

CERTIFICATE

YORK CONDOMINIUM CORPORATION NO. 323 hereby certifies that By-Law No. 7 attached hereto was made in accordance with the Condominium Act, 1978, being Chapter 84 of the Statutes of Ontario, 1978 and any amendments thereto, the Declaration and the By-Laws of the Corporation, and that the said By-Law No. 7 has not been amended and is in full force and effect.

DATED at Toronto, this 22<sup>nd</sup> day of August, 1985.

YORK CONDOMINIUM CORPORATION NO. 323

Per:   
President

Per:   
Secretary

c/s

BY-LAW NO. 7

A By-Law governing the use and management of the jointly held asset of the Corporation pursuant to subsection 28(1)(f) of the Condominium Act.

**BE IT ENACTED** as a By-Law of York Condominium Corporation No. 323 (hereinafter referred to as the "Corporation") as follows:

**THAT** the Corporation and York Condominium Corporation No. 435 (the "Condominiums") enter into a Sublease Agreement with Somerville Car & Truck Rental Limited ("Somerville") under which Somerville would sublet a portion of the recreational and surplus lands (the "Parking Lot Lands") of the Condominiums presently leased by the Condominiums from the Municipality of Metropolitan Toronto as described in By-Law No. 5 of the Corporation, for the purpose only of parking and temporarily storing motor vehicles used in connection with Somerville's current business and for fifteen (15) parking spaces to be used by residents of Grenadier Mansions, for an initial term of ten (10) years and at an annual rent of Twenty-Six Thousand Dollars (\$26,000.00) payable to the Condominiums and under which Somerville would be obliged to pay annually on demand as additional rent an amount equal to fifty per cent (50%) of any increase in the realty taxes assessed against the recreational and surplus lands of which the Parking Lot Lands form a part;

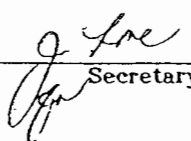
**AND THAT** the Corporation enter into an Agreement with the Municipality of Metropolitan Toronto under which the Condominiums will surrender to the said Municipality, being the Landlord under the Head Lease, that part of the recreational lands comprising the roof and air rights over the trackage over the subway station at its westerly limit (Parts 4 and 12 through 14 Survey Plan CAR-41) and further surrender and convey with the said Municipality to the adjacent property owner of 21 Parkview Gardens for a nominal consideration the triangular parcel of sloped land fronting on Parkview Gardens, situate between the subway station entrance and 21 Parkview Gardens, which parcel of land has never been productively used by either the Municipality or the Condominiums, on the express understanding that the surrender and/or conveyance of said parcels will result in a reduction in the annual rent otherwise payable by the Condominiums to the said Municipality under the Head Lease;

**AND THAT** the President and the Secretary be and the same are hereby authorized to execute, under the seal of the Corporation, a Sublease Agreement and a Partial Surrender of Lease, in accordance with the above-noted and such further and other terms and conditions as the Board of Directors, in consultation with the Board of Directors of York Condominium Corporation No. 435 and legal counsel, may reasonable determine.

WITNESS the seal of the Corporation this 21<sup>st</sup> day of August, 1985.

YORK CONDOMINIUM CORPORATION NO. 323

Per:   
President

Per:   
Secretary

c/s



**Document General**  
Form 4 — Land Registration Reform Act, 1984

DYE & DURHAM CO. LIMITED  
Form No. 965

**D**

**DUPLICATE**

Number B874147

CERTIFICATE OF RECEIPT

SEP 16 1985 3:08 PM

AST. DEP. LAND REGISTRAR  
3 T. MERRID TORONTO No. 65

FOR OFFICE USE ONLY

(1) Registry  Land Titles  (2) Page 1 of 3 pages

(3) Property Identifier(s) Block Property Additional See Schedule

(4) Nature of Document  
By-law (Condominium Act.)

(5) Consideration  
Dollars \$

(6) Description  
All Units and Common Elements comprising the property included in York Condominium Plan No. 323, City of Toronto, Municipality of Metropolitan Toronto Land Titles Division of Metropolitan Toronto (No.66).

New Property Identifiers Additional See Schedule

Executions Additional See Schedule

(7) This Document Contains: (a) Redescription New Easement Plan/Sketch  (b) Schedule for: Description  Additional Parties  Other

(8) This Document provides as follows:  
See Schedule  
Continued on Schedule

(9) 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  
YORK CONDOMINIUM CORPORATION NO. 323 (Applicant) by its solicitor JOHN A. KILGOUR  
1985 09 03

(11) Address for Service 145 King Street West, Toronto Ontario M5H 3K4

(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

(15) Document Prepared by:  
John A. Kilgour  
Morris/Rose/Ledgett  
145 King Street West  
Toronto Ontario  
M5H 3K4

Fees and Tax	
Registration Fee	

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