



Document General
Form 4 - Land Registration Reform Act, 1984

9AA

CITE & DURHAM CO. LIMITED
Form No. 101

1976

B994716

Handwritten: CERTIFICATE OF REGISTRATION
1987 SEP 18 AM 11:16

(1) Registry Land Titles (2) Property

(3) Property Identifier(s)

Additional: See Schedule

(4) Nature of Document

SPECIAL BY-LAW (CONDOMINIUM ACT)

(5) Consideration

Dollars \$

(6) Description

All writs and common elements comprising the property Place included in 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) and being Common Elements and General Index Parcel and Constitution Index Parcel of Metropolitan Toronto Condominium Plan No. 734, Land Titles Division of Metropolitan Toronto (No. 66)

New Property Identifiers

Additional: See Schedule

Executions

Additional: See Schedule

(7) This Document Contains: (a) Re-description New Easement Plan/Sketch (b) Schedule for: Description Other

(8) This Document provides as follows:

METROPOLITAN TORONTO CONDOMINIUM CORPORATION NO. 734 hereby certifies that the Special By-Law No. 6, attached hereto was made in accordance with the Condominium Act, being Chapter 84 of the Statutes of Ontario, 1980 and any amendments thereto, the Declaration and the By-Laws of the Corporation, and that the said Special By-Law No. 6, has not been amended and is in full force and effect.

Under subsection 52(2) of THE PLANNING ACT, 1983, I certify that the consent of the Committee of Adjustment of the City of Toronto was given on September 19, 1987 to the transaction to which this instrument relates.

Dated this 21st day of September, 1987
Handwritten: Secretary-Treasurer
Handwritten: Jule B. F. '88

Continued on Schedule

(9) This Document relates to instrument number(s)

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

Name(s)

Signature(s)

METROPOLITAN TORONTO CONDOMINIUM

CORPORATION NO. 734 (Applicant)



(11) Address for Service

1055 Bay Street, Toronto, Ontario, Management Office

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

Name(s)

Signature(s)

Date of Signature

(13) Address for Service

1055 Bay Street, Toronto, Ontario M5B 2A9

(14) Document Prepared by

Paul Neubauser
DalZotto, Zorzi
4580 Dufferin Street
Suite 600
North York, Ontario
M3H 5Z1

Fees and Tax

Registration Fee

Handwritten: N/C

Registration Fee	<i>Handwritten:</i> 75

Handwritten: 101 M. B. P. C. B. Y. L. W.

192

METROPOLITAN TORONTO CONDOMINIUM CORPORATION NO. 734
(SPECIAL) BY-LAW NO. SIX

BE IT ENACTED as a Special By-Law of Metropolitan Toronto Condominium Corporation
NO. 734, as follows:

That the Corporation enter into an Agreement, in the form of Agreement, a copy of
which is annexed hereto.

*NOT A SPECIAL
BY-LAW*

METROPOLITAN TORONTO CONDOMINIUM CORPORATION NO. 734 hereby enacts the foregoing
(Special) By-Law effected by the approval of at least two-thirds of its members
obtained at a Meeting duly held for the purpose prior to the enactment of this
Special By-Law, in accordance with The Condominium Act of Ontario, RSO, 1980,
C.84.

DATED at the City of North York, in the Municipality of Metropolitan Toronto,
this 14th day of September, 1987.

METROPOLITAN TORONTO CONDOMINIUM CORPORATION

Per: _____
Secretary



50-4696.WP/PN22/TG

AGREEMENT

TABLE OF CONTENTS

SECTION	PAGE NO.	
	1	RECITALS
ARTICLE 1.00	8	DEFINITIONS
1.01	8	Definitions
ARTICLE 2.00	11	GENERAL EASEMENTS AND RIGHTS BEING GRANTED
2.01	11	Easements from Tower Condominium to Townhouse Condominium
2.02	16	Easements from Townhouse Condominium to Tower Condominium
2.03	17	Easements from Tower Condominium to Co-op
2.04	22	Easements from Co-op to Tower Condominium
2.05	24	Easements from Townhouse Condominium to Co-op
2.06	26	Easements from Co-op to Townhouse Condominium
2.07	29	Guidelines regulating Use of Easements
2.08	30	Alteration or Relocation of Easements
2.09	33	Restrictions on Use of Certain Easements
2.10	35	Further Assurances and Easements
2.11	36	Control of Access to Co-op's Parking Units
ARTICLE 3.00	36	OPERATION AND MAINTENANCE
3.01	36	Servicing Systems - Mutual Operation and Maintenance
3.02	38	Self Help
3.03	39	Discretionary Payment
3.04	40	Effect of Not Making Prompt Payment of Shared Costs
3.05	40	Requisition for Readjustment of Servicing Costs
3.06	41	Dispute Resolution in Allocation of Servicing Costs

3.07	42	Consequential Damage Caused by Servicing Systems or Otherwise
3.08	43	Fire Alarm System
ARTICLE 4.00	44	INSURANCE
4.01	44	Perils Insurance
4.02	45	Liability and Boiler Insurance
4.03	47	Insurance Trustee
ARTICLE 5.00	48	DAMAGE TO THE COMPLEX
5.01	48	Damage to less than 25% of the Shared Facilities
5.02	48	Damage to 25% or More of the Shared Facilities
5.03	49	Granting New Easements
5.04	49	Completing Repairs
5.05	49	Deemed Application of Section 43(2) of the Act
5.06	50	Conformity to Original Building Plans
ARTICLE 6.00	50	TERMINATION
6.01	50	Termination
ARTICLE 7.00	50	FORCE MAJEURE
7.01	50	Force Majeure
ARTICLE 8.00	51	CERTIFICATE OF COMPLIANCE
8.01	51	Certificate of Compliance
8.02	52	Estoppel Defence
ARTICLE 9.00	52	COMPLIANCE WITH MUNICIPAL AGREEMENTS AND ZONING BY-LAWS
9.01	52	Compliance with Municipal Agreements and Zoning by-laws
ARTICLE 10.00	53	ARBITRATION
10.01	53	Arbitration
ARTICLE 11.00	55	BINDING EFFECT OF AGREEMENT
11.01	55	Provisions Run with the Land
11.02	55	Termination of Liability of Peto
11.03	55	Reciprocal Benefit and Burden
11.04	56	Sale or Transfers
ARTICLE 12.00	56	INDEMNIFICATION
12.01	56	Indemnification

ARTICLE 13.00	37	FURTHER ASSURANCES
13.01	37	Further Assurances
ARTICLE 14.00	57	GENERAL
14.01	57	Gender
14.02	57	Headings
14.03	57	Severability
14.04	58	The Planning Act
14.05	58	Perpetuities - Limitation on Exercise of Relocation Easements
ARTICLE 15.00	58	NOTICE PROVISIONS
15.01	58	Notice Provisions

