



March 28, 2018

To Whom It May Concern

RE: Suite 1403 Unit 3 Level 13, Parking PB-44 Unit 44 Level B of
York Condominium Corporation No. 472

Dear Sir or Madam

As requested, we are pleased to enclose a Status Certificate for the above-noted suite along with a Certificate of Insurance, the Financial Statement, Budget and other related documentation of the condominium.

Unit purchasers (and their solicitors) are requested to notify, in writing and/or by fax, this Corporation at its current mailing address on page 1 hereof immediately following the completion of transfer of title and change of ownership to the unit(s). Until and unless such notification is provided to the Corporation, its records shall remain in the name of the present owner as prescribed under c.19, s.47(2)-(6) of the *Condominium Act, 1998* and the new owner will not receive notices of any meetings and other written communication from the Corporation.

To ensure the highest standard of accuracy in the keeping of ownership records, in accordance with Section 47(2) of the *Condominium Act, 1998*, we require the purchaser's lawyer to provide us with a photocopy of Page 1 of the Transfer Deed detailing all dwelling, parking and locker unit information as applicable.

The new owner should complete and return to the Management Office the enclosed Pre-Authorized Payment Plan form, by hand or by mail to York Condominium Corporation No. 472, c/o Crossbridge Condominium Services Ltd., 63 St. Clair Avenue West, Toronto, ON M4V 2Y8, together with a void cheque as soon as possible. A regular cheque for the common expenses for the first month after closing should also be provided.

If it is the intention of the purchaser to rent his/her unit, please ensure that the enclosed Summary of Lease or Renewal is completed and returned to the Management Office.

Should you have any questions or concerns please do not hesitate to call me at (416)922-0196.

Yours very truly,

Crossbridge Condominium Services Ltd.

A handwritten signature in blue ink that reads "Zhivanna Ilievska".

Zhivanna Ilievska
Property Manager

Enclosures

**STATUS CERTIFICATE
(UNDER SUBSECTION 76 (1) OF THE CONDOMINIUM ACT, 1998)**

York Condominium Corporation No. 472 (known as the "Corporation") certifies that as of the date of this certificate:

General Information Concerning the Corporation

1. Mailing address: YCC 472 - Granite Place Phase 1
c/o Crossbridge Condominium Services Ltd.
63 St. Clair Avenue West
Toronto, ON M4V 2Y8
2. Address for service: same as above
3. Property manager: Crossbridge Condominium Services Ltd.
111 Gordon Baker Road
Suite 700
North York, ON M2H 3R1

On-Site Property Manager: Zhivanna Ilievska, (416)922-0196

4. The directors and officers of the Corporation are:

<u>Name</u>	<u>Position</u>	<u>Address for Service</u>	<u>Telephone Number</u>
Paul Emond	Director	Same Above	(416)922-0196
Sylvia McCallum	Director	Same Above	(416)922-0196
Peter Woodruff Aykroyd	Director	Same Above	(416)922-0196
John Burns	President	Same Above	(416)922-0196
Norman Fraser	Treasurer	Same Above	(416)922-0196

Common Expenses

5. The owner of Suite 1403 Unit 3 Level 13, Parking PB-44 Unit 44 Level B at 63 St. Clair Avenue West, Toronto, ON M4V 2Y8 of York Condominium Corporation No. 472, registered in the Land Registry Office for the Land Titles Division of Toronto is not in default in the payment of common expenses.

OR

is in default in the payment of common expenses in the amount of \$ 50.85 .

[If applicable add:

and a certificate of lien has been registered against

(if the Corporation is any condominium corporation but a common elements condominium corporation: the unit)

6. A payment on account for the unit for Cable/Satellite TV - Income charges of \$47.90 plus Common Expense Contribution charges of \$1627.69 for a total fee of \$1675.59 is due on 01 Apr 2018 for the period 01 Apr 2018 to 30 Apr 2018. This amount includes the amount of any

increase since the date of the budget of the Corporation for the current fiscal year as described in paragraph 10.

7. The Corporation has the amount of \$ 0 in prepaid common expenses for the unit.
8. There are no amounts that the *Condominium Act, 1998* requires to be added to the common expenses payable for the unit except.

Budget

9. The Corporation is presently meeting its obligations as and when they become due and are not presently considering any increase in the common expenses until the next fiscal period. To this extent, the current budget is accurate, however, the Corporation may not accurately determine whether the budget will result in a surplus or a deficit at this time as the Corporation has no control over any unannounced increases in utility rates, labour and material costs and any other similar factors which are beyond normal budgetary controls.
10. Since the date of the budget of the Corporation for the current fiscal year, the common expenses for the unit have not been increased.
11. Since the date of the budget of the Corporation for the current fiscal year, the board has not levied any assessments against the unit to increase the contribution to the reserve fund or the Corporation's operating fund or for any other purpose.
12. The Corporation has no knowledge of any circumstances that may result in an increase in the common expenses for the unit(s).

Reserve Fund

13. The Corporation's reserve fund amounts to \$ 1,740,393.80 (unaudited) as of February 28, 2018.
14. The most recent Reserve Fund Study conducted by the Board is a Comprehensive Reserve Fund Study, dated March 3, 2017 and has been prepared by Carbon Professional Services Inc.. The next reserve fund study will be conducted before April 1, 2020.
15. N/A
16. The board has sent to the owners a notice dated March 14, 2017 containing a summary of the reserve fund study, a summary of the proposed plan for future funding of the reserve fund and a statement indicating the areas, if any, in which the proposed plan differs from the study. The proposed plan for future funding was implemented and the total contribution each year to the reserve fund is being made as set out in the Contribution Table included in the Notice.
17. There are no plans to increase the reserve fund under a plan proposed by the board under subsection 94 (8) of the *Condominium Act, 1998*, for the future funding of the reserve fund, except for the increased annual contributions to the reserve fund as indicated in the attached Notice of Future Funding of the Reserve Fund.

Legal Proceedings, Claims

18. There are no outstanding judgments against the Corporation.
19. The Corporation is not a party to any proceeding before a court of law, an arbitrator or an administrative tribunal.
20. The Corporation has not received a notice of or made an application under section 109 of the *Condominium Act, 1998* to the Superior Court of Justice for an order to amend the declaration and description, where the court has not made the order.
21. The Corporation has no outstanding claim for payment out of the guarantee fund under the *Ontario New Home Warranties Plan Act*.
22. There is currently no order of the Superior Court of Justice in effect appointing an inspector under section 130 of the *Condominium Act, 1998* or an administrator under section 131 of the *Condominium Act, 1998*.

Agreements with owners relating to changes to the common elements

23. The unit is not subject to any agreement under clause 98 (1) (b) of the *Condominium Act, 1998* relating to additions, alterations or improvements made to the common elements by the unit owner. The corporation does not conduct an inspection of the unit and/or appurtenant common elements prior to completing a status certificate. The corporation does not make any representations with respect to any matters beyond the scope of the required information to be included in a status certificate pursuant to the Act, unless specifically stated herein. All information included in this status certificate is based on and limited to the knowledge and information of the board of directors and/or management. As a result, purchasers are advised to satisfy themselves as to whether there are any breaches of the Act, declaration, by-laws or rules, including but not limited to whether any unauthorized alterations have been made to the unit and/or the common elements. However if there are tiles on the balcony it is a responsibility of the Owner to maintain and/or remove the tiles if access to the balcony slab is required for any reason.

OR

~~The unit is subject to one or more agreements under clause 98 (1) (b) of the *Condominium Act, 1998* relating to additions, alterations or improvements made to the common elements by the unit owner. To the best of the Corporation's information, knowledge and belief, the agreements have been complied with by the parties.~~

Leasing of Units

24. ~~The Corporation has not received notice under section 83 of the *Condominium Act, 1998*, that any unit was leased during the fiscal year preceding the date of this status certificate.~~

OR

The Corporation has received notice under section 83 of the *Condominium Act, 1998*, that 10 unit/s was/were leased during the fiscal year preceding the date of this status certificate.

Substantial changes to the common elements, assets or services

25. There are no additions, alterations or improvements to the common elements, changes in the assets of the Corporation or changes in a service of the Corporation that are substantial and that the board has proposed but has not implemented.

Insurance

26. The corporation has secured all policies of insurance that are required under the Condominium Act, 1998, **Each unit owner is advised to carefully review the enclosed Certificate of Insurance, including the extent of any deductibles**, and to become familiar with and to understand that each unit owner is responsible for insuring any contents in and improvements to their individual units. As well each unit owner insurance policy should also include personal third party liability insurance, reimbursement for living expenses outside of your unit and **protection against any deductible charges that might accrue to the unit owner from the Condominium Corporation**. The Corporation shall insure the units (excluding contents and improvements) with reference to the standard unit by-law or standard unit schedule of the Corporation and the common elements for full replacement cost without deduction for depreciation.

Phased condominium corporations

27-32. These clauses deal with Phased, Common Element, Vacant and Leasehold Condominium Corporations and do not apply to this Standard Condominium Corporation.

Attachments

33. The following documents are attached to this Status Certificate and form part of it.
- (a) a copy of the current declaration, by-laws and rules, *(if applicable, add: which include an occupancy standards by-law)*;
 - (b) a copy of the budget of the Corporation for the current fiscal year, its last annual audited financial statements and the auditor's report on the statements;
 - (c) a list of all current agreements mentioned in section 111, 112 or 113 of the *Condominium Act, 1998* and all current agreements between the Corporation and another corporation or between the Corporation and the owner of the unit;
 - (d) a certificate or memorandum of insurance for each of the current insurance policies.

[if applicable add the following items:

- ~~(e) a copy of all applications made under section 109 of the *Condominium Act, 1998* to amend the declaration or description for which the court has not made an order;~~
- ~~(f) a copy of the schedule that the declarant has delivered to the board setting out what constitutes a standard unit, if there is no by-law of the Corporation establishing what constitutes a standard unit;~~
- (g) a copy of all agreements, if any, described in clause 98 (1) (b) of the *Condominium Act, 1998* that bind the unit;
- (h) a copy of a notice dated March 14, 2017 containing a summary of the reserve fund study, a summary of the proposed plan for future funding of the reserve fund and a statement indicating the areas, if any, in which the proposed plan differs from the study;
- ~~(i) a copy of an order appointing an inspector under section 130 of the *Condominium Act, 1998* or an administrator under section 131 of the *Condominium Act, 1998*;~~
- ~~(j) a copy of the disclosure statement that the Corporation has received from the declarant under subsection 147 (5) of the *Condominium Act, 1998* with respect to the phase that~~

~~contains the unit unless the declarant has completed all phases described in the disclosure statement and the declarant does not own any of the units in the phases except for the part of the property designed to control, facilitate or provide telecommunications to, from or within the property;~~

~~(k) a copy of an application by the lessor for a termination order under section 173 of the *Condominium Act, 1998*;~~

~~(l) if the leasehold interests in the units of the Corporation have been renewed and an amendment to the declaration has not yet been registered under subsection 174 (8) of the *Condominium Act, 1998*, a copy of the provisions that apply upon renewal.]~~

Rights of person requesting certificate

34. The person requesting this certificate has the following rights under subsections 76 (7) and (8) of the *Condominium Act, 1998* with respect to the agreements listed in subparagraph 33 (c) above:

1. Upon receiving a written request and reasonable notice, the Corporation shall permit a person who has requested a status certificate and paid the fee charged by the Corporation for the certificate, or an agent of the person duly authorized in writing, to examine the agreements listed in subparagraph 33 (c) at a reasonable time and at a reasonable location.
2. The Corporation shall, within a reasonable time, provide copies of the agreements to a person examining them, if the person so requests and pays a reasonable fee to compensate the Corporation for the labour and copying charges.

Other:

- A. As a matter of personal safety, please be advised that:
Under the Ontario Fire Code, the "owner" is responsible for ensuring that SMOKE ALARMS are installed in their dwelling unit. The Ontario Fire Code requires that SMOKE ALARMS be maintained in operating condition at all times. Many municipalities have enacted a BY-LAW requiring the installation and maintenance of CARBON MONOXIDE DETECTORS by the "owner" under the authority of Section 102 of the Municipal Act R.S.O. 1990, c.M.45. Please ensure that you comply with the local BY-LAW within your municipality, BY-LAW #60-1998.
- B. It is the purchaser's responsibility to review the declaration and description pertaining to the unit including any exclusive use common element area, to determine whether or not the vendor or any previous owner or occupant of the unit has carried out a structural change to the unit or has modified the common elements in circumstances where the Board has not given its prior written consent. As this unit and any appurtenant exclusive use common element (if applicable) have not been inspected prior to the making and execution of this certificate, the condominium Corporation cannot comment upon matters of non-compliance which may be revealed by an inspection of the unit, and unless such an inspection is requested and made, the Corporation reserves its right to enforce any matters of non-compliance notwithstanding that they may have existed prior to the issuance of this certificate.
- C. There are restrictions set forth in the declaration and the rules governing the keeping of pets within the building(s) or ground(s). Unit purchasers are urged to review, in particular, these restrictions prior to taking their occupancy (or by a tenant) of the unit. These restrictions are in particular weight and the number of pets per unit. Only one dog weighing or likely to weigh

at maturity no more than 12kg, or no more than two cage birds, or two cats but not one dog or any number of cats in the same unit. In addition no animal belonging to a non-Resident may be brought into Granite Place, except for a specially trained animal that is required to assist a non-Resident with disabilities.

- D. There are restrictions set forth in the declaration and the rules governing tenancies. The minimum period of lease must exceed one year. Unit purchasers are urged to review, in particular, these restrictions prior to taking their occupancy (or by a tenant) of the unit.
- E. This Status Certificate is valid subject to all outstanding cheque/payments clearing the bank that were issued to the Corporation, up to and including the date below.
- F. Due to the limited height of the entrance tunnel the size of the transport vehicles use for moving is limited to twelve feet clearance and thirty feet maximum length. To avoid the inconvenience and extra costs please ensure when you make moving or delivery arrangements that these maximums are not exceeded.
- G. Installation of dryer and washing machines are not permitted in suites from the first to the 11th floor inclusive, due to limitations of the building's plumbing and electrical systems.
- H. Pursuant to its obligations under paragraph 8 (3) (b) of the Ontario Regulation 278/05, made under the Occupational Health and Safety Act R.S.O. 1990, C.O. 1, the Corporation is providing you with notice that asbestos containing material (1% Chrysotile asbestos) is present in the textured ceiling coating in the building common elements and the units. The presence of materials containing substances such as asbestos is not unusual. Health Canada recognizes that asbestos fibre concentrations in the air in buildings are usually about the same as in the air outside and are not a significant risk. As a unit owner, you have the obligations of an owner under the Occupational Health and Safety Act and Ontario Regulation 278/05.
- I. The Corporation has entered into an agreement with Bell which grants Bell non-exclusive access to the condominium to install, construct, operate, maintain, repair, modify, improve, upgrade, replace and relocate equipment installed by Bell, including fiber optic and other wiring, cabling, hardware, infrastructure or otherwise, which is necessary to allow Bell to deliver various current and future telecommunication, broadcast, internet, entertainment and other services to residents of the Corporation.

This Status Certificate is valid subject to all outstanding cheques/payments for this unit clearing the bank.

Crossbridge Condominium Services Ltd.
Agent acting on behalf of:
York Condominium Corporation No. 472

Zhivanna Ilievska *

Date March 28, 2018

Zhivanna Ilievska
Authorized Signing Officer
I have the authority to bind the Corporation

Stephanie Cox *

Date March 28, 2018

Stephanie Cox
Authorized Signing Officer
I have the authority to bind the Corporation

* Executed pursuant to the Electronic Commerce Act (Ontario)