PROPERTY IDENTIFICATION

Identifies the property by address, legal description, assessment roll number and listed plans.

**Subject Property Address**
ADDRESS: 510 DAWES ROAD, TORONTO

**Subject Property Legal Description**
PROPERTY IDENTIFICATION NUMBER (PIN): 10442-0319 (LT)
LEGAL DESCRIPTION:
LT 2 PL 3294 EAST YORK; LT 3 PL 3294 EAST YORK; S/T & T/W EY158221; TORONTO (E YORK), CITY OF TORONTO

**Subject Property Public Plans**
LISTED PLANS:
REGISTERED PLAN 3294
### REGISTERED EASEMENTS AND RIGHTS

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

**“Subject-to” Easements-Right of ways (if applicable)**

NOTE: Easement information detailed in source accompanying documents listed below.

<table>
<thead>
<tr>
<th>REG. NUM.</th>
<th>DATE</th>
<th>INSTRUMENT TYPE</th>
<th>PARTIES TO</th>
<th>DETAILS</th>
</tr>
</thead>
</table>
| EY158221  | 1968/09/24 | TRANSFER/DEED OF LAND    | LOT 1 AND LOT 2 (506 & 508, 510 DAWES ROAD)     | THE SUBJECT PROPERTY (510 DAWES ROAD) HAS THE FOLLOWING LEGAL RIGHTS OVER NEIGHBOURING PROPERTIES:  
  - A right of way over the southerly ten feet (10') throughout from front to rear of Lot 2, Plan 3294, East York. |

**“Together-with” Easements-Right of ways (if applicable)**

NOTE: Easement information detailed in source accompanying documents listed below.

<table>
<thead>
<tr>
<th>REG. NUM.</th>
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<th>INSTRUMENT TYPE</th>
<th>PARTIES TO</th>
<th>DETAILS</th>
</tr>
</thead>
</table>
| EY158221  | 1968/09/24 | TRANSFER/DEED OF LAND    | LOT 1 AND LOT 2 (506 & 508, 510 DAWES ROAD)     | THE SUBJECT PROPERTY (510 DAWES ROAD) IS SUBJECT TO THE FOLLOWING LEGAL RIGHTS TO NEIGHBOURING PROPERTIES:  
  - A right of way over the easterly two hundred and ninety-two feet (92') of the most northerly ten feet (10') of Lot 1, Registered Plan 3294 East York. |
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>1946/06/13</td>
<td>LEITCH</td>
<td>510 DAWES ROAD</td>
<td>Plan of subdivision</td>
</tr>
</tbody>
</table>

CONFIDENTIAL CLIENT INFORMATION

NAME: JOHN SMITH
COMPANY: 
ADDRESS: 780 KENNEDY ROAD, TORONTO
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 and Easement Instruments come from 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.

How Accurate is this Report?
This report is based on the easements identified in the thumbnail legal description of a property provided by Teranet Inc. If an easement is in the property’s thumbnail legal description, we have made every reasonable effort to identify it and provide you with the legal documentation that describes the easements, along with a simplified explanation.

We do not warrant the identification or explanation of any easements (registered or unregistered) that do not appear in the property’s thumbnail legal description, or that have been documented in the thumbnail legal description in a non-conventional manner.

Is this report a full title search?
No it is not. It is simply an identification of, and explanation of the easements identified in a property’s thumbnail legal description.

What is an easement?
An easement provides the legal right to use a portion of another’s land for specific purposes.

Are there different types of easement?
Yes, there are dozens of types of easement, however the two most common ones in residential properties are access easements (including shared driveways, laneways and access paths), and utility easements.

Are all easements shown on title?
The answer should be yes, however the sheer volume of easement that exist means that occasionally a legitimate easement does not make it onto a property’s title. That does not mean it doesn’t exist or that it’s not valid. Unregistered easements are a rare occurrence, so if you suspect that there’s an easement on a property that’s not shown in the legal description contact us at Protect Your Boundaries for a full investigation.
**What Documents Are in this Report?**
We have provided you with two types of document:

- The Parcel Register.
- Easement Instruments on title

**What is a Parcel Register?**
A **Parcel Register** is the official record of land ownership and property information that is held by the Land Registration System of Ontario. It is a real-time current account of the property you own that is managed by Teranet Inc. who is responsible for managing and providing access to this information.

**What is an Easement Instrument?**
An easement instrument is a legal document that is registered on title and describes the location, extent and use of an easement, and the rights and obligations of those party to the easement.

**Subject To vs. Together With Easement Rights**
There are always two parties to an easement:

- The Servient Tenement - the party giving up the access right.
- The Dominant Tenement – the party gaining the right.

If a property is the servient tenement in an easement, it is “Subject To” the rights of another party. In the property’s legal description this is usually abbreviated to “ST” or “S/T”.

If a property is the dominant tenement in an easement, it holds rights over another property “Together With” that property. In the property’s legal description this is usually abbreviated to “TW” or “T/W”.

**What does it mean if my property is Subject To (S/T) and easement?**
It means that another property or party has legal rights to use a portion of your land for a specific purpose. The extent and location of the easement are usually described in the easement instruments (attached to this report), or on a land survey, which you can search for on Protect Your Boundaries (www.protectyourboundaries.ca).
What Does it mean if my property has Together With (T/W) rights on an easement.
It means that your property has legal rights to use a portion of another property for a specific purpose. The extent and location of the easement are usually described in the easement instruments (attached to this report), or on a land survey, which you can search for on Protect Your Boundaries (www.protectyourboundaries.ca).

Selling a House with Easements
Easements affect how you can use your land and therefore can affect the value of the property. Always disclose easements to your agent who will advise you on how best to document them in your property's listing.

Buying a house with easements
Before you put a bid in on a property make sure you understand if there are easements that affect it. Easement scan drastically affect your use of land, and so understanding what you can and cannot do on parts of your new house is an important step in your research and decision-making.

Further Reading – More on Easements
How Easement Affect Private Property Rights
https://www.protectyourboundaries.ca/blog/how-easements-affect-private-property-rights

Homeowner’s Guide to Easements


(i) Standard abbreviations

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

(ii) Standard report definitions

**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
(iii) Limitations
a. The information presented in this BoundaryPlus™ Property Report is provided "as-is" 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.

(iv) Privacy Policy
We are dedicated to maintaining the highest standards of privacy with respect to personal information that is provided to us. The information collected for this BoundaryPlus™ Property Report is for communicating information we believe to be of interest and relevant to you. It is held securely by Protect Your Boundaries Inc. and not shared with any other party.