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STAPLES

PAGE 04



of Ontario

Document General

Form 4 — Land Registration Reform Act

745173 / 73518.3

D

(1) Registry <input type="checkbox"/>	Land Titles <input checked="" type="checkbox"/>	(2) Page 1 of 6 pages
(3) Property Identifier(s) Block 19978-0001 (LT) to 19978-1432 (LT) inclusive		Property Additional See Schedule <input type="checkbox"/>
(4) Nature of Document Condominium By-Law No. 3 (under Section 56(9) of the Condominium Act, 1998)		
(5) Consideration Dollars \$		
(6) Description All Units and Common Elements comprising the property included in PEEL STANDARD CONDOMINIUM PLAN NO. 978 and its appurtenant common interest City of Mississauga Regional Municipality of Peel Land Registry Office for the Land Titles Division of Peel (No. 43)		
(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"/>

Number/Numéro P2755996
CERTIFICATE OF RECEIPT
CERTIFICAT DE RÉCÉPISSÉ

JUL 30 2015 10:27

PEEL
(43)
BRANPTON

Land Registrar/Registreur

New Property Identifier

Additional:
See
Schedule ☐

Executions

Additional:
See
Schedule ☐

(8) This Document provides as follows:
See Schedule for Condominium By-Law No. 3

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

PEEL STANDARD CONDOMINIUM
CORPORATION NO. 978 (Applicant)
By its solicitors, Bennett Jones LLP

Per:
Leonard Gangbar

2015 07 15

(11) Address for Service c/o Bennett Jones LLP, Barristers and Solicitors, 3400-100 King Street West, Toronto, ON M5X 1A3

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

Signature(s)

Date of Signature

(13) Address for Service

(14) Municipal Address of Property

55 & 75 Eglinton Avenue West
Mississauga, ON

(15) Document Prepared by:

Leonard Gangbar
BENNETT JONES LLP
Suite 3400, P.O. Box 130
One First Canadian Place
Toronto, ON M5X 1A4

FOR OFFICE USE ONLY

Fees and Tax

Registration Fee

Total

Document prepared using The Conveyancer

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

Peel Standard Condominium Corporation No. 978 (known as the "Corporation") certifies that:

1. The copy of By-law No. 3, 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 20th day of July, 2015

**PEEL STANDARD CONDOMINIUM
CORPORATION NO. 978**

Per: "Don Meola"
Don Meola, President

Per: "Anson Kwok"
Anson Kwok, Secretary

We have authority to bind the Corporation.

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Pinnacle Uptown
Crystal Towers One And Two
June 2015

BY-LAW NO. 3

PINNACLE UPTOWN, CRYSTAL TOWERS ONE AND TWO
PEEL STANDARD CONDOMINIUM CORPORATION NO. 978

BE IT ENACTED as a By-law of Peel Standard Condominium Corporation No. 978 (the "Corporation") as follows:

The schedule appended hereto as Schedule "A" shall constitute the standard unit(s) for residential unit(s) for purposes of Section 99(5) of the *Condominium Act, 1998*.

WITNESS the corporate seal of the Corporation this 20th day of July, 2015.

PEEL STANDARD CONDOMINIUM
CORPORATION NO. 978

Per: "Don Meola"
Don Meola, President

Per: "Anson Kwok"
Anson Kwok, Secretary

We have authority to bind the Corporation.

SCHEDULE "A"**RESIDENTIAL UNIT CLASS – STANDARD UNIT**

THIS STANDARD UNIT SCHEDULE/BY-LAW MAY BE AMENDED AND FINALIZED BY THE DECLARANT BOARD, AS MORE PARTICULARS OF COMPLETION OF THE UNITS BECOME AVAILABLE. THE PURCHASERS ACKNOWLEDGE THAT ANY AMENDMENT TO THE STANDARD UNIT SCHEDULE/BY-LAW WILL NOT CONSTITUTE A MATERIAL CHANGE UNDER SECTION 74 OF THE CONDOMINIUM ACT, 1998.

The boundaries of the Residential Units are defined in Section 1.4 and Schedule "C" of the Corporation's Declaration.

GENERAL

Interior Doors	<ul style="list-style-type: none">• Wood interior doors with wood frames and baseboards• Glass sliding doors or swing doors to balcony, as per plan• Mirrored sliding closet doors, as per plan
Flooring	<ul style="list-style-type: none">• Laminate wood flooring in entry, hallway, living/dining areas, and den, from Vendor's samples• Carpet in bedrooms with foam underpad, from Vendor's samples
Other	<ul style="list-style-type: none">• Interior walls, doors and trim to be painted• Waste management and recycling system with garbage chute on every level• Individually controlled air-conditioning and heating (vertical fan coil system)

KITCHEN

Cabinetry	<ul style="list-style-type: none">• Designer cabinetry from Vendor's samples
Countertop	<ul style="list-style-type: none">• Caesarstone or Granite from Vendor's samples
Backsplash	<ul style="list-style-type: none">• Porcelain or ceramic tile from Vendor's samples
Flooring	<ul style="list-style-type: none">• Porcelain or ceramic tiles (selected units) or laminate wood flooring (selected units), as per plan, from Vendor's samples
Faucets	<ul style="list-style-type: none">• Single lever faucet with integral pullout sprayer
Sink	<ul style="list-style-type: none">• Double stainless steel undermount
Appliances	<ul style="list-style-type: none">• 24" Built-in dishwasher (stainless steel)• Counter-depth refrigerator (stainless steel) with glass shelving• 30" electrical self-cleaning, slide-in range (stainless steel)• Microwave with built-in high capacity hood fan vented to exterior (stainless steel)
Other	<ul style="list-style-type: none">• Track lighting

BATHROOMS

Cabinetry	<ul style="list-style-type: none"> • Designer cabinetry as per plan, from Vendor's samples
Vanity Countertop	<ul style="list-style-type: none"> • Granite or Caesarstone from Vendor's samples
Plumbing Fixtures, including tub/shower	<ul style="list-style-type: none"> • White undermount vanity sink • White toilet • White soaker tub as per plan • Separate shower enclosure finished in tile (base finished in fibreglass) with frameless glass door, as per plan • Porcelain or ceramic tiles at tub or shower surround from Vendor's samples
Faucets	<ul style="list-style-type: none"> • Chrome finish faucets
Bathroom Accessories	<ul style="list-style-type: none"> • Ceramic soap dish • Chrome tissue holder and towel bar
Flooring	<ul style="list-style-type: none"> • Porcelain or ceramic tiles in powder room, bathroom and ensuite, as per plan, from Vendor's sample
Other	<ul style="list-style-type: none"> • Exhaust fan in each bathroom, vented to exterior

LAUNDRY ROOM

Appliance	<ul style="list-style-type: none"> • White, full size, front load, stacking laundry centre
Flooring	<ul style="list-style-type: none"> • Ceramic tile flooring, as per plan

ELECTRICAL AND COMMUNICATIONS

Smoke Detector	<ul style="list-style-type: none"> • Hard-wired smoke detector
Internet	<ul style="list-style-type: none"> • Pre-wired high-speed internet access
Outlets	<ul style="list-style-type: none"> • Pre-wiring for telephone and cable television outlets
Fixtures	<ul style="list-style-type: none"> • Ceiling light outlet in dining room and bedroom(s)
Other	<ul style="list-style-type: none"> • Service panel with circuit breakers • White decorative light switches and plates, and receptacles throughout

NOTE:

1. Any of the aforementioned materials, models or brands may be replaced with materials, models or brands that are of similar or better quality and finish, should the original materials, models or brands not be available for any reason.
2. Should a dispute/disagreement arise over the quality and/or finish of any item listed above, the final and unfettered determination of same shall be reserved to the board of directors.
3. The Standard Unit for all classes of units shall not include any flooring material of any sort (i.e. without limiting the generality of the foregoing, carpet, wood floor and/or tiles, and any underlying and adhesive of any sort) unless same is specifically provided for above.

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4. Reference to "plan" or "plans" is a reference to the architectural plans contained in the Description registered in the Land Registry Office and/or the plans, as amended, if applicable, which were filed with the local municipality or region and approved by such local municipality or region for the construction of the condominium building(s).
5. The Standard Unit for each unit shall include all including any fans, pipes, wires, cables, conduits, ducts, flues, shafts, fire hoses, sprinklers, light fixtures, air conditioning or heating equipment appurtenant thereto, which provide any service to the common elements or units, including all wall structures and support columns and beams.