



Document General  
Form 4 — Land Registration Reform Act

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BY-LAW NO. 4

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FOR OFFICE USE ONLY

AT6391556

Number/Numero  
CERTIFICATE OF REGISTRATION  
CERTIFICAT D'ENREGISTREMENT

AUG 04 2023

# 80  
Office/Bureau:

*Gene Segal*  
Land Registrar  
Registraireur

14:04

(1) Registry  Land Titles  (2) Page 1 of 4 pages *gn*

(3) Property Identifier(s) 76985-0001 to 76985-0775 (both inclusive) Block Property Additional: See Schedule

(4) Nature of Document  
BY-LAW NO. 4  
(s.56(9) of the Condominium Act)

(5) Consideration  
Dollars \$

(6) Description  
All Units on all Levels and Common Elements  
Toronto Standard Condominium Corporation No. 2985  
City of Toronto  
The Land Titles Division of Toronto (Land Registry Office 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
TORONTO STANDARD CONDOMINIUM CORPORATION NO. 2985	<i>Neil Pattison</i> Per: Name: Neil Pattison Title: President	2023	08	04
We have authority to bind the corporation.	<i>Spencer Owen</i> Per: Name: Spencer Owen Title: Secretary	2023	08	04

(11) Address for Service c/o 150 Logan Ave, Toronto, Ontario M4M 0E4

(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  
150 Logan Avenue  
Toronto, Ontario  
M4M 0E4

(15) Document Prepared by:

Elizabeth Lun  
BRATTYS LLP  
Suite 200  
7501 Keele Street  
Vaughan, Ontario  
L4K 1Y2 (EL/mts)

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Fees and Tax	
Registration Fee	80.50
Total	\$80.50

**CONDOMINIUM ACT, 1998**

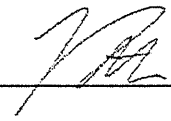
**CERTIFICATE IN RESPECT OF A BY-LAW**  
(under subsection 56(9) of the *Condominium Act, 1998*)

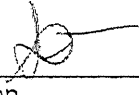
**TORONTO STANDARD CONDOMINIUM CORPORATION NO. 2985** (known as the "Corporation") certifies that:

1. The copy of By-law No. 4 attached hereto 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 4th day of August, 2023

**TORONTO STANDARD CONDOMINIUM CORPORATION NO. 2985**

Per:   
 Name: Neil Pattison  
 Title: President

Per:   
 Name: Spencer Owen  
 Title: Secretary

We have authority to bind the Corporation.

TORONTO STANDARD CONDOMINIUM CORPORATION NO. 2985

BY-LAW NO. 4

Be it enacted as a By-law of TORONTO STANDARD CONDOMINIUM CORPORATION NO. 2985 (hereinafter referred as to the "Corporation") as follows:

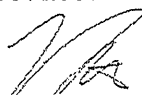
The directors of the Corporation shall cause the corporation to enter into an agreement with 462 DEVELOPMENTS INC. (the "Declarant") substantially in the form attached hereto as (the "Agreement") which shall provide that, effective as of the registration date of the Corporation:

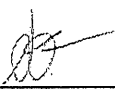
- a) The Corporation shall have no rights against the Declarant beyond those that are specifically granted to the Corporation under the *Condominium Act, 1998*, the *Ontario New Home Warranties Plan Act* and by Tarion Warranty Corporation, formerly the Ontario New Home Warranty Program.
- b) The Corporation's only recourse against the Declarant for a final and binding resolution of any outstanding, incomplete or deficient construction items and any other related matters relating to the Property, the Corporation and the Building shall be through the process established for and administered by the Tarion Warranty Corporation.
- c) The Corporation, together with the Declarant, shall appoint and constitute Tarion Warranty Corporation as the sole and final arbiter of all such matters.
- d) The Corporation shall indemnify and save the Declarant harmless from all actions, causes of actions, claims and demands for damages or loss which are brought by the Corporation in contravention of the said Agreement.
- e) The Agreement shall neither be terminated nor terminable by the Corporation following the Turnover Meeting.
- f) The Agreement shall enure to the benefit of and be binding upon the respective successors and assigns of the parties hereto.

TORONTO STANDARD CONDOMINIUM CORPORATION NO. 2985 hereby enacts the foregoing by-law having been duly 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, 1998, S.O. 1998, c.19*.

DATED this 4th day of August, 2023.

TORONTO STANDARD CONDOMINIUM CORPORATION NO. 2985

Per:   
 Name: Neil Pattison  
 Title: President

Per:   
 Name: Spencer Owen  
 Title: Secretary

We have the authority to bind the Corporation.

WARRANTY AGREEMENT

THIS AGREEMENT is made this 4th day of August, 2023.

BETWEEN:

462 DEVELOPMENTS INC., a corporation formed under the laws of the Province of Ontario (the "Declarant")

- and -

TORONTO STANDARD CONDOMINIUM CORPORATION NO. 2985, a condominium corporation created under the Condominium Act, 1998, S.O. 1998, c. 19 (the "Corporation")


RECITALS:

- A. the Corporation was created pursuant to the *Condominium Act, 1998* (the "Act") by the registration of a Declaration and a Description in the Land Registry Office for the Land Titles Division of Metropolitan Toronto, relating to the land and any interest appurtenant to the land described in the Description located at 105-119, 150, and 152-168 Logan Avenue, Toronto (collectively, the "Property"); and
- B. the Corporation has agreed to enter into this Agreement with the Declarant with respect to any outstanding, incomplete or deficient items and any other relating to the Property, the Condominium, the Building and including, without limitation, the units and common elements of the Corporation, in accordance with the terms and conditions of this Agreement.

In of the covenants and agreements contained in this Agreement and the sum of \$1.00 paid by each party to each other party, and other good and valuable consideration, the receipt and sufficiency of which are acknowledged by each party, the parties agree as follows:


- 1. The Corporation shall have no rights against the Declarant beyond those that are specifically granted to the Corporation under the *Ontario New Home Warranties Plan Act* or the Tarion Warranty Corporation ("Tarion").
- 2. The Corporation's only recourse against the Declarant for a final and binding resolution of any outstanding, incomplete or deficient items and any other matters relating to the Property, the Condominium, the Building and including, without limitation, the units and common elements of the Corporation shall be through the process established and administered under Tarion.
- 3. The Corporation and the Declarant, hereby appoint and constitute Tarion as the sole and final arbiter of all such matters as set out in paragraph 2 above.
- 4. The Corporation agrees to indemnify and save the Declarant harmless from all actions, causes of actions, claims and demands for damages or loss which are brought by the Corporation in contravention of this Agreement.
- 5. This Agreement shall neither be terminated nor terminable by the Corporation following the turnover meeting.
- 6. This Agreement shall enure to the benefit of and be binding upon the respective successors and assigns of the parties hereto.

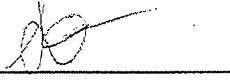
462 DEVELOPMENTS INC.

Per:   
Name: Stephen Price  
Title: Secretary

I have the authority to bind the Corporation.

TORONTO STANDARD CONDOMINIUM CORPORATION NO. 2985

Per:   
Name: Neil Pattison  
Title: President

Per:   
Name: Spencer Owen  
Title: Secretary

We have the authority to bind the Corporation.