

The applicant(s) hereby applies to the Land Registrar.

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**Properties**

<b>PIN</b>	11374 - 0001 LT	<b>Estate/Qualifier</b>	Fee Simple Absolute
<b>Description</b>	UNIT 1, LEVEL 1, YORK CONDOMINIUM PLAN NO. 374, PT LOT 12 CON 5, COLONEL SMITH'S TRACT, PT 1 66R9460 AS IN SCHEDULE 'A' OF DECLARATION B572179 ETOBICOKE, CITY OF TORONTO		
<b>Address</b>	1 APARTMENT 00014 NEILSON DRIVE ETOBICOKE		
<b>PIN</b>	11374 - 0002 LT	<b>Estate/Qualifier</b>	Fee Simple Absolute
<b>Description</b>	UNIT 2, LEVEL 1, YORK CONDOMINIUM PLAN NO. 374, PT LOT 12 CON 5, COLONEL SMITH'S TRACT, PT 1 66R9460 AS IN SCHEDULE 'A' OF DECLARATION B572179 ETOBICOKE, CITY OF TORONTO		
<b>Address</b>	2 APARTMENT 00014 NEILSON DRIVE ETOBICOKE		
<b>PIN</b>	11374 - 0003 LT	<b>Estate/Qualifier</b>	Fee Simple Absolute
<b>Description</b>	UNIT 3, LEVEL 1, YORK CONDOMINIUM PLAN NO. 374, PT LOT 12 CON 5, COLONEL SMITH'S TRACT, PT 1 66R9460 AS IN SCHEDULE 'A' OF DECLARATION B572179 ETOBICOKE, CITY OF TORONTO		
<b>Address</b>	G3 UNIT 00014 NEILSON DRIVE TORONTO		
<b>PIN</b>	11374 - 0004 LT	<b>Estate/Qualifier</b>	Fee Simple Absolute
<b>Description</b>	UNIT 4, LEVEL 1, YORK CONDOMINIUM PLAN NO. 374, PT LOT 12 CON 5, COLONEL SMITH'S TRACT, PT 1 66R9460 AS IN SCHEDULE 'A' OF DECLARATION B572179 ETOBICOKE, CITY OF TORONTO		
<b>Address</b>	G-4 APARTMENT 00014 NEILSON DRIVE ETOBICOKE		
<b>PIN</b>	11374 - 0005 LT	<b>Estate/Qualifier</b>	Fee Simple Absolute
<b>Description</b>	UNIT 1, LEVEL 2, YORK CONDOMINIUM PLAN NO. 374, PT LOT 12 CON 5, COLONEL SMITH'S TRACT, PT 1 66R9460 AS IN SCHEDULE 'A' OF DECLARATION B572179 ETOBICOKE, CITY OF TORONTO		
<b>Address</b>	201 APARTMENT 00014 NEILSON DRIVE ETOBICOKE		
<b>PIN</b>	11374 - 0006 LT	<b>Estate/Qualifier</b>	Fee Simple Absolute
<b>Description</b>	UNIT 2, LEVEL 2, YORK CONDOMINIUM PLAN NO. 374, PT LOT 12 CON 5, COLONEL SMITH'S TRACT, PT 1 66R9460 AS IN SCHEDULE 'A' OF DECLARATION B572179 ETOBICOKE, CITY OF TORONTO		
<b>Address</b>	202 APARTMENT 00014 NEILSON DRIVE ETOBICOKE		
<b>PIN</b>	11374 - 0007 LT	<b>Estate/Qualifier</b>	Fee Simple Absolute
<b>Description</b>	UNIT 3, LEVEL 2, YORK CONDOMINIUM PLAN NO. 374, PT LOT 12 CON 5, COLONEL SMITH'S TRACT, PT 1 66R9460 AS IN SCHEDULE 'A' OF DECLARATION B572179 ETOBICOKE, CITY OF TORONTO		
<b>Address</b>	203 SUITE 00014 NEILSON DRIVE TORONTO		
<b>PIN</b>	11374 - 0008 LT	<b>Estate/Qualifier</b>	Fee Simple Absolute
<b>Description</b>	UNIT 4, LEVEL 2, YORK CONDOMINIUM PLAN NO. 374, PT LOT 12 CON 5, COLONEL SMITH'S TRACT, PT 1 66R9460 AS IN SCHEDULE 'A' OF DECLARATION B572179 ETOBICOKE, CITY OF TORONTO		
<b>Address</b>	204 APARTMENT 00014 NEILSON DRIVE ETOBICOKE		
<b>PIN</b>	11374 - 0009 LT	<b>Estate/Qualifier</b>	Fee Simple Absolute
<b>Description</b>	UNIT 5, LEVEL 2, YORK CONDOMINIUM PLAN NO. 374, PT LOT 12 CON 5, COLONEL SMITH'S TRACT, PT 1 66R9460 AS IN SCHEDULE 'A' OF DECLARATION B572179 ETOBICOKE, CITY OF TORONTO		
<b>Address</b>	205 APARTMENT 00014 NEILSON DRIVE ETOBICOKE		
<b>PIN</b>	11374 - 0010 LT	<b>Estate/Qualifier</b>	Fee Simple Absolute
<b>Description</b>	UNIT 6, LEVEL 2, YORK CONDOMINIUM PLAN NO. 374, PT LOT 12 CON 5, COLONEL SMITH'S TRACT, PT 1 66R9460 AS IN SCHEDULE 'A' OF DECLARATION B572179 ETOBICOKE, CITY OF TORONTO		
<b>Address</b>	206 APARTMENT 00014 NEILSON DRIVE ETOBICOKE		

**Properties**

<b>PIN</b>	11374 - 0011 LT	Estate/Qualifier	Fee Simple Absolute
<b>Description</b>	UNIT 1, LEVEL 3, YORK CONDOMINIUM PLAN NO. 374, PT LOT 12 CON 5, COLONEL SMITH'S TRACT, PT 1 66R9460 AS IN SCHEDULE 'A' OF DECLARATION B572179 ETOBICOKE, CITY OF TORONTO		
<b>Address</b>	301 APARTMENT 00014 NEILSON DRIVE ETOBICOKE		
<b>PIN</b>	11374 - 0012 LT	Estate/Qualifier	Fee Simple Absolute
<b>Description</b>	UNIT 2, LEVEL 3, YORK CONDOMINIUM PLAN NO. 374, PT LOT 12 CON 5, COLONEL SMITH'S TRACT, PT 1 66R9460 AS IN SCHEDULE 'A' OF DECLARATION B572179 ETOBICOKE, CITY OF TORONTO		
<b>Address</b>	302 APARTMENT 00014 NEILSON DRIVE TORONTO		
<b>PIN</b>	11374 - 0013 LT	Estate/Qualifier	Fee Simple Absolute
<b>Description</b>	UNIT 3, LEVEL 3, YORK CONDOMINIUM PLAN NO. 374, PT LOT 12 CON 5, COLONEL SMITH'S TRACT, PT 1 66R9460 AS IN SCHEDULE 'A' OF DECLARATION B572179 ETOBICOKE, CITY OF TORONTO		
<b>Address</b>	303 APARTMENT 00014 NEILSON DRIVE ETOBICOKE		
<b>PIN</b>	11374 - 0014 LT	Estate/Qualifier	Fee Simple Absolute
<b>Description</b>	UNIT 4, LEVEL 3, YORK CONDOMINIUM PLAN NO. 374, PT LOT 12 CON 5, COLONEL SMITH'S TRACT, PT 1 66R9460 AS IN SCHEDULE 'A' OF DECLARATION B572179 ETOBICOKE, CITY OF TORONTO		
<b>Address</b>	304 APARTMENT 00014 NEILSON DRIVE ETOBICOKE		
<b>PIN</b>	11374 - 0015 LT	Estate/Qualifier	Fee Simple Absolute
<b>Description</b>	UNIT 5, LEVEL 3, YORK CONDOMINIUM PLAN NO. 374, PT LOT 12 CON 5, COLONEL SMITH'S TRACT, PT 1 66R9460 AS IN SCHEDULE 'A' OF DECLARATION B572179 ETOBICOKE, CITY OF TORONTO		
<b>Address</b>	305 APARTMENT 00014 NEILSON DRIVE TORONTO		
<b>PIN</b>	11374 - 0016 LT	Estate/Qualifier	Fee Simple Absolute
<b>Description</b>	UNIT 6, LEVEL 3, YORK CONDOMINIUM PLAN NO. 374, PT LOT 12 CON 5, COLONEL SMITH'S TRACT, PT 1 66R9460 AS IN SCHEDULE 'A' OF DECLARATION B572179 ETOBICOKE, CITY OF TORONTO		
<b>Address</b>	306 APARTMENT 00014 NEILSON DRIVE ETOBICOKE		
<b>PIN</b>	11374 - 0017 LT	Estate/Qualifier	Fee Simple Absolute
<b>Description</b>	UNIT 1, LEVEL 4, YORK CONDOMINIUM PLAN NO. 374, PT LOT 12 CON 5, COLONEL SMITH'S TRACT, PT 1 66R9460 AS IN SCHEDULE 'A' OF DECLARATION B572179 ETOBICOKE, CITY OF TORONTO		
<b>Address</b>	401 APARTMENT 00014 NEILSON DRIVE ETOBICOKE		
<b>PIN</b>	11374 - 0018 LT	Estate/Qualifier	Fee Simple Absolute
<b>Description</b>	UNIT 2, LEVEL 4, YORK CONDOMINIUM PLAN NO. 374, PT LOT 12 CON 5, COLONEL SMITH'S TRACT, PT 1 66R9460 AS IN SCHEDULE 'A' OF DECLARATION B572179 ETOBICOKE, CITY OF TORONTO		
<b>Address</b>	402 APARTMENT 00014 NEILSON DRIVE ETOBICOKE		
<b>PIN</b>	11374 - 0019 LT	Estate/Qualifier	Fee Simple Absolute
<b>Description</b>	UNIT 3, LEVEL 4, YORK CONDOMINIUM PLAN NO. 374, PT LOT 12 CON 5, COLONEL SMITH'S TRACT, PT 1 66R9460 AS IN SCHEDULE 'A' OF DECLARATION B572179 ETOBICOKE, CITY OF TORONTO		
<b>Address</b>	403 APARTMENT 00014 NEILSON DRIVE ETOBICOKE		
<b>PIN</b>	11374 - 0020 LT	Estate/Qualifier	Fee Simple Absolute
<b>Description</b>	UNIT 4, LEVEL 4, YORK CONDOMINIUM PLAN NO. 374, PT LOT 12 CON 5, COLONEL SMITH'S TRACT, PT 1 66R9460 AS IN SCHEDULE 'A' OF DECLARATION B572179 ETOBICOKE, CITY OF TORONTO		
<b>Address</b>	404 APARTMENT 00014 NEILSON DRIVE ETOBICOKE		

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**Properties**

<b>PIN</b>	11374 - 0021 LT	<b>Estate/Qualifier</b>	Fee Simple Absolute
<b>Description</b>	UNIT 5, LEVEL 4, YORK CONDOMINIUM PLAN NO. 374, PT LOT 12 CON 5, COLONEL SMITH'S TRACT, PT 1 66R9460 AS IN SCHEDULE 'A' OF DECLARATION B572179 ETOBICOKE, CITY OF TORONTO		
<b>Address</b>	405 UNIT 00014 NEILSON DRIVE ETOBICOKE		
<b>PIN</b>	11374 - 0022 LT	<b>Estate/Qualifier</b>	Fee Simple Absolute
<b>Description</b>	UNIT 6, LEVEL 4, YORK CONDOMINIUM PLAN NO. 374, PT LOT 12 CON 5, COLONEL SMITH'S TRACT, PT 1 66R9460 AS IN SCHEDULE 'A' OF DECLARATION B572179 ETOBICOKE, CITY OF TORONTO		
<b>Address</b>	406 APARTMENT 00014 NEILSON DRIVE ETOBICOKE		
<b>PIN</b>	11374 - 0023 LT	<b>Estate/Qualifier</b>	Fee Simple Absolute
<b>Description</b>	UNIT 1, LEVEL 5, YORK CONDOMINIUM PLAN NO. 374, PT LOT 12 CON 5, COLONEL SMITH'S TRACT, PT 1 66R9460 AS IN SCHEDULE 'A' OF DECLARATION B572179 ETOBICOKE, CITY OF TORONTO		
<b>Address</b>	501 APARTMENT 00014 NEILSON DRIVE ETOBICOKE		
<b>PIN</b>	11374 - 0024 LT	<b>Estate/Qualifier</b>	Fee Simple Absolute
<b>Description</b>	UNIT 2, LEVEL 5, YORK CONDOMINIUM PLAN NO. 374, PT LOT 12 CON 5, COLONEL SMITH'S TRACT, PT 1 66R9460 AS IN SCHEDULE 'A' OF DECLARATION B572179 ETOBICOKE, CITY OF TORONTO		
<b>Address</b>	502 SUITE 00014 NEILSON DRIVE ETOBICOKE		
<b>PIN</b>	11374 - 0025 LT	<b>Estate/Qualifier</b>	Fee Simple Absolute
<b>Description</b>	UNIT 3, LEVEL 5, YORK CONDOMINIUM PLAN NO. 374, PT LOT 12 CON 5, COLONEL SMITH'S TRACT, PT 1 66R9460 AS IN SCHEDULE 'A' OF DECLARATION B572179 ETOBICOKE, CITY OF TORONTO		
<b>Address</b>	503 APARTMENT 00014 NEILSON DRIVE ETOBICOKE		
<b>PIN</b>	11374 - 0026 LT	<b>Estate/Qualifier</b>	Fee Simple Absolute
<b>Description</b>	UNIT 4, LEVEL 5, YORK CONDOMINIUM PLAN NO. 374, PT LOT 12 CON 5, COLONEL SMITH'S TRACT, PT 1 66R9460 AS IN SCHEDULE 'A' OF DECLARATION B572179 ETOBICOKE, CITY OF TORONTO		
<b>Address</b>	504 APARTMENT 00014 NEILSON DRIVE ETOBICOKE		
<b>PIN</b>	11374 - 0027 LT	<b>Estate/Qualifier</b>	Fee Simple Absolute
<b>Description</b>	UNIT 5, LEVEL 5, YORK CONDOMINIUM PLAN NO. 374, PT LOT 12 CON 5, COLONEL SMITH'S TRACT, PT 1 66R9460 AS IN SCHEDULE 'A' OF DECLARATION B572179 ETOBICOKE, CITY OF TORONTO		
<b>Address</b>	505 APARTMENT 00014 NEILSON DRIVE ETOBICOKE		
<b>PIN</b>	11374 - 0028 LT	<b>Estate/Qualifier</b>	Fee Simple Absolute
<b>Description</b>	UNIT 6, LEVEL 5, YORK CONDOMINIUM PLAN NO. 374, PT LOT 12 CON 5, COLONEL SMITH'S TRACT, PT 1 66R9460 AS IN SCHEDULE 'A' OF DECLARATION B572179 ETOBICOKE, CITY OF TORONTO		
<b>Address</b>	506 APARTMENT 00014 NEILSON DRIVE ETOBICOKE		
<b>PIN</b>	11374 - 0029 LT	<b>Estate/Qualifier</b>	Fee Simple Absolute
<b>Description</b>	UNIT 1, LEVEL 6, YORK CONDOMINIUM PLAN NO. 374, PT LOT 12 CON 5, COLONEL SMITH'S TRACT, PT 1 66R9460 AS IN SCHEDULE 'A' OF DECLARATION B572179 ETOBICOKE, CITY OF TORONTO		
<b>Address</b>	601 APARTMENT 00014 NEILSON DRIVE ETOBICOKE		
<b>PIN</b>	11374 - 0030 LT	<b>Estate/Qualifier</b>	Fee Simple Absolute
<b>Description</b>	UNIT 2, LEVEL 6, YORK CONDOMINIUM PLAN NO. 374, PT LOT 12 CON 5, COLONEL SMITH'S TRACT, PT 1 66R9460 AS IN SCHEDULE 'A' OF DECLARATION B572179 ETOBICOKE, CITY OF TORONTO		
<b>Address</b>	602 APARTMENT 00014 NEILSON DRIVE ETOBICOKE		

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**Properties**

<b>PIN</b>	11374 - 0031 LT	<b>Estate/Qualifier</b>	Fee Simple Absolute
<b>Description</b>	UNIT 3, LEVEL 6, YORK CONDOMINIUM PLAN NO. 374, PT LOT 12 CON 5, COLONEL SMITH'S TRACT, PT 1 66R9460 AS IN SCHEDULE 'A' OF DECLARATION B572179 ETOBICOKE, CITY OF TORONTO		
<b>Address</b>	ETOBICOKE		
<b>PIN</b>	11374 - 0032 LT	<b>Estate/Qualifier</b>	Fee Simple Absolute
<b>Description</b>	UNIT 4, LEVEL 6, YORK CONDOMINIUM PLAN NO. 374, PT LOT 12 CON 5, COLONEL SMITH'S TRACT, PT 1 66R9460 AS IN SCHEDULE 'A' OF DECLARATION B572179 ETOBICOKE, CITY OF TORONTO		
<b>Address</b>	804 APARTMENT 00014 NELSON DRIVE ETOBICOKE		
<b>PIN</b>	11374 - 0033 LT	<b>Estate/Qualifier</b>	Fee Simple Absolute
<b>Description</b>	UNIT 5, LEVEL 6, YORK CONDOMINIUM PLAN NO. 374, PT LOT 12 CON 5, COLONEL SMITH'S TRACT, PT 1 66R9460 AS IN SCHEDULE 'A' OF DECLARATION B572179 ETOBICOKE, CITY OF TORONTO		
<b>Address</b>	605 APARTMENT 00014 NELSON DRIVE ETOBICOKE		
<b>PIN</b>	11374 - 0034 LT	<b>Estate/Qualifier</b>	Fee Simple Absolute
<b>Description</b>	UNIT 6, LEVEL 6, YORK CONDOMINIUM PLAN NO. 374, PT LOT 12 CON 5, COLONEL SMITH'S TRACT, PT 1 66R9460 AS IN SCHEDULE 'A' OF DECLARATION B572179 ETOBICOKE, CITY OF TORONTO		
<b>Address</b>	606 APARTMENT 00014 NELSON DRIVE ETOBICOKE		
<b>PIN</b>	11374 - 0035 LT	<b>Estate/Qualifier</b>	Fee Simple Absolute
<b>Description</b>	UNIT 1, LEVEL 7, YORK CONDOMINIUM PLAN NO. 374, PT LOT 12 CON 5, COLONEL SMITH'S TRACT, PT 1 66R9460 AS IN SCHEDULE 'A' OF DECLARATION B572179 ETOBICOKE, CITY OF TORONTO		
<b>Address</b>	701 APARTMENT 00014 NELSON DRIVE ETOBICOKE		
<b>PIN</b>	11374 - 0036 LT	<b>Estate/Qualifier</b>	Fee Simple Absolute
<b>Description</b>	UNIT 2, LEVEL 7, YORK CONDOMINIUM PLAN NO. 374, PT LOT 12 CON 5, COLONEL SMITH'S TRACT, PT 1 66R9460 AS IN SCHEDULE 'A' OF DECLARATION B572179 ETOBICOKE, CITY OF TORONTO		
<b>Address</b>	702 APARTMENT 00014 NELSON DRIVE ETOBICOKE		
<b>PIN</b>	11374 - 0037 LT	<b>Estate/Qualifier</b>	Fee Simple Absolute
<b>Description</b>	UNIT 3, LEVEL 7, YORK CONDOMINIUM PLAN NO. 374, PT LOT 12 CON 5, COLONEL SMITH'S TRACT, PT 1 66R9460 AS IN SCHEDULE 'A' OF DECLARATION B572179 ETOBICOKE, CITY OF TORONTO		
<b>Address</b>	703 APARTMENT 00014 NELSON DRIVE ETOBICOKE		
<b>PIN</b>	11374 - 0038 LT	<b>Estate/Qualifier</b>	Fee Simple Absolute
<b>Description</b>	UNIT 4, LEVEL 7, YORK CONDOMINIUM PLAN NO. 374, PT LOT 12 CON 5, COLONEL SMITH'S TRACT, PT 1 66R9460 AS IN SCHEDULE 'A' OF DECLARATION B572179 ETOBICOKE, CITY OF TORONTO		
<b>Address</b>	704 APARTMENT 00014 NELSON DRIVE ETOBICOKE		
<b>PIN</b>	11374 - 0039 LT	<b>Estate/Qualifier</b>	Fee Simple Absolute
<b>Description</b>	UNIT 5, LEVEL 7, YORK CONDOMINIUM PLAN NO. 374, PT LOT 12 CON 5, COLONEL SMITH'S TRACT, PT 1 66R9460 AS IN SCHEDULE 'A' OF DECLARATION B572179 ETOBICOKE, CITY OF TORONTO		
<b>Address</b>	705 APARTMENT 00014 NELSON DRIVE ETOBICOKE		
<b>PIN</b>	11374 - 0040 LT	<b>Estate/Qualifier</b>	Fee Simple Absolute
<b>Description</b>	UNIT 6, LEVEL 7, YORK CONDOMINIUM PLAN NO. 374, PT LOT 12 CON 5, COLONEL SMITH'S TRACT, PT 1 66R9460 AS IN SCHEDULE 'A' OF DECLARATION B572179 ETOBICOKE, CITY OF TORONTO		
<b>Address</b>	706 APARTMENT 00014 NELSON DRIVE ETOBICOKE		

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**Properties**

<b>PIN</b>	11374 - 0041 LT	<b>Estate/Qualifier</b>	Fee Simple Absolute
<b>Description</b>	UNIT 1, LEVEL 8, YORK CONDOMINIUM PLAN NO. 374, PT LOT 12 CON 5, COLONEL SMITH'S TRACT, PT 1 66R9460 AS IN SCHEDULE 'A' OF DECLARATION B572179 ETOBICOKE, CITY OF TORONTO		
<b>Address</b>	00014 NEILSON ROAD TORONTO		
<b>PIN</b>	11374 - 0042 LT	<b>Estate/Qualifier</b>	Fee Simple Absolute
<b>Description</b>	UNIT 2, LEVEL 8, YORK CONDOMINIUM PLAN NO. 374, PT LOT 12 CON 5, COLONEL SMITH'S TRACT, PT 1 66R9460 AS IN SCHEDULE 'A' OF DECLARATION B572179 ETOBICOKE, CITY OF TORONTO		
<b>Address</b>	802 APARTMENT 00014 NEILSON DRIVE ETOBICOKE		
<b>PIN</b>	11374 - 0043 LT	<b>Estate/Qualifier</b>	Fee Simple Absolute
<b>Description</b>	UNIT 3, LEVEL 8, YORK CONDOMINIUM PLAN NO. 374, PT LOT 12 CON 5, COLONEL SMITH'S TRACT, PT 1 66R9460 AS IN SCHEDULE 'A' OF DECLARATION B572179 ETOBICOKE, CITY OF TORONTO		
<b>Address</b>	ETOBICOKE		
<b>PIN</b>	11374 - 0044 LT	<b>Estate/Qualifier</b>	Fee Simple Absolute
<b>Description</b>	UNIT 4, LEVEL 8, YORK CONDOMINIUM PLAN NO. 374, PT LOT 12 CON 5, COLONEL SMITH'S TRACT, PT 1 66R9460 AS IN SCHEDULE 'A' OF DECLARATION B572179 ETOBICOKE, CITY OF TORONTO		
<b>Address</b>	804 APARTMENT 00014 NEILSON DRIVE ETOBICOKE		
<b>PIN</b>	11374 - 0045 LT	<b>Estate/Qualifier</b>	Fee Simple Absolute
<b>Description</b>	UNIT 5, LEVEL 8, YORK CONDOMINIUM PLAN NO. 374, PT LOT 12 CON 5, COLONEL SMITH'S TRACT, PT 1 66R9460 AS IN SCHEDULE 'A' OF DECLARATION B572179 ETOBICOKE, CITY OF TORONTO		
<b>Address</b>	805 APARTMENT 00014 NEILSON DRIVE ETOBICOKE		
<b>PIN</b>	11374 - 0046 LT	<b>Estate/Qualifier</b>	Fee Simple Absolute
<b>Description</b>	UNIT 6, LEVEL 8, YORK CONDOMINIUM PLAN NO. 374, PT LOT 12 CON 5, COLONEL SMITH'S TRACT, PT 1 66R9460 AS IN SCHEDULE 'A' OF DECLARATION B572179 ETOBICOKE, CITY OF TORONTO		
<b>Address</b>	806 APARTMENT 00014 NEILSON DRIVE ETOBICOKE		
<b>PIN</b>	11374 - 0047 LT	<b>Estate/Qualifier</b>	Fee Simple Absolute
<b>Description</b>	UNIT 1, LEVEL 9, YORK CONDOMINIUM PLAN NO. 374, PT LOT 12 CON 5, COLONEL SMITH'S TRACT, PT 1 66R9460 AS IN SCHEDULE 'A' OF DECLARATION B572179 ETOBICOKE, CITY OF TORONTO		
<b>Address</b>	901 APARTMENT 00014 NEILSON DRIVE ETOBICOKE		
<b>PIN</b>	11374 - 0048 LT	<b>Estate/Qualifier</b>	Fee Simple Absolute
<b>Description</b>	UNIT 2, LEVEL 9, YORK CONDOMINIUM PLAN NO. 374, PT LOT 12 CON 5, COLONEL SMITH'S TRACT, PT 1 66R9460 AS IN SCHEDULE 'A' OF DECLARATION B572179 ETOBICOKE, CITY OF TORONTO		
<b>Address</b>	902 APARTMENT 00014 NEILSON DRIVE ETOBICOKE		
<b>PIN</b>	11374 - 0049 LT	<b>Estate/Qualifier</b>	Fee Simple Absolute
<b>Description</b>	UNIT 3, LEVEL 9, YORK CONDOMINIUM PLAN NO. 374, PT LOT 12 CON 5, COLONEL SMITH'S TRACT, PT 1 66R9460 AS IN SCHEDULE 'A' OF DECLARATION B572179 ETOBICOKE, CITY OF TORONTO		
<b>Address</b>	903 APARTMENT 00014 NEILSON DRIVE ETOBICOKE		
<b>PIN</b>	11374 - 0050 LT	<b>Estate/Qualifier</b>	Fee Simple Absolute
<b>Description</b>	UNIT 4, LEVEL 9, YORK CONDOMINIUM PLAN NO. 374, PT LOT 12 CON 5, COLONEL SMITH'S TRACT, PT 1 66R9460 AS IN SCHEDULE 'A' OF DECLARATION B572179 ETOBICOKE, CITY OF TORONTO		
<b>Address</b>	904 APARTMENT 00014 NEILSON DRIVE ETOBICOKE		

The applicant(s) hereby applies to the Land Registrar.

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**Properties**

PIN	11374 - 0051 LT	Estate/Qualifier	Fee Simple Absolute
Description	UNIT 5, LEVEL 9, YORK CONDOMINIUM PLAN NO. 374, PT LOT 12 CON 5, COLONEL SMITH'S TRACT, PT 1 66R9460 AS IN SCHEDULE 'A' OF DECLARATION B572179 ETOBICOKE, CITY OF TORONTO		
Address	905 APARTMENT 00014 NEILSON DRIVE ETOBICOKE		
PIN	11374 - 0052 LT	Estate/Qualifier	Fee Simple Absolute
Description	UNIT 6, LEVEL 9, YORK CONDOMINIUM PLAN NO. 374, PT LOT 12 CON 5, COLONEL SMITH'S TRACT, PT 1 66R9460 AS IN SCHEDULE 'A' OF DECLARATION B572179 ETOBICOKE, CITY OF TORONTO		
Address	906 SUITE 00014 NEILSON DRIVE TORONTO		
PIN	11374 - 0053 LT	Estate/Qualifier	Fee Simple Absolute
Description	UNIT 1, LEVEL 10, YORK CONDOMINIUM PLAN NO. 374, PT LOT 12 CON 5, COLONEL SMITH'S TRACT, PT 1 66R9460 AS IN SCHEDULE 'A' OF DECLARATION B572179 ETOBICOKE, CITY OF TORONTO		
Address	1001 APARTMENT 00014 NEILSON DRIVE ETOBICOKE		
PIN	11374 - 0054 LT	Estate/Qualifier	Fee Simple Absolute
Description	UNIT 2, LEVEL 10, YORK CONDOMINIUM PLAN NO. 374, PT LOT 12 CON 5, COLONEL SMITH'S TRACT, PT 1 66R9460 AS IN SCHEDULE 'A' OF DECLARATION B572179 ETOBICOKE, CITY OF TORONTO		
Address	1002 APARTMENT 00014 NEILSON DRIVE ETOBICOKE		
PIN	11374 - 0055 LT	Estate/Qualifier	Fee Simple Absolute
Description	UNIT 3, LEVEL 10, YORK CONDOMINIUM PLAN NO. 374, PT LOT 12 CON 5, COLONEL SMITH'S TRACT, PT 1 66R9460 AS IN SCHEDULE 'A' OF DECLARATION B572179 ETOBICOKE, CITY OF TORONTO		
Address	1003 APARTMENT 00014 NEILSON DRIVE ETOBICOKE		
PIN	11374 - 0056 LT	Estate/Qualifier	Fee Simple Absolute
Description	UNIT 4, LEVEL 10, YORK CONDOMINIUM PLAN NO. 374, PT LOT 12 CON 5, COLONEL SMITH'S TRACT, PT 1 66R9460 AS IN SCHEDULE 'A' OF DECLARATION B572179 ETOBICOKE, CITY OF TORONTO		
Address	1004 APARTMENT 00014 NEILSON DRIVE ETOBICOKE		
PIN	11374 - 0057 LT	Estate/Qualifier	Fee Simple Absolute
Description	UNIT 5, LEVEL 10, YORK CONDOMINIUM PLAN NO. 374, PT LOT 12 CON 5, COLONEL SMITH'S TRACT, PT 1 66R9460 AS IN SCHEDULE 'A' OF DECLARATION B572179 ETOBICOKE, CITY OF TORONTO		
Address	1005 APARTMENT 00014 NEILSON DRIVE ETOBICOKE		
PIN	11374 - 0058 LT	Estate/Qualifier	Fee Simple Absolute
Description	UNIT 6, LEVEL 10, YORK CONDOMINIUM PLAN NO. 374, PT LOT 12 CON 5, COLONEL SMITH'S TRACT, PT 1 66R9460 AS IN SCHEDULE 'A' OF DECLARATION B572179 ETOBICOKE, CITY OF TORONTO		
Address	1006 APARTMENT 00014 NEILSON DRIVE ETOBICOKE		
PIN	11374 - 0059 LT	Estate/Qualifier	Fee Simple Absolute
Description	UNIT 1, LEVEL 11, YORK CONDOMINIUM PLAN NO. 374, PT LOT 12 CON 5, COLONEL SMITH'S TRACT, PT 1 66R9460 AS IN SCHEDULE 'A' OF DECLARATION B572179 ETOBICOKE, CITY OF TORONTO		
Address	1101 APARTMENT 00014 NEILSON DRIVE ETOBICOKE		
PIN	11374 - 0060 LT	Estate/Qualifier	Fee Simple Absolute
Description	UNIT 2, LEVEL 11, YORK CONDOMINIUM PLAN NO. 374, PT LOT 12 CON 5, COLONEL SMITH'S TRACT, PT 1 66R9460 AS IN SCHEDULE 'A' OF DECLARATION B572179 ETOBICOKE, CITY OF TORONTO		
Address	1102 APARTMENT 00014 NEILSON DRIVE ETOBICOKE		

The applicant(s) hereby applies to the Land Registrar.

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**Properties**

<b>PIN</b>	11374 - 0061 LT	<b>Estate/Qualifier</b>	Fee Simple Absolute
<b>Description</b>	UNIT 3, LEVEL 11, YORK CONDOMINIUM PLAN NO. 374, PT LOT 12 CON 5, COLONEL SMITH'S TRACT, PT 1 66R9460 AS IN SCHEDULE 'A' OF DECLARATION B572179 ETOBICOKE, CITY OF TORONTO		
<b>Address</b>	1103 APARTMENT 00014 NEILSON DRIVE ETOBICOKE		
<b>PIN</b>	11374 - 0062 LT	<b>Estate/Qualifier</b>	Fee Simple Absolute
<b>Description</b>	UNIT 4, LEVEL 11, YORK CONDOMINIUM PLAN NO. 374, PT LOT 12 CON 5, COLONEL SMITH'S TRACT, PT 1 66R9460 AS IN SCHEDULE 'A' OF DECLARATION B572179 ETOBICOKE, CITY OF TORONTO		
<b>Address</b>	1104 APARTMENT 00014 NEILSON DRIVE ETOBICOKE		
<b>PIN</b>	11374 - 0063 LT	<b>Estate/Qualifier</b>	Fee Simple Absolute
<b>Description</b>	UNIT 5, LEVEL 11, YORK CONDOMINIUM PLAN NO. 374, PT LOT 12 CON 5, COLONEL SMITH'S TRACT, PT 1 66R9460 AS IN SCHEDULE 'A' OF DECLARATION B572179 ETOBICOKE, CITY OF TORONTO		
<b>Address</b>	1105 APARTMENT 00014 NEILSON DRIVE ETOBICOKE		
<b>PIN</b>	11374 - 0064 LT	<b>Estate/Qualifier</b>	Fee Simple Absolute
<b>Description</b>	UNIT 6, LEVEL 11, YORK CONDOMINIUM PLAN NO. 374, PT LOT 12 CON 5, COLONEL SMITH'S TRACT, PT 1 66R9460 AS IN SCHEDULE 'A' OF DECLARATION B572179 ETOBICOKE, CITY OF TORONTO		
<b>Address</b>	1106 APARTMENT 00014 NEILSON DRIVE ETOBICOKE		
<b>PIN</b>	11374 - 0065 LT	<b>Estate/Qualifier</b>	Fee Simple Absolute
<b>Description</b>	UNIT 1, LEVEL 12, YORK CONDOMINIUM PLAN NO. 374, PT LOT 12 CON 5, COLONEL SMITH'S TRACT, PT 1 66R9460 AS IN SCHEDULE 'A' OF DECLARATION B572179 ETOBICOKE, CITY OF TORONTO		
<b>Address</b>	1201 APARTMENT 00014 NEILSON DRIVE ETOBICOKE		
<b>PIN</b>	11374 - 0066 LT	<b>Estate/Qualifier</b>	Fee Simple Absolute
<b>Description</b>	UNIT 2, LEVEL 12, YORK CONDOMINIUM PLAN NO. 374, PT LOT 12 CON 5, COLONEL SMITH'S TRACT, PT 1 66R9460 AS IN SCHEDULE 'A' OF DECLARATION B572179 ETOBICOKE, CITY OF TORONTO		
<b>Address</b>	1202 APARTMENT 00014 NEILSON DRIVE ETOBICOKE		
<b>PIN</b>	11374 - 0067 LT	<b>Estate/Qualifier</b>	Fee Simple Absolute
<b>Description</b>	UNIT 3, LEVEL 12, YORK CONDOMINIUM PLAN NO. 374, PT LOT 12 CON 5, COLONEL SMITH'S TRACT, PT 1 66R9460 AS IN SCHEDULE 'A' OF DECLARATION B572179 ETOBICOKE, CITY OF TORONTO		
<b>Address</b>	1203 APARTMENT 00014 NEILSON DRIVE ETOBICOKE		
<b>PIN</b>	11374 - 0068 LT	<b>Estate/Qualifier</b>	Fee Simple Absolute
<b>Description</b>	UNIT 4, LEVEL 12, YORK CONDOMINIUM PLAN NO. 374, PT LOT 12 CON 5, COLONEL SMITH'S TRACT, PT 1 66R9460 AS IN SCHEDULE 'A' OF DECLARATION B572179 ETOBICOKE, CITY OF TORONTO		
<b>Address</b>	1204 APARTMENT 00014 NEILSON DRIVE ETOBICOKE		
<b>PIN</b>	11374 - 0069 LT	<b>Estate/Qualifier</b>	Fee Simple Absolute
<b>Description</b>	UNIT 5, LEVEL 12, YORK CONDOMINIUM PLAN NO. 374, PT LOT 12 CON 5, COLONEL SMITH'S TRACT, PT 1 66R9460 AS IN SCHEDULE 'A' OF DECLARATION B572179 ETOBICOKE, CITY OF TORONTO		
<b>Address</b>	1205 APARTMENT 00014 NEILSON DRIVE ETOBICOKE		
<b>PIN</b>	11374 - 0070 LT	<b>Estate/Qualifier</b>	Fee Simple Absolute
<b>Description</b>	UNIT 6, LEVEL 12, YORK CONDOMINIUM PLAN NO. 374, PT LOT 12 CON 5, COLONEL SMITH'S TRACT, PT 1 66R9460 AS IN SCHEDULE 'A' OF DECLARATION B572179 ETOBICOKE, CITY OF TORONTO		
<b>Address</b>	1206 APARTMENT 00014 NEILSON DRIVE ETOBICOKE		

The applicant(s) hereby applies to the Land Registrar.

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**Properties**

<b>PIN</b>	11374 - 0071 LT	<b>Estate/Qualifier</b>	Fee Simple Absolute
<b>Description</b>	UNIT 1, LEVEL 13, YORK CONDOMINIUM PLAN NO. 374, PT LOT 12 CON 5, COLONEL SMITH'S TRACT, PT 1 66R9460 AS IN SCHEDULE 'A' OF DECLARATION B572179 ETOBICOKE, CITY OF TORONTO		
<b>Address</b>	1401 SUITE 00014 NEILSON DRIVE ETOBICOKE		
<b>PIN</b>	11374 - 0072 LT	<b>Estate/Qualifier</b>	Fee Simple Absolute
<b>Description</b>	UNIT 2, LEVEL 13, YORK CONDOMINIUM PLAN NO. 374, PT LOT 12 CON 5, COLONEL SMITH'S TRACT, PT 1 66R9460 AS IN SCHEDULE 'A' OF DECLARATION B572179 ETOBICOKE, CITY OF TORONTO		
<b>Address</b>	1402 APARTMENT 00014 NEILSON DRIVE ETOBICOKE		
<b>PIN</b>	11374 - 0073 LT	<b>Estate/Qualifier</b>	Fee Simple Absolute
<b>Description</b>	UNIT 3, LEVEL 13, YORK CONDOMINIUM PLAN NO. 374, PT LOT 12 CON 5, COLONEL SMITH'S TRACT, PT 1 66R9460 AS IN SCHEDULE 'A' OF DECLARATION B572179 ETOBICOKE, CITY OF TORONTO		
<b>Address</b>	1403 APARTMENT 00014 NEILSON DRIVE ETOBICOKE		
<b>PIN</b>	11374 - 0074 LT	<b>Estate/Qualifier</b>	Fee Simple Absolute
<b>Description</b>	UNIT 4, LEVEL 13, YORK CONDOMINIUM PLAN NO. 374, PT LOT 12 CON 5, COLONEL SMITH'S TRACT, PT 1 66R9460 AS IN SCHEDULE 'A' OF DECLARATION B572179 ETOBICOKE, CITY OF TORONTO		
<b>Address</b>	1404 APARTMENT 00014 NEILSON DRIVE ETOBICOKE		
<b>PIN</b>	11374 - 0075 LT	<b>Estate/Qualifier</b>	Fee Simple Absolute
<b>Description</b>	UNIT 5, LEVEL 13, YORK CONDOMINIUM PLAN NO. 374, PT LOT 12 CON 5, COLONEL SMITH'S TRACT, PT 1 66R9460 AS IN SCHEDULE 'A' OF DECLARATION B572179 ETOBICOKE, CITY OF TORONTO		
<b>Address</b>	1405 APARTMENT 00014 NEILSON DRIVE ETOBICOKE		
<b>PIN</b>	11374 - 0076 LT	<b>Estate/Qualifier</b>	Fee Simple Absolute
<b>Description</b>	UNIT 6, LEVEL 13, YORK CONDOMINIUM PLAN NO. 374, PT LOT 12 CON 5, COLONEL SMITH'S TRACT, PT 1 66R9460 AS IN SCHEDULE 'A' OF DECLARATION B572179 ETOBICOKE, CITY OF TORONTO		
<b>Address</b>	1406 APARTMENT 00014 NEILSON DRIVE ETOBICOKE		
<b>PIN</b>	11374 - 0077 LT	<b>Estate/Qualifier</b>	Fee Simple Absolute
<b>Description</b>	UNIT 1, LEVEL 14, YORK CONDOMINIUM PLAN NO. 374, PT LOT 12 CON 5, COLONEL SMITH'S TRACT, PT 1 66R9460 AS IN SCHEDULE 'A' OF DECLARATION B572179 ETOBICOKE, CITY OF TORONTO		
<b>Address</b>	1501 UNIT 00014 NEILSON DRIVE ETOBICOKE		
<b>PIN</b>	11374 - 0078 LT	<b>Estate/Qualifier</b>	Fee Simple Absolute
<b>Description</b>	UNIT 2, LEVEL 14, YORK CONDOMINIUM PLAN NO. 374, PT LOT 12 CON 5, COLONEL SMITH'S TRACT, PT 1 66R9460 AS IN SCHEDULE 'A' OF DECLARATION B572179 ETOBICOKE, CITY OF TORONTO		
<b>Address</b>	1502 APARTMENT 00014 NEILSON DRIVE ETOBICOKE		
<b>PIN</b>	11374 - 0079 LT	<b>Estate/Qualifier</b>	Fee Simple Absolute
<b>Description</b>	UNIT 3, LEVEL 14, YORK CONDOMINIUM PLAN NO. 374, PT LOT 12 CON 5, COLONEL SMITH'S TRACT, PT 1 66R9460 AS IN SCHEDULE 'A' OF DECLARATION B572179 ETOBICOKE, CITY OF TORONTO		
<b>Address</b>	1503 APARTMENT 00014 NEILSON DRIVE ETOBICOKE		
<b>PIN</b>	11374 - 0080 LT	<b>Estate/Qualifier</b>	Fee Simple Absolute
<b>Description</b>	UNIT 4, LEVEL 14, YORK CONDOMINIUM PLAN NO. 374, PT LOT 12 CON 5, COLONEL SMITH'S TRACT, PT 1 66R9460 AS IN SCHEDULE 'A' OF DECLARATION B572179 ETOBICOKE, CITY OF TORONTO		
<b>Address</b>	1504 APARTMENT 00014 NEILSON DRIVE ETOBICOKE		



The applicant(s) hereby applies to the Land Registrar.

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**Properties**

<b>PIN</b>	11374 - 0081 LT	<b>Estate/Qualifier</b>	Fee Simple Absolute
<b>Description</b>	UNIT 5, LEVEL 14, YORK CONDOMINIUM PLAN NO. 374, PT LOT 12 CON 5, COLONEL SMITH'S TRACT, PT 1 66R9460 AS IN SCHEDULE 'A' OF DECLARATION B572179 ETOBICOKE, CITY OF TORONTO		
<b>Address</b>	1505 APARTMENT 00014 NEILSON DRIVE ETOBICOKE		
<b>PIN</b>	11374 - 0082 LT	<b>Estate/Qualifier</b>	Fee Simple Absolute
<b>Description</b>	UNIT 6, LEVEL 14, YORK CONDOMINIUM PLAN NO. 374, PT LOT 12 CON 5, COLONEL SMITH'S TRACT, PT 1 66R9460 AS IN SCHEDULE 'A' OF DECLARATION B572179 ETOBICOKE, CITY OF TORONTO		
<b>Address</b>	1506 APARTMENT 00014 NEILSON DRIVE ETOBICOKE		
<b>PIN</b>	11374 - 0083 LT	<b>Estate/Qualifier</b>	Fee Simple Absolute
<b>Description</b>	UNIT 1, LEVEL 15, YORK CONDOMINIUM PLAN NO. 374, PT LOT 12 CON 5, COLONEL SMITH'S TRACT, PT 1 66R9460 AS IN SCHEDULE 'A' OF DECLARATION B572179 ETOBICOKE, CITY OF TORONTO		
<b>Address</b>	1 APARTMENT 00014 NEILSON DRIVE ETOBICOKE		
<b>PIN</b>	11374 - 0084 LT	<b>Estate/Qualifier</b>	Fee Simple Absolute
<b>Description</b>	UNIT 2, LEVEL 15, YORK CONDOMINIUM PLAN NO. 374, PT LOT 12 CON 5, COLONEL SMITH'S TRACT, PT 1 66R9460 AS IN SCHEDULE 'A' OF DECLARATION B572179 ETOBICOKE, CITY OF TORONTO		
<b>Address</b>	2 APARTMENT 00014 NEILSON DRIVE ETOBICOKE		
<b>PIN</b>	11374 - 0085 LT	<b>Estate/Qualifier</b>	Fee Simple Absolute
<b>Description</b>	UNIT 3, LEVEL 15, YORK CONDOMINIUM PLAN NO. 374, PT LOT 12 CON 5, COLONEL SMITH'S TRACT, PT 1 66R9460 AS IN SCHEDULE 'A' OF DECLARATION B572179 ETOBICOKE, CITY OF TORONTO		
<b>Address</b>	3 APARTMENT 00014 NEILSON DRIVE ETOBICOKE		
<b>PIN</b>	11374 - 0086 LT	<b>Estate/Qualifier</b>	Fee Simple Absolute
<b>Description</b>	UNIT 4, LEVEL 15, YORK CONDOMINIUM PLAN NO. 374, PT LOT 12 CON 5, COLONEL SMITH'S TRACT, PT 1 66R9460 AS IN SCHEDULE 'A' OF DECLARATION B572179 ETOBICOKE, CITY OF TORONTO		
<b>Address</b>	4 APARTMENT 00014 NEILSON DRIVE ETOBICOKE		
<b>PIN</b>	11374 - 0087 LT	<b>Estate/Qualifier</b>	Fee Simple Absolute
<b>Description</b>	UNIT 5, LEVEL 15, YORK CONDOMINIUM PLAN NO. 374, PT LOT 12 CON 5, COLONEL SMITH'S TRACT, PT 1 66R9460 AS IN SCHEDULE 'A' OF DECLARATION B572179 ETOBICOKE, CITY OF TORONTO		
<b>Address</b>	5 APARTMENT 00014 NEILSON DRIVE ETOBICOKE		
<b>PIN</b>	11374 - 0088 LT	<b>Estate/Qualifier</b>	Fee Simple Absolute
<b>Description</b>	UNIT 6, LEVEL 15, YORK CONDOMINIUM PLAN NO. 374, PT LOT 12 CON 5, COLONEL SMITH'S TRACT, PT 1 66R9460 AS IN SCHEDULE 'A' OF DECLARATION B572179 ETOBICOKE, CITY OF TORONTO		
<b>Address</b>	6 APARTMENT 00014 NEILSON DRIVE ETOBICOKE		
<b>PIN</b>	11374 - 0089 LT	<b>Estate/Qualifier</b>	Fee Simple Absolute
<b>Description</b>	UNIT 1, LEVEL A, YORK CONDOMINIUM PLAN NO. 374, PT LOT 12 CON 5, COLONEL SMITH'S TRACT, PT 1 66R9460 AS IN SCHEDULE 'A' OF DECLARATION B572179 ETOBICOKE, CITY OF TORONTO		
<b>Address</b>	LL1 APARTMENT 00014 NEILSON DRIVE ETOBICOKE		
<b>PIN</b>	11374 - 0090 LT	<b>Estate/Qualifier</b>	Fee Simple Absolute
<b>Description</b>	UNIT 2, LEVEL A, YORK CONDOMINIUM PLAN NO. 374, PT LOT 12 CON 5, COLONEL SMITH'S TRACT, PT 1 66R9460 AS IN SCHEDULE 'A' OF DECLARATION B572179 ETOBICOKE, CITY OF TORONTO		
<b>Address</b>	2 APARTMENT 00014 NEILSON DRIVE ETOBICOKE		

The applicant(s) hereby applies to the Land Registrar.

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**Applicant(s)**

Name YORK CONDOMINIUM CORPORATION NO. 374

Address for Service c/o Banking Property Management Inc.  
60 Bristol Road East, Suite 631  
Mississauga, ON L4Z 3K8

York Condominium Corporation No. 374 hereby certifies that by-law number 9 attached hereto is a true copy of the by-law. The by-law was made in accordance with the Condominium Act. The owners of a majority of the units of the corporation have voted in favour of confirming the by-law.

I, Wallace Walsh (Secretary), have the authority to bind the corporation.

**Statements**

Schedule: See Schedules

**Signed By**

Susana Plu Yiu Shen	20 Queen St., Suite 2500 Toronto M5H 3S1	acting for Applicant(s)	Signed	2004 06 09
Tel	416-595-8500			
Fax	4165958695			

**Submitted By**

MILLER THOMSON	20 Queen St., Suite 2500 Toronto M5H 3S1	2004 06 09
Tel	416-595-8500	
Fax	4165958695	

**Fees/Taxes/Payment**

Statutory Registration Fee	\$60.00
Total Paid	\$60.00

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

**York Condominium Corporation No. 374** (known as the "Corporation") certifies that:

1. The copy of By-law Number 9, 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     /     day of April 2004.

**YORK CONDOMINIUM CORPORATION NO.  
374**

Per: 

Wallace Walsh - Secretary

I have authority to bind the Corporation.

## BY-LAW NO. 9

### YORK CONDOMINIUM CORPORATION NO. 374 (the "Corporation")

A By-law to establish the procedure with respect to the mediation and arbitration of Disputes described in Sections 125 and 132 of the *Condominium Act, 1998* and any amended or successor legislation (the "Act").

#### WHEREAS:

- A. The Act intends that all parties described in Sections 125 and 132 thereof resolve Disputes which may arise between them through mediation and arbitration rather than formal legal proceedings;
- B. It is within the power of the Corporation, and it is encouraged by the Act, to enact a by-law to establish the procedure for mediation and arbitration of Disputes between the parties described in Sections 125 and 132 of the Act;
- C. The Corporation intends that the procedure in this By-law be deemed incorporated into the agreements and documents described in Sections 125 and 132 of the Act, and that this procedure be employed for all Disputes governed by these sections and any amended or successor legislation.

**BE IT ENACTED** as a by-law of York Condominium Corporation No. 374 as follows:

#### ARTICLE 1 – GENERAL

##### DISPUTES

- 1.1 Disputes relating to the breach, termination, existence, validity, performance, interpretation or enforceability of any of the agreements listed in Section 132(2) of the Act or disputes arising in connection with the documents referred to in Section 125 of the Act, other than those which must be resolved in the Courts or those which may be resolved in the courts unless the parties agree to submit their dispute to mediation and arbitration, (collectively the "Disputes") shall be addressed and resolved in accordance with the provisions of this By-law.

##### DEFINITIONS

- 1.2
  - a) **Deliver** – means serving, giving to or delivering any Notice or Document to a party pursuant to this by-law.
  - b) **Party** – means any person or corporate entity named as a party in relation to a Dispute, including the Corporation, the property manager, one or more unit owners, in a Notice of Dispute, Notice of Mediation or Notice of Arbitration.
  - c) **Recipient** – means the person to whom a Notice or Document has been delivered in accordance with this by-law.

##### DELIVERY/SERVICE

- 1.3 All notices and documents required to be delivered or provided to the Corporation shall be delivered in accordance with subsection 46(2) of the Act; to an owner in accordance with subsection 47(7) of the Act; to a mortgagee in accordance with subsection 47(8) of the Act; and to all other parties either:
  - a) personally;

- b) by pre-paid mail to that party's last known address;
- c) by pre-paid registered post; or
- d) by facsimile transmission, electronic mail or any other method of electronic communication if the party agrees in writing that the party giving the notice or document may give the notice or document in this manner.

Notices and documents will be deemed to have been received the day of hand delivery, facsimile transmission or electronic communication and for pre-paid post delivery forty-eight (48) hours after posting thereof.

#### **CONFIDENTIALITY**

1.4 The negotiations and other settlement efforts of the parties made during mediation and the entire negotiation and mediation shall be strictly without prejudice. Statements made and documents created for the purpose of and produced by any person in the mediation, including, without limitation, the mediation briefs under Article 3.11, that are not otherwise discoverable will not be subject to disclosure through discovery or any other process and will not be admissible into evidence in any context for any purpose, including impeaching credibility. Neither party will rely on, or introduce as evidence, in any subsequent proceeding, any admission, view, suggestion, notice, response, discussion, position or settlement proposal of the parties except:

- a) as required by law;
- b) to the extent that disclosure is reasonably necessary for the establishment or protection of a party's legal rights against a third party; or
- c) to enforce any settlement agreement reached between the parties.

#### **ARTICLE 2 - NEGOTIATION**

2.1 Any party may deliver a written Notice of Dispute to any other party which shall include:

- a) an outline of the nature of the Dispute; and
- b) the names of the parties involved in the Dispute.

2.2 The parties who have received and are named in the Notice of Dispute shall meet for the purpose of trying to resolve the Dispute as soon as possible after receiving a Notice of Dispute, as many times as the parties reasonably deem necessary, in order to gather and furnish to the other party or parties all information with respect to the matters in issue which the parties believe will assist with its resolution. The specific format for such discussions will be left to the parties and may include the preparation of an agreed upon statement of facts or written statements of position furnished to the other party or parties.

#### **ARTICLE 3 - MEDIATION**

##### **NOTICE OF MEDIATION AND SELECTION OF MEDIATOR**

3.1 Notwithstanding that the parties may still be in negotiations pursuant to Article 2, a Notice of Mediation may be delivered by any party to the other party or parties on or after the tenth (10<sup>th</sup>) day after the Notice of Dispute has been delivered and

must be delivered no later than thirty (30) days after delivery of the Notice of Dispute, and shall include:

- i) a statement that the party has made a good faith effort to reach a settlement in accordance with Article 2;
  - ii) the names of two individuals to act as mediator, who have indicated a willingness to act as mediator, ranked in order of preference;
  - iii) an agreed upon statement of facts, if any; and
  - iv) a written statement of position, if any;
- 3.2 The recipients of the Notice of Mediation shall each submit the names of two individuals to act as mediator, who have indicated a willingness to act as mediator, ranked in order of preference, within five (5) days of receipt of the Notice of Mediation which may include a written statement of position.
- 3.3 The parties shall unanimously appoint, from the names submitted, a mediator who shall be a qualified and experienced professional mediator who carries on a mediation practice based in Southern Ontario.
- 3.4 If the parties are unable to reach unanimous agreement on the selection of a mediator within five (5) days after the date the Notice of Mediation is delivered, the mediator shall be selected at random by draw by the party who delivered the Notice of Mediation and in the presence of the other parties from among the names of the mediators submitted by the parties.
- 3.5 If a party fails to submit names in accordance with this section, such party shall be deemed to accept as mediator the person selected by the other party or parties in accordance with this Article.
- 3.6 The party who delivered the Notice of Mediation must notify the mediator of his or her appointment, within 3 business days of such appointment and shall provide the mediator with a copy of this by-law.

#### **ROLE OF MEDIATOR**

- 3.7 The mediator's role is to assist the parties in resolving the Dispute in accordance with the procedures set out in this by-law. The mediator will not make decisions for the parties about how the matter should or must be resolved.
- 3.8 If the mediator selected by the parties is a qualified lawyer, he or she will not provide legal representation or legal advice to either party.
- 3.9 The mediator has no duty to assert or protect the legal rights of any party, to raise any issue not raised by the parties themselves, or to determine who should participate in the mediation.

#### **NOTICE OF MEDIATION HEARING**

- 3.10 The place of mediation shall be determined by the mediator, acting reasonably, in consultation with the parties and the mediator will promptly advise the parties of the location and time of the mediation and the estimated cost of the mediation.

#### **MEDIATION BRIEF**

- 3.11 Each party shall submit to the mediator and all other parties, at least 3 days before the hearing date, a written mediation brief of not more than ten (10) pages setting out the relevant facts and the party's positions concerning the matters in the Dispute.

### **FEES AND EXPENSES**

- 3.12 Each party shall deliver to the mediator, with their mediation brief, or no later than twenty-four (24) hours before the commencement of the mediation, a certified cheque payable to the mediator to cover fifty per cent (50%) of the mediator's anticipated fees and expenses of the mediation.
- 3.13 The fees and expenses of the mediation shall be borne as specified in a settlement, if a settlement is obtained. If no settlement is obtained, the mediator's fees and expenses shall be in the proportion specified in the notice issued by the mediator stating that the mediation has failed.
- 3.14 If a party fails to deliver to the mediator a certified cheque in accordance with Article 3.12, the mediation will be deemed to have failed and the mediator will issue a notice stating that the mediation has failed and which party or parties failed to deliver to the mediator a certified cheque in accordance with Article 3.12.
- 3.15 Only parties who have delivered to the mediator a certified cheque in accordance with Article 3.12 may deliver a Notice of Arbitration.

### **AUTHORITY TO SETTLE AND LEGAL REPRESENTATION**

- 3.16 The parties or representatives of the parties with full authority to settle the Dispute shall attend the mediation in person.
- 3.17 The parties are entitled to seek legal representation or advice prior to or during the mediation and may have lawyers present at the mediation who shall be permitted to fully participate in all aspects of the mediation.

### **TERMINATION OF MEDIATION**

- 3.18 The mediation shall end on the earliest of:
- a) the date that the parties enter into a binding settlement agreement with respect to all or a part of the matters in Dispute;
  - b) the date the mediator issues a notice stating that the mediation has failed;
  - c) the date that any party or the mediator withdraws from the mediation, which they are free to do at any time; and
  - d) 5:00 p.m. on the day that is the 45<sup>th</sup> day after delivery of the Notice of Mediation.

## **ARTICLE 4 - ARBITRATION**

### **APPLICATION**

- 4.1 If a Dispute is not resolved or settled through the procedures provided under Articles 2 and 3, the Dispute shall be determined by final and binding arbitration conducted by an arbitral tribunal in accordance with the procedures provided in this Article. Except as otherwise provided in this Section, the arbitration of the Dispute, including its procedures, decision and enforcement, shall be in accordance with the *Arbitration Act, 1991 (Ontario)*, and any amended or successor legislation, and the other applicable laws of the Province of Ontario regarding arbitration and the enforcement of arbitral awards (collectively, the "*Arbitration Act*") and any applicable federal laws of Canada.

### **NOTICE OF ARBITRATION**

- 4.2 Any party may initiate the arbitration by delivering a written Notice of Arbitration no later than 30 days after the termination of Mediation conducted under Article 3 and shall include:
- a) An outline of the issues to be arbitrated;
  - b) The names of the parties involved in the dispute; and
  - c) A statement indicating the date that mediation was terminated under Article 3 hereof.

### **THE ARBITRAL TRIBUNAL**

- 4.3 The arbitral tribunal shall consist of one arbitrator who shall be either:
- a) a Canadian former Judge who carries on business as a professional arbitrator and who is based in Ontario,
  - b) a member of the Arbitration and Mediation Institute of Ontario; or
  - c) a panel member of the Condominium Dispute Resolution Centre.
- 4.4 The arbitrator shall be impartial and independent of the parties to the Dispute.
- 4.5 The arbitrator shall be chosen by mutual agreement of the parties no later than ten (10) days after delivery of the Notice of Arbitration, failing which the arbitrator shall be appointed in accordance with the Arbitration Act.

### **LOCATION, TIME AND PLACE OF ARBITRATION**

- 4.6 The place of arbitration shall be determined by the arbitrator, acting reasonably, in consultation with the parties, and the arbitrator will promptly advise the parties of the location, time for commencement and schedule for the arbitration.

### **ARBITRATION BRIEF**

- 4.7 Within ten (10) days after the date of the appointment of the arbitrator each party shall deliver to the arbitrator and to the other party or parties a written arbitration brief which shall set forth each party's position concerning the matters in dispute and shall include:
- a) A statement of fact and law;
  - b) copies of all relevant documents that are in that party's possession or within the party's control;
  - c) a statutory declaration of the party presenting the brief declaring that the documents included in the brief are all the documents relevant to the Dispute that are in that party's possession or control, including those documents that are or might be unfavorable to that party's position in the arbitration; and
  - d) the relief sought.

### **ADDITIONAL PARTIES**

- 4.8 Upon reviewing the Notice of Arbitration and arbitration briefs, the arbitrator may make a request of the parties that another party or parties be joined in the arbitration. Any other party or parties may only be joined with that party's consent and the consent of the original parties to the Dispute.



### **HEARING**

- 4.9 The arbitration shall be an oral hearing, conducted in the English language, unless the parties and arbitrator agree otherwise, and shall consist of examination in chief, cross examination of witnesses and oral arguments to be presided over by the arbitrator. There shall be no oral or documentary discovery under oath.

### **REPRESENTATION**

- 4.10 The parties are entitled to be represented and assisted by legal counsel in connection with all aspects of the arbitration and any party's legal counsel shall be permitted to attend and fully participate in all aspects of the arbitration.

### **DURATION OF ARBITRATION**

- 4.11 The hearing shall begin not more than 60 days after the Arbitration Notice is delivered and shall be conducted over a period not to exceed five (5) consecutive business days whereby:
- a) Each party shall be given two (2) full business days to present his or her case to the arbitrator;
  - b) The arbitrator shall have the discretion to regulate, among other things, the length of a party's cross examination of the other party's witnesses to ensure the fair and equal treatment of all parties with regard to the time limits of the hearing; and
  - c) On the fifth (5<sup>th</sup>) business day of the hearing, each party shall be given the opportunity to present arguments to the arbitrator, unless the arbitrator rules otherwise.

### **POWERS OF THE ARBITRAL TRIBUNAL**

- 4.12 The arbitrator may make whatever award he or she considers just having regard to the dispute, the interest of the parties, the Act, the regulations, the agreement in question between or among the parties (where applicable), the declaration, the by-laws and the rules, and may do one or more of the following:
- i) order a party to do something;
  - ii) order a party to refrain from doing something;
  - iii) order a party to pay money as damages;
- 4.13 The arbitrator's award must include reasons, be in writing and be signed by the arbitrator.
- 4.14 The arbitrator may make an order for costs, specifying the party or parties entitled to costs, the party or parties who must pay the costs, the amount of the costs and the manner of payment. If the arbitrator does not make an order respecting costs, a party may, within twenty (20) days after being notified of the award, apply to the arbitrator for an order respecting costs. If no application is made to the arbitrator for an order respecting costs or, if following an Application the arbitrator does not make an order respecting costs, then subject to any agreement to the contrary, the parties must bear their own costs and must pay equal shares of the fees and disbursements of the arbitrator.
- 4.15 The award of the arbitrator shall be final and binding.
- 4.16 An arbitrator's award and order for costs may be filed in the Superior Court of Justice and, on being filed, will have the same effect as if they were orders of the Superior Court of Justice. Once filed, proceedings may be taken on both the award and the order for costs.

**TIME OF THE ESSENCE**

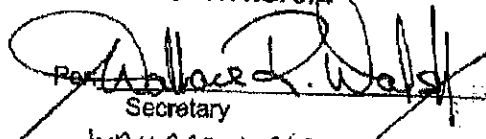
- 4.17 The arbitrator shall be instructed that time is of the essence in the arbitration proceeding. The arbitration award must be made within ninety (90) days after the conclusion of the hearing and is to be delivered to the parties in accordance with this by-law.

**DEFENCE TO ACTION**

- 4.18 Other than an action to enforce the award of the arbitrator, the provisions of this by-law represent a complete defence to any suit, action or other proceeding instituted in any Court or before any administrative tribunal with respect to any Dispute. Nothing in this by-law prevents the parties from exercising any other rights they may have in the Act, the regulations, the agreements described in Section 132(2), the declaration, by-laws or rules.

DATED at Toronto this 18 day of April, 2003.

YORK CONDOMINIUM  
CORPORATION NO. 374

  
Secretary (c/s)  
WALLACE WALSH