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OC 1044998  
OCT 29 2009 12:30  
CERTIFICATE OF RECEIPT  
CERTIFICAT DE RECEPISSE  
OTTAWA-CARLETON (4)

New Property Identifiers

Additional:  
See  
Schedule ☐

Executions

Additional:  
See  
Schedule ☐

(1) Registry ☐ Land Titles ☒ (2) Page 1 of 5 pages

(3) Property Identifier(s) Block Property  
15735-0001 to 15735-0551 Additional:  
See Schedule ☐

(4) Nature of Document  
By-Law No. 4  
Condominium Act, Section 56

(5) Consideration  
Dollars \$

(6) Description  
All units and common elements comprising the property included in  
Ottawa-Carleton Standard Condominium Plan No. 735  
City of Ottawa  
Land Titles of Ottawa-Carleton No. 4

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

(8) This Document provides as follows:  
See attached By-Law and Certificate.

Continued on Schedule ☐

(9) This Document relates to instrument number(s)

(10) Party(ies) (Set out Status or Interest)  
Name(s) Signature(s) Date of Signature  
Y M D  
Ottawa-Carleton Standard Condominium Corporation No. 735 Per: Christy Allen 2009 10 22  
by its solicitors Nelligan O'Brien Payne LLP

(11) Address for Service 1500 - 50 O'Connor Street, Ottawa, ON K1P 6L2

(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 Multiple  
(15) Document Prepared by:  
Christy Allen  
Nelligan O'Brien Payne LLP  
50 O'Connor Street  
Suite 1500  
Ottawa, Ontario  
K1P 6L2

Fees and Tax	
Registration Fee	
Total	

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Province  
of  
Ontario

Document General  
Form 4 — Land Registration Reform Act

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FOR OFFICE USE ONLY	<div>OC 1044998</div> <div>OCT 29 2009 12:30</div> <div>CERTIFICATE OF RECEIPT CERTIFICAT DE REÇU OTTAWA-CARLETON LH</div>	(1) Registry <input type="checkbox"/> Land Titles <input checked="" type="checkbox"/>	(2) Page 1 of 5 pages
		(3) Property Identifier(s) Block 15735-0001 to 15735-0551 Property Additional: See Schedule <input type="checkbox"/>	
		(4) Nature of Document By-Law No. 4 Condominium Act, Section 56	
		(5) Consideration  Dollars \$	
		(6) Description All units and common elements comprising the property included in Ottawa-Carleton Standard Condominium Plan No. 735 City of Ottawa Land Titles of Ottawa-Carleton No. 4	
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Ottawa-Carleton Standard Condominium Corporation No. 735  
by its solicitors Nelligan O'Brien Payne LLP

Signature(s)

Per:   
Christy Allen

Date of Signature  
Y M D

2009 10 22

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Total

**Form 11**

*Condominium Act, 1998*

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

Ottawa-Carleton Standard Condominium Corporation No. 735 (known as the "Corporation")  
certifies that:

1. The copy of By-law No. 4, 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 8 day of October, 2009.

OTTAWA-CARLETON STANDARD CONDOMINIUM CORPORATION NO. 735



Print Name: Alan Wu

Print Title: President

(Seal)

I have authority to bind the Corporation.

**Schedule "A"**

**OTTAWA-CARLETON STANDARD CONDOMINIUM  
CORPORATION NO. 735**

**BY-LAW NO. 4**

BE IT ENACTED as By-Law No. 4 (being a by-law to authorize the corporation to lease a portion of the common elements) of OTTAWA-CARLETON STANDARD CONDOMINIUM CORPORATION NO. 735 (hereinafter referred to as the "Corporation") as follows:

**WHEREAS:**

- (1) Section 21 of the *Condominium Act, 1998* states that a condominium corporation may lease a portion of the common elements (which is not designated for the exclusive use of a particular owner) provided this is authorized by by-law of the corporation.
- (2) The corporation wishes to enter into a lease, in favour of the owner of retail unit 2 level 1, of that portion of the common elements described in the attached Schedule "1".

**NOW THEREFOR be it enacted as a by-law of the corporation as follows:**

**ARTICLE I  
DEFINITIONS**

All words used herein which are defined in the *Condominium Act, 1998*, as amended, or any successor thereto (the "Act"), shall have ascribed to them the meanings as set out in the Act.

**ARTICLE II.  
LEASE OF PORTION OF COMMON ELEMENTS**

The corporation is hereby authorized to lease that portion of the common elements described in the attached Schedule "1" to the owner of retail unit 2 level 1 of the corporation, on terms acceptable to the Board. All related modifications to the common elements within the leased portion of the common elements (including the installation of a railing) are hereby approved.

**ARTICLE III.  
MISCELLANEOUS**

- (1) Invalidity: The invalidity of any part of this By-law shall not impair or affect in any manner the validity and enforceability or effect of the balance hereof.
- (2) Waiver: No restriction, condition, obligation or provision contained in this By-law shall be deemed to have been abrogated or waived by reason of any failure to enforce the same irrespective of the number of violations or breaches thereof which may occur.
- (3) Headings: The headings in the body of this By-law form no part thereof but shall be deemed to be inserted for convenience of reference only.
- (4) Alterations: This By-law or any part thereof may be varied, altered or repealed by a By-law passed in accordance with the provisions of the Act, and the Declaration.
- (5) Preparation: This document was prepared in the year 2008 by Nelligan O'Brien Payne LLP in conjunction with the corporation.

The foregoing by-law is hereby passed by the Directors and confirmed by the owners pursuant to the *Condominium Act*, 1998 of Ontario.

DATED this 8<sup>th</sup> day of October, 2009.

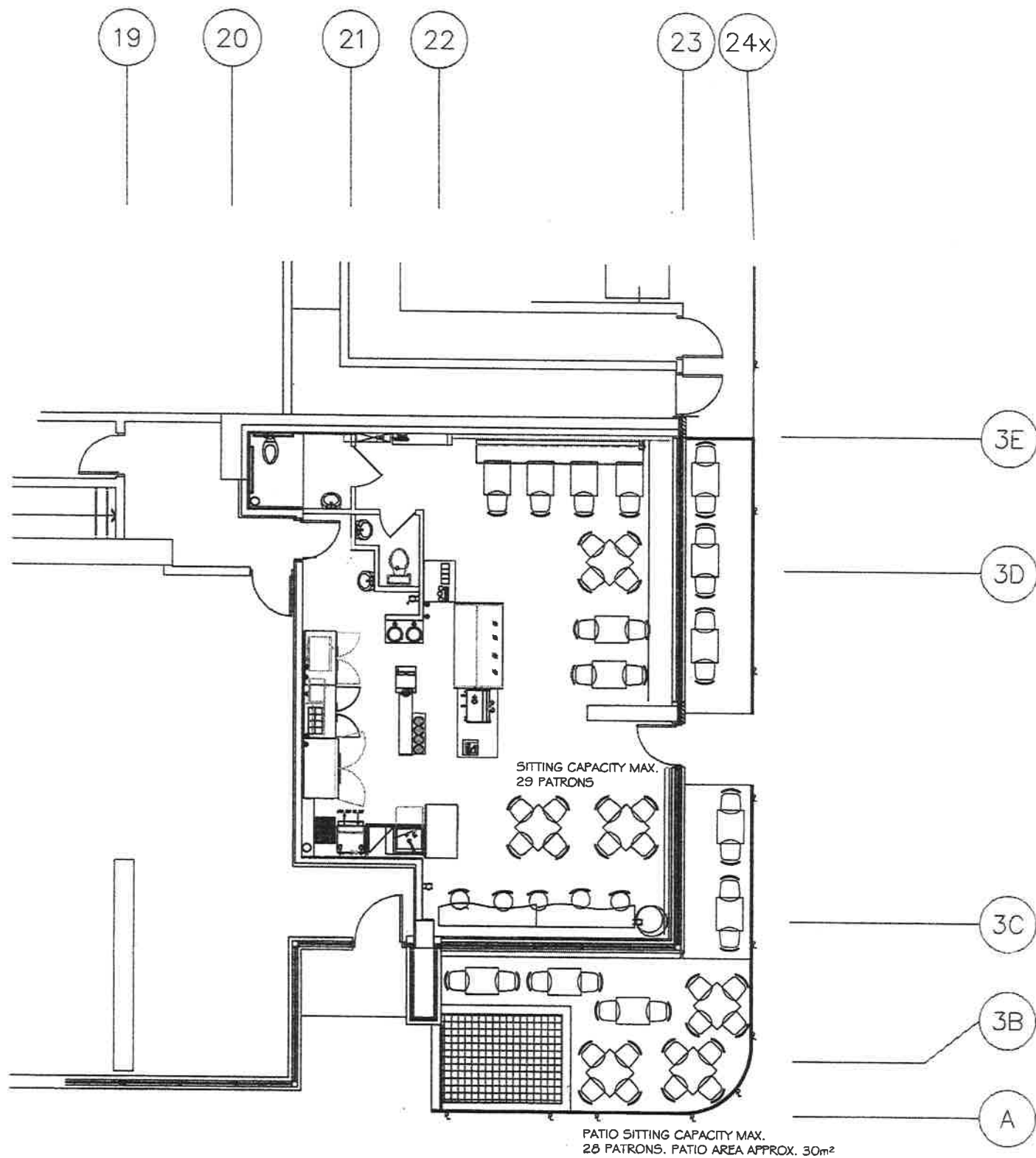
**OTTAWA-CARLETON STANDARD  
CONDOMINIUM CORPORATION NO. 735**



Name: Alan Wu  
Title: President

I have authority to bind the Corporation.

**Schedule “1”**  
**Description of Leased Portion of the Common Elements**



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