

Document General

Form 4 - Land Registration Reform Act, 1984

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	(1) Registry <input type="checkbox"/>	Land Titles <input checked="" type="checkbox"/>	(2)	
New Property Identifiers	Block	Property		Additional: See Schedule <input type="checkbox"/>
Executions	(3) Property Identifier(s)			Additional: See Schedule <input type="checkbox"/>
	(4) Nature of Document	#3		
	(5) Consideration			Dollars \$
	(6) Description	The common elements within Metropolitan Toronto Condominium Plan No. 734. The Constitution and Common Elements Index of Metropolitan Toronto Condominium Corporation No. 734, in the City of Toronto, in the Municipality of Metropolitan Toronto Land Titles Division of Metropolitan Toronto (No. 66)		
	(7) This Document Contains:	(a) Redescription New Easement Plan/Sketch <input type="checkbox"/>	(b) Schedule for:	Additional Parties <input type="checkbox"/> Other <input type="checkbox"/>

(8) This Document provides as follows:

SEE SCHEDULE

(9) This Document relates to instrument number(s) Continued on Schedule

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

Name(s) METROPOLITAN TORONTO CONDOMINIUM CORPORATION X

NO. 734 (Applicant) by its solicitors

DelZotto, Zorzi

Signature(s) *[Signature]*

Per: Paul Neubauer

Date of Signature Y M D 1987 05 18

(11) Address for Service 1055 Bay Street, Toronto, Ontario M5S 2A9, Management Office

(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

1055 Bay Street
Toronto, Ontario
M5S 2A9

(15) Document Prepared by:

Paul Neubauer
DELZOTTO, ZORZI
951 Wilson Avenue
DOWNSVIEW, ON
M3K 1Z7

FOR OFFICE USE ONLY	
Registration Fee	Fees and Tax

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C E R T I F I C A T E

METROPOLITAN TORONTO CONDOMINIUM CORPORATION NO. 734, hereby certifies that By-law Number 3 attached hereto was made in accordance with the Condominium Act, being Chapter 84 of the Revised Statutes of Ontario, 1980 and any amendments thereto, the Declaration and the By-laws of the Corporation, and that the said By-law Number 3 has not been amended and is in full force and effect.

DATED at the City of North York, in the Municipality of Metropolitan Toronto this 18th day of May, 1987.

METROPOLITAN TORONTO CONDOMINIUM CORPORATION NO. 734.

Per  (seal)

-Secretary

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METROPOLITAN TORONTO CONDOMINIUM CORPORATION NO. 734SPECIAL BY LAW NO. 3

Be it enacted as a special by-law of METROPOLITAN TORONTO CONDOMINIUM CORPORATION NO. 734 (hereinafter referred to as the "Corporation" as follows:

1. The Corporation shall grant easements and rights to St. Nicholas Housing Co-Operative Inc., being the registered owner of the property comprising part of Lots 162, 163, 164 and 165, Plan D-3, in the City of Toronto, designated as Parts 1, 2, 3, 4 and 18 on Reference Plan 66R-14901 and municipally known as 7 Inkerman Street, Toronto and being situate directly adjacent to the property owned by the Corporation, on the terms and conditions and as described in the Transfer of Easement attached to this by-law.
2. The President and Secretary of the Corporation are hereby authorized to execute the Transfer of Easement attached to this By-law, under the seal of the Corporation.

DATED at North York this 18th day of May, 1987.

METROPOLITAN TORONTO CONDOMINIUM
CORPORATION NO. 734.



Secretary

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jackie dsk 4

Transfer/Deed of Land

Form 1 — Land Registration Reform Act, 1994

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<p>(1) Registry <input type="checkbox"/> Land Titles <input checked="" type="checkbox"/> (2)</p> <p>(3) Property Identifier(s) Block Property</p> <p>(4) Consideration TWO DOLLARS -----XX Dollars \$ 2.00</p> <p>(5) Description This is a: Property Division <input type="checkbox"/> Consolidation <input type="checkbox"/></p> <p>Common Elements of Metropolitan Toronto Condominium Plan No. 734 Common Elements and Property Parcel Registers for Metropolitan Toronto Condominium Plan No. 734 as more particularly described in Schedule "A" attached hereto. Land Titles Division of Metropolitan Toronto (No. 66)</p>	<p>(1) Additional: See Schedule <input type="checkbox"/></p> <p>(2) Additional: See Schedule <input type="checkbox"/></p> <p>(3) Additional: See Schedule <input type="checkbox"/></p> <p>(4) Additional: See Schedule <input type="checkbox"/></p> <p>(5) Additional: See Schedule <input type="checkbox"/></p>
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(6) This Document Contains

<p>(a) Redescription New Easement Plan/Sketch <input type="checkbox"/></p>	<p>(b) Schedule for:</p> <p>Description <input checked="" type="checkbox"/></p>
<p>(7) Interest/Estate Transferred <input checked="" type="checkbox"/> Fee/Stock Easements and Rights See Schedule</p>	<p>Additional Parties <input type="checkbox"/> Other <input checked="" type="checkbox"/></p>

(8) Transferor(s) The transferor hereby transfers the land to the transferee and certifies that the transferor is at least eighteen years old and that

Name(s) METROPOLITAN TORONTO CONDOMINIUM CORPORATION

NO. 734

Per: President

Per: Secretary

Signature(s)

Date of Signature Y M D 1987 05

(9) Spouse(s) of Transferor(s) I hereby consent to this transaction

Name(s)

Signature(s)

Date of Signature Y M D

(10) Transferor(s) Address for Service 1055 Bay Street, Toronto, Ontario M5S 2A9, Management Office

(11) Transferee(s) ST. NICHOLAS HOUSING CO-OPERATIVE INC.

Date of Birth Y M D

(12) Transferee(s) Address for Service 7. Inkerman Street, Unit 7, Toronto, ON M4Y 1M5

(13) Transferor(s) The transferor verifies that to the best of the transferor's knowledge and belief, this transfer does not contravene section 49 of the Planning Act, 1983.

Date of Signature Y M D

Signature

(14) Solicitor for Transferor(s) I have investigated the title to this land and to adjoining land where relevant and I am satisfied that the title records reveal no contravention as set out in subclauses 49 (2)(a) (c) (ii) of the Planning Act, 1983 and that to the best of my knowledge and belief this transfer does not contravene section 49 of the Planning Act 1983. I act independently of the solicitor for the transferor(s) and I am an Ontario solicitor in good standing.

Name and Address of Solicitor

Signature

Date of Signature Y M D

Planning Act — OPTIONAL

Affix Statement by Solicitor for Transferee(s) here if necessary

(16) Municipal Address of Property 1055 Bay Street, Toronto, ON M5S 2A9

(17) Document Prepared by: DELZOTTO, ZORZI Barristers and Solicitors, 951 Wilson Avenue, North York, Ontario M3K 1Z7, ATTN: PAUL NEUBAUER

City: Mun: Map: Sub: Par: Not yet assigned.

FOR OFFICE USE ONLY	
Fees and Tax	
Registration Fee	
Land Transfer Tax	
Total	

Form 1 - Land Transfer Tax Act
Affidavit of Residence and of Value of the Conside
Refer to all instructions on reverse side.

QVE LOURHAM CO. LIMITED
 Form No. 500
 (Amended Aug. 1, 1986)

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IN THE MATTER OF THE CONVEYANCE OF *(insert brief description of land)* Easements over Part of the Common Elements of Metropolitan Toronto Condominium Corporation No. 734

BY *(print names of all transferors in full)* METROPOLITAN TORONTO CONDOMINIUM CORPORATION NO. 734
 TO *(insert instruction 1 and print names of all transferees in full)* ST. NICHOLAS HOUSING CO-OPERATIVE INC.
(see instruction 2 and print name(s) in full) PAUL NEUBAUER

MAKE OATH AND SAY THAT:

1. I am *(place a clear mark within the square opposite that one of the following paragraphs that describes the capacity of the deponent(s))*: *(see instruction 2)*
- (a) A person in trust for whom the land conveyed in the above-described conveyance is being conveyed;
 - (b) A trustee named in the above-described conveyance to whom the land is being conveyed;
 - (c) A transferee named in the above-described conveyance;
 - (d) The authorized agent or solicitor acting in this transaction for *(insert name(s) of principal(s))* ST. NICHOLAS HOUSING CO-OPERATIVE INC

- (e) The President, Vice-President, Manager, Secretary, Director, or Treasurer authorized to act for *(insert name(s) of corporation(s))* _____ described in paragraph(s) ~~XXXXX~~, (c) above; *(strike out references to inapplicable paragraphs)*
- (f) A transferee described in paragraph (a), (b), (c) above; *(strike out references to inapplicable paragraphs)* _____ and am making this affidavit on my own behalf and on behalf of *(insert name of spouse)* _____ who is my spouse described in paragraph (a), (b) or (c) above, as applicable

2. **To be completed where the value of the consideration for the conveyance exceeds \$250,000.**
 I have read and considered the definition of "single family residence" set out in clause 1(1)(j) of the Act. The land conveyed in the above-described conveyance contains at least one and not more than two single family residences.
 does not contain a single family residence.
 contains more than two single family residences. *(see instruction 3)*
3. I have read and considered the definitions of "non-resident corporation" and "non-resident person" set out respectively in clauses 1(1)(f) and (g) of the Act and each of the following persons to whom or in trust for whom the land is being conveyed in the above-described conveyance is a "non-resident corporation" or a "non-resident person" as set out in the Act. *(see instructions 4 and 5)*
 NONE

4. **THE TOTAL CONSIDERATION FOR THIS TRANSACTION IS ALLOCATED AS FOLLOWS:**

(a) Monies paid or to be paid in cash	\$ 2.00	All Blanks Must Be Filled In. Insert "Nil" Where Applicable.
(b) Mortgages	\$ nil	
(i) Assumed <i>(show principal and interest to be credited against purchase price)</i>	\$ nil	
(ii) Given back to vendor	\$ nil	
(c) Property transferred in exchange <i>(detail below)</i>	\$ nil	
(d) Securities transferred to the value of <i>(detail below)</i>	\$ nil	
(e) Liens, legacies, annuities and maintenance charges to which transfer is subject	\$ nil	
(f) Other valuable consideration subject to land transfer tax <i>(detail below)</i>	\$ nil	
(g) VALUE OF LAND, BUILDING, FIXTURES AND GOODWILL SUBJECT TO LAND TRANSFER TAX <i>(Total of (a) to (f))</i>	\$ 2.00	
(h) VALUE OF ALL CHATTELS - items of tangible personal property <i>(Retail Sales Tax is payable on the value of all chattels unless exempt under the provisions of the "Retail Sales Tax Act", R.S.O. 1980, c.454, as amended)</i>	\$ nil	
(i) Other consideration for transaction not included in (g) or (h) above	\$ nil	
(j) TOTAL CONSIDERATION	\$ 2.00	

5. If consideration is nominal, describe relationship between transferor and transferee and state purpose of conveyance. *(see instruction 6)*
 Arms-length parties/this transfer of easements is being conveyed in consideration of a reciprocal transfer of easements from the transferee in favour of the transferor and to establish a reciprocal easement regime between the parties.
6. If the consideration is nominal, is the land subject to any encumbrance? Yes
 7. Other remarks and explanations, if necessary. No

Sworn before me at the City of Toronto
 in the Municipality of Metropolitan Toronto
 this day of May 19 87
 A Commissioner for taking Affidavits, etc. *(signature)*

A. Describe nature of instrument Transfer of Easement
 B. *(i)* Address of property being conveyed *(if available)* _____
(ii) Assessment Roll No. *(if available)* _____ Not yet available.

C. Mailing address(es) for future Notices of Assessment under the Assessment Act for property being conveyed *(see instruction 7)* _____

D. *(i)* Registration number for last conveyance of property being conveyed *(if available)* _____ n/a
(ii) Legal description of property conveyed: Same as in D. *(i)* above. Yes No Not known

E. Name(s) and address(es) of each transferee's solicitor
 LEWIS & COLLYER
 150 Simcoe Street
 Toronto, ON M5H 3G4
 Att: Bruce Lewis

For Land Registry Office use only
 REGISTRATION NO.
 Land Registry Office No.
 Registration Date

SCHEDULE "A"

Metropolitan Toronto Condominium Corporation No. 734,
grants to St. Nicholas Housing Co-operative Inc, its successors
and assigns those easements, rights of ways, and rights in nature
of an easement described as follows:

[Servient Pedestrian Access over Court Yard]

1. An easement, right and right in nature of an easement
in, on, over and along those parts of the common elements of
Metropolitan Toronto Condominium Plan No. 734, formerly
designated as Parts 5, 10 and 24, on Reference Plan 66R-14901,
for the purposes of pedestrian access and egress over those parts
of the outdoor courtyard and patio situate thereon, and for the
purposes of recreational use of the facilities situate thereon in
favour of the owners, their successors and assigns and the
members, tenants, and other permitted occupants of the buildings
situate on Parts of Lots 162, 163, 164 and 165 designated as
Parts 1, 2, 3, 4 and 18 on Plan 66R-14901 (The "Co-op Lands").

[Servient Pedestrian Access over 2 Stairways and Level A]

2. An easement, right and right in nature of an easement
in, on, over and along those parts of the common elements on
Metropolitan Toronto Condominium Plan No. 734, formerly
designated as Parts 6 and 8 on Reference Plan 66R-14901 and all
the remaining parts of the common elements situate on Level A on
Metropolitan Toronto Condominium Plan No. 734, for the purposes
of pedestrian access and egress to and from the Co-op Lands
(being Parts 1, 2, 3, 5 and 18 on Plan 66R-14901), and to and
from Parking Units 1-6 inclusive and 40-44, inclusive on Level A
of Metropolitan Toronto Condominium Plan No. 734 in,

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favour of those owners, their successors and assigns and the permitted occupants of the buildings situate on the Co-op Lands, (being Parts 1, 2, 3, 4 and 18 on Plan 66R-14901).

[Servient Repair and Maintenance Access for Co-op's Lands over Staircases/Garage/Transformer vault/telephone room]

3. An easement, right and right in nature of an easement in, on, over and along those parts of the common elements on Metropolitan Toronto Condominium Plan No. 734, formerly designated as Parts 5, 6, 7, 8, 9, 10, 11, 12, 14, 15, 16, and 17 on Reference Plan 66R-14901 for the purposes of allowing pedestrian access and egress over those parts of the courtyard, underground garage staircases and stairwells, transformer vault, electrical room and telephone service room situate thereon and leading to and from that part of the underground garage situate on Levels A and B of the said Condominium Plan No. 734, in favour of the owners and their successors and assigns of the Co-op Lands (being Parts 1, 2, 3, 4, and 18 on Plan 66R-14901) and their agents, contractors and service people, for purposes of maintaining, repairing, replacing, servicing and inspecting any part of the servicing systems supplying services to any buildings and installations situate on the Co-op Lands, (being Parts 1, 2, 3, 4 and 18 on Plan 66R-14901).

[Servient Repair and Maintenance Access by Vehicle Access over Courtyard to Co-op Lands]

4. An easement, right and right in nature of an easement in, on, over and along those parts of common elements of Metropolitan Toronto Condominium Plan No. 734, formerly designated as Parts 5 and 10 on Reference Plan 66R-14901 for the purposes of allowing vehicular access and egress over those parts of the courtyard situate thereon and leading to and from that part of the transformer vault in the underground garage, situate on Level A of the said Condominium Plan No. 734, in favour of the owners and their successors and assigns of the Co-op Lands (being

Parts 1, 2, 3, 4 and 18 on Plan 66R-14901) and their agents, contractors and service people, for purposes of maintaining, repairing, replacing, servicing and inspecting any part of the servicing systems supplying hydro or electrical services to any buildings and installations situate on the Co-op Lands, (being Parts 1, 2, 3, 4 and 18 on Plan 66R-14901).

[Servient Outdoor Maintenance and Repair Easement to Co-op]

5. An easement, right and right in nature of an easement in, on, over, under, through and along that part of the common elements on Metropolitan Toronto Condominium Plan No. 734, formerly designated as Parts 5 and 6, on Reference Plan 66R-14901 for the purpose of allowing and facilitating the outside maintenance, alteration, repair, replacement and inspection of the building, the outdoor amenities and all appurtenances thereto as is situate on the Co-op Lands, (being Parts 1, 2, 3, 4 and 18 on Plan 66R-14901).

[Servient Service Easement and Affixation of Equipment Easement in Underground Garage to Co-op]

6. An easement, right and right in nature of an easement in, on, over, through and along those parts of the common elements on Metropolitan Toronto Condominium Plan No. 734, formerly designated as Parts 11, 12, 14, 15, 16 and 17 on Reference Plan 66R-14901 and other parts of the common elements immediately abutting the Co-op lands, for the purposes of maintaining, operating, altering, repairing, replacing, and inspecting underground storm and sanitary sewer, water and/or gas pipes and electrical and/or telephone conduits, cables, wires and lines and/or ventilation ducts or shafts, or insulation installations, or other utilities and services and to allow the affixation of any equipment or apparatus to any part of any structure, together with all appurtenances thereto, and as may from time to time be necessary or convenient to provide adequate storm and sanitary sewer service or drainage, ventilation, water

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supplies, gas service, electrical cable, television, and/or telephone, cable, hydro electric, heating or insulation or other utilities or services to any parts of the buildings and installations situate on the Co-op Lands, (being Parts 1, 2, 3, 4 and 18 on Plan 66R-14901).

[Servient Overhang Easement]

7. An easement, right and right in nature of an easement in, on, over and along those parts of the common elements on Metropolitan Toronto Condominium Plan No. 734, formerly designated as Parts 5 on Reference Plan 66R-14901, to permit the retention of and the maintenance, alteration, repair and replacement of roofs, eavestroughs lighting fixtures and courtyard steps and other appurtenances as are adjacent to the buildings situate on the Co-op Lands, (being Parts 1, 2, 3, 4 and 18 on Plan 66R-14901).

[Servient Right of Support in favour of the Co-op]

8. An easement, right and right in nature of an easement in, on, over, under and through the common elements on Metropolitan Toronto Condominium Plan No. 734 comprising structural members, pillars, columns, footings, foundations, side and cross beams, supporting walls and the soil as are required to support the buildings, outdoor amenities and all appurtenances thereto situate on the Co-op Lands, (being Parts 1, 2, 3, 4 and 18 on Plan 66R-14901).

[Servient Service Easement / General]

9. An easement, right and right in nature of an easement in, on, over, through and along the common elements on Metropolitan Toronto Condominium Plan No. 734, situate on Levels A, B and C on Metropolitan Toronto Condominium No. 734, as is necessary or convenient for the purposes of maintaining, operating, altering, repairing, replacing, and inspecting drainage, underground storm and sanitary sewer and

water pipes, insulation systems, electrical, telephone and cable conduits, cables, wires and lines and ventilation ducts or shafts and other utilities together with all appurtenances thereto, as may be necessary or convenient to provide adequate drainage, storm and sanitary sewers, water supplies, insulation material, electrical cable and hydro-electric or heating services, television, cable and/or telephone services, insulation and ventilation and other services to any parts of the buildings situate on the Co-op Lands (being Parts 1, 2, 3, 4 and 18 on Plan 66R-14901), including such services as aforesaid, or parts thereof which now or in the future may cross, penetrate, bore or travel through any transfer slab, floor slab, concrete, block, masonry walls or other similar parts of the common elements on a Metropolitan Toronto Condominium Plan No. 734.

[Servient Repair / Maintenance Access Easement / General]

10. An easement, right and right in nature of an easement in, on, over and along those parts of the common elements on Levels A, B, and C of Metropolitan Toronto Condominium Plan No. 734 for the purposes of allowing pedestrian and vehicular access and egress with or without equipment by the owners and occupants of the Co-op Lands (being Parts 1, 2, 3, 4 and 18 on Plan 66R-14901) or by their agents, contractors or service people for the purpose of maintaining, repairing, replacing, servicing and inspecting any part of the presently existing or future servicing systems supplying utilities or services to any part of the buildings, improvements and their appurtenances situate on the Co-op Lands, (being Parts 1, 2, 3, 4 and 18 on Plan 66R-14901).

[Servient Repair/Replacement Easement]

11. An easement, right and right in nature of an easement in, on, over and along the common elements on Metropolitan Toronto Condominium Corporation No. 734, as is sufficient to allow the owners of the Co-op Lands (being Parts 1, 2, 3, 4 and

18 on Plan 66R-14901), the occupants thereof or their agents, contractors or service people to effect the repair, alteration, replacement, redevelopment or maintenance of any part of the buildings from time to time contained within the Co-op Lands (being Parts 1, 2, 3, 4 and 18 on Plan 66R-14901), including utility and servicing systems servicing such buildings, whether by crossing, drilling through, boring onto or travelling through any transfer slab, floor slab, concrete, block or masonry walls or other appurtenances as comprise part of the common elements on Metropolitan Toronto Condominium Plan No. 734.

The easements, rights of way and rights being transferred to the transferee herein, are for the benefit of and are appurtenant to the Co-op Lands (being Part 1, 2, 3, 4 and 18 on Plan 66R-14901), which are designated herein as the dominant or appurtenant lands benefitting from such easements.

Approval of a special by-law passed by the owners of the Condominium pursuant to Section 9 of the Condominium Act R.S.O., 1980, C. 84, was obtained by those owners owning not less than two thirds of the units within the Condominium, which special by-law authorized the transfer of easements and rights in favour of the St. Nicholas Housing Co-operative Inc. as owner of the Co-op Lands (being Part 1, 2, 3, 4 and 18 on Plan 66R-14901) and its successors and assigns, as hereinbefore described.

We hereby request that the Land Registrar of the Land Titles Division of Metropolitan Toronto (No. 66) add the above easements and rights to Parcel 162-2, in the Register for Section A-D-3.

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Jackie dsk 4

10/02/87

CONDOMINIUM ACT

R.S.O. 1980

SOLEMN DECLARATION IN RESPECT OF A TRANSFER OF EASEMENT FROM THE CONDOMINIUM CORPORATION

IN THE MATTER OF A TRANSFER OF EASEMENT THROUGH THE COMMON ELEMENTS OF METROPOLITAN TORONTO CONDOMINIUM PLAN NO. 734

I, Harvey Fruitman, of the City of North York, in the Municipality of Metropolitan Toronto, solemnly declare as follows:

1. I am the Secretary of Metropolitan Toronto Condominium Corporation No. 734
2. Approval of the Special By-law passed pursuant to Section 9 of the Condominium Act was obtained by those owners owing not less than two-thirds of the units, which Special By-law authorized the transfer of the easement in favour of the St. Nicholas Housing Co-Operative Inc.

And I make this solemn declaration conscientiously believing it to be true and knowing that it is of the same force and effect as if made under oath.

DECLARED BEFORE ME at the City
 of North York, in the Municipality
 of Metropolitan Toronto, this
 day of May, 1987.

A Commissioner etc.
 a:50-1192.txt
 jackie dsk 4

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POSTPONEMENT\CONSENT OF CANADA TRUST COMPANY

The Canada Trust Company and Canada Trustco Mortgage Company, the registered owners of a charge registered the 31st day of May, 1985 as Instrument number C-207559, hereby postpone and subordinate this charge to the easements created and transferred by the within Transfer of Easement and to all rights granted in favour of the Transferee described in the within Transfer of Easement.

By virtue of an amalgamation agreement dated October 22nd, 1985, made between CANADA PERMANENT TRUST COMPANY and THE CANADA TRUST COMPANY, the parties thereto agreed to amalgamate and continue; under the name of THE CANADA TRUST COMPANY effective the close of business on December 31st, 1985. A copy of the amalgamation agreement is attached to a certified copy of Order-in-Council No. P.C. 1985-3756 dated December 20th, 1985, which together with a copy of Order-in-Council No. O.C. 3054/85 dated December 19th, 1985, and the certificate of the registrar under the Loan and Trust Corporations Act, was registered in the Land Registry Office for the Land Titles Division of Toronto (No. 66) on January 17th, 1986, as Instrument No. CT 259748.

By virtue of an amalgamation agreement dated October 22nd, 1985, made between CANADA PERMANENT MORTGAGE CORPORATION and CANADA TRUSTCO MORTGAGE COMPANY, the parties thereto agreed to amalgamate and continue under the name of CANADA TRUSTCO MORTGAGE COMPANY effective the close of business on December 31st, 1985. A copy of the amalgamation agreement is attached to a certified copy of Order-in-Council No. P.C. 1985-3755 dated December 20th, 1985, which together with a copy of Order-in-Council No. O.C. 3055/85 dated December 19th, 1985 and the certificate of the registrar under the Loan and Trust Corporations Act,

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was registered in the Land Titles Division of Metropolitan
Toronto (No. 66) on January 17th, 1986 as Instrument No.
C-259748.

DATED at Toronto this 23rd day of April, 1987.

N. Trevelyan

THE CANADA TRUST COMPANY
NORMA TREVELYAN AUTHORIZED SIGNING OFFICER

CANADA TRUSTCO MORTGAGE
COMPANY

MAN AUTHORIZED SIGNING OFFICER

A:50-1197.TYT
JACKIE DSK 4

APPROVED AS TO
FORM AND CONTENT *R. Roberts*

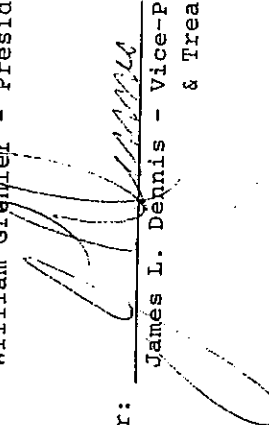
POSTPONEMENT/CONSENT OF BAY-INKERMAN DEVELOPMENTS INC.

Bay-Inkerman Developments Inc., the registered owner of a charge registered the 19th day of March, 1985 as Instrument number C-193816, hereby postpones and subordinates this charge to the easements and rights created and transferred by the Agreement to which this postponement is attached and to all rights granted in favour of any one of the parties to the other, as described therein.

DATED at Toronto this day of , 1987.

BAY-INKERMAN DEVELOPMENTS INC.

Per: 
William Granier - President

Per: 
James I. Dennis - Vice-President
& Treasurer

