



Document General

Form 4 -- Land Registration Reform Act

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Number CO146657
CERTIFICATE OF RECEIPT
OXFORD No. 41 (WOODSTOCK)

APR 28 2016

Jeff Hest

ca:17

Land Registrar

New Property Identifiers

Additional:
See
Schedule

Executions

Additional:
See
Schedule

(1) Registry Land Titles (2) Page 1 of 18 pages

(3) Property Identifier(s) Block Property
00176-0556(LT) and 00405-0001-0021(LT) (both inclusive) Additional:
See Schedule

(4) Nature of Document
AMENDMENT TO DECLARATION CREATING A PHASE (Condominium Act, 1998)

(5) Consideration
Dollars \$

(6) Description
Part of Block 60, Plan 41M-217, designated as Part 5 on Reference Plan 41R-9197, Town of Ingersoll, County of Oxford, as described in Schedule "A" hereto.

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

(8) This Document provides as follows:

Amendment to the Declaration creating Phase 4 of Oxford Condominium Corporation No. 112
(a phased condominium pursuant to the Condominium Act, 1998)

Continued on Schedule

(9) This Document relates to instrument number(s) CO130999, CO134506, CO137865, and CO142560

(10) Party(ies) (Set out Status or Interest)
Name(s) Signature(s) Date of Signature
WARREN D. SINCLAIR CONSTRUCTION LTD. *[Signature]* 2016 04 06
by its solicitors, Clifton Kok LLP Per: Xiaowen (Jennifer) Liu

(11) Address for Service 264 Lawrence Avenue, Kitchener, ON N2M 1Y4

(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

175 Ingersoll Street North
Ingersoll, Ontario

(15) Document Prepared by:

Xiaowen (Jennifer) Liu (File No. L-68)
Clifton Kok LLP Legal Counsel
12 Northumberland Street
Ayr, ON N0B 1E0
/rb

Fees and Tax	
Registration Fee	<i>n/c</i>
Total	<i>n/c</i>

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**AMENDMENT TO DECLARATION AND
DESCRIPTION TO CREATE A PHASE**

(subsection 146 (3) of the Condominium Act, 1998)

Condominium Act, 1998

**OXFORD STANDARD CONDOMINIUM CORPORATION NO. 112
(the "Corporation")**

AMENDMENT TO DECLARATION

Warren D. Sinclair Construction Ltd. states that:

1. The board has been elected at a meeting of owners held on the 9th day of June, 2015, at a time when Warren D. Sinclair Construction Ltd., the declarant, did not own the majority of the units.
2. More than 60 days have passed since the registration of the declaration and description or the registration of the latest amendments to the declaration and description creating a phase, whichever is the later.
3. More than 60 days have passed since Warren D. Sinclair Construction Ltd., the declarant, delivered to the Corporation the documents described in clauses 149 (1) (a), (b) and (c) of the *Condominium Act, 1998*.
4. There is no outstanding application to the Superior Court of Justice for an injunction under subsection 149 (2) of the *Condominium Act, 1998* and the Superior Court has not issued an injunction to prevent the registration of the amendments creating the phase.

The declaration of Oxford Standard Condominium Corporation No. 112 registered as Instrument No. CO130999 on the 21st day of April, 2015, (known as the "Declaration"), is amended as follows:

1. Schedule A is replaced with Schedule A attached.
2. Schedule B is amended to include the attached Consents.
3. Schedule C is amended to include the material identified as Amendments to Schedule C attached.
4. Schedule D is replaced with Schedule D attached.
5. Schedule E is amended to include the material identified as Amendments to Schedule E attached.
6. Schedule F is amended to include the material identified as Amendments to Schedule F attached.
7. Schedule G is amended to include the material identified as Amendments to Schedule G attached.
8. Schedule K is attached is added to the Declaration.

AMENDMENT TO DESCRIPTION

The description identified as Oxford Standard Condominium Plan No. 112 is amended as follows:

1. Part I of the description is amended to include the following prepared by Paul J. Benedict, O.L.S. and dated the 16th day of March, 2016:
 - a. 1 sheet of a perimeter plan of survey, designated as Sheet 5 of 15 sheets,
 - b. 1 sheet designating units for the land included in the phase, designated as Sheet 10 of 15 sheets, and
 - c. 1 sheet designating the monuments controlling the extent and locations of the unit boundaries, designated as Sheet 15 of 15 sheets.

2. Part II of the description is amended to include 1 sheet designated as Sheet 5 of 5 sheets of an exclusive use portions survey for the land included in the phase prepared by Paul J. Benedict, O.L.S. and dated the 16th day of March, 2016.
3. Part XI is added consisting of architectural plans of the buildings on the land included in the phase prepared by Chris Gowing and dated the 5th day of November, 2013.

Dated this 8 day of April, 2016

Warren D. Sinclair Construction Ltd.

Per: 

Warren D. Sinclair
President

I have authority to bind the Corporation.

Schedule A**FIRSTLY**

(the lands subject of the Declaration, registered as Instrument No. CO130999)

Part of Block 60, Plan 41M-217, designated as Parts 1 and 3 on Reference Plan 41R-9197, Town of Ingersoll, County of Oxford (hereinafter called the "Condominium Lands"):

Subject to an easement in favour of Rogers Communications Inc. as in Instrument Number CO125530;

Subject to an easement in gross in favour of County of Oxford as in Instrument Number CO127309;

Subject to an easement in gross in favour of Erie Thames Powerlines as in Instrument Number CO127310;

Reserving a nonexclusive easement in perpetuity in favour of Part of Block 60, Plan 41M-217, designated as Parts 6, 7, and 8 on Reference Plan 41R-9197, Town of Ingersoll, County of Oxford, upon, over, in, under and across all Common Elements of the Condominium Lands to allow the right of entry, and free and unimpeded right to flow surface waters and storm water flows from Parts 6, 7, and 8, on Reference Plan 41R-9197 as set out in Instrument No. CO130999;

Reserving a nonexclusive easement in perpetuity in favour of Part of Block 60, Plan 41M-217, designated as Parts 6, 7, and 8 on Reference Plan 41R-9197, Town of Ingersoll, County of Oxford, upon, over, in, under and across all of the Common Elements of the Condominium Lands to allow the right of entry, and free and unimpeded access at all times for entry thereon for the purposes of the construction, repair, replacement, operation, use and maintenance of common services therein and thereon together with the right to flow fuel (including, without limiting the generality of the foregoing, natural gas, potable water, sewage, electricity, radio, television, internet or other reception or transmission signals) through the appropriate common services location therein and thereon as set out in Instrument No. CO130999;

Reserving a nonexclusive easement in favour of Part of Block 60, Plan 41M-217 Ingersoll, designated as Parts 6, 7, and 8 on Reference Plan 41R-9197, Town of Ingersoll, County of Oxford, upon, over, in, under and across all of the Common Elements of the Condominium Lands to allow the right of entry, and free and unimpeded access at all times for entry thereon for the purposes of the construction, repair, replacement, operation, use and maintenance of any building, structure, facility, feature or improvement on or proposed to be on Parts 6, 7, and 8 on Reference Plan 41R-9197 as set out in Instrument No. CO130999;

Reserving a nonexclusive easement in perpetuity in favour of Part of Block 60, Plan 41M-217 Ingersoll, designated as Parts 6, 7, and 8 on Reference Plan 41R-9197, Town of Ingersoll, County of Oxford, upon, over, in, under and across part of the Common Elements of the Condominium Lands being Part 1 on Reference Plan 41R-9197 to allow the right of entry, and free and unimpeded access at all times to owners, occupants and mortgagees and their successors and assigns (including but not limited to any residents, guests and/or invitees of the Servient Lands) for pedestrian and vehicular access to and from Ingersoll Street North as set out in Instrument No. CO130999;

Together with an easement in favour of the Condominium Lands upon, over, in, under and across Part of Block 60, Plan 41M-217, designated as Parts 6, 7, and 8 on Reference Plan 41R-9197, Town of Ingersoll, County of Oxford, to allow the right of entry, and free and unimpeded right to flow surface waters and storm water flows from the Condominium Lands along, on, over, under and through Parts 6, 7, and 8 on Reference Plan 41R-9197 as set out in Instrument No. CO130999;

Together with an easement in favour of the Condominium Lands upon, over, in, under and across Part of Block 60, Plan 41M-217, designated as Parts 6, 7, and 8 on Reference Plan 41R-9197, Town of Ingersoll, County of Oxford, to allow the right of entry, and free and unimpeded access at all times for entry thereon for the purposes of the construction, repair, replacement, operation, use and maintenance of common services therein and thereon together with the right to flow fuel (including, without limiting the generality of the foregoing, natural gas, potable water, sewage, electricity, radio, television, internet or other reception or transmission signals) through the appropriate common services location therein and thereon as set out in Instrument No. CO130999; and

Together with an easement in favour of the Condominium Lands upon, over, in, under and across Part of Block 60, Plan 41M-217, designated as Parts 6, 7, and 8 on Reference Plan 41R-9197, Town of Ingersoll, County of Oxford, to allow the right of entry, and free and unimpeded access at all times for entry thereon for the purposes of the construction, repair, replacement, operation, use and maintenance of any

building, structure, facility, feature or improvement on or proposed to be on the Condominium Lands as set out in Instrument No. CO130999;

Being all of PINs 00405-0001 (LT) through 00405-0004 (LT), both inclusive.

SECONDLY

(the lands subject of the Amendment to the Declaration registered as Instrument No. CO134506)

Part of Block 60, Plan 41M-217, designated as Part 2 on Reference Plan 41R-9197, Town of Ingersoll, County of Oxford (hereinafter referred to as "Phase One Lands"):

Subject to an easement in favour of Rogers Communications Inc. as in Instrument Number CO125530;

Subject to an easement in gross in favour of County of Oxford as in Instrument Number CO127309;

Subject to an easement in gross in favour of Erie Thames Powerlines as in Instrument Number CO127310;

Reserving a nonexclusive easement in perpetuity in favour of Part of Block 60, Plan 41M-217, designated as Parts 6, 7, and 8 on Reference Plan 41R-9197, Town of Ingersoll, County of Oxford, upon, over, in, under and across all Common Elements of the Phase One Lands to allow the right of entry, and free and unimpeded right to flow surface waters and storm water flows from Parts 6, 7, and 8 on Reference Plan 41R-9197 as set out in Instrument No. CO134506;

Reserving a nonexclusive easement in perpetuity in favour of Part of Block 60, Plan 41M-217, designated as Parts 6, 7, and 8 on Reference Plan 41R-9197, Town of Ingersoll, County of Oxford, upon, over, in, under and across all of the Common Elements of the Phase One Lands to allow the right of entry, and free and unimpeded access at all times for entry thereon for the purposes of the construction, repair, replacement, operation, use and maintenance of common services therein and thereon together with the right to flow fuel (including, without limiting the generality of the foregoing, natural gas, potable water, sewage, electricity, radio, television, internet or other reception or transmission signals) through the appropriate common services location therein and thereon as set out in Instrument No. CO134506;

Reserving a nonexclusive easement in favour of Part of Block 60, Plan 41M-217 Ingersoll, designated as Parts 6, 7, and 8 on Reference Plan 41R-9197, Town of Ingersoll, County of Oxford, upon, over, in, under and across all of the Common Elements of the Phase One Lands to allow the right of entry, and free and unimpeded access at all times for entry thereon for the purposes of the construction, repair, replacement, operation, use and maintenance of any building, structure, facility, feature or improvement on or proposed to be on Parts 6, 7, and 8 on Reference Plan 41R-9197 as set out in Instrument No. CO134506;

Together with an easement in favour of the Phase One Lands upon, over, in, under and across Part of Block 60, Plan 41M-217, designated as Parts 6, 7, and 8 on Reference Plan 41R-9197, Town of Ingersoll, County of Oxford, to allow the right of entry, and free and unimpeded right to flow surface waters and storm water flows from the Phase One Lands along, on, over, under and through Parts 6, 7, and 8 on Reference Plan 41R-9197 as set out in Instrument No. CO134506;

Together with an easement in favour of the Phase One Lands upon, over, in, under and across Part of Block 60, Plan 41M-217, designated as Parts 6, 7, and 8 on Reference Plan 41R-9197, Town of Ingersoll, County of Oxford, to allow the right of entry, and free and unimpeded access at all times for entry thereon for the purposes of the construction, repair, replacement, operation, use and maintenance of common services therein and thereon together with the right to flow fuel (including, without limiting the generality of the foregoing, natural gas, potable water, sewage, electricity, radio, television, internet or other reception or transmission signals) through the appropriate common services location therein and thereon as set out in Instrument No. CO134506; and

Together with an easement in favour of the Phase One Lands upon, over, in, under and across Part of Block 60, Plan 41M-217, designated as Parts 6, 7, and 8 on Reference Plan 41R-9197, Town of Ingersoll, County of Oxford, to allow the right of entry, and free and unimpeded access at all times for entry thereon for the purposes of the construction, repair, replacement, operation, use and maintenance of any building, structure, facility, feature or improvement on or proposed to be on the Phase One Lands as set out in Instrument No. CO134506;

Being all of PINs 00405-0005 (LT) through 00405-0008 (LT), both inclusive.

THIRDLY***(the lands subject of the Amendment to the Declaration registered as Instrument No. CO137865)***

Part of Block 60, Plan 41M-217, designated as Part 9 on Reference Plan 41R-9197, Town of Ingersoll, County of Oxford (hereinafter referred to as "Phase Two Lands"):

Subject to an easement in favour of Rogers Communications Inc. as in Instrument Number CO125530;

Subject to an easement in gross in favour of County of Oxford as in Instrument Number CO127309;

Subject to an easement in gross in favour of Erie Thames Powerlines as in Instrument Number CO127310;

Reserving a nonexclusive easement in perpetuity in favour of Part of Block 60, Plan 41M-217, designated as Parts 6, 7, and 8 on Reference Plan 41R-9197, Town of Ingersoll, County of Oxford, upon, over, in, under and across all Common Elements of the Phase Two Lands to allow the right of entry, and free and unimpeded right to flow surface waters and storm water flows from Parts 6, 7, and 8 on Reference Plan 41R-9197;

Reserving a nonexclusive easement in perpetuity in favour of Part of Block 60, Plan 41M-217, designated as Parts 6, 7, and 8 on Reference Plan 41R-9197, Town of Ingersoll, County of Oxford, upon, over, in, under and across all of the Common Elements of the Phase Two Lands to allow the right of entry, and free and unimpeded access at all times for entry thereon for the purposes of the construction, repair, replacement, operation, use and maintenance of common services therein and thereon together with the right to flow fuel (including, without limiting the generality of the foregoing, natural gas, potable water, sewage, electricity, radio, television, internet or other reception or transmission signals) through the appropriate common services location therein and thereon;

Reserving a nonexclusive easement in favour of Part of Block 60, Plan 41M-217 Ingersoll, designated as Parts 6, 7, and 8 on Reference Plan 41R-9197, Town of Ingersoll, County of Oxford, upon, over, in, under and across all of the Common Elements of the Phase Two Lands to allow the right of entry, and free and unimpeded access at all times for entry thereon for the purposes of the construction, repair, replacement, operation, use and maintenance of any building, structure, facility, feature or improvement on or proposed to be on Parts 6, 7, and 8 on Reference Plan 41R-9197;

Together with an easement in favour of the Phase Two Lands upon, over, in, under and across Part of Block 60, Plan 41M-217, designated as Parts 6, 7, and 8 on Reference Plan 41R-9197, Town of Ingersoll, County of Oxford, to allow the right of entry, and free and unimpeded right to flow surface waters and storm water flows from the Phase Two Lands along, on, over, under and through Parts 6, 7, and 8 on Reference Plan 41R-9197;

Together with an easement in favour of the Phase Two Lands upon, over, in, under and across Part of Block 60, Plan 41M-217, designated as Parts 6, 7, and 8 on Reference Plan 41R-9197, Town of Ingersoll, County of Oxford, to allow the right of entry, and free and unimpeded access at all times for entry thereon for the purposes of the construction, repair, replacement, operation, use and maintenance of common services therein and thereon together with the right to flow fuel (including, without limiting the generality of the foregoing, natural gas, potable water, sewage, electricity, radio, television, internet or other reception or transmission signals) through the appropriate common services location therein and thereon; and

Together with an easement in favour of the Phase Two Lands upon, over, in, under and across Part of Block 60, Plan 41M-217, designated as Parts 6, 7, and 8 on Reference Plan 41R-9197, Town of Ingersoll, County of Oxford, to allow the right of entry, and free and unimpeded access at all times for entry thereon for the purposes of the construction, repair, replacement, operation, use and maintenance of any building, structure, facility, feature or improvement on or proposed to be on the Phase Two Lands;

Being PINs 00405-0009 (LT) through 00405-00015 (LT), both inclusive.

FOURTHLY***(the lands subject of the Amendment to the Declaration registered as Instrument No. CO142560)***

Part of Block 60, Plan 41M-217, designated as Part 4 on Reference Plan 41R-9197, Town of Ingersoll, County of Oxford (hereinafter referred to as "Phase Three Lands"):

Subject to an easement in favour of Rogers Communications Inc. as in Instrument Number CO125530;

Subject to an easement in gross in favour of County of Oxford as in Instrument Number CO127309;

Subject to an easement in gross in favour of Erie Thames Powerlines as in Instrument Number CO127310;

Reserving a nonexclusive easement in perpetuity in favour of Part of Block 60, Plan 41M-217, designated as Parts 6, 7, and 8 on Reference Plan 41R-9197, Town of Ingersoll, County of Oxford, upon, over, in, under and across all Common Elements of the Phase Three Lands to allow the right of entry, and free and unimpeded right to flow surface waters and storm water flows from Parts 6, 7, and 8 on Reference Plan 41R-9197;

Reserving a nonexclusive easement in perpetuity in favour of Part of Block 60, Plan 41M-217, designated as Parts 6, 7, and 8 on Reference Plan 41R-9197, Town of Ingersoll, County of Oxford, upon, over, in, under and across all of the Common Elements of the Phase Three Lands to allow the right of entry, and free and unimpeded access at all times for entry thereon for the purposes of the construction, repair, replacement, operation, use and maintenance of common services therein and thereon together with the right to flow fuel (including, without limiting the generality of the foregoing, natural gas, potable water, sewage, electricity, radio, television, internet or other reception or transmission signals) through the appropriate common services location therein and thereon;

Reserving a nonexclusive easement in favour of Part of Block 60, Plan 41M-217 Ingersoll, designated as Parts 6, 7, and 8 on Reference Plan 41R-9197, Town of Ingersoll, County of Oxford, upon, over, in, under and across all of the Common Elements of the Phase Three Lands to allow the right of entry, and free and unimpeded access at all times for entry thereon for the purposes of the construction, repair, replacement, operation, use and maintenance of any building, structure, facility, feature or improvement on or proposed to be on Parts 6, 7, and 8 on Reference Plan 41R-9197;

Together with an easement in favour of the Phase Three Lands upon, over, in, under and across Part of Block 60, Plan 41M-217, designated as Parts 6, 7, and 8 on Reference Plan 41R-9197, Town of Ingersoll, County of Oxford, to allow the right of entry, and free and unimpeded right to flow surface waters and storm water flows from the Phase Three Lands along, on, over, under and through Parts 6, 7, and 8 on Reference Plan 41R-9197;

Together with an easement in favour of the Phase Three Lands upon, over, in, under and across Part of Block 60, Plan 41M-217, designated as Parts 6, 7, and 8 on Reference Plan 41R-9197, Town of Ingersoll, County of Oxford, to allow the right of entry, and free and unimpeded access at all times for entry thereon for the purposes of the construction, repair, replacement, operation, use and maintenance of common services therein and thereon together with the right to flow fuel (including, without limiting the generality of the foregoing, natural gas, potable water, sewage, electricity, radio, television, internet or other reception or transmission signals) through the appropriate common services location therein and thereon; and

Together with an easement in favour of the Phase Three Lands upon, over, in, under and across Part of Block 60, Plan 41M-217, designated as Parts 6, 7, and 8 on Reference Plan 41R-9197, Town of Ingersoll, County of Oxford, to allow the right of entry, and free and unimpeded access at all times for entry thereon for the purposes of the construction, repair, replacement, operation, use and maintenance of any building, structure, facility, feature or improvement on or proposed to be on the Phase Three Lands;

Being PINs 00405-0016 (LT) through 00405-00021 (LT), both inclusive.

FIFTHLY

(the lands subject of this Amendment to the Declaration)

Part of Block 60, Plan 41M-217, designated as Part 5 on Reference Plan 41R-9197, Town of Ingersoll, County of Oxford (hereinafter referred to as "Phase Four Lands"):

Subject to an easement in favour of Rogers Communications Inc. as in Instrument Number CO125530;

Subject to an easement in gross in favour of County of Oxford as in Instrument Number CO127309;

Subject to an easement in gross in favour of Erie Thames Powerlines as in Instrument Number CO127310;

Reserving a nonexclusive easement in perpetuity in favour of Part of Block 60, Plan 41M-217, designated as Parts 6, 7, and 8 on Reference Plan 41R-9197, Town of Ingersoll, County of Oxford, upon, over, in, under and across all Common Elements of the Phase Four Lands to allow the right of entry, and free and

unimpeded right to flow surface waters and storm water flows from Parts 6, 7, and 8 on Reference Plan 41R-9197;

Reserving a nonexclusive easement in perpetuity in favour of Part of Block 60, Plan 41M-217, designated as Parts 6, 7, and 8 on Reference Plan 41R-9197, Town of Ingersoll, County of Oxford, upon, over, in, under and across all of the Common Elements of the Phase Four Lands to allow the right of entry, and free and unimpeded access at all times for entry thereon for the purposes of the construction, repair, replacement, operation, use and maintenance of common services therein and thereon together with the right to flow fuel (including, without limiting the generality of the foregoing, natural gas, potable water, sewage, electricity, radio, television, internet or other reception or transmission signals) through the appropriate common services location therein and thereon;

Reserving a nonexclusive easement in favour of Part of Block 60, Plan 41M-217 Ingersoll, designated as Parts 6, 7, and 8 on Reference Plan 41R-9197, Town of Ingersoll, County of Oxford, upon, over, in, under and across all of the Common Elements of the Phase Four Lands to allow the right of entry, and free and unimpeded access at all times for entry thereon for the purposes of the construction, repair, replacement, operation, use and maintenance of any building, structure, facility, feature or improvement on or proposed to be on Parts 6, 7, and 8 on Reference Plan 41R-9197;

Together with an easement in favour of the Phase Four Lands upon, over, in, under and across Part of Block 60, Plan 41M-217, designated as Parts 6, 7, and 8 on Reference Plan 41R-9197, Town of Ingersoll, County of Oxford, to allow the right of entry, and free and unimpeded right to flow surface waters and storm water flows from the Phase Four Lands along, on, over, under and through Parts 6, 7, and 8 on Reference Plan 41R-9197;

Together with an easement in favour of the Phase Four Lands upon, over, in, under and across Part of Block 60, Plan 41M-217, designated as Parts 6, 7, and 8 on Reference Plan 41R-9197, Town of Ingersoll, County of Oxford, to allow the right of entry, and free and unimpeded access at all times for entry thereon for the purposes of the construction, repair, replacement, operation, use and maintenance of common services therein and thereon together with the right to flow fuel (including, without limiting the generality of the foregoing, natural gas, potable water, sewage, electricity, radio, television, internet or other reception or transmission signals) through the appropriate common services location therein and thereon; and

Together with an easement in favour of the Phase Four Lands upon, over, in, under and across Part of Block 60, Plan 41M-217, designated as Parts 6, 7, and 8 on Reference Plan 41R-9197, Town of Ingersoll, County of Oxford, to allow the right of entry, and free and unimpeded access at all times for entry thereon for the purposes of the construction, repair, replacement, operation, use and maintenance of any building, structure, facility, feature or improvement on or proposed to be on the Phase Four Lands;

Being part of PIN 00176-0556 (LT).

I am the solicitor who is registering this Amendment to the Declaration.

In my opinion, based on the parcel register and the plans and documents recorded in therein, the legal description set out above in 'FIFTHLY' is correct, the easements described in 'FIFTHLY' will exist in law upon registration of this Amendment to the Declaration creating the phase, the declarant is the registered owner of the land included in the phase and appurtenant interests thereto.

The following is the description of the servient lands:

Part of Block 60, Plan 41M-217, designated as Parts 6, 7, and 8 on Reference Plan 41R-9197, Town of Ingersoll, County of Oxford.

Being part of PIN 00176-0556 (LT) and all of PIN 00176-0551 (LT).

Dated the 5th day of April, 2016

CLIFTON KOK LLP

By: 

Xiaoyen Liu

In my opinion, based on the parcel register and the plans and documents recorded therein the following described easements will merge and no longer exist in law upon the registration of this Amendment to the Declaration:

- The nonexclusive easements in perpetuity in favour of Part of Block 60, Plan 41M-217, designated as Part 5 on Reference Plan 41R-9197, Town of Ingersoll, County of Oxford, upon, over, in, under and across all Common Elements of the Condominium Lands, the Phase One Lands, the Phase Two Lands and the Phase Three Lands to allow the right of entry, and free and unimpeded right to flow surface waters and storm water flows from Part 5 on Reference Plan 41R-9197 as set out in Instrument No. CO130999, Instrument No. CO134506, Instrument No. CO137865, and Instrument No. CO142560;
- the nonexclusive easements in perpetuity in favour of Part of Block 60, Plan 41M-217, designated as Part 5 on Reference Plan 41R-9197, Town of Ingersoll, County of Oxford, upon, over, in, under and across all of the Common Elements of the Condominium Lands, the Phase One Lands, the Phase Two Lands and the Phase Three Lands to allow the right of entry, and free and unimpeded access at all times for entry thereon for the purposes of the construction, repair, replacement, operation, use and maintenance of common services therein and thereon together with the right to flow fuel (including, without limiting the generality of the foregoing, natural gas, potable water, sewage, electricity, radio, television, internet or other reception or transmission signals) through the appropriate common services location therein and thereon as set out in Instrument No. CO130999, Instrument No. CO134506, Instrument No. CO137865, and Instrument No. CO142560;
- the nonexclusive easements in favour of Part of Block 60, Plan 41M-217, designated as Part 5 on Reference Plan 41R-9197, Town of Ingersoll, County of Oxford, upon, over, in, under and across all of the Common Elements of the Condominium Lands, the Phase One Lands, the Phase Two Lands and Phase Three Lands to allow the right of entry, and free and unimpeded access at all times for entry thereon for the purposes of the construction, repair, replacement, operation, use and maintenance of any building, structure, facility, feature or improvement on or proposed to be on Part 5 on Reference Plan 41R-9197 as set out in Instrument No. CO130999, Instrument No. CO134506, Instrument No. CO137865 and Instrument No. CO142560;
- a nonexclusive easement in perpetuity in favour of Part of Block 60, Plan 41M-217, designated as Part 5 on Reference Plan 41R-9197, Town of Ingersoll, County of Oxford, upon, over, in, under and across part of the Common Elements of the Condominium Lands being Part 1 on Reference Plan 41R-9197 to allow the right of entry, and free and unimpeded access at all times to owners, occupants and mortgagees and their successors and assigns for pedestrian and vehicular access to and from Ingersoll Street North as set out in Instrument No. CO130999;
- the easements in favour of the Condominium Lands, the Phase One Lands, the Phase Two Lands and the Phase Three Lands upon, over, in, under and across Part of Block 60, Plan 41M-217, designated as Part 5 on Reference Plan 41R-9197, Town of Ingersoll, County of Oxford, to allow the right of entry, and free and unimpeded right to flow surface waters and storm water flows from the Condominium Lands, the Phase One Lands, the Phase Two Lands or the Phase Three Lands along, on, over, under and through Part 5 on Reference Plan 41R-9197 as set out in Instrument No. CO130999, Instrument No. CO134506, Instrument No. CO137865 and Instrument No. CO142560;
- the easements in favour of the Condominium Lands, the Phase One Lands, the Phase Two Lands and the Phase Three Lands upon, over, in, under and across Part of Block 60, Plan 41M-217, designated as Part 5 on Reference Plan 41R-9197, Town of Ingersoll, County of Oxford, to allow the right of entry, and free and unimpeded access at all times for entry thereon for the purposes of the construction, repair, replacement, operation, use and maintenance of common services therein and thereon together with the right to flow fuel (including, without limiting the generality of the foregoing, natural gas, potable water, sewage, electricity, radio, television, internet or other reception or transmission signals) through the appropriate common services location therein and thereon as set out in Instrument No. CO130999, Instrument No. CO134506 and Instrument No. CO137865, and Instrument No. CO142560; and
- the easements in favour of the Condominium Lands, the Phase One Lands, the Phase Two Lands and the Phase Three Lands upon, over, in, under and across Part of Block 60, Plan 41M-217, designated as Part 5 on Reference Plan 41R-9197, Town of Ingersoll, County of Oxford, to allow the right of entry, and free and unimpeded access at all times for entry thereon for the purposes of the construction, repair, replacement, operation, use and maintenance of any building,

structure, facility, feature or improvement on or proposed to be on the Condominium Lands, the Phase One Lands, the Phase Two Lands or the Phase Three Lands as set out in Instrument No. CO130999, Instrument No. CO134506, Instrument No. CO137865 and Instrument No. CO142560.

Dated the 5th day of April, 2016

CLIFTON KOK LLP

By: _____

Xiaowen Liu



Amendments to Schedule B

CONSENT AND POSTPONEMENT
(Amendment to Schedule B to Declaration of
a Phased Condominium Corporation to Create a Phase)
(under clause 146(4)(a) of the *Condominium Act, 1998*)

1. **YOUR NEIGHBOURHOOD CREDIT UNIT LIMITED** has a registered mortgage within the meaning of clause 146(4)(a) of the *Condominium Act, 1998*, registered as Instrument CO116047 in the Land Registry Office for the Land Titles Division of Oxford (No. 41).
2. The declaration was registered as Instrument No. CO130999 on the 21st day of April, 2015 and amended by Instrument No. CO134506 registered on 14th day of July, 2015, by Instrument No. CO137865 registered on September 25, 2015 and by Instrument No. CO142560 registered on January 14th, 2016.
3. **YOUR NEIGHBOURHOOD CREDIT UNIT LIMITED** consents to the registration of this amendment to the declaration, pursuant to the Act, against the land included in the phase or the interests appurtenant to the land, as the land and the interests are described in the amendment to the description, for the purposes of creating the phase.
4. **YOUR NEIGHBOURHOOD CREDIT UNIT LIMITED** postpones the mortgage and the interests under it to the declaration and the easements described in Schedule A to the declaration, as amended by this amendment.
5. **YOUR NEIGHBOURHOOD CREDIT UNIT LIMITED** is entitled by law to grant this consent and postponement.

Dated this 29 day of March, 2016

YOUR NEIGHBOURHOOD CREDIT UNIT LIMITED

Per: 

Name: _____

Title: _____

Marc Rivard
Director, Commercial Services

I/We have authority to bind the corporation.

Amendments to Schedule C

UNIT BOUNDARY DESCRIPTION

(being Units 22 to 27, both inclusive, on Level 1)

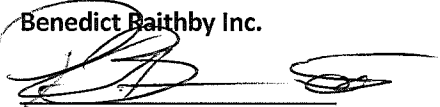
The Units are bounded by the vertical and horizontal planes referenced to the walls and eaves of the building and monumented by iron bars and standard iron bars and corners and surfaces of the building as constructed, and as illustrated on Part 1, Sheets 10 and 15 of the Description filed concurrently herewith.

Each Unit (being Units 22 to 27, both inclusive, on Level 1) shall comprise the area within the heavy lines shown on Part 1, Sheets 10 and 15 of the Description with respect to the Unit numbers indicated thereon, and are bounded by:

- (a) the backside of drywall on all exterior walls and walls between units;
- (b) the interior face of the concrete walls;
- (c) the exterior surface of all doors and windows providing ingress to and egress from the Unit, including the garage door, and the frames thereof and every glass panel therein;
- (d) the upper surface of the concrete slab foundation floor;
- (e) the lower face and plane of the roof trusses.

The undersigned certifies that the written description of the monuments and boundaries of the units accurately corresponds with the diagrams of the Units shown on Part 1, Sheets 10 and 15 of the Description.

Dated the 27 day of APRIL, 2016

Benedict Baithby Inc.

 Per: _____
 Paul J. Benedict, Ontario Land Surveyor

Reference should be made to the provisions of the Declaration itself, in order to determine the maintenance and repair responsibilities for any Unit, and whether specific physical components (such as wires, pipes, cables, conduits, equipment, fixtures, structural components and/or any other appurtenances) are included or excluded from the Unit, regardless of whether same are located within or beyond the boundaries established for such Unit.

Schedule D

**PROPORTIONS OF COMMON INTERESTS
AND CONTRIBUTIONS TO COMMON EXPENSES**

UNIT	LEVEL	PROPORTIONATE SHARES OF CONTRIBUTIONS TO THE COMMON EXPENSES EXPRESSED AS PERCENTAGES	PROPORTIONATE SHARES OF THE COMMON INTEREST EXPRESSED AS PERCENTAGES
1	1	3.7038	3.7038
2	1	3.7037	3.7037
3	1	3.7037	3.7037
4	1	3.7037	3.7037
5	1	3.7037	3.7037
6	1	3.7037	3.7037
7	1	3.7037	3.7037
8	1	3.7037	3.7037
9	1	3.7037	3.7037
10	1	3.7037	3.7037
11	1	3.7037	3.7037
12	1	3.7037	3.7037
13	1	3.7037	3.7037
14	1	3.7037	3.7037
15	1	3.7037	3.7037
16	1	3.7037	3.7037
17	1	3.7037	3.7037
18	1	3.7037	3.7037
19	1	3.7037	3.7037
20	1	3.7037	3.7037
21	1	3.7037	3.7037
22	1	3.7037	3.7037
23	1	3.7037	3.7037
24	1	3.7037	3.7037
25	1	3.7037	3.7037
26	1	3.7037	3.7037
27	1	3.7037	3.7037
Totals		100.0000	100.0000

Amendments to Schedule E

There are no amendments to Schedule E.

Amendments to Schedule F

Subject to the provisions of the declaration, the by-laws and rules of the Corporation and the right of entry in favour of the Corporation thereto and thereon for purposes of facilitating any requisite maintenance and/or repair work, or to give access to the utility and service areas adjacent thereto, the Unit Occupants of the Units as listed below shall have exclusive use of the common elements appurtenant thereto as illustrated in heavy outline on Part 2, Sheet 5 of the Description and listed opposite such Unit as set out below:

UNIT	LEVEL	REAR YARD EXCLUSIVE USE AREA
22	1	22A
23	1	23A
24	1	24A
25	1	25A
26	1	26A
27	1	27A

Schedule G**CERTIFICATE OF ARCHITECT**(SCHEDULE G TO DECLARATION FOR A STANDARD
OR LEASEHOLD CONDOMINIUM CORPORATION)(under clauses 5(8)(a) or (b) of Ontario Regulation 48/01 or
clause 8 (1) (e) or (h) of the *Condominium Act, 1998*)*Condominium Act, 1998*

I certify that:

Each building on the property has been constructed in accordance with the regulations made under the *Condominium Act, 1998*, with respect to the following matters:

1. The exterior building envelope, including roofing assembly, exterior wall cladding, doors and windows, caulking and sealants, is weather resistant if required by the construction documents and has been completed in general conformity with the construction documents.
2. Except as otherwise specified in the regulations, floor assemblies are constructed to the sub-floor.
3. Except as otherwise specified in the regulations, walls and ceilings of the Common Elements, excluding interior structural walls and columns in a Unit, are completed to the drywall (including taping and sanding), plaster or other final covering.
4. There are no underground garages.
5. There are no elevating devices as defined in the *Elevating Devices Act*, except for elevating devices contained wholly in a Unit and designed for use only within the Unit.
6. All installations with respect to the provision of water and sewage services are in place.
7. All installations with respect to the provision of heat and ventilation are in place and heat and ventilation can be provided.
8. All installations with respect to the provision of air conditioning are in place.
9. All installations with respect to the provision of electricity are in place.
10. There are no indoor and outdoor swimming pools.
11. Except as otherwise specified in the regulations, the boundaries of the units are completed to the drywall (not including taping and sanding), plaster or other final covering, and perimeter doors are in place.

Dated this 7th day of April, 2016

WASYLKO ARCHITECT INC.

Per: 

Mykola Wasylko, B.Arch., OAA, MRAIC

Seal

**Note: This Schedule G pertains only to the
Phase Four Lands as defined in
Schedule A hereto.**

Amendments to Schedule G

STATEMENT FROM THE MUNICIPALITY

The County of Oxford hereby confirms that the facilities and services have been installed and provided sufficiently to ensure the independent operation of Oxford Standard Condominium Corporation No. 112 if no subsequent phases are created.

Dated this 16th day of March, 2016

COUNTY OF OXFORD

per:



Name: GORDON K. HOUGH

Title: Director, Community and Strategic Planning



Name: PETER M. CROCKETT

Title: CAO

Seal

Amendments to Schedule K

The Approving Authority, being the County of Oxford, approved the amendment to the description creating the fourth phase with no conditions required to be mentioned in the amendment to the declaration.