

FOR OFFICE USE ONLY

Number/Numero... 193973
CERTIFICATE OF RECEIPT
CERTIFICAT DE RÉCÉPISSE
DEC 21 2010 9:49
Land Registrar
Registraireur
PEEL (43) BRAMPTON

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

(3) Property Identifier(s) Block Property 19894-0001 to 19894-1529 INCLUSIVE Additional: See Schedule

(4) Nature of Document BY-LAW NO. 5 (Condominium Act, 1998)

(5) Consideration NIL Dollars \$

(6) Description All Units on all Levels and Common Elements comprising the Property included in Peel Standard Condominium Plan No. 894 City of Mississauga The Land Titles Division of the Peel Registry Office No. 43

New Property Identifiers Additional: See Schedule

Executions Additional: See Schedule

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

(8) This Document provides as follows:
SEE SCHEDULE FOR BY-LAW CERTIFICATE
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
PEEL STANDARD CONDOMINIUM CORPORATION NO. 894 by its Solicitors BRATTY AND PARTNERS, LLP Per: Brian B. Finer 2010 12 20

(11) Address for Service c/o 20 Queen Street West, Suite 3400, Toronto, Ontario, M5H 3R3

(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 383 and 385 Prince of Wales Drive, Mississauga

(15) Document Prepared by: Melissa Morra Bratty and Partners, LLP Suite 200 7501 Keele Street Vaughan, Ontario L4K 1Y2 (CHICAGO BBF/MM)

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Fees and Tax	
Registration Fee	70-
Total	70-

2

Condominium Act, 1998

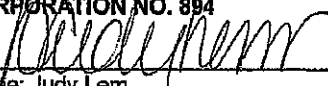
CERTIFICATE IN RESPECT OF A BY-LAW
(under subsection 56(9) of the *Condominium Act, 1998*)

Peel Standard Condominium Corporation No. 894 (known as the "Corporation") certifies that:

1. The copy of By-law No. 5, 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 at the City of Toronto, this 9 day of December, 2010.

**PEEL STANDARD CONDOMINIUM
CORPORATION NO. 894**

Per: 
Name: Judy Lem
Title: Secretary

I have authority to bind the corporation.

PEEL STANDARD CONDOMINIUM CORPORATION NO. 894

BY-LAW NO. 5

Be it enacted as a By-law of PEEL STANDARD CONDOMINIUM CORPORATION NO. 894 (hereinafter referred as to the "Corporation") as follows:

1. that the Corporation execute the Undertaking to be Bound and Consent to Registration in favour of The Corporation of the City of Mississauga and the Land Registrar for the Land Titles Division of Peel (No. 43), a copy of which is attached hereto; and
2. that the terms of such Undertaking to be Bound and Consent to Registration be approved by the board of directors of the Corporation.

PEEL STANDARD CONDOMINIUM CORPORATION NO. 894 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 at the City of Toronto, this 9 day of December, 2010.

PEEL STANDARD CONDOMINIUM CORPORATION NO. 894

Per: 
 Name: Judy Lem
 Title: Secretary

I have authority to bind the corporation.

UNDERTAKING AND COVENANT TO BE BOUND AND CONSENT TO REGISTRATION

- TO: The Corporation of the City of Mississauga (the "City")
- AND TO: The Land Registrar for the Land Titles Division of Peel (No. 43)
- RE: The Encroachment Agreement dated the 31st day of October, 2007, made between the City and Daniels CCW Corporation and registered on the 16th day of January, 2008 as Instrument No. PR1402641
- RE: The Canopy Encroachment Agreement dated the 15th day of March, 2008, made between the City and Daniels CCW Corporation and registered on the 5th day of June, 2008 as Instrument No. PR1472977
- RE: Development Agreement/Schedule G dated the 12th day of December, 2007, between the City of Mississauga and Daniels CCW Corporation and registered on the 11th day of February, 2008 as Instrument No. PR1413829, as amended by Amending Agreement dated March 19, 2008 and registered as Instrument No. PR1623347 and Amending Agreement dated September 17th, 2010 and registered as Instrument No. PR1895231
- RE: Development Agreement/Schedule H dated the 12th day of December, 2007, between the City of Mississauga and Daniels CCW Corporation and registered on the 11th day of February, 2008 as Instrument No. PR1413829, as amended by Amending Agreement dated March 19, 2008 and registered as Instrument No. PR1623347 and Amending Agreement dated September 17th, 2010 and registered as Instrument No. PR1895231
- RE: Pedestrian Walkway Cost Sharing Agreement dated the 9th day of December, 2010, between Daniels CCW Corporation and Peel Standard Condominium Corporation No. 894 registered on the 9th day of December, 2010.

(the aforesaid agreements are hereinafter collectively referred to as the "Municipal Development and Cost Sharing Agreements")

- RE: Part of Lot 18, Concession 2 NDS, (TOR. TWP), Mississauga designated as Parts 2 to 15, inclusive, and Parts 17 to 19, inclusive, on Reference Plan 43R-33625 (the "Property")
- RE: Assumption of the Municipal Development and Cost Sharing Agreements by Peel Standard Condominium Corporation No. 894

WHEREAS:


- (A) The Corporation has been created by the registration of a declaration and description on the Property; and
- (B) The Corporation has agreed to execute and/or assume the Municipal Development and Cost Sharing Agreements;

In consideration of the City agreeing to be bound by and to honour the terms of the Municipal Development and Cost Sharing Agreements in the same manner as if the Corporation was an original party thereto and other good and valuable consideration and the sum of \$2.00 paid by the City to the Corporation, the receipt of which is hereby acknowledged, the Corporation agrees to the following:

1. The Corporation consents to the registration of the Municipal Development and Cost Sharing Agreements; and
2. If the Corporation is not an original party to any of the Municipal Development and Cost Sharing Agreements, the Corporation covenants and agrees to be bound by and be subject to the terms of the Municipal Development and Cost Sharing Agreements as if the Corporation was an original party thereto.

Executed this 9th day of December, 2010.

PEEL STANDARD CONDOMINIUM CORPORATION NO. 894

Per: 
 Name: Judy Lem
 Position: Secretary
 I have authority to bind the Corporation.