

**Statement of leased common property at the  
Darlington Arms Condominiums, Condominium Plan 9811439.  
Adopted by Board resolution on September 15, 2005.**

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

Ninety-nine-year leases have been signed with the owners (at that time) of the affected suites, but such documents are often lost. This Statement is further assurance of the permanent assignment of those spaces, and is also disclosure to all owners and prospective owners that certain common property has been assigned and leased to the benefit of individual suites. It is the intention of the Corporation that leases strengthen assignments that are hereby made, permanently assigning the spaces described below to the respective suites. In other words, the assignments prevail and apply to successive 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: The corporation created four lockers in various common-property basement-level nooks that were leased in 2003 to the following suites. In all cases the lockers were taken in as-is condition and maintenance of the doors and hardware are the responsibility of the lessees. The corporation, as payment in full, accepted a one-time fee for each of those spaces, and the total revenue of \$3,100 was assigned to the Reserve Fund.

\*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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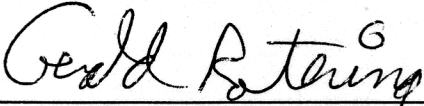
In 2004 the Corporation built four more lockers, these in the basement-level north storage area, numbered five through eight running east to west along that area's south wall. Locker five stands alone on the east side of the entry door, while six through eight are west of the entry door. Once again, maintenance of the doors and hardware are the responsibility of the lessees. Each suite assigned one of these lockers paid the Corporation \$642, reimbursing the cost of construction, which had been paid from our operating fund. The total revenue of \$2,568 was put into the Reserve Fund.

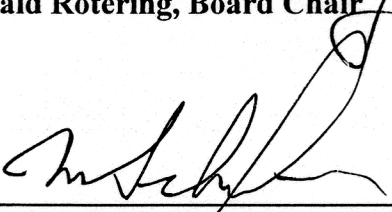
- \*Leased locker #5: Held by suite #104.
- \*Leased locker #6: Held by suite #203.
- \*Leased locker #7: Held by suite #406.
- \*Leased locker #8: Held by suite #305.

One further locker, #9, was created in 2004 from the south-west corner of the lobby and its abandoned west exit corridor, which had previously been sealed off for security reasons. The locker was assigned to the adjacent suite, #102, which has since 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. Our construction cost of \$1,000 was paid out of operating funds, while the cost-recovery revenue was placed into the Reserve Fund.

Roof-top deck leases: The building's developer (1998) assigned 99-year leases for two 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 Statement of Leased Common Property was adopted by resolution of the Board on Sept. 15, 2005, updating the previous Statement first adopted on August 19, 2004.**

Signed:   
Gerald Rotering, Board Chair

Signed:   
Mark Schaefer, Board Vice-Chair