-0352
15	6	12551-0353
16	6	12551-0354
17	6	12551-0355
18	6	12551-0356
19	6	12551-0357
20	6	12551-0358
21	6	12551-0359
22	6	12551-0360
1	7	12551-0361
2	7	12551-0362
3	7	12551-0363
4	7	12551-0364
5	7	12551-0365
6	7	12551-0366
7	7	12551-0367
8	7	12551-0368
9	7	12551-0369
10	7	12551-0370
11	7	12551-0371
12	7	12551-0372
13	7	12551-0373
14	7	12551-0374
15	7	12551-0375
16	7	12551-0376
17	7	12551-0377
18	7	12551-0378
19	7	12551-0379
1	8	12551-0380

TORONTO STANDARD CONDOMINIUM PLAN NO. 1551
(NUM RO DE L'ASSOCIATION CONDOMINIALE DE TORONTO)

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UNIT (Partie privative)	LEVEL (tage)	PROPERTY ID. (Cote foncière)
2	8	12551-0381
3	8	12551-0382
4	8	12551-0383
5	8	12551-0384
6	8	12551-0385
7	8	12551-0386
8	8	12551-0387
9	8	12551-0388
10	8	12551-0389
11	8	12551-0390
12	8	12551-0391
13	8	12551-0392
14	8	12551-0393
1	9	12551-0394
2	9	12551-0395
3	9	12551-0396

17-9-24

**TORONTO STANDARD
CONDOMINIUM CORPORATION NO. 1551**

BY-LAW NO. 4

18924

THE CONDOMINIUM ACT, 1998

CERTIFICATE

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

TORONTO STANDARD CONDOMINIUM CORPORATION NO. 1551 (known as the "Corporation") certifies that:

1. The copy of By-law No. 4, attached as Schedule "A", is a true copy of the By-law.
2. The By-law was made in accordance with the Condominium Act, 1998.
3. The owners of a majority of the units of the Corporation have voted in favour of confirming the By-law.

DATED at the City of Toronto this 17th day of October, 2003.

**TORONTO STANDARD CONDOMINIUM
CORPORATION NO. 1551**

Per:

Name: Julie DiLorenzo
Title: President

I have authority to bind the Corporation.

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SCHEDULE "A"

TORONTO STANDARD CONDOMINIUM CORPORATION NO. 1551

BY-LAW NO. 4

Be it enacted as By-law No. 4 of TORONTO STANDARD CONDOMINIUM CORPORATION NO. 1551 (hereinafter referred to as the "Corporation") as follows:

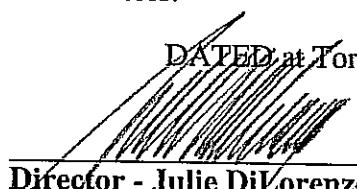
WHEREAS One Phoebe Limited (hereinafter referred to as "Ontario" or the "Declarant") has entered into a site plan agreement and/or condominium development agreement with The Corporation of the City of Toronto (hereinafter referred to as the "City") registered in the Land Titles Division of the Toronto Land Registry Office (No. 66) as **Instrument No. CA509090 and E129384** (which agreements are collectively referred to as the "Outstanding Municipal Agreements"), pertaining to various matters involving the development of the lands and premises encompassed within the condominium description plan of Toronto Standard Condominium Corporation No. 1551 (hereinafter referred to as the "Lands");

Be it enacted as a by-law of Toronto Standard Condominium Corporation No. 1551 (hereinafter referred to as this or the "Corporation" or this or the "Condominium") as follows:

1. That the Corporation enter into an agreement with the Declarant and/or the City having substantially the same form and content as the draft agreement(s) annexed hereto as Schedule "A" (hereinafter referred to as the "Assumption Agreement"), for the purposes of evidencing the Corporation's formal assumption of all outstanding obligations and liabilities of the Declarant arising under the Outstanding Municipal Agreements, insofar as the Lands are concerned, including without limitation, the maintenance of all works, services and/or facilities constructed or installed by the Declarant upon or within the Lands;
2. That all terms, provisions and conditions set out in the Outstanding Municipal Agreements, and in the Assumption Agreement (including without limitation, all covenants and agreements by or on behalf of the Corporation therein set out), are hereby authorized, ratified, sanctioned, approved and confirmed; and
3. That any officer of the Corporation be and he or she is hereby authorized to execute, on behalf of the Corporation, the Assumption Agreement, with or without the seal of the Corporation affixed thereto, together with all other documents and instruments which are ancillary to the Assumption Agreement, including without limitation, all instruments, applications and/or affidavits which may be required in order to register the Assumption Agreement on title to the Lands. The affixation of the corporate seal of the Corporation to all such documents and instruments is hereby authorized, ratified, sanctioned, confirmed and approved.

The foregoing By-law 4 is hereby passed by the directors of the Corporation pursuant to the Condominium Act, 1998, of Ontario as evidenced by the respective signatures hereto of all the directors.

DATED at Toronto, this 17th day of October, 2003.


Director - Julie DiLorenzo


Director - Loretto Circosta


Director - Kate Prevedello

2004/24

The undersigned, which owns 100% of the units, hereby confirms, pursuant to the provisions of the Condominium Act, 1998, the foregoing By-Law 4 of the said corporation signed by all the directors of the said Corporation as By-Law 4 thereof pursuant to the provisions of the Condominium Act, 1998, on the 17th day of October , 2003.

DATED this 17th day of October, 2003.

ONE PHOEBE LIMITED

Per: 

Name: Julie DiLorenzo

Title: President

I have authority to bind the Corporation.

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SCHEDULE "A" TO BY-LAW NO. 4

ASSUMPTION AGREEMENT

THIS AGREEMENT made the 17th day of October 2003.

A M O N G S T:

ONE PHOEBE LIMITED

(hereinafter called the "**Declarant**")

OF THE FIRST PART

- and -

TORONTO STANDARD CONDOMINIUM CORPORATION NO.

(hereinafter called the "**Condominium Corporation**")

OF THE SECOND PART

- and -

THE CORPORATION OF THE CITY OF TORONTO

(hereinafter referred to as the "**City**")

OF THE THIRD PART

WHEREAS prior to the registration or creation of the Condominium Corporation pursuant to the provisions of The Condominium Act, 1998, S.O. 1998, as amended (the "**Act**"), the Declarant entered into a development agreement under section 37 of the *Planning Act* site plan agreement and/or condominium development agreement with the City registered in the Land Titles Division of the Toronto Land Registry Office (No. 66) as **Instrument No. CA509090** and **E129384** (which agreements are hereinafter referred to as the "**Outstanding Municipal Agreement**"), pertaining to various matters involving or related to the development of the lands and premises encompassed within the condominium description plan of the Condominium Corporation (hereinafter referred to as the "**Lands**");

AND WHEREAS the Declarant has satisfied all of the financial obligations arising under (or referred to in) the Outstanding Municipal Agreement;

AND WHEREAS the parties hereto have entered into these presents in order to formally evidence and confirm the Condominium Corporation's agreement to assume all outstanding or ongoing obligations and liabilities set forth in the Outstanding Municipal Agreement pertaining to Lands;

NOW THEREFORE THESE PRESENTS WITNESSETH that in consideration of the sum of \$10.00 of lawful money of Canada now paid by each of the parties hereto to the other, and for other good and valuable consideration (the receipt and sufficiency of which is hereby expressly acknowledged), the parties hereto hereby confirm the veracity of the foregoing recitals, both in substance and in fact, and the Condominium Corporation hereby covenants and agrees, to and with the Declarant and the City as follows, namely:

1. That the Condominium Corporation hereby assumes (and shall be bound by) all of the terms and provisions contained in the Outstanding Municipal Agreement insofar as the Lands are concerned, including without limitation, all obligations and liabilities pertaining to the

maintenance of any works, services and/or facilities heretofore constructed or installed by or on behalf of the Declarant upon or within the Lands;

2. That the Condominium Corporation shall execute and give such further documents and/or assurances as the City and/or the Declarant may hereafter require, from time to time, in order to evidence and confirm the foregoing;
3. That if any claim or proceeding is made or pursued against the Declarant by the City (or if any security heretofore provided or posted by the Declarant with the City to ensure the fulfilment of any outstanding obligations arising under the Outstanding Municipal Agreement has been drawn down by the City as a result of (or arising from or in connection with) the breach of any term or provision of the Outstanding Municipal Agreement committed by the Condominium Corporation (or by anyone else for whose actions or omissions the Condominium Corporation is liable at law or in equity), then the Condominium Corporation shall fully indemnify and save the Declarant harmless from and against all costs, claims, damages and/or liabilities which the Declarant may suffer or incur as a result thereof or in connection therewith; and
4. That the City shall each obtain the benefit of all covenants and agreements on the part of the Condominium Corporation hereinbefore set forth, and shall be entitled to rely upon the Condominium Corporation's assumption of all outstanding obligations and liabilities arising under (or in connection with) the Outstanding Municipal Agreement, insofar as the Lands are concerned, notwithstanding that the City is not a signatory to these presents.

IN WITNESS WHEREOF the undersigned parties have hereunto executed these presents as of the date first above-mentioned.

ONE PHOEBE LIMITED

Per: _____

Name: Julie DiLorenzo
Title: President

I have authority to bind the Corporation

TORONTO STANDARD CONDOMINIUM CORPORATION NO. 1551

Per: _____

Julie DiLorenzo, President

I have authority to bind the Corporation

The foregoing By-law 4 is hereby passed by the directors of the Corporation pursuant to the Condominium Act, 1998, of Ontario as evidenced by the respective signatures hereto of all the directors.

DATED at Toronto, this 17th day of October, 2003.

Director - Julie DiLorenzo

Director - Loretto Circosta

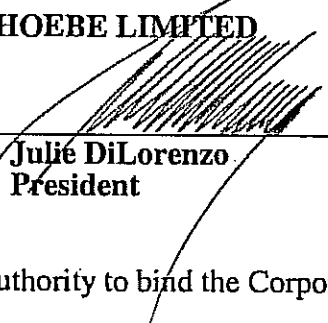
Director - Kate Prevedello

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The undersigned, which owns 100% of the units, hereby confirms, pursuant to the provisions of the Condominium Act, 1998, the foregoing By-Law 4 of the said corporation signed by all the directors of the said Corporation as By-Law 4 thereof pursuant to the provisions of the Condominium Act, 1998, on the 17th day of October, 2003.

DATED this 17th day of October, 2003.

ONE PHOEBE LIMITED

Per: 
Name: Julie DiLorenzo
Title: President

I have authority to bind the Corporation.

DATED this 17th day of October, 2003.