

**Statement of leased common property at the
Darlington Arms Condominiums, Condominium Plan 9811439.
Adopted by Board resolution on September 20, 2007 (version three).**

Various suites at the Darlington Arms Condos have exclusive use of common property in addition to the balcony or patio adjacent to each suite. These leased spaces consist of 16 outdoor parking spots, 11 storage lockers and three roof-top decks.

Leases for 99 years were signed with owners of the affected suites at the time of the assignments, but such documents are often lost. This Statement is the Corporation's assurance of the permanent assignment of those spaces, and is disclosure to all owners and prospective owners that some common property has been assigned and leased to the benefit of individual suites. These assignments prevail and transfer to successive suite owners, even though signed lease documents may no longer exist.

Parking leases: Numbered from east to west along the south property line, plus the last two stalls numbered west to east adjacent to the building and permanently assigned as follows.

#1: suite 502	#2: suite 504	#3: suite 103	#4: suite301	#5: suite 304
#6: suite 202	#7: suite 203	#8: suite 501	#9: suite 306	#10: suite 206
#11: suite 401	#12: 402	#13: suite 601	#14: suite 101	# 15: suite 102
#16: suite 104				

Storage locker leases: Assigned-locker information is presented chronologically to help make sense of the numbering that resulted. A diagram of locations has been prepared. Payments by suite owners are mentioned to reinforce their right to possession of the assigned property. In all cases the lockers were taken in as-is condition, and maintenance of the doors and hardware are the responsibility of the lessees.

In 2003 the Corporation created these four lockers in basement-level nooks:

*Leased locker #1: Held by suite #703, which paid \$1,000 for the lease. The locker is located just inside the door to the west-side titled storage locker area, in the north-east corner.

*Leased locker #2: Held by suite #302, which paid \$500 for the lease. The locker is located beneath the stairwell, where stairs terminate facing north at the basement level.

*Leased locker #3: Held by suite #301, which paid \$500 for the lease. The locker is located beneath the stairwell, where stairs terminate facing south at the basement level.

*Leased locker #4: Held by suite #701, which paid \$1,100 for the lease. The locker is located at the south-east corner of the basement lobby, just east of the man-door to the parking garage.

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In 2004 the Corporation built four more lockers, these in the basement-level north storage area, numbered five through eight running east to west along that area's south wall. Locker five stands alone on the east side (right) of the entry door, while six through eight are west (left) of the entry door. Each suite assigned one of these lockers paid the Corporation \$642 to reimburse the cost of construction:

- *Leased locker #5: Held by suite #104.
- *Leased locker #6: Held by suite #203.
- *Leased locker #7: Held by suite #406.
- *Leased locker #8: Held by suite #305.

Also in 2004 one further locker, #9, was created from the unused west-side exit corridor off the main-floor lobby and its abandoned west exit, which had previously been sealed off to improve security. The locker was assigned to the adjacent suite #102 at a cost-recovery charge of \$1,000. Suite #102 then built access to the space and the previously inaccessible patio from within the suite, making both the enclosed space and the patio its exclusive-use common property:

- *Leased locker #9: Held by suite #102.

In 2007 there was new demand for lockers by suites still not having a titled or assigned locker, so three more were built in the west storage area corridor, and existing assigned locker #1 was expanded to simplify wall construction, with that cost recovered from suite #703. The cost of construction was then divided on a floor-area basis and recovered from two suite owners, with one locker remaining available:

- *Leased locker #10: Held by suite #501.
- *Leased locker #11: Held by suite #706.
- *Leased locker #12: Held by suite #505.

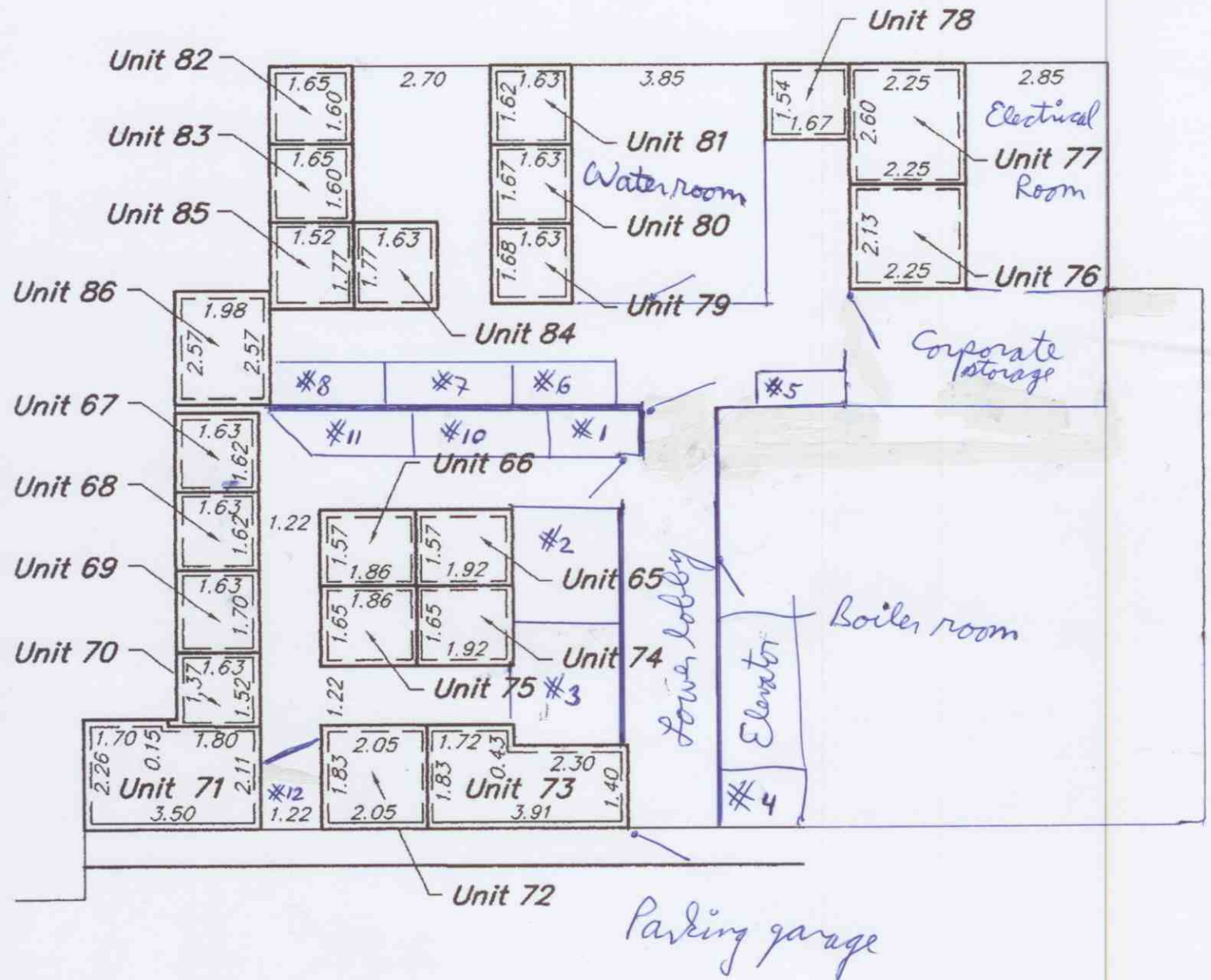
Roof-top deck leases: The building's developer (1998) assigned 99-year leases for two surveyed eighth-floor roof-top areas to suites 703 and 704. In April of 2005 a further lease was granted to suite #703 for the roof of the elevator mechanical room, plus for a small landing atop the eighth floor roof to provide access. These roof-top areas are all exclusive-use space just like balconies, but the leases stipulate that the owners of suites 703 and 704 must each maintain the decking and fencing (and for #703 the stairways) in safe and attractive condition at their own expense. This protects the condo corporation and its other 38 suite owners who do not enjoy such decks from the expense of maintaining them.

This updated Statement of Leased Common Property was adopted by resolution of the Board on Sept. 20, 2007.

Signed: _____

Gerald Rotering, Board Chair

Continued on diagram page #3



Storage Detail

Not To Scale

Definitely not to scale!

- Gerald Rotering