

PROTECT YOUR  
B UNDARIES

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# Seller's Report

590 RUNNYMEDE ROAD  
Toronto, ON M6S 2Z7

## Property Address:

590 RUNNYMEDE ROAD  
Toronto, ON

## Prepared:

May 15, 2018

## Report Number:

100008021

## Official documents attached:

PARCEL REGISTER (PIN):

10520-0682 (LT)

TRANSFER (DEED) INSTRUMENT NO:

CT783418

EASEMENT DOCUMENTS:

CT783418

## Legal Description:

PT LT 129 BLK E PL 615 ANNETTE RUNNYMEDE ANNEX AS IN CT783418; S/T & T/W CT783418; TORONTO , CITY OF TORONTO

## Public Plans:

REGISTERED PLAN 615 (TORONTO)

## Property and Boundary Geometry:

PROPERTY SIZE +/-:

279 m<sup>2</sup> / 3003.13 ft<sup>2</sup> (approx..., as per Teranet Teraview)

PROPERTY DIMENSIONS +/- (ft):

RECTANGULAR LOT

## Parcel Ownership and Title Status:

### Current Land Owner

OWNER NAME: NUSS, JOSEPH NICHOLAS

DATE OF PURCHASE: UNKNOWN

CAPACITY (Joint, Shared etc.): ROWN

TRANSFER NUMBER: CT783418

AMOUNT OF LAST PURCHASE: UNKNOWN

### Title Status

LEGAL PARCEL STATUS: LT CONVERSION QUALIFIED

LAND TITLES CONVERION DATE: NOVEMBER 26, 2001

## Registered Easements and Rights

Rights and restrictions affecting your property use, and rights over neighbouring lands.

### "Subject-to" Easements-Right of ways (if applicable)

It means that another property or party has legal rights to use a portion of your land for a specific purpose.

Reg. Num.	Date	Instrument Type	Parties To	Details
CT783418	1986/04/26	EASEMENT	588 RUNNYMEDE ROAD	THE SUBJECT PROPERTY (590 RUNNYMEDE) IS SUBJECT TO THE FOLLOWING RIGHTS: AND SUBJECT to a similar right-of-way over the easterly ninety feet (90') of the southerly three feet six inches (3' 6") of the land herein conveyed

### "Together-with" Easements-Right of ways (if applicable)

It means that your property has legal rights to use a portion of another property for a specific purpose.

Reg. Num.	Date	Instrument Type	Parties To	Details
CT783418	1986/04/26	EASEMENT	590 RUNNYMEDE ROAD	THE SUBJECT PROPERTY (590 RUNNYMEDE) HAS THE FOLLOWING RIGHTS: TOGETHER WITH a right-of-way over the easterly ninety feet (90') of the southerly three feet six inches (3' 6") of the land lying immediately to the south of the land herein conveyed

## Summary

The said two rights of way to form a mutual side drive for the use of the owners and occupants of 590 Runnymede Road and 588 Runnymede Road.

## Other Registered Documents (if applicable)

Land registry office documents registered on property's parcel register, in addition to plans and easements.

CHARGE (MORTGAGE):	NONE
LIEN:	NONE
CAUTION:	NONE
RESTRICTION:	NONE
COVENANT:	NONE
AGREEMENT:	NONE
NOTICE:	NONE
LEASE:	NONE
ORDER:	NONE
BY-LAW:	NONE
BOUNDARIES ACT:	NONE
OTHER:	AT4763455 (APL OF SURV-LAND)

## Existing Survey Plans

Additional survey plans are available on [ProtectYourBoundaries.ca](https://ProtectYourBoundaries.ca) to describe extent of property ownership.

Survey Date	Company	Address	Survey Type
1981	BROWNE, CAVELL & JACKSON	590 RUNNYMEDE ROAD, TORONTO	PLAN OF SURVEY

## Confidential Client Information

NAME: ROB YALE  
 COMPANY:  
 ADDRESS: RE/MAX REALTRON

## About this document:

### What Documents Are in this Report?

We have provided you with two types of document:

*The Parcel Register for your property.*

*Easement Instruments on title*

### Where does the information in this report come from?

The Parcel Register, Instruments, and Plans of Subdivision are provided under license by Teranet Inc. Teranet is the exclusive provider of Ontario's online property search and registration. They developed, own and operate the Ontario Electronic Land Registration System – one of the most advanced, secure and sophisticated land registration systems in the world. Protect Your Boundaries is a licensed partner of Teranet.

## Boundary Awareness & Selling Your Property:

### The Importance of Boundaries in Selling Property

Your property boundaries are a crucial part of your transaction because they define the extent of the property you are selling. An factual statement of the lot size and dimensions is a good start, however being able to provide an accurate depiction of where your property officially ends, and your neighbour's begins is equally important.

### Isn't that what my real estate agent does?

Yes, however ultimately the responsibility lies with you. Your agent can only disclose what you tell them about the property. Furthermore, if they don't want to disclose certain boundary-related issues you tell them about, you can insist that they do. It's your property and your sale.

## Risks that Sellers Take

When you sell your property your main focus tends to be on getting the price and terms that you want. Most pay little attention to the risk of "trailing liabilities", issues that can crop up after the sale. Yes, your buyers now have possession, however they still have the ability to take legal action against you if they feel that you misrepresented the property or withheld important information.

Ensuring that your prospective buyers have all the information on your property before they bid is an important step in ensuring your sale goes smoothly and you avoid the risk of trailing liabilities.

## What to Disclose?

The rule of thumb is the more you disclose, the less the buyer can pursue you for after the fact. Here is a list of items to make sure you know about your property and are disclosing in your listing"

### *BOUNDARYWISE Seller's Report.*

To avoid buyer's remorse and potential legal action, make sure your agent has this BOUNDARYWISE Seller's report. They can attach it to the listing, and/or make copies available at open houses and to serious bidders.

### *Easements.*

Is your property subject to one or more easements? Easements affect the use of land and so to not disclose their existence opens you up to liability after the sale.

### *Encroachments.*

Does your property have any structures (shed, deck, patio, wall, addition) that you know encroaches onto neighbouring land? Be safe. Disclose it in your listing.

### *Fences.*

99% of fences in urban Ontario are NOT on the property line. And yet most people look at the back yard of a property they want to buy and assume the fences mark the boundaries. Always disclose what you believe to be the true location of the fences on your property. If you know they are off the property line – whether inside your property or over the line on your neighbour's land – be sure to give that information to your agent.

### *Registered Plan of Subdivision.*

Every property begins as a lot on a Plan of Subdivision. Plans of Subdivision are a type of land survey created by surveyors. They are commissioned for the purpose of obtaining planning permission to change the lot fabric of a piece of land (think turning a 40 acre piece of farmland into a subdivision with 150 residential lots in it). They depict the proposed lots, including location and dimensions as well as the proposed streets.

## Providing a Survey Plan

A survey plan is possibly the most valuable defense you can provide against trailing liabilities. A survey plan, and specifically a Surveyor's Real Property Report (also called a Building Location Survey, Plan of Survey and As-Built Survey) is a diagrammatical account of your property, its boundaries and all the structures and physical (man-made) features on the property.

When you attach a survey of your property to the listing you are providing potential buyers a wealth of information that they can use in their due diligence. In doing so you are putting the onus of responsibility squarely on them.

## Can I use an old Survey Plan?

Absolutely. If your property boundaries have not changed, and your building's foundation is the same as when your old survey was created, then the old survey is a valuable tool to give the buyers the data they (and their surveyor) need to conduct boundary due diligence. Just be sure to state in the listing the date of the survey, and mention any structures on the original survey that have changed since then (such as fences being replaced).

## Where do I find a Survey Plan of my property?

Right here at Protect Your Boundaries. In this Seller's Report you'll see a list of plans that we have in our system for your property (they are on the Property Page too). If we don't have one that's right for you we can do a Custom Search to see what we can find.



## Glossary and Definitions:

PIN	Property Identification Number
NY/TB/AT/TR/etc.	Instrument Prefixes
LT	Lot or Land Titles Act Instrument Document
PL	Registered Plan ROW Right of way
S/T	Subject To PT Part (usually in reference to lot)
T/W	Together With

**BoundaryPlus™:** report integrating ownership and boundary information for homeowners

**Charge:** also known as a mortgage

**Easement:** an interest or right in land owned by another that entitles its holder to a specific limited use

**Instrument:** legal "document" available in land registration system

**Land titles:** the system of land registration in which ownership and interests affecting ownership interests are recorded and guaranteed, subject to statutory and common law exceptions

**Legal description:** geographic location of property based on lot/concession/township or lot/block/plan

**Parcel register:** a record of transactions affecting a property and other information including the current owner, a short legal description, and the estate/qualifiers affecting title

**Property Identification Number (PIN):** unique 9digit number assigned for each Ontario property

**Reference plan:** graphic "legal description" in plan form

**Registered plan:** plan with a unique sequential number placed in the official land registration system whereby an action related to land occurs upon registration

**Right of way:** a right of access or passage in relation to someone else's property

**Transfer:** previously known as a "deed" of property

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