

<p style="writing-mode: vertical-rl; transform: rotate(180deg);">FOR OFFICE USE ONLY</p> <div style="text-align: center;"> <p>221536211</p> <p>Number/Numéro CERTIFICATE OF RECEIPT CERTIFICAT DE RÉCEPISSE</p> <p>SEP 19 2008 14:43</p> <p><i>DeLoe</i> Land Registrar Registraire</p> <p>PEEL (43) BRAMPTON</p> </div>	<p>(1) Registry <input type="checkbox"/> Land Titles <input checked="" type="checkbox"/> (2) Page 1 of 21 pages</p>	<p>(3) Property Identifier(s) Block/Property 19834-0001 to 19834-1205</p> <p>Additional: See Schedule <input checked="" type="checkbox"/></p>
	<p>(4) Nature of Document BY-LAW NO. 1 (Condominium Act 1998 - Subsection 56(9))</p>	
	<p>(5) Consideration</p> <p style="text-align: right;">Dollars \$</p>	
	<p>(6) Description</p> <p>All Units on all Levels and Common Elements comprising the Property included in Peel Standard Condominium Plan No. 834</p> <p>City of Mississauga Regional Municipality of Peel Land Titles Division of Peel (No. 43)</p>	
<p>New Property Identifiers</p> <p>Additional: See Schedule <input type="checkbox"/></p>	<p>(7) This Document Contains: (a) Redescription New Easement Plan/Sketch <input type="checkbox"/> (b) Schedule for: Description <input type="checkbox"/> Parties <input type="checkbox"/> Other <input checked="" type="checkbox"/></p>	
<p>Executions</p> <p>Additional: See Schedule <input type="checkbox"/></p>	<p>(8) This Document provides as follows:</p> <p>SEE SCHEDULE FOR BY-LAW CERTIFICATE</p>	

Continued on Schedule ☐

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

<p>(10) Party(ies) (Set out Status or Interest) Name(s)</p> <p>PEEL STANDARD CONDOMINIUM CORPORATION NO. 834 by its solicitors BRATTY AND PARTNERS LLP</p>	<p>Signature(s)</p> <p>Per: <i>Brian Finer</i></p>	<p>Date of Signature Y M D 2008 09 17</p>
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<p>(11) Address for Service</p>	<p>c/o 20 Queen St. West, Suite 3400, Toronto, Ontario, M5H 3R3</p>
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<p>(12) Party(ies) (Set out Status or Interest) Name(s)</p>	<p>Signature(s)</p>	<p>Date of Signature Y M D</p>

<p>(13) Address for Service</p>	
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<p>(14) Municipal Address of Property</p> <p>MULTIPLE</p>	<p>(15) Document Prepared by:</p> <p>Daniel P. Botelho Bratty and Partners, LLP Suite 200 7501 Keele Street Vaughan, Ontario L4K 1Y2 (File 190703 db/mts)</p>	<p style="writing-mode: vertical-rl; transform: rotate(180deg);">FOR OFFICE USE ONLY</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <th colspan="2">Fees and Tax</th> </tr> <tr> <td style="width: 50%;">Registration Fee</td> <td> </td> </tr> <tr> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> </tr> <tr> <td>Total</td> <td> </td> </tr> </table>	Fees and Tax		Registration Fee								Total	
Fees and Tax														
Registration Fee														
Total														

UNIT (Partie privative)	LEVEL (Etage)	PROPERTY ID. (Cote fonciere)	UNIT (Partie privative)	LEVEL (Etage)	PROPERTY ID. (Cote fonciere)
1	A	19834-0415	91	A	19834-0505
2	A	19834-0416	92	A	19834-0506
3	A	19834-0417	93	A	19834-0507
4	A	19834-0418	94	A	19834-0508
5	A	19834-0419	95	A	19834-0509
6	A	19834-0420	96	A	19834-0510
7	A	19834-0421	97	A	19834-0511
8	A	19834-0422	98	A	19834-0512
9	A	19834-0423	99	A	19834-0513
10	A	19834-0424	100	A	19834-0514
11	A	19834-0425	101	A	19834-0515
12	A	19834-0426	102	A	19834-0516
13	A	19834-0427	103	A	19834-0517
14	A	19834-0428	104	A	19834-0518
15	A	19834-0429	105	A	19834-0519
16	A	19834-0430	106	A	19834-0520
17	A	19834-0431	107	A	19834-0521
18	A	19834-0432	108	A	19834-0522
19	A	19834-0433	109	A	19834-0523
20	A	19834-0434	110	A	19834-0524
21	A	19834-0435	111	A	19834-0525
22	A	19834-0436	112	A	19834-0526
23	A	19834-0437	113	A	19834-0527
24	A	19834-0438	114	A	19834-0528
25	A	19834-0439	115	A	19834-0529
26	A	19834-0440	116	A	19834-0530
27	A	19834-0441	117	A	19834-0531
28	A	19834-0442	118	A	19834-0532
29	A	19834-0443	119	A	19834-0533
30	A	19834-0444	120	A	19834-0534
31	A	19834-0445	121	A	19834-0535
32	A	19834-0446	122	A	19834-0536
33	A	19834-0447	123	A	19834-0537
34	A	19834-0448	124	A	19834-0538
35	A	19834-0449	125	A	19834-0539
36	A	19834-0450	126	A	19834-0540
37	A	19834-0451	127	A	19834-0541
38	A	19834-0452	128	A	19834-0542
39	A	19834-0453	129	A	19834-0543
40	A	19834-0454	130	A	19834-0544
41	A	19834-0455	131	A	19834-0545
42	A	19834-0456	132	A	19834-0546
43	A	19834-0457	133	A	19834-0547
44	A	19834-0458	134	A	19834-0548
45	A	19834-0459	135	A	19834-0549
46	A	19834-0460	136	A	19834-0550
47	A	19834-0461	137	A	19834-0551
48	A	19834-0462	138	A	19834-0552
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54	A	19834-0468	144	A	19834-0558
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58	A	19834-0472	148	A	19834-0562
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60	A	19834-0474	150	A	19834-0564
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62	A	19834-0476	152	A	19834-0566
63	A	19834-0477	153	A	19834-0567
64	A	19834-0478	154	A	19834-0568
65	A	19834-0479	155	A	19834-0569
66	A	19834-0480	156	A	19834-0570
67	A	19834-0481	157	A	19834-0571
68	A	19834-0482	158	A	19834-0572
69	A	19834-0483	159	A	19834-0573
70	A	19834-0484	160	A	19834-0574
71	A	19834-0485	161	A	19834-0575
72	A	19834-0486	162	A	19834-0576
73	A	19834-0487	163	A	19834-0577
74	A	19834-0488	164	A	19834-0578
75	A	19834-0489	165	A	19834-0579
76	A	19834-0490	166	A	19834-0580
77	A	19834-0491	167	A	19834-0581
78	A	19834-0492	168	A	19834-0582
79	A	19834-0493	169	A	19834-0583
80	A	19834-0494	170	A	19834-0584
81	A	19834-0495	171	A	19834-0585
82	A	19834-0496	172	A	19834-0586
83	A	19834-0497	173	A	19834-0587
84	A	19834-0498	174	A	19834-0588
85	A	19834-0499	175	A	19834-0589
86	A	19834-0500	176	A	19834-0590
87	A	19834-0501	177	A	19834-0591
88	A	19834-0502	178	A	19834-0592
89	A	19834-0503	179	A	19834-0593
90	A	19834-0504	180	A	19834-0594

UNIT (Partie privative)	LEVEL (Etage)	PROPERTY ID. (Cote fonci)re)	UNIT (Partie privative)	LEVEL (Etage)	PROPERTY ID. (Cote fonci)re)
181	A	19834-0595	52	B	19834-0685
182	A	19834-0596	53	B	19834-0686
183	A	19834-0597	54	B	19834-0687
184	A	19834-0598	55	B	19834-0688
185	A	19834-0599	56	B	19834-0689
186	A	19834-0600	57	B	19834-0690
187	A	19834-0601	58	B	19834-0691
188	A	19834-0602	59	B	19834-0692
189	A	19834-0603	60	B	19834-0693
190	A	19834-0604	61	B	19834-0694
191	A	19834-0605	62	B	19834-0695
192	A	19834-0606	63	B	19834-0696
193	A	19834-0607	64	B	19834-0697
194	A	19834-0608	65	B	19834-0698
195	A	19834-0609	66	B	19834-0699
196	A	19834-0610	67	B	19834-0700
197	A	19834-0611	68	B	19834-0701
198	A	19834-0612	69	B	19834-0702
199	A	19834-0613	70	B	19834-0703
200	A	19834-0614	71	B	19834-0704
201	A	19834-0615	72	B	19834-0705
202	A	19834-0616	73	B	19834-0706
203	A	19834-0617	74	B	19834-0707
204	A	19834-0618	75	B	19834-0708
205	A	19834-0619	76	B	19834-0709
206	A	19834-0620	77	B	19834-0710
207	A	19834-0621	78	B	19834-0711
208	A	19834-0622	79	B	19834-0712
209	A	19834-0623	80	B	19834-0713
210	A	19834-0624	81	B	19834-0714
211	A	19834-0625	82	B	19834-0715
212	A	19834-0626	83	B	19834-0716
213	A	19834-0627	84	B	19834-0717
214	A	19834-0628	85	B	19834-0718
215	A	19834-0629	86	B	19834-0719
216	A	19834-0630	87	B	19834-0720
217	A	19834-0631	88	B	19834-0721
218	A	19834-0632	89	B	19834-0722
219	A	19834-0633	90	B	19834-0723
1	B	19834-0634	91	B	19834-0724
2	B	19834-0635	92	B	19834-0725
3	B	19834-0636	93	B	19834-0726
4	B	19834-0637	94	B	19834-0727
5	B	19834-0638	95	B	19834-0728
6	B	19834-0639	96	B	19834-0729
7	B	19834-0640	97	B	19834-0730
8	B	19834-0641	98	B	19834-0731
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12	B	19834-0645	102	B	19834-0735
13	B	19834-0646	103	B	19834-0736
14	B	19834-0647	104	B	19834-0737
15	B	19834-0648	105	B	19834-0738
16	B	19834-0649	106	B	19834-0739
17	B	19834-0650	107	B	19834-0740
18	B	19834-0651	108	B	19834-0741
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21	B	19834-0654	111	B	19834-0744
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26	B	19834-0659	116	B	19834-0749
27	B	19834-0660	117	B	19834-0750
28	B	19834-0661	118	B	19834-0751
29	B	19834-0662	119	B	19834-0752
30	B	19834-0663	120	B	19834-0753
31	B	19834-0664	121	B	19834-0754
32	B	19834-0665	122	B	19834-0755
33	B	19834-0666	123	B	19834-0756
34	B	19834-0667	124	B	19834-0757
35	B	19834-0668	125	B	19834-0758
36	B	19834-0669	126	B	19834-0759
37	B	19834-0670	127	B	19834-0760
38	B	19834-0671	128	B	19834-0761
39	B	19834-0672	129	B	19834-0762
40	B	19834-0673	130	B	19834-0763
41	B	19834-0674	131	B	19834-0764
42	B	19834-0675	132	B	19834-0765
43	B	19834-0676	133	B	19834-0766
44	B	19834-0677	134	B	19834-0767
45	B	19834-0678	135	B	19834-0768
46	B	19834-0679	136	B	19834-0769
47	B	19834-0680	137	B	19834-0770
48	B	19834-0681	138	B	19834-0771
49	B	19834-0682	139	B	19834-0772
50	B	19834-0683	140	B	19834-0773
51	B	19834-0684	141	B	19834-0774

UNIT (Partie privative)	LEVEL (Etage)	PROPERTY ID. (Cote fonciere)	UNIT (Partie privative)	LEVEL (Etage)	PROPERTY ID. (Cote fonciere)
142	B	19834-0775	232	B	19834-0865
143	B	19834-0776	233	B	19834-0866
144	B	19834-0777	234	B	19834-0867
145	B	19834-0778	235	B	19834-0868
146	B	19834-0779	236	B	19834-0869
147	B	19834-0780	237	B	19834-0870
148	B	19834-0781	238	B	19834-0871
149	B	19834-0782	239	B	19834-0872
150	B	19834-0783	240	B	19834-0873
151	B	19834-0784	241	B	19834-0874
152	B	19834-0785	242	B	19834-0875
153	B	19834-0786	243	B	19834-0876
154	B	19834-0787	244	B	19834-0877
155	B	19834-0788	245	B	19834-0878
156	B	19834-0789	246	B	19834-0879
157	B	19834-0790	247	B	19834-0880
158	B	19834-0791	248	B	19834-0881
159	B	19834-0792	249	B	19834-0882
160	B	19834-0793	250	B	19834-0883
161	B	19834-0794	251	B	19834-0884
162	B	19834-0795	252	B	19834-0885
163	B	19834-0796	253	B	19834-0886
164	B	19834-0797	254	B	19834-0887
165	B	19834-0798	255	B	19834-0888
166	B	19834-0799	256	B	19834-0889
167	B	19834-0800	257	B	19834-0890
168	B	19834-0801	258	B	19834-0891
169	B	19834-0802	259	B	19834-0892
170	B	19834-0803	260	B	19834-0893
171	B	19834-0804	261	B	19834-0894
172	B	19834-0805	262	B	19834-0895
173	B	19834-0806	263	B	19834-0896
174	B	19834-0807	264	B	19834-0897
175	B	19834-0808	265	B	19834-0898
176	B	19834-0809	266	B	19834-0899
177	B	19834-0810	267	B	19834-0900
178	B	19834-0811	268	B	19834-0901
179	B	19834-0812	269	B	19834-0902
180	B	19834-0813	270	B	19834-0903
181	B	19834-0814	271	B	19834-0904
182	B	19834-0815	272	B	19834-0905
183	B	19834-0816	273	B	19834-0906
184	B	19834-0817	274	B	19834-0907
185	B	19834-0818	275	B	19834-0908
186	B	19834-0819	276	B	19834-0909
187	B	19834-0820	277	B	19834-0910
188	B	19834-0821	278	B	19834-0911
189	B	19834-0822	279	B	19834-0912
190	B	19834-0823	280	B	19834-0913
191	B	19834-0824	281	B	19834-0914
192	B	19834-0825	282	B	19834-0915
193	B	19834-0826	1	C	19834-0916
194	B	19834-0827	2	C	19834-0917
195	B	19834-0828	3	C	19834-0918
196	B	19834-0829	4	C	19834-0919
197	B	19834-0830	5	C	19834-0920
198	B	19834-0831	6	C	19834-0921
199	B	19834-0832	7	C	19834-0922
200	B	19834-0833	8	C	19834-0923
201	B	19834-0834	9	C	19834-0924
202	B	19834-0835	10	C	19834-0925
203	B	19834-0836	11	C	19834-0926
204	B	19834-0837	12	C	19834-0927
205	B	19834-0838	13	C	19834-0928
206	B	19834-0839	14	C	19834-0929
207	B	19834-0840	15	C	19834-0930
208	B	19834-0841	16	C	19834-0931
209	B	19834-0842	17	C	19834-0932
210	B	19834-0843	18	C	19834-0933
211	B	19834-0844	19	C	19834-0934
212	B	19834-0845	20	C	19834-0935
213	B	19834-0846	21	C	19834-0936
214	B	19834-0847	22	C	19834-0937
215	B	19834-0848	23	C	19834-0938
216	B	19834-0849	24	C	19834-0939
217	B	19834-0850	25	C	19834-0940
218	B	19834-0851	26	C	19834-0941
219	B	19834-0852	27	C	19834-0942
220	B	19834-0853	28	C	19834-0943
221	B	19834-0854	29	C	19834-0944
222	B	19834-0855	30	C	19834-0945
223	B	19834-0856	31	C	19834-0946
224	B	19834-0857	32	C	19834-0947
225	B	19834-0858	33	C	19834-0948
226	B	19834-0859	34	C	19834-0949
227	B	19834-0860	35	C	19834-0950
228	B	19834-0861	36	C	19834-0951
229	B	19834-0862	37	C	19834-0952
230	B	19834-0863	38	C	19834-0953
231	B	19834-0864	39	C	19834-0954

UNIT (Partie privative)	LEVEL (Etage)	PROPERTY ID. (Cote fonci)re)	UNIT (Partie privative)	LEVEL (Etage)	PROPERTY ID. (Cote fonci)re)
40	C	19834-0955	130	C	19834-1045
41	C	19834-0956	131	C	19834-1046
42	C	19834-0957	132	C	19834-1047
43	C	19834-0958	133	C	19834-1048
44	C	19834-0959	134	C	19834-1049
45	C	19834-0960	135	C	19834-1050
46	C	19834-0961	136	C	19834-1051
47	C	19834-0962	137	C	19834-1052
48	C	19834-0963	138	C	19834-1053
49	C	19834-0964	139	C	19834-1054
50	C	19834-0965	140	C	19834-1055
51	C	19834-0966	141	C	19834-1056
52	C	19834-0967	142	C	19834-1057
53	C	19834-0968	143	C	19834-1058
54	C	19834-0969	144	C	19834-1059
55	C	19834-0970	145	C	19834-1060
56	C	19834-0971	146	C	19834-1061
57	C	19834-0972	147	C	19834-1062
58	C	19834-0973	148	C	19834-1063
59	C	19834-0974	149	C	19834-1064
60	C	19834-0975	150	C	19834-1065
61	C	19834-0976	151	C	19834-1066
62	C	19834-0977	152	C	19834-1067
63	C	19834-0978	153	C	19834-1068
64	C	19834-0979	154	C	19834-1069
65	C	19834-0980	155	C	19834-1070
66	C	19834-0981	156	C	19834-1071
67	C	19834-0982	157	C	19834-1072
68	C	19834-0983	158	C	19834-1073
69	C	19834-0984	159	C	19834-1074
70	C	19834-0985	160	C	19834-1075
71	C	19834-0986	161	C	19834-1076
72	C	19834-0987	162	C	19834-1077
73	C	19834-0988	163	C	19834-1078
74	C	19834-0989	164	C	19834-1079
75	C	19834-0990	165	C	19834-1080
76	C	19834-0991	166	C	19834-1081
77	C	19834-0992	167	C	19834-1082
78	C	19834-0993	168	C	19834-1083
79	C	19834-0994	169	C	19834-1084
80	C	19834-0995	170	C	19834-1085
81	C	19834-0996	171	C	19834-1086
82	C	19834-0997	172	C	19834-1087
83	C	19834-0998	173	C	19834-1088
84	C	19834-0999	174	C	19834-1089
85	C	19834-1000	175	C	19834-1090
86	C	19834-1001	176	C	19834-1091
87	C	19834-1002	177	C	19834-1092
88	C	19834-1003	178	C	19834-1093
89	C	19834-1004	179	C	19834-1094
90	C	19834-1005	180	C	19834-1095
91	C	19834-1006	181	C	19834-1096
92	C	19834-1007	182	C	19834-1097
93	C	19834-1008	183	C	19834-1098
94	C	19834-1009	184	C	19834-1099
95	C	19834-1010	185	C	19834-1100
96	C	19834-1011	186	C	19834-1101
97	C	19834-1012	187	C	19834-1102
98	C	19834-1013	188	C	19834-1103
99	C	19834-1014	189	C	19834-1104
100	C	19834-1015	190	C	19834-1105
101	C	19834-1016	191	C	19834-1106
102	C	19834-1017	192	C	19834-1107
103	C	19834-1018	193	C	19834-1108
104	C	19834-1019	194	C	19834-1109
105	C	19834-1020	195	C	19834-1110
106	C	19834-1021	196	C	19834-1111
107	C	19834-1022	197	C	19834-1112
108	C	19834-1023	198	C	19834-1113
109	C	19834-1024	199	C	19834-1114
110	C	19834-1025	200	C	19834-1115
111	C	19834-1026	201	C	19834-1116
112	C	19834-1027	202	C	19834-1117
113	C	19834-1028	203	C	19834-1118
114	C	19834-1029	204	C	19834-1119
115	C	19834-1030	205	C	19834-1120
116	C	19834-1031	206	C	19834-1121
117	C	19834-1032	207	C	19834-1122
118	C	19834-1033	208	C	19834-1123
119	C	19834-1034	209	C	19834-1124
120	C	19834-1035	210	C	19834-1125
121	C	19834-1036	211	C	19834-1126
122	C	19834-1037	212	C	19834-1127
123	C	19834-1038	213	C	19834-1128
124	C	19834-1039	214	C	19834-1129
125	C	19834-1040	215	C	19834-1130
126	C	19834-1041	216	C	19834-1131
127	C	19834-1042	217	C	19834-1132
128	C	19834-1043	218	C	19834-1133
129	C	19834-1044	219	C	19834-1134

UNIT (Partie privative)	LEVEL (Etage)	PROPERTY ID. (Cote fonci)re)	UNIT (Partie privative)	LEVEL (Etage)	PROPERTY ID. (Cote fonci)re)
220	C	19834-1135	5	2	19834-0020
221	C	19834-1136	6	2	19834-0021
222	C	19834-1137	7	2	19834-0022
223	C	19834-1138	8	2	19834-0023
224	C	19834-1139	9	2	19834-0024
225	C	19834-1140	10	2	19834-0025
226	C	19834-1141	11	2	19834-0026
227	C	19834-1142	12	2	19834-0027
228	C	19834-1143	1	3	19834-0028
229	C	19834-1144	2	3	19834-0029
230	C	19834-1145	3	3	19834-0030
231	C	19834-1146	4	3	19834-0031
232	C	19834-1147	5	3	19834-0032
233	C	19834-1148	6	3	19834-0033
234	C	19834-1149	7	3	19834-0034
235	C	19834-1150	8	3	19834-0035
236	C	19834-1151	9	3	19834-0036
237	C	19834-1152	10	3	19834-0037
238	C	19834-1153	11	3	19834-0038
239	C	19834-1154	12	3	19834-0039
240	C	19834-1155	13	3	19834-0040
241	C	19834-1156	14	3	19834-0041
242	C	19834-1157	15	3	19834-0042
243	C	19834-1158	16	3	19834-0043
244	C	19834-1159	17	3	19834-0044
245	C	19834-1160	18	3	19834-0045
246	C	19834-1161	19	3	19834-0046
247	C	19834-1162	1	4	19834-0047
248	C	19834-1163	2	4	19834-0048
249	C	19834-1164	3	4	19834-0049
250	C	19834-1165	4	4	19834-0050
251	C	19834-1166	5	4	19834-0051
252	C	19834-1167	6	4	19834-0052
253	C	19834-1168	7	4	19834-0053
254	C	19834-1169	8	4	19834-0054
255	C	19834-1170	9	4	19834-0055
256	C	19834-1171	10	4	19834-0056
257	C	19834-1172	11	4	19834-0057
258	C	19834-1173	12	4	19834-0058
259	C	19834-1174	13	4	19834-0059
260	C	19834-1175	14	4	19834-0060
261	C	19834-1176	1	5	19834-0061
262	C	19834-1177	2	5	19834-0062
263	C	19834-1178	3	5	19834-0063
264	C	19834-1179	4	5	19834-0064
265	C	19834-1180	5	5	19834-0065
266	C	19834-1181	6	5	19834-0066
267	C	19834-1182	7	5	19834-0067
268	C	19834-1183	8	5	19834-0068
269	C	19834-1184	9	5	19834-0069
270	C	19834-1185	10	5	19834-0070
271	C	19834-1186	11	5	19834-0071
272	C	19834-1187	12	5	19834-0072
273	C	19834-1188	13	5	19834-0073
274	C	19834-1189	14	5	19834-0074
275	C	19834-1190	1	6	19834-0075
276	C	19834-1191	2	6	19834-0076
277	C	19834-1192	3	6	19834-0077
278	C	19834-1193	4	6	19834-0078
279	C	19834-1194	5	6	19834-0079
280	C	19834-1195	6	6	19834-0080
281	C	19834-1196	7	6	19834-0081
282	C	19834-1197	8	6	19834-0082
283	C	19834-1198	9	6	19834-0083
284	C	19834-1199	10	6	19834-0084
285	C	19834-1200	11	6	19834-0085
286	C	19834-1201	12	6	19834-0086
287	C	19834-1202	13	6	19834-0087
288	C	19834-1203	14	6	19834-0088
289	C	19834-1204	1	7	19834-0089
290	C	19834-1205	2	7	19834-0090
1	1	19834-0001	3	7	19834-0091
2	1	19834-0002	4	7	19834-0092
3	1	19834-0003	5	7	19834-0093
4	1	19834-0004	6	7	19834-0094
5	1	19834-0005	7	7	19834-0095
6	1	19834-0006	8	7	19834-0096
7	1	19834-0007	9	7	19834-0097
8	1	19834-0008	10	7	19834-0098
9	1	19834-0009	11	7	19834-0099
10	1	19834-0010	12	7	19834-0100
11	1	19834-0011	13	7	19834-0101
12	1	19834-0012	14	7	19834-0102
13	1	19834-0013	1	8	19834-0103
14	1	19834-0014	2	8	19834-0104
15	1	19834-0015	3	8	19834-0105
1	2	19834-0016	4	8	19834-0106
2	2	19834-0017	5	8	19834-0107
3	2	19834-0018	6	8	19834-0108
4	2	19834-0019	7	8	19834-0109

UNIT (Partie privative)	LEVEL (Etage)	PROPERTY ID. (Cote fonciere)	UNIT (Partie privative)	LEVEL (Etage)	PROPERTY ID. (Cote fonciere)
8	8	19834-0110	10	16	19834-0200
9	8	19834-0111	11	16	19834-0201
10	8	19834-0112	1	17	19834-0202
11	8	19834-0113	2	17	19834-0203
1	9	19834-0114	3	17	19834-0204
2	9	19834-0115	4	17	19834-0205
3	9	19834-0116	5	17	19834-0206
4	9	19834-0117	6	17	19834-0207
5	9	19834-0118	7	17	19834-0208
6	9	19834-0119	8	17	19834-0209
7	9	19834-0120	9	17	19834-0210
8	9	19834-0121	10	17	19834-0211
9	9	19834-0122	11	17	19834-0212
10	9	19834-0123	1	18	19834-0213
11	9	19834-0124	2	18	19834-0214
1	10	19834-0125	3	18	19834-0215
2	10	19834-0126	4	18	19834-0216
3	10	19834-0127	5	18	19834-0217
4	10	19834-0128	6	18	19834-0218
5	10	19834-0129	7	18	19834-0219
6	10	19834-0130	8	18	19834-0220
7	10	19834-0131	9	18	19834-0221
8	10	19834-0132	10	18	19834-0222
9	10	19834-0133	11	18	19834-0223
10	10	19834-0134	1	19	19834-0224
11	10	19834-0135	2	19	19834-0225
1	11	19834-0136	3	19	19834-0226
2	11	19834-0137	4	19	19834-0227
3	11	19834-0138	5	19	19834-0228
4	11	19834-0139	6	19	19834-0229
5	11	19834-0140	7	19	19834-0230
6	11	19834-0141	8	19	19834-0231
7	11	19834-0142	9	19	19834-0232
8	11	19834-0143	10	19	19834-0233
9	11	19834-0144	11	19	19834-0234
10	11	19834-0145	1	20	19834-0235
11	11	19834-0146	2	20	19834-0236
1	12	19834-0147	3	20	19834-0237
2	12	19834-0148	4	20	19834-0238
3	12	19834-0149	5	20	19834-0239
4	12	19834-0150	6	20	19834-0240
5	12	19834-0151	7	20	19834-0241
6	12	19834-0152	8	20	19834-0242
7	12	19834-0153	9	20	19834-0243
8	12	19834-0154	10	20	19834-0244
9	12	19834-0155	11	20	19834-0245
10	12	19834-0156	1	21	19834-0246
11	12	19834-0157	2	21	19834-0247
1	13	19834-0158	3	21	19834-0248
2	13	19834-0159	4	21	19834-0249
3	13	19834-0160	5	21	19834-0250
4	13	19834-0161	6	21	19834-0251
5	13	19834-0162	7	21	19834-0252
6	13	19834-0163	8	21	19834-0253
7	13	19834-0164	9	21	19834-0254
8	13	19834-0165	10	21	19834-0255
9	13	19834-0166	11	21	19834-0256
10	13	19834-0167	1	22	19834-0257
11	13	19834-0168	2	22	19834-0258
1	14	19834-0169	3	22	19834-0259
2	14	19834-0170	4	22	19834-0260
3	14	19834-0171	5	22	19834-0261
4	14	19834-0172	6	22	19834-0262
5	14	19834-0173	7	22	19834-0263
6	14	19834-0174	8	22	19834-0264
7	14	19834-0175	9	22	19834-0265
8	14	19834-0176	10	22	19834-0266
9	14	19834-0177	11	22	19834-0267
10	14	19834-0178	1	23	19834-0268
11	14	19834-0179	2	23	19834-0269
1	15	19834-0180	3	23	19834-0270
2	15	19834-0181	4	23	19834-0271
3	15	19834-0182	5	23	19834-0272
4	15	19834-0183	6	23	19834-0273
5	15	19834-0184	7	23	19834-0274
6	15	19834-0185	8	23	19834-0275
7	15	19834-0186	9	23	19834-0276
8	15	19834-0187	10	23	19834-0277
9	15	19834-0188	11	23	19834-0278
10	15	19834-0189	1	24	19834-0279
11	15	19834-0190	2	24	19834-0280
1	16	19834-0191	3	24	19834-0281
2	16	19834-0192	4	24	19834-0282
3	16	19834-0193	5	24	19834-0283
4	16	19834-0194	6	24	19834-0284
5	16	19834-0195	7	24	19834-0285
6	16	19834-0196	8	24	19834-0286
7	16	19834-0197	9	24	19834-0287
8	16	19834-0198	10	24	19834-0288
9	16	19834-0199	11	24	19834-0289

UNIT (Partie privative)	LEVEL (Étage)	PROPERTY ID. (Cote foncière)	UNIT (Partie privative)	LEVEL (Étage)	PROPERTY ID. (Cote foncière)
1	25	19834-0290	6	33	19834-0380
2	25	19834-0291	7	33	19834-0381
3	25	19834-0292	8	33	19834-0382
4	25	19834-0293	1	34	19834-0383
5	25	19834-0294	2	34	19834-0384
6	25	19834-0295	3	34	19834-0385
7	25	19834-0296	4	34	19834-0386
8	25	19834-0297	5	34	19834-0387
9	25	19834-0298	6	34	19834-0388
10	25	19834-0299	7	34	19834-0389
11	25	19834-0300	8	34	19834-0390
1	26	19834-0301	1	35	19834-0391
2	26	19834-0302	2	35	19834-0392
3	26	19834-0303	3	35	19834-0393
4	26	19834-0304	4	35	19834-0394
5	26	19834-0305	5	35	19834-0395
6	26	19834-0306	6	35	19834-0396
7	26	19834-0307	7	35	19834-0397
8	26	19834-0308	8	35	19834-0398
9	26	19834-0309	1	36	19834-0399
10	26	19834-0310	2	36	19834-0400
11	26	19834-0311	3	36	19834-0401
1	27	19834-0312	4	36	19834-0402
2	27	19834-0313	5	36	19834-0403
3	27	19834-0314	6	36	19834-0404
4	27	19834-0315	7	36	19834-0405
5	27	19834-0316	8	36	19834-0406
6	27	19834-0317	1	37	19834-0407
7	27	19834-0318	2	37	19834-0408
8	27	19834-0319	3	37	19834-0409
9	27	19834-0320	4	37	19834-0410
10	27	19834-0321	5	37	19834-0411
11	27	19834-0322	6	37	19834-0412
1	28	19834-0323	7	37	19834-0413
2	28	19834-0324	8	37	19834-0414
3	28	19834-0325			
4	28	19834-0326			
5	28	19834-0327			
6	28	19834-0328			
7	28	19834-0329			
8	28	19834-0330			
9	28	19834-0331			
10	28	19834-0332			
11	28	19834-0333			
1	29	19834-0334			
2	29	19834-0335			
3	29	19834-0336			
4	29	19834-0337			
5	29	19834-0338			
6	29	19834-0339			
7	29	19834-0340			
8	29	19834-0341			
9	29	19834-0342			
10	29	19834-0343			
11	29	19834-0344			
1	30	19834-0345			
2	30	19834-0346			
3	30	19834-0347			
4	30	19834-0348			
5	30	19834-0349			
6	30	19834-0350			
7	30	19834-0351			
8	30	19834-0352			
9	30	19834-0353			
10	30	19834-0354			
11	30	19834-0355			
1	31	19834-0356			
2	31	19834-0357			
3	31	19834-0358			
4	31	19834-0359			
5	31	19834-0360			
6	31	19834-0361			
7	31	19834-0362			
8	31	19834-0363			
9	31	19834-0364			
10	31	19834-0365			
11	31	19834-0366			
1	32	19834-0367			
2	32	19834-0368			
3	32	19834-0369			
4	32	19834-0370			
5	32	19834-0371			
6	32	19834-0372			
7	32	19834-0373			
8	32	19834-0374			
1	33	19834-0375			
2	33	19834-0376			
3	33	19834-0377			
4	33	19834-0378			
5	33	19834-0379			

Condominium Act, 1998

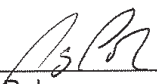
CERTIFICATE IN RESPECT OF A BY-LAW
(under subsection 56(9) of the *Condominium Act, 1998*)

Peel Standard Condominium Corporation No. 834 (known as the "Corporation")
certifies that:

1. The copy of By-law No. 1, 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 this 10th day of September, 2008.

**PEEL STANDARD CONDOMINIUM
CORPORATION NO. 834**

Per: 
Name: Gary Polenz
Title: Secretary

I have authority to bind the Corporation.

PEEL STANDARD CONDOMINIUM CORPORATION NO. 834

BY-LAW NO. 1

Be it enacted as a by-law of **PEEL STANDARD CONDOMINIUM CORPORATION NO. 834** (hereinafter referred to as "the Corporation" or "this Corporation" as follows:

ARTICLE I

DEFINITIONS

The terms used herein and, in particular, the capitalized terms used herein shall have ascribed to them the definitions contained in the Condominium Act, 1998, S.O. 1998, c.19, as amended, and the Regulations made thereunder (all of which are hereinafter referred to as the "Act"), and the declaration of the Corporation.

ARTICLE II

SEAL

The corporate seal of the Corporation shall be in the form impressed hereon.

ARTICLE III

REGISTER

The Corporation shall maintain a record (hereinafter called the "Register") which shall note the name and address for service of the owner and mortgagee of each unit who has notified the Corporation of his entitlement to vote. The owner's address for service shall be the address shown for his unit and the mortgagee's address for service shall be the address shown for him on his mortgage registered in the Land Titles Office, unless the Corporation is given notice of a different address by such owner or mortgagee.

ARTICLE IV

MEETING OF MEMBERS

1. Annual General Meetings: The annual general meeting of the owners shall be held at such place within the City of Mississauga, and at such time and on such day in each year as the board of directors of the Corporation (hereinafter called the "board") may from time to time determine, for the purpose of hearing and receiving the reports and statements required by the Act and the by-laws of the Corporation to be laid before the owners at an annual general meeting, and for the purposes of electing directors, confirming by-laws passed by directors, appointing an auditor and fixing or authorizing the board to fix his remuneration, and for the transaction of such other business as may be properly brought before the meeting. The board shall lay before each annual general meeting of owners a financial statement made in accordance with generally accepted accounting principles, as well as the report of the auditor to the owners, and such further information respecting the financial position of the Corporation as the by-laws may require. The board shall hold an annual general meeting not more than three (3) months after the registration of the declaration and description and subsequently within six (6) months of the end of each fiscal year of the Corporation.
2. The First Meeting: The first annual general meeting shall be held not more than three (3) months after the registration of the declaration and description. The owners shall, at such first meeting, appoint one or more auditors to hold office until the close of the next annual general meeting, and if the owners fail to do so, the board shall forthwith make such appointment. The remuneration of an auditor so appointed shall be fixed by the owners, or by the board if authorized to do so by the owners, but the remuneration of an auditor appointed by the board shall be fixed by the board. The Corporation shall then give notice in writing to an auditor of his appointment forthwith after such appointment is made.
3. Interim Meeting of the First Board: The first board as appointed by the declarant shall call and hold a meeting of owners by the later of thirty (30) days after the day on which the declarant has transferred twenty percent (20%) of the units and ninety (90) days after the day on which the declarant transfers the first unit in the Corporation. At such interim meeting, the owners other than the declarant may elect two (2) directors to the first board to hold office in addition to the directors appointed by the declarant even if the addition of an elected director results in more directors on

the board than the declaration allows. The quorum for such interim meeting shall be constituted when twenty five percent (25%) of the units in the Corporation not owned by the declarant are present at the meeting or represented by proxy. Such a meeting is not required to be called if by the day set for the meeting, the declarant no longer owns a majority of the units and advises the board in writing of that fact.

4. Turnover Meeting: The board, elected or appointed at a time when the declarant owns a majority of the units, shall, not more than twenty-one days after the declarant ceases to be the registered owner of a majority of the units, call a meeting of the owners to elect a new board, and such meeting shall be held within twenty-one (21) days after the calling of the meeting (the "turnover meeting"). If the turnover meeting is not called within such time, any owner or any mortgagee entitled to vote may call the meeting. At this meeting, the declarant or its agents shall give to the new board elected at that meeting the seal of the Corporation and all the books, documents, agreements, plans, warranties, financial records, and all other information required to be transferred pursuant to Section 43 of the Act. Furthermore, within 60 days after the turnover meeting, the declarant shall give the board an audited financial statement prepared as at the date of such meeting.

5. Special Meetings: The board may at any time call a meeting of the owners of the Corporation for the transaction of any business, the nature of which shall be specified in the notice calling the meeting. The board shall, upon receipt of a requisition in writing made by owners who together own at least fifteen (15%) per cent of the units, are listed in the record maintained by the Corporation under s.47(2) of the Act and are entitled to vote, call and hold a meeting of the owners within thirty five (35) days of receiving the requisition or add the business to be transacted to the agenda of the next annual general meeting if the requisitionists request or consent. If such meeting is not called and held, any of the requisitionists may call the meeting; and in such case, the meeting shall be held within forty five (45) days of the day on which the meeting is called, and the Corporation shall, upon request by the requisitionist who called the meeting, reimburse the such requisitionist for the reasonable costs incurred in calling the meeting. If the nature of business to be presented at the meeting includes the removal of one or more of the directors, the requisition shall state, for each director proposed to be removed, the name of the director, the reasons for removal and whether the director occupies a position on the board that under subsection 51(6) of the Act is reserved for voting by owners of owner-occupied units.

6. Notices: Notice of the time, place, and date of the turnover meeting, and each annual general or special meeting, shall be served on an owner not less than fifteen (15) days before the day on which the meeting is to be held, to each owner who has notified the Corporation in writing of the owner's name and address for service and whose name appeared on the record at least twenty (20) days before the date of such meeting, and served on each mortgagee of a unit who under the terms of the mortgage has the right to vote at a meeting of the owners in place of the unit owner and has notified the Corporation in writing of the right and the mortgagee's name and address. Each notice of meeting, as hereinbefore required, shall be in writing and have the content required by subsection 47(9) of the Act and shall be served in accordance with subsections 47(7) and (8) of the Act, as the case may be.

7. Reports and Financial Statements: The corporation shall attach to the notice of the annual general meeting a copy of the financial statements and auditor's report. A copy of the minutes of the meeting of owners and of the board shall, within ten (10) days of such meeting, be furnished to each mortgagee who has, in writing, requested same.

8. Persons entitled to be present: The only persons entitled to attend a meeting of owners shall be the owners and mortgagees entered on the register, the auditor of the Corporation, the directors and officers of the Corporation, others who, although not entitled to vote, are entitled or required under the provisions of the Act or the by laws of the Corporation to be present at the meeting. Any other person may be admitted only on the invitation of the Chairman of the meeting or with the consent of a majority of those present at the meeting.

9. Quorum: At any meeting of owners other than the interim meeting referred to in paragraph 3 above, a quorum shall be constituted when persons entitled to vote and owning not less than twenty-five (25%) per cent of the units are present in person or represented by proxy at such meeting. If thirty (30) minutes after the time appointed for the holding of any meeting of owners has elapsed and a quorum is not present, the meeting shall be dissolved and shall stand adjourned. Notice of the time, day and place of the reconvening of such adjourned meeting shall be given not less than ten (10) days prior to the reconvening of such meeting. For the interim meeting referred to in paragraph 3 above, the quorum shall be constituted when twenty five percent

(25%) of the units in the Corporation not owned by the declarant are present at the meeting or represented by proxy.

10. Right to vote: At each meeting of owners, and subject to the restrictions in Section 14 of this Article, every owner of a unit shall be entitled to vote, if he is entitled to receive notice of the meeting and is otherwise entitled to vote at the meeting. A mortgagee entitled to receive notice of a meeting of owners has the right to vote at a meeting in the place of the unit owner or exercise the right, if any, of the unit owner to consent in writing if the mortgagee gives notice to the corporation at least four (4) days before the date of the meeting of the mortgagee's intention to exercise the right. If there is more than one mortgagee entitled to vote in respect of one unit, the mortgagee who has priority shall be entitled to vote in respect of the unit, and if that mortgagee fails to exercise the right then the mortgagee who is next in priority may exercise the right. If none of the mortgagees who have the right to vote exercises the right, then the unit owner has the right to vote at a meeting of the owners subject to subsection 51(1) of the Act or to consent in writing. Any dispute over the right to vote shall be resolved by the Chairman of the meeting upon such evidence as he may deem sufficient. The vote of each such owner or mortgagee shall be on the basis of one vote per unit, and where two or more persons entitled to vote in respect of one unit are evenly divided on how to exercise their vote, the vote in respect of that unit shall not be counted.

11. Method of voting: At any annual general, special or turnover meeting, any question shall be decided by a show of hands or on a recorded vote, which may be requested by a person entitled to attend such meeting as aforesaid either before or promptly after the vote. Unless a recorded vote is so requested, a declaration by the Chairman that such question has by the show of hands been carried is prima facie proof of the fact, without proof of the number of votes recorded in favour of, or against, any such question. A demand for a recorded vote once given, may be withdrawn. Notwithstanding the above, the voting for the election of directors shall be by recorded vote only.

12. Representatives: An executor, administrator, committee of a mentally incompetent person, guardian or trustee (and where a corporation acts in such capacity any person duly appointed as proxy for such corporation) upon filing with the Secretary of the meeting sufficient proof of his appointment, shall represent the owner or mortgagee at all meetings of the owners of the Corporation and may exercise the owner's vote in the same manner and to the same extent as such owner. Should there be more than one executor, administrator, committee, guardian or trustee, the provisions of Section 14 of this Article shall apply.

13. Proxies: Every owner or mortgagee entitled to vote at meetings of owners, may, by instrument in writing, appoint a proxy for a particular meeting of owners, who need not be an owner or mortgagee, to attend and act at the meeting in the same manner, to the same extent, and with the same powers as if the owner or mortgagee were present himself. The instrument appointing a proxy shall be in writing signed by the appointer or his attorney authorized in writing. The instrument appointing a proxy shall be deposited with the Secretary of the meeting before any vote is cast under its authority. An instrument appointing a proxy for the election or removal of a director at a meeting of owners shall state the name of the directors for and against whom the proxy is to vote.

14. Co-owners: If two or more persons own a unit, or own a mortgage in respect of which a right to vote is exercisable, any one of the owners or mortgagees, as the case may be, may in the absence of the other owner(s) or mortgagee(s) vote, but if more than one of them are present or are represented by proxy, they shall vote in agreement with each other, or by majority of those entitled to vote in respect of the unit, failing which the vote for such unit shall not be counted.

15. Votes to govern: At all meetings of owners every question shall, unless otherwise required by the Act, the declaration or the by-laws, be decided by the majority of the votes cast on the question, as set out in Section 10 of this Article.

16. Entitlement to Vote: Except where, under the Act or the by-laws of the Corporation, the unanimous vote of all owners is required, an owner is not entitled to vote at any meeting if any common expense or other monetary contribution payable in respect of his unit are in arrears for thirty (30) days or more prior to the meeting. However, any owner not entitled to vote as aforesaid, may vote if the Corporation receives payment of the arrears with respect of the owner's unit before the meeting is held.

ARTICLE VCorporation

1. Duties of the Corporation: The duties of the Corporation shall include, but shall not be limited to the following:

- a) controlling, managing and administering the common elements and the assets of the Corporation;
- b) operating and maintaining the common elements and assets of the Corporation in a fit and proper condition including, paying the Corporation's proportionate share of the shared facilities and services and without limiting the generality of the foregoing, complying with the rights and easements contained in the Land Titles Parcel Register for the Property;
- c) collecting the common expenses assessed against the owners;
- d) arranging for the supply of heat, hydro and water services to the common elements and the units, if required, except where the Corporation is prevented from carrying out such duty by reason of any event beyond the reasonable control of the Corporation. If any apparatus or equipment used in effecting the supply of such heat, hydro or water at any time becomes incapable of fulfilling its function or is damaged or destroyed, the Corporation shall have reasonable time within which to repair or replace such apparatus and the Corporation shall not be liable for indirect or consequential damages or for damages for personal discomfort or illness by reasons of the breach of such duty;
- e) obtaining and maintaining such insurance as may be required by the Act, the declaration or the by laws;
- f) repairing after damage and restoring the units and the common elements in accordance with the provisions of the Act, the declaration and the by laws;
- g) obtaining and maintaining fidelity bonds where obtainable in such amounts as the board may deem reasonable, for such officers and directors or employees as are authorized to receive or disburse any funds on behalf of the Corporation declaration;
- h) causing audits to be made after every year-end and making financial statements available to the owners and mortgagees in accordance with the Act and the by-laws;
- i) effecting compliance by the owners with the Act, the declaration, the by-laws, and the rules;
- j) pursuant to s.76(1) of the Act, providing a status certificate in the prescribed form, and such statements and information as may be prescribed by the Act and the Corporation shall be entitled to a fee (up to the maximum prescribed by the Act) for providing same, and a duplicate thereof shall be provided without additional charge if requested, provided that the Corporation shall provide the declarant with such certificate, statements and information in connection with a sale or mortgage of a unit without any charge or fee whatsoever.
- k) pursuant to s. 93 of the Act, establishing and maintaining one or more reserve funds for the purpose of major repair and replacement of the common elements and assets of the Corporation, and pursuant to s. 94 of the Act, conducting periodic studies to determine whether the amount of money in the reserve fund and the amount of contributions collected by the Corporation are adequate to provide for the expected costs of major repair and replacement of the common elements and assets of the Corporation.
- l) pursuant to s. 44 of the Act, retaining a person who holds a certificate of authorization within the meaning of the *Professional Engineers Act* or a certificate of practice within the meaning of the *Architects Act* to conduct a performance audit of the common elements described in the description on behalf of the Corporation

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no earlier than six months, and no later than 10 months, following the registration of the declaration and description.

Any of the foregoing prescribed duties shall be limited in their application by any contrary provision contained in the declaration.

2. Powers of the Corporation: The powers of the Corporation shall include, but shall not be limited to, the following:

- a) employment and dismissal of personnel necessary for the maintenance and operation of the common elements;
- b) adoption and amendment of the rules concerning the operation and use of the property;
- c) employing a manager at the compensation to be determined by the board, to perform such duties and services as the board shall authorize;
- d) obtaining and maintaining fidelity bonds for any manager where deemed necessary by the board, and in such manner as the board may deem appropriate;
- e) investing the monies held in the reserve fund or funds by the Corporation, provided that such investment shall be those permitted by the Act;
- f) to settle, adjust, compromise or refer to arbitration any claim or claims which may be made upon or which may be asserted on behalf of the Corporation;
- g) to borrow such amounts as in its discretion are necessary or desirable in order to protect, maintain, preserve or insure the due and continued operation of the property in accordance with the declaration and by-laws of the Corporation, and to secure any such loan by mortgage, pledge or charge of any assets owned by the Corporation and to add the repayment of such loan to the common expenses, each such borrowing or loan which exceeds an amount equal to one month's common expenses being subject to approval by the unit owners at a meeting duly called for the purpose;
- h) to retain any securities or other real or personal property received by the Corporation, whether or not the same is authorized by any law, present or future, for the investment of trust funds;
- i) subject to the provisions of the declaration to the contrary, to sell, convey, exchange, assign or otherwise deal with any real or personal property at any time owned by the Corporation at such price, on such terms, and in such manner as the board in its sole discretion deems advisable, and to do all things and execute all documents required to give effect to the foregoing;
- j) to lease, or to grant or transfer an easement or license through, over, upon or under any part or parts of the common elements, by way of a special by-law, except those parts of the common elements over which any owner has the exclusive use.

ARTICLE VI

BOARD OF DIRECTORS

1. The affairs of the Corporation shall be managed by the board.
2. Number and Quorum: Until amended by by-law, the number of directors shall be five (5) of whom three (3) shall constitute a quorum for the transaction of business at any meeting of the board. Notwithstanding vacancies, the remaining directors may exercise all the powers of the board so long as a quorum of the board remains in office.
3. Qualifications: Each director shall be eighteen (18) or more years of age, shall not be an undischarged bankrupt or mentally incompetent person and need not be an owner of a unit in the Corporation. If a director becomes a bankrupt or mentally incompetent person or a certificate of

lien is registered under subsection 85(2) of the Act against his Unit and not discharged under subsection 85(7) of the Act within ninety (90) days, he shall thereupon cease to be a director.

4. Election and Term: The directors of the Corporation shall be elected in rotation and shall be eligible for re-election. At the first meeting of the owners held to elect directors, two (2) directors shall be elected to hold office for a term of (1) year; two (2) directors shall be elected to hold office for a term of two (2) years; and one (1) director elected to the position of Director of Owner Occupied Units, as defined in Article VI, Section 15 hereof, shall be elected to hold office for a term of three (3) years. Such directors may, however, continue to act until their successors are elected. If more than one (1) of such directors whose terms are not of equal duration shall resign from the board prior to the expiration of their respective terms, and shall be replaced at a meeting of owners called for that purpose, the director(s) receiving the greater votes shall complete the longest remaining terms of the resigning directors subject to Article VI Section 15 below. At each annual general meeting thereafter a number of directors equal to the number of directors retiring in such year shall be elected for a term of three (3) years.

5. Removal of Directors: A director may be removed before the expiration of his term by a vote of owners who together own a majority of units, and the owners may elect at any annual general or special meeting any qualified person in the place of any director who has been so removed, or who has died or resigned, for the remainder of his term.

6. Filling of Vacancies: If a vacancy in the membership of the board of directors occurs, other than by way of removal by a vote of owners or as a result of the number of directors being increased, the majority of the remaining members of the board may appoint any qualified person to be a member of the board to fill such vacancy until the next annual general meeting, at which time the vacancy shall be filled by election by the owners. However, if a vacancy arises and there is not a quorum of directors in office, the directors then in office shall forthwith call a meeting of owners to fill all the vacancies, and in default thereof, or if there are no directors in office, the meeting may be called by any owner.

7. Calling of Meetings of the Board of Directors: Meetings of the board shall be held from time to time at such place and at such time and on such day as the President and Vice-President (who is a director), or any two directors, may determine; and the Secretary shall call meetings when directly authorized by the President and by the Vice-President (who is a director), or by any two directors. In addition to any other provision in the by-laws, a quorum of directors may at any time, call a meeting of the directors for the transaction of any business. Unless otherwise provided in the by-laws, notice of any meeting so called shall be given personally, by prepaid mail or by telegraph to each director not less than ten (10) days before the time when the meeting is to be held and shall state the time and place of the meeting and the general nature of the business to be discussed at the meeting, save that no notice of a meeting shall be necessary if all the directors are present and consent to the holding of such meeting or if those absent have waived notice of the meeting or otherwise signified in writing their consent to the holding of such meeting.

8. Regular Meetings: The board may appoint a day or days in any month or months for regular meetings at a place and hour to be named. A copy of any resolution of the board fixing a place and time of regular meetings of the board shall be sent to each director forthwith after being passed, but no other notice shall be required for any such regular meeting.

9. Meeting by Teleconference: A meeting of the directors may be held by teleconference or another form of communications system that allows the directors to participate concurrently if all of the directors consent to the means used.

10. First Meeting of New Board: The board may, without notice, hold its first meeting for the purpose of organization, and for the election and appointment of officers, immediately following the meeting of the owners at which the directors of the board were elected, provided a quorum of directors is present.

11. Disclosure by Directors of Interest in Contracts: Every director of the Corporation who has, directly or indirectly, any material interest in any material contract or transaction, to which the Corporation is or will be a party, shall disclose in writing to the Corporation the nature and extent of the interest in such contract or transaction. The disclosure shall be made at the meeting of the board, and entered in the minutes of the meeting, at which the contract or transaction is first considered, or at the first such meeting that the interested director attends, or if the director becomes interested after the contract or transaction is entered into at the next meeting of directors. Subject to the Act, such director shall refrain from voting and shall not, in respect of such contract

or transaction, be counted in the quorum and shall not be present during the discussion at the meeting. A general notice to the board by a director declaring that he is a director or officer of, or has a material interest in, any company or other entity that is a party to a contract or proposed contract with the Corporation, is a sufficient declaration of his interest in relation to any contract so made. If a director has made a declaration or disclosure of his interest, and has not voted in respect of the contract or transaction, then such director, if he was acting honestly and in good faith at the time the contract or transaction was entered into, is not, by reason only of his holding the office of director, accountable to the Corporation or to its owners for any profit or gain realized from the contract or transaction, and such contract or transaction is not voidable by reason only of the director's interest therein. In respect of any contract or transaction involving the purchase or sale of real or personal property by the Corporation that the seller acquired within five (5) years before the date of the contract or transaction or the proposed contract or transaction, the director shall disclose the cost of the property to the seller, to the extent which such information is within the director's knowledge or control.

12. Standard of Care: Every director and officer shall exercise the powers and discharge the duties of his office honestly and in good faith, and exercise the care, diligence and skill that a reasonably prudent person would exercise in comparable circumstances.

13. Protection of Directors and Officers: No director or officer shall be liable for the acts, neglect or default of any other director or officer, or for any loss or expense happening to the Corporation through the insufficiency or deficiency of title to any property acquired by resolution or order of the board for or on behalf of the Corporation, or for the insufficiency or deficiency of any security in or upon which any of the monies of the Corporation shall be invested, or for any loss or damage arising from the bankruptcy, insolvency or tortious act of any person with whom any of the monies, securities or effects of the Corporation shall be deposited, or for any loss occasioned by an error of judgment or oversight on his part, or for any other loss, damage or misfortune which might happen in the execution of the duties of his office or in relation thereto, unless the same shall happen through his own dishonest or fraudulent act or acts.

14. Indemnity of Directors and Officers: Every director or officer of the Corporation and their respective heirs, executors, administrators, estate trustees and other legal representatives and successors, shall at all times be indemnified and saved harmless by the Corporation from and against:

- a) all costs, expenses, charges, damages and liabilities which such director or officer suffers, sustains or incurs in respect of any action, suit or proceedings that is brought, commenced or prosecuted against him for or in respect of anything done, omitted to do or permitted to be done by him in connection with the execution of the duties of his office (hereinafter collectively referred to as the "Liabilities"); and
- b) all other costs, charges and expenses which such director or officer properly sustains or incurs in relation to the affairs of the Corporation;

unless the Act or the by-laws of the Corporation otherwise provide. The Corporation shall, not later than one (1) week after the turn-over meeting, use its best efforts to purchase and maintain insurance for the benefit of every director or officer in order to indemnify them against the Liabilities, provided that such insurance shall not indemnify any officer or director against the Liabilities if same were incurred by such officer or director as a result of a contravention of Section 37(1) of the Act.

15. Director of Owner Occupied Units: Provided at least 15% of the units are owner occupied units on or after the time at which the board is required to call the turnover meeting, the owners shall elect one director to a position reserved for a director elected solely by the owners of owner occupied units (the "Director of Owner Occupied Units") as required by section 51(6) of the Act. Only owners of units that are owner occupied shall be entitled to vote for the position of Director of Owner Occupied Units. If a vacancy of the position of Director of Owner Occupied Units arises, then the owners of units that are owner occupied shall elect a director to fill the vacancy for the remainder of the term. Any notice of meeting in relation to the election of directors shall state that one position on the board is reserved for voting by owners of owner occupied units and indicate the persons, if any, which have notified the board in writing as of the day before the notice is sent that they intend to be candidates for the Director of Owner Occupied Units position.

ARTICLE VIIOFFICERS

1. Elected Officers: At the first meeting of the board and after each election of directors, the board shall elect from among its members a President and a Secretary. In default of such election, the then incumbent, if a member of the board, shall hold office until his successor is elected. A vacancy occurring from time to time in such office may be filled by the board from among its members.
2. Appointed Officers: From time to time the board may appoint one or more Vice-Presidents, a General Manager, a Treasurer and such other officers as the board may determine, including one or more assistants to any of the officers so appointed. The officer so appointed may, but need not be, a member of the board. One person may hold more than one office and if the same person holds both the office of Secretary and the office of Treasurer he may be known as Secretary-Treasurer.
3. Term of Office: Subject to the provisions of any written agreement to the contrary, the board may remove at its pleasure any officer of the Corporation.
4. President: The President shall, when present, preside at all meetings of the owners and of the board, and shall be charged with the general supervision of the business and affairs of the Corporation. Except when the board has appointed a General Manager or Managing Director, the President shall also have the powers and be charged with the duties of that office.
5. Vice-President: During the absence of the President his duties may be performed and his powers may be exercised by the Vice-President, or if there are more than one, by the Vice-Presidents in order of seniority (as determined by the board), save that no Vice-President shall preside at a meeting of the board or at a meeting of owners who is not qualified to attend the meeting as a director or owner, as the case may be. If a Vice-President exercises any such duty or power, the absence of the President shall be presumed with reference thereto. A Vice-President shall also perform such duties and exercise such powers as the board may prescribe from time to time.
6. General Manager: The General Manager, if one be appointed, shall be responsible for the general management and direction of the Corporation's business affairs, subject to the overriding authority of the board and the supervision of the President, and shall have the power to appoint and remove any and all employees and agents of the Corporation not elected or appointed directly by the board, and to settle the terms of their employment and remuneration.
7. Secretary: The Secretary shall give or cause to be given all notices required to be given to the owners, directors, auditors, mortgagees and all others entitled thereto. He shall attend all meetings of the directors and of the owners and shall enter or cause to be entered in the books kept for that purpose, minutes of all proceedings at such meetings. He shall be the custodian of all books, papers, records, documents and other instruments belonging to the Corporation and he shall perform such other duties as may from time to time be prescribed by the board.
8. Treasurer: The Treasurer shall keep or cause to be kept full and accurate books of account in which shall be recorded all receipts and disbursements of the Corporation and, under the direction of the board, he shall control the deposit of money, the safekeeping of securities and the disbursements of the funds of the Corporation. He shall render to the board at any meeting thereof, or whenever required of him, an account of all his transactions as Treasurer and of the financial position of the Corporation, and he shall perform such other duties as may from time to time be prescribed by the board. The offices of Secretary and Treasurer may be combined.
9. Other Officers: The duties of all other officers of the Corporation shall be such as the terms of their engagement call for or the board requires of them. Any of the powers and duties of an officer to whom an assistant has been appointed may be exercised and performed by such assistant unless the board otherwise directs.
10. Agents and Attorneys: The board may have power from time to time to appoint agents or attorneys for the Corporation with such powers of management or otherwise (including the power to sub-delegate) as the board, in its sole discretion, may think fit.

11. Disclosure by Officers of Interest in Contracts: Every officer of the Corporation who is not a director and has, directly or indirectly, any material interest in any material contract or transaction, to which the Corporation is or will be a party, shall disclose in writing to the Corporation the nature and extent of the interest in such contract or transaction. The disclosure shall be made at the first meeting of the board, and entered in the minutes of the meeting, at which the contract or transaction is first considered, or if the officer becomes interested after the contract or transaction is entered into at the next meeting of directors. A general notice to the board by a director declaring that he is a director or officer of, or has a material interest in, any company or other entity that is a party to a contract or proposed contract with the Corporation, is a sufficient declaration of his interest in relation to any contract so made. If an officer has made a declaration or disclosure of his interest, then such officer, if he was acting honestly and in good faith at the time the contract or transaction was entered into, is not, by reason only of his holding the office of officer, accountable to the Corporation or to its owners for any profit or gain realized from the contract or transaction, and such contract or transaction is not voidable by reason only of the officer's interest therein. In respect of any contract or transaction involving the purchase or sale of real or personal property by the Corporation that the seller acquired within five (5) years before the date of the contract or transaction or the proposed contract or transaction, the officer shall disclose the cost of the property to the seller, to the extent which such information is within the officer's knowledge or control.

ARTICLE VIII

BANKING ARRANGEMENTS & CONTRACTS

1. Banking Arrangements: The banking business of the Corporation or any part thereof shall be transacted with such bank located in Ontario listed under Schedule I or II to the Bank Act (Canada) or trust company authorized by law to receive money on deposit as the board may designate, appoint or authorize from time to time by resolution, and all such banking business, or any part thereof, shall be transacted on the Corporation's behalf by such one or more officers or other persons as the board may designate, direct or authorize from time to time by resolution, and to the extent therein provided, including, without restricting the generality of the foregoing, the operation of the Corporation's accounts, the making, signing, drawing, accepting, endorsing, negotiating, lodging, depositing or transferring of any cheques, promissory notes, drafts, acceptances, bills of exchange and orders relating to any property of the Corporation; the execution of any agreement relating to any such banking business and defining the rights and powers of the parties hereto; and the authorizing of any officer of such bank to do any act or thing on the Corporation's behalf to facilitate such banking business.

2. Execution of Documents: Subject to the provisions of the Act, deeds, transfers, assignments, contracts and obligations on behalf of the Corporation may be signed by the President or a Vice-President together with the Secretary or any other director. Any contract or obligation within the scope of any management agreement entered into by the Corporation may be executed on behalf of the Corporation in accordance with the provisions of such management agreement. Notwithstanding any provisions to the contrary contained in the by-laws of the Corporation the board may, subject to the provisions of the Act, at any time and from time to time direct the manner in which, and the person or persons by whom any particular deed, transfer, contract or obligation or any class of deeds, transfer, contract or obligations of the Corporation may or shall be signed.

3. Execution of the Status Certificate: Certificates provided pursuant to Section 76(1) of the Act may be signed by any officer or any director of the Corporation, provided that the board may, by resolution, direct the manner in which, and the person(s) by whom, such certificates may or shall be signed.

ARTICLE IX

FINANCIAL

Until otherwise ordered by the board, the financial year of the Corporation shall end on the 31st day of December in each year or on such other day as the board by resolution may determine.

ARTICLE XNOTICE

1. Method of giving notice: Except as otherwise specifically provided in the Act, the declaration, or the by-laws, any notice, communication or other document, including budgets and notices of assessment required to be given or served shall be sufficiently given, if given in accordance with the following:

- a) to an owner, by giving same to him, or to any director or officer of the owner, either personally or by ordinary mail, postage prepaid, addressed to him at the address for service given by such owner for the Corporation's register, or if no such address has been given, then to such owner at his respective unit;
- b) to a mortgagee who has notified the Corporation of his interest in any unit, by giving same to him, or to any officer or director of such mortgagee, either personally or by ordinary mail, postage prepaid, addressed to such mortgagee at the address for service given by such mortgagee to the Corporation; and
- c) to the Corporation, by giving same personally to any director or officer of the Corporation, or by ordinary mail, postage prepaid, addressed to the Corporation at its address for service as set out in the declaration, or as changed in accordance with the requirements of the Act.

2. If any such notice is mailed as aforesaid, the same shall be deemed to have been received and to be effective on the third (3rd) business day following the day on which it was mailed.

3. Omissions and Errors: Except as provided in the Act, the accidental omission to give any notice to anyone entitled thereto or the non-receipt of such notice or any error in any notice not affecting the substance thereof shall not invalidate any action taken at any meeting of owners or directors held pursuant to such notice or otherwise founded thereon.

ARTICLE XIASSESSMENT AND COLLECTION OF COMMON EXPENSES

1. Duties of the Board Re Common Expenses: The common expenses as provided for in the Act and in the declaration, shall be assessed by the board and levied against the owners in the proportions in which they are required to contribute thereto pursuant to the provisions of Schedule "D" of the declaration. The board shall, from time to time, and at least once annually, prepare a budget for the property and determine by estimate the amount of common expenses for the next ensuing fiscal year or remainder of the current fiscal year as the case may be. The board shall allocate and assess such common expenses as set out in the budget for such period, among the owners, according to the proportions in which they are required to contribute to same, and such common expenses shall be payable monthly on the first day of each month during the fiscal year.

2. Duties of the Board Re Reserve Fund: In addition to the foregoing, the board shall, subject to the provisions of the declaration which may qualify or limit such obligation, make provision for the reserve fund in the annual budget, for major repair and replacement of common elements and assets of the Corporation. The Corporation shall establish and maintain this reserve fund, and shall collect from the owners as part of their contribution towards the common expenses, amounts that the board determines sufficient for such major repair and replacement, calculated on the basis of expected repair and replacement costs and life expectancy of the common elements and assets of the Corporation. Moreover, the Corporation shall conduct periodic studies to determine whether the amount of money in the reserve fund and the amount of contributions collected by the Corporation are adequate to provide for the expected costs of major repair and replacement of the common elements and assets of the Corporation in accordance with s. 94 of the Act.

3. Notice of Common Expenses to Owners: The board shall advise each owner promptly in writing of the total amount of common expenses payable by each owner respectively, and shall give copies of all budgets on which such common expenses are based to all owners and mortgagees entered on the register, in accordance with the by-laws of the Corporation.

4. Owner's obligations: Each owner shall be obliged to pay to the Corporation, or as it may direct, the amount of common expenses assessed against each owner, in equal monthly payments

on the first day of each and every month for the 12-month period or other period of time to which such assessment is applicable, until such time as a new assessment is given to such owner. If the board so directs, each owner shall forward to the Corporation forthwith a series of twelve post-dated cheques covering the monthly common expense payments payable during the period to which such assessment relates. Alternately, the Corporation may require the owner to establish a pre-authorized debit whereby the Corporation or the property manager shall debit from the owner's account, the monthly common expense contribution. In addition to the foregoing, any losses, costs or damages incurred by the Corporation by reason of a breach of any rules and regulations of the Corporation in force from time to time by any unit owner, or by members of his family and/or their invitees or licensees, shall be borne and/or paid for by such owner, and may be recovered by the Corporation against such owner in the same manner as common expenses.

5. Extraordinary Expenditures: Extraordinary expenditures not contemplated in the foregoing budget, for which the board shall not have sufficient funds, and funds required to establish reserves for contingencies and deficits, may be assessed at any time during the year in addition to the annual assessment, by the board serving notice(s) of such further assessment(s) on all owners. The notice shall include a written statement setting out the reasons for the extraordinary assessment, and each owner's proportionate share of the extraordinary assessment shall be payable by each owner within ten (10) days from the date of receipt of such notice, or within such further period of time and in such instalments as the board may otherwise determine.

6. Conveyance of unit: No owner shall be liable for the payment of any part of the common expenses assessed against his unit prior to a transfer by him of such unit but payable by him subsequent thereto, provided that he first gives notice of such assessment to the transferee of such unit.

7. Default in payment of assessment:

- a) Arrears of payments required to be made under the provisions of this Article XI shall bear interest at the rate of four (4%) percent per annum above the prime lending rate charged by the Corporation's bank to its best risk commercial customers, and shall be compounded monthly until paid and shall be deemed to constitute a reasonable charge incurred by the Corporation in collecting the unpaid amounts within the meaning of the Act.
- b) In addition to any remedies or liens provided by the Act, if any owner is in default in payment of a common expense assessment levied against him, for a period of fifteen (15) days, the board may bring legal action for or on behalf of the Corporation to enforce collection thereof, and there shall be added to any amount found due, all costs of such action, including costs as between a solicitor and his own client.

ARTICLE XII

DEFAULT

1. Notice of Unpaid Common Expenses: The board whenever so requested in writing by an owner or mortgagee entered on the register, shall promptly report to such owner or mortgagee any unpaid common expenses due from, or any other default by, any owner and any other moneys claimed by the Corporation against any owner which are thirty (30) days past due.

2. Notice of Default: The board, when giving notice of default in payment of common expenses or any other default to the owner of the unit, shall concurrently send a copy of such notice to each registered mortgagee of such unit who has requested that such notices be sent to him.

3. Notice of Lien: Where a lien for arrears of common expenses arises in favour of the Corporation pursuant to s.85(1) of the Act, the Corporation shall, on or before the day a notice of lien is registered, give notice of the lien to every encumbrancer whose encumbrance is registered against the title of the unit, by personal service of the notice or by sending the notice by registered prepaid post addressed to the encumbrancer at his last known address.

ARTICLE XIII

HOUSE RULES

1. Rules Governing the Use of Units and Common Elements: The board may make rules respecting the use of common elements and units, in order to promote the safety, security and welfare of the owners and of the property and assets of the Corporation, or for the purpose of preventing unreasonable interference with the use and enjoyment of the common elements, the units or the assets of the Corporation. Any rule made by the board shall be effective thirty (30) days after notice thereof has been given to each owner, unless the board is in receipt of a written requisition requiring a meeting of owners to consider the rules. If such a meeting of owners is required, then the rules shall become effective only upon approval at such meeting. However, any rule or amendment that has substantially the same purpose or effect as a rule previously amended or repealed within the preceding two years is not effective until the owners approve it, with or without amendment, at a meeting duly called for that purpose.
2. Compliance and Amendment of Rules: The rules shall be complied with and enforced in the same manner as the by-laws, but the owners may, at any time, amend or repeal a rule at a meeting of owners duly called for that purpose; and for greater certainty, the rules shall be observed by the owners and all residents, tenants, invitees or licensees of the units.
3. Notice of Rule: Upon making, amending or repealing a rule, the board shall give notice of it to the owners which shall include a copy of the rule as made, amended or repealed, a statement of the date that the board proposes that the rule will become effective and a statement that the owners have the right to requisition a meeting under section 46 of the Act, and the date that the rule becomes effective.

ARTICLE XIV

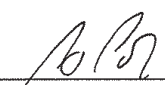
MISCELLANEOUS

1. Invalidity: The invalidity of any part of this by-law shall not impair or affect in any manner the validity and enforceability or effect of the balance thereof.
2. Gender: The use of the masculine gender in this by-law shall be deemed to include the feminine and neuter genders and the use of the singular shall be deemed to include the plural, wherever the context so requires.
3. Waiver: No restriction, condition, obligation or provision contained in this by-law shall be deemed to have been abrogated or waived by reason of any failure to enforce the same irrespective of the number of violations or breaches thereof which may occur.
4. Headings: The headings in the body of this by-law form no part thereof but shall be deemed to be inserted for convenience or reference only.

PEEL STANDARD CONDOMINIUM CORPORATION NO. 834 hereby enacts the foregoing by-law having been approved by the directors of the Corporation and confirmed without variation by the declarant which owns 100 per cent of the units pursuant to the provisions of the Condominium Act, S.O. 1998, Chapter 19, as amended.

DATED this 10th day of September, 2008.

PEEL STANDARD CONDOMINIUM
CORPORATION NO. 834

Per: 
Name: Gary Polerz
Title: Secretary

I have authority to bind the corporation.