Property Address:
123 FAKE STREET
Toronto, ON

Prepared:
May 15, 2018

Report Number:
100001234

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 TORON-
TO

Public Plans:
REGISTERED PLAN 615 (TORONTO)

Property and Boundary Geometry:
PROPERTY SIZE +/-:
279 m² / 3003.13 ft² (approx., as per Teranet Teraview)
PROPERTY DIMENSIONS +/- (ft):
RECTANGULAR LOT

Parcel Ownership and Title Status:
Current Land Owner
OWNER NAME: DOE, JOHN
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 CONVERSION 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.

<table>
<thead>
<tr>
<th>Reg. Num.</th>
<th>Date</th>
<th>Instrument Type</th>
<th>Parties To</th>
<th>Details</th>
</tr>
</thead>
<tbody>
<tr>
<td>CT783418</td>
<td>1986/04/26</td>
<td>EASEMENT</td>
<td>121 FAKE STREET</td>
<td>THE SUBJECT PROPERTY (123 FAKE STREET) 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</td>
</tr>
</tbody>
</table>

“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.

<table>
<thead>
<tr>
<th>Reg. Num.</th>
<th>Date</th>
<th>Instrument Type</th>
<th>Parties To</th>
<th>Details</th>
</tr>
</thead>
<tbody>
<tr>
<td>CT783418</td>
<td>1986/04/26</td>
<td>EASEMENT</td>
<td>123 FAKE STREET</td>
<td>THE SUBJECT PROPERTY (123 FAKE STREET) 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</td>
</tr>
</tbody>
</table>

Summary
The said two rights of way to form a mutual side drive for the use of the owners and occupants of 123 Fake Street and 121 Fake Street.
Other Registered Documents (if applicable)
Land registry office documents registered on property’s parcel register, in addition to plans and easements.

<table>
<thead>
<tr>
<th>CHARGE (MORTGAGE):</th>
<th>NONE</th>
</tr>
</thead>
<tbody>
<tr>
<td>LIEN:</td>
<td>NONE</td>
</tr>
<tr>
<td>CAUTION:</td>
<td>NONE</td>
</tr>
<tr>
<td>RESTRICTION:</td>
<td>NONE</td>
</tr>
<tr>
<td>COVENANT:</td>
<td>NONE</td>
</tr>
<tr>
<td>AGREEMENT:</td>
<td>NONE</td>
</tr>
<tr>
<td>NOTICE:</td>
<td>NONE</td>
</tr>
<tr>
<td>LEASE:</td>
<td>NONE</td>
</tr>
<tr>
<td>ORDER:</td>
<td>NONE</td>
</tr>
<tr>
<td>BY-LAW:</td>
<td>NONE</td>
</tr>
<tr>
<td>BOUNDARIES ACT:</td>
<td>NONE</td>
</tr>
<tr>
<td>OTHER:</td>
<td>AT4763455 (APL OF SURV-LAND)</td>
</tr>
</tbody>
</table>

Existing Survey Plans
Additional survey plans are available on ProtectYourBoundaries.ca to describe extent of property ownership.

<table>
<thead>
<tr>
<th>Survey Date</th>
<th>Company</th>
<th>Address</th>
<th>Survey Type</th>
</tr>
</thead>
<tbody>
<tr>
<td>1981</td>
<td>BROWNE, CAVELL &amp; JACKSON</td>
<td>123 FAKE STREET, TORONTO</td>
<td>PLAN OF SURVEY</td>
</tr>
</tbody>
</table>

Confidential Client Information
NAME: JANE DOE
COMPANY: NEW FIRM
ADDRESS:
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, it’s 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:

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

**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 9-digit 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
Terms and Conditions:

Limitations
a. The information presented in this BoundaryPlus™ Property Report is provided “asis” without representation, warranties or conditions of any kind, either express or implied.

b. While some of the information in the BoundaryPlus™ Property Report has been extracted from provincial land registration records, the BoundaryPlus™ Property Report is not a product of the Government of Ontario and is not prepared or distributed to the public on its behalf. The Province makes no representations, warranties as to the accuracy or completeness of this Report and offers no guarantees with respect to property boundaries or extent.

c. The information presented in this BoundaryPlus™ Property Report does not constitute professional legal advice of any kind to be applied in specific situations or disputes. Users with boundary issues or concerns are advised to consult a lawyer and obtain professional advice.

d. Protect Your Boundaries Inc., its affiliates and suppliers, will accept no liability for any damages whatsoever arising from the use, misuse, or inability to use this BoundaryPlus™ Property Report and its information.

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