

Schedule "A"

CARLETON CONDOMINIUM CORPORATION NO. 127

BY-LAW NO. 16

BE IT ENACTED as By-Law No. 16 (being a by-law to define standard units) of Carleton Condominium Corporation No. 127 (hereinafter referred to as the "Corporation") as follows:

**ARTICLE I
DEFINITIONS**

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

**ARTICLE II
GENERAL**

- (1) The purpose of this by-law is to define the standard unit in this condominium, for the purpose of Section 99 of the Act (insurance).
- (2) Where the materials or specifications set out in this by-law are uncertain or incomplete, the standard unit specifications and materials shall be consistent with "Builder's Standard" construction. In the case of any dispute as to what constitutes "Builder's Standard", a comparison shall be had to the quality of the particular feature being offered by builders of comparable construction at the time of the damage.
- (3) The standard unit does not include features, which are part of the common elements. The Corporation's declaration determines which features are part of the common elements and which features are part of the units. To the extent that the attached schedule include features which are part of the common elements, they are included for reference and information purposes. They are not intended to be part of the standard unit.
- (4) Except as otherwise indicated in this by-law, the standard unit(s) shall include all features of the units mentioned in the declaration or shown in the description (including all registered architectural and structural drawings) of the condominium. In the case of any inconsistency between the declaration or description and the schedules to this By-Law, the schedules to this By-Law shall prevail.
- (5) All replacement materials and re-construction shall conform to the current Ontario Building Code, Ontario Fire Code, Ontario Electrical Safety Code, current Municipal regulations and by-laws, and all applicable bulletins in force. If any component of the standard unit must be upgraded or changed in order to comply with any applicable governmental regulation or code or other law applicable to the repair of insured damage or destruction, the said upgrade or change shall be considered part of the standard unit despite not being clearly defined herein as being part of the standard unit.
- (6) Where the schedules to this By-Law refer to specific brands of equipment or materials, this shall be deemed to include equivalent brands.
- (7) In this condominium, there is one (1) standard unit. The standard unit for this class or model is defined and described further in plans and specifications contained in Schedules 1 and 2 attached hereto.

**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 thereof.
- (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 parts thereof may be varied, altered or repealed by a by-law passed in accordance with the provisions of the Act, and the Declaration.

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 1st day of April, 2003.

CARLETON CONDOMINIUM CORPORATION NO. 127



Print Name: Susan Loden
Print Title: President

I have authority to bind the Corporation.

Version 5.2 – February 2003

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This document was prepared by Nelligan O'Brien Payne LLP for CCC #127 based on a thorough review of all relevant documentation and the specific circumstances of this condominium. This document may not be appropriate for another condominium.

Please note: The form from which this document was prepared is regularly revised and updated.

Schedule "1"
Carleton Condominium Corporation No. 127
 Specifications

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DESCRIPTION OF THE UNIT

This model contains an entry, a living room, a dining room and a kitchen on the main floor. The second floor consists of two bedrooms and a four piece bathroom. The basement contains a bedroom, a two piece powder room, a storage area (under the stairs) and a utility area. The gross above grade living area has been estimated at approximately 937 square feet.

Overall Description

- Constructed in the late 1970's (Circa 1976)
- Exterior cladding consists of stucco and wood siding
- Asphalt shingle roof cover
- Aluminium fascia and soffits
- Windows were reported to have originally been wood framed double pane with sliding units
- Front yards have a patio and a partial wood fence

Mechanical and Structural (Overall Building)

- Wood frame construction
- 2 x 8 inch joists on 16 inch centres
- Poured concrete foundation and basement floor
- Electric baseboard heating. No central air conditioning system
- Each unit has a 40 gallon domestic electric hot water tank.
- 200 amp maximum electric service with a breaker panel
- Ceiling mounted - hardwired smoke detector (in accordance with applicable building codes)
- Plumbing consists of standard copper and plastic (PVC/ABS) piping
- All plumbing and light fixtures are considered to be of standard size/quality unless otherwise noted

General Interior Unit Finish

- Painted softwood baseboard mouldings - approximately 2-1/4 inches in height
- Painted softwood interior door and window trim - approximately 2-1/8 inches in width
- Unless otherwise noted - interior doors (excluding closet doors) consist of standard flat wood panel doors (not colonial style) with plastic knobs
- Unless otherwise noted - closet doors consist of metal framed sliding panel doors (wood type panels) on metal tracks. "Standard sliding doors" referred to in this report consist of two sliding sections
- Drywall (gypsum board) interior walls and partitions - painted with standard quality materials
- Standard quality painting materials are considered to include priming and two coats of flat latex paint with semi-gloss paint in the kitchen and bathrooms
- Drywall ceilings with a stippled finish in all finished areas except the kitchen and bathrooms which are painted with standard quality materials

Unit Ceiling Clearances

- Main Floor - ceiling clearance of approximately 8 feet
- Second Floor - ceiling clearance of approximately 7.5 feet
- Basement - a ceiling clearance of approximately 8 feet

Schedule "1" (Continued)
Carleton Condominium Corporation No. 127
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Main Level

Unit Entry Description

- Entry level allows access to stairs leading up to the main level and down to the basement level
- Standard quality vinyl tile flooring
- One - ceiling mounted light fixture with a basic globe type shade and a metal base/frame - single incandescent bulb
- One closet with a bifold door - full width hanging rod and shelf
- Original entry doors are reported to have been insulated steel. Door hardware consists of a basic quality brass dead bolt and separate knob
- Standard aluminum storm door with screen
- One electric baseboard radiator

Living Room Description

- Standard quality low pile (shag) carpet flooring with commensurate under padding
- No light fixture - one switched receptacle (typically intended for a lamp)
- "Picture" sized fixed window with a sliding opener section at the bottom
- Open to the dining room
- One electric baseboard radiator

Dining Room Description

- Standard quality low pile (shag) carpet flooring with commensurate under padding
- Ceiling mounted light fixture - inspected units were upgraded. Original dining room light was a chandelier type
- No window
- Storage closet under the stairs with a bifold door - one ceiling mounted bare incandescent light fixture
- Open to the living room
- One electric baseboard radiator

Kitchen Description

- Standard quality vinyl tile flooring
- One ceiling mounted incandescent light fixture - a globe type glass shade and metal base/frame.
- Melamine roll-up counter top
- Painted wood cabinets
- Single stainless sink
- Dual knob faucet with a chrome finish - no spray attachment
- Metal range hood - vented to the exterior
- One electric baseboard radiator

Second Level

Stairwell

- Standard quality low pile (shag) carpet with commensurate under padding on the steps and stair risers
- Metal hand rail with plastic grip

Hallway

- Standard quality low pile (shag) carpet with commensurate under padding
- One - ceiling mounted light fixture with a basic globe type shade and a metal base/frame - single incandescent bulb
- One hard wired smoke detector

Schedule "1" (Continued)
Carleton Condominium Corporation No. 127
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Main Bathroom

- Four piece bathroom - standard quality fixtures consisting of a sink, toilet and a combined tub and shower head (no separate shower enclosure)
- Standard size/quality enamel covered sink - dual knob faucet with a chrome finish
- Standard quality/size tub - enamel covered with a dual knob chrome finished faucet
- Ceramic tile tub enclosure with a full length curtain rod
- Standard quality vinyl tile flooring
- One - wall mounted light fixture with a basic shade and a receptacle (electrical plug-in)
- Vanity with a roll top - melamine counter and two wood cabinet doors
- Standard medicine cabinet with a hinged - mirrored door
- Standard quality exhaust fan - vented to the exterior
- Linen closet with multiple shelves (approximately four shelves) with bifold closet door
- One chrome finish towel rack
- One chrome finish toilet paper dispenser
- One electric baseboard radiator
- No window

Master Bedroom Description

- Standard quality low pile (shag) carpet flooring with commensurate under padding
- No light fixture - one switched receptacle (typically intended for a lamp)
- One closet with a two section sliding door - full width hanging rod and shelf.
- One electric baseboard radiator
- Standard slider window

Second Bedroom Description

- Standard quality low pile (shag) carpet flooring with commensurate under padding
- No light fixture - one switched receptacle (typically intended for a lamp)
- One closet with a standard sliding door - full width hanging rod and shelf
- One electric baseboard radiator
- Standard slider window

Basement Level

Stairwell Description

- Standard quality low pile (shag) carpet with commensurate under padding on the steps and stair risers
- Metal hand rail with plastic grip

Partial Bathroom

- Two piece bathroom - standard quality fixtures consisting of one sink and a toilet
- Standard size/quality enamel covered sink - dual knob faucet with a chrome finish
- Standard quality vinyl tile flooring
- One - wall mounted light fixture with a basic shade and a receptacle (electrical plug-in)
- Vanity with a roll-up melamine counter top and two melamine cabinet doors
- Standard medicine cabinet with a hinged - mirrored door (according to plans)
- Standard quality exhaust fan - vented to the exterior
- One chrome finish towel rack
- One chrome finish toilet paper dispenser
- One electric baseboard radiator
- No window

Schedule "1" (Continued)
Carleton Condominium Corporation No. 127
Specifications

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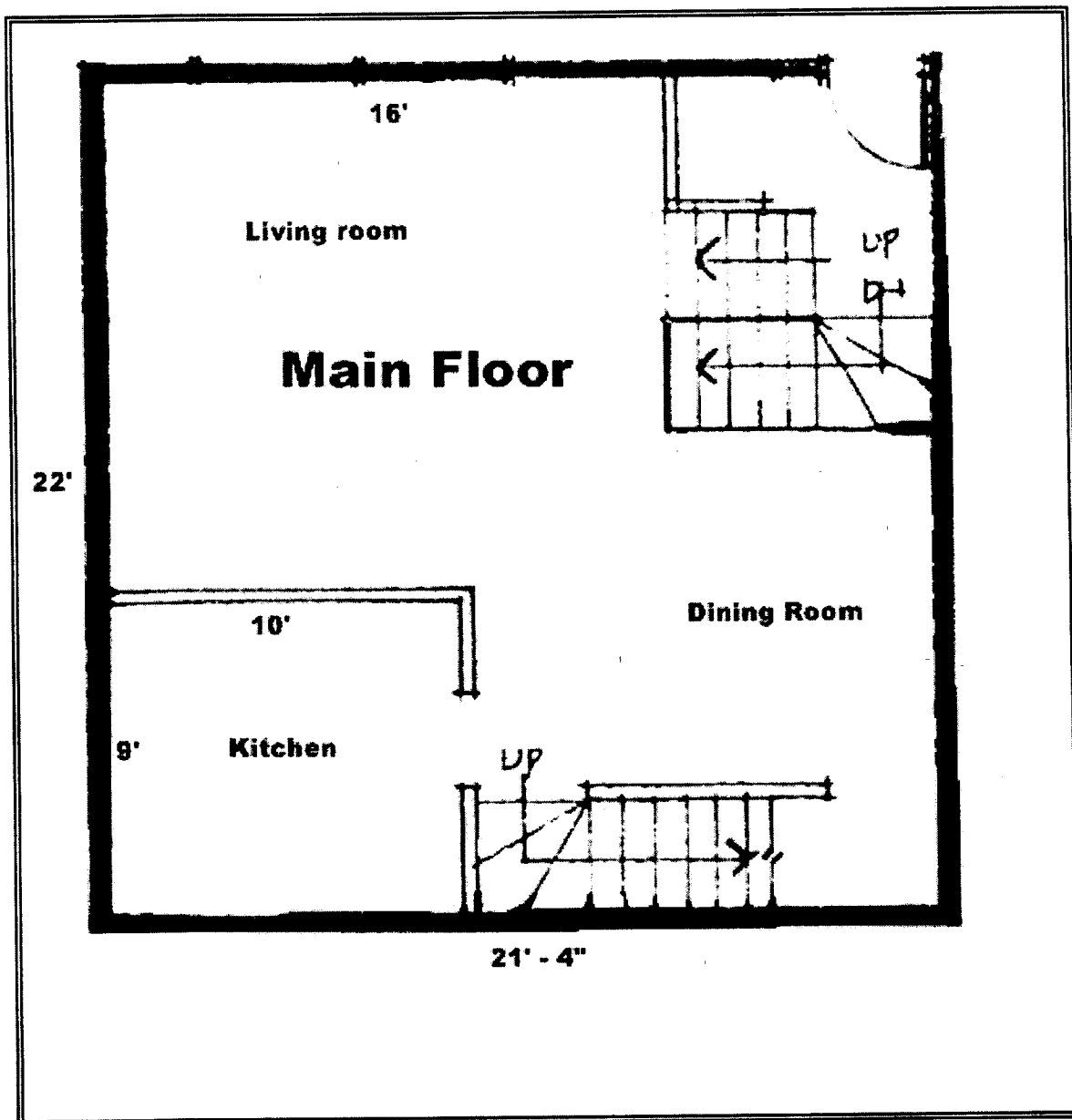
Third Bedroom Description

- Standard quality low pile (shag) carpet flooring with commensurate under padding
- No light fixture - one switched receptacle (typically intended for a lamp)
- One closet with a bifold door - full width hanging rod and shelf
- One electric baseboard radiator
- Standard slider window

Unfinished Basement Area

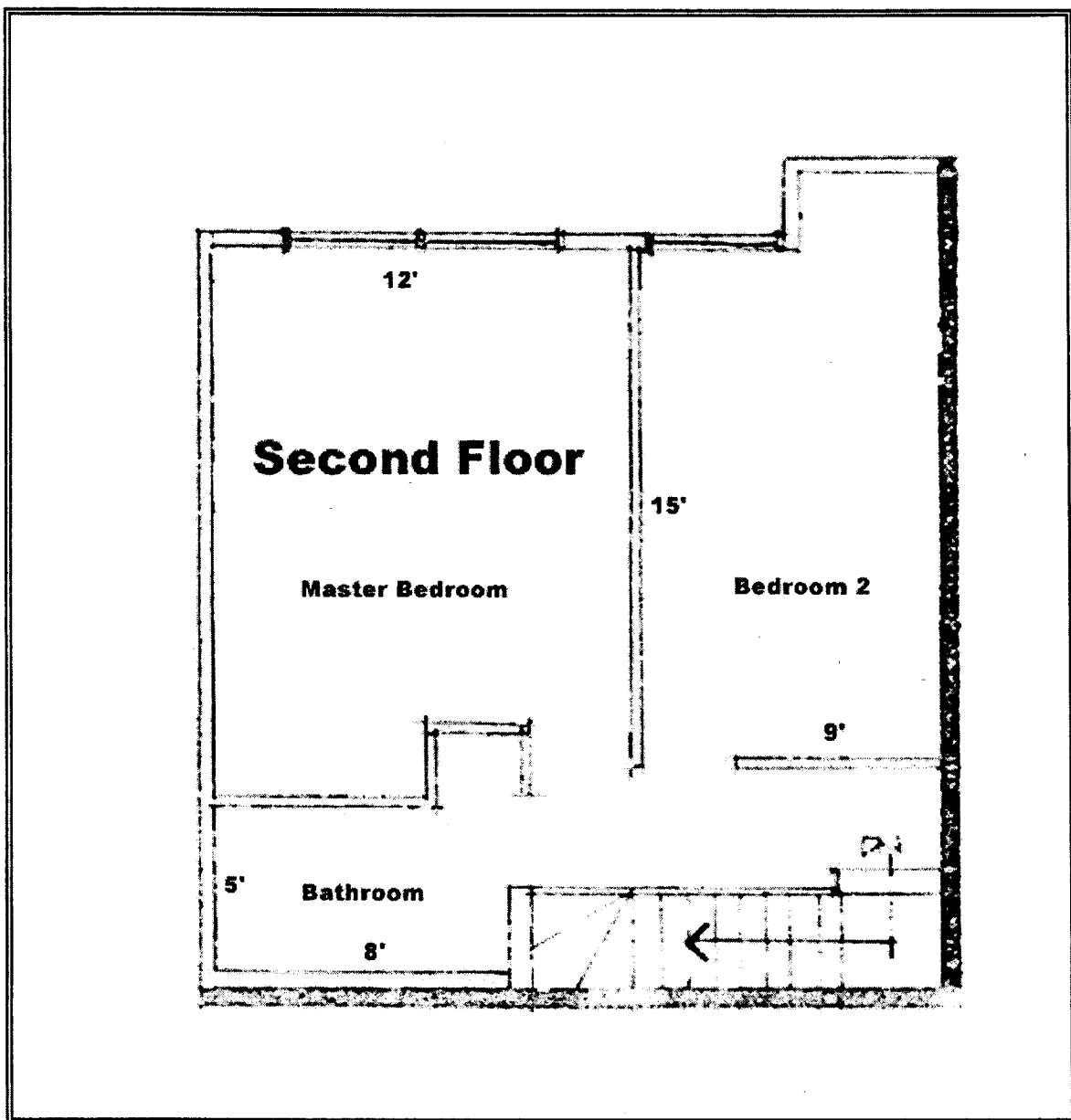
- Walls, ceiling and floors are unfinished
- Two - basic ceiling mounted bare bulb light fixtures
- Washer and dryer hook-ups
- Single plastic sink - low quality copper faucet with plastic knobs (typical for an unfinished basement)
- Hot water tank is located in the basement
- ***Small slider window located only in end units***

Schedule "2"
Carleton Condominium Corporation No. 127
Floor Plan



The above floor plan was obtained from the builders original architectural plans as were all measurements.

Schedule "2" (Continued)
Carleton Condominium Corporation No. 127
Floor Plan

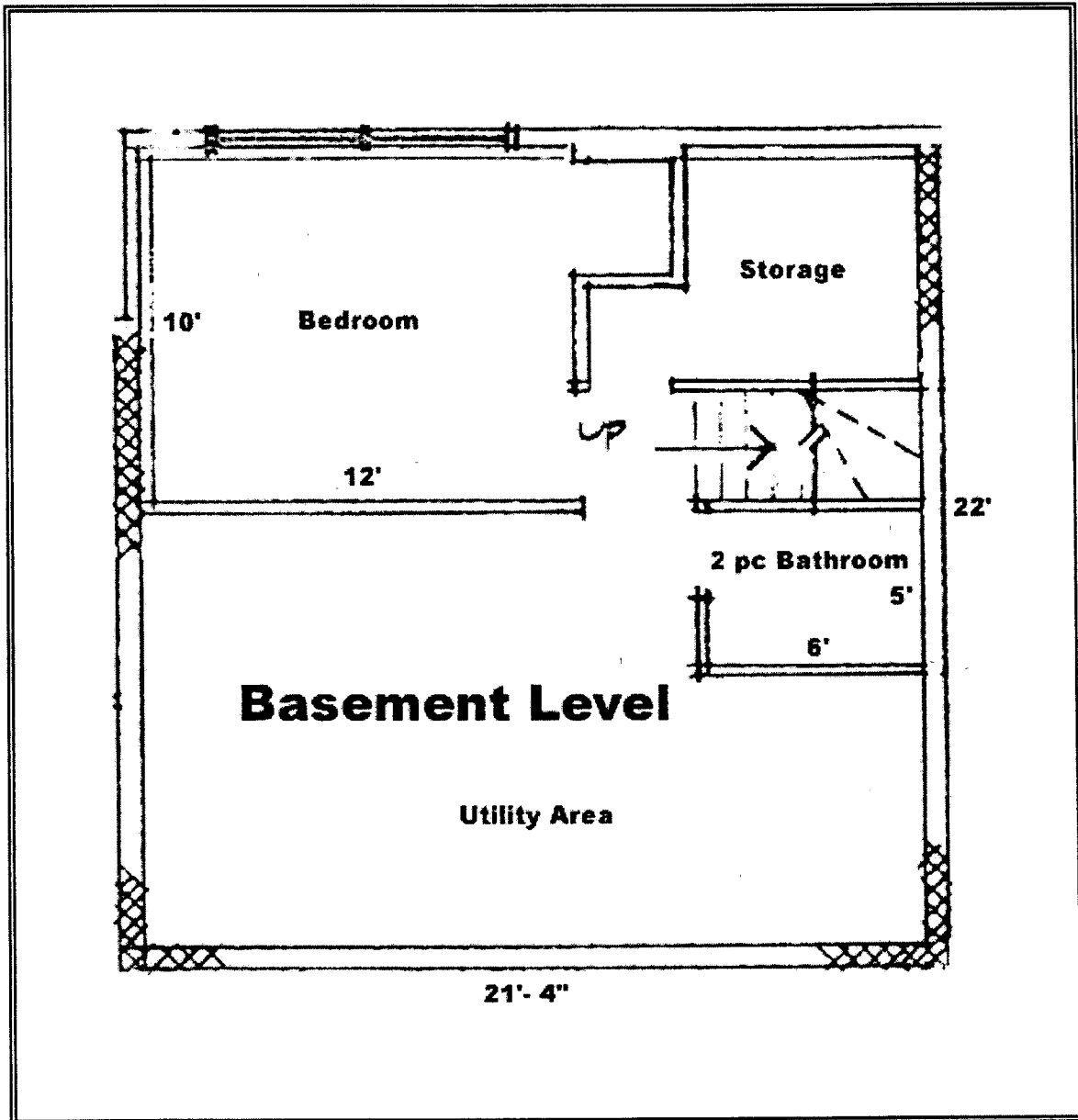


The above floor plan was obtained from the builders original architectural plans as were all measurements.

Schedule "2" (Continued)
Carleton Condominium Corporation No. 127
Floor Plan

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The above floor plan was obtained from the builders original architectural plans as were all measurements.