

**ONTARIO
SUPERIOR COURT OF JUSTICE
(COMMERCIAL LIST)**

*IN THE MATTER OF Section 101 of the Courts of Justice Act, R.S.O. 1990 c.C.43, as amended,
and in the matter of Section 243(1) of the Bankruptcy and Insolvency Act, R.S.C. 1985, c. B-3,
as amended*

B E T W E E N:

**PEOPLES TRUST COMPANY and
FIRM CAPITAL MORTGAGE FUND INC.**

Applicants

- and -

**VANDYK-BACKYARD QUEENSVIEW LIMITED and
VANDYK-BACKYARD HUMBERSIDE LIMITED**

Respondents

**APPLICATION RECORD
(returnable on February 6, 2024)**

January 30, 2024

THORNTON GROUT FINNIGAN LLP
3200 – 100 Wellington Street West
TD West Tower, Toronto-Dominion Centre
Toronto, ON M5K 1K7

D.J. Miller (LSO# 34393P)
Email: djmiller@tgf.ca

Puya Fesharaki (LSO# 70588L)
Email: pfesharaki@tgf.ca

Rudrakshi Chakrabarti (LSO# 86868U)
Email: rchakrabarti@tgf.ca

Tel: 416-304-1616 / Fax: 416-304-1313

Lawyers for the Applicants,
Peoples Trust Company and
Firm Capital Mortgage Fund Inc.

**TO: THIS HONOURABLE COURT
AND TO: THE SERVICE LIST**

**ONTARIO
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Court File No.: CV-24 _____ -00CL

**ONTARIO
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B E T W E E N:

**PEOPLES TRUST COMPANY and
FIRM CAPITAL MORTGAGE FUND INC.**

Applicants

- and -

**VANDYK-BACKYARD QUEENSVIEW LIMITED and
VANDYK-BACKYARD HUMBERSIDE LIMITED**

Respondents

NOTICE OF APPLICATION

TO THE RESPONDENTS:

A LEGAL PROCEEDING HAS BEEN COMMENCED by the Applicants. The claim made by the Applicants appears on the following pages.

THIS APPLICATION will come on for a hearing (*choose one of the following*)

- In person
- By telephone conference
- By video conference, the details of which will be made available in CaseLines,

before the Honourable Justice Cavanagh presiding over the Ontario Superior Court of Justice (Commercial List) on February 6, 2024 at 10:00 a.m. EST, or as soon after that time as the application may be heard via video conference, at 330 University Avenue, Toronto, Ontario. Please advise if you intend to join the hearing by emailing Rudrakshi (Rushi) Chakrabarti at rchakrabarti@tgf.ca.

IF YOU WISH TO OPPOSE THIS APPLICATION, to receive notice of any step in the application or to be served with any documents in the application, you or an Ontario lawyer acting for you must forthwith prepare a notice of appearance in Form 38A prescribed by the *Rules of Civil Procedure*, serve it on the Applicants' lawyer or, where the Applicants does not have a

lawyer, serve it on the Applicants, and file it, with proof of service, in this court office, and you or your lawyer must appear at the hearing.

IF YOU WISH TO PRESENT AFFIDAVIT OR OTHER DOCUMENTARY EVIDENCE TO THE COURT OR TO EXAMINE OR CROSS-EXAMINE WITNESSES ON THE APPLICATION, you or your lawyer must, in addition to serving your notice of appearance, serve a copy of the evidence on the Applicants' lawyer or, where the Applicants does not have a lawyer, serve it on the Applicants, and file it, with proof of service, in the court office where the application is to be heard as soon as possible, but at least four days before the hearing.

IF YOU FAIL TO APPEAR AT THE HEARING, JUDGMENT MAY BE GIVEN IN YOUR ABSENCE AND WITHOUT FURTHER NOTICE TO YOU. IF YOU WISH TO OPPOSE THIS APPLICATION BUT ARE UNABLE TO PAY LEGAL FEES, LEGAL AID MAY BE AVAILABLE TO YOU BY CONTACTING A LOCAL LEGAL AID OFFICE.

Date: January ____, 2024

Issued by:

Local Registrar

Address of court
office:

330 University Avenue, 9th Floor
Toronto, ON M5G 1R7

TO:

THIS HONOURABLE COURT

**AND TO THE
RESPONDENTS:**

**VANDYK-BACKYARD QUEENSVIEW LIMITED and
VANDYK-BACKYARD HUMBERSIDE LIMITED**
1944 Fowler Drive
Mississauga, ON L5K 0A1

PALIARE ROLAND ROSENBERG ROTHSTEIN LLP
155 Wellington Street West, 35th Floor
Toronto, ON M5V 3H1
Fax: (416) 646-4301

Jeffrey Larry

Tel: (416) 646-4330

Email: jeff.larry@paliareroland.com

Lawyers for the Respondents

APPLICATION

1. **THE APPLICANTS**, Peoples Trust Company (“**Peoples**”) and Firm Capital Mortgage Fund Inc. (“**Firm**”, and together with Peoples, the “**Lenders**”), make an application for an Order (the “**Proposed Receivership Order**”) pursuant to section 243(1) of the *Bankruptcy and Insolvency Act*, R.S.C. 1985, c. B-3, as amended (the “**BIA**”) and section 101 of the *Courts of Justice Act*, R.S.O. 1990, c. C.43, as amended (the “**CJA**”), among other things:
 - (a) abridging the time for service of this Notice of Application and the Application Record, if required;
 - (b) authorizing service via electronic mail, and dispensing with further service thereof;
 - (c) appointing RSM Canada Limited (“**RSM**”) as receiver (in such capacity, the “**Receiver**”), without security, of the unsold condominium units, parking units and storage lockers legally described in Schedule “A” to the Proposed Receivership Order (collectively, the “**Unsold Units**”) constituting property of Vandyk-Backyard Queensview Limited (the “**Borrower**”) and Vandyk-Backyard Humberside Limited (the “**Beneficial Owner**” and together with the Borrower, the “**Respondents**”) and all proceeds thereof; and
 - (d) such other relief as counsel may request and this Honourable Court may deem just.

THE GROUNDS FOR THE APPLICATION ARE:

Background

Parties and the Subject Property

2. Peoples is a federally regulated trust company incorporated on October 3, 1978, pursuant to the *Trust and Loan Companies Act*, SC 1991, c 45. Peoples operates from an office at 95 Wellington Street West, Toronto, Ontario.
3. Peoples holds a Mortgage (as defined below) over the Unsold Units, and Firm is a lender and participant in the Mortgage.
4. The Borrower was incorporated on March 16, 2016, pursuant to the laws of the Province of Ontario under the *Business Corporations Act*, RSO 1990, c B16 (the “**OBCA**”).
5. The Beneficial Owner was formed by amalgamation with 2384903 Ontario Inc. on April 12, 2016 pursuant to the laws of the Province of Ontario under the OBCA.
6. The subject property of these receivership proceedings are the Unsold Units in a fully-constructed condominium building situated at 25 Neighbourhood Lane, Toronto, Ontario (the “**Condominium Building**”).

The Vandyk Group’s Financial Troubles

7. The Borrower and the Beneficial Owner are special-purpose entities that were incorporated and operated solely with respect to the development of the Condominium Building.
8. The Borrower and the Beneficial Owner are members of the Vandyk group of companies (the “**Vandyk Group**”), a privately-owned real estate development and investment

management company with multiple projects in various stages of development and construction in the Toronto area.

9. Various Vandyk Group entities were placed into receivership with Orders granted by the Ontario Superior Court of Justice (Commercial List) in Toronto between the fall of 2023 and January 2024, on application by their respective secured lenders as a result of, among other things, construction liens being registered against the underlying real estate projects.¹

The Condominium Project and the Unsold Units

10. The Borrower has constructed the Condominium Building, which consists of 134 residential units, five underground parking levels and storage lockers. The Condominium Building is fully constructed and occupied, other than the Unsold Units.
11. Of the Unsold Units, there are two units pending sale involving two separate Condominium Building units, “Unit 302” and “Unit 211”, each with an accompany parking stall and locker (collectively, the “**Units Pending Sale**”) pursuant to separate agreements of purchase and sale between the Borrower and the individual purchasers. The sale of such units could not be completed by the Borrower due to the registration of the construction liens described further below. Unit 302 contemplates a February 21, 2024, transaction completion date.
12. Unit 211 is also subject to ongoing legal proceedings initiated by the purchaser against the

¹ See *Fiera FP Real Estate Financing Fund L.P. v Vandyk - 41 Wabash Limited, et al*, Court File No. CV-23-00711612-00CL; *MCAP Financial Corporation v Vandyk-Backyard Kings Mill Limited*, Court File No. CV-23-00710267-00CL; *KingSett Mortgage Corporation v Dorr Capital Corporation V Vandyk – Uptowns Limited et al*, , Court File No.: CV-23-00709180-00CL.

Borrower before the Ontario Superior Court of Justice (Toronto Region), which proceedings have been adjourned by the Court to permit a review of any transaction relating to Unit 211 to be addressed by the Receiver, if appointed.

The Borrower's Loan with the Lenders

13. The Lenders made available to the Borrower a condominium inventory term loan in the principal amount of \$12,700,000 (the "**Loan**").
14. On August 24, 2023, the Loan was fully advanced to the Borrower by way of a one-time advance. The Loan is secured by the Mortgage (defined below) and certain other security.
15. As at January 23, 2024, the Borrower is indebted to the Lenders under the Loan in the amount of \$12,000,201.89 (which includes principal, accrued interest, costs and other amounts payable in accordance with the terms of the Loan other than legal fees), together with accruing interest thereon and all costs and fees, including legal fees and disbursements incurred by the Lenders until the indebtedness is paid in full.

Security Documents

16. As security for the Loan, the Borrower granted, *inter alia*:
 - (a) a first-ranking mortgage in the principal amount of \$12,700,000 registered against title to each of the Unsold Units on August 24, 2023, in the Land Registry Office for the Land Titles Division of Metro Toronto (LRO #80) as Instrument No. AT6405972 (the "**Mortgage**");
 - (b) a first-ranking General Assignment of Rents registered against title to the Unsold Units on August 24, 2023, as Instrument No. AT6405973; and

- (c) a General Security Agreement dated August 10, 2023 (the “**GSA**”),

(collectively, the “**Security**”).

Defaults and Notices of Enforcement

17. The registration of any lien against the Unsold Units constitutes an “Event of Default” pursuant to the Security.
18. Various construction liens have been registered against the Unsold Units in an aggregate amount exceeding \$8 million, constituting multiple Events of Default, commencing after the Loan was advanced by the Lenders.
19. By letter dated October 24, 2023, the law firm of Goldman Sloan Nash & Haber LLP (“**GSNH**”), on behalf of the Lenders: (a) advised the Borrower that the registration of several construction liens constituted a default under the Loan; and (b) demanded re-payment of the Loan (the “**Demand Letter**”). Together therewith, GSNH delivered to the Borrower a Notice of Intention to Enforce Security pursuant to section 244(1) of the BIA (the “**BIA Notice**”).
20. The 10-day statutory period for the repayment of the indebtedness under the BIA Notice has passed and there has been no repayment.

Necessity for the Appointment of the Receiver

21. The registration of the construction liens against the Unsold Units means that they cannot be sold by the Borrower to purchasers on a free and clear basis, as required by purchasers on closing, in order to satisfy the Borrower’s obligations to the Lenders under the Mortgage, and to other stakeholders.

22. Given the Vandyk Group's financial position, the sale of the Unsold Units is the sole opportunity for recovery for the Lenders and other stakeholders.
23. The appointment of a receiver is required in order to preserve, protect and facilitate the sale of the Unsold Units for the benefit of the Borrower's stakeholders.
24. Receivership orders have been granted by this Court in respect of several other debtors that are related to the Respondents and form part of the Vandyk Group of companies.
25. The appointment of a receiver is necessary and appropriate in the circumstances as a result of the following:
 - (a) the registration of the construction liens constitutes Events of Default pursuant to the terms governing the Loan and the Security;
 - (b) the relevant notice periods under the Demand Letter and BIA Notice have expired;
 - (c) the GSA provides for the appointment of a receiver upon an Event of Default having occurred;
 - (d) the Lenders' security position is deteriorating as interest and other costs accrue and the Unsold Units cannot be transferred to purchasers due to the existence of the construction liens;
 - (e) without the appointment of a receiver, the Unsold Units are at risk of remaining unsold, which is detrimental to all of the Borrower's stakeholders;
 - (f) it is beneficial for the Lenders and all other stakeholders for the Unsold Units to be sold through a receivership proceeding wherein vesting orders can be sought to

transfer title to purchasers, with the proceeds of sale then available to repay the Mortgage and other stakeholders, pursuant to court Order; and

(g) it is just and convenient to appoint a receiver.

26. RSM has consented to act as the Receiver.

27. The Respondents have advised, through counsel, that they do not oppose the receivership application.

The Receiver's Proposed Mandate

28. Following RSM's appointment, should it be appointed, the Receiver will attend to facilitating the sale of the Unsold Units. The sale of each such Unsold Unit is expected to proceed on a piecemeal basis, and each will involve a corresponding vesting order to be sought from this Court.

29. If appointed, the Receiver will obtain a legal opinion from its independent counsel on the validity and enforceability of the Mortgage, the construction liens and other charges and encumbrances in respect of the Unsold Units. The Applicants expect that the respective priority interests of the parties will be addressed at a subsequent motion, which will also provide an opportunity for interested parties to make submissions regarding the relative priority of their interests.

30. The Receiver will hold any sale proceeds from the sale of any of the Unsold Units pending its review of the various charges and liens and a resolution of any validity and priority issues among the Lenders and the construction lien claimants, or subject to further Order of the Court.

31. The Proposed Receivership Order was developed in consultation with the proposed Receiver, who supports its terms and the Receiver's mandate contemplated thereby.

Rules and Statutes

32. Rules 1.04, 2.03, 3.02, 14.05(2), 16, 41 of the *Rules of Civil Procedure*, R.R.O. 1990, Reg. 194, as amended;
33. the provisions of the BIA, including s. 243(1) thereof, and the CJA, including s.101 thereof, and the inherent and equitable jurisdiction of this Court; and
34. such other grounds as counsel may advise and this Honourable Court may deem just.

THE FOLLOWING DOCUMENTARY EVIDENCE will be used at the hearing of this application:

1. the Affidavit of Michael Lombard, to be filed;
2. the Consent of RSM to act as the Court-appointed receiver; and
3. such further and other evidence as counsel may advise and this Honourable Court may permit.

January 30, 2024

Thornton Grout Finnigan LLP
100 Wellington Street West – Suite 3200
TD West Tower, Toronto-Dominion Centre
Toronto, ON M5K 1K7

Tel: (416) 304-1616

Fax: (416) 304-1313

D.J. Miller (LSO# 34393P)

Email: djmiller@tgf.ca

Puya Fesharaki (LSO# 70588L)

Email: pfesharaki@tgf.ca

Rudrakshi Chakrabarti (LSO# 86868U)

Email: rchakrabarti@tgf.ca

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Applicants

Respondents

Court File No. CV-24 _____-00CL

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Proceedings commenced at Toronto, Ontario

NOTICE OF APPLICATION

Thornton Grout Finnigan LLP
3200 – 100 Wellington Street West
TD West Tower, Toronto-Dominion Centre
Toronto, ON M5K 1K7
Tel: (416) 304-1616
Fax: (416) 304-1313

D.J. Miller (LSO# 34393P)
Email: djmiller@tgf.ca

Puya Fesharaki (LSO# 70588L)
Email: pfesharaki@tgf.ca

Rudrakshi Chakrabarti (LSO# 86868U)
Email: rchakrabarti@tgf.ca

Lawyers for the Applicants, Peoples Trust Company and
Firm Capital Mortgage Fund Inc.

SERVICE LIST
(as at January 30, 2024)

TO:	<p>THORNTON GROUT FINNIGAN LLP TD West Tower, Toronto-Dominion Centre 100 Wellington Street West, Suite 3200 Toronto, ON M5K 1K7 Fax: (416) 304-1313</p> <p>D.J. Miller Tel: (416) 304-0559 Email: djmiller@tgf.ca</p> <p>Puya Fesharaki Tel: (416) 304-7979 Email: pfesharaki@tgf.ca</p> <p>Rudrakshi Chakrabarti Tel: (416) 307-2425 Email: rchakrabarti@tgf.ca</p> <p>Lawyers for Peoples Trust Company and Firm Capital Corporation</p>
AND TO:	<p>RSM CANADA LIMITED 11 King St. W., Suite 700 Toronto, ON M5H 4C7 Fax: (416) 480-2646</p> <p>Bryan A. Tannenbaum Tel: (416) 238-5055 Email: bryan.tannenbaum@rsmcanada.com</p> <p>Jeff Berger Tel: (647) 726-0496 Email: jeffrey.berger@rsmcanada.com</p> <p>Proposed Receiver</p>

AND TO:	<p>PALIARE ROLAND ROSENBERG ROTHSTEIN LLP 155 Wellington Street West, 35th Floor Toronto, ON M5V 3H1 Fax: (416) 646-4301</p> <p>Jeffrey Larry Tel: (416) 646-4330 Email: jeff.larry@paliareroland.com</p> <p>Lawyers for the Respondents</p>
AND TO:	<p>SCHNEIDER RUGGIERO SPENCER MILBURN LLP Richmond-Adelaide Centre 120 Adelaide Street West, Suite 1000 Toronto ON M5H 3V1 Fax: (416) 363-0645</p> <p>K. Bruce Milburn Tel: (416) 363-2211 ext. 208 Email: bmilburn@SRlawpractice.com</p> <p>Real estate counsel for the Respondents</p>
AND TO:	<p>GOLDMAN SLOAN NASH & HABER LLP 480 University Avenue, Suite 1600 Toronto, ON M5G 1V2</p> <p>Walter Traub Tel: (416) 597-3378 Email traub@gsnh.com</p> <p>Enforcement Counsel for Peoples Trust Company</p>

AND TO:	<p>FOGLER, RUBINOFF LLP 77 King Street West, Suite 3000 Toronto, ON M5K 1G8</p> <p>W. Ross MacDougall Tel: (416) 864-7604 Email: rmacdougall@foglers.com</p> <p>Joseph Fried Tel: (416) 941-8836 Email: jfried@foglers.com</p> <p>Real estate counsel to Peoples Trust Company and Firm Capital Corporation</p>
AND TO:	<p>TORYS LLP 79 Wellington St W, Suite 3300 Toronto, ON M5K 1N2</p> <p>Adam Slavens Tel: (416) 865-7333 Email: aslavens@torys.com</p> <p>Lawyers for Tarion Warranty Corporation</p>
AND TO:	<p>ROBINS APPLEBY LLP Suite 2600 120 Adelaide Street West Toronto, ON M5H 1T1</p> <p>Dominique Michaud Tel: (416) 360-3795 Fax: (416) 868-0306 Email: dmichaud@robapp.com</p> <p>Lawyers for Chicago Title Insurance Company Canada</p>

AND TO:	<p>TRISURA GUARANTEE INSURANCE COMPANY 333 Bay Street, Suite 1610 Box 22 Toronto, ON M5H 2R2</p> <p>Stuart M. Detsky Tel: (416) 607-2165 Email: stuart.detsky@trisura.com</p> <p>Mortgagee and PPSA registrant with respect to Vandyk - Backyard Queensview Limited</p>
AND TO:	<p>METERGY SOLUTIONS INC. 8133 Warden Avenue, Suite 601 Markham, ON L6G 1B3</p> <p>Aarushi Puri <i>Senior Legal Counsel</i> Tel: (416) 865-7333 Email: aarushi.puri@metergysolutions.com Email: legal@metergysolutions.com</p> <p>PPSA registrant with respect to Vandyk - Backyard Queensview Limited</p>
AND TO:	<p>WELLS FARGO EQUIPMENT FINANCE COMPANY 1290 Central Parkway W. Suite 1100 Mississauga, ON L5C 4R3</p> <p>Marc Lavigne Tel: (905) 361-1710 Email: marc.lavigne@wellsfargo.com</p> <p>PPSA registrant with respect to Vandyk - Backyard Queensview Limited</p>

AND TO:	<p>ROYAL BANK OF CANADA 36 York Mills Road, 4th Floor Toronto, ON M2P 0A4</p> <p>Fax: 1 (844) 877-8646</p> <p>Malik Ahmed <i>Senior Account Manager - Construction & Real Estate Services</i> Tel: (905) 568-3417 Email: malik.ahmed@rbc.com</p> <p>PPSA registrant with respect to Vandyk - Backyard Queensview Limited</p>
AND TO:	<p>KINGSETT MORTGAGE CORPORATION 3700-40 King Street West, Scotia Plaza Toronto, ON M5H 3Y2</p> <p>David Vernon <i>Chief Legal Officer, ESG Lead</i> Email: dvernon@kingsettcapital.com</p> <p>PPSA registrant with respect to Vandyk - Backyard Queensview Limited</p>
AND TO:	<p>2633609 ONTARIO LIMITED 302 - 1001 Champlain Ave. Burlington, ON L7L 5Z4 Attention: Caroline Martine (Director & Officer)</p> <p>c/o David O. Rickards SPADAFORA & MURPHY LLP Tel: (905) 845-1757 Email: drickards@pssmlaw.com</p> <p>PPSA registrant with respect to Vandyk - Backyard Queensview Limited (collateral transfer to TSCC NO. 2983)</p>

AND TO:	<p>AVIVA INSURANCE COMPANY OF CANADA c/o 600 Cochrane Drive, Suite 205 Markham, ON L3R 5K3</p> <p>Nabila Majidzadeh <i>Senior Counsel</i> Email: nabila.majidzadeh1@aviva.com</p> <p>PPSA registrant with respect to Vandyk - Backyard Humberside Limited</p>
AND TO:	<p>HOME TRUST COMPANY 145 King Street West, Suite 2300 Toronto, ON M5H 1J8</p> <p>Mark Hemingway <i>General Counsel and Corporate Secretary</i> Tel: (416) 775-5030 / (416) 775-5000 Fax: (416) 363-7611 Email: mark.hemingway@hometruster.ca Email: torontobranch@hometruster.ca</p> <p>PPSA registrant with respect to Vandyk - Backyard Humberside Limited</p>
AND TO:	<p>CWB NATIONAL LEASING INC. 1525 Buffalo Place (2954213) Winnipeg, MB R3T 1L9</p> <p>Jude Vermette <i>Senior Legal Counsel</i> Tel: 1 (204) 954-9027 Fax: 1 (855) 857-2468 Email: jude.vermette@cwbank.com</p> <p>PPSA registrant with respect to Vandyk - Backyard Humberside Limited (collateral transfer to TSCC NO. 2805)</p>

AND TO:	KUBOTA CANADA LTD. 5900 14 th Ave. Markham, ON L3S4K4 Fax: (905) 294-6651 Email: kcl_g.finance@kubota.com PPSA registrant with respect to Vandyk - Backyard Humberside Limited
AND TO:	MCAP FINANCIAL CORPORATION 200 King Street West, Suite 400 Toronto, ON M5H3T4 Mark Adams Tel: (416) 847-3505 Fax: (416) 598 1685 Email: mark.adams@mcap.com Email: law@mcap.com PPSA registrant with respect to Vandyk - Backyard Humberside Limited
AND TO:	MILLER THOMSON LLP 100 New Park Place, Suite 700 Vaughan, ON L4K 0H9 Riccardo Del Vecchio Tel: (905) 532-6617 Email: rdelvecchio@millertomson.com Michael Fazzari Tel: (905) 532-6661 Email: mfazzari@millertomson.com Lawyers for Dircam Electric Limited (lien claimant)

AND TO:	<p>BIANCHI PRESTA LLP 9100 Jane Street Building A, 3rd Floor Vaughan, ON L4K 0A4</p> <p>Domenic C.S. Presta Tel: (905) 738-1078 Ext. 2223 Email: dpresta@bianchipresta.com</p> <p>Lawyers for Foremont Drywall (Highrise/ICI Division) Ltd. (lien claimant)</p>
AND TO:	<p>KENNALEY CONSTRUCTION LAW 305 – 31 Mechanic Street Paris, ON N3L 1K1</p> <p>Robert Kennaley Tel: (519) 805-8186 Email: rjk@kennaley.ca</p> <p>Lawyers for Brunco Insulation Ltd. (lien claimant)</p>
AND TO:	<p>PHIL HORGAN LAW OFFICE Suite 301, 120 Carlton Street Toronto, ON M5A 4K2</p> <p>Philip Horgan Tel: (416) 777-9994 Email: phorgan@carltonlaw.ca</p> <p>Lawyers for Classic Tile Contractors Limited (lien claimant)</p>
AND TO:	<p>DRUDI ALEXIOU KUCCHAR LLP 4950 Yonge Street, Suite 508 Toronto, ON M2N 6K1</p> <p>Constantine Alexiou Tel: (905) 850-6116 ext. 226 Email: calexiou@dakllp.com</p> <p>Lawyers for Torre D.C.C. Carpentry Ltd. (lien claimant)</p>

AND TO:	<p>SUTHERLAND LAW 3300 Highway 7, Suite 904 Vaughan, ON L4K 4M3</p> <p>Rob Moubarak Tel: (905) 695-5500 ext. 2800 Email: rmoubarak@sutherlaw.com</p> <p>Lawyers for Summit Concrete & Drain Ltd. (lien claimant)</p>
AND TO:	<p>BISCEGLIA & ASSOCIATES 9100 Jane Street Building A, Suite 200 Concord, ON L4K 0A4 Fax: (905) 695-5201</p> <p>Emilio Bisceglia Tel: (905) 695-3100 Email: ebisceglia@lawtoronto.com</p> <p>Fernando Souza Tel: (905) 695-1500 Email: fsouza@lawtoronto.com</p> <p>Lawyers for Urban Mechanical Contracting Ltd. (lien claimant)</p>
AND TO:	<p>DRUDI ALEXIOU KUCHAR LLP 950 Yonge Street, Suite 508 Toronto, ON M2N 6K1</p> <p>Adam Wainstock Tel: (905) 850-6116 ext. 232 Email: awainstock@dakllp.com</p> <p>Lawyers for 2164705 Ontario Inc. dba SiteScape (lien claimant)</p>

AND TO:	<p>RAR LITIGATION LAWYERS 1 West Pearce Street, Suite 505 Richmond Hill, ON L4B 3K3</p> <p>Rocco Ruso Tel: (905) 731-8100 ext. 207 Email: rocco@rarlitigation.com</p> <p>Pani Sarkis Tel: (905) 731-8100 ext. 219 Email: psarkis@rarlitigation.com</p> <p>Lawyer for Venice Construction Inc. (lien claimant)</p>
AND TO:	<p>HARRIS + HARRIS LLP 295 The West Mall, 6th Floor Toronto, ON M9C 4Z4</p> <p>Norman Ronski Tel: (416) 798-2722 ext. 226 Email: normanronski@harrisandharris.com</p> <p>Lawyers for Live Patrol Inc. (lien claimant)</p>
AND TO:	<p>CAMBRIDGE LLP 333 Adelaide Street West, 4th Floor Toronto, ON M5V 1R5</p> <p>Joan Kasozi Tel: (416) 477-7007 ext. 331 Email: jkasozi@cambridgellp.com</p> <p>Salma Kebeich Tel: (416) 477-7007 Email: skebeich@cambridgellp.com</p> <p>Lawyers for KC Structural Ltd. (lien claimant)</p>

AND TO:	<p>MILLER THOMSON LLP 100 New Park Place, Suite 700 Vaughan, ON L4K 0H9</p> <p>Paul Guaragna Tel: (905) 532-6679 Email: pguaragna@millerthomson.com</p> <p>Lawyers for PermaCorp Group of Companies Inc. (lien claimant)</p>
AND TO:	<p>GOLDMAN SLOAN NASH & HABER LLP Barristers & Solicitors 1600-480 University Avenue Toronto, ON M5G 1V2</p> <p>Irwin D. Ozier Tel: (416) 597-3381 Email: ozier@gsnh.com</p> <p>Lawyers for Next Plumbing & Hydronics Supply Inc. (lien claimant)</p>
AND TO:	<p>TORONTO STANDARD CONDOMINIUM CORPORATION NO. 2983 6205A Airport Road, Suite 301 Mississauga, ON L4V 1E1</p> <p>c/o Duka Property Management Inc. Email: info@dukamanagement.com</p>
AND TO:	<p>GIFFEN LLP 101 Randall Drive, Unit A Waterloo, ON N2V 1C5</p> <p>Cynthia Davis Tel: (519) 578-4150 Email: cd@giffenlawyers.com</p> <p>Tyler James Nivins Email: tjn@giffenlawyers.com</p> <p>Lawyers for T A Appliance Inc. (judgment creditor CV-23-00001672-000)</p>

AND TO:	DEPARTMENT OF JUSTICE CANADA Ontario Regional Office 120 Adelaide Street West, Suite 400 Toronto, ON M5H 1T1 Edward Park Tel: (416) 973-0810 Email: edward.park@justice.gc.ca Kelly Smith Wayland Tel: (416) 954-2538 Email: Kelly.SmithWayland@justice.gc.ca
AND TO:	INTAKE CENTRE FOR INSOLVENCY (Ontario Region) Administrative Agreement Requests Manager, Insolvency Toronto Centre Tax Services Office, Canada Revenue Agency Email: AGC-PGC.Toronto-Tax-Fiscal@justice.gc.ca
AND TO:	MINISTER OF FINANCE INSOLVENCY UNIT 6th Floor, 33 King Street West Oshawa, ON L1H 8H5 Insolvency Unit Email: insolvency.unit@ontario.ca

EMAIL SERVICE LIST

djmiller@tgf.ca; pfesharaki@tgf.ca; rchakrabarti@tgf.ca; bryan.tannenbaum@rsmcanada.com; traub@gsnh.com; aslavens@torys.com; rmacdougall@foglers.com; jfried@foglers.com; bmilburn@SRlawpractice.com; jeff.larry@paliaroland.com; rdelvecchio@millerthomson.com; mfazzari@millerthomson.com; dpresta@bianchipresta.com; rjk@kennaley.ca; phorgan@carltonlaw.ca; calexiou@dakllp.com; rmoubarak@sutherlaw.com; ebisceglia@lawtoronto.com; fsouza@lawtoronto.com; awainstock@dakllp.com; rocco@rarlitigation.com; psarkis@rarlitigation.com; normanronski@harrisandharris.com; jkasozi@cambridgellp.com; skebeich@cambridgellp.com; pguaragna@millerthomson.com; edward.park@justice.gc.ca; Kelly.SmithWayland@justice.gc.ca; insolvency.unit@ontario.ca; AGC-PGC.Toronto-Tax-Fiscal@justice.gc.ca; aarushi.puri@metergysolutions.com; legal@metergysolutions.com; stuart.detsky@trisura.com; marc.lavigne@wellsfargo.com; dvernon@kingsettcapital.com; drickards@pssmlaw.com; nabila.majidzadeh1@aviva.com; mark.hemingway@hometrust.ca; torontobranch@hometrust.ca; jude.vermette@cwbank.com; kcl_g.finance@kubota.com; mark.adams@mcap.com; law@mcap.com; dmichaud@robapp.com; malik.ahmed@rbc.com; info@dukamanagement.com; ozier@gsnh.com; cd@giffenlawyers.com; tjn@giffenlawyers.com; jeffrey.berger@rsmcanada.com

TAB 2

**ONTARIO
SUPERIOR COURT OF JUSTICE
(COMMERCIAL LIST)**

*IN THE MATTER OF Section 101 of the Courts of Justice Act, R.S.O. 1990 c.C.43, as amended,
and in the matter of Section 243(1) of the Bankruptcy and Insolvency Act, R.S.C. 1985, c. B-3,
as amended*

B E T W E E N:

**PEOPLES TRUST COMPANY and
FIRM CAPITAL MORTGAGE FUND INC.**

Applicants

- and -

**VANDYK-BACKYARD QUEENSVIEW LIMITED and
VANDYK-BACKYARD HUMBERSIDE LIMITED**

Respondents

**AFFIDAVIT OF MICHAEL LOMBARD
(Sworn January 30, 2024)**

I, Michael Lombard, of the Town of Aurora, in the Province of Ontario, MAKE OATH
AND SAY AS FOLLOWS:

1. I am the Chief Credit Officer of Peoples Trust Company (“**Peoples**”) and, as such, I have knowledge of the matters to which I depose herein and attest to the fact that they are true. Unless I indicate to the contrary, the facts herein are within my personal knowledge and all amounts are in Canadian dollars. Where I have indicated that I have obtained facts from other sources, I have identified the sources and believe those facts to be true.

2. This affidavit is sworn in support of an application for an Order (the “**Proposed Receivership Order**”) pursuant to section 243(1) of the *Bankruptcy and Insolvency Act*, R.S.C. 1985, c. B-3, as amended (the “**BIA**”) and section 101 of the *Courts of Justice Act*, R.S.O. 1990, c. C.43, as amended, appointing RSM Canada Limited (“**RSM**”) as receiver (in such capacity, the “**Receiver**”), without security, of the unsold residential condominium units, parking units and storage lockers legally described in **Schedule “A”** to the proposed Receivership Order (collectively, the “**Unsold Units**”) constituting property of Vandyk-Backyard Queensview Limited (the “**Borrower**”) and Vandyk-Backyard Humberside Limited (the “**Beneficial Owner**”) and together with the Borrower, the “**Respondents**”) and all proceeds thereof.

Background

Parties

3. Peoples is a federally regulated trust company incorporated on October 3, 1978, pursuant to the *Trust and Loan Companies Act*, SC 1991, c 45. Peoples operates from an office at 95 Wellington Street West, Toronto, Ontario.
4. Peoples holds a Mortgage (as defined below) over the Unsold Units, and Firm Capital Mortgage Fund Inc. (“**Firm**”) is a lender and subordinate participant in the Mortgage. Peoples and Firm are collectively referred to in this Affidavit as the “**Lenders.**”
5. The Borrower was incorporated on March 16, 2016, pursuant to the laws of the Province of Ontario under the *Business Corporations Act*, RSO 1990, c B16 (the “**OBCA**”).
6. The Beneficial Owner was formed by amalgamation with 2384903 Ontario Inc. on April 12, 2016, pursuant to the laws of the Province of Ontario under the OBCA.

7. To the best of my knowledge, the Borrower and the Beneficial Owner are special-purpose entities that were incorporated and operate solely with respect to the development of a condominium building situated at 25 Neighbourhood Lane, Toronto (the “**Condominium Building**”).
8. The Borrower and the Beneficial Owner each have their registered office address at 1944 Fowler Drive, Mississauga, Ontario.
9. According to the Corporation Profile Reports of the Respondents that were obtained from the Ontario Ministry of Public and Business Service Delivery (the “**Ministry**”), John Vandyk is the sole director and officer of each of the Respondents. Attached hereto and marked as **Exhibit “A”** are copies of the Corporation Profile Reports, for each of the Borrower and the Beneficial Owner, obtained from the Ministry for the Respondents.

The Vandyk Group’s Financial Troubles

10. The Borrower and the Beneficial Owner are members of the Vandyk group of companies (the “**Vandyk Group**”), a privately-owned real estate development and investment management company with multiple projects in various stages of development and construction in the Toronto area.
11. The Vandyk Group’s financial and legal troubles have been widely reported on by national newspapers, including by *The Globe and Mail*. Attached hereto and marked as **Exhibit “B”** is a true copy of one such *Globe and Mail* article dated January 10, 2024, entitled “Receiver appointed to five more Toronto-area housing projects.”
12. Various Vandyk Group entities have been placed into receivership between the fall of 2023 and January 2024, each on application by its respective secured lenders as a result of,

among other things, constructions liens being registered against the underlying real estate projects that were not discharged.

13. I am aware of four such proceedings where the receivership order was granted by the Ontario Superior Court of Justice (Commercial Court) in Toronto, as follows:

- (a) *Fiera FP Real Estate Financing Fund L.P. v Vandyk - 41 Wabash Limited, 1000318652 Ontario Inc., Vandyk Properties Incorporated and John Vandyk*, Court File No. CV-23-00711612-00CL – the Receivership Order was granted on January 18, 2024;
- (b) *MCAP Financial Corporation v Vandyk-The Buckingham North - Grand Central Limited and John Vandyk*, Court File No. CV-23-00710573-00CL – the Receivership Order was granted on January 18, 2024;
- (c) *MCAP Financial Corporation v Vandyk-Backyard Kings Mill Limited*, Court File No. CV-23-00710267-00CL – the Receivership Order was granted on December 11, 2023; and
- (d) *KingSett Mortgage Corporation v Dorr Capital Corporation V Vandyk – Uptowns Limited, Vandyk – Heart Lake Limited, 2402871 Ontario Inc., Vandyk – The Ravine Limited and Vandyk – Lakeviewdx-West Limited*, Court File No.: CV-23-00709180-00CL – the Receivership Order was granted on November 14, 2023.

The Condominium Building and the Unsold Units

14. The Borrower constructed the Condominium Building comprising of 134 residential units, five underground parking levels and storage lockers. The Condominium Building is fully constructed and occupied, other than the Unsold Units.
15. The Loan (defined below) advanced by the Lenders to the Borrower in August 2023 was made following the construction of the Condominium Building, and after the vast majority of Condominium Building units had been transferred to purchasers. The Condominium Building registration date of the Condominium Plan, marking its official formation after construction completion and approval, was July 7, 2023. No amount was advanced by the Lenders prior to completion of the Condominium Building units. Attached hereto and marked as **Exhibit “C”** is a true copy of the Condominium Plan that was deposited on title as Instrument No. TCP2983 and a *Condominium Authority of Ontario* webpage setting out the Condominium Building’s registration date.¹
16. Pursuant to occupancy certificates of the Condominium Building issued by the City of Toronto (the “**Occupancy Certificates**”), the occupancy date for all units in the Condominium Building was in April or May of 2023, more than three months prior to the Loan being advanced by the Lenders. Attached hereto and marked as **Exhibit “D”** are true copies of the Occupancy Certificates for all units in the Condominium Building.

¹ The Condominium Building registration date can also be verified by clicking the following link [here](#).

17. Almost all units at the Condominium Building have already been sold. At the time of swearing this Affidavit, there remain 21 unsold Condominium Building units, 35 parking stalls, and 32 lockers at the Condominium Building, comprising the Unsold Units.
18. Of the Unsold Units, there are two units pending sale involving two separate Condominium Building units, "Unit 302" and "Unit 211", each with an accompany parking stall and locker (collectively, the "**Units Pending Sale**") pursuant to separate agreements of purchase and sale between the Borrower and the individual purchasers. The sale of such units could not be completed by the Borrower due to, among other things, the registration of the construction liens described further below. Unit 302 contemplates a February 21, 2024, transaction completion date.
19. I was advised by Richard Ma, the chief financial officer and managing director of the Borrower, that Unit 211 constituted a pre-sale, in which the purchaser executed an agreement of purchase and sale with the Borrower on November 28, 2018, prior to construction and prior to the Lenders providing any loan to the Borrower. I also understand that the purchaser of Unit 211 initiated legal proceedings against the Borrower, seeking, among other claims, default judgment and specific performance for the completion of the transaction.
20. While the Lenders are not a party to that litigation proceeding, I have been provided with a copy of an endorsement from Justice Centa of the Ontario Superior Court of Justice dated January 19, 2024, which referred to an adjourned case conference in respect of that proceeding. On January 26, 2024, the Lenders requested that D.J. Miller of Thornton Grout Finnigan LLP ("**TGF**"), the Lenders' litigation and insolvency counsel, attend the

adjourned case conference scheduled for 1:30 pm that day, on behalf of the Lenders as non-parties. Ms. Miller attended the case conference and advised Justice Centa of the impending receivership application in respect of the Borrower. Justice Centa issued an Endorsement adjourning the motion for default judgment so that all matters related to Unit 211 could be addressed within these receivership proceedings, once scheduled. Attached hereto and marked as **Exhibit “E”** is a true copy of Justice Centa’s January 26, 2024, case conference Endorsement, together with a true copy of his earlier Endorsement dated January 19, 2024.

21. The legal descriptions for each of the Unsold Units, including the Units Pending Sale, are set out in Schedule “A” to the Proposed Receivership Order.

The Borrower’s Loan from the Lenders

22. Pursuant to a Commitment Letter dated June 28, 2023, as amended by amending agreements dated August 2, 2023, and August 16, 2023 (collectively, as amended, the “**Commitment Letter**”), the Lenders made available to the Borrower a condominium inventory term loan in the principal amount of \$12,700,000 (the “**Loan**”). The Loan matures on September 1, 2024. Attached hereto and marked as **Exhibit “F”** is a true copy of the Commitment Letter.
23. No portion of the Loan advanced by the Lenders on August 23, 2023, was applied by the Borrower or its then-existing lender, KingSett Mortgage Corporation (“**KingSett**”) to repay the loan previously advanced by KingSett for the construction of the Condominium Building.
24. Pursuant to a Beneficial Owner Agreement dated August 21, 2023, between the Borrower and the Beneficial Owner, the Beneficial Owner agreed to be bound, jointly and severally

with the Borrower, by all terms and conditions of the Commitment Letter and any accompanying security granted by the Borrower to Peoples. Attached hereto and marked as **Exhibit “G”** is a true copy of the Beneficial Owner Agreement.

25. On August 24, 2023, the Loan was fully advanced by the Lenders to the Borrower by way of a one-time advance and is secured by the Mortgage (defined below) and certain other security.
26. As at January 23, 2024, the Borrower was indebted to the Lenders under the Loan in the amount of \$12,000,201.89 (which includes principal, accrued interest, certain costs and other amounts payable in accordance with the terms of the Loan but omitting accrued legal fees), together with accruing interest thereon and all costs and fees, including accrued and accruing legal fees and disbursements, that are outstanding to date and to be incurred after the date hereof, by the Lenders until the indebtedness is paid in full. Attached hereto and marked as **Exhibit “H”** is a true copy of the Lenders’ Payment Statement dated January 23, 2024, indicating the amount owing under the Loan as at that date.
27. Pursuant to the Commitment Letter, as security for all of the Borrower’s indebtedness and obligations to the Lenders, the Borrower executed and delivered:
 - (a) a first-ranking mortgage in the principal amount of \$12,700,000 plus interest, fees and costs registered against title to each of the Unsold Units on August 24, 2023, in the Land Registry Office for the Land Titles Division of Metro Toronto (LRO #80) as Instrument No. AT6405972 (the “**Mortgage**”);
 - (b) a first-ranking General Assignment of Rents registered against title to the Unsold Units on August 24, 2023, as Instrument No. AT6405973;

- (c) a General Security Agreement dated August 10, 2023 (the “**GSA**”);
- (d) a Right of First Opportunity and First Refusal Agreement dated August 21, 2023;
- (e) a Beneficial Owner Agreement confirming the binding effect of the Commitment Letter and Security (as defined below) and security interest;
- (f) an Assignment of Material Contracts dated August 10, 2023, and
- (g) an Assignment of the Condominium Building Voting Rights with respect to the Unsold Units,

(collectively, the “**Security**”).

28. Pursuant to its terms, the Mortgage permits partial discharges as against individual Unsold Units to allow for their sale upon the payment of the net proceeds from each such sale to the Lenders. Attached hereto and marked as **Exhibit “I”** is a true copy of the Mortgage.

Registrations and Priority

29. Parcel abstracts were obtained on January 30, 2024, in respect of each of the Unsold Units (collectively, the “**Parcel Abstracts**”). Attached hereto and marked as **Exhibit “J”** is a true copy of each of the Parcel Abstracts.
30. The Parcel Abstracts reflect various other registrations against title to the Unsold Units, including the following:
- (a) registrations in favour of Trisura Guarantee Insurance Company (“**Trisura**”), which registrations have been fully subordinated in favour of the Lenders pursuant to a priority agreement between Peoples and Trisura dated August 16, 2023 (the “**Priority Agreement**”), save and except for any “Deposit Monies”

that may be held in respect of which Trisura retains a priority claim. Attached hereto and marked as **Exhibit “K”** is a true copy of the Priority Agreement;

- (b) liens in favour of Toronto Standard Condominium Corporation No. 2983, the Condominium Building’s condominium corporation, for any unpaid common area expenses; and
- (c) multiple liens in favour of construction lien claimants, as more fully described below.

31. The Lenders also made a pre-closing registration to perfect a personal property security interest against each of the Respondents pursuant to the *Personal Property Security Act* (Ontario) (the “**PPSA**”) on July 13, 2023, against all classes of collateral except “consumer goods” and “motor vehicle”. Attached hereto and marked as **Exhibit “L”** are copies of the certified PPSA searches obtained from the Ministry in respect of the Respondents.
32. All personal property of the Respondents, and all secured claims against such personal property perfected through PPSA registrations, are expressly excluded from the Property to be subject to the proposed receivership proceedings, other than proceeds of sale of the real property, being the Unsold Units. Registrations in respect of personal property security interests will be unaffected by the appointment of the Receiver.
33. Certain PPSA registrations in favour of other parties were made prior to the PPSA registration made by the Lenders. As the Proposed Receivership Order does not cover personal property of the Respondents other than as set out above, should any creditors with a security interest in personal property have any questions about the receivership

proceedings upon the appointment of the Receiver, they can contact the Receiver in respect of same.

Construction Lien Defaults and Notices of Enforcement

34. The Lenders were not aware of the existence of any construction liens at the time of the Loan advance. The Borrower's Certificate of Advance dated August 10, 2023 (the "**Certificate**") confirmed that there was not at that time, or during the prior 150 days, any construction, erection, installation, or other improvement to the property, that would give rise to a lien. The Certificate also confirmed that no part of the Loan has, or would be, utilized for the purposes of financing any improvements, or to repay any indebtedness that arose for financing any improvements. Attached hereto and marked as **Exhibit "M"** is a true copy of the Certificate obtained by the Lenders from the Borrower.
35. The Borrower also executed and delivered a Statutory Declaration dated August 10, 2023, regarding title matters for the Unsold Units (the "**Title Declaration**"), which declared, among other things, that there were no title reservations or unregistered liens relating to the subject property. Attached hereto and marked as **Exhibit "N"** is a true copy of the Title Declaration delivered to the Lenders by the Borrower.
36. I am advised by lien counsel to the Lenders, Ross MacDougall of the law firm of Fogler Rubinoff LLP ("**Fogler**"), that he has received and reviewed the Parcel Abstracts which, among other things, show the registration of various construction liens against the Unsold Units following the advance of the Loan by the Lenders.
37. The registration of any lien against the Unsold Units constitutes an "Event of Default" pursuant to the Security. I am advised by Ross MacDougall of Fogler that, commencing

one day after the Loan was advanced by the Lenders, various construction liens have been registered against the Unsold Units, including as follows:

Lien Claimant	Lien Registration Date / Instrument No.	Certificate of Action	Lien Claim Amount
Dircam Electric Limited	2023-08-25 AT6407058	AT6439785 registered on October 12, 2023	\$384,182.90
Foremont Drywall Highrise	2023-08-28 AT6407909	AT6445432 registered on October 23, 2023	\$1,845,369.24
Brunco Insulation Ltd.	2023-09-07 AT6416262	None	\$30,203.77
Classic Tile Contractors Limited	2023-10-30 AT6450100	AT6496982 registered on January 16, 2024	\$1,142,744.43
Torre D.C.C. Carpentry Ltd.	2023-11-01 AT6452324	AT6481040 registered on December 15, 2023	\$702,998.75
Summit Concrete & Drain Ltd.	2023-11-10 AT6457807	AT6460839 registered on November 15, 2023	\$16,952.26
Urban Mechanical Contracting Ltd.	2023-11-10 AT6458231	AT6469954 registered on November 30, 2023	\$2,282,408.34
Urban Mechanical Contracting Ltd.	2023-11-10 AT6458352	AT6469955 registered on November 30, 2023	\$658,839.90
2164705 Ontario Inc.	2023-11-15 AT6459779	AT6480459 registered on December 14 2023	\$127,350.04
Venice Construction Inc.	2023-11-15 AT6460827	None	\$122,337.11
Live Patrol Inc.	2023-11-22 AT6464044	None	\$1,130.00
KC Structural Ltd.	2023-12-04 AT6472516	None	\$462,217.91

PermaCorp Group of Companies	2023-12-15 AT6481578	None	\$323,750.00
Next Plumbing & Hydronics Supply Inc.	2023-10-06 A6436267	AT6445723 registered on October 23, 2023; Application to Delete AT6465065 registered on November 23, 2023 against certain units.	\$213,401.51

38. I am advised by Ross MacDougall of Fogler and do believe that the current aggregate principal amount of the registered construction liens claimed against the Unsold Units is in the amount of \$8,313,886.16.
39. I am advised by Bryan Tannenbaum of RSM that, if appointed by the Court, the Receiver will review and assess the validity of the construction lien registrations.
40. By letter dated October 24, 2023, the law firm of Goldman Sloan Nash & Haber LLP (“**GSNH**”), on behalf of Peoples: (a) advised the Borrower that the registration of several construction liens constituted an Event of Default under the Loan; and (b) demanded repayment of the Loan (the “**Demand Letter**”). Together therewith, GSNH delivered to the Borrower a Notice of Intention to Enforce Security pursuant to section 244(1) of the BIA (the “**BIA Notice**”). Attached hereto and marked as **Exhibit “O”** is a copy of the Demand Letter and BIA Notice.
41. The 10-day statutory period for the repayment of the indebtedness under the BIA Notice has passed and there has been no repayment.

The Registration of the Liens Prevents the Sale of any of the Unsold Units

42. I am advised by Joseph Fried of Fogler, real estate counsel for the Lenders, that it is a standard term of any agreement of purchase and sale for residential units that title to the unit shall be delivered to the purchaser free and clear of any liens and encumbrances, except such permitted encumbrances as the purchaser accepts.
43. I am further advised by Joseph Fried of Fogler that the registration of the construction liens against the Units Pending Sale does not permit their sale and transfer by the Borrower pursuant to the terms of an executed agreement of purchase and sale, on a free and clear basis.
44. The existence of construction liens registered against the Unsold Units impedes the ability of the Borrower to sell them. Given the Vandyk Group's financial position, the sale of the Unsold Units is the sole opportunity for recovery for the Lenders and other stakeholders.
45. I am advised by Joseph Fried of Fogler that the title insurer in respect of the Unsold Units, Chicago Title Insurance Company Canada, has been advised of the registration of construction liens and has retained the law firm of Robins Appleby LLP to address any construction lien priority issues on behalf of the Lenders.

Need for a Receiver

46. The Lenders' need for the appointment of a receiver is required in order to preserve, protect and facilitate the sale of the Unsold Units for the benefit of the Borrower's stakeholders.

47. I am aware of receivership orders that have been granted by this Court in respect of several other debtors that are related to the Respondents, including as a result of the registration of construction liens against the underlying properties in those proceedings.
48. The appointment of the receiver is necessary and appropriate in the circumstances as a result of the following:
- (a) the registration of the construction liens constitutes Events of Default pursuant to the terms of the Commitment Letter;
 - (b) the relevant notice periods under the Demand Letter and BIA Notice have expired;
 - (c) the Security provides for the appointment of a receiver upon an Event of Default having occurred;
 - (d) the Lenders' security position is deteriorating as interest and other costs accrue;
 - (e) without the appointment of a receiver, the Unsold Units are at risk of remaining unsold, which will be detrimental to all of the Borrower's stakeholders;
 - (f) it is beneficial for the Lenders and all other stakeholders for the Unsold Units to be sold; and
 - (g) it is just and convenient to appoint a receiver.
49. The Proposed Receivership Order permits the Receiver to borrow funds from the Lenders for the purpose of financing the receivership if such borrowing becomes necessary. Any advances made to the Receiver will be secured by Receiver's certificates to be issued by

the Receiver and may be by way of further advances under the existing Security held by the Lenders.

50. The Proposed Receivership Order also contemplates a charge, in priority to all creditors save and except for the Mortgage (which shall rank ahead of the Receiver's charge), in respect of the fees and disbursements of the Receiver.
51. RSM has consented to act as the Receiver and has agreed to have the Receiver's Charge rank behind the Mortgage. Attached hereto and marked as **Exhibit "P"** is a true copy of RSM's consent to act as the Receiver.
52. The Respondents have advised, through counsel, that they do not oppose this receivership application.

The Receiver's Proposed Mandate

53. If the Receiver is appointed, it will attend to facilitating the sale of the Unsold Units, which may include the Units Pending Sale following its review of the terms of same. The sale of each such Unsold Unit can be expected to proceed on a piecemeal basis, and each will require a corresponding vesting order to be granted by this Court.
54. Mr. Tannenbaum of RSM has advised me that, if appointed as Receiver, the Receiver will obtain an opinion from independent counsel as to the validity and enforceability of the Mortgage and will review the construction liens and other charges and encumbrances in respect of the Unsold Units. The Lenders anticipate that the respective priority interests of the parties will be addressed at a subsequent motion to the Court, which will provide an opportunity for all interested parties to make submissions regarding their interests.

55. I am further advised by Mr. Tannenbaum of RSM that the Receiver will hold any sale proceeds from the sale of any of the Unsold Units pending its review of the various charges and liens and a resolution of any validity and priority issues among the Lenders and the construction lien claimants, or subject to further Order of the Court.
56. The Lenders propose, as a matter of cost-efficiency, except in situations where a conflict arises in which case independent counsel will be used, that the Receiver retain and rely on the Applicants' litigation and insolvency counsel, TGF, and its real estate counsel, Fogler. The Receiver will utilize the law firm of Loopstra Nixon LLP to provide it with an independent opinion regarding the validity and enforceability of the Mortgage.
57. The Proposed Receivership Order was developed in consultation with RSM, who supports its terms and the Receiver's mandate contemplated thereby.
58. I swear this affidavit in support of the application by the Lenders for the appointment of the Receiver and for no other or improper purpose.

SWORN remotely via videoconference,
by Michael Lombard stated as being located
in the City of Vancouver, in the Province of
British Columbia, before me at the City of
Vaughan, the Province of Ontario, this 30th
day of January, 2024 in accordance with O.
Reg 431/20, *Administering Oath or
Declaration Remotely*

Rudrakshi Chakrabarti

Rudrakshi Chakrabarti
Commissioner for Taking Affidavits, etc.

Michael Lombard

MICHAEL LOMBARD

This is Exhibit "A" referred to in the Affidavit of Michael Lombard sworn by Michael Lombard of the City of Vancouver, in the Province of British Columbia, before me at the City of Vaughan, in the Province of Ontario, this 30th day of January, 2024 in accordance with *O. Reg. 431/20, Administering Oath or Declaration Remotely.*

Rudrakshi Chakrabarti

A Commissioner for taking affidavits

RUDRAKSHI CHAKRABARTI
(LSO #86868U)



Profile Report

VANDYK - BACKYARD QUEENSVIEW LIMITED as of January 23, 2024

Act	Business Corporations Act
Type	Ontario Business Corporation
Name	VANDYK - BACKYARD QUEENSVIEW LIMITED
Ontario Corporation Number (OCN)	2509401
Governing Jurisdiction	Canada - Ontario
Status	Active
Date of Incorporation	March 16, 2016
Registered or Head Office Address	1944 Fowler Drive, Mississauga, Ontario, Canada, L5K 0A1

Certified a true copy of the record of the Ministry of Public and Business Service Delivery.

V. Quintanilla W.

Director/Registrar

This report sets out the most recent information filed on or after June 27, 1992 in respect of corporations and April 1, 1994 in respect of Business Names Act and Limited Partnerships Act filings and recorded in the electronic records maintained by the Ministry as of the date and time the report is generated, unless the report is generated for a previous date. If this report is generated for a previous date, the report sets out the most recent information filed and recorded in the electronic records maintained by the Ministry up to the "as of" date indicated on the report. Additional historical information may exist in paper or microfiche format.

Active Director(s)

Minimum Number of Directors 1
Maximum Number of Directors 10

Name JOHN VANDYK
Address for Service 1944 Fowler Drive, Mississauga, Ontario, Canada, L5K 0A1
Resident Canadian Yes
Date Began March 16, 2016

Certified a true copy of the record of the Ministry of Public and Business Service Delivery.

V. Quintanilla W.

Director/Registrar

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Active Officer(s)

Name	JOHN VANDYK
Position	President
Address for Service	1944 Fowler Drive, Mississauga, Ontario, Canada, L5K 0A1
Date Began	March 16, 2016

Name	JOHN VANDYK
Position	Secretary
Address for Service	1944 Fowler Drive, Mississauga, Ontario, Canada, L5K 0A1
Date Began	March 16, 2016

Certified a true copy of the record of the Ministry of Public and Business Service Delivery.

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Corporate Name History

Name

VANDYK - BACKYARD QUEENSVIEW LIMITED

Effective Date

March 16, 2016

Certified a true copy of the record of the Ministry of Public and Business Service Delivery.

V. Quintanilla W.

Director/Registrar

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Active Business Names

This corporation does not have any active business names registered under the Business Names Act in Ontario.

Certified a true copy of the record of the Ministry of Public and Business Service Delivery.

V. Quintanilla W.

Director/Registrar

This report sets out the most recent information filed on or after June 27, 1992 in respect of corporations and April 1, 1994 in respect of Business Names Act and Limited Partnerships Act filings and recorded in the electronic records maintained by the Ministry as of the date and time the report is generated, unless the report is generated for a previous date. If this report is generated for a previous date, the report sets out the most recent information filed and recorded in the electronic records maintained by the Ministry up to the "as of" date indicated on the report. Additional historical information may exist in paper or microfiche format.

Expired or Cancelled Business Names

This corporation does not have any expired or cancelled business names registered under the Business Names Act in Ontario.

Certified a true copy of the record of the Ministry of Public and Business Service Delivery.

V. Quintanilla W.

Director/Registrar

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Document List

Filing Name	Effective Date
Annual Return - 2020 PAF: VANDYK JOHN - DIRECTOR	March 16, 2021
Annual Return - 2019 PAF: VANDYK JOHN - DIRECTOR	March 22, 2020
Annual Return - 2018 PAF: VANDYK JOHN - DIRECTOR	August 11, 2019
Annual Return - 2017 PAF: VANDYK JOHN - DIRECTOR	November 26, 2017
Annual Return - 2016 PAF: VANDYK JOHN - DIRECTOR	June 25, 2017
CIA - Initial Return PAF: BRUCE MILBURN - OTHER	March 17, 2016
BCA - Articles of Incorporation	March 16, 2016

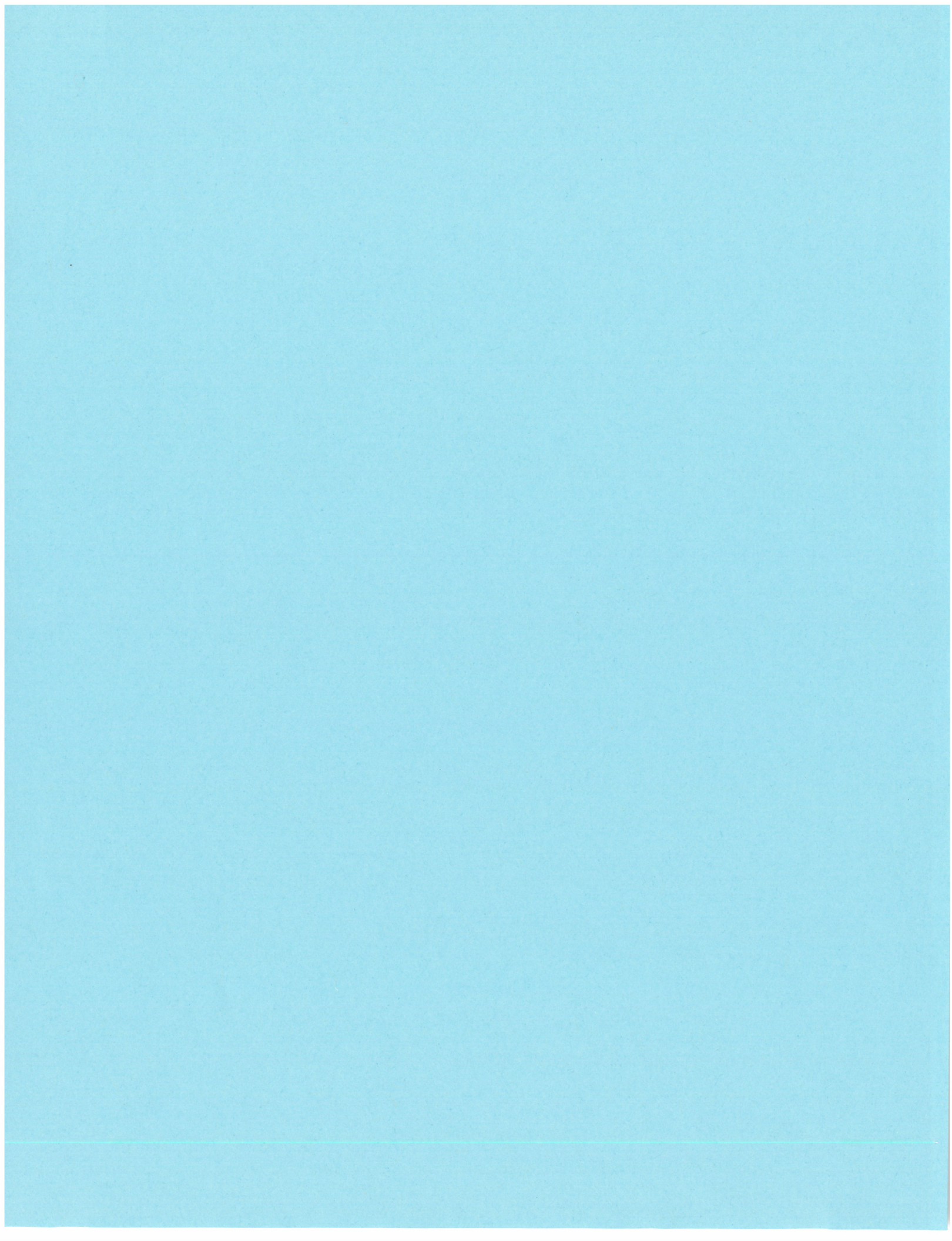
All "PAF" (person authorizing filing) information is displayed exactly as recorded in the Ontario Business Registry. Where PAF is not shown against a document, the information has not been recorded in the Ontario Business Registry.

Certified a true copy of the record of the Ministry of Public and Business Service Delivery.

V. Quintanilla W.

Director/Registrar

This report sets out the most recent information filed on or after June 27, 1992 in respect of corporations and April 1, 1994 in respect of Business Names Act and Limited Partnerships Act filings and recorded in the electronic records maintained by the Ministry as of the date and time the report is generated, unless the report is generated for a previous date. If this report is generated for a previous date, the report sets out the most recent information filed and recorded in the electronic records maintained by the Ministry up to the "as of" date indicated on the report. Additional historical information may exist in paper or microfiche format.





Profile Report

VANDYK - BACKYARD HUMBERSIDE LIMITED as of January 23, 2024

Act	Business Corporations Act
Type	Ontario Business Corporation
Name	VANDYK - BACKYARD HUMBERSIDE LIMITED
Ontario Corporation Number (OCN)	1954046
Governing Jurisdiction	Canada - Ontario
Status	Active
Date of Amalgamation	April 12, 2016
Registered or Head Office Address	1944 Fowler Drive, Mississauga, Ontario, Canada, L5K 0A1

Certified a true copy of the record of the Ministry of Public and Business Service Delivery.

V. Quintanilla W.

Director/Registrar

This report sets out the most recent information filed on or after June 27, 1992 in respect of corporations and April 1, 1994 in respect of Business Names Act and Limited Partnerships Act filings and recorded in the electronic records maintained by the Ministry as of the date and time the report is generated, unless the report is generated for a previous date. If this report is generated for a previous date, the report sets out the most recent information filed and recorded in the electronic records maintained by the Ministry up to the "as of" date indicated on the report. Additional historical information may exist in paper or microfiche format.

Active Director(s)

Minimum Number of Directors 1
Maximum Number of Directors 10

Name JOHN VANDYK
Address for Service 1944 Fowler Drive, Mississauga, Ontario, Canada, L5K 0A1
Resident Canadian Yes
Date Began April 12, 2016

Certified a true copy of the record of the Ministry of Public and Business Service Delivery.

V. Quintanilla W.

Director/Registrar

This report sets out the most recent information filed on or after June 27, 1992 in respect of corporations and April 1, 1994 in respect of Business Names Act and Limited Partnerships Act filings and recorded in the electronic records maintained by the Ministry as of the date and time the report is generated, unless the report is generated for a previous date. If this report is generated for a previous date, the report sets out the most recent information filed and recorded in the electronic records maintained by the Ministry up to the "as of" date indicated on the report. Additional historical information may exist in paper or microfiche format.

Active Officer(s)

Name	JOHN VANDYK
Position	President
Address for Service	1944 Fowler Drive, Mississauga, Ontario, Canada, L5K 0A1
Date Began	April 12, 2016

Name	JOHN VANDYK
Position	Secretary
Address for Service	1944 Fowler Drive, Mississauga, Ontario, Canada, L5K 0A1
Date Began	April 12, 2016

Certified a true copy of the record of the Ministry of Public and Business Service Delivery.

V. Quintanilla W.

Director/Registrar

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Corporate Name History

Name

VANDYK - BACKYARD HUMBERSIDE LIMITED

Effective Date

April 12, 2016

Certified a true copy of the record of the Ministry of Public and Business Service Delivery.

V. Quintanilla W.

Director/Registrar

This report sets out the most recent information filed on or after June 27, 1992 in respect of corporations and April 1, 1994 in respect of Business Names Act and Limited Partnerships Act filings and recorded in the electronic records maintained by the Ministry as of the date and time the report is generated, unless the report is generated for a previous date. If this report is generated for a previous date, the report sets out the most recent information filed and recorded in the electronic records maintained by the Ministry up to the "as of" date indicated on the report.

Additional historical information may exist in paper or microfiche format.

Amalgamating Corporations

Corporation Name
Ontario Corporation Number

2384903 ONTARIO INC.
2384903

Corporation Name
Ontario Corporation Number

VANDYK - BACKYARD HUMBERSIDE LIMITED
2509400

Certified a true copy of the record of the Ministry of Public and Business Service Delivery.

V. Quintanilla W.

Director/Registrar

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Active Business Names

This corporation does not have any active business names registered under the Business Names Act in Ontario.

Certified a true copy of the record of the Ministry of Public and Business Service Delivery.

V. Quintanilla W.

Director/Registrar

This report sets out the most recent information filed on or after June 27, 1992 in respect of corporations and April 1, 1994 in respect of Business Names Act and Limited Partnerships Act filings and recorded in the electronic records maintained by the Ministry as of the date and time the report is generated, unless the report is generated for a previous date. If this report is generated for a previous date, the report sets out the most recent information filed and recorded in the electronic records maintained by the Ministry up to the "as of" date indicated on the report. Additional historical information may exist in paper or microfiche format.

Expired or Cancelled Business Names

This corporation does not have any expired or cancelled business names registered under the Business Names Act in Ontario.

Certified a true copy of the record of the Ministry of Public and Business Service Delivery.

V. Quintanilla W.

Director/Registrar

This report sets out the most recent information filed on or after June 27, 1992 in respect of corporations and April 1, 1994 in respect of Business Names Act and Limited Partnerships Act filings and recorded in the electronic records maintained by the Ministry as of the date and time the report is generated, unless the report is generated for a previous date. If this report is generated for a previous date, the report sets out the most recent information filed and recorded in the electronic records maintained by the Ministry up to the "as of" date indicated on the report. Additional historical information may exist in paper or microfiche format.

Document List

Filing Name	Effective Date
Annual Return - 2016 PAF: JASON N MARKOULIAKIS - OTHER	June 01, 2017
CIA - Initial Return PAF: BRUCE MILBURN - OTHER	April 19, 2016
BCA - Articles of Amalgamation	April 12, 2016

All "PAF" (person authorizing filing) information is displayed exactly as recorded in the Ontario Business Registry. Where PAF is not shown against a document, the information has not been recorded in the Ontario Business Registry.

Certified a true copy of the record of the Ministry of Public and Business Service Delivery.

V. Quintanilla W.

Director/Registrar

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This is Exhibit "B" referred to in the
Affidavit of Michael Lombard sworn by Michael Lombard of
the City of Vancouver, in the Province of British Columbia,
before me at the City of Vaughan, in the Province of Ontario,
this 30th day of January, 2024 in accordance with
O. Reg. 431/20, Administering Oath or Declaration Remotely.

Rudrakshi Chakrabarti

A Commissioner for taking affidavits

RUDRAKSHI CHAKRABARTI
(LSO #86868U)

THE LISTING

Receiver appointed to five more Toronto-area housing projects

SHANE DINGMAN > REAL ESTATE REPORTER

TORONTO

PUBLISHED JANUARY 10, 2024

FOR SUBSCRIBERS



Rendering of The Buckingham building at the Grand Central Mimico project in west-end Toronto.

VANDYK PROPERTIES

The legal and financial troubles for Toronto-area condominium developer Vandyk Properties continue in 2024 as delayed orders to appoint a receiver on five more of its building projects have come into effect.

On Nov. 14, 2023, Justice Barbara A. Conway of the Ontario Superior Court of Justice appointed KSV Advisory as the receiver for Vandyk Uptowns Ltd., one of several Vandyk projects plagued by delays and non-payment of loans and contractors. In

that order was a separate but connected requirement for a receiver to be appointed on four other projects – Vandyk-Heart Lake Ltd.; Vandyk-The Ravine Ltd.; Vandyk-Lakeview-DXE-West Ltd.; and 2402871 Ontario Inc. The appointment was to be made by Monday unless a series of conditions were met (including repaying its debts, or presenting the court with a deal to sell assets with no unmet financing or diligence conditions).

KSV declined to comment on the record about its receivership role, but on Monday updated its website with an affidavit from Daniel Pollack, executive director, special loans and portfolio management for KingSett Mortgage Corp., stating the four remaining sites had not yet repaid their loans and there were no deals in hand, putting those projects under KSV's receivership control.

The initial applications for insolvency were brought by KingSett and Dorr Capital Corp. who claim they are owed \$186.4-million lent to those five Vandyk projects. Together, the sites represent 1,757 unbuilt homes with at least 830 conditionally sold to preconstruction buyers. In addition to claiming that Vandyk stopped making interest payments on its loans in the summer of 2023, the Kingsett/Dorr application alleges that Vandyk companies diverted \$37-million from the Uptowns and Lakeview projects for other uses not contemplated by the original agreements.

None of the claims against Vandyk Properties have been tested in court.

In late 2023 more court claims were filed against Vandyk, including by MCAP Financial Corp., seeking the appointment of a receiver on two more troubled projects: Vandyk-Backyard Kings Mill Ltd. and Vandyk-The Buckingham North – Grand Central Ltd.

In 2020, MCAP lent construction funds to Vandyk to build a 234-unit condominium project as part of the Backyards development at 15 Neighbourhood Lane in Etobicoke. MCAP said it initially extended a construction loan to Vandyk for \$79.5-million (which later increased to more \$104.5-million) against which it said it had a personal \$43-million guarantee from company owner John C. Vandyk. Despite this, MCAP says it is currently owed \$37,952,101 on the unfinished (and not yet winterized) building, and it noted in its application there are \$16,292,610 in liens against the property filed by unpaid construction trades.

MCAP's application also describes Vandyk's attempts to find a way out of its mounting debt problems, including a failed September plan to obtain \$7-million in mezzanine debt financing and an Oct. 12 "non-binding expression of interest" from Empire Communities Corp. to buy the Backyards site (no price was suggested in the offer) that eventually expired.

By the time MCAP filed against Vandyk in late November, the troubled builder was facing liens and court claims on multiple project sites; Kingsett/Dorr had already obtained their first receivership order; and a third-party financial adviser appointed by MCAP alleged more than \$11-million in lent funds had been diverted away from the project.

On Dec. 11, Justice Penny ordered a receiver appointed for Backyard Mills, but also delayed that ruling coming into effect until Monday, with a similar codicil to the Kingsett/Dorr order with a similar effect to allow Vandyk time to restructure its finances.

On Monday, a Gowling WLG law clerk filed an affidavit on behalf of MCAP confirming it too has not yet been repaid, as a result KSV's appointment as receiver on the Backyard site now in effect.

None of Vandyk's major lenders responded to requests for comment, and neither did Vandyk's principal executives, including John C. Vandyk. Two senior executives appear to have left the company in recent weeks: an automated e-mail reply announced Domenic Zita, a former executive vice-president and managing director of operations, has left the company. A similar message appears for Mr. Vandyk's son, Johnny Jr., formerly a managing director and vice-president of construction.

Vandyk is facing two more multimillion-dollar claims that have yet to get a hearing.

On Nov. 17, a U.S.-based real estate investment company Kay Family Investments Inc. filed a claim in Ontario for repayment of \$14.9-million in loans taken out in 2019 and secured against Vandyk-owned commercial properties (including the Van Mills Centre, a Mississauga plaza where the company's head office is located and several commercial and residential properties in Sarasota, Fla.). The claim said the last time Vandyk paid interest on the loan was in August, 2023.

On Dec. 8, MCAP filed to appoint a receiver on another long-delayed Vandyk project, the Buckingham site, which sits adjacent to the Mimico GO Transit station. The site, 23 Buckingham St., is a two-acre plot zoned for a three-tower condominium project, which is planned to deliver 749 apartments.

In 2020, MCAP agreed to lend \$37.5-million to Vandyk to refinance three existing mortgages on the project, but while the site remains a literal hole in the ground MCAP claims all the money is gone and the total indebtedness is more than \$38-million. There are loan commitments of up to \$166-million registered on title between MCAP and Westmount Guarantee Services Inc. (which insures preconstruction buyer deposits). There are also at least \$2.5-million in construction liens registered against the site, and other third-party lenders are owed money as well.

The hearing for that application will be held Jan. 18.

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DAVE LEBLANC

DONE DEAL

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THE LISTING

Regulator's attempt at mining condo owner data called out 🔑

This is Exhibit "C" referred to in the
Affidavit of Michael Lombard sworn by Michael Lombard of
the City of Vancouver, in the Province of British Columbia,
before me at the City of Vaughan, in the Province of Ontario,
this 30th day of January, 2024 in accordance with
O. Reg. 431/20, Administering Oath or Declaration Remotely.

Rudrakshi Chakrabarti

A Commissioner for taking affidavits

RUDRAKSHI CHAKRABARTI
(LSO #86868U)

TORONTO STANDARD
CONDOMINIUM PLAN No. 2983

LEVEL 1
UNITS 1 TO 9 INCLUSIVE
REGISTERED IN THE LAND REGISTRY OFFICE FOR THE LAND TITLES DIVISION OF
TORONTO (No.66) AT 10:00 O'CLOCK ON THE 7th
DAY OF July, 2023

Christi Holloway
REPRESENTATIVE FOR LAND REGISTRAR

SURVEYOR'S CERTIFICATE:
I CERTIFY THAT:
1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE CONDOMINIUM ACT 1998, THE SURVEYS ACT, THE SURVEYORS ACT AND THE LAND TITLES ACT AND THE REGULATIONS MADE UNDER THEM.
2. THE SURVEY WAS COMPLETED ON THE 27th DAY OF JUNE, 2023.
3. THE DIAGRAMS OF THE UNITS SHOWN ON THIS PLAN ARE SUBSTANTIALLY ACCURATE.

JUNE 26, 2023
DATE
Christi Holloway
TORONTO LAND SURVEYOR
THIS PLAN OF SURVEY RELATES TO A.O.L.S. PLAN SUBMISSION FORM # V56010.

DECLARATION REGISTERED AS No.: **AT6370359**

Schedule of APPURTENANT AND SERVICENT INTERESTS
(PURSUANT TO CLAUSES B (1) (G) AND (H) OF THE CONDOMINIUM ACT 1998)

SUBJECT TO INTERESTS (SERVICENT)	PART	PLAN	DESCRIBED IN	NOTES
	4		AT4865051	ALL UNITS
	4	66R-28992	AT5367386	ALL UNITS
	4		EB186721	ALL UNITS
	1, 2, 3, 5, 6, 7, 8, 10 TO 14 INCL, 16, 18 & 28	66R-28992	AT4865050	
TOGETHER WITH (APPURTENANT INTERESTS)	7, 8 & 9	66R-28993	AT4478658	

NOTES AND LEGEND

- BEARINGS SHOWN HEREON ARE GRID BEARINGS AND ARE DERIVED FROM OBSERVED REFERENCE POINTS A AND B HAVING A BEARING OF N74°51'07"E BY REAL TIME NETWORK (RTK) OBSERVATION ZONE 10, CENTRAL MERIDIAN 79°30' WEST LONGITUDE. (3° MODIFIED TRANSVERSE MERCATOR PROJECTION, NAD 83 (CSRS-1997))
- DISTANCES SHOWN HEREON ARE ADJUSTED GROUND DISTANCES AND CAN BE CONVERTED TO GRID DISTANCES BY MULTIPLYING BY A COMBINED SCALE FACTOR OF 0.999970.
- ▨ DENOTES BOUNDARIES OF THE UNITS AND THE COMMON ELEMENTS
 - ▩ DENOTES NOT A PART OF THE UNIT
 - F.E. DENOTES FIRE EXTINGUISHER
 - E.C. DENOTES ELECTRICAL CLOSET
 - G.C. DENOTES GARBAGE CHUTE
 - B DENOTES BALCONY
 - T DENOTES TERRACE
 - P DENOTES PATIO
 - (ST.) DENOTES STUCCO
 - PL DENOTES PLANTER
 - CLF DENOTES CHAIN LINK FENCE
 - BF DENOTES BOARD FENCE
 - CRW DENOTES CONCRETE RETAINING WALL
 - VEST. DENOTES VESTIBULE
 - WC DENOTES WATER CLOSET
 - (C.) DENOTES CONCRETE
 - DENOTES SURVEY MONUMENT FOUND
 - SIB DENOTES SURVEY MONUMENT PLANTED
 - SSIB DENOTES STANDARD IRON BAR
 - IB DENOTES SHORT STANDARD IRON BAR
 - IC DENOTES IRON BAR
 - CC DENOTES CUT CROSS
 - CP DENOTES CONCRETE PIN
 - WT DENOTES WITNESS
 - MEAS/M DENOTES MEASURED
 - N,S,E,W DENOTES NORTH, SOUTH, EAST, WEST
 - PP DENOTES PLAN 66R - 28992
 - RP1 DENOTES REGISTERED PLAN 5261
 - RP2 DENOTES REGISTERED PLAN 4289
 - P2 DENOTES PLAN 66R-22469
 - (1496) DENOTES RABIDEAU & CZERWINSKI, O.L.S.
 - (RPE) DENOTES RABIDEAU & CZERWINSKI, O.L.S.
 - TSCP DENOTES TORONTO STANDARD CONDOMINIUM PLAN
 - PROD. DENOTES PRODUCTION

UNIT BOUNDARY DEFINITIONS

MONUMENTS CONTROLLING THE EXTENT AND LOCATION OF THE UNITS ARE THE WALLS, FLOORS, CEILINGS AND OTHER PHYSICAL FEATURES AS MORE PARTICULARLY DESCRIBED IN SCHEDULE "C" OF THE DECLARATION

AREAS NOT DESIGNATED AS UNITS ARE COMMON ELEMENTS

- ⊙ DENOTES BACKSIDE SURFACE AND PLANE OF THE DRYWALL SHEATHING AND PRODUCTION.
- ⊙ DENOTES UNIT SIDE SURFACE AND PLANE OF EXTERIOR DOORS, WINDOWS, DOOR AND WINDOW FRAMES AND ALL GLASS PANELS CONTAINED THEREIN.
- ⊙ DENOTES LOWER SURFACE AND PLANE OF THE CONCRETE CEILING SLAB AND PRODUCTION.
- ⊙ DENOTES UPPER SURFACE AND PLANE OF THE CONCRETE FLOOR SLAB AND PRODUCTION.

CERTIFICATE OF DECLARANT

THIS IS TO CERTIFY THAT THE PROPERTY INCLUDED IN THIS PLAN HAS BEEN LAID OUT INTO UNITS AND COMMON ELEMENTS IN ACCORDANCE WITH MY INSTRUCTIONS.

DECLARANT: VANDYK - BACKYARD QUEENSVIEW LIMITED

DATED AT TORONTO
THIS 26th DAY OF JUNE, 2023.

John Vandyk
AUTHORIZED SIGNING OFFICER
I HAVE THE AUTHORITY TO BIND THE CORPORATION

R. AVIS SURVEYING INC.
SUITE 203
235 YORKLAND BOULEVARD
TORONTO, ONTARIO
M2J 4Y8
TEL: (416) 490-8362 www.ravissurveying.com FAX: (416) 491-8206

DRAWN BY: R.D./AK/RP PROJECT No.: 3376-5
DRAWING No.: 3376-5L1

PLAN OF SURVEY OF
PART OF BLOCK B, C AND D
REGISTERED PLAN 5261
CITY OF TORONTO

SCALE 1 : 200

R. AVIS SURVEYING INC.
METRIC: DISTANCES AND COORDINATES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048

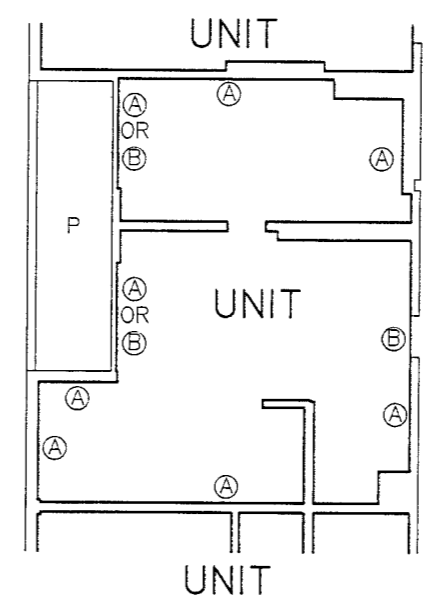
INDEX OF PARTS

PART	SHEET(S)	DESCRIPTION
1	3	PLAN OF SURVEY OF THE CONDOMINIUM PROPERTY, THE ILLUSTRATION OF THE APPURTENANT AND SERVICENT INTERESTS AND THE DESIGNATION OF UNITS ON LEVELS 1 TO 10 INCLUSIVE, A, B, C, D AND E.
2	1	PLAN OF SURVEY OF THE EXCLUSIVE USE PORTIONS OF THE COMMON ELEMENTS ON LEVEL 1
3	115	ARCHITECTURAL PLANS
4	36	STRUCTURAL PLANS

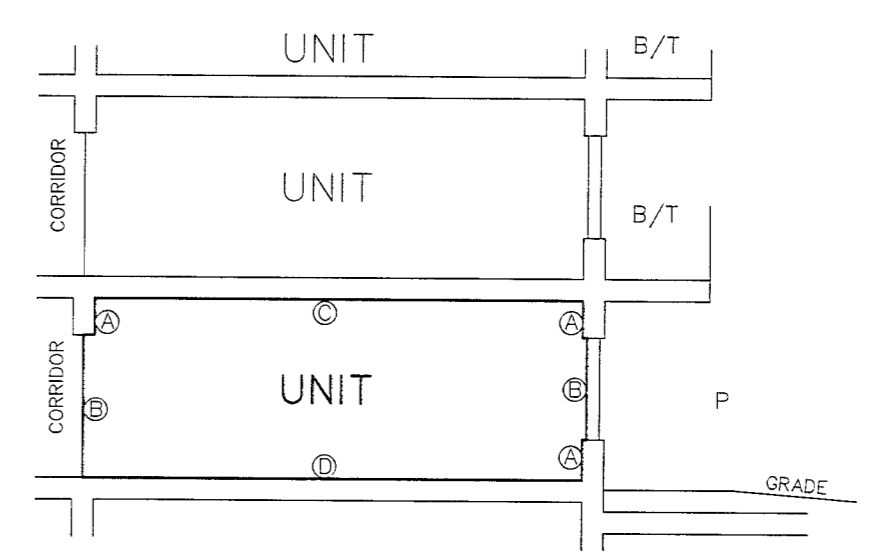
3° MTM ZONE 10 COORDINATES
NAD83(CSRS-1997) (CENTRAL MERIDIAN 79°30' WEST LONGITUDE)
DERIVED FROM OBSERVED REFERENCE POINTS A AND B

	NORTHING	EASTING
A	4833114.719	305721.722
B	4833135.865	305799.833
1	4833168.021	305636.688
2	4833180.593	305680.107
3	4833116.474	305703.620
4	4833094.416	305630.288

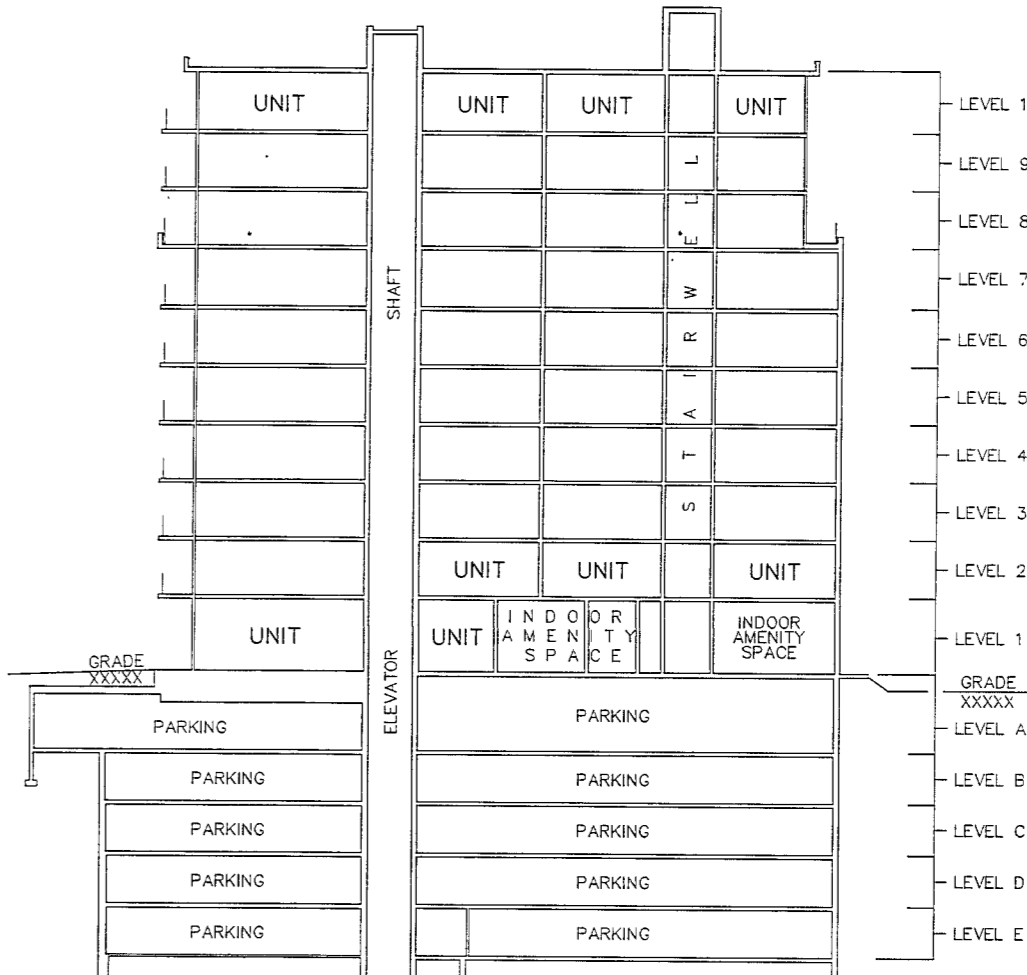
- (1) THE MTM COORDINATES LISTED ABOVE ARE TO AN URBAN ACCURACY, PER SUBSECTION 14(2) OF ONTARIO REGULATION 216/10 FILED UNDER THE SURVEYORS ACT
- (2) THE MTM COORDINATES LISTED ABOVE ARE TO BE USED FOR GEOGRAPHIC INFORMATION SYSTEM INTEGRATION ONLY AND CANNOT BE USED TO RE-ESTABLISH THE PROPERTY CORNERS OR BOUNDARIES SHOWN HEREON



REPRESENTATIVE PLAN VIEW SHOWING TYPICAL UNIT BOUNDARIES FOR UNITS 1 TO 9 INCLUSIVE (NOT TO SCALE)

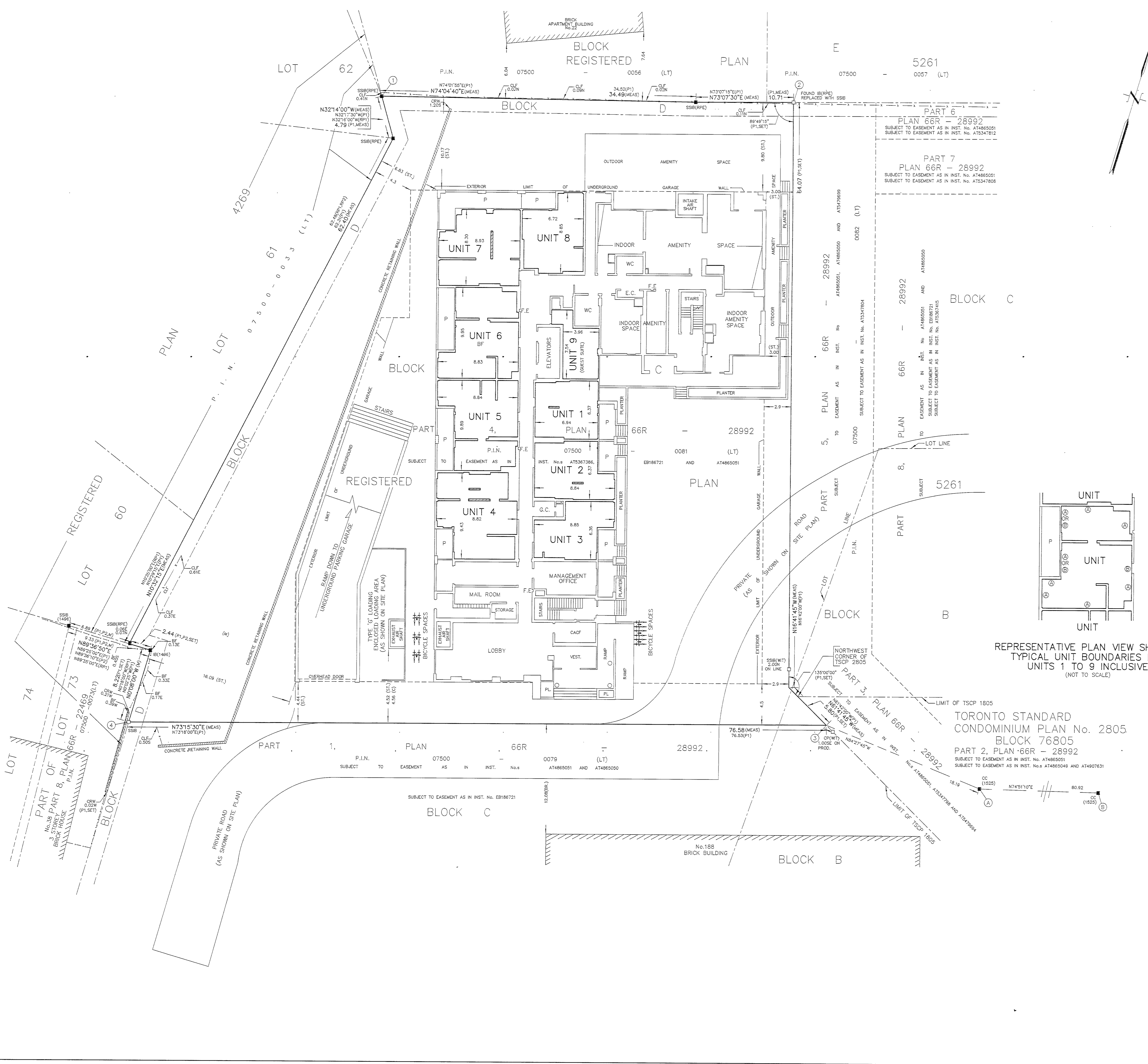


REPRESENTATIVE SECTION SHOWING TYPICAL UNIT BOUNDARIES FOR UNITS 1 TO 9 INCLUSIVE (NOT TO SCALE)



REPRESENTATIVE SECTION SHOWING THE RELATIONSHIP BETWEEN LEVELS (NOT TO SCALE)

PARTS 1 & 2 APPROVED AND PARTS 3 & 4 EXEMPTED UNDER SECTION 9 OF THE CONDOMINIUM ACT AND SECTION 81 OF THE PLANNING ACT THIS 27 DAY OF June 2023
Michael Mizzi
Director, Community Planning
For: CHIEF PLANNER AND EXECUTIVE DIRECTOR
CITY PLANNING DIVISION, CITY OF TORONTO



TORONTO STANDARD
CONDOMINIUM PLAN No. 2805
BLOCK 76805
PART 2, PLAN 66R - 28992
SUBJECT TO EASEMENT AS IN INST. No. AT4865051
SUBJECT TO EASEMENT AS IN INST. No. AT4865049 AND AT4607631

TORONTO STANDARD
CONDOMINIUM PLAN No. 2805
BLOCK 76805
PART 2, PLAN 66R - 28992
SUBJECT TO EASEMENT AS IN INST. No. AT4865051
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BLOCK 76805
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SUBJECT TO EASEMENT AS IN INST. No. AT4865051
SUBJECT TO EASEMENT AS IN INST. No. AT4865049 AND AT4607631

TORONTO STANDARD
CONDOMINIUM PLAN N^o 2983

LEVEL 2
UNITS 1 TO 15 INCLUSIVE

LEVELS 3 AND 5
UNITS 1 TO 15 INCLUSIVE

LEVELS 4 AND 6
UNITS 1 TO 15 INCLUSIVE

LEVEL 7
UNITS 1 TO 15 INCLUSIVE

LEVEL 8
UNITS 1 TO 12 INCLUSIVE

LEVEL 9
UNITS 1 TO 12 INCLUSIVE

LEVEL 10
UNITS 1 TO 12 INCLUSIVE

REGISTERED IN THE LAND REGISTRY OFFICE FOR THE LAND TITLES DIVISION OF
TORONTO (No.66) AT 10:00 O'CLOCK ON THE 7th
DAY OF July, 2023

Chris Holloway
REPRESENTATIVE FOR LAND REGISTRAR

SURVEYOR'S CERTIFICATE:
I CERTIFY THAT :
1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE CONDOMINIUM ACT 1998, THE SURVEYS ACT, THE SURVEYORS ACT AND THE LAND TITLES ACT AND THE REGULATIONS MADE UNDER THEM.
2. THE SURVEY WAS COMPLETED ON THE 9TH DAY OF JUNE, 2023.
3. THE DIAGRAMS OF THE UNITS SHOWN ON THIS PLAN ARE SUBSTANTIALLY ACCURATE.

Greg Miret
MIRET
Geomatics Land Surveyor

JUNE 26, 2023
DATE

DECLARATION REGISTERED AS N^o :

NOTES AND LEGEND
--- DENOTES BOUNDARIES OF THE UNITS AND THE COMMON ELEMENTS
--- DENOTES NOT A PART OF THE UNIT
F.E. DENOTES FIRE EXTINGUISHER
E.C. DENOTES ELECTRICAL CLOSET
G.C. DENOTES GARBAGE CHUTE
B DENOTES BALCONY
T DENOTES TERRACE
BF DENOTES BARRIER FREE

UNIT BOUNDARY DEFINITIONS
MONUMENTS CONTROLLING THE EXTENT AND LOCATION OF THE UNITS ARE THE WALLS, FLOORS, CEILINGS AND OTHER PHYSICAL FEATURES AS MORE PARTICULARLY DESCRIBED IN SCHEDULE "C" OF THE DECLARATION
AREAS NOT DESIGNATED AS UNITS ARE COMMON ELEMENTS

Ⓐ DENOTES BACKSIDE SURFACE AND PLANE OF THE DRYWALL SHEATHING AND PRODUCTION.
Ⓑ DENOTES UNIT SIDE SURFACE AND PLANE OF EXTERIOR DOORS, WINDOWS, DOOR AND WINDOW FRAMES AND ALL GLASS PANELS CONTAINED THEREIN.
Ⓒ DENOTES LOWER SURFACE AND PLANE OF THE CONCRETE CEILING SLAB AND PRODUCTION.
Ⓓ DENOTES UPPER SURFACE AND PLANE OF THE CONCRETE FLOOR SLAB AND PRODUCTION.

CERTIFICATE OF DECLARANT
THIS IS TO CERTIFY THAT THE PROPERTY INCLUDED IN THIS PLAN HAS BEEN LAID OUT INTO UNITS AND COMMON ELEMENTS IN ACCORDANCE WITH MY INSTRUCTIONS.

DECLARANT: VANDYK - BACKYARD QUEENSVIEW LIMITED

DATED AT TORONTO
THIS 26th DAY OF JUNE, 2023.

John Vandyk
JOHN VANDYK
AUTHORIZED SIGNING OFFICER
I HAVE THE AUTHORITY TO
BIND THE CORPORATION

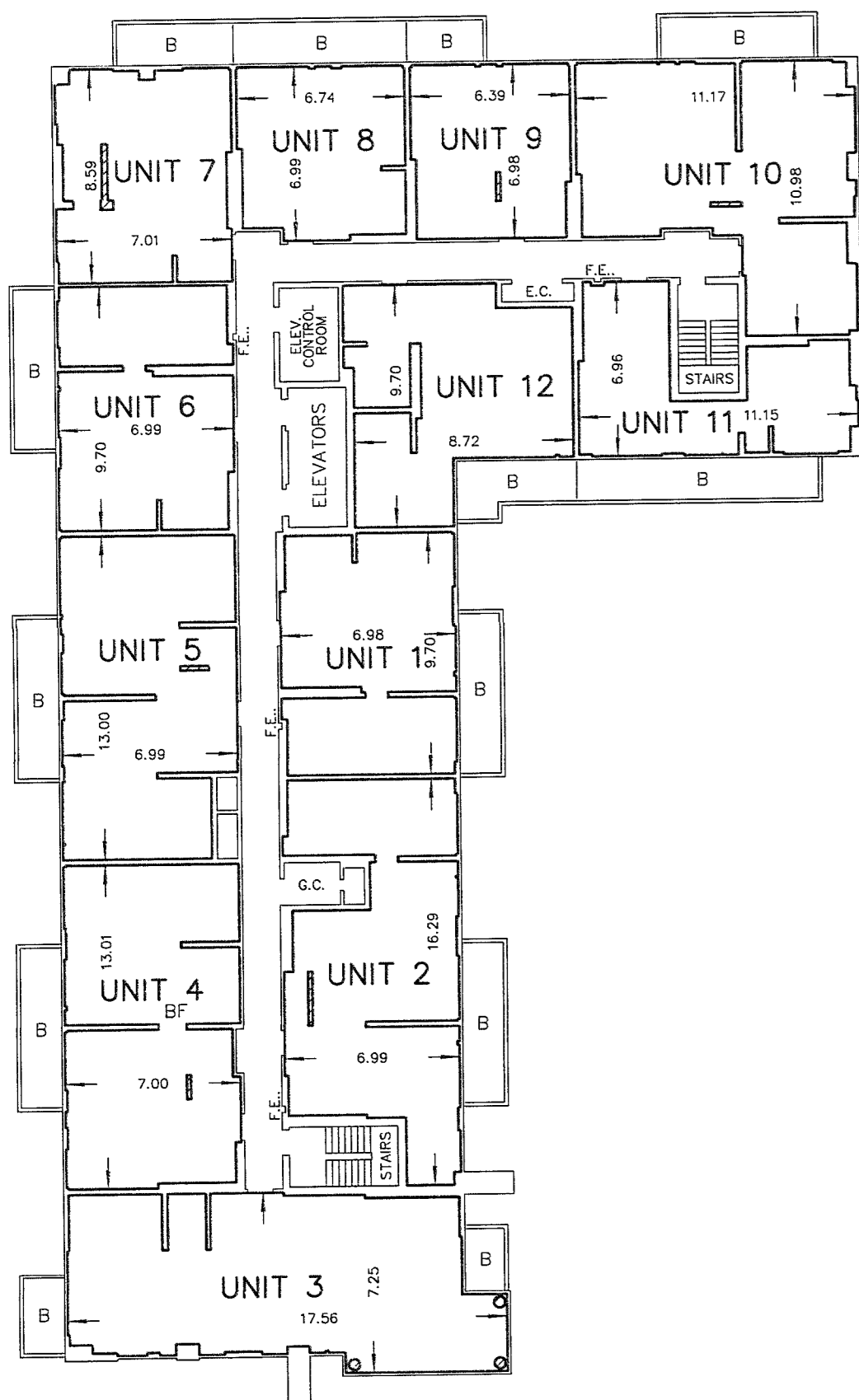
R. AVIS SURVEYING INC.

SUITE 203
235 YORKLAND BOULEVARD
TORONTO, ONTARIO
M2J 4Y8

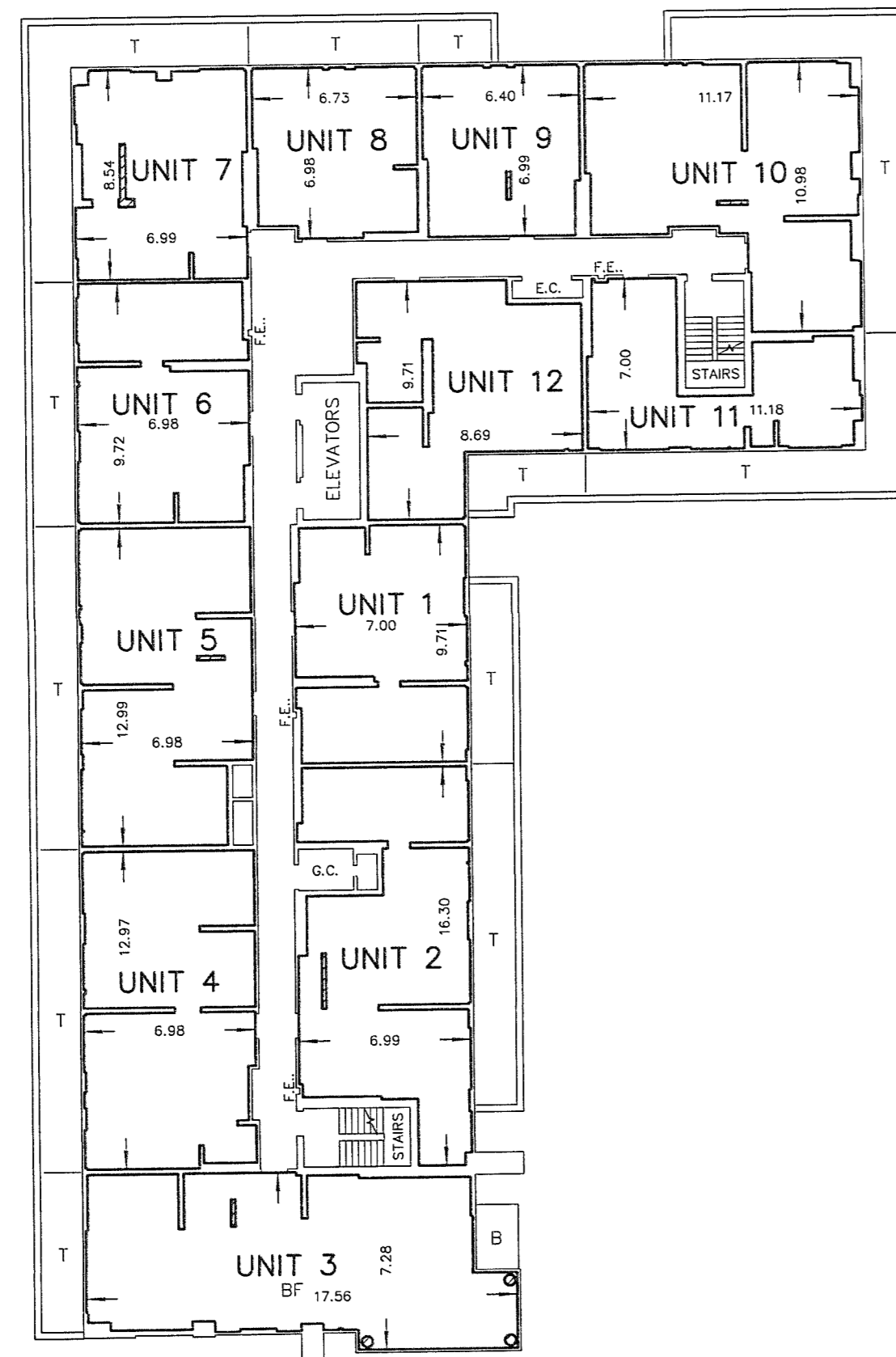
TEL : (416) 490-8352 www.ravissurveying.com FAX : (416) 491-6206

DRAWN BY : R.D./RP/AK PROJECT N^o : 3376-5 DRAWING N^o : 3376-5L2

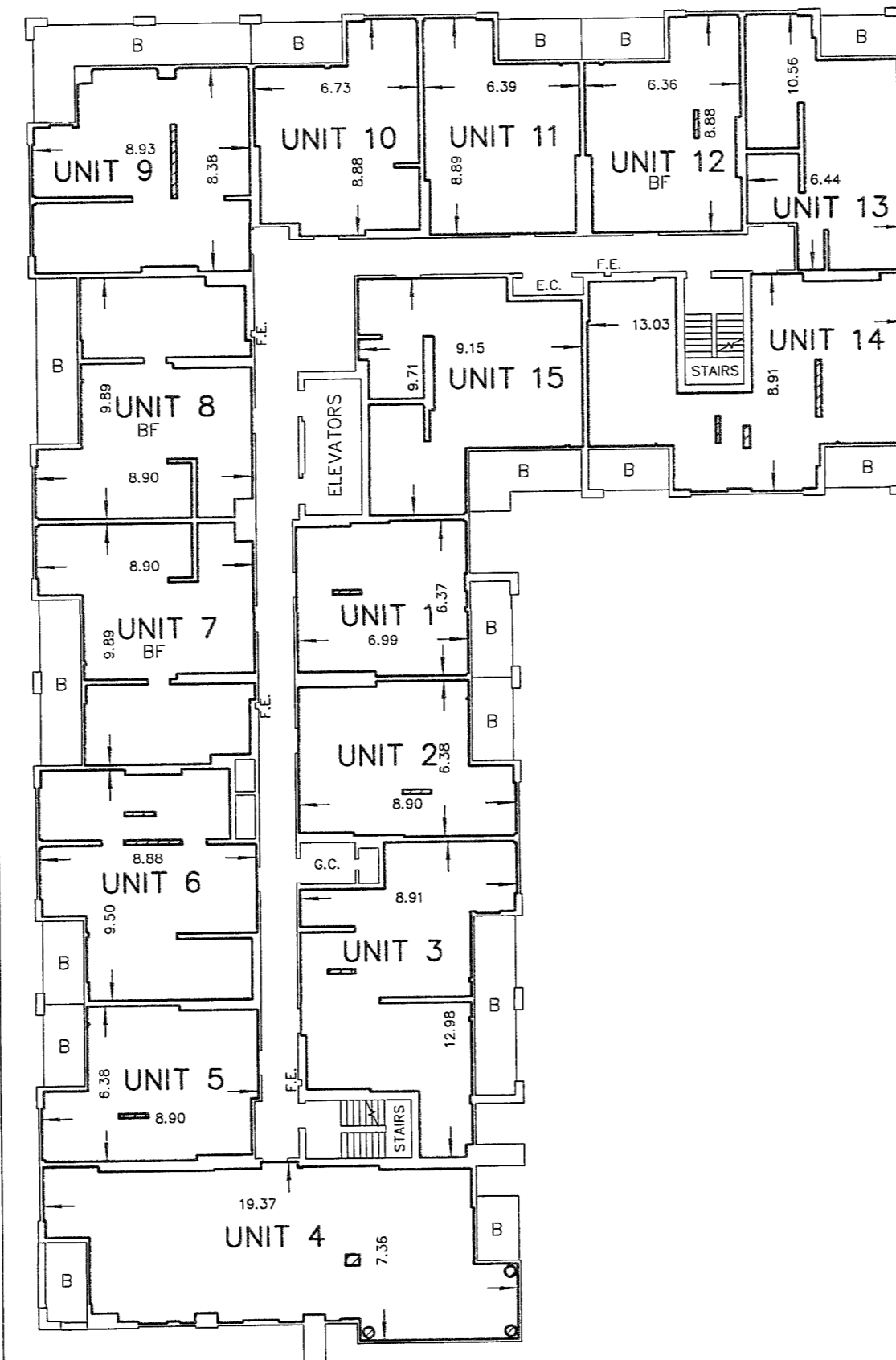
LEVEL 10
UNITS 1 TO 12 INCLUSIVE



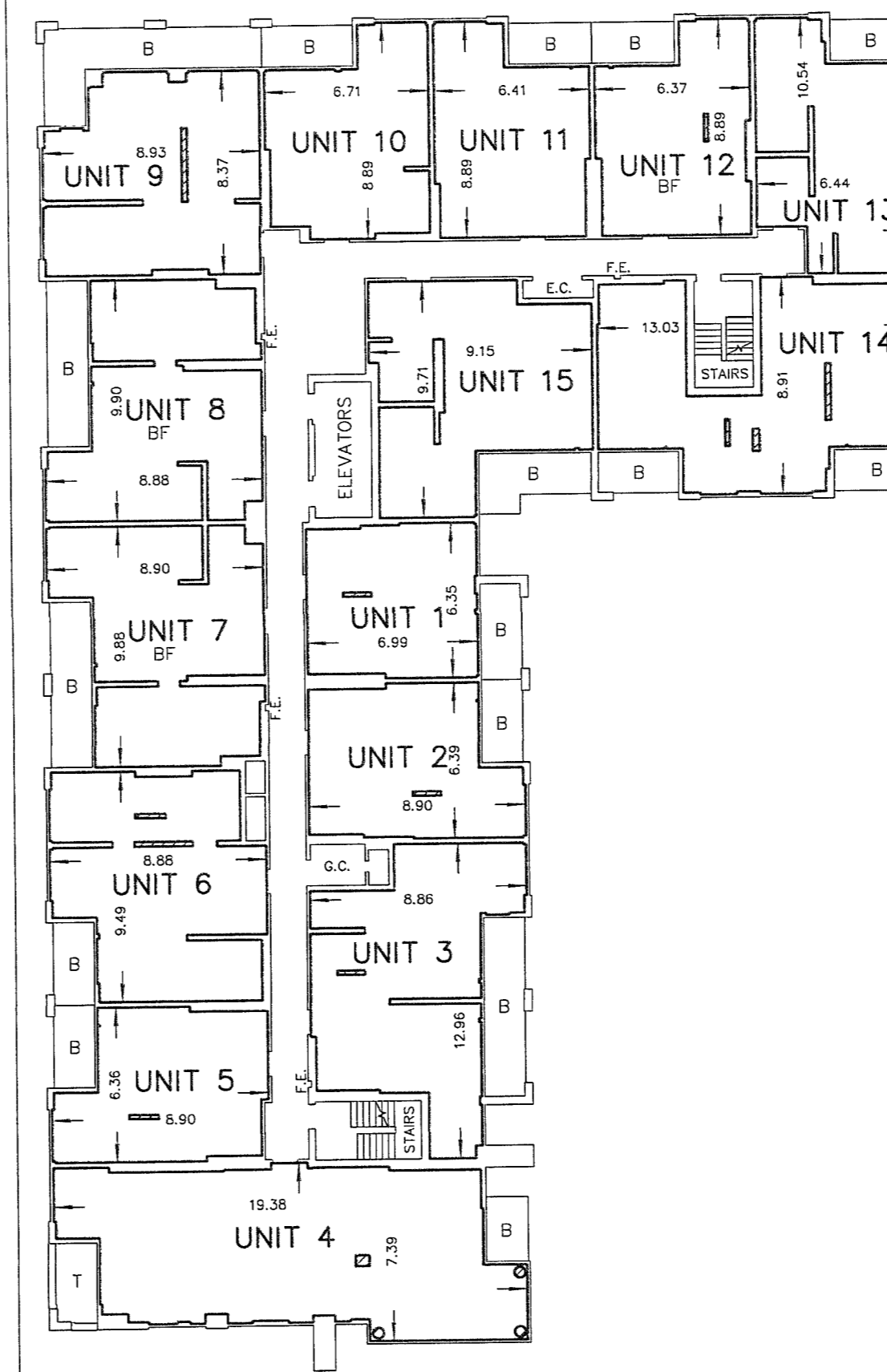
LEVEL 8
UNITS 1 TO 12 INCLUSIVE



LEVELS 4 AND 6
UNITS 1 TO 15 INCLUSIVE



LEVEL 2
UNITS 1 TO 15 INCLUSIVE

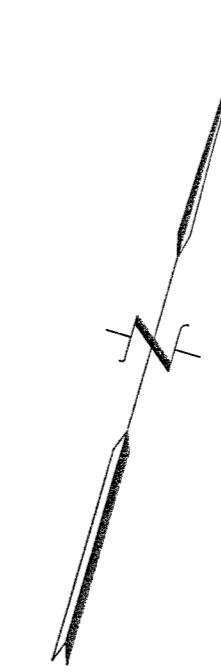


SCALE 1 : 250

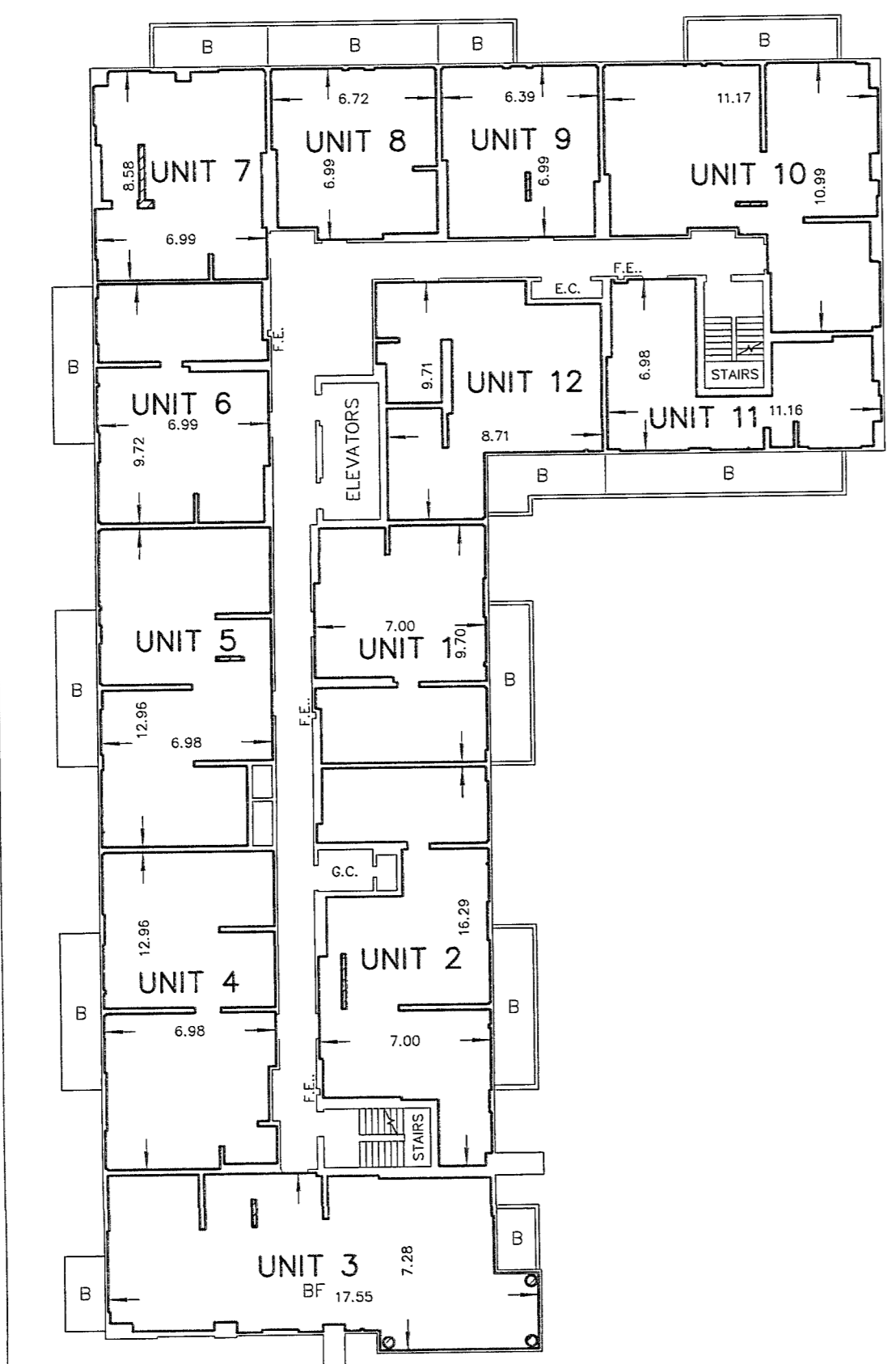


R. AVIS SURVEYING INC.

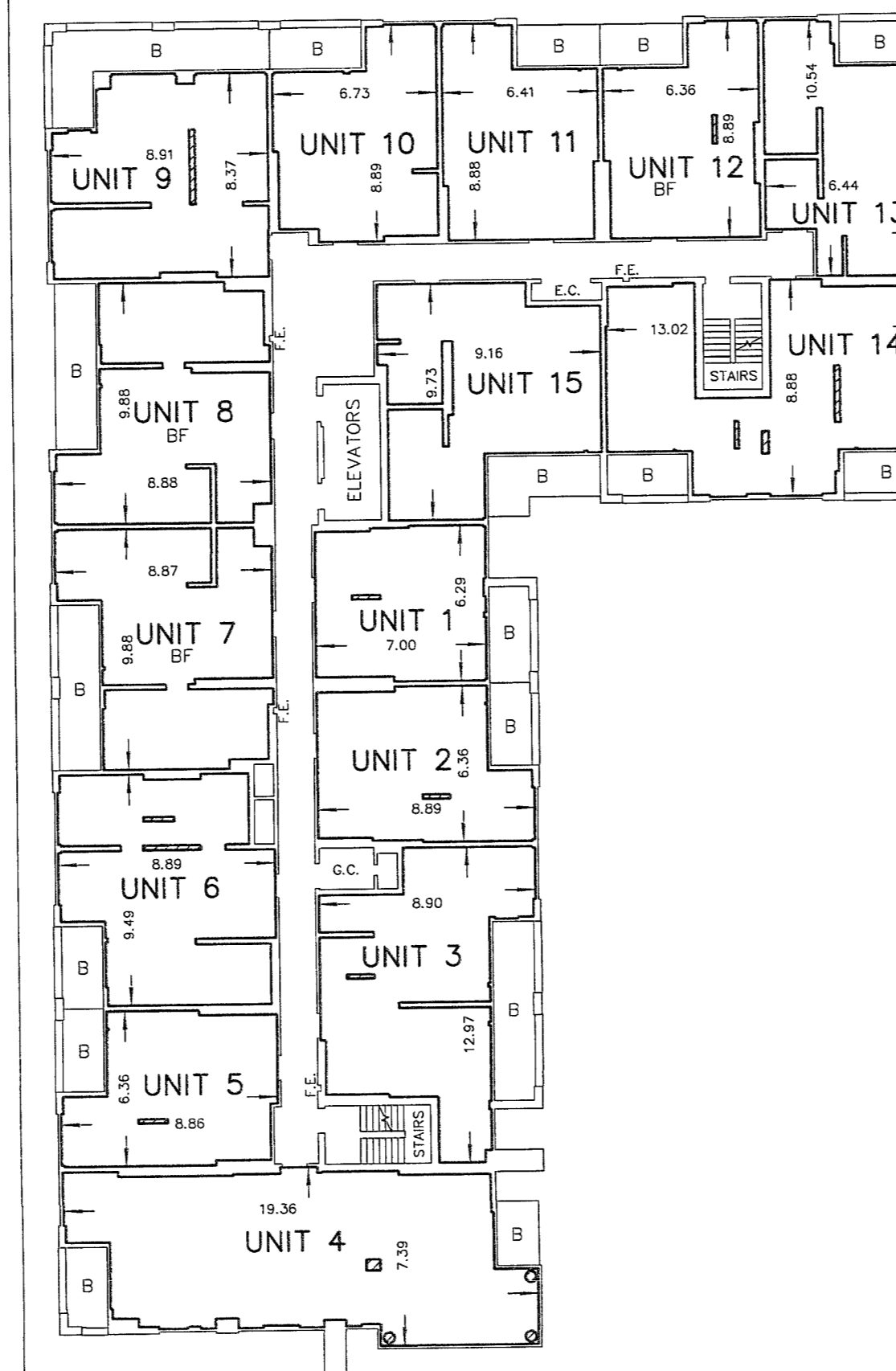
METRIC: DISTANCES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048



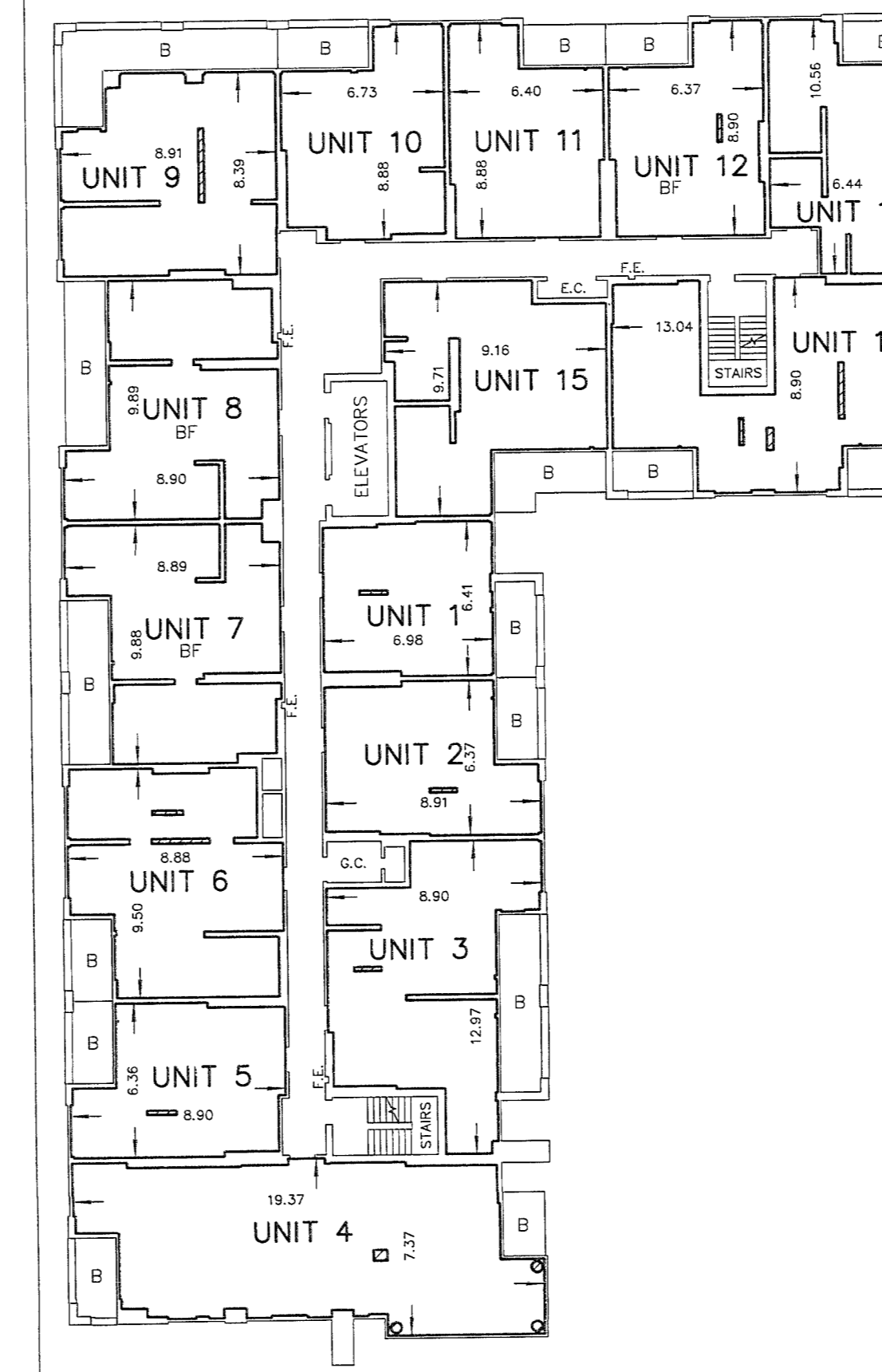
LEVEL 9
UNITS 1 TO 12 INCLUSIVE



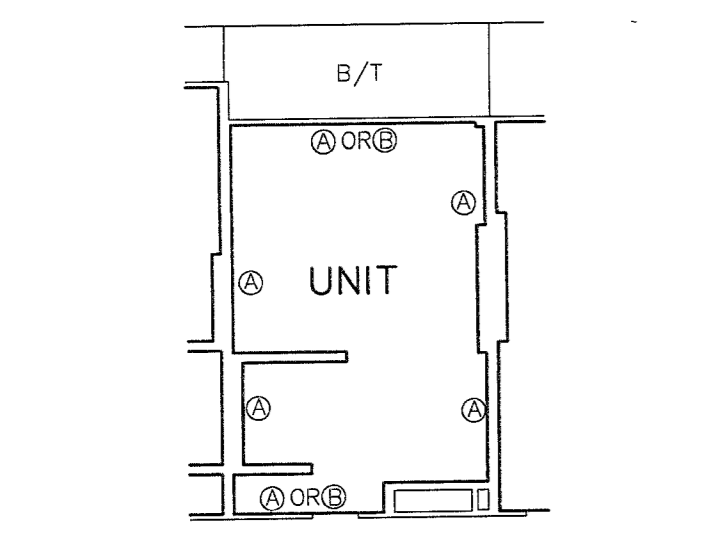
LEVEL 7
UNITS 1 TO 15 INCLUSIVE



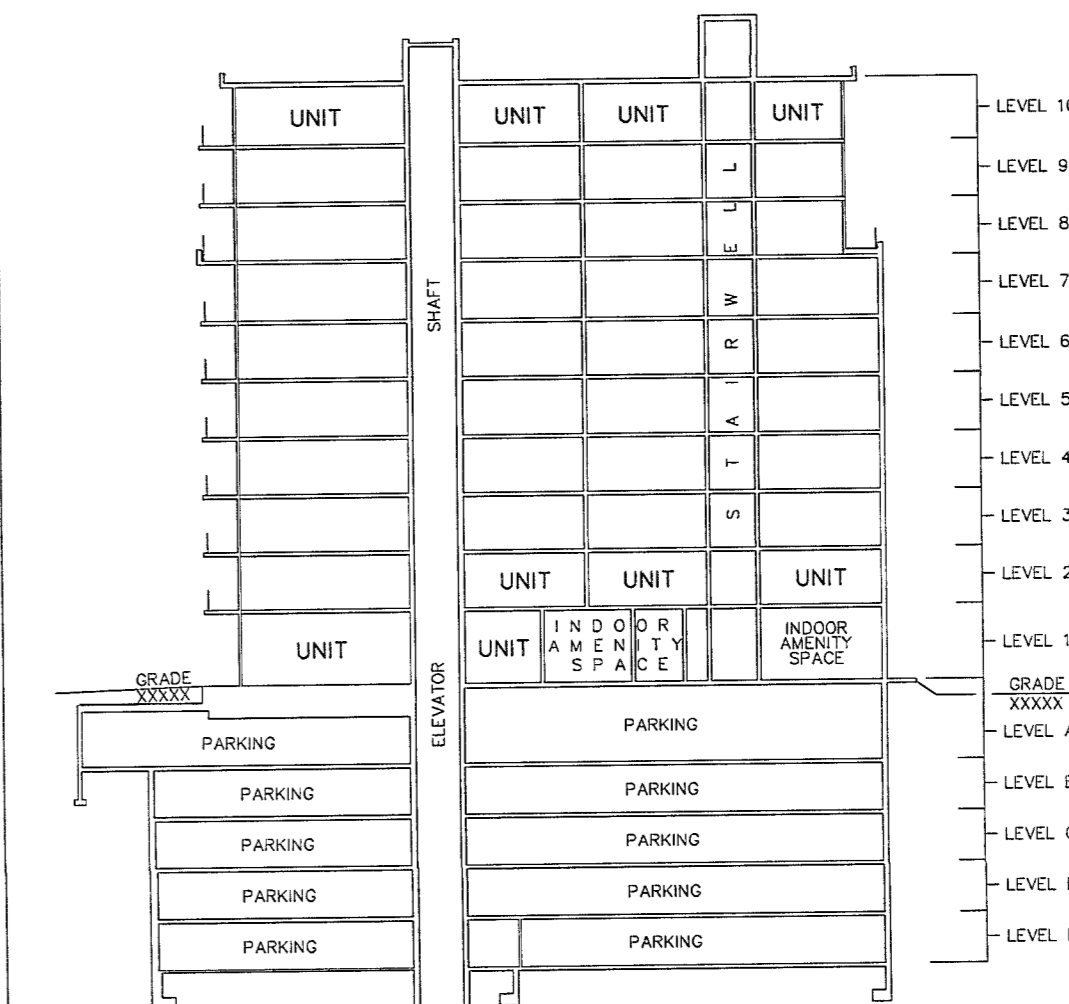
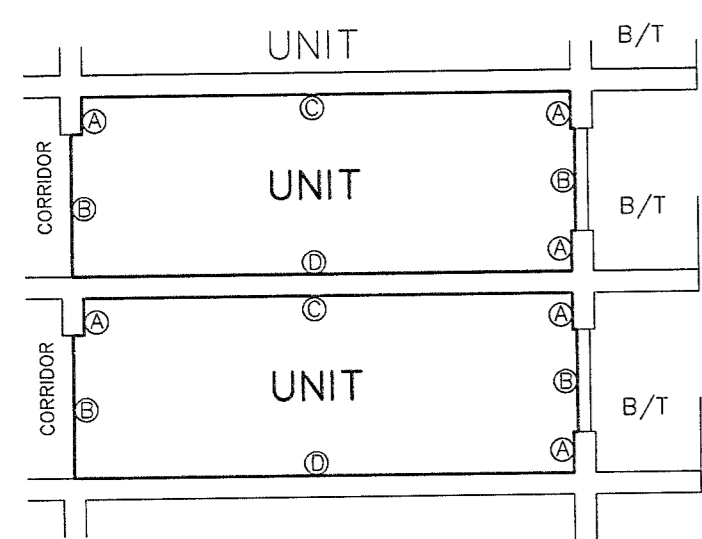
LEVELS 3 AND 5
UNITS 1 TO 15 INCLUSIVE



REPRESENTATIVE PLAN VIEW SHOWING
TYPICAL UNIT BOUNDARIES FOR
ALL UNITS ON LEVELS 2 TO 10 INCLUSIVE
(NOT TO SCALE)



REPRESENTATIVE SECTION SHOWING
TYPICAL UNIT BOUNDARIES FOR
ALL UNITS ON LEVELS 2 TO 10 INCLUSIVE
(NOT TO SCALE)



REPRESENTATIVE SECTION SHOWING
THE RELATIONSHIP BETWEEN LEVELS
(NOT TO SCALE)

TORONTO STANDARD
CONDOMINIUM PLAN N^o 2983

LEVEL A
NO UNITS
LEVEL B
1 TO 87 INCLUSIVE
LEVEL C
1 TO 87 INCLUSIVE
LEVEL D
1 TO 86 INCLUSIVE
LEVEL E
1 TO 39 INCLUSIVE

REGISTERED IN THE LAND REGISTRY OFFICE FOR THE LAND TITLES DIVISION OF
TORONTO (No.66) AT 10:00 O'CLOCK ON THE 7th
DAY OF July, 2023.

Chris Holloway
REPRESENTATIVE FOR LAND REGISTRAR

SURVEYOR'S CERTIFICATE:
I CERTIFY THAT:
1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE CONDOMINIUM ACT 1980, THE SURVEYS ACT, THE SURVEYORS ACT AND THE LAND TITLES ACT AND THE REGULATIONS MADE UNDER THEM.
2. THE SURVEY WAS COMPLETED ON THE 5th DAY OF JUNE, 2023.
3. THE DIAGRAMS OF THE UNITS SHOWN ON THIS PLAN ARE SUBSTANTIALLY ACCURATE.

June 26, 2023
DATE
S. METT
Ontario Land Surveyor

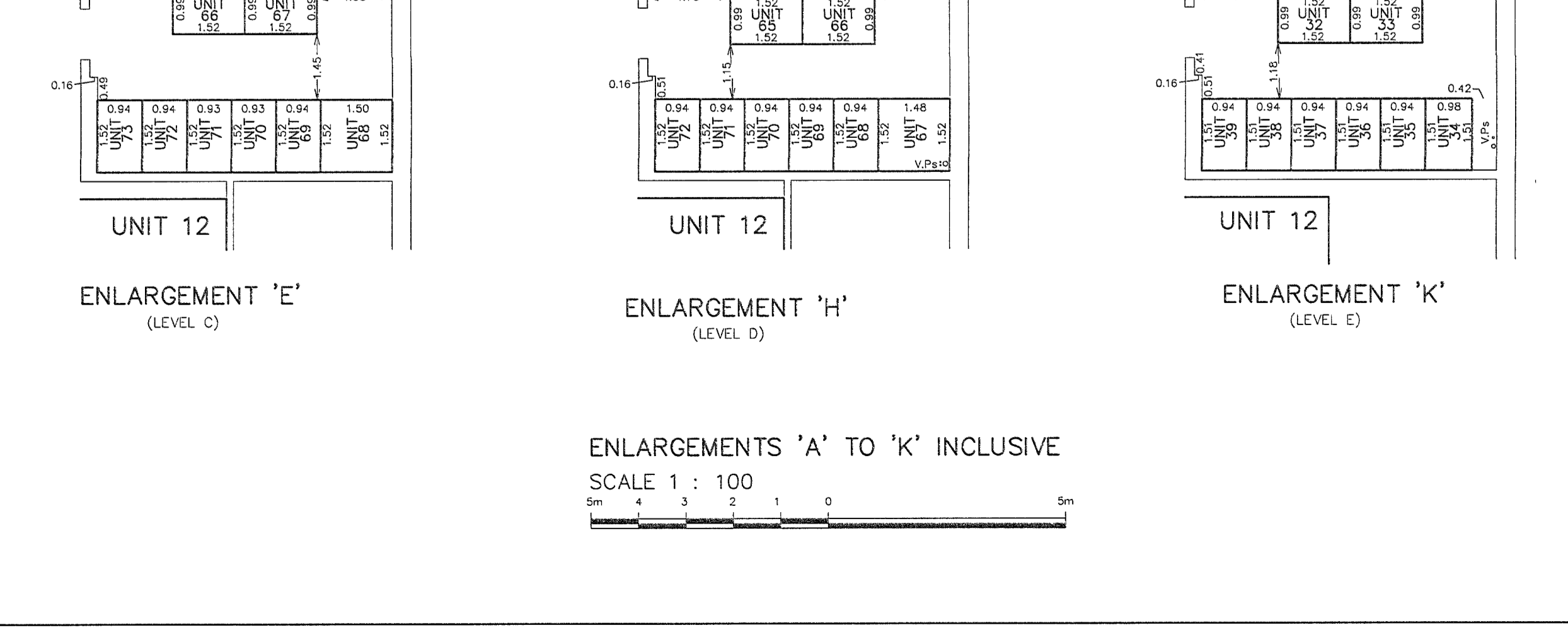
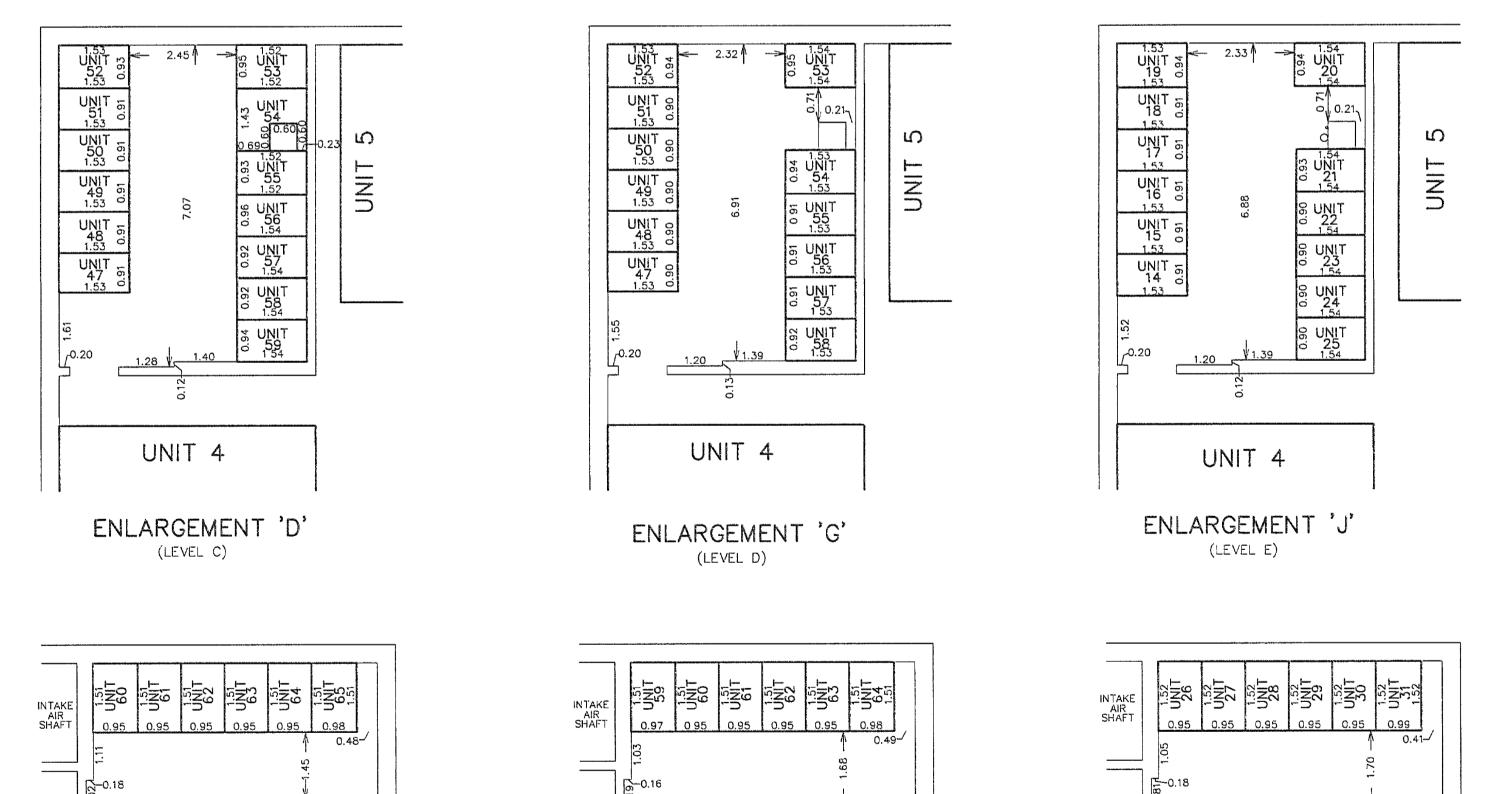
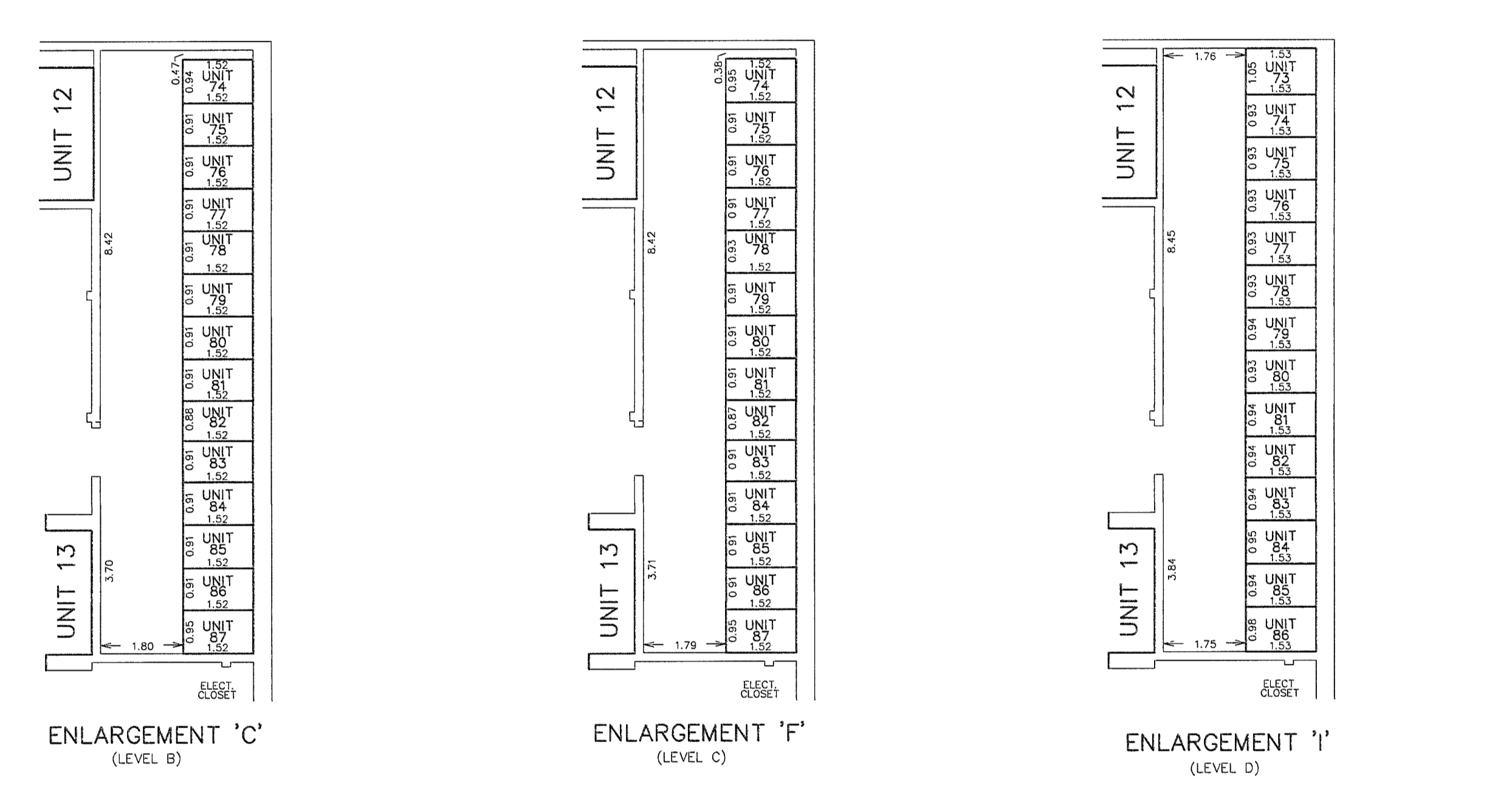
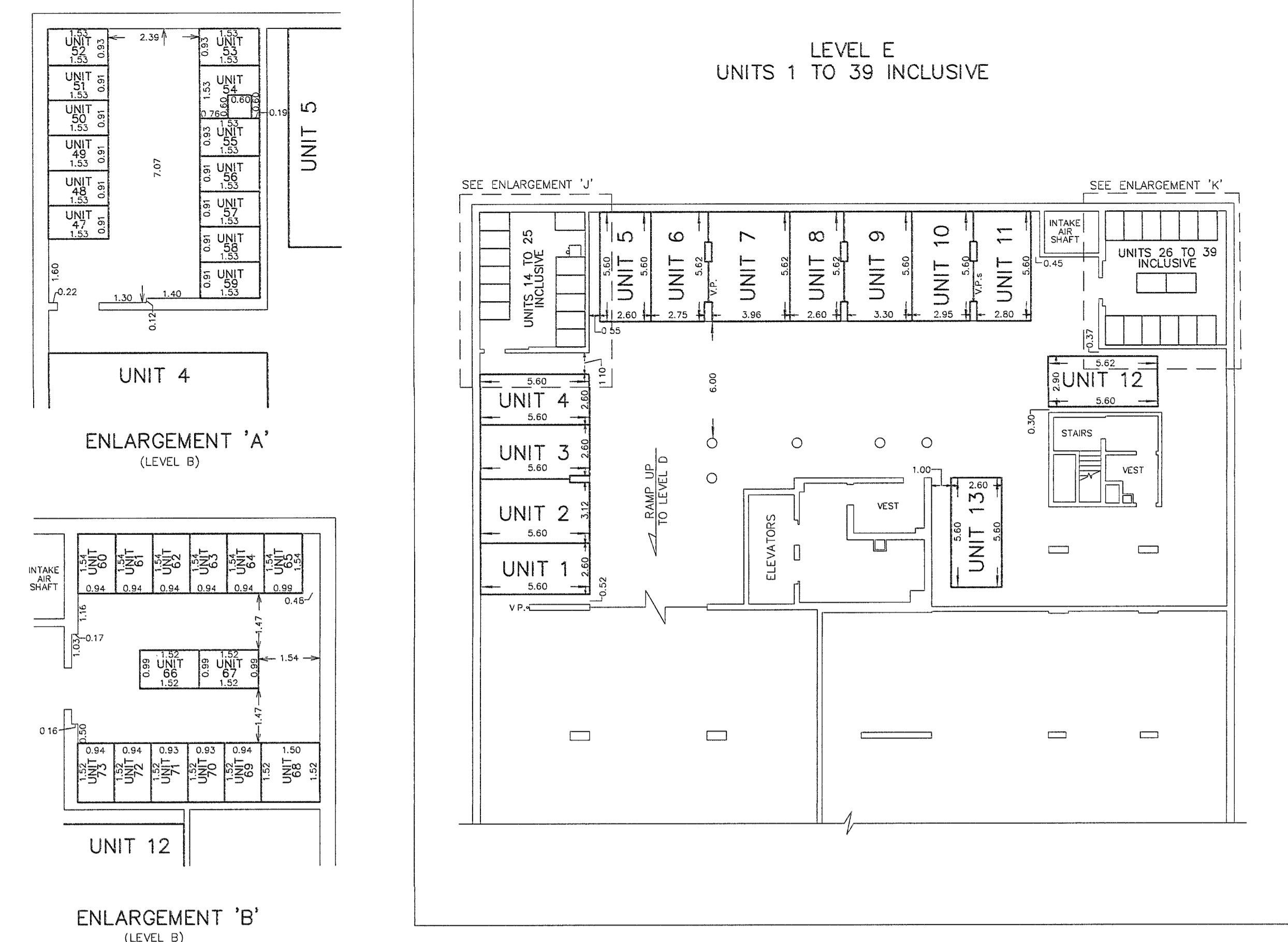
DECLARATION REGISTERED AS N-:
NOTES AND LEGEND
--- DENOTES BOUNDARIES OF THE UNITS AND THE COMMON ELEMENTS
--- DENOTES NOT A PART OF THE UNIT
FE DENOTES FIRE EXTINGUISHER
E.C. DENOTES ELECTRICAL CLOSET
G.C. DENOTES GARBAGE CHUTE
V DENOTES VISITOR'S PARKING SPACE
AP DENOTES ACCESSIBLE PARKING SPACE
V.P. DENOTES VERTICAL PIPE

UNIT BOUNDARY DEFINITIONS
DIMENSIONS CONTROLLING THE EXTENT AND LOCATION OF THE UNITS ARE THE WALLS, FLOORS, CEILING AND OTHER PHYSICAL FEATURES AS MORE PARTICULARLY DESCRIBED IN SCHEDULE "C" OF THE DECLARATION
AREAS NOT DESIGNATED AS UNITS ARE COMMON ELEMENTS
① DENOTES UPPER SURFACE AND PLANE OF THE CONCRETE FLOOR SLAB AND PRODUCTION.
② DENOTES THE VERTICAL PLANE ESTABLISHED BY THE LINE AND FACE OF THE CONCRETE COLUMNS AND/OR THE PRODUCTION THEREOF.
③ DENOTES UNIT SIDE SURFACE AND PLANE OF THE CONCRETE/CONCRETE BLOCK WALL AND/OR THE PRODUCTION THEREOF.
④ DENOTES THE PLANE ESTABLISHED 2.10 METRES PERPENDICULARLY DISTANT ABOVE AND PARALLEL TO THE CONCRETE FLOOR SLAB.
⑤ DENOTES THE VERTICAL PLANE ESTABLISHED BY MEASUREMENT AND PERPENDICULAR TO THE CONCRETE WALL.
⑥ DENOTES THE VERTICAL PLANE ESTABLISHED PERPENDICULAR TO THE CONCRETE WALL AND PASSING THROUGH THE CENTRELINE OF THE CONCRETE COLUMNS AND/OR THE PRODUCTION THEREOF.
⑦ DENOTES THE VERTICAL PLANE ESTABLISHED BY THE CENTRELINE OF COLUMNS AND/OR THE PRODUCTION THEREOF.
⑧ DENOTES THE VERTICAL PLANE ESTABLISHED BY MEASUREMENT.
⑨ DENOTES UNIT SIDE SURFACE AND PLANE OF THE STEEL WIRE MESH AND FRAME AND PRODUCTION.
⑩ DENOTES LOWER SURFACE AND PLANE OF THE STEEL WIRE MESH AND FRAME AND PRODUCTION.

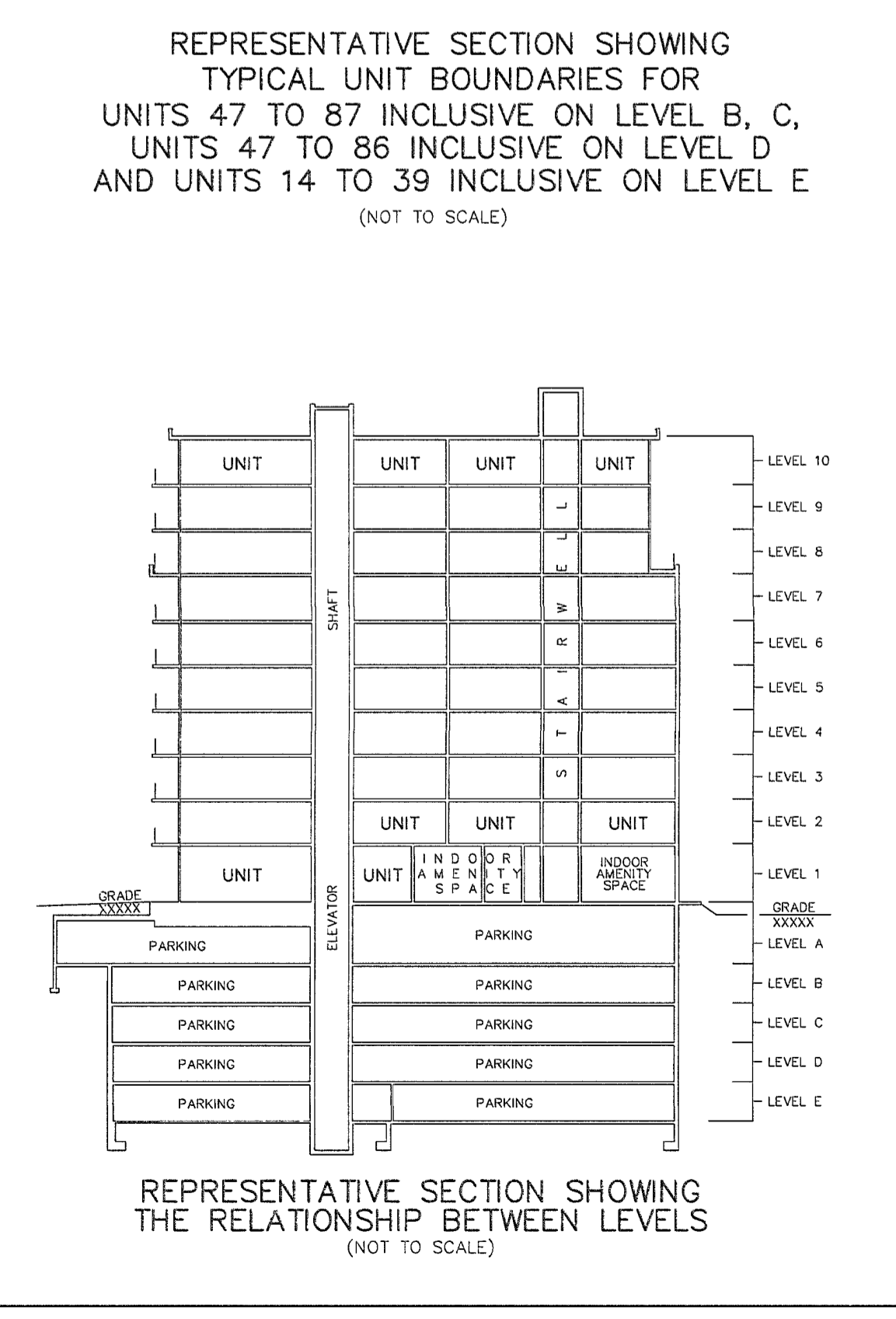
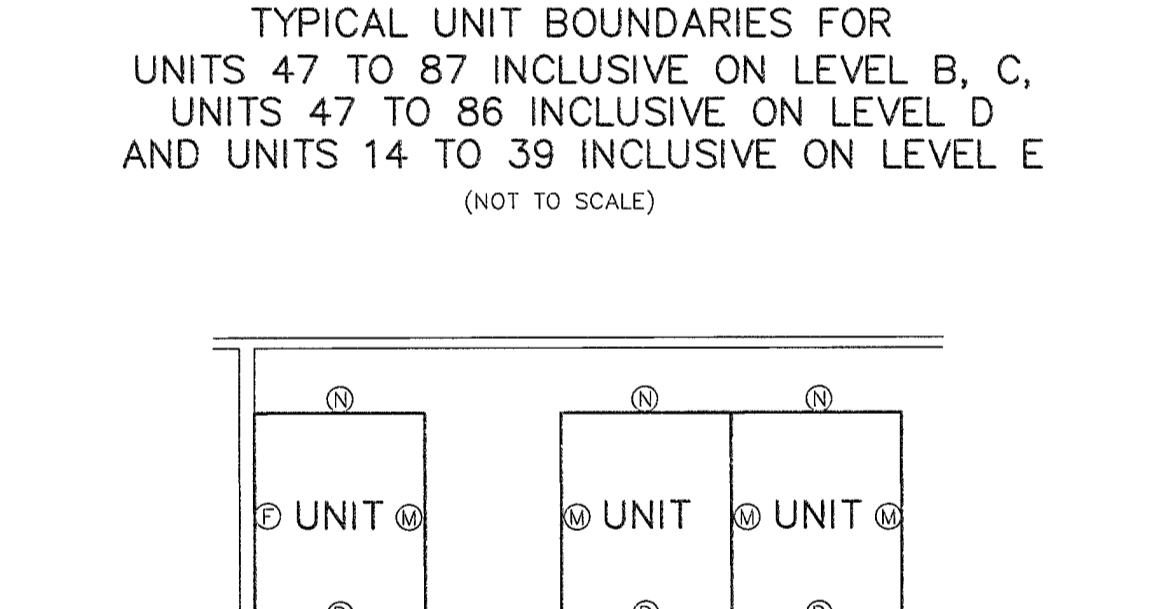
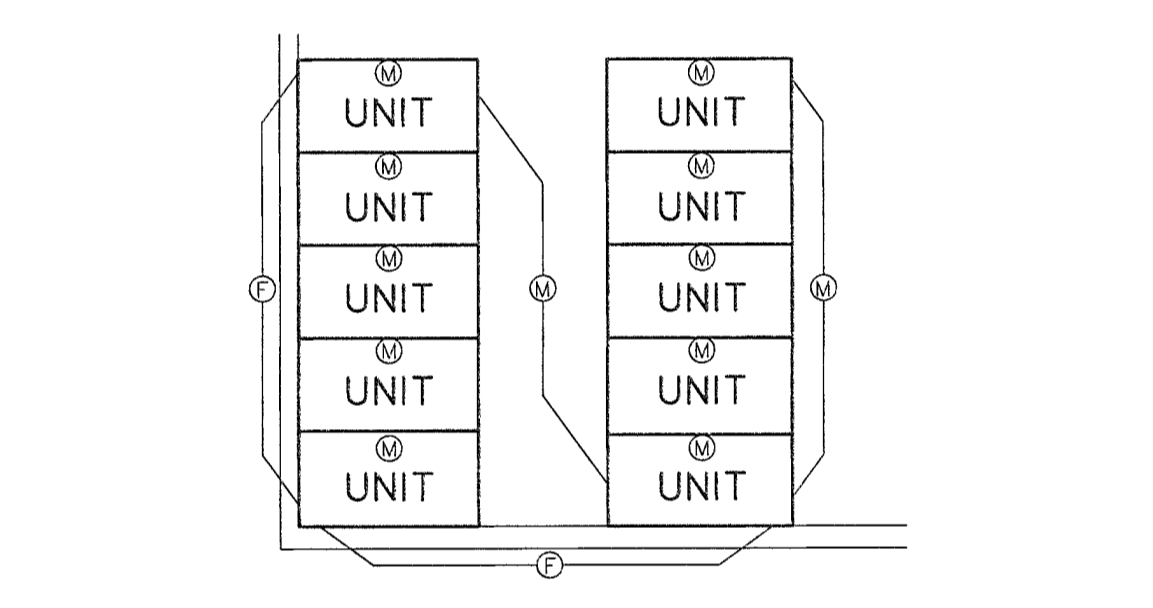
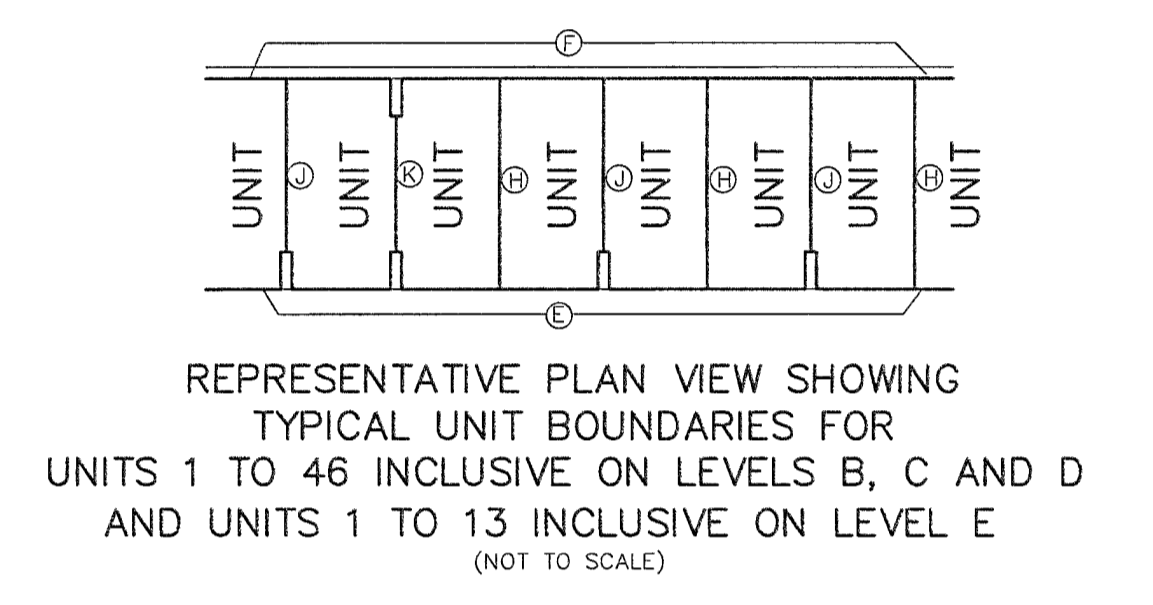
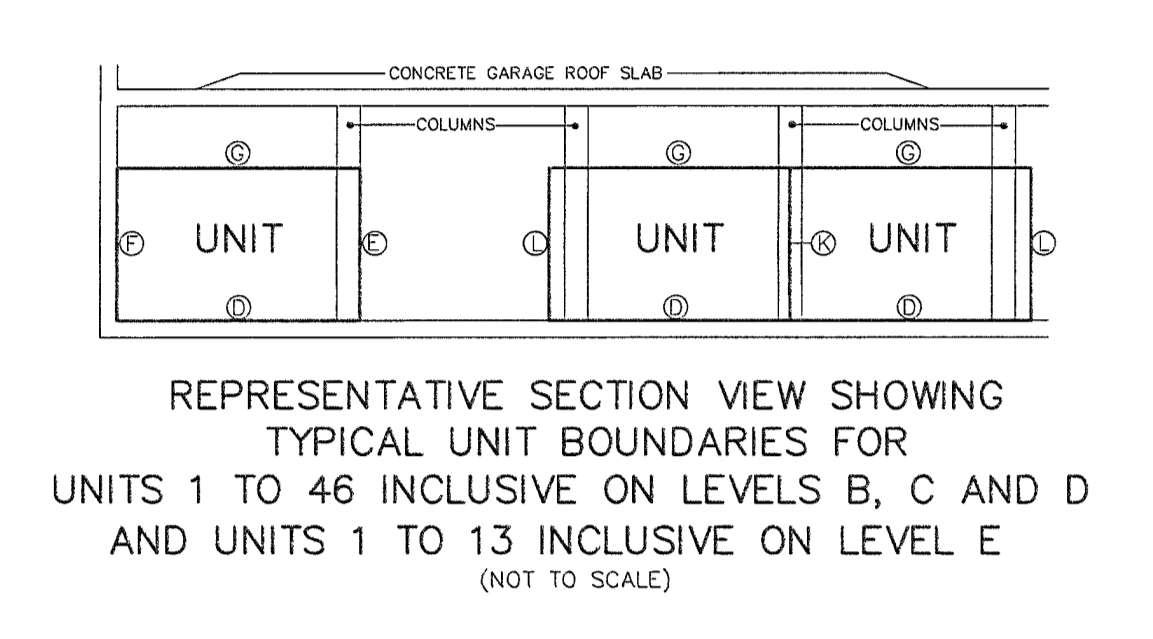
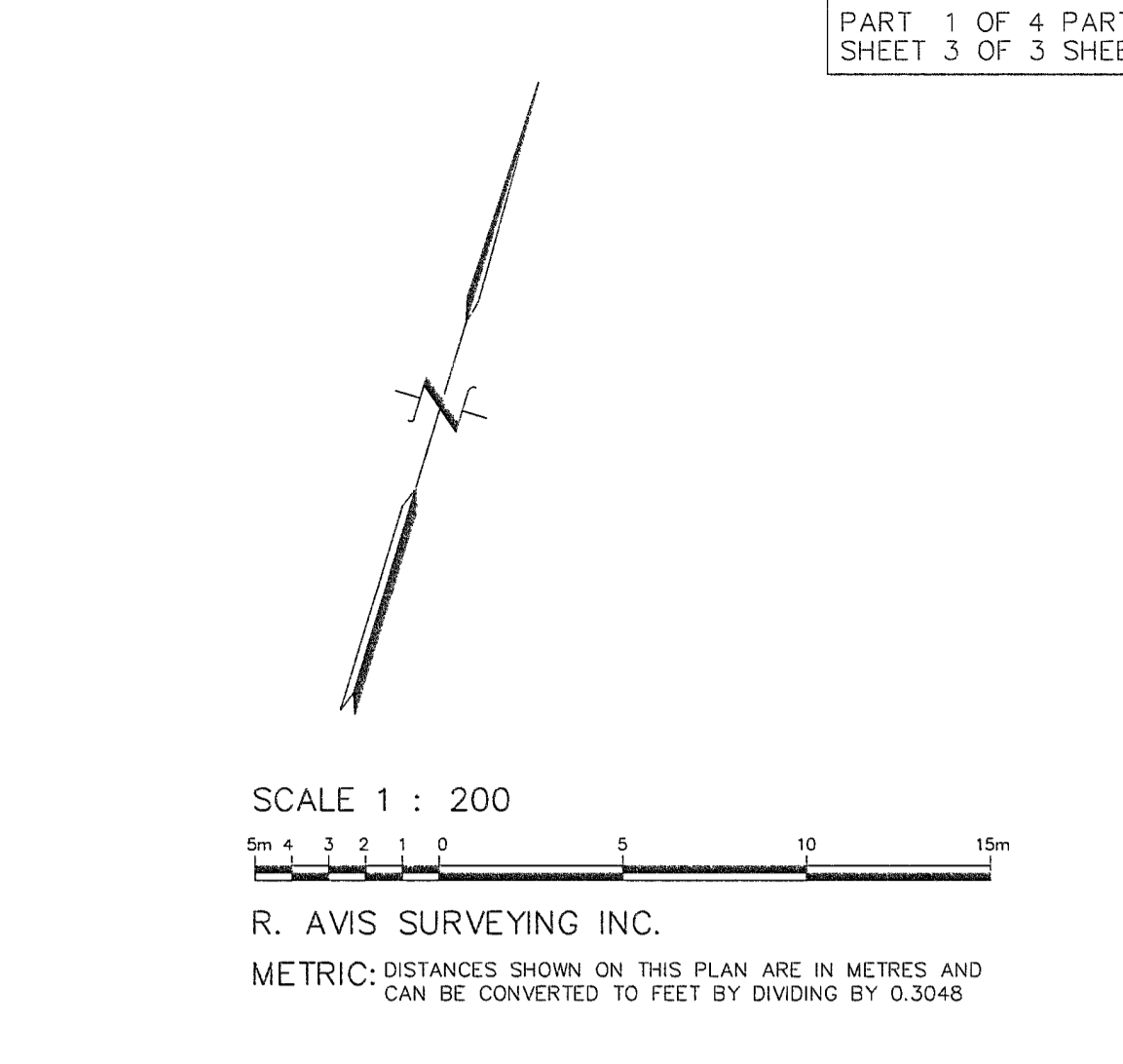
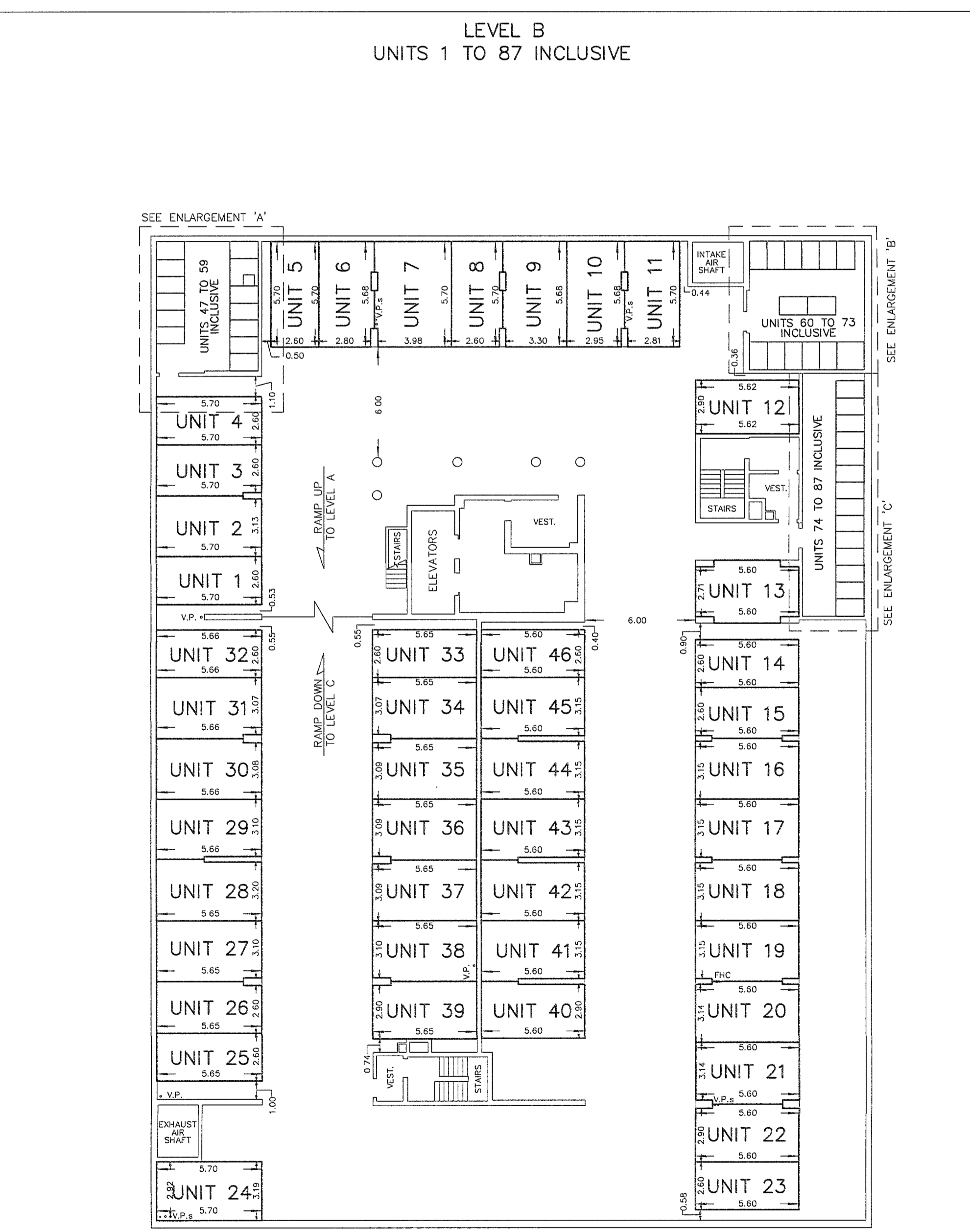
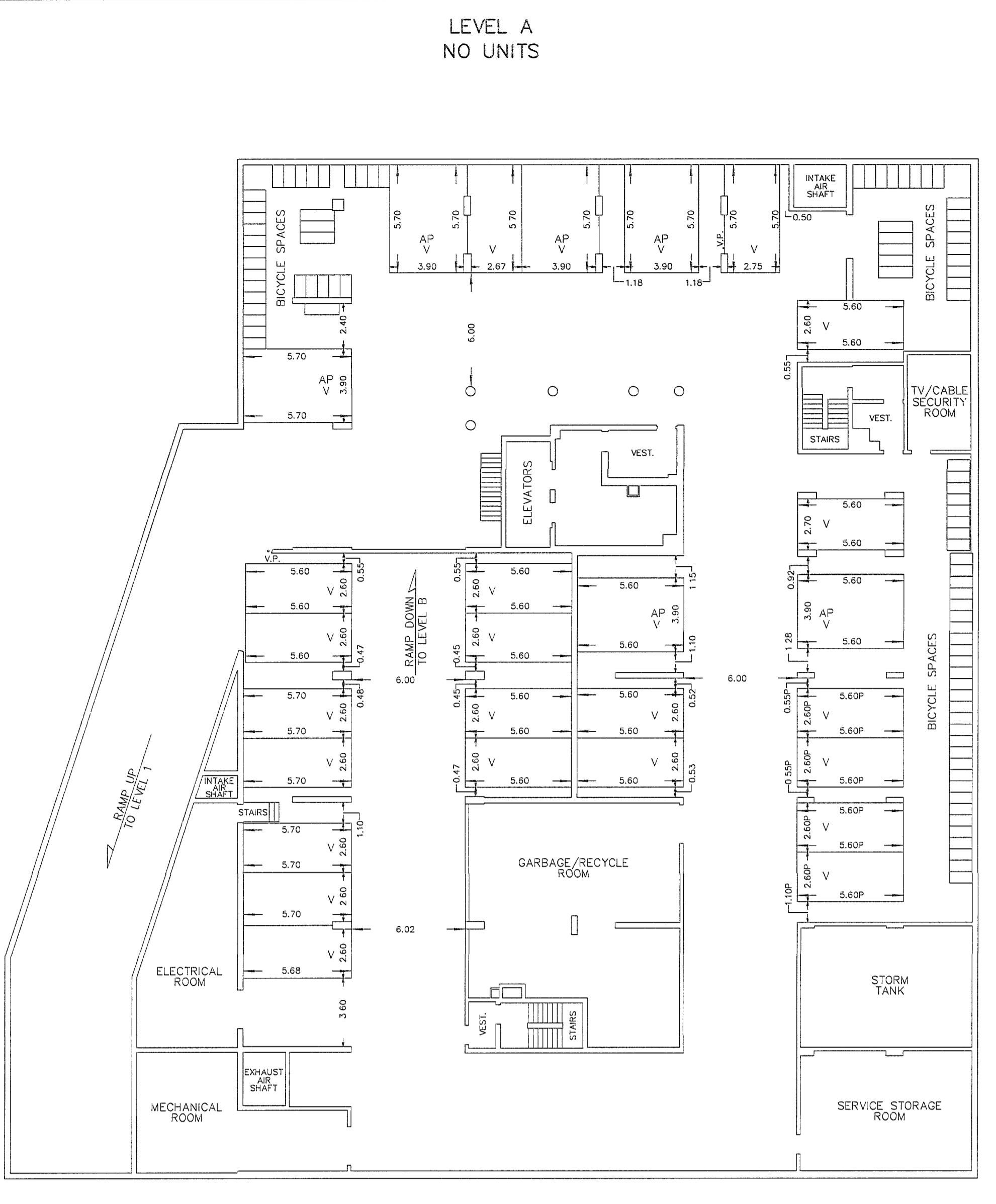
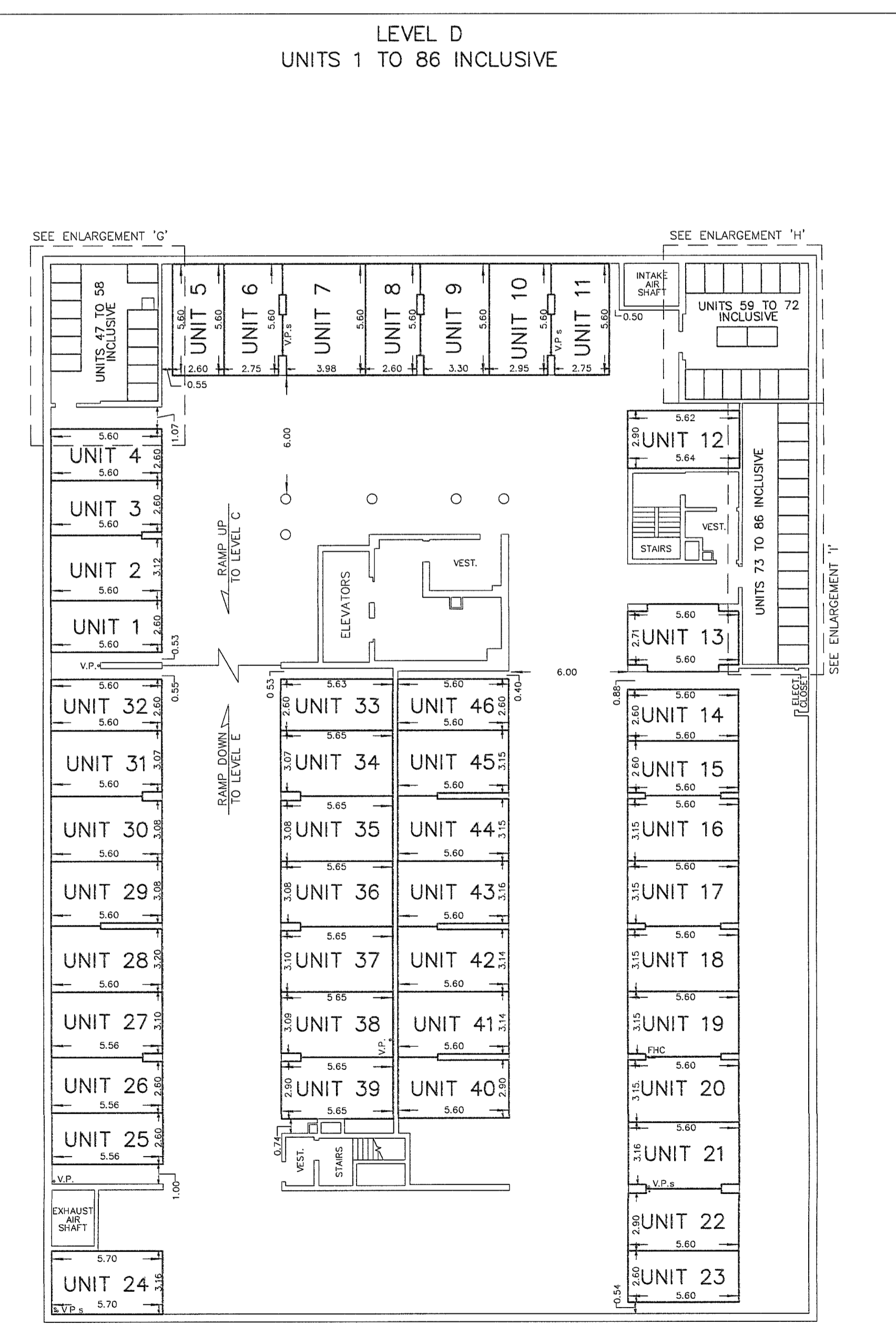
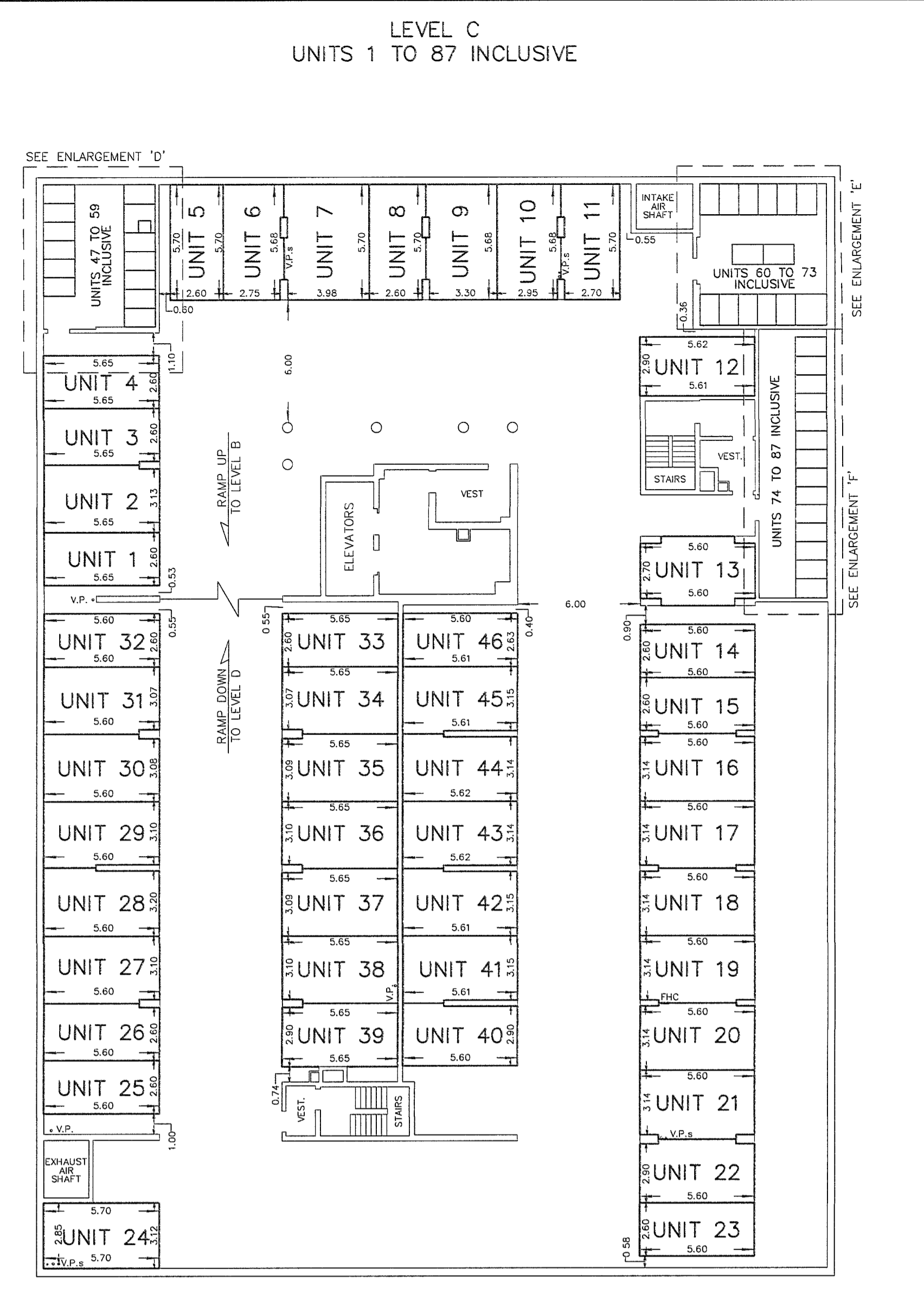
CERTIFICATE OF DECLARANT
THIS IS TO CERTIFY THAT THE PROPERTY INCLUDED IN THIS PLAN HAS BEEN LAID OUT INTO UNITS AND COMMON ELEMENTS IN ACCORDANCE WITH MY INSTRUCTIONS.
DECLARANT: VANDYK - BACKYARD QUEENSVIEW LIMITED
DATED AT TORONTO
THIS 26th DAY OF JUNE, 2023.

John Vandyk
AUTHORIZED SIGNING OFFICER
I HAVE THE AUTHORITY TO BIND THE CORPORATION
I AM A GENERAL PARTNER

R. AVIS SURVEYING INC.
SUITE 203
235 YORKLAND BOULEVARD
TORONTO, ONTARIO
M2J 4Y8
TEL: (416) 490-8352 www.rovisurveying.com FAX: (416) 491-6206
PROJECT N^o: 2376-5
DRAWING N^o: 3376-5 LA



ENLARGEMENTS 'A' TO 'K' INCLUSIVE
SCALE 1 : 100



REPRESENTATIVE SECTION SHOWING THE RELATIONSHIP BETWEEN LEVELS (NOT TO SCALE)

TORONTO STANDARD
CONDOMINIUM PLAN N^o 2983

PLAN OF SURVEY OF
THE EXTENT AND LOCATION
OF THE EXCLUSIVE USE
PORTIONS OF THE COMMON
ELEMENTS ON LEVEL 1

SCALE 1 : 200

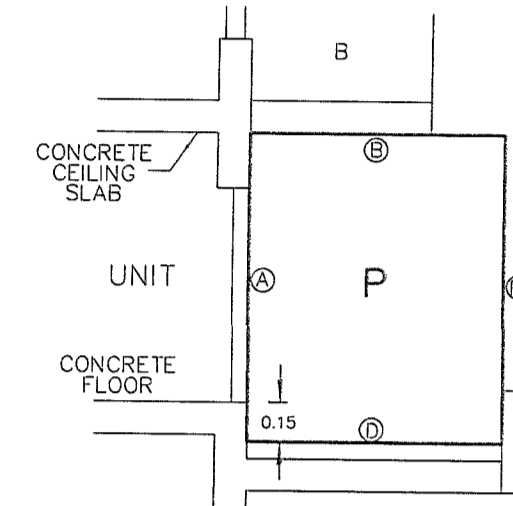
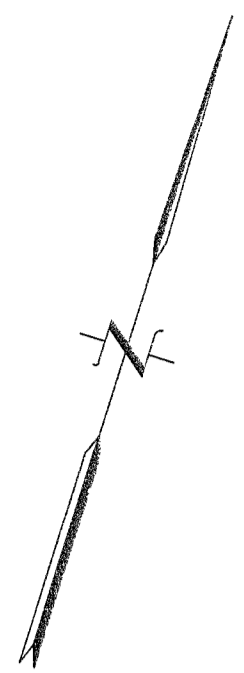
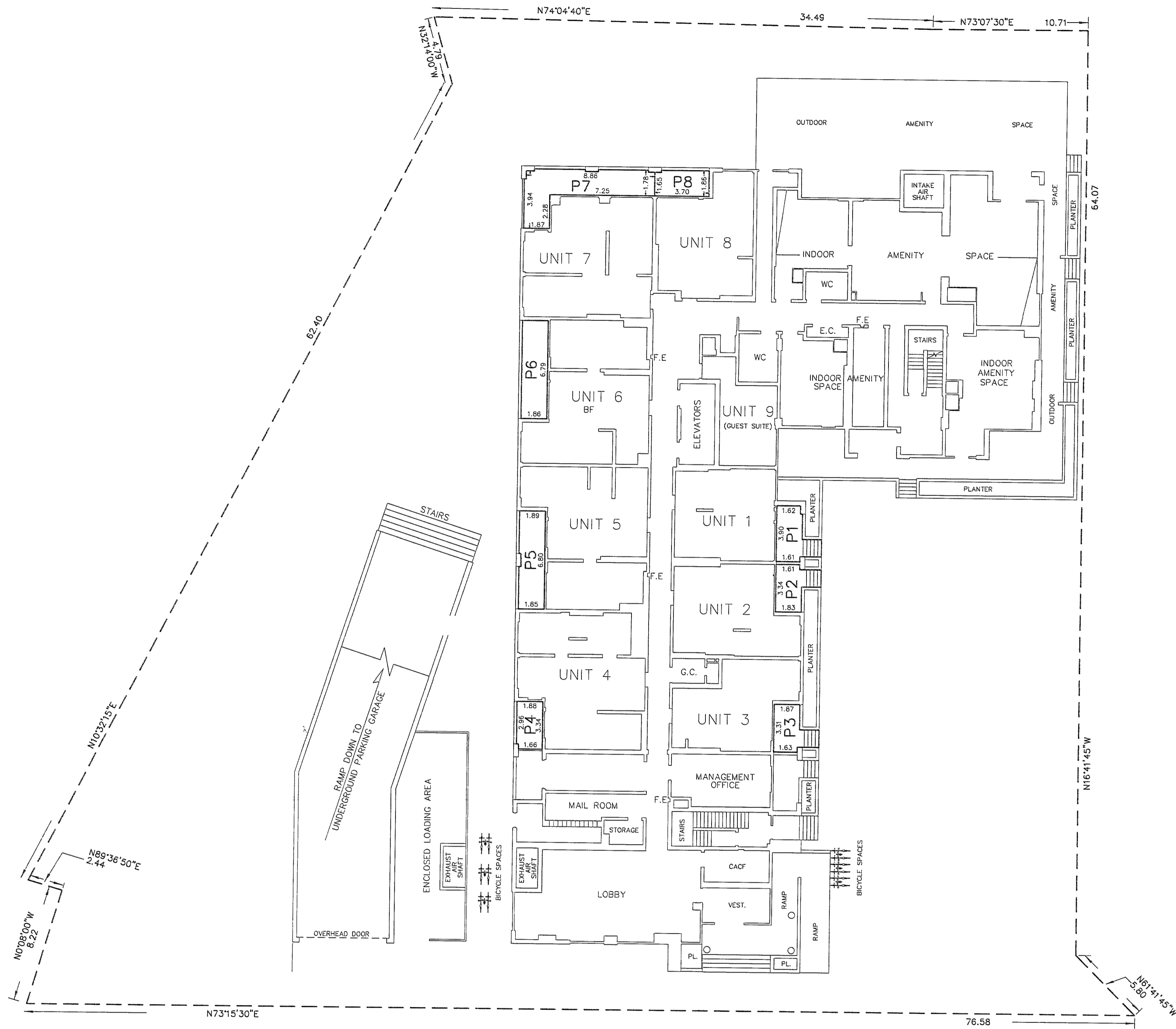


R. AVIS SURVEYING INC.

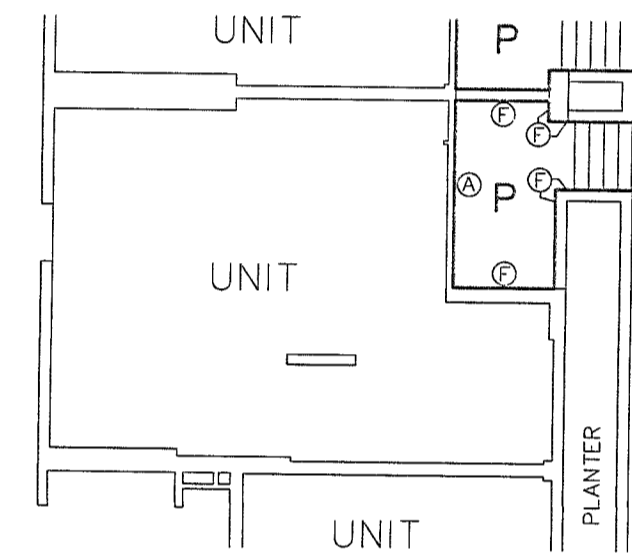
METRIC: DISTANCES SHOWN ON THIS PLAN ARE IN METRES AND
CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048

NOTES AND LEGEND

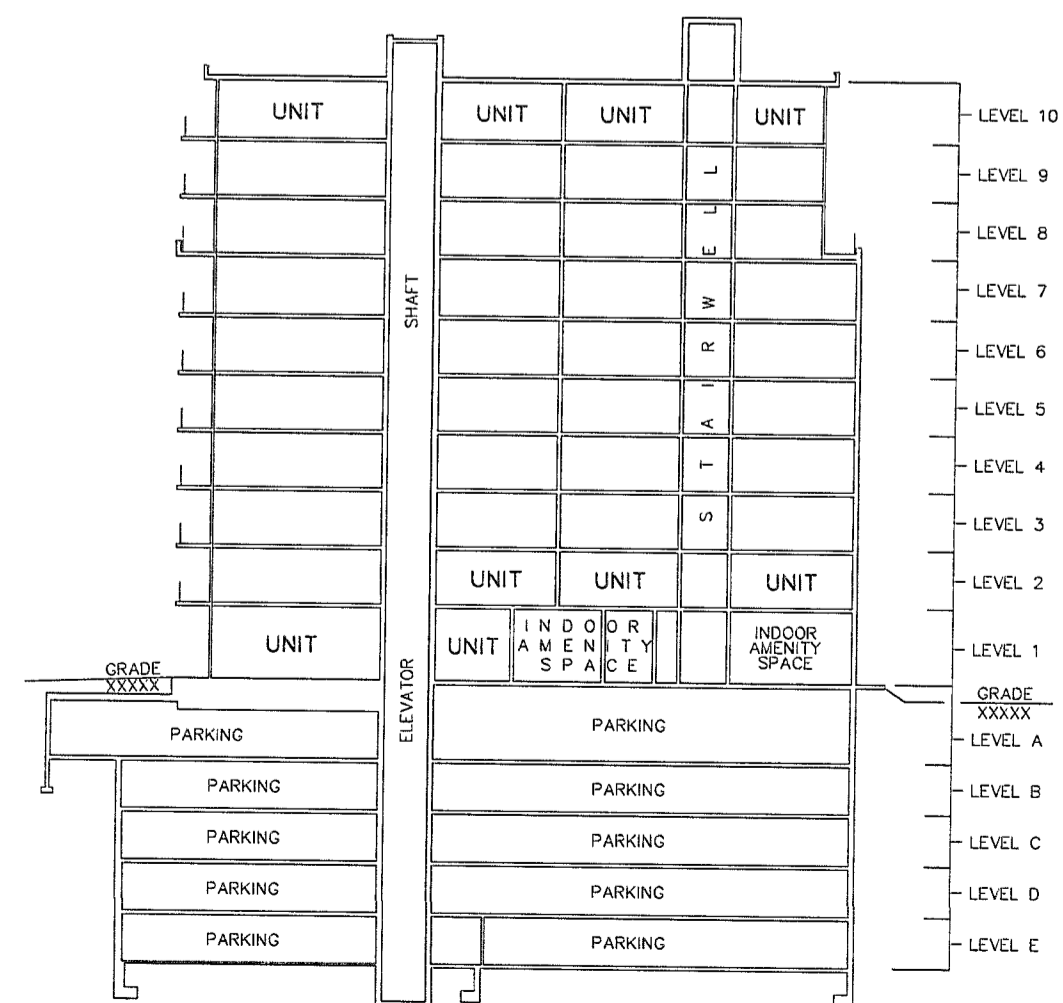
- DENOTES BOUNDARIES OF EXCLUSIVE USE PORTIONS
- F.E. DENOTES FIRE EXTINGUISHER
- E.C. DENOTES ELECTRICAL CLOSET
- G.C. DENOTES GARBAGE CHUTE
- WC DENOTES WATER CLOSET
- P DENOTES PATIO
- Ⓐ DENOTES EXTERIOR FACE OF BUILDING AND PRODUCTION.
- Ⓑ DENOTES LOWER SURFACE AND PLANE OF THE CONCRETE CEILING SLAB AND PRODUCTION.
- Ⓒ DENOTES THE HORIZONTAL PLANE 0.15 m. BELOW THE UPPER SURFACE OF THE CONCRETE FLOOR SLAB.
- Ⓓ DENOTES EXCLUSIVE USE SIDE SURFACE AND PLANE OF THE CONCRETE PLANTER WALL AND PRODUCTION.



REPRESENTATIVE SECTION SHOWING
TYPICAL EXCLUSIVE USE BOUNDARIES FOR
PATIOS P1 TO P8 INCLUSIVE
(NOT TO SCALE)



REPRESENTATIVE PLAN VIEW SHOWING
TYPICAL EXCLUSIVE USE BOUNDARIES FOR
PATIOS P1 TO P8 INCLUSIVE
(NOT TO SCALE)



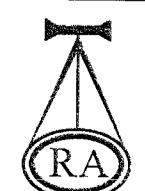
REPRESENTATIVE SECTION SHOWING
THE RELATIONSHIP BETWEEN LEVELS
(NOT TO SCALE)

SURVEYOR'S CERTIFICATE

I CERTIFY THAT THIS PLAN OF SURVEY ACCURATELY SHOWS THE EXTENT AND
LOCATION OF THE EXCLUSIVE USE PORTIONS OF THE COMMON ELEMENTS.

JUNE 26, 2023
DATE

D. Miret
D. MIRET
Ontario Land Surveyor



R. AVIS SURVEYING INC.

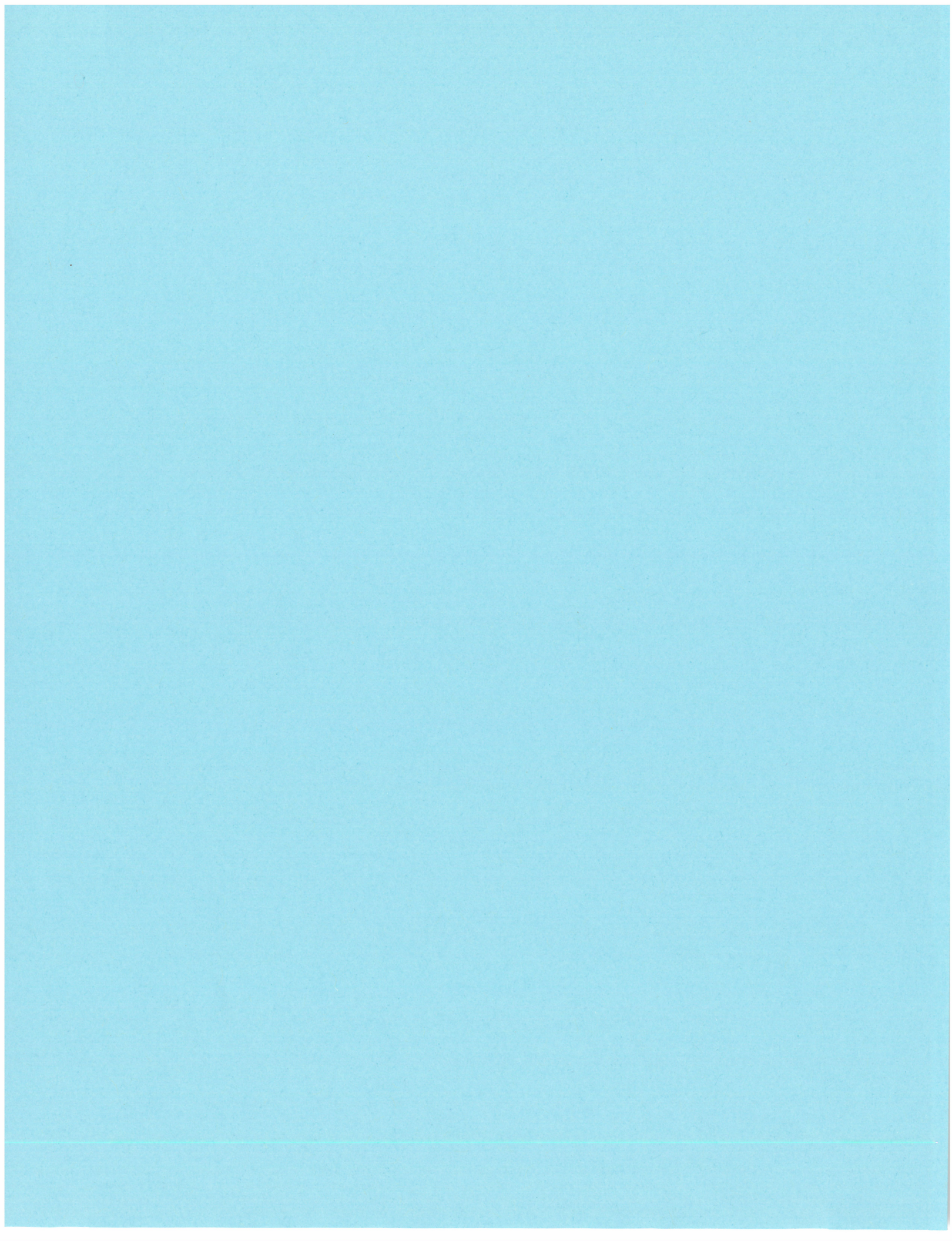
SUITE 203
235 YORKLAND BOULEVARD
TORONTO, ONTARIO
M2J 4Y8



TEL : (416) 490-8352 www.rovissurveying.com FAX : (416) 491-6206

DRAWN BY : RP/AK

PROJECT No. : 3376-5
DRAWING No. : 3376-5EX



CONDO REGISTRY DETAILS

Toronto Standard Condominium Corporation No. 2983

The declarant was **Vandyk-Backyard Queensview Ltd.**

Information last updated by the corporation on November 9, 2023.

Registered on **July 7, 2023.**


Number of Units	Number of Voting Units	Type of Corporation
434	134	Freehold, Standard

Address for Service

25 Neighbourhood Lane,
Etobicoke, Ontario
M8Y 0C4

Municipal Address

25 Neighbourhood Lane,
Etobicoke, Ontario
M8Y 0C4



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Fiscal year


**July 1 -
June 30**

Date of last AGM

—

Board of Directors

Name	Term Start
Andrew Sicilia	September 26, 2023
Olesia Sokolik	September 26, 2023
Joseph Dias	September 26, 2023



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Condo Management information

Condo Management Company


Under Contract with the Corporation

Name	Service Address
Duka Property Management Inc.	6205A Airport Road, Suite 301 Mississauga, Ontario L4V1E1

Condo Managers

Under Contract with the Corporation or Employees of Above-Listed Company

Name	Service Address
Shkelqim Kumbara	6205A Airport Road, Suite 301



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Registrar's Certificates

There are no records to display.

Condo corporations can make changes to entries in this registry by filing annual returns or notices of change with the CAO.

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This is Exhibit "D" referred to in the
Affidavit of Michael Lombard sworn by Michael Lombard of
the City of Vancouver, in the Province of British Columbia,
before me at the City of Vaughan, in the Province of Ontario,
this 30th day of January, 2024 in accordance with
O. Reg. 431/20, Administering Oath or Declaration Remotely.

Rudrakshi Chakrabarti

A Commissioner for taking affidavits

RUDRAKSHI CHAKRABARTI
(LSO #86868U)

OCCUPANCY PERMIT NO: 23 121077 000 00 AO

BUILDING PERMIT NO: 19 223219 BLD 00 NB

OCCUPANCY PERMIT

April 6, 2023

PROJECT LOCATION: 25 NEIGHBOURHOOD LANE

AREAS TO BE OCCUPIED:

Below grade Entire parking garage from P5. P4, P3, P2 and P1.

Above grade, Level 1 includes suites 101, 102, 103, 104, 105, 106, 107 and 108.

Vestibule 1-01. CACF 1-02. Lobby 1-03. Parcel Storage 1-04. Mail Room 1-05a and 1-05b. Moving Room 1-06. Property management office 1-07. Garbage Room 1-08. Corridor A 1-10., Intake Shaft 1-22. Exhaust Shaft 1-23.

Stair A SA-101. Stair A Exit Corridor SA-102. Stair B SB-101. Stair B Corridor SB-102.

Corridors of Level 2, Level 3, Level 4. Level 5 and Level 10.

EXCLUDING - Guest Suite 1-11. Janitor's Closet 1-12. Corridor B 1-13. Universal Washroom 1-14. Kid's Room 'Amenity' 1-15. Elec. Rm 'Closet' 1-16. Pet Spa 'Amenity' 1-17. Fitness Rm 'Amenity' 1-18. Party Rm 'Amenity' 1-19. Meeting Rm 'Amenity' 1-20. Barrier Washroom 1-21

The above-mentioned building or parts thereof is authorized for occupancy pursuant to Division C, Part 1, Subsection 1.3.3. of the Ontario Building Code.



for Carl Baron

Manager, Inspections
Etobicoke York District
416-338-0836

OCCUPANCY PERMIT NO: 23 130029 000 00 AO

BUILDING PERMIT NO: 19 223219 BLD 00 NB

OCCUPANCY PERMIT

April 14, 2023

PROJECT LOCATION: 25 NEIGHBOURHOOD LANE

AREAS TO BE OCCUPIED:

Ground Floor - Janitor Coset 1-12, Corridor B 1-13, University Washroom 1-14,
Kid's Room 1-15, Electrical Closet 1-16, Pet Spa "Amenity" 1-17, Fitness "Amenity" 1-18,
Party Room "Amenity" 1-19, Meeting Room "Amenity" 1-20, Barrier Free Washroom 1-21

Level 2: 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 212, 213, 214, 215

Level 3: 301, 302, 304, 305, 308, 312, 314, 315

Level 4: 401, 404, 405, 407, 408, 412, 414, 415.

**EXCLUDING - Guest Suite 1-11, Suite 204 Balcony,
Suites 303, 306, 307, 309, 310, 313, 402, 403, 406, 409, 410, 413.**

The above-mentioned building or parts thereof is authorized for occupancy pursuant to Division C, Part 1, Subsection 1.3.3. of the Ontario Building Code.



Carl Baron
Manager, Inspections
Etobicoke York District
416-338-0836

OCCUPANCY PERMIT NO: 23 138624 000 00 AO

BUILDING PERMIT NO: 19 223219 BLD 00 NB

OCCUPANCY PERMIT

May 4, 2023

PROJECT LOCATION: 25 NEIGHBOURHOOD LANE

AREAS TO BE OCCUPIED:

Level 5 suites:

501, 502, 503, 504, 505, 506, 507(BF), 508(BF), 509, 510, 512(BF), 513, 514, 515.

Level 6 suites:

601, 602, 603, 605, 606, 607(BF), 608(BF), 609, 610, 612, 613, 615.

Level 7 suites:

701, 702, 703, 704, 705, 706, 707(BF), 708(BF), 709, 710, 712(BF), 713, 714, 715.

Corridors of level 6, 7, 8.

EXCLUDING: Level 6 suites 604, 614 and L9 Corridor.

The above-mentioned building or parts thereof is authorized for occupancy pursuant to Division C, Part 1, Subsection 1.3.3. of the Ontario Building Code.



Carl Baron
Manager, Inspections
Etobicoke York District
416-338-0836

OCCUPANCY PERMIT NO: 23 142327 000 00 AO

BUILDING PERMIT NO: 19 223219 BLD 00 NB

OCCUPANCY PERMIT

May 19, 2023

PROJECT LOCATION: 25 NEIGHBOURHOOD LANE

AREAS TO BE OCCUPIED:

Level 1 guest suites: 1-11, janitor closet 1-11

Level 2 guest suites: 204 Balcony, 211 suite 311, suite 411, suite 511

Level 6 suites: 604, 611& 614

Level 7 suite 711 (hoist suite).

Level 8 suites: 801, 802, 803(BF),804, 805, 806, 807, 809, 810, 811 & 812

Level 9 suites: 901, 902, 903(BF),904, 905, 906, 907, 909, 910, 911 & 912

Level 10 suites: 1001, 1002, 1003, 1004(BF),1005, 1006, 1007, 1009, 1010, 1011 & 1012

Corridors of level 9

The above-mentioned building or parts thereof is authorized for occupancy pursuant to Division C, Part 1, Subsection 1.3.3. of the Ontario Building Code.



Carl Baron
Manager, Inspections
Etobicoke York District
416-338-0836

This is Exhibit "E" referred to in the Affidavit of Michael Lombard sworn by Michael Lombard of the City of Vancouver, in the Province of British Columbia, before me at the City of Vaughan, in the Province of Ontario, this 30th day of January, 2024 in accordance with *O. Reg. 431/20, Administering Oath or Declaration Remotely.*

Rudrakshi Chakrabarti

A Commissioner for taking affidavits

RUDRAKSHI CHAKRABARTI
(LSO #86868U)

ONTARIO SUPERIOR COURT OF JUSTICE (TORONTO REGION)
CIVIL ENDORSEMENT FORM

BEFORE	Robert Centa J.	Court File Number: CV-23-00701766-0000
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Title of Proceeding:

..... Oluwaseun Olowolafe Plaintiff

-v-

..... Vandyk-Backyard Queensview Limited Defendant

Case Management: Yes If so, by whom: _____ X No

Participants and Non-Participants:

Party	Counsel	E-mail Address	Phone #	Participated
1) Plaintiff	Oluwaseun Olowolafe	seun@olowolafelaw.com		Y
2) Defendant	Richard Ma	rma@vandyk.com		Y
3) Non-party, mortgagee	D.J. Miller	djmiller@tgf.ca		

Date Heard: January 26, 2024

Nature of Hearing (mark with an "X"):

Motion Appeal Case Conference Pre-Trial Conference Application

Format of Hearing (mark with an "X"):

In Writing Telephone Videoconference In Person

Relief Requested:

Case conference to discuss next steps.

Disposition made at hearing or conference (operative terms ordered):

Motion for default judgment is adjourned.

Brief Reasons, if any:

D.J. Miller, counsel for the mortgagee People's Trust, attended the case conference. I am grateful for her assistance to the court.

Ms. Miller advised that her client is in the process of scheduling a receivership application with respect to Vandyk-Backyard Queensview Limited. Once in place, the receiver will be in a position to discuss the agreement of purchase and sale with Mr. Olowolafe.

In my view, in these circumstances, it is appropriate for me to adjourn the motion for default judgment and for Mr. Olowolafe to engage with the receiver to address his unfortunate situation.

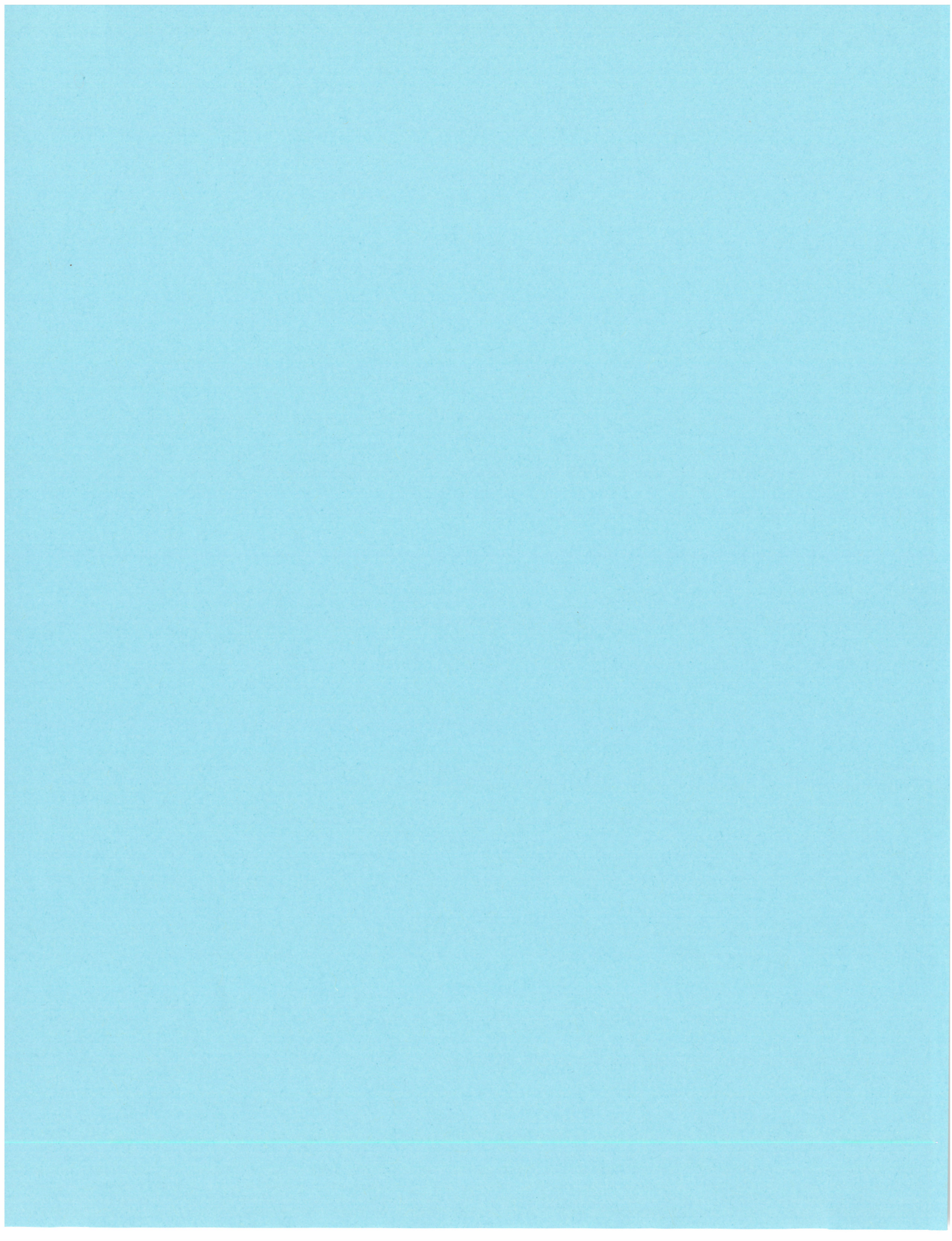
The motion is adjourned *sine die*. If necessary, the parties may contact Theresa.finelli@ontario.ca to arrange a further case conference.

Additional pages attached: Yes No

January 26, 2024
Date of Endorsement



Signature of Judge



ONTARIO SUPERIOR COURT OF JUSTICE (TORONTO REGION)
CIVIL ENDORSEMENT FORM

BEFORE	Robert Centa J.	Court File Number: CV-23-00701766-0000
--------	-----------------	---

Title of Proceeding:

..... Oluwaseun Olowolafe Plaintiff

-v-

..... Vandyk-Backyard Queensview Limited Defendant

Case Management: Yes If so, by whom: _____ No

Participants and Non-Participants:

Party	Counsel	E-mail Address	Phone #	Participated
1) Plaintiff	Oluwaseun Olowolafe	seun@olowolafelaw.com		Y
2) Defendant	Richard Ma	rma@vandyk.com		Y

Date Heard: January 19, 2024

Nature of Hearing (mark with an "X"):

Motion Appeal Case Conference Pre-Trial Conference Application

Format of Hearing (mark with an "X"):

In Writing Telephone Videoconference In Person

Relief Requested:

Case conference at the request of the defendant

Disposition made at hearing or conference (operative terms ordered):

Case conference is adjourned.

Brief Reasons, if any:

The plaintiff did not appear at the case conference, so I am adjourning it until next week. In the meantime, I direct Mr. Ma and Mr. Olowolafe to discuss whether or no this matter can be resolved.

As I explained to Mr. Ma, the corporation must be represented by a lawyer, unless the corporation brings a motion and obtains leave of the court.

Once the parties have had an opportunity to discuss this matter, they may contact Theresa.finelli@ontario.ca to arrange a further case conference.

Additional pages attached: Yes No

January 19, 2024
Date of Endorsement



Signature of Judge

This is Exhibit "F" referred to in the Affidavit of Michael Lombard sworn by Michael Lombard of the City of Vancouver, in the Province of British Columbia, before me at the City of Vaughan, in the Province of Ontario, this 30th day of January, 2024 in accordance with *O. Reg. 431/20, Administering Oath or Declaration Remotely.*

Rudrakshi Chakrabarti

A Commissioner for taking affidavits

RUDRAKSHI CHAKRABARTI
(LSO #86868U)

Name:	Vandyk-Backyard Queensview Limited (trustee on behalf of Vandyk-Backyard HumberSide Limited)
Address:	1944 Fowler Drive
Business Tel. No.:	905 823 4606
Mobile No.:	
E-mail:	jma@vandyk.com
Fax No.:	905 823 4014
Loan No.	55216
Agent / Broker:	James Tobias Franc & Co. 416-524-1435 james@francandco.com

Eastern Office
Fax: (416) 368-3328
E-mail: MichaelGo@peoplestrust.com

COMMITMENT LETTER

**FLOAT RATE
CONVENTIONAL LOAN**

Date of Commitment Letter: June 28, 2023

Dear Sirs/Mesdames,

The Lender is pleased to confirm that a FIRST mortgage loan has been approved on the terms and conditions set out in this Commitment Letter.

1. BASIC LOAN INFORMATION AND MORTGAGE TERMS

Borrower		Vandyk-Backyard Queensview Limited (trustee on behalf of Vandyk-Backyard HumberSide Limited)					
Covenantors / Guarantors		Joint and Several for 100% of the Loan Amount from Vandyk Holdings Incorporated and John Vandyk					
Principal Amount	\$ 11,000,000	Annual Interest Rate	Prime + 2.31% (floor rate of 9.26%)	Monthly Payment	TBD Interest Only	First Payment Date	September 1, 2023
Term	12 Months (with two 3-month extension options at the lender's discretion)	Balance Due Date (Maturity)	August 1, 2024			Estimated Annual Taxes	TBD
Amortization	N/A – Interest Only						

Lands	Civic Address		Legal Description	
	25 Neighbourhood Lane, Toronto, ON		To be confirmed by solicitor	
Loan Purpose	Condo inventory loan to finance the remaining 17 unsold condo units, 31 parking stalls, and 28 lockers to refinance existing KingSett Capital debt and provide an equity take-out for the borrower.	Estimated Funding Date		July 21, 2023
		Expiry Date of Commitment Letter		August 31, 2023

2. ACCEPTANCE AND COMMITMENT LETTER

This Commitment Letter, at the option of the Lender shall be null and void and of no force or effect unless:

- (a) the Loan Parties accept the terms of this Commitment Letter and pay all required fees to the Lender's office by July 5, 2023;
- (b) the Loan Parties, as applicable, have complied with all terms and conditions of this Commitment Letter, including without limitation the terms and conditions outlined in Schedule "B" of this Commitment Letter, to the satisfaction of the Lender and the Lender's Solicitor; and
- (c) all Security Documents have been duly executed, validly authorized and delivered to the Lender and, where necessary, registered, and the first advance has been made by the Expiry Date.

3. ACKNOWLEDGEMENT

By executing this Commitment Letter, each of the Loan Parties:

- (a) acknowledges and agrees that it has read, has received a sufficient explanation of and understands all terms and conditions set out in, and its obligations under, this Commitment Letter;
- (b) acknowledges and agrees that the fees of the Lender are subject to change at any time and from time to time at the sole discretion of the Lender, and that such changes to the Lender's fees will be binding on and enforceable against the Loan Parties;
- (c) confirms that the representations and warranties set out in Schedule "C" of this Commitment Letter are true and accurate as of the date of this Commitment Letter and will be true and accurate on the initial advance of the Loan and on the date of any subsequent advance of the Loan;
- (d) covenants and agrees to pay to the Lender any fees owing to the Lender in connection with the Loan from time to time, including without limitation the fees set out in the Fee Schedule;
- (e) authorizes the Lender and the Lender's Solicitor to obtain credit information and such other Personal Information for the Loan Parties as they deem necessary or desirable in their absolute discretion from such sources as they deem necessary;
- (f) covenants to promptly provide such further information as may be requested by the Lender and the Lender's Solicitor to process the Loan; and
- (g) consents to the Lender verifying or re-verifying any information contained in the Loan Application at any time during the Term and any subsequent renewals of the Loan, and if applicable, both before and after

default, and after judgement, requesting and receiving a credit bureau report from a credit reporting agency.

This Commitment Letter shall be irrevocable and open for acceptance by the Loan Parties until 5:00 p.m. EST, on by July 5th, 2023.

Yours truly,

PEOPLES TRUST COMPANY



Michael Gonzalez
Assistant Vice President, Commercial Banking - Eastern Canada

The Loan Parties hereby accept this Commitment Letter this 30 day of JUNE, 2023

Borrower:



Vandyk-Backyard Queensview Limited (trustee on behalf of Vandyk-Backyard Humberside Limited)

Covenantors/Guarantors:



Vandyk Holdings Incorporated



John Vandyk

Witness (required where an individual signs):



Name:

The Profile Form(s) attached to and forming part of this Commitment Letter must be fully completed and executed by each of the Loan Parties and returned with this Commitment Letter. Failure to complete and return, or any delay in returning, the Profile Form(s) will prohibit the Lender from processing the Loan.



SCHEDULE "A" – DEFINITIONS

For the purposes of this Commitment Letter, the capitalized terms set out on in Section 1 on the first page of this Commitment Letter under the heading "Basic Loan Information and Mortgage Terms" have the corresponding meanings ascribed thereto and the following terms, when capitalized, have the following meanings:

Application Fee means a non-refundable application fee in the amount of \$27,875 (received).

Borrower's Solicitor means:

Law Firm: Schneider Ruggiero Spencer Milburn LLP
Contact Person - Attention: Bruce Milburn
Mailing Address: 1000 - 120 ADELAIDE ST. WEST
TORONTO, ON M5H 3V1
Tel. No.: 416. 363. 2211
Fax No.: 416. 363. 0645
E-mail: BMilburn@sr.lawpractice.com

Business Day means every day of the week except Saturdays, Sundays and statutory holidays in the Province in which the Lands are located.

Commitment Fee means a non-refundable commitment fee in the amount of \$111,500 (\$27,875 received).

Commitment Letter means, collectively, this letter and all schedules, amendments, forms and attachments hereto.

Development means the proposed development on the Lands.

Discharge Fee means a discharge fee in the amount specified in the Fee Schedule.

Fee Schedule means the Lender's schedule of fees set out in Schedule "E".

Inspection Fee means a non-refundable inspection fee in the amount specified in the Fee Schedule.

Lender means Peoples Trust Company.

Lender's Solicitor means:

Goldman, Sloan, Nash and Haber LLP
Attention: Walter Traub
Telephone: 416-597-3378
Fax: 416-597-3370
Email: traub@gsnh.com

Loan means the loan described in this Commitment Letter, including all principal and interest owing from time to time.

Loan Application means the application made by the Loan Parties to the Lender for the Loan.

Loan Parties means, collectively, the Borrower and Covenantor/Guarantor, as applicable.

Mortgage means a FIRST mortgage, or hypothec if the Lands are located in the Province of Québec, in favour of the Lender against the Lands.

Personal Information means information relating to any natural or legal person that may be of a personal or confidential nature, including without limitation credit and financial information.

Pre-Funding Conditions means, collectively, the conditions set out in Section 1 of Schedule "B" of this Commitment Letter and any other conditions set out in this Commitment Letter that must be fulfilled before an advance of the Loan, unless expressly waived in writing by the Lender.

Prime Rate means the rate of interest per annum designated from time to time during the currency of the Loan by the Bank of Montreal as being the prime commercial lending rate charged by it for demand loans in Canadian funds. If the Prime Rate changes and so often as the same occurs at any time until the amounts owing under the Loan have been paid in full, the Annual Interest Rate under the Loan shall also change by the same amount, on the same day.

Security Documents has the meaning set out in Schedule "D" of this Commitment Letter.

Sources and Uses means the following:

Sources			Uses		
1st Mortgage	\$ 11,000,000	100%	Refinance (KingSett)	\$ 4,221,671	38%
			Equity Take Out	\$ 5,538,579	50%
			Interest Reserve	\$ 1,018,250	9%
			Financing Fees	\$ 221,500	2%
Total	\$ 11,000,000	100%	Total	\$ 11,000,000	100%

Survey means in Ontario a Survey Certificate for the Lands, prepared by a qualified provincial land surveyor, confirming that the Lands are free from unacceptable encroachments and comply with all municipal and provincial requirements, and showing the location of all easements and rights of way on the Lands.

we, our and us means Peoples Trust Company, its successors and assigns.

you and your means each person who has executed this Commitment Letter as Borrower and Covenantor/Guarantor.

Each of the Loan Parties, by initialing in the space provided below, hereby acknowledges and agrees that it has read and understands all terms and conditions set out in this Schedule "A".

Borrower Initials	
Covenantor/Guarantor Initials	



SCHEDULE "B" – TERMS AND CONDITIONS

1. PRE-FUNDING TERMS AND CONDITIONS

The Lender shall have no obligation to make any advances under the Loan unless the following conditions have been complied with and the Lender has received and approved the following documents and matters in form and substance satisfactory to the Lender and the Lender's Solicitor:

- (a) **Appraisal Report:** Current appraisal report for the Lands and transmittal letter addressed to "Peoples Trust Company", all prepared by an Accredited Appraiser Canadian Institute-accredited appraiser, confirming a minimum value of \$16,154,000 and that the report can be relied on for mortgage underwriting purposes;
- (b) **Commitment Fee:** On acceptance of this Commitment Letter by the Loan Parties, the Lender shall earn and the Borrower shall pay the Commitment Fee or have the fee deducted from the loan advance, which represents an agreed fee to compensate the Lender for the time and effort required of its employees and agents and its expenses incurred in the review and study of documents pertaining to the subject loan transaction, legal specifications and reservation of funds, the review of the Loan Application, the preparation of this Commitment Letter and the loss of opportunity to use the funds for the Loan elsewhere. If the Loan Parties fail to comply with all conditions of this Commitment Letter by the Expiry Date, then the Lender shall be relieved and released from any further duties or obligations to the Loan Parties arising out of this Commitment Letter. Notwithstanding the foregoing, the Loan Parties shall not be released or relieved from payment of the Commitment Fee if the same has not already been paid.
- (c) **Consent to Receipt of Commercial Electronic Messages:** Completion of the Canada Anti-Spam Law (CASL) Express Consent Request attached hereto as Schedule "F" by each of the Loan Parties;
- (d) **Financial Information:** Credit reports, bank reports and financial statements for each of the Loan Parties;
- (e) **Fire Code Compliance:** Confirmation that the Lands are compliant under fire code requirements;
- (f) **Insurance Review:** Insurance review by the Lender's insurance consultant. All costs of such review are the responsibility of the Borrower and will be either deducted from an advance of the Loan or added to the Mortgage;
- (g) **Inter-Creditor Agreements:** If required, the Lender entering into satisfactory inter-creditor agreements or priority agreements with any existing or subsequent lenders;
- (h) **Land Owner Transparency Act Compliance:** Confirmation that any required *Land Owner Transparency Act* (British Columbia) filings and fees, or any other filings and fees required pursuant to similar legislation as may be applicable in the jurisdiction in which the Lands are located, have been completed and paid and are up to date with respect to the Lands;
- (i) **Material Adverse Change:** If, for any reason whatsoever:
 - (i) the Borrower is unable or unwilling to comply with all conditions required for the advance of the Loan as set out in this Commitment Letter or otherwise agreed between the Lender and the Borrower by the Expiry Date;

- (ii) any of the representations, warranties or covenants made or given by any of the Loan Parties in connection with the Loan are untrue, incorrect or not complied with in a material way;
- (iii) the Lender discovers a discrepancy or inaccuracy in any written information, statements or representations made or furnished to the Lender by or on behalf of any of the Loan Parties concerning the Lands or the financial condition and responsibility of any of the Loan Parties; or
- (iv) there occurs any material adverse change in the value of the Lands or the financial status of any of the Loan Parties, or any lessee on which the Lender relied upon in making any advances hereunder
(each such event is a "**Borrower Completion Failure**"),

then the Lender may, at its sole option, terminate this Commitment Letter and refuse to advance the Loan to the Borrower. If there occurs a Borrower Completion Failure and the Lender unwinds any hedge obtained by it in anticipation of the Loan, whether or not the Loan Parties were aware of such hedge, the Loan Parties, jointly and severally, shall reimburse the Lender on a full indemnity basis on demand for all costs, fees, expenses and liabilities suffered or incurred by the Lender resulting directly or indirectly from the unwinding of the hedge. In the event that the Loan Parties do not pay the full indemnity amount in accordance with the above provisions, the indemnity amount shall be automatically added to the Principal Amount of the Loan and the Mortgage. To secure the payment of any such outstanding amounts the Borrower hereby mortgages, assigns and grants a security interest to the Lender in and to all of its present and future estate, right, title and interest in and to the property, assets and undertakings now or hereafter mortgaged, assigned or charged by it under the Security Documents, including without limitation the Mortgage, to which the Borrower is a party.

- (j) **Money Laundering and Terrorist Financing Compliance:** Compliance with the *Proceeds of Crime (Money Laundering) and Terrorist Financing Act (Canada)* and the *Proceeds of Crime (Money Laundering) and Terrorist Financing Regulations (Canada)*;
- (k) **PAD/PAC Form:** Completion, execution and delivery of the Lender's form of pre-authorized debit / pre-authorized chequing agreement, if the Borrower is paying each Monthly Payment by pre-authorized debit / pre-authorized chequing arrangement;
- (l) **Permits, Licenses and Approvals:** Copies of all permits (including without limitation all development, building and occupancy permits), licenses and approvals (including, without limitation, approval for the specific number of units for the structure(s) located on the Lands) required for the Lands;
- (m) **Permitted Use:** Confirmation from the Borrower that the Loan will only be used for the Loan Purpose;
- (n) **Profile Form(s):** Profile Form(s) attached to this Commitment Letter;
- (o) **Property Tax Assessment:** Current property tax assessment for the Lands;
- (p) **Property Tax Certificate:** Current tax certificate confirming all property taxes and utilities for the Lands are paid in full;

- (q) **Registers:** Copies of the register of directors and shareholders, in the case of a corporation, or a copy of the register of partners, in the case of a limited partnership, for each of the Loan Parties;
- (r) **Security Documents:** Authorization, completion, execution and delivery to the Lender and, where applicable, registration of the Security Documents;
- (s) **Site Inspection:** Site inspection of the Lands by the Lender or its representative. All costs of such inspection are the responsibility of the Borrower and will be either deducted from an advance of the Loan or added to the Mortgage;
- (t) **Survey:** A current Survey. If the Survey is more than five (5) years old, then a statutory declaration from the Borrower confirming that there have been no changes to the size or location of the improvements and any easements and encroachments disclosed by the Survey;
- (u) **Zoning Bylaws & Work Orders:** Confirmation that the Lands are compliant under existing zoning bylaws and covenants in favour of public authorities and that there are no outstanding work orders;
- (v) **Condo Registration:** Satisfactory confirmation that the condominium corporation is registered, all 17 unsold inventory units as per Appendix A have occupancy certificates, and all condominium fees and taxes are paid current;
- (w) **Anti-Money Laundering:** Completion of all Anti Money Laundering Schedules (to be provided by Peoples Trust) and provision of supporting documentation thereof;
- (x) **Tarion Registration:** Satisfactory confirmation the borrower and the project are registered with Tarion;
- (y) **Other Documents:** Such other documents and matters as the Lender and/or the Lender's Solicitor may require.

Subject to the Borrower satisfying all the Pre-Funding Conditions, **the Lender requires at least three (3) Business Days' notice from the Lender's Solicitor in order to advance funds under the Loan.** If the Borrower is unable to fulfil all the Pre-Funding Conditions and, as a result, the Loan is not advanced by the Expiry Date, then the Lender, at its option, may extend the Expiry Date for up to an additional (90) days and the Lender reserves the right to adjust the Annual Interest Rate to the then current annual interest rate charged by the Lender for similar loans in similar geographic locations.

2. INTEREST, ADVANCES AND PAYMENTS

- (a) **Interest Rate:** The Interest Rate will consist of simple interest, which is to be calculated daily, not in advance, both before and after Maturity, default and judgment, based on the stated interest rate in this commitment letter and to be paid on the Principal Amount owing from time to time. You will also pay interest on overdue interest at the Interest Rate until such overdue interest is paid in full.
- (b) **Interest Generally:** The Borrower shall pay interest on the portion of the Principal Amount advanced from time to time. Interest will accrue from and including the date of advance to and excluding the date of ultimate repayment of the advance.

- (c) **Lender's Solicitor's Approval:** The advance of the Loan shall take place only after the Security Documents, Pre-Funding Conditions and any other documents or matters with respect to the Loan which are deemed necessary or advisable by the Lender's Solicitor are complete, satisfactory and acceptable to the Lender's Solicitor.
- (d) **Loan Advances:** The Lender at all times reserves the right to advance funds under the Loan at its discretion and apply all or any part of the funds against payment of accrued interest. Neither the execution nor registration of the Security Documents will obligate the Lender to advance all or any part of the Loan. If at any time the estimated cost to complete the Development exceeds the undisbursed balance of the Loan, then at the Lender's option all further advances under the Loan shall be postponed until financial arrangements satisfactory to the Lender have been made to meet such excess costs.
- (e) **Minimum Annual Interest Rate:** Notwithstanding the Annual Interest Rate specified on the first page of this Commitment Letter, the Annual Interest Rate shall at no time be less than the Minimum Annual Interest Rate.
- (f) **Nominal Rate and Payments:** For registration purposes only, the Mortgage will provide for a nominal interest rate of 10.00% per annum, calculated semi-annually, not in advance, and the nominal payment terms of the Mortgage will be based on that rate. Notwithstanding the foregoing or any other provisions of this Commitment Letter or the Security Documents, the actual Annual Interest Rate and monthly payment applicable to the Loan during the Term will be determined in accordance with the terms of this Commitment Letter.
- (g) **Prepayment Privileges:** The Borrower will have the right to prepay at any time during the Term the whole of the outstanding Principal Amount with accrued interest to the date of the prepayment. The Borrower must provide the Lender with any prepayment funds prior to 12:00 noon (EST time), in order to receive same day interest credit.
- (h) **Repayment:** The Borrower shall at the Lender's option make all monthly payments by either post-dated cheque or pre-authorized debit / pre-authorized chequing arrangement. The Loan is repayable on the Balance Due Date. The Lender reserves the right to deduct accrued interest from each Loan advance. We will confirm the amount of the monthly payment once the Annual Interest Rate has been set.

3. SPECIAL TERMS AND CONDITIONS

- (a) **Disclosure:** This Commitment Letter and the Loan are conditional upon and subject to full disclosure of all material facts relating to the assets and liabilities of the Loan Parties and the accuracy of all information provided and representations made in connection with the application for the Loan, including, without limitation, all information relating to the protection of the environment and public health and safety concerns. This Commitment Letter assumes the accuracy of the information previously supplied by the Loan Parties and will presuppose no material adverse change to any of the Loan Parties prior to any advance. Any approval or consent required to be made or given by the Lender hereunder must be expressly given by the Lender and is not to be construed by the mere delivery or receipt of documents. If prior to any advance the Lender discovers any fact or misrepresentation by the Loan Parties that would adversely affect the Lender's interest in the Security Documents, then the Lender at its discretion may terminate this Commitment Letter and will have no further obligations to any of the Loan Parties and, if the Loan has been advanced, deem the Loan Parties to be in default under the Mortgage.

- (b) **Due on Sale:** If the Borrower sells, conveys, transfers or enters into an agreement for sale or transfer of its legal or beneficial interest in the Lands (including without limitation a sale of shares or other interest or an amalgamation resulting in a transfer of majority ownership or voting control in the Borrower) to a purchaser or transferee not approved in writing by the Lender, which approval shall not be unreasonably withheld, then the Loan shall forthwith become due and payable by the Borrower at the Lender's option and sole discretion.
- (c) **First Right of Refusal on Maturity:** The Security Documents shall provide that the Lender shall have the first right of refusal with respect to any loan commitment that the Borrower is prepared to accept in respect of the replacement of the Loan. The Borrower shall provide the Lender with a copy of any such loan commitment letter or offer, and the Lender shall have the right, exercisable by notice in writing delivered to the Borrower within three (3) Business Days of receipt of such loan commitment letter or offer, to provide the loan commitment offered therein on the same terms and conditions as therein set out. Any loan commitment which the Borrower accepts with respect to the replacement of the Loan shall be conditional for three (3) Business Days following delivery of such loan commitment to the Lender in order to allow the Lender to exercise this right of first refusal.
- (d) **Further Mortgaging:** The Borrower shall not grant financing subsequent to the Loan secured by a mortgage over the Lands without the express written consent of the Lender.
- (e) **Loan Renewal:** The Lender shall have the first and last right of renewal of the Loan upon Maturity. The Lender may, in its absolute discretion, offer to renew the Loan by delivering a renewal offer to the Borrower no less than three (3) days prior to the Balance Due Date which may have varying terms and prepayment privileges. If on the Balance Due Date, the Borrower has not either:
 - (i) repaid the Loan in full; or
 - (ii) accepted the renewal offer by delivering an executed copy to the Lender confirming the Borrower's choice of term, together with all other required documents and information and paid the renewal fee specified in the renewal offer and any other outstanding fees,

then it shall be deemed that the Borrower has, but for the term length and interest rate specified in the renewal offer, accepted the terms and conditions of the renewal offer and the Loan shall be renewed for a six (6) month term. The Borrower shall pay all applicable fees under the renewal offer within three (3) Business Days of the Balance Due Date. The Annual Interest Rate for such renewal term will be fixed and as disclosed in the renewal offer. During such renewal term, the Loan may be prepaid at any time without penalty.

- (f) **Material Adverse Change:** If at any time while any portion of the Loan is outstanding pursuant to the provisions of this Commitment Letter, the Lender discovers a discrepancy or inaccuracy in any written information, statements or representations made or furnished to the Lender by or on behalf of any of the Loan Parties concerning the Lands or the financial condition and responsibility of any of the Loan Parties or in the event of any material adverse change in the value of the Lands or the financial status of any of the Loan Parties, or any lessee on which the Lender relied upon in making any advances hereunder, which material change, discrepancy or inaccuracy cannot be rectified by such one (1) or more applicable Loan Parties within thirty (30) days after written notification thereof by the Lender to such one (1) or more applicable Loan Parties, or in the event of material changes in the general state of economic and market conditions in the Province in which the Lands are located and/or Canada, which in the sole unfettered opinion of the Lender create additional risks to the Lender's security and ability

to obtain timely repayment of the indebtedness herein secured, and/or in the event of regulatory and/or governmental changes and/or a general deterioration in the Lender's liquidity, which adversely impact on the Lender's compliance requirements and/or ability of the Lender to obtain the intended rate of return on its investment, in all such circumstances the Lender shall be entitled to decline to advance any further funds pursuant hereto and/or to declare any and all amounts advanced pursuant hereto together with interest thereon to be forthwith due and payable.

- (g) **Partial Discharge Privileges:** Partial discharges will be permitted upon payment of the greater of 100% of the net sales proceeds or minimum 90% of the list prices for each Condo Unit as per Appendix A. Net Sale Proceeds means all monies paid on a bona-fide arm's length sale of a condominium unit less deductions for goods and services taxes (calculated on a net basis), real estate commissions (not exceeding 5% of the purchase price), reasonable legal fees and normal adjustments for taxes, utilities and maintenance. In no event shall the deductions for real estate commission, reasonable legal fees and normal adjustments for taxes, utilities and maintenance exceed 10% of the purchase price of the condominium unit.
- (h) **Loan Syndication:** Peoples Trust reserves the right to syndicate all or part of the above-stated loan amount to another lender(s). In the event that Peoples Trust is required to syndicate the loan yet is not able to successfully syndicate all or part of the above-stated loan amount to another lender or lenders, Peoples Trust then reserves the right to cancel this loan and return any application fee to the borrower less incurred expenses.

4. INSURANCE REQUIREMENTS

The Borrower shall provide the Lender with evidence of insurance in compliance with the Lender's requirements. The Borrower's terms of coverage and their insurance companies must be entirely acceptable to the Lender and the Lender's insurance consultant. Each party that comprises the Borrower shall be named insureds on all policies of insurance, which shall provide as follows:

- (a) **Boiler and Machinery Insurance:** To be written on a Comprehensive Machinery Breakdown Form basis, incorporating the conditions, perils, extensions and stipulations of the insurance policy noted above. Coverage shall be extended to include testing and commissioning. This policy may also include a provision for suspension of coverage in accordance with the Canadian Boiler and Machinery Underwriters' Association Mortgage Clause.
- (b) **Cancellation or Amendment to any Insurance Policy:** Each policy shall provide for thirty (30) days prior written notice to the Lender of termination of the policy, or of alteration of the policy to the prejudice of the Lender. If the Borrower suspends, cancels or lets lapse any part of an insurance policy, the Lender has the right to obtain equivalent insurance on its own behalf and the insurance premium shall be paid by the Borrower within ten (10) days after having received the Lender's notice of obtaining such insurance, with interest at the current annual interest rate. This right is in addition to any other right the Lender may have.
- (c) **Commercial General Liability Insurance:** To be written in an amount of at least \$2,000,000 with respect to each occurrence. This policy and any excess or umbrella policies shall include "Peoples Trust Company" as an additional insured, but only with regard to the operations of the Borrower. For loans of \$10,000,000 or greater, the Borrower will maintain liability insurance in an amount of \$5,000,000 or greater.

- (d) **IBC Standard Mortgage Clause:** All insurance policies shall contain the Insurance Bureau of Canada Standard Mortgage Clause, and shall name "Peoples Trust Company" as first mortgagee and as first loss payee.
- (e) **Property, Buildings and, where applicable, Contents Insurance:** To be written on an All-Risks Broad Form basis, and to include the perils of earthquake, flood, and sewer back-up. This policy must be written on a replacement cost basis and include blanket by-law coverage. Any same-site / adjacent site provisions within this policy must be removed. The amount of coverage on the building and contents shall be for the full replacement cost of the Lands including foundations, footings and debris removal, and be without deduction for depreciation.
- (f) **Rental Income Insurance:** To be written on a Gross Rentals Broad Form basis as part of the foregoing policies for the Lands, also incorporating the conditions, perils, extensions and stipulations of those insurance policies noted above. This policy shall contain a waiting period deemed acceptable to the Lender, and the period of indemnity shall be for a term of no less than eighteen (18) months. The amount of coverage shall be for 100% of the Gross Rentals for the Term, based upon 100% of the current rent roll, or 100% of the anticipated gross rents for the coming term, whichever amount is greater. For the purposes of this Section 4(f) of this Schedule "B" the term "**Gross Rentals**" includes without limitation base rent, operating costs and expenses, and realty taxes.

The Lender's insurance consultant will review the Borrower's insurance policies to ensure compliance with the Lender's insurance requirements. The Lender's insurance consultant will be paid through the proceeds of the Loan at the time of an advance.

The Borrower also authorizes and consents to the release, by its insurance provider, of all Personal Information related in any way to the property and Lands described within their insurance coverage to the Lender or any of its agents or employees, or to the Lender's insurance consultant. The Borrower will be responsible for all costs incurred for the insurance coverage and the review as described herein.

The insurance conditions established by the Lender and/or the Lender's insurance consultant do not constitute complete coverage for the Loan Parties, and the Loan Parties and their insurance provider must independently determine what insurance coverage is appropriate for the Borrower's purposes.

5. GENERAL TERMS AND CONDITIONS

- (a) **Acknowledgement:** The Loan Parties acknowledge that the Lender may have entered into this Commitment Letter to provide mortgage administration services on behalf of an investor and not on its own behalf. In such event, any requirement to advance funds or to perform any obligation under this Commitment Letter or any of the Security Documents shall be strictly those of the investor and not of the Lender and the Loan Parties hereby release the Lender from any alleged breach which may occur hereunder or thereunder.
- (b) **Annual Review:** The Borrower shall provide annual operating statements and a current rent roll for the Lands and such other documentation or information as the Lender may require, all in a form satisfactory to the Lender within (120) days of the Borrower's fiscal year-end. At the option of the Lender, the Borrower shall also provide a current net worth statement for each of the Loan Parties.

- (c) **Application Fee:** The Lender acknowledges receipt of the Application Fee, which will be applied, in whole, to the partial payment of the Commitment Fee.
- (d) **Assignment:** None of the Loan Parties shall assign its obligations under this Commitment Letter or the Loan without the express written consent of the Lender. Such consent is discretionary and may be unreasonably withheld. If any of the Loan Parties sells, conveys, transfers or enters into an agreement for the sale or transfer of its shares or other ownership interest or an amalgamation resulting in a transfer of its majority ownership or voting control to a purchaser or transferee not approved in writing by the Lender, which approval shall not be unreasonably withheld, then an assignment in breach of this Section 5(d) of this Schedule "B" will be deemed to have occurred. The Lender may assign, sell or transfer all or part of its interest in the Commitment Letter or the Loan without notice to or consent from the Loan Parties.
- (e) **Choice of Language:** The parties hereto confirm that it is their wish that this Commitment Letter and any other document executed in connection with the transactions contemplated herein be drawn up in the English language only and that all other documents contemplated thereunder or relating thereto, including notices, may also be drawn up in the English language only. *Les parties aux présentes confirment que c'est leur volonté que cette convention et les autres documents de crédit soient rédigés en langue anglaise seulement et que tous les documents, y compris tous avis, envisagés par cette convention et les autres documents peuvent être rédigés en langue anglaise seulement.*
- (f) **Confidentiality:** This Commitment Letter and the contents hereof are confidential and shall not be disclosed by any of the Loan Parties in whole or in part to any person or entity whatsoever without the Lender's prior written consent, except on a confidential basis to the Loan Parties' accountants, lawyers and other professional advisors and on the condition that all such confidential information provided to such parties shall be used for the sole and exclusive purpose of providing professional services in connection with the Loan and this Commitment Letter.
- (g) **Consent to Disclosure and Privacy Policy:** Each of the Loan Parties acknowledges that inquiries for Personal Information for each of the Loan Parties and, if applicable, their respective officers, directors and principal shareholders, may be made at any time in connection with the Loan and in connection with any assignment, sale, syndication or securitization of the Loan by the Lender. Each of the Loan Parties consents to the making of such inquiries for Personal Information by or on behalf of the Lender and the disclosure, without restriction and without notice to or the consent of the Loan Parties, of any and all Personal Information to any credit reporting service, financial institution, rating agency, participant, investor, assignee or purchaser of all or any part of the Loan and any organization maintaining databases on the underwriting and performance of commercial mortgage loans. All Personal Information provided by or in respect of the Loan Parties in relation to the Loan will be dealt with and governed by the Lender in accordance with the terms of the Peoples Trust Privacy Policy, a copy of which is available at any of our branches, or on our website: <http://www.peoplestrust.com>. The Lender and its service providers may use and store Personal Information at facilities in various countries (including Canada and the United States of America). The personal information protection laws of those countries may differ from the laws of the jurisdiction in which you are located, and might permit courts, government, law enforcement and regulatory agencies and security authorities to access your Personal Information without notice. The personal information will be stored in a file kept at the address of the Lender as indicated from time to time to the Loan Parties. Each of the Loan Parties has the right to access his or her file and rectify any personal information in the file which may be obsolete or incorrect. To exercise the right of access and rectification, please attend the designated office of the Lender, or write to the Lender, and the information in the file

will be provided. Each of the Loan Parties acknowledges and agrees that the collection, storage, use and disclosure of Personal Information in the manner described in this paragraph is appropriate in these circumstances.

- (h) **Consumer Protection Act (Québec):** If the Lands are located in the Province of Québec, then in order for the Borrower to benefit from an exemption to the principal disclosure provisions of the *Consumer Protection Act* (Québec), one of the following conditions has to be met:
 - (i) The Borrower is not a natural person within the meaning of the *Civil Code of Québec*; or
 - (ii) The Borrower is a natural person within the meaning of the *Civil Code of Québec* but is entering into this Commitment Letter and:
 - (A) the Mortgage granted pursuant to this Commitment Letter charges an immovable property containing more than four living units or is used mainly for commercial, industrial or professional purposes;
 - (B) the Mortgage granted pursuant to this Commitment Letter has a first rank on the Lands; or
 - (C) the Lender has fulfilled all the conditions set out in Section 22 of the *Regulation respecting the application of the Consumer Protection Act*.
- (i) **Costs:** The Loan Parties shall pay all costs incurred by the Lender in connection with this Commitment Letter and the Loan, including without limitation the legal account of the Lender's Solicitor, all registration fees, appraisal fees, consulting fees (if any), inspection fees, costs of enforcement and any other fees and all out-of-pocket expenses incurred by the Lender, which costs shall for clarity be secured by the security interests and the Security Documents provided by the Loan Parties. The Loan Parties shall pay the costs of the Lender regardless whether or not all or any part of the Loan is advanced. Such costs may be deducted out of the Loan funds to be advanced to the Borrower and this Commitment Letter shall constitute an irrevocable direction by the Loan Parties in that regard. All fees paid by the Lender which are the responsibility of the Borrower shall bear interest at the Annual Interest Rate until the Lender is reimbursed therefor.
- (j) **Counterparts:** This Commitment Letter may be executed and delivered in counterparts and all counterparts so executed and delivered will constitute a single original copy of this Commitment Letter.
- (k) **Currency:** Unless otherwise indicated herein, all funds are expressed in Canadian dollars.
- (l) **Default:** There shall not at the time of any and every advance of the Loan be any default that has occurred and is continuing, and no state of affairs or event shall exist which, with the passage of time, the giving of notice or both, would constitute a default under this Commitment Letter or any of the Security Documents, and none of the Loan Parties shall be deceased, insolvent or subject to any bankruptcy, arrangement with creditors, proposal, amalgamation, reorganization, liquidation, winding up, dissolution, receivership or material litigation or continuation under the laws of any jurisdiction. Any default under this Commitment Letter shall be deemed to be a default under the Security Documents. Any default under the Security Documents shall be deemed to be a default under this Commitment Letter.
- (m) **Environmental Liability:** In addition to any liability imposed on the Loan Parties under the Security Documents, the Loan Parties shall indemnify and hold harmless the Lender, its shareholders, directors and

officers from all claims and be liable for all expenses, damages or liabilities of the Lender, its shareholders, directors and officers (including, without limitation, all reasonable legal fees, disbursements and applicable taxes) directly or indirectly arising out of or attributable to the use, generation, storage, release, threatened release, discharge, disposal or presence on, under or about the Lands of any hazardous or noxious substances and such liability shall survive foreclosure of the Mortgage and any other existing obligations of the Loan Parties to the Lender in respect of the Loan and any other exercise by the Lender of any remedies available to it for any default under the Loan.

- (n) **Execution and Delivery by Facsimile or E-Mail:** This Commitment Letter may be executed and delivered by the parties by facsimile or e-mail (in which case it shall be saved in .PDF format and attached to the e-mail) transmission. If so executed and delivered, this Commitment Letter will for all purposes be deemed as effective as if the parties had delivered an executed original copy of this Commitment Letter. Be advised that e-mail communication is generally not secure because an e-mail potentially passes through many points and jurisdictions on its route from you to us. If you choose to e-mail us, we strongly recommend that you password protect your document and do not include personal financial information (such as account numbers) within the e-mail as we cannot guarantee its confidentiality in its transmission to us. If you password protect, please send us the password in a separate e-mail.
- (o) **Full Discharge:** Upon the Borrower's repayment in full of the Loan and other charges owing thereon, the Lender shall provide the Borrower with a discharge of the Security Documents (to be prepared and delivered to the Lender by the Borrower or the Borrower's Solicitor) upon payment to the Lender of the Discharge Fee.
- (p) **Governing Law:** This Commitment Letter and all matters arising under it will be governed by and interpreted and construed in accordance with the applicable laws of the Province in which the Lands are located and Canada.
- (q) **Independent Consultant and Engineering Reports:** The Lender will at its discretion as it deems necessary from time to time be entitled to enlist the services of a consultant and/or engineer to conduct a current site inspection of the Lands. All costs incurred in connection with such consultant and/or engineer services are the responsibility of the Borrower and will be either deducted from an advance of the Loan or added to the principal balance of the Loan.
- (r) **Mutation Duties – Province of Québec:** If the Lands are located in the Province of Québec, then the Borrower consents to the Lender's Solicitor or a legal representative of the Lender withholding from Loan proceeds in an amount sufficient to pay the estimated mutation duties when they become due. The Borrower shall be responsible for and shall pay any shortfall immediately. Proof of payment of mutation duties shall be forwarded to the Lender by the Lender's Solicitor, as the case may be. In the event the taxing authority has not levied the mutation duties, the Lender's Solicitor will withhold an estimated amount from the Loan proceeds which will be held in trust, and the mutation duties paid when the due. The Borrower will be responsible for any shortfall in payment of the mutation duties.
- (s) **Other Agreements:** This Commitment Letter and any attached schedules, forms and documents when accepted by the Loan Parties shall constitute the entire agreement between the Loan Parties and the Lender with respect to the Loan and, excepting the Security Documents, the Commitment Letter shall supersede all other agreements, understandings or commitments, whether oral or written.

- (t) **Payment Deferral Program:** The Loan will not at any time during the Term qualify under any payment deferral program administered by the Lender.
- (u) **Photos:** The Borrower shall at all times allow the Lender to photograph or utilize existing photographs of the Lands for use in the Lender's internal and external marketing programs.
- (v) **Proceeds of Crime, Money Laundering and Terrorism:** Each of the Loan Parties consents and agrees to provide the Lender and the Lender's Solicitor with such documentation and information, including without limitation identification, as the Lender and the Lender's Solicitor may require from time to time to ensure compliance with the *Proceeds of Crime (Money Laundering) and Terrorist Financing Act* (Canada) and the *Proceeds of Crime (Money Laundering) and Terrorist Financing Regulations* (Canada).
- (w) **Property Site Inspection:** Renewal of the Loan, if offered by the Lender, may be subject to a satisfactory site inspection of the Lands. The Lender or its representative will arrange for the site inspection and all costs associated with this inspection are the responsibility of the Borrower, including without limitation the Inspection Fee.
- (x) **Québec Interpretation Matters:** For purposes of any assets, liabilities or entities located in the Province of Québec and for all other purposes pursuant to which the interpretation or construction of this Commitment Letter may be subject to the laws of the Province of Québec or a court or tribunal exercising jurisdiction in the Province of Québec: (a) "personal property" shall include "movable property", (b) "real property" or "real estate" or "lands" shall include "immovable property", (c) "security interest", "mortgage" and "lien" shall include a "hypothec", "right of retention", "prior claim", "reservation of ownership" and a resolutory clause, (d) all references to filing, perfection, priority, remedies, registering or recording under a Personal Property Security Act shall include publication under the *Civil Code of Québec*, (e) all references to "perfection" of or "perfected" liens or security interest shall include a reference to an "opposable" or "set up" hypothec as against third parties, (f) an "agent" shall include a "mandatary", (g) "legal owner" shall be including "holding title on behalf of an owner as mandatary or prête-nom", (h) "joint and several" shall include "solidary", (i) "beneficial ownership" shall include "ownership on behalf of another as mandatary", (j) "easement" shall include "servitude", (k) "priority" shall include "rank" or "prior claim", as applicable (l) "solicitor" shall include "legal counsel" (m) "survey" shall include "certificate of location and survey plan", (n) "lease" shall include a "leasing contract", (o) "guarantee" and "guarantor" shall include "suretyship" and "surety", respectively; (p) "Mortgage" shall include deed of hypothec or hypothec agreement; "Security Documents" shall include deed of hypothec or hypothec agreement, as applicable; and (q) "mortgagee" shall include the hypothecary creditor.
- (y) **Severability:** Each of the provisions in this Commitment Letter is distinct and severable and a declaration of invalidity or unenforceability of any such provision or part thereof by a court of competent jurisdiction will not affect the validity or enforceability of any other provision of this Commitment Letter. To the extent permitted by applicable law, the parties waive any provision of law that renders any provision of this Commitment Letter invalid or unenforceable in any respect.
- (z) **Signage:** The Lender shall at all times have the right to install on the Lands, at the Lender's expense, a sign indicating the source of financing for the Development, the location of which shall be mutually agreed to by the Lender and the Borrower.

- (aa) **Survival and Discrepancy:** The execution, delivery and, where applicable, registration of the Security Documents shall in no way merge or extinguish the Commitment Letter, which shall survive and continue in full force and effect. If there is a discrepancy between the Commitment Letter and the Security Documents, then the Lender, at its discretion, shall determine which document prevails.
- (bb) **Time:** Time shall be of the essence in this Commitment Letter and in all matters in relation to the Loan.
- (cc) **Title Insurance in Lieu of Survey:** The Lender, at its sole discretion, may accept title insurance from an approved title insurer in lieu of a Survey. The Borrower shall, notwithstanding the foregoing, provide the Lender with an up-to-date building location Survey when footings and/or foundations for the Development are in place.
- (dd) **Waiver:** Except as otherwise expressly provided herein, this Commitment Letter cannot be waived, changed, amended, discharged or terminated, other than by an agreement in writing executed by the party against whom the enforcement of any waiver, change, amendment, discharge or termination is sought.

Each of the Loan Parties, by initialing in the space provided below, hereby acknowledges and agrees that it has read and understands all terms and conditions set out in this Schedule "B":

Borrower Initials	
Covenantor/Guarantor Initials	



SCHEDULE "C" – REPRESENTATIONS AND WARRANTIES

The Loan Parties jointly and severally represent and warrant that:

- 1. The Borrower is the legal and beneficial owner of all the right, title and interest to the Lands and holds no portion of the legal or beneficial interest in the Lands in trust for any other parties;



OR



Vandyk-Beckyard Queensview Limited is the legal owner of the Lands and holds the Lands in trust as agent, nominee and bare trustee for and on behalf of Vandyk-Beckyard Humberside Limited, who is the beneficial owner of the Lands, pursuant to a declaration of bare trust and agency agreement dated May 16, 2018;



The Loan Parties shall initial next to the option that applies and, if necessary, complete the blanks.

- 2. None of the Loan Parties has in the last twelve (12) months been or currently is in arrears or default under any loan which it has with any lender, except as disclosed in the Loan Application and approved by the Lender;
- 3. All financial statements and other documents delivered and information provided by the Loan Parties in connection with Loan are true, complete, accurate and representative of the financial condition of the Loan Parties;
- 4. None of the Loan Parties is in default under any agreement, document or instrument to which it is a party that materially affects its business, property, assets or financial condition;
- 5. There will not at the time of any and every advance of the Loan be any default that has occurred and is continuing, and no state of affairs or event will exist which, with the passage of time, the giving of notice or both, would constitute a default under this Commitment Letter or any of the Security Documents, and none of the Loan Parties will be insolvent or subject to any bankruptcy, arrangement with creditors, proposal, amalgamation, reorganization, liquidation, winding up, dissolution, receivership or material litigation or continuation under the laws of any jurisdiction;
- 6. Any rent roll provided by the Loan Parties to the Lender will be true, accurate and in compliance with the requirements of the residential tenancies legislation applicable in the jurisdiction in which the Lands are located, including payment of interest, deposits and rents chargeable;
- 7. All advances under the Loan will be for the sole account, benefit and use of the Borrower for the Loan Purpose, unless the Lender provides written approval that any advance of the Loan may be for the account, benefit and use of a party other than the Borrower, which approval may be unreasonably withheld at the Lender's sole discretion;
- 8. The Borrower will use the Loan only for the Loan Purpose and for no other purpose whatsoever.
- 9. The Borrower will not use the Loan for any personal, family or household purposes.

Each of the Loan Parties, by initialing in the space provided below, hereby acknowledges and agrees that it has read and understands all terms and conditions set out in this Schedule "C":

Borrower Initials	
Covenantor/Guarantor Initials	



SCHEDULE "D" – SECURITY

The Loan Parties shall grant the Lender the following security (collectively, the "Security Documents") in connection with the Loan, all of which shall be in a form and substance satisfactory to the Lender and the Lender's Solicitor:

1. First mortgage charge in the amount of \$11,000,000 against 17 unsold residential units (+/- 16,300 square feet of NSA), 31 parking stalls, and 28 lockers in a 10-storey condo building located at 25 Neighbourhood Lane, Toronto, ON (as per Appendix A);
2. Covenants: 100% joint and several covenants from John Vandyk and Vandyk Holdings Incorporated;
3. Mortgage of Beneficial Interest against the Lands (if the Lands have a different legal and beneficial owner);
4. Assignment and Postponement of Claims/Shareholder Loans;
5. Assignment of Rights under contracts;
6. Assignment of condo voting rights;
7. General Assignment of Rents and/or Leases against the Lands;
8. General Assignment of all Insurance Proceeds with respect to the Lands from the Borrower;
9. General Security Agreement charging all personal property attached to, situated on or relating to the Lands;
10. Environmental Indemnity from the Loan Parties;
11. Title Insurance, when applicable, to be obtained from First Canadian Title, Stewart Title or Chicago Title;
12. Collateral/Deposit Agreement from the Loan Parties;
13. Any inter-creditor agreements, if applicable;
14. Borrower is permitted to pay property taxes directly to the municipality;
15. Statutory Declaration from each of the Loan Parties confirming that it is in compliance with all laws, rules, requirements, orders, directions, ordinances and regulations of every governmental, municipal, or civil authority or agency in connection with the payment of any monies owing thereunder, including without limitation all applicable payments of goods and services tax, harmonized sales tax and payroll remittances owing to the applicable agency or authority, have been made to date and will be made on time going forward; and
16. Such other documents containing such other assurances, information, opinions and covenants which the Lender or the Lender's Solicitor may require.

Each of the Loan Parties, by initialing in the space provided below, hereby acknowledges and agrees that it has read and understands all terms and conditions set out in this Schedule "D":

Borrower Initials	
Covenantor/Guarantor Initials	

[Handwritten signature in blue ink]

[Handwritten mark]

SCHEDULE "E" – LENDER'S FEES

Fee Schedule

Mortgage Administration

Fee Types	Description	Associated Fee
Amortization Schedule Reprints	For an amortization schedule reprint request.	\$75
Annual Administration Fee	For administration of your mortgage.	\$250
Annual Property Tax Administration Fee	For administration of property taxes for your mortgage.	\$250
Approval Fee for the Borrower to Pay Their Own Property Taxes (post-funding).	For a request by the borrower to pay their own taxes.	\$1000
Approval for Subsequent Financing	For approval of a second mortgage charge.	Fee of \$2500 or 1/2% of remaining principal balance, whichever is greater (with a maximum of \$5000)
Auto Renewal Processing Fee - Insured Mortgages Only	For the administration and processing fee to auto-renew an insured mortgage.	\$200
Auto Renewal Fee	For the auto-renewal of a mortgage.	\$1000 or 10 bps of loan balance, whichever is greater
Construction Draw Fee (per draw)	For funding of a construction draw.	\$350
Discharge Fee	For review and execution of discharge documents prepared by the borrower's legal counsel.	\$500
Discharge Fee Unit Sales	For execution of discharge documents prepared by the borrower's legal counsel for the sale of condominium units.	\$250 per unit
Duplicate Document Requests	For a request of duplicate documents.	\$50 per document


Fee Types	Description	Associated Fee
Fee for signing of plans or other LTO documents	For the execution of development plans or other LTO documents	\$250
Inspection Fee	For a property site inspection exclusive of travel costs.	\$500
Mortgage Loan Statement Reprints	For a request of duplicate mortgage statements.	\$75
Partial Discharge Fee	For a partial discharge of security.	\$1000 or 10 bps of loan balance, whichever is greater
Payment Date Change Fee	For a change to the monthly payment date of the mortgage prior to funding.	\$250
Payment Via Cheque Fee	For processing of a monthly mortgage payment by cheque. Fee is payable in each instance payment is made by cheque.	\$100
PPSA Registration Fee	For the registration of PPSA charges exclusive of costs.	\$125
Property Insurance Administration Fee	For annual administration of property insurance.	\$250
Property Tax Search Fee	For a property tax search request.	\$150
Property Tax Status Fee	For a property tax status request.	\$150
Renewal Processing Fee - Insured Mortgages Only	For the administration and processing fee to renew an insured mortgage.	\$200
Renewal Fee	For the renewal of a mortgage.	\$1000 or 10 bps of loan balance, whichever is greater
Returned Payment Fee	For an item that is returned NSF or for any other reason the item is returned.	\$125
School Tax Search Fee (QC only)	For a school tax search in Quebec.	\$150

Default Administration

Fee Types	Description	Associated Fee
Default Loan Management Fee	For managing a loan in default.	\$2500
Non-Compliance Fee	For review and/or confirmation of non-compliance of mortgage terms and conditions post funding.	\$1000
Notice of Sale Fee (Ontario)	For each issuance of a notice of sale as the initial step in the power of sale process in Ontario once a default has occurred.	\$1750

The fees of the Payee are subject to change at any time and from time to time at the sole discretion of the Payee, and such changes to the Payee's fees will be binding on and enforceable against the Payor.

Each of the Loan Parties, by initialing in the space provided below, hereby acknowledges and agrees that it has read and understands all terms and conditions set out in this Schedule "E":

Borrower Initials	
Covenantor/Guarantor Initials	



SCHEDULE "F" – CANADA ANTI-SPAM LAW (CASL) EXPRESS CONSENT REQUEST

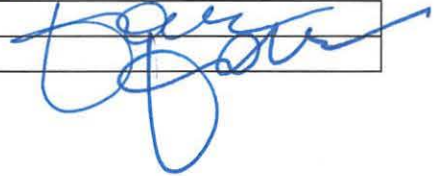
By providing the e-mail address below, each individual named below consents to receive commercial electronic messages sent by and on behalf of the Lender regarding all matters in relation to the Loan and other loan products offered by the Lender. Each individual named below understands that they can later withdraw consent by using the unsubscribe function in the message or by contacting the Lender at [address, and one of a phone/e-mail/web address].¹

Name: Richard Ma E-mail: rma@vandyk.com
Name: Natalie Chan E-mail: nchan@vandyk.com
Name: _____ E-mail: _____

By providing the above name and e-mail address, you represent and warrant that you have authority to provide express consent on behalf of the e-mail recipient. Please be advised that if express consent is not provided, the Lender may nonetheless send transactional or other electronic correspondence to recipients, as permitted or required under the applicable laws of the Province in which the Lands are located and Canada.

Each of the Loan Parties, by initialing in the space provided below, hereby acknowledges and agrees that it has read and understands all terms and conditions set out in this Schedule "F":

Borrower Initials	
Covenantor/Guarantor Initials	

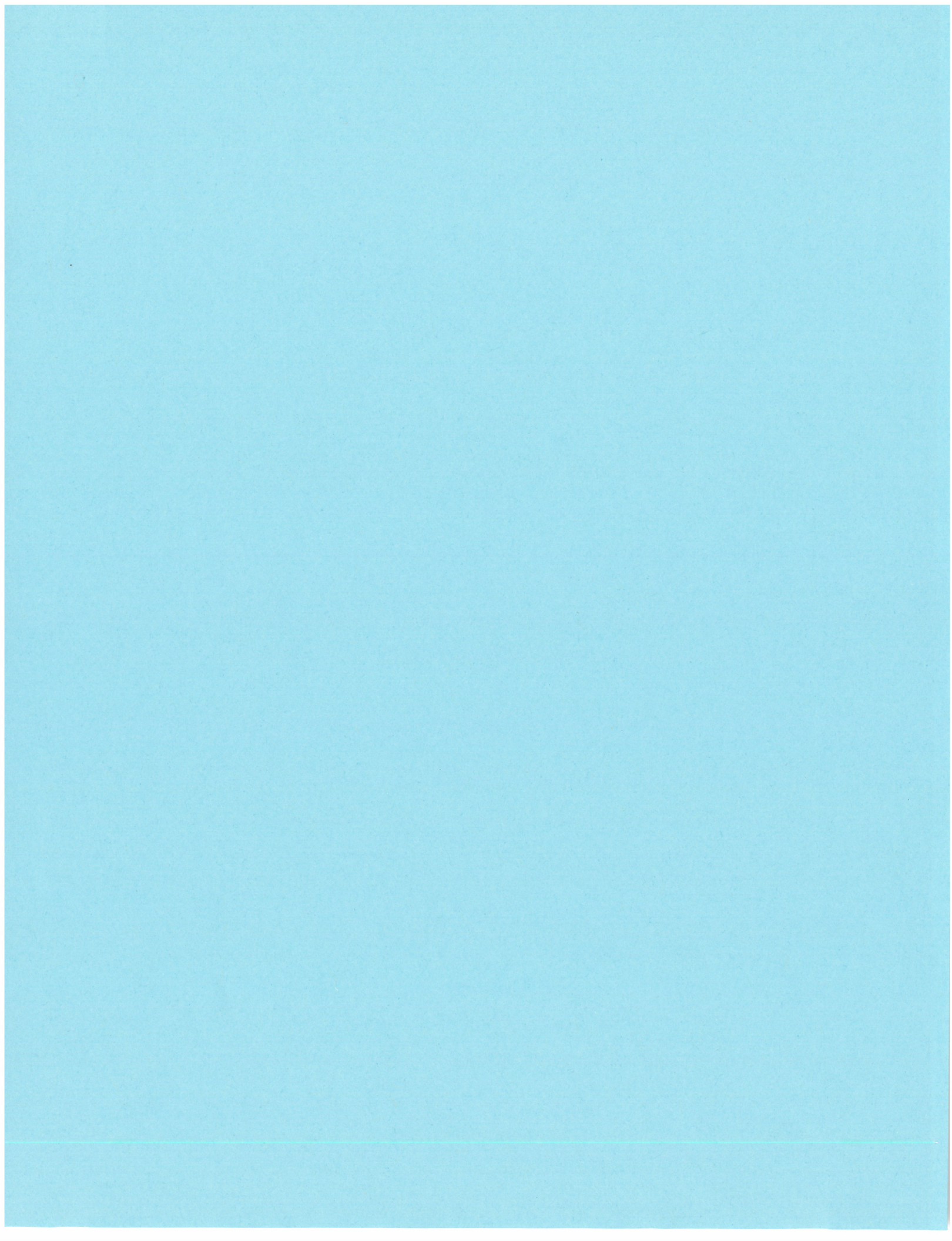


Appendix A

Inventory List

Suite Number	Status (A, F, E, H)	Legal Level #	Legal Unit #	Model Type	Model Name	Bedroom Type	Baths	Size (sq. ft.)	Outdoor Type	Outdoor Size	Exposure	Current Price
202	A	2	2	1D	Meditate	1+D	1	589	Balcony	61	Exposure	\$99,000.00
206	F	2	5	1D	Meditate	1+D	1	589	Balcony	61	W	\$99,000.00
208	F	2	8	2F (BF)	Milic	2+D	2	861	Balcony	115	W	\$49,000.00
302	F	3	2	1D	Meditate	1+D	1	589	Balcony	61	E	\$99,000.00
311	F	3	11	1D	Meditate	1+D	1	589	Balcony	61	N	\$99,000.00
312	F	3	12	1F (BF)	Unwind	1+D	1	585	Balcony	58	N	\$99,000.00
604	H	6	4	3D	Serenity	3+D	2	1324	Balcony	44 & 55	W/S/E	\$1,199,000.00
614	A	6	14	2K	Scene	2+D	2	1056	Balcony	60 & 60	S/E	\$989,000.00
704	H	7	4	3D	Serenity	3+D	2	1324	Balcony	44 & 55	W/S/E	\$1,219,000.00
714	H	7	14	2K	Scene	2+D	2	1099	Balcony	60 & 60	S/E	\$999,000.00
803	H	8	3	3C	Spirit	3+D	2	1254	Terrace	T122 & B44	W/S/E	\$1,089,000.00
903	H	9	3	3C	Spirit	3+D	2	1254	Balcony	44 & 51	W/S/E	\$1,099,000.00
1002	H	10	2	2L	Elevate	2+D	2	1099	Balcony	122	E	\$1,049,000.00
1003	H	10	3	3C	Spirit	3+D	2	1254	Balcony	44 & 51	W/S/E	\$1,139,000.00
1004	H	10	4	3A	Summit	3+D	2	1093	Balcony	109	W	\$979,000.00
1005	H	10	5	2J	Dream	2+D	2	994	Balcony	109	W	\$959,000.00
1012	A	10	12	2E	Sear	2+D	2	828	Balcony	98	N	\$689,000.00

Parking Allocation					Locker Allocation					
Suite #	Spec #	Level	Legal Unit #	Legal Level	Suite #	Locker Room #	Locker #	Level	Legal Unit #	Legal Level
202	05	PH	5	E	202	F304	33	PH	33	E
206	06	PH	4	E	206	F304	31	PH	31	E
208	045	PH	45	D	208	F304	39	PH	39	E
302	027	PH	27	D	302	F405	78	PH	78	D
311	016	PH	16	D	311	F404	71	PH	71	D
312	031	PH	31	B	312	F304	60	PH	60	B
604	039	PH	39	B	604	F304	61	PH	61	B
614	08	PH	8	B	614	F303	38	PH	38	B
704	09	PH	9	B	704	F303	33	PH	33	B
714	01	PH	1	B	714	F303	47	PH	47	B
803	03	PH	3	B	803	F303	48	PH	48	B
903	08	PH	8	B	903	F303	49	PH	49	B
1003	04	PH	4	B	1003	F303	50	PH	50	B
1003	09	PH	9	B	1003	F303	51	PH	51	B
1004	012	PH	12	B	1004	F304	82	PH	82	B
1005	013	PH	13	B	1005	F304	83	PH	83	B
1012	037	PH	37	B	1012	F305	79	PH	79	B
empty	015	PH	15	B	empty	F303	55	PH	55	B
empty	016	PH	16	B	empty	F303	56	PH	56	B
empty	017	PH	17	B	empty	F303	57	PH	57	B
empty	018	PH	18	B	empty	F303	58	PH	58	B
empty	019	PH	19	B	empty	F303	59	PH	59	B
empty	020	PH	20	B	empty	F304	85	PH	85	B
empty	021	PH	21	B	empty	F304	66	PH	66	B
empty	022	PH	22	B	empty	F304	67	PH	67	B
empty	023	PH	23	B	empty	F304	68	PH	68	B
empty	024	PH	24	B	empty	F304	69	PH	69	B
empty	025	PH	25	B	empty	F304	70	PH	70	B
empty	026	PH	26	B						
empty	027	PH	27	B						
empty	028	PH	28	B						
empty	029	PH	29	B						
empty	030	PH	30	B						
empty	031	PH	31	B						



August 8, 2023

Vandyk-Backyard Queensview Limited (trustee on behalf of Vandyk-Backyard Humberside Limited)

Re: Loan # 55216 – 25 Neighbourhood Lane, Toronto, ON

With reference to our commitment letter dated June 28, 2023, we hereby amend as follows:

DELETE

Security: First mortgage charge in the amount of \$11,000,000 against 17 unsold residential, 31 parking stalls, and 28 lockers located in a 10-storey condo building at 25 Neighbourhood Lane, Toronto, ON (as per Appendix A of the Commitment Letter).

Pre-Funding Condition: Final Version of an Appraisal, confirming a minimum “as-is” subject property value of \$16,154,000 for the security as represented above.

Loan Amount: \$11,000,000

Sources			Uses		
1st Mortgage	\$ 11,000,000	100%	Refinance (KingSett)	\$ 4,221,671	38%
			Equity Take Out	\$ 5,538,579	50%
			Interest Reserve	\$ 1,018,250	9%
			Financing Fees	\$ 221,500	2%
Total	\$ 11,000,000	100%	Total	\$ 11,000,000	100%

Sources & Uses:

Annual Interest Rate: Prime + 2.31% (floor rate of 9.26%)

Fees: Commitment Fee – \$111,500 (\$27,875 received)
Amendment Fee – N/A

First Payment Date: September 1, 2023

Maturity Date: August 1, 2024

AMENDED TO

Security: First mortgage charge in the amount of \$13,500,000 against **23** unsold residential, **37** parking stalls, and **34** lockers located in a 10-storey condo building at 25 Neighbourhood Lane, Toronto, ON (as per Appendix A of this Side Letter).

Pre-Funding Condition: Final Version of an Appraisal, confirming a minimum "as-is" subject property value of **\$19,779,920** for the security as represented above.

Loan Amount: \$13,500,000

Sources			Uses		
1st Mortgage	\$ 13,500,000	100%	Refinance (KingSett)	\$ 4,221,671	31%
			Equity Take Out	\$ 7,720,779	57%
			Interest Reserve	\$ 1,285,200	10%
			Financing Fees	\$ 272,350	2%
Total	\$ 13,500,000	100%	Total	\$ 13,500,000	100%

Sources & Uses:

Annual Interest Rate: Prime + 2.32% (floor rate of 9.27%)

Fees: Commitment Fee – \$137,350 (\$27,875 received)
Amendment Fee – \$20,000

First Payment Date: October 1, 2023

Maturity Date: September 1, 2024

Please indicate your acceptance by signing below and returning a copy of this letter at your earliest convenience.

Sincerely,



Michael Gonzalez
Assistant Vice President, Commercial Banking-Eastern Canada
Peoples Trust Company, part of Peoples Group

ACCEPTED:

Borrower(s):

A handwritten signature in black ink, appearing to be 'John Vandyk', written over a horizontal line.

Vandyk-Backyard Queensview Limited (trustee on behalf of Vandyk-Backyard Humberside Limited)

Covenantor(s) / Guarantor(s):

A handwritten signature in black ink, appearing to be 'John Vandyk', written over a horizontal line.

Vandyk Holdings Incorporated

A second handwritten signature in black ink, appearing to be 'John Vandyk', written over a horizontal line.

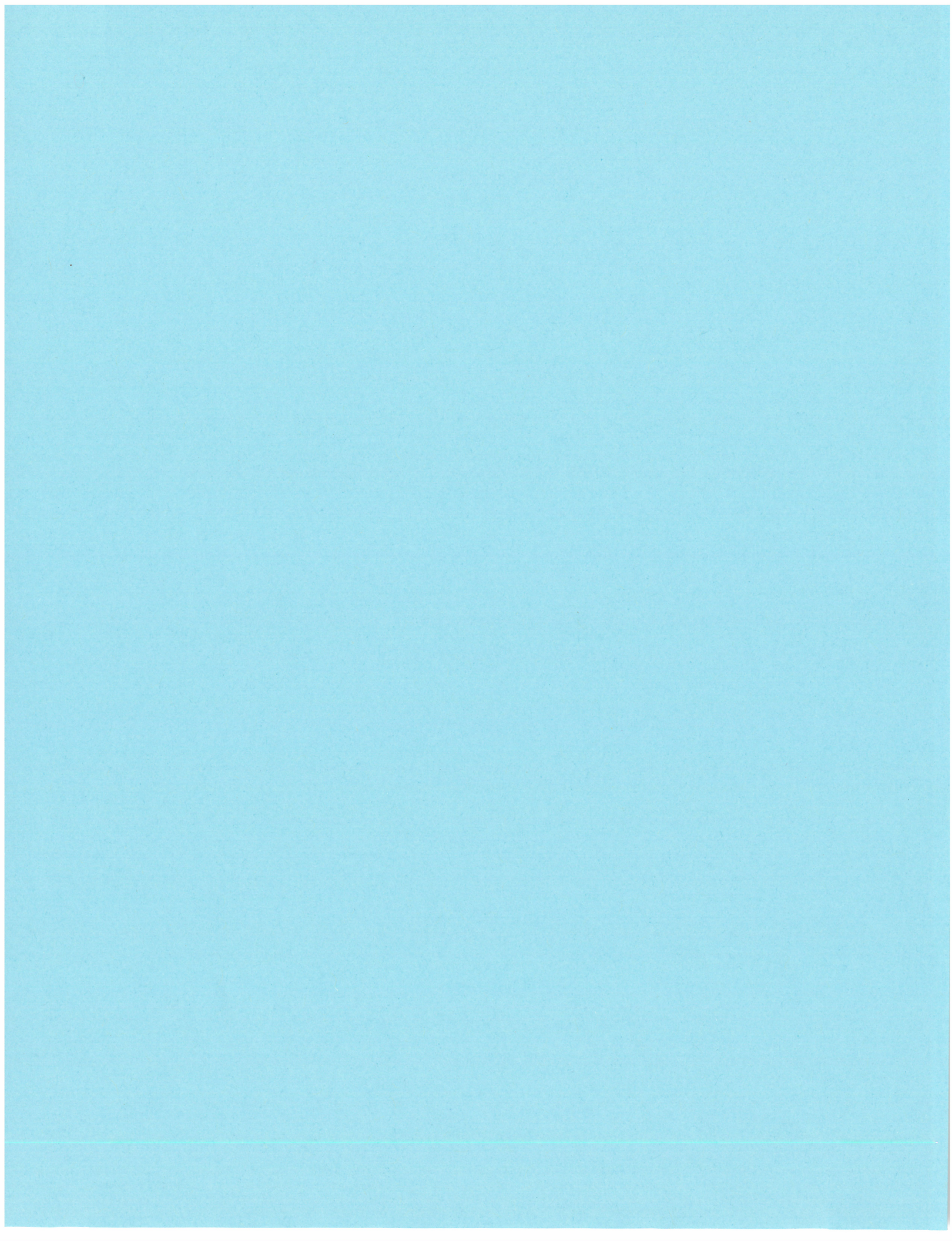
John Vandyk

Appendix A

804

Suite Number	Legal Level #	Legal Unit #	Model Type	Model Name	Bedroom Type	Baths	Size (sq.ft)	Outdoor Type	Outdoor Size	Exposure	Current Price	Psf	HST payable	Price net of HST	
202	2	2	1D	Meditate	1-D	1	589	Balcony	61	Exposure	\$ 599,000.00	\$1,016.98	(\$47,672.57)	\$551,327	Includes 1 Parking & Locker
205	2	5	1D	Meditate	1-D	1	589	Balcony	61	W	\$ 599,000.00	\$1,016.98	(\$47,672.57)	\$551,327	Includes 1 Parking & Locker
208	2	8	2F (BF)	Bliss	2-D	2	861	Balcony	115	W	\$ 849,000.00	\$985.06	(\$76,433.63)	\$772,566	Includes 1 Parking & Locker
211	2	11	1D	Meditate	1-D	1	589	Balcony	61	N	\$ 565,440.00	\$960.00	(\$43,811.68)	\$521,628	Includes 1 Parking & Locker
302	3	2	1D	Meditate	1-D	1	589	Balcony	61	E	\$ 599,000.00	\$1,016.98	(\$47,672.57)	\$551,327	Includes 1 Parking & Locker
311	3	11	1D	Meditate	1-D	1	589	Balcony	61	N	\$ 599,000.00	\$1,016.98	(\$47,672.57)	\$551,327	Includes 1 Parking & Locker
312	3	12	1E (BF)	Unwind	1-D	1	585	Balcony	58	N	\$ 599,000.00	\$1,023.93	(\$47,672.57)	\$551,327	Includes 1 Parking & Locker
513	5	13	2B	Drift	2	2	682	Balcony	60	N/E	\$ 654,720.00	\$960.00	(\$54,082.83)	\$600,637	Includes 1 Parking & Locker
604	6	4	3D	Serenity	3-D	2	1324	Balcony	44 & 55	W/S/E	\$1,199,000.00	\$905.59	(\$116,699.32)	\$1,082,301	Includes 1 Parking & Locker
614	6	14	2K	Scene	2-D	2	1059	Balcony	60 & 60	S/E	\$989,000.00	\$933.90	(\$92,539.82)	\$896,460	Includes 1 Parking & Locker
704	7	4	3D	Serenity	3-D	2	1324	Balcony	44 & 55	W/S/E	\$1,219,000.00	\$920.69	(\$139,000.00)	\$1,100,000	Includes 1 Parking & Locker
710	7	10	1F	Reflect	1-D	1	604	Balcony	64	N	\$ 579,840.00	\$960.00	(\$45,468.32)	\$534,372	Includes 1 Parking & Locker
712	7	12	1E (BF)	Unwind	1-D	1	585	Balcony	58	N	\$ 561,600.00	\$960.00	(\$43,369.91)	\$518,230	Includes 1 Parking & Locker
713	7	13	2B	Drift	2	2	682	Balcony	60	N/E	\$ 654,720.00	\$960.00	(\$54,082.83)	\$600,637	Includes 1 Parking & Locker
714	7	14	2K	Scene	2-D	2	1059	Balcony	60 & 60	S/E	\$999,000.00	\$943.34	(\$93,690.27)	\$905,310	Includes 1 Parking & Locker
803	8	3	3C	Spirit	3-D	2	1254	Terrace	T122 & B44	W/S/E	\$1,089,000.00	\$868.42	(\$104,044.25)	\$984,956	Includes 1 Parking & Locker
811	8	11	1G	Rise	1-D	1	635	Terrace	302	S/E	\$ 609,600.00	\$960.00	(\$48,892.04)	\$560,708	Includes 1 Parking & Locker
903	9	3	3C	Spirit	3-D	2	1254	Balcony	44 & 51	W/S/E	\$1,099,000.00	\$876.40	(\$105,194.69)	\$993,805	Includes 1 Parking & Locker
1002	10	2	2L	Elevate	2-D	2	1099	Balcony	122	E	\$1,049,000.00	\$954.50	(\$99,442.48)	\$949,558	Includes 1 Parking & Locker
1003	10	3	3C	Spirit	3-D	2	1254	Balcony	44 & 51	W/S/E	\$1,139,000.00	\$908.29	(\$109,796.40)	\$1,029,204	Includes 1 Parking & Locker
1004	10	4	3A	Summit	3-D	2	1031	Balcony	109	W	\$975,000.00	\$945.68	(\$80,929.20)	\$884,071	Includes 1 Parking & Locker
1005	10	5	2J	Dream	2-D	2	994	Balcony	109	W	\$959,000.00	\$964.79	(\$89,088.50)	\$869,912	Includes 1 Parking & Locker
1012	10	12	2E	Soar	2-D	2	828	Balcony	828	Balcony	\$839,000.00	1013.28502	(\$75,283.19)	\$763,717	Includes 1 Parking & Locker

Parking Allocation					Locker Allocation					
Suite #	Spot #	Level	Legal Unit #	Legal Level	Suite #	Locker Room #	Locker #	Level	Legal Unit #	Legal Level
202	E5	P5	5	E	202	P504	33	P5	33	E
205	E4	P5	4	E	205	P504	31	P5	31	E
208	D45	P4	45	D	208	P504	29	P5	29	E
211	D42	P4	42	D	211	P504	26	P5	26	E
302	D27	P4	27	D	302	P405	78	P4	78	D
311	D19	P4	19	D	311	P404	71	P4	71	D
312	B11	P2	11	B	312	P204	60	P2	60	B
513	C41	P3	41	C	513	P303	47	P3	47	C
604	B10	P2	10	B	604	P204	61	P2	61	B
614	B8	P2	8	B	614	P203	54	P2	54	B
704	B6	P2	6	B	704	P203	52	P2	52	B
710	C21	P3	21	C	710	P304	68	P3	68	C
712	C20	P3	20	C	712	P304	67	P3	67	C
713	B9	P2	9	B	713	P204	71	P2	71	B
714	B1	P2	1	B	714	P203	47	P2	47	B
803	B2	P2	2	B	803	P203	48	P2	48	B
811	C13	P3	13	C	811	P405	73	P4	73	D
903	B3	P2	3	B	903	P203	49	P2	49	B
1002	B4	P2	4	B	1002	P203	50	P2	50	B
1003	B5	P2	5	B	1003	P203	51	P2	51	B
1004	B12	P2	12	B	1004	P204	62	P2	62	B
1005	B13	P2	13	B	1005	P204	63	P2	63	B
1012	B37	P2	37	B	1012	P205	79	P2	79	B
empty	B16	P2	16	B	empty	P203	55	P2	55	B
empty	B17	P2	17	B	empty	P203	56	P2	56	B
empty	B18	P2	18	B	empty	P203	57	P2	57	B
empty	B19	P2	19	B	empty	P203	58	P2	58	B
empty	B20	P2	20	B	empty	P203	59	P2	59	B
empty	B21	P2	21	B	empty	P204	65	P2	65	B
empty	B22	P2	22	B	empty	P204	66	P2	66	B
empty	B26	P2	26	B	empty	P204	67	P2	67	B
empty	B27	P2	27	B	empty	P204	68	P2	68	B
empty	B28	P2	28	B	empty	P204	69	P2	69	B
empty	B29	P2	29	B	empty	P204	70	P2	70	B
empty	B30	P2	30	B						
empty	B31	P2	31	B						
empty	B34	P2	34	B						



August 16, 2023

Vandyk-Backyard Queensview Limited (trustee on behalf of Vandyk-Backyard Humberside Limited)

Re: Loan # 55216 – 25 Neighbourhood Lane, Toronto, ON

With reference to our commitment letter dated June 28, 2023, we hereby amend as follows:

DELETE

Security: First mortgage charge in the amount of \$13,500,000 against **23** unsold residential, **37** parking stalls, and **34** lockers located in a 10-storey condo building at 25 Neighbourhood Lane, Toronto, ON (as per Appendix A of Side Letter #1).

Pre-Funding Condition: Final Version of an Appraisal, confirming a minimum “as-is” subject property value of **\$19,779,920** for the security as represented above.

Loan Amount: \$13,500,000

Sources			Uses		
1st Mortgage	\$ 13,500,000	100%	Refinance (KingSett)	\$ 4,221,671	31%
			Equity Take Out	\$ 7,720,779	57%
			Interest Reserve	\$ 1,285,200	10%
			Financing Fees	\$ 272,350	2%
Total	\$ 13,500,000	100%	Total	\$ 13,500,000	100%

Sources & Uses:

Annual Interest Rate: Prime + 2.32% (floor rate of 9.27%)

Commitment Fee: \$137,350 (\$27,875 received)

AMENDED TO

Security: First mortgage charge in the amount of \$12,700,000 against **21** unsold residential, **35** parking stalls, and **32** lockers located in a 10-storey condo building at 25 Neighbourhood Lane, Toronto, ON (as per Appendix A of this Side Letter).

Pre-Funding Condition: Final Version of an Appraisal, confirming a minimum “as-is” subject property value of **\$18,563,600** for the security as represented above.

peoplesgroup.com

HEAD OFFICE
Suite 1400 - 888 Dunsmuir St.
Vancouver, BC V6C 3K4
Tel: 604-683-2881

PRAIRIE OFFICE
Suite 955 - 808-4th Ave. SW
Calgary, AB T2P 3E8
Tel: 403-237-8975

EASTERN OFFICE
Suite 1310 - 95 Wellington St. W
Toronto, ON M5J 2N7
Tel: 416-368-3266



Loan Amount: \$12,700,000

Sources			Uses		
1st Mortgage	\$ 12,700,000	100%	Refinance (KingSett)	\$ 4,221,671	33%
			Equity Take Out	\$ 6,991,269	55%
			Interest Reserve	\$ 1,210,310	10%
			Financing Fees	\$ 276,750	2%
Total	\$ 12,700,000	100%	Total	\$ 12,700,000	100%

Sources & Uses:

Annual Interest Rate: Prime + 2.33% (floor rate of 9.28%)

Commitment Fee: \$129,750 (\$27,875 received)

Please indicate your acceptance by signing below and returning a copy of this letter at your earliest convenience.

Sincerely,



Michael Gonzalez
Assistant Vice President, Commercial Banking-Eastern Canada
Peoples Trust Company, part of Peoples Group

ACCEPTED:

Borrower(s):



Vandyk-Backyard Queensview Limited (trustee on behalf of Vandyk-Backyard Humberside Limited)

Covenantor(s) / Guarantor(s):



Vandyk Holdings Incorporated



John Vandyk



Appendix A

Suite Number	Closing status	Legal Level #	Legal Unit #	Model Type	Model Name	Bedroom Typ	Baths	Site (sq.ft)	Outdoor Type	Outdoor Size	Exposure	Current Price	Psf	HST payable	Price net of HST	
202	Inventory	2	2	1D	Meditate	1+D	1	589	Balcony	61	Exposure	\$ 599,000.00	\$1,016.98	(\$47,672.57)	\$551,327	Includes 1 Parking & Locker
205	Inventory	2	5	1D	Meditate	1+D	1	589	Balcony	61	W	\$ 599,000.00	\$1,016.98	(\$47,672.57)	\$551,327	Includes 1 Parking & Locker
208	Inventory	2	8	2F (BF)	Bliss	2+D	2	861	Balcony	115	W	\$ 849,000.00	\$986.06	(\$76,433.63)	\$772,566	Includes 1 Parking & Locker
211	Inventory	2	11	1D	Meditate	1+D	1	589	Balcony	61	N	\$ 565,440.00	\$960.00	(\$43,811.68)	\$521,628	Includes 1 Parking & Locker
302	Inventory	3	2	1D	Meditate	1+D	1	589	Balcony	61	E	\$ 599,000.00	\$1,016.98	(\$47,672.57)	\$551,327	Includes 1 Parking & Locker
311	Inventory	3	11	1D	Meditate	1+D	1	589	Balcony	61	N	\$ 599,000.00	\$1,016.98	(\$47,672.57)	\$551,327	Includes 1 Parking & Locker
312	Inventory	3	12	1E (BF)	Unwind	1+D	1	585	Balcony	58	N	\$ 599,000.00	\$1,013.93	(\$47,672.57)	\$551,327	Includes 1 Parking & Locker
604	Inventory	6	4	3D	Serenity	3+D	2	1124	Balcony	44 & 55	W/S/E	\$ 1,199,000.00	\$905.59	(\$116,699.12)	\$1,082,301	Includes 1 Parking & Locker
614	Inventory	6	14	2K	Scene	2+D	2	1059	Balcony	60 & 60	S/E	\$ 989,000.00	\$933.90	(\$92,539.82)	\$896,460	Includes 1 Parking & Locker
704	Inventory	7	4	3D	Serenity	3+D	2	1124	Balcony	44 & 55	W/S/E	\$ 1,219,000.00	\$920.69	(\$119,000.00)	\$1,100,000	Includes 1 Parking & Locker
710	Inventory	7	10	1F	Reflect	1+D	1	604	Balcony	64	N	\$ 579,840.00	\$960.00	(\$45,468.32)	\$534,372	Includes 1 Parking & Locker
713	Inventory	7	13	2B	Drift	2	2	682	Balcony	60	N/E	\$ 654,720.00	\$960.00	(\$54,082.83)	\$600,637	Includes 1 Parking & Locker
714	Inventory	7	14	2K	Scene	2+D	2	1059	Balcony	60 & 60	S/E	\$ 999,000.00	\$943.34	(\$93,690.27)	\$905,310	Includes 1 Parking & Locker
803	Inventory	8	3	3C	Spirit	3+D	2	1134	Terrace	1122 & B44	W/S/E	\$ 1,089,000.00	\$868.42	(\$104,044.25)	\$984,956	Includes 1 Parking & Locker
811	Inventory	8	11	1E	Rise	1+D	1	605	Terrace	302	S/E	\$ 609,600.00	\$990.00	(\$48,892.04)	\$560,708	Includes 1 Parking & Locker
903	Inventory	9	3	3C	Spirit	3+D	2	1134	Balcony	44 & 51	W/S/E	\$ 1,099,000.00	\$876.40	(\$105,194.69)	\$993,805	Includes 1 Parking & Locker
1002	Inventory	10	2	2L	Elevate	2+D	2	1099	Balcony	122	E	\$ 1,049,000.00	\$854.50	(\$99,442.48)	\$949,558	Includes 1 Parking & Locker
1003	Inventory	10	3	3C	Spirit	3+D	2	1134	Balcony	44 & 51	W/S/E	\$ 1,139,000.00	\$908.29	(\$109,796.46)	\$1,029,204	Includes 1 Parking & Locker
1004	Inventory	10	4	3A	Summit	3+D	2	1031	Balcony	109	W	\$ 975,000.00	\$945.68	(\$90,829.20)	\$884,171	Includes 1 Parking & Locker
1005	Inventory	10	5	2J	Dream	2+D	2	994	Balcony	109	W	\$ 959,000.00	\$964.79	(\$89,088.50)	\$869,912	Includes 1 Parking & Locker
1012	Inventory	10	12	2E	Soar	2+D	2	828	Balcony	828	Balcony	\$ 839,000.00	1013.28502	(\$75,283.19)	\$763,717	Includes 1 Parking & Locker

Parking Allocation

Suite #	Spot #	Level	Legal Unit #	Legal Level
202	E5	P5	5	E
205	E4	P5	4	E
208	D45	P4	45	D
211	D42	P4	42	D
302	D27	P4	27	D
311	D19	P4	19	D
312	B11	P2	11	B
604	B10	P2	10	B
614	B8	P2	8	B
704	B6	P2	6	B
710	C21	P3	21	C
713	B9	P2	9	B
714	B1	P2	1	B
803	B2	P2	2	B
811	C13	P3	13	C
903	B3	P2	3	B
1002	B4	P2	4	B
1003	B5	P2	5	B
1004	B12	P2	12	B
1005	B13	P2	13	B
1012	B37	P2	37	B
empty	B16	P2	16	B
empty	B17	P2	17	B
empty	B18	P2	18	B
empty	B19	P2	19	B
empty	B20	P2	20	B
empty	B21	P2	21	B
empty	B22	P2	22	B
empty	B26	P2	26	B
empty	B27	P2	27	B
empty	B28	P2	28	B
empty	B29	P2	29	B
empty	B30	P2	30	B
empty	B31	P2	31	B
empty	B34	P2	34	B

Locker Allocation

Suite #	Locker Room #	Locker #	Level	Legal Unit #	Legal Level
202	P504	33	P5	33	E
205	P504	31	P5	31	E
208	P504	29	P5	29	E
211	P504	26	P5	26	E
302	P405	78	P4	78	D
311	P404	71	P4	71	D
312	P204	60	P2	60	B
604	P204	61	P2	61	B
614	P203	54	P2	54	B
704	P203	52	P2	52	B
710	P304	68	P3	68	C
713	P204	71	P2	71	B
714	P203	47	P2	47	B
803	P203	48	P2	48	B
811	P405	73	P4	73	D
903	P203	49	P2	49	B
1002	P203	50	P2	50	B
1003	P203	51	P2	51	B
1004	P204	62	P2	62	B
1005	P204	63	P2	63	B
1012	P205	79	P2	79	B
empty	P203	55	P2	55	B
empty	P203	56	P2	56	B
empty	P203	57	P2	57	B
empty	P203	58	P2	58	B
empty	P203	59	P2	59	B
empty	P204	65	P2	65	B
empty	P204	66	P2	66	B
empty	P204	67	P2	67	B
empty	P204	68	P2	68	B
empty	P204	69	P2	69	B
empty	P204	70	P2	70	B

F.

This is Exhibit "G" referred to in the Affidavit of Michael Lombard sworn by Michael Lombard of the City of Vancouver, in the Province of British Columbia, before me at the City of Vaughan, in the Province of Ontario, this 30th day of January, 2024 in accordance with *O. Reg. 431/20, Administering Oath or Declaration Remotely.*

Rudrakshi Chakrabarti

A Commissioner for taking affidavits

RUDRAKSHI CHAKRABARTI
(LSO #86868U)

BENEFICIAL OWNER AGREEMENT

THIS AGREEMENT made as of the day of August, 2023 8/21/2023

B Y:

VANDYK-BACKYARD QUEENSVIEW LIMITED
(the "**Nominee**")

OF THE FIRST PART;

- and -

VANDYK-BACKARD HUMBERSIDE LIMITED
(the "**Beneficial Owner**")

OF THE SECOND PART.

IN FAVOUR OF:

PEOPLES TRUST COMPANY
(the "**Lender**")

WHEREAS:

- (a) The Nominee is the registered owner of certain lands and premises and improvements known municipally as (the "**Property**"), and the Beneficial Owner is the sole beneficial owner of the Property;
- (b) Pursuant to an agreement made as of the 16th day of May, 2018 between the Nominee and the Beneficial Owner, the Nominee holds the Property and all of the assets and personal property related thereto and situate thereon either now or in the future (the "**Assets**"), and all proceeds of the Property and the Assets (the "**Proceeds**"), as nominee and agent for and on behalf of the Beneficial Owner;
- (c) Pursuant to a commitment letter (the "**Commitment**") issued by the Lender to or on behalf of the Nominee dated June 28, 2023, the Lender has agreed to provide a loan (the "**Loan**") to the Nominee as borrower on the terms and conditions more particularly set out therein; and,
- (d) The Beneficial Owner has agreed to authorize and direct the Nominee to execute and deliver the Commitment and all of the security contemplated by the Commitment including, without limitation, a first mortgage and charge of the Property in the sum of TWELVE MILLION AND SEVEN HUNDRED THOUSAND DOLLARS (\$12,700,000.00) (the "**Charge**") and to be bound by same.

NOW THEREFORE in consideration of the sum of TEN (\$10.00) DOLLARS paid by the Lender to each of the Nominee and the Beneficial Owner (the receipt and sufficiency of which are hereby acknowledged by each of them):

- 1. The recitals contained herein are true and form a part of this Agreement.
- 2. The Beneficial Owner confirms that it is the sole beneficial owner of the Property, the Proceeds and the Assets, and the Nominee confirms that it holds title to the Property, the Proceeds and Assets solely as nominee and agent for and on behalf of the Beneficial Owner.
- 3. The Beneficial Owner hereby authorizes and irrevocably directs the Nominee to execute and deliver the Charge and such other security, information and documentation as required by the Lender pursuant to the Commitment, and the Beneficial Owner acknowledges and confirms that such security including the Charge secures all obligations due and owing to the Lender pursuant to the Commitment (the Charge and all other security, information and documentation executed and delivered by the Nominee to the Lender as well as all additional security, information and documentation to be executed and delivered to the Lender pursuant to the Commitment are collectively referred to as the "**Security Documents**").

Beneficial Owner Agreement
Page 2

4. The Beneficial Owner hereby agrees to be bound, jointly and severally with the Nominee, as principal debtor and not as surety, by all of the terms and conditions of the Commitment and the Security Documents as if the Beneficial Owner had executed the Security Documents in the place and stead of the Nominee and all references in the Security Documents to the Nominee were to the Beneficial Owner. It is acknowledged and agreed by the Beneficial Owner and the Nominee that the Security Documents shall constitute a charge on both the legal and beneficial interest of the Nominee and the Beneficial Owner, respectively, in the subject matter thereof including, without limitation, the Property, the Proceeds and the Assets.
5. The Beneficial Owner hereby charges, assigns and creates a security interest in favour of the Lender as security for the indebtedness evidenced by the Charge, in all of its right, title and interest in and to the Property, the Proceeds, the Assets, all contracts, leases and other agreements pertaining to the Property, and the income derived therefrom, and all other assets, undertakings and interests charged by the Security Documents.
6. The Beneficial Owner hereby agrees and confirms that there are no charges, liens or encumbrances existing at the date hereof in respect of its beneficial interest in the Property, the Proceeds or the Assets, except those disclosed by the registered title documents and further covenants and agrees that it shall not grant any charge, lien or encumbrance upon its beneficial interest in the Property, the Proceeds and/or the Assets.
7. The Beneficial Owner hereby postpones and subordinates any and all rights, claims and security interests which the Beneficial Owner has or may have against the Property, the Proceeds and the Assets charged by the Security Documents or which may be charged from time to time in favour of the Lender.
8. As security for all amounts owing to the Lender by the Nominee, the Beneficial Owner hereby assigns and transfers to the Lender all present and future debts and liabilities of whatsoever nature or kind due or accruing due to the Beneficial Owner from the Nominee and all present and future choses-in-action and other claims of whatsoever nature or kind, which the Beneficial Owner may now or hereafter have against the Nominee (the foregoing being collectively referred to as the "**Assigned Debts**"). All moneys received by or on behalf of the Beneficial Owner on account of any of the Assigned Debts shall be received and held by the Beneficial Owner in trust for the Lender and forthwith remitted by the Beneficial Owner to the Lender. The Beneficial Owner acknowledges that this assignment to the Lender shall not impose upon the Lender any obligation to do anything to perfect, keep perfected, take advantage of, collect, enforce or realize upon the Assigned Debts or to ensure that the Assigned Debts do not decrease in value, become unenforceable or become statute barred by the operation of law relating to limitations of action or otherwise.
9. The Beneficial Owner hereby authorizes and directs the Nominee to execute such further or other documentation as may be required by the Lender from time to time in connection with the Security Documents, the Commitment, as amended from time to time, or any other agreement between the Nominee and the Lender from time to time, and the Beneficial Owner acknowledges that any such additional document executed by the Nominee shall be deemed to be authorized by the Beneficial Owner pursuant to this Agreement.
10. This Agreement shall enure to the benefit of and shall be binding on the parties hereto and their respective heirs, personal representatives, successors and assigns including any trustee in bankruptcy.
11. All of the sections, paragraphs, sentences, clauses and parts of this Agreement are distinct and severable, and if any of the same shall be held illegal or void, the validity or legality of the remainder of this Agreement shall not be affected.
12. All covenants, representations, warranties, undertakings, authorizations, agreements, assignments and charges made by the Nominee and the Beneficial Owner in this Agreement shall survive the execution and delivery of this Agreement and shall continue in full force and effect until the Loan is repaid in full and, notwithstanding the foregoing, any environmental warranty and indemnity and all other indemnities shall survive the execution and delivery of this Agreement and shall continue in full force and effect for the time periods provided therein. All representations, warranties and authorizations made by the Nominee and the Beneficial Owner herein shall be deemed to have been relied upon by the Lender.

Beneficial Owner Agreement
Page 3

13. This Agreement shall be governed by and construed in accordance with the laws of the Province of Ontario and the federal laws of Canada applicable therein and the parties hereto irrevocably attorn to the laws of the courts of this Province sitting at Toronto, Ontario.
14. This Agreement may be executed in counterparts and all counterparts so executed will constitute one Agreement binding on the parties effective on execution by all of them.

IN WITNESS WHEREOF the undersigned have executed this Agreement as of the date first above written.

VANDYK-BACKYARD QUEENSVIEW LIMITED

DocuSigned by:
Richard ma
Per: _____
Name: Richard Ma
Title: Authorized Signing Officer

I have authority to bind the corporation.

VANDYK-BACKARD HUMBERSIDE LIMITED

DocuSigned by:
Richard ma
Per: _____
Name: Richard Ma
Title: Authorized Signing Officer

I have authority to bind the corporation.

This is Exhibit "H" referred to in the Affidavit of Michael Lombard sworn by Michael Lombard of the City of Vancouver, in the Province of British Columbia, before me at the City of Vaughan, in the Province of Ontario, this 30th day of January, 2024 in accordance with *O. Reg. 431/20, Administering Oath or Declaration Remotely.*

Rudrakshi Chakrabarti

A Commissioner for taking affidavits

RUDRAKSHI CHAKRABARTI
(LSO #86868U)

January 23, 2024

Vandyk-Backyard Queensview Limited (trustee)

**RE: Vandyk-Backyard Queensview Limited (trustee on behalf of
25 Neighbourhood Lane Toronto, ON**

STATEMENT FOR DISCHARGE PURPOSES - Mortgage No. 55216
(Effective January 23, 2024 - interest currently paid to October 01, 2023)

Principal Balance as at October 01 2023	\$11,588,062.07
Interest Rate p+1.5 from October 01 2023 to January 23 2024	\$353,627.54
Tax Account (A Minus Balance is a Credit)	\$ 0.00
Late Payment Interest	\$2,535.04
Discharge Penalty	\$ 0.00
Statement Fee	\$ 0.00
Discharge Fee	\$ 0.00
Sundry Account (A Minus Balance is a Credit)	\$55,977.24

Total Amount	\$12,000,201.89
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Per Diem from January 23, 2024 \$3,040.21

The loan balance outstanding as at January 23, 2024 will be \$12,000,201.89.

THE AMOUNTS IN THIS STATEMENT ARE CALCULATED ON THE BASIS THAT ALL PAYMENTS UP TO AND INCLUDING THE ACTUAL PAYOUT ARE MADE AND HONOURED. If any such payments are not made or honoured, then the amounts in this statement will no longer be valid and will be replaced without notice by amounts reflecting such non-payment. WE WILL NOT BE OBLIGED TO PROVIDE A DISCHARGE OF OUR MORTGAGE, NOTWITHSTANDING ANY TERMS OR CONDITIONS ACCOMPANYING PAYOUT, UNLESS AND UNTIL ANY SUCH PAYMENTS ARE MADE OR HONOURED, so the obligation to ensure that all such payments are made and honoured is on the party relying on this statement and making payment to us in accordance with it.

All taxes and other charges paid by us from the time of preparation to the closing date and not indicated on this statement are the responsibility of the Mortgagee.

Funds received after 12:00 P.M. of the proposed discharge date will be subject to an additional daily interest charge of \$3,040.21 until paid. If the proposed discharge date is on Friday, funds received after 12:00 P.M. will be subject to additional interest until the next business day. If this is a floating rate mortgage, the daily interest charge is subject to change in the Prime Lending Rate of the Bank of Montreal.

Payment must be in the form of a wire or direct deposit as per our wire instructions. Please include the appropriate form of Discharge Documentation (including PPSA Security if applicable) for execution by Peoples Trust Company.

This statement may not be used past the end of the month in which it was issued.

If this loan is in an MBS Pool, the Discharge Statement may be subject to CMHC approval. If approved, a final Discharge penalty calculation must be requested no more than 5 business days prior to payout. If this is a final penalty calculation, the penalty is valid only for the effective date on this statement.

Brian Jahoor
Credit And Default Manager

E.& O.E.

This is Exhibit "I" referred to in the Affidavit of Michael Lombard sworn by Michael Lombard of the City of Vancouver, in the Province of British Columbia, before me at the City of Vaughan, in the Province of Ontario, this 30th day of January, 2024 in accordance with *O. Reg. 431/20, Administering Oath or Declaration Remotely.*

Rudrakshi Chakrabarti

A Commissioner for taking affidavits

RUDRAKSHI CHAKRABARTI
(LSO #86868U)

Properties

<i>PIN</i>	76983 - 0011	LT	<i>Interest/Estate</i>	Fee Simple
<i>Description</i>	UNIT 2, LEVEL 2, TORONTO STANDARD CONDOMINIUM PLAN NO. 2983 AND ITS APPURTENANT INTEREST; CITY OF TORONTO			
<i>Address</i>	202 SUITE 25 NEIGHBOURHOOD LANE TORONTO			
<i>PIN</i>	76983 - 0014	LT	<i>Interest/Estate</i>	Fee Simple
<i>Description</i>	UNIT 5, LEVEL 2, TORONTO STANDARD CONDOMINIUM PLAN NO. 2983 AND ITS APPURTENANT INTEREST; CITY OF TORONTO			
<i>Address</i>	205 SUITE 25 NEIGHBOURHOOD LANE TORONTO			
<i>PIN</i>	76983 - 0017	LT	<i>Interest/Estate</i>	Fee Simple
<i>Description</i>	UNIT 8, LEVEL 2, TORONTO STANDARD CONDOMINIUM PLAN NO. 2983 AND ITS APPURTENANT INTEREST; CITY OF TORONTO			
<i>Address</i>	208 SUITE 25 NEIGHBOURHOOD LANE TORONTO			
<i>PIN</i>	76983 - 0035	LT	<i>Interest/Estate</i>	Fee Simple
<i>Description</i>	UNIT 11, LEVEL 3, TORONTO STANDARD CONDOMINIUM PLAN NO. 2983 AND ITS APPURTENANT INTEREST; CITY OF TORONTO			
<i>Address</i>	311 SUITE 25 NEIGHBOURHOOD LANE TORONTO			
<i>PIN</i>	76983 - 0036	LT	<i>Interest/Estate</i>	Fee Simple
<i>Description</i>	UNIT 12, LEVEL 3, TORONTO STANDARD CONDOMINIUM PLAN NO. 2983 AND ITS APPURTENANT INTEREST; CITY OF TORONTO			
<i>Address</i>	312 SUITE 25 NEIGHBOURHOOD LANE TORONTO			
<i>PIN</i>	76983 - 0073	LT	<i>Interest/Estate</i>	Fee Simple
<i>Description</i>	UNIT 4, LEVEL 6, TORONTO STANDARD CONDOMINIUM PLAN NO. 2983 AND ITS APPURTENANT INTEREST; CITY OF TORONTO			
<i>Address</i>	604 SUITE 25 NEIGHBOURHOOD LANE TORONTO			
<i>PIN</i>	76983 - 0083	LT	<i>Interest/Estate</i>	Fee Simple
<i>Description</i>	UNIT 14, LEVEL 6, TORONTO STANDARD CONDOMINIUM PLAN NO. 2983 AND ITS APPURTENANT INTEREST; CITY OF TORONTO			
<i>Address</i>	614 SUITE 25 NEIGHBOURHOOD LANE TORONTO			
<i>PIN</i>	76983 - 0088	LT	<i>Interest/Estate</i>	Fee Simple
<i>Description</i>	UNIT 4, LEVEL 7, TORONTO STANDARD CONDOMINIUM PLAN NO. 2983 AND ITS APPURTENANT INTEREST; CITY OF TORONTO			
<i>Address</i>	704 SUITE 25 NEIGHBOURHOOD LANE TORONTO			
<i>PIN</i>	76983 - 0098	LT	<i>Interest/Estate</i>	Fee Simple
<i>Description</i>	UNIT 14, LEVEL 7, TORONTO STANDARD CONDOMINIUM PLAN NO. 2983 AND ITS APPURTENANT INTEREST; CITY OF TORONTO			
<i>Address</i>	714 SUITE 25 NEIGHBOURHOOD LANE TORONTO			
<i>PIN</i>	76983 - 0102	LT	<i>Interest/Estate</i>	Fee Simple
<i>Description</i>	UNIT 3, LEVEL 8, TORONTO STANDARD CONDOMINIUM PLAN NO. 2983 AND ITS APPURTENANT INTEREST; CITY OF TORONTO			
<i>Address</i>	803 SUITE 25 NEIGHBOURHOOD LANE TORONTO			
<i>PIN</i>	76983 - 0114	LT	<i>Interest/Estate</i>	Fee Simple
<i>Description</i>	UNIT 3, LEVEL 9, TORONTO STANDARD CONDOMINIUM PLAN NO. 2983 AND ITS APPURTENANT INTEREST; CITY OF TORONTO			
<i>Address</i>	903 SUITE 25 NEIGHBOURHOOD LANE TORONTO			

Properties

<i>PIN</i>	76983 - 0125	LT	<i>Interest/Estate</i>	Fee Simple
<i>Description</i>	UNIT 2, LEVEL 10, TORONTO STANDARD CONDOMINIUM PLAN NO. 2983 AND ITS APPURTENANT INTEREST; CITY OF TORONTO			
<i>Address</i>	1002 SUITE 25 NEIGHBOURHOOD LANE TORONTO			
<i>PIN</i>	76983 - 0126	LT	<i>Interest/Estate</i>	Fee Simple
<i>Description</i>	UNIT 3, LEVEL 10, TORONTO STANDARD CONDOMINIUM PLAN NO. 2983 AND ITS APPURTENANT INTEREST; CITY OF TORONTO			
<i>Address</i>	1003 SUITE 25 NEIGHBOURHOOD LANE TORONTO			
<i>PIN</i>	76983 - 0127	LT	<i>Interest/Estate</i>	Fee Simple
<i>Description</i>	UNIT 4, LEVEL 10, TORONTO STANDARD CONDOMINIUM PLAN NO. 2983 AND ITS APPURTENANT INTEREST; CITY OF TORONTO			
<i>Address</i>	1004 SUITE 25 NEIGHBOURHOOD LANE TORONTO			
<i>PIN</i>	76983 - 0128	LT	<i>Interest/Estate</i>	Fee Simple
<i>Description</i>	UNIT 5, LEVEL 10, TORONTO STANDARD CONDOMINIUM PLAN NO. 2983 AND ITS APPURTENANT INTEREST; CITY OF TORONTO			
<i>Address</i>	1005 SUITE 25 NEIGHBOURHOOD LANE TORONTO			
<i>PIN</i>	76983 - 0135	LT	<i>Interest/Estate</i>	Fee Simple
<i>Description</i>	UNIT 12, LEVEL 10, TORONTO STANDARD CONDOMINIUM PLAN NO. 2983 AND ITS APPURTENANT INTEREST; CITY OF TORONTO			
<i>Address</i>	1012 SUITE 25 NEIGHBOURHOOD LANE TORONTO			
<i>PIN</i>	76983 - 0020	LT	<i>Interest/Estate</i>	Fee Simple
<i>Description</i>	UNIT 11, LEVEL 2, TORONTO STANDARD CONDOMINIUM PLAN NO. 2983 AND ITS APPURTENANT INTEREST; CITY OF TORONTO			
<i>Address</i>	211 SUITE 25 NEIGHBOURHOOD LANE TORONTO			
<i>PIN</i>	76983 - 0094	LT	<i>Interest/Estate</i>	Fee Simple
<i>Description</i>	UNIT 10, LEVEL 7, TORONTO STANDARD CONDOMINIUM PLAN NO. 2983 AND ITS APPURTENANT INTEREST; CITY OF TORONTO			
<i>Address</i>	710 SUITE 25 NEIGHBOURHOOD LANE TORONTO			
<i>PIN</i>	76983 - 0097	LT	<i>Interest/Estate</i>	Fee Simple
<i>Description</i>	UNIT 13, LEVEL 7, TORONTO STANDARD CONDOMINIUM PLAN NO. 2983 AND ITS APPURTENANT INTEREST; CITY OF TORONTO			
<i>Address</i>	713 SUITE 25 NEIGHBOURHOOD LANE TORONTO			
<i>PIN</i>	76983 - 0110	LT	<i>Interest/Estate</i>	Fee Simple
<i>Description</i>	UNIT 11, LEVEL 8, TORONTO STANDARD CONDOMINIUM PLAN NO. 2983 AND ITS APPURTENANT INTEREST; CITY OF TORONTO			
<i>Address</i>	811 SUITE 25 NEIGHBOURHOOD LANE TORONTO			
<i>PIN</i>	76983 - 0400	LT	<i>Interest/Estate</i>	Fee Simple
<i>Description</i>	UNIT 5, LEVEL E, TORONTO STANDARD CONDOMINIUM PLAN NO. 2983 AND ITS APPURTENANT INTEREST; CITY OF TORONTO			
<i>Address</i>	TORONTO			
<i>PIN</i>	76983 - 0399	LT	<i>Interest/Estate</i>	Fee Simple
<i>Description</i>	UNIT 4, LEVEL E, TORONTO STANDARD CONDOMINIUM PLAN NO. 2983 AND ITS APPURTENANT INTEREST; CITY OF TORONTO			
<i>Address</i>	TORONTO			
<i>PIN</i>	76983 - 0354	LT	<i>Interest/Estate</i>	Fee Simple
<i>Description</i>	UNIT 45, LEVEL D, TORONTO STANDARD CONDOMINIUM PLAN NO. 2983 AND ITS			

Properties

	APPURTENANT INTEREST; CITY OF TORONTO		
Address	TORONTO		
PIN	76983 - 0351	LT	Interest/Estate Fee Simple
Description	UNIT 42, LEVEL D, TORONTO STANDARD CONDOMINIUM PLAN NO. 2983 AND ITS APPURTENANT INTEREST; CITY OF TORONTO		
Address	TORONTO		
PIN	76983 - 0336	LT	Interest/Estate Fee Simple
Description	UNIT 27, LEVEL D, TORONTO STANDARD CONDOMINIUM PLAN NO. 2983 AND ITS APPURTENANT INTEREST; CITY OF TORONTO		
Address	TORONTO		
PIN	76983 - 0328	LT	Interest/Estate Fee Simple
Description	UNIT 19, LEVEL D, TORONTO STANDARD CONDOMINIUM PLAN NO. 2983 AND ITS APPURTENANT INTEREST; CITY OF TORONTO		
Address	TORONTO		
PIN	76983 - 0146	LT	Interest/Estate Fee Simple
Description	UNIT 11, LEVEL B, TORONTO STANDARD CONDOMINIUM PLAN NO. 2983 AND ITS APPURTENANT INTEREST; CITY OF TORONTO		
Address	TORONTO		
PIN	76983 - 0172	LT	Interest/Estate Fee Simple
Description	UNIT 37, LEVEL B, TORONTO STANDARD CONDOMINIUM PLAN NO. 2983 AND ITS APPURTENANT INTEREST; CITY OF TORONTO		
Address	TORONTO		
PIN	76983 - 0145	LT	Interest/Estate Fee Simple
Description	UNIT 10, LEVEL B, TORONTO STANDARD CONDOMINIUM PLAN NO. 2983 AND ITS APPURTENANT INTEREST; CITY OF TORONTO		
Address	TORONTO		
PIN	76983 - 0143	LT	Interest/Estate Fee Simple
Description	UNIT 8, LEVEL B, TORONTO STANDARD CONDOMINIUM PLAN NO. 2983 AND ITS APPURTENANT INTEREST; CITY OF TORONTO		
Address	TORONTO		
PIN	76983 - 0141	LT	Interest/Estate Fee Simple
Description	UNIT 6, LEVEL B, TORONTO STANDARD CONDOMINIUM PLAN NO. 2983 AND ITS APPURTENANT INTEREST; CITY OF TORONTO		
Address	TORONTO		
PIN	76983 - 0243	LT	Interest/Estate Fee Simple
Description	UNIT 21, LEVEL C, TORONTO STANDARD CONDOMINIUM PLAN NO. 2983 AND ITS APPURTENANT INTEREST; CITY OF TORONTO		
Address	TORONTO		
PIN	76983 - 0144	LT	Interest/Estate Fee Simple
Description	UNIT 9, LEVEL B, TORONTO STANDARD CONDOMINIUM PLAN NO. 2983 AND ITS APPURTENANT INTEREST; CITY OF TORONTO		
Address	TORONTO		
PIN	76983 - 0136	LT	Interest/Estate Fee Simple
Description	UNIT 1, LEVEL B, TORONTO STANDARD CONDOMINIUM PLAN NO. 2983 AND ITS APPURTENANT INTEREST; CITY OF TORONTO		
Address	TORONTO		
PIN	76983 - 0137	LT	Interest/Estate Fee Simple
Description	UNIT 2, LEVEL B, TORONTO STANDARD CONDOMINIUM PLAN NO. 2983 AND ITS APPURTENANT INTEREST; CITY OF TORONTO		
Address	TORONTO		
PIN	76983 - 0235	LT	Interest/Estate Fee Simple
Description	UNIT 13, LEVEL C, TORONTO STANDARD CONDOMINIUM PLAN NO. 2983 AND ITS APPURTENANT INTEREST; CITY OF TORONTO		
Address	TORONTO		
PIN	76983 - 0138	LT	Interest/Estate Fee Simple
Description	UNIT 3, LEVEL B, TORONTO STANDARD CONDOMINIUM PLAN NO. 2983 AND ITS APPURTENANT INTEREST; CITY OF TORONTO		
Address	TORONTO		
PIN	76983 - 0139	LT	Interest/Estate Fee Simple

Properties

<i>Description</i>	UNIT 4, LEVEL B, TORONTO STANDARD CONDOMINIUM PLAN NO. 2983 AND ITS APPURTENANT INTEREST; CITY OF TORONTO		
<i>Address</i>	TORONTO		
<i>PIN</i>	76983 - 0140	LT	<i>Interest/Estate</i> Fee Simple
<i>Description</i>	UNIT 5, LEVEL B, TORONTO STANDARD CONDOMINIUM PLAN NO. 2983 AND ITS APPURTENANT INTEREST; CITY OF TORONTO		
<i>Address</i>	TORONTO		
<i>PIN</i>	76983 - 0147	LT	<i>Interest/Estate</i> Fee Simple
<i>Description</i>	UNIT 12, LEVEL B, TORONTO STANDARD CONDOMINIUM PLAN NO. 2983 AND ITS APPURTENANT INTEREST; CITY OF TORONTO		
<i>Address</i>	TORONTO		
<i>PIN</i>	76983 - 0148	LT	<i>Interest/Estate</i> Fee Simple
<i>Description</i>	UNIT 13, LEVEL B, TORONTO STANDARD CONDOMINIUM PLAN NO. 2983 AND ITS APPURTENANT INTEREST; CITY OF TORONTO		
<i>Address</i>	TORONTO		
<i>PIN</i>	76983 - 0151	LT	<i>Interest/Estate</i> Fee Simple
<i>Description</i>	UNIT 16, LEVEL B, TORONTO STANDARD CONDOMINIUM PLAN NO. 2983 AND ITS APPURTENANT INTEREST; CITY OF TORONTO		
<i>Address</i>	TORONTO		
<i>PIN</i>	76983 - 0152	LT	<i>Interest/Estate</i> Fee Simple
<i>Description</i>	UNIT 17, LEVEL B, TORONTO STANDARD CONDOMINIUM PLAN NO. 2983 AND ITS APPURTENANT INTEREST; CITY OF TORONTO		
<i>Address</i>	TORONTO		
<i>PIN</i>	76983 - 0153	LT	<i>Interest/Estate</i> Fee Simple
<i>Description</i>	UNIT 18, LEVEL B, TORONTO STANDARD CONDOMINIUM PLAN NO. 2983 AND ITS APPURTENANT INTEREST; CITY OF TORONTO		
<i>Address</i>	TORONTO		
<i>PIN</i>	76983 - 0154	LT	<i>Interest/Estate</i> Fee Simple
<i>Description</i>	UNIT 19, LEVEL B, TORONTO STANDARD CONDOMINIUM PLAN NO. 2983 AND ITS APPURTENANT INTEREST; CITY OF TORONTO		
<i>Address</i>	TORONTO		
<i>PIN</i>	76983 - 0155	LT	<i>Interest/Estate</i> Fee Simple
<i>Description</i>	UNIT 20, LEVEL B, TORONTO STANDARD CONDOMINIUM PLAN NO. 2983 AND ITS APPURTENANT INTEREST; CITY OF TORONTO		
<i>Address</i>	TORONTO		
<i>PIN</i>	76983 - 0156	LT	<i>Interest/Estate</i> Fee Simple
<i>Description</i>	UNIT 21, LEVEL B, TORONTO STANDARD CONDOMINIUM PLAN NO. 2983 AND ITS APPURTENANT INTEREST; CITY OF TORONTO		
<i>Address</i>	TORONTO		
<i>PIN</i>	76983 - 0157	LT	<i>Interest/Estate</i> Fee Simple
<i>Description</i>	UNIT 22, LEVEL B, TORONTO STANDARD CONDOMINIUM PLAN NO. 2983 AND ITS APPURTENANT INTEREST; CITY OF TORONTO		
<i>Address</i>	TORONTO		
<i>PIN</i>	76983 - 0161	LT	<i>Interest/Estate</i> Fee Simple
<i>Description</i>	UNIT 26, LEVEL B, TORONTO STANDARD CONDOMINIUM PLAN NO. 2983 AND ITS APPURTENANT INTEREST; CITY OF TORONTO		
<i>Address</i>	TORONTO		
<i>PIN</i>	76983 - 0162	LT	<i>Interest/Estate</i> Fee Simple
<i>Description</i>	UNIT 27, LEVEL B, TORONTO STANDARD CONDOMINIUM PLAN NO. 2983 AND ITS APPURTENANT INTEREST; CITY OF TORONTO		
<i>Address</i>	TORONTO		
<i>PIN</i>	76983 - 0163	LT	<i>Interest/Estate</i> Fee Simple
<i>Description</i>	UNIT 28, LEVEL B, TORONTO STANDARD CONDOMINIUM PLAN NO. 2983 AND ITS APPURTENANT INTEREST; CITY OF TORONTO		
<i>Address</i>	TORONTO		
<i>PIN</i>	76983 - 0164	LT	<i>Interest/Estate</i> Fee Simple
<i>Description</i>	UNIT 29, LEVEL B, TORONTO STANDARD CONDOMINIUM PLAN NO. 2983 AND ITS APPURTENANT INTEREST; CITY OF TORONTO		
<i>Address</i>	TORONTO		
<i>PIN</i>	76983 - 0165	LT	<i>Interest/Estate</i> Fee Simple

Properties

<i>Description</i>	UNIT 30, LEVEL B, TORONTO STANDARD CONDOMINIUM PLAN NO. 2983 AND ITS APPURTENANT INTEREST; CITY OF TORONTO		
<i>Address</i>	TORONTO		
<i>PIN</i>	76983 - 0166	LT	<i>Interest/Estate</i> Fee Simple
<i>Description</i>	UNIT 31, LEVEL B, TORONTO STANDARD CONDOMINIUM PLAN NO. 2983 AND ITS APPURTENANT INTEREST; CITY OF TORONTO		
<i>Address</i>	TORONTO		
<i>PIN</i>	76983 - 0169	LT	<i>Interest/Estate</i> Fee Simple
<i>Description</i>	UNIT 34, LEVEL B, TORONTO STANDARD CONDOMINIUM PLAN NO. 2983 AND ITS APPURTENANT INTEREST; CITY OF TORONTO		
<i>Address</i>	TORONTO		
<i>PIN</i>	76983 - 0428	LT	<i>Interest/Estate</i> Fee Simple
<i>Description</i>	UNIT 33, LEVEL E, TORONTO STANDARD CONDOMINIUM PLAN NO. 2983 AND ITS APPURTENANT INTEREST; CITY OF TORONTO		
<i>Address</i>	TORONTO		
<i>PIN</i>	76983 - 0426	LT	<i>Interest/Estate</i> Fee Simple
<i>Description</i>	UNIT 31, LEVEL E, TORONTO STANDARD CONDOMINIUM PLAN NO. 2983 AND ITS APPURTENANT INTEREST; CITY OF TORONTO		
<i>Address</i>	TORONTO		
<i>PIN</i>	76983 - 0424	LT	<i>Interest/Estate</i> Fee Simple
<i>Description</i>	UNIT 29, LEVEL E, TORONTO STANDARD CONDOMINIUM PLAN NO. 2983 AND ITS APPURTENANT INTEREST; CITY OF TORONTO		
<i>Address</i>	TORONTO		
<i>PIN</i>	76983 - 0421	LT	<i>Interest/Estate</i> Fee Simple
<i>Description</i>	UNIT 26, LEVEL E, TORONTO STANDARD CONDOMINIUM PLAN NO. 2983 AND ITS APPURTENANT INTEREST; CITY OF TORONTO		
<i>Address</i>	TORONTO		
<i>PIN</i>	76983 - 0387	LT	<i>Interest/Estate</i> Fee Simple
<i>Description</i>	UNIT 78, LEVEL D, TORONTO STANDARD CONDOMINIUM PLAN NO. 2983 AND ITS APPURTENANT INTEREST; CITY OF TORONTO		
<i>Address</i>	TORONTO		
<i>PIN</i>	76983 - 0380	LT	<i>Interest/Estate</i> Fee Simple
<i>Description</i>	UNIT 71, LEVEL D, TORONTO STANDARD CONDOMINIUM PLAN NO. 2983 AND ITS APPURTENANT INTEREST; CITY OF TORONTO		
<i>Address</i>	TORONTO		
<i>PIN</i>	76983 - 0195	LT	<i>Interest/Estate</i> Fee Simple
<i>Description</i>	UNIT 60, LEVEL B, TORONTO STANDARD CONDOMINIUM PLAN NO. 2983 AND ITS APPURTENANT INTEREST; CITY OF TORONTO		
<i>Address</i>	TORONTO		
<i>PIN</i>	76983 - 0196	LT	<i>Interest/Estate</i> Fee Simple
<i>Description</i>	UNIT 61, LEVEL B, TORONTO STANDARD CONDOMINIUM PLAN NO. 2983 AND ITS APPURTENANT INTEREST; CITY OF TORONTO		
<i>Address</i>	TORONTO		
<i>PIN</i>	76983 - 0187	LT	<i>Interest/Estate</i> Fee Simple
<i>Description</i>	UNIT 52, LEVEL B, TORONTO STANDARD CONDOMINIUM PLAN NO. 2983 AND ITS APPURTENANT INTEREST; CITY OF TORONTO		
<i>Address</i>	TORONTO		
<i>PIN</i>	76983 - 0189	LT	<i>Interest/Estate</i> Fee Simple
<i>Description</i>	UNIT 54, LEVEL B, TORONTO STANDARD CONDOMINIUM PLAN NO. 2983 AND ITS APPURTENANT INTEREST; CITY OF TORONTO		
<i>Address</i>	TORONTO		
<i>PIN</i>	76983 - 0290	LT	<i>Interest/Estate</i> Fee Simple
<i>Description</i>	UNIT 68, LEVEL C, TORONTO STANDARD CONDOMINIUM PLAN NO. 2983 AND ITS APPURTENANT INTEREST; CITY OF TORONTO		
<i>Address</i>	TORONTO		
<i>PIN</i>	76983 - 0206	LT	<i>Interest/Estate</i> Fee Simple
<i>Description</i>	UNIT 71, LEVEL B, TORONTO STANDARD CONDOMINIUM PLAN NO. 2983 AND ITS APPURTENANT INTEREST; CITY OF TORONTO		
<i>Address</i>	TORONTO		
<i>PIN</i>	76983 - 0182	LT	<i>Interest/Estate</i> Fee Simple

Properties

<i>Description</i>	UNIT 47, LEVEL B, TORONTO STANDARD CONDOMINIUM PLAN NO. 2983 AND ITS APPURTENANT INTEREST; CITY OF TORONTO		
<i>Address</i>	TORONTO		
<i>PIN</i>	76983 - 0183	LT	<i>Interest/Estate</i> Fee Simple
<i>Description</i>	UNIT 48, LEVEL B, TORONTO STANDARD CONDOMINIUM PLAN NO. 2983 AND ITS APPURTENANT INTEREST; CITY OF TORONTO		
<i>Address</i>	TORONTO		
<i>PIN</i>	76983 - 0382	LT	<i>Interest/Estate</i> Fee Simple
<i>Description</i>	UNIT 73, LEVEL D, TORONTO STANDARD CONDOMINIUM PLAN NO. 2983 AND ITS APPURTENANT INTEREST; CITY OF TORONTO		
<i>Address</i>	TORONTO		
<i>PIN</i>	76983 - 0184	LT	<i>Interest/Estate</i> Fee Simple
<i>Description</i>	UNIT 49, LEVEL B, TORONTO STANDARD CONDOMINIUM PLAN NO. 2983 AND ITS APPURTENANT INTEREST; CITY OF TORONTO		
<i>Address</i>	TORONTO		
<i>PIN</i>	76983 - 0185	LT	<i>Interest/Estate</i> Fee Simple
<i>Description</i>	UNIT 50, LEVEL B, TORONTO STANDARD CONDOMINIUM PLAN NO. 2983 AND ITS APPURTENANT INTEREST; CITY OF TORONTO		
<i>Address</i>	TORONTO		
<i>PIN</i>	76983 - 0186	LT	<i>Interest/Estate</i> Fee Simple
<i>Description</i>	UNIT 51, LEVEL B, TORONTO STANDARD CONDOMINIUM PLAN NO. 2983 AND ITS APPURTENANT INTEREST; CITY OF TORONTO		
<i>Address</i>	TORONTO		
<i>PIN</i>	76983 - 0197	LT	<i>Interest/Estate</i> Fee Simple
<i>Description</i>	UNIT 62, LEVEL B, TORONTO STANDARD CONDOMINIUM PLAN NO. 2983 AND ITS APPURTENANT INTEREST; CITY OF TORONTO		
<i>Address</i>	TORONTO		
<i>PIN</i>	76983 - 0198	LT	<i>Interest/Estate</i> Fee Simple
<i>Description</i>	UNIT 63, LEVEL B, TORONTO STANDARD CONDOMINIUM PLAN NO. 2983 AND ITS APPURTENANT INTEREST; CITY OF TORONTO		
<i>Address</i>	TORONTO		
<i>PIN</i>	76983 - 0214	LT	<i>Interest/Estate</i> Fee Simple
<i>Description</i>	UNIT 79, LEVEL B, TORONTO STANDARD CONDOMINIUM PLAN NO. 2983 AND ITS APPURTENANT INTEREST; CITY OF TORONTO		
<i>Address</i>	TORONTO		
<i>PIN</i>	76983 - 0190	LT	<i>Interest/Estate</i> Fee Simple
<i>Description</i>	UNIT 55, LEVEL B, TORONTO STANDARD CONDOMINIUM PLAN NO. 2983 AND ITS APPURTENANT INTEREST; CITY OF TORONTO		
<i>Address</i>	TORONTO		
<i>PIN</i>	76983 - 0191	LT	<i>Interest/Estate</i> Fee Simple
<i>Description</i>	UNIT 56, LEVEL B, TORONTO STANDARD CONDOMINIUM PLAN NO. 2983 AND ITS APPURTENANT INTEREST; CITY OF TORONTO		
<i>Address</i>	TORONTO		
<i>PIN</i>	76983 - 0192	LT	<i>Interest/Estate</i> Fee Simple
<i>Description</i>	UNIT 57, LEVEL B, TORONTO STANDARD CONDOMINIUM PLAN NO. 2983 AND ITS APPURTENANT INTEREST; CITY OF TORONTO		
<i>Address</i>	TORONTO		
<i>PIN</i>	76983 - 0193	LT	<i>Interest/Estate</i> Fee Simple
<i>Description</i>	UNIT 58, LEVEL B, TORONTO STANDARD CONDOMINIUM PLAN NO. 2983 AND ITS APPURTENANT INTEREST; CITY OF TORONTO		
<i>Address</i>	TORONTO		
<i>PIN</i>	76983 - 0194	LT	<i>Interest/Estate</i> Fee Simple
<i>Description</i>	UNIT 59, LEVEL B, TORONTO STANDARD CONDOMINIUM PLAN NO. 2983 AND ITS APPURTENANT INTEREST; CITY OF TORONTO		
<i>Address</i>	TORONTO		
<i>PIN</i>	76983 - 0200	LT	<i>Interest/Estate</i> Fee Simple
<i>Description</i>	UNIT 65, LEVEL B, TORONTO STANDARD CONDOMINIUM PLAN NO. 2983 AND ITS APPURTENANT INTEREST; CITY OF TORONTO		
<i>Address</i>	TORONTO		
<i>PIN</i>	76983 - 0201	LT	<i>Interest/Estate</i> Fee Simple

Properties

Description UNIT 66, LEVEL B, TORONTO STANDARD CONDOMINIUM PLAN NO. 2983 AND ITS APPURTENANT INTEREST; CITY OF TORONTO

Address TORONTO

PIN 76983 - 0202 LT *Interest/Estate* Fee Simple

Description UNIT 67, LEVEL B, TORONTO STANDARD CONDOMINIUM PLAN NO. 2983 AND ITS APPURTENANT INTEREST; CITY OF TORONTO

Address TORONTO

PIN 76983 - 0203 LT *Interest/Estate* Fee Simple

Description UNIT 68, LEVEL B, TORONTO STANDARD CONDOMINIUM PLAN NO. 2983 AND ITS APPURTENANT INTEREST; CITY OF TORONTO

Address TORONTO

PIN 76983 - 0204 LT *Interest/Estate* Fee Simple

Description UNIT 69, LEVEL B, TORONTO STANDARD CONDOMINIUM PLAN NO. 2983 AND ITS APPURTENANT INTEREST; CITY OF TORONTO

Address TORONTO

PIN 76983 - 0205 LT *Interest/Estate* Fee Simple

Description UNIT 70, LEVEL B, TORONTO STANDARD CONDOMINIUM PLAN NO. 2983 AND ITS APPURTENANT INTEREST; CITY OF TORONTO

Address TORONTO

PIN 76983 - 0026 LT *Interest/Estate* Fee Simple

Description UNIT 2, LEVEL 3, TORONTO STANDARD CONDOMINIUM PLAN NO. 2983 AND ITS APPURTENANT INTEREST; CITY OF TORONTO

Address 302 SUITE
25 NEIGHBOURHOOD LANE
TORONTO

Chargor(s)

The chargor(s) hereby charges the land to the chargee(s). The chargor(s) acknowledges the receipt of the charge and the standard charge terms, if any.

Name VANDYK - BACKYARD QUEENSVIEW LIMITED

Address for Service 1944 Fowler Drive, Mississauga, ON,
L5K 0A1

A person or persons with authority to bind the corporation has/have consented to the registration of this document.

This document is not authorized under Power of Attorney by this party.

Chargee(s) *Capacity* *Share*

Name PEOPLES TRUST COMPANY

Address for Service 95 Wellington Street West, Suite 1310, Toronto, ON, M5J 2N7

Provisions

Principal \$12,700,000.00 *Currency* CDN

Calculation Period SEE SCHEDULE

Balance Due Date SEE SCHEDULE

Interest Rate SEE SCHEDULE

Payments

Interest Adjustment Date

Payment Date SEE SCHEDULE

First Payment Date

Last Payment Date

Standard Charge Terms 200315

Insurance Amount Full insurable value

Guarantor

Additional Provisions

See Schedules

Signed By

Cheryl Elizabeth Cochrane 480 University Ave, # 1600 acting for Signed 2023 08 24
Toronto
M5G 1V2
Chargor(s)

Tel 416-597-9922

Fax 416-597-3370

I have the authority to sign and register the document on behalf of the Chargor(s).

Submitted By

GOLDMAN SLOAN NASH & HABER LLP 480 University Ave, # 1600 2023 08 24
Toronto
M5G 1V2

Tel 416-597-9922

Fax 416-597-3370

Fees/Taxes/Payment

Statutory Registration Fee \$69.00

Total Paid \$69.00

File Number

Chargee Client File Number : PTC LOAN 55216 / GSNH FILE 006331.0183

PAYMENT PROVISIONS

INTEREST ONLY (ON DEMAND) (FLOATING RATE ADJUSTED DAILY)

PROVIDED THIS CHARGE/MORTGAGE TO BE VOID upon payment at the office of the Chargee at Toronto, Ontario of **TWELVE MILLION, SEVEN HUNDRED THOUSAND DOLLARS (\$12,700,000.00)** of lawful money of Canada with interest thereon at the rate of Ten Percent (10%) per annum, which interest shall be adjusted daily and compounded and payable monthly as herein set forth, as well after as before maturity and both before and after default as follows:

INTEREST calculated monthly at the aforesaid rate on the amount advanced from time to time shall become due and be payable monthly, on the 1st day of each and every month from and including the 1st day of October, 2023 to and including the 1st day of August, 2024 and the balance of **TWELVE MILLION, SEVEN HUNDRED THOUSAND DOLLARS (\$12,700,000.00)** on account of principal together with interest thereon at the aforesaid rate shall become due and payable on the 1st day of September, 2024. The first payment of interest to be computed from the date of the first advance of funds to become due and payable on the first day of the month immediately following the month in which the first advance takes place.

AND upon payment of taxes and observance and performance of all covenants, provisos and conditions herein contained.

COMPOUND INTEREST

AND it is hereby agreed that in case default shall be made in payment of any sum to become due for interest at any time appointed for payment thereof as aforesaid, compound interest shall be payable and the sum in arrears for interest from time to time, as well after as before maturity, shall bear interest at the rate aforesaid, and in case the interest and compound interest are not paid in one (1) month from the time of default a rest shall be made, and compound interest at the rate aforesaid shall be payable on the aggregate amount then due, as well after as before maturity, and so on from time to time, and all such interest and compound interest shall be a charge upon the said lands.

ADDITIONAL PROVISIONS

1. Partial Discharges

PARTIAL DISCHARGES shall be permitted upon payment to the Lender of the greater of 100% of the net sales proceeds or a minimum of 90% of the list prices for each condominium unit as per Appendix A to the Commitment. Net Sale Proceeds means all monies paid on a bona-fide arm's length sale of a condominium unit less deductions for goods and services taxes (calculated on a net basis), real estate commissions (not exceeding 5% of the purchase price), reasonable legal fees and normal adjustments for taxes, utilities and maintenance. In no event shall the deductions for real estate commission, reasonable legal fees and normal adjustments for taxes, utilities and maintenance exceed 10% of the purchase price of the condominium unit.

2. Pre-Payment

THE CHARGOR shall have the right to prepay at any time during the term of the loan, the whole of the outstanding principal amount with accrued interest to the date of the prepayment. The Chargor must provide the the Chargee with the prepayment funds prior to 12:00 noon (EST time) in order to receive same day interest credit.

3. Receipt Of Payment

ANY payment received after 12:00 p.m. on any date shall be deemed, for the purpose of calculation of interest to have been made and received on the next bank business day and the Chargee shall be entitled to interest on the amount due it, to and including the date on which the payment is deemed by this provision to have been received.

4. Pre-Authorized Payment Plan

PROVIDED THAT all payments to be made under this Charge shall be made by a pre-authorized payment plan as approved by the Chargee. The Chargee shall not be obligated to accept a payment by any other method. Failure to make all payments by a pre-authorized plan shall be an act of default within the meaning of this Charge and the Chargee shall be entitled to pursue any and all of its remedies herein and/or at law as it may deem necessary at its option.

5. Financial And Operating Statements

THE CHARGOR covenants that, within the periods of time hereinafter specified, or within such other period(s) of time as may be specified by the Chargee, the Chargor shall deliver or cause to be delivered to the Chargee the following:

- (a) within 120 days after the end of each fiscal year of operation of the Charged Premises, an annual operating statement in respect of the Charged Premises prepared on a stand alone basis for the Charged Premises for the immediately preceding fiscal year setting forth the gross rents and other income derived from the Charged Premises, the cost and expenses of operation and maintenance of the Charged Premises and such other information and explanations in respect of the same as may be required by the Chargee;
- (b) within 120 days after the end of each fiscal year of each Chargor and Covenantor which is a corporation, the annual financial statements of each such corporation for its immediately preceding fiscal year including, without limitation, the balance sheet of the corporation as at its fiscal year end with comparative figures for prior years, statements of earnings, retained earnings and changes in financial position as at the fiscal year end with comparative figures for prior fiscal years, any supporting schedules and notes thereto and such other information and explanations as may be required by the Chargee;
- (c) if the Charged Premises contain residential units, an up-to-date, detailed rent roll, certified by the Chargor identifying each vacant unit, each occupied unit, each tenant's name, each unit number, the size of each unit, monthly base rent paid by each tenant, monthly additional rent paid by each tenant, start date of lease, expiry date of lease, any other terms and conditions of the lease pertinent to the operations of the Charged Premises together with a schedule outlining any defaults by the tenant(s) including rental arrears;
- (d) with respect to each Chargor and Covenantor who is an individual and within thirty (30) days after each anniversary of the date of the registration of this Charge, an annual updated financial statement and/or net worth statement of each such individual in such form and including such content and other information and explanations as may be required by the Chargee; and,
- (e) all other information reasonably requested by the Chargee with respect to the operation of the Charged Premises including copies of all leases and rent rolls, and the Chargor will allow the Chargee access to the Charged Premises and its financial and computer records with respect to such information.

All such operating and financial statements shall be prepared at the expense of the Chargor and in accordance with generally accepted accounting principles applied on a consistent basis and by a duly qualified chartered accountant or certified public accountant which is acceptable to the Chargee, on a minimum review engagement basis, and the completeness and correctness of such statements shall be supported by an affidavit of an authorized officer of the Chargor or Covenantor, as the case may be.

In the event of default by the Chargor under the Charge, or if the Chargor seeks relief under the provisions of the *Companies' Creditors Arrangement Act* (Canada) or other debtor's relief legislation, the Chargor shall be required to establish a separate bank account for the Charged Premises.

6. Material Adverse Changes

IN THE EVENT that at any time while any indebtedness remains outstanding pursuant to the provisions of this Charge, the Chargee discovers a discrepancy or inaccuracy in any written information, statements or representations made or furnished to the Chargee by or on behalf of the Chargor or any Covenantor concerning the Lands or the financial condition and responsibility of the Chargor or any Covenantor in the event of any material adverse change in the value of the Lands or the financial status of the Chargor or any Covenantor or any lessee on which the Chargee relied upon in making any advances hereunder, which material change, discrepancy or inaccuracy cannot be rectified by the Chargor or such Covenantor (if applicable) within 30 days after written notification thereof by the Chargee to the Chargor or such Covenantor, the Chargee shall be entitled to decline to advance any further funds pursuant hereto and/or to declare any and all amounts advanced pursuant hereto together with interest thereon to be forthwith due and payable.

7. Due on Sale

IN THE EVENT of the Chargor selling, conveying, transferring or entering into an agreement for sale or transfer of the Lands or the sale or transfer of its beneficial interest in the Lands (including without limitation a sale of shares or other interest or an amalgamation resulting in a transfer of majority ownership or voting control in the Chargor) to a purchaser or transferee not approved in writing by the Chargee, which approval shall not be unreasonably withheld, then all monies secured, together with accrued interest thereon shall forthwith become due and payable at the Chargee's option and sole discretion.

8. Further Mortgaging

THE CHARGOR shall **not** grant financing subsequent to this mortgage loan, which subsequent financing is secured by a mortgage on the Lands without the express, prior written consent of the Chargee, which consent may be arbitrarily withheld.

9. Renewal

THE CHARGEЕ shall have the first and last right of renewal of this Charge upon the Maturity Date. The Chargee may, in its absolute discretion, offer to renew the Loan by delivering a renewal offer to the Chargor no less than three (3) days prior to the Maturity Date which may have varying terms and prepayment privileges. If on the Maturity Date, the Chargor has not either:

- (i) repaid the Charge in full; or
- (ii) accepted the renewal offer by delivering an executed copy to the Chargee confirming the Chargor's choice of term, together with all other required documents and information and paid the renewal fee specified in the renewal offer and any other outstanding fees,

then it shall be deemed that the Chargor has, but for the term length and interest rate specified in the renewal offer, accepted the terms and conditions of the renewal offer and the loan shall be renewed for a six (6) month term. The Chargor shall pay all applicable fees under the renewal offer with three (3) business days of the Maturity Date. The Annual Interest Rate for such renewal term will be fixed and as disclosed in the renewal offer. During such renewal term, the loan may be prepaid at any time without penalty.

10. Re-Financing on Maturity

THE CHARGEЕ shall have the first right of refusal of re-financing of this Charge upon its maturity.

11. Discrepancy

IN THE EVENT of any inconsistency between the terms of the Commitment, the terms of this Charge or the terms of any of the Loan Documents, the Chargee shall determine, in its absolute discretion, which shall prevail.

12. Chargee's Fees

THE CHARGOR agrees to payment the Chargees administration fees as noted below. Provided that these fees are in additional to any legal fees of the Chargee's solicitors with respect to completion of all aspects of the mortgage loan transaction secured by this Charge.

**LENDER'S FEES SCHEDULE
Mortgage Administration**

Fee Types	Description	Associated Fee
Amortization Schedule Reprints	For an amortization schedule reprint request.	\$75
Annual Administration Fee	For administration of your mortgage.	\$250
Annual Property Tax Administration Fee	For administration of property taxes for your mortgage.	\$250
Approval Fee for the Borrower to Pay Their Own Property Taxes (post-funding).	For a request by the borrower to pay their own taxes.	\$1000
Approval for Subsequent Financing	For approval of a second mortgage charge.	Fee of \$2500 or 1/2% of remaining principal balance, whichever is greater (with a maximum of \$5000)
Auto Renewal Processing Fee - Insured Mortgages Only	For the administration and processing fee to auto-renew an insured mortgage.	\$200
Auto Renewal Fee	For the auto-renewal of a mortgage.	\$1000 or 10 bps of loan balance, whichever is greater

Construction Draw Fee (per draw)	For funding of a construction draw.	\$350
Discharge Fee	For review and execution of discharge documents prepared by the borrower's legal counsel.	\$500
Discharge Fee Unit Sales	For execution of discharge documents prepared by the borrower's legal counsel for the sale of condominium units.	\$250 per unit
Duplicate Document Requests	For a request of duplicate documents.	\$50 per document
Fee for signing of plans or other LTO documents	For the execution of development plans or other LTO documents	\$250
Inspection Fee	For a property site inspection exclusive of travel costs.	\$500
Mortgage Loan Statement Reprints	For a request of duplicate mortgage statements.	\$75
Partial Discharge Fee	For a partial discharge of security.	\$1000 or 10 bps of loan balance, whichever is greater
Payment Date Change Fee	For a change to the monthly payment date of the mortgage prior to funding.	\$250
Payment Via Cheque Fee	For processing of a monthly mortgage payment by cheque. Fee is payable in each instance payment is made by cheque.	\$100
PPSA Registration Fee	For the registration of PPSA charges exclusive of costs.	\$125
Property Insurance Administration Fee	For annual administration of property insurance.	\$250
Property Tax Search Fee	For a property tax search request.	\$150
Property Tax Status Fee	For a property tax status request.	\$150
Renewal Processing Fee - Insured Mortgages Only	For the administration and processing fee to renew an insured mortgage.	\$200
Renewal Fee	For the renewal of a mortgage	\$1000 or 10 bps of loan balance, whichever is greater
Returned Payment Fee	For an item that is returned NSF or for any other reason the item is returned.	\$125
School Tax Search Fee (QC only)	For a school tax search in Quebec.	\$150
Default Loan Management Fee	For managing a loan in default.	\$2500
Non-Compliance Fee	For review and/or confirmation of non-compliance of mortgage terms and conditions post funding.	\$1000
Notice of Sale Fee (Ontario)	For each issuance of a notice of sale as the initial step in the power of sale process in Ontario once a default has occurred.	\$1750

The above-noted fees are subject to change at any time and from time to time at the sole discretion of the Chargee and such changes to the Chargee's fees will be binding on and enforceable against the Chargor.

This is Exhibit "J" referred to in the Affidavit of Michael Lombard sworn by Michael Lombard of the City of Vancouver, in the Province of British Columbia, before me at the City of Vaughan, in the Province of Ontario, this 30th day of January, 2024 in accordance with *O. Reg. 431/20, Administering Oath or Declaration Remotely.*

Rudrakshi Chakrabarti

A Commissioner for taking affidavits

RUDRAKSHI CHAKRABARTI
(LSO #86868U)

PROPERTY DESCRIPTION: UNIT 2, LEVEL 2, TORONTO STANDARD CONDOMINIUM PLAN NO. 2983 AND ITS APPURTENANT INTEREST; CITY OF TORONTO

PROPERTY REMARKS: FOR THE PURPOSE OF THE QUALIFIER THE DATE OF REGISTRATION OF ABSOLUTE TITLE IS 2018/04/13.

ESTATE/QUALIFIER: FEE SIMPLE
LT ABSOLUTE PLUS

RECENTLY: CONDOMINIUM FROM 07500-0081

PIN CREATION DATE:
2023/07/10

OWNERS' NAMES VANDYK - BACKYARD QUEENSVIEW LIMITED

CAPACITY SHARE

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/CHKD
** PRINTOUT INCLUDES ALL DOCUMENT TYPES (DELETED INSTRUMENTS NOT INCLUDED) **						
**SUBJECT TO SUBSECTION 44(1) OF THE LAND TITLES ACT, EXCEPT PARAGRAPHS 3 AND 14 AND *						
** PROVINCIAL SUCCESSION DUTIES AND EXCEPT PARAGRAPH 11 AND ESCHEATS OR FORFEITURE **						
** TO THE CROWN UP TO THE DATE OF REGISTRATION WITH AN ABSOLUTE TITLE. **						
EB160013	1955/10/24	AGREEMENT			THE CORPORATION OF THE TOWNSHIP OF ETOBICOKE	C
EB163037	1956/01/03	CERTIFICATE				C
EB177163	1956/11/19	AGREEMENT			THE CORPORATION OF THE TOWNSHIP OF ETOBICOKE	C
EB181933	1957/04/04	AGREEMENT			THE CORPORATION OF THE TOWNSHIP OF ETOBICOKE	C
EB186721	1957/07/29	BYLAW				C
EB188451	1957/09/06	AGREEMENT			TOWNSHIP OF ETOBICOKE	C
AT5030525	2018/12/12	CHARGE	\$18,750,000	VANDYK - BACKYARD QUEENSVIEW LIMITED	TRISURA GUARANTEE INSURANCE COMPANY	C
AT5175582	2019/07/02	NOTICE		VANDYK-BACKYARD QUEENSVIEW LIMITED	TRISURA GUARANTEE INSURANCE COMPANY	C
REMARKS: AT5030525						
AT5347788	2020/01/22	NOTICE		CITY OF TORONTO		C
AT5367386	2020/02/19	TRANSFER EASEMENT	\$2	VANDYK - BACKYARD QUEENSVIEW LIMITED	ROGERS COMMUNICATIONS INC.	C
AT5531340	2020/09/29	NOTICE	\$2	VANDYK - BACKYARD HUMBERSIDE LIMITED VANDYK - BACKYARD QUEENSVIEW LIMITED VANDYK - BACKYARD KINGSMILL LIMITED		C
AT5713886	2021/04/23	CERTIFICATE		HER MAJESTY THE QUEEN IN RIGHT OF ONTARIO AS REPRESENTED BY THE MINISTER OF THE ENVIRONMENT, CONSERVATION AND PARKS		C

NOTE: ADJOINING PROPERTIES SHOULD BE INVESTIGATED TO ASCERTAIN DESCRIPTIVE INCONSISTENCIES, IF ANY, WITH DESCRIPTION REPRESENTED FOR THIS PROPERTY.
NOTE: ENSURE THAT YOUR PRINTOUT STATES THE TOTAL NUMBER OF PAGES AND THAT YOU HAVE PICKED THEM ALL UP.

LAND
REGISTRY
OFFICE #66

76983-0011 (LT)

PREPARED FOR Deanna01
ON 2024/01/30 AT 09:19:24

* CERTIFIED IN ACCORDANCE WITH THE LAND TITLES ACT * SUBJECT TO RESERVATIONS IN CROWN GRANT *

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/CHKD
TCP2983	2023/07/07	STANDARD CONDO PLN				C
AT6370359	2023/07/07	CONDO DECLARATION		VANDYK - BACKYARD QUEENSVIEW LIMITED		C
AT6373564	2023/07/12	CONDO BYLAW/98		TORONTO STANDARD CONDOMINIUM CORPORATION NO. 2983		C
AT6373568	2023/07/12	CONDO BYLAW/98		TORONTO STANDARD CONDOMINIUM CORPORATION NO. 2983		C
AT6373569	2023/07/12	CONDO BYLAW/98		TORONTO STANDARD CONDOMINIUM CORPORATION NO. 2983		C
AT6373573	2023/07/12	CONDO BYLAW/98		TORONTO STANDARD CONDOMINIUM CORPORATION NO. 2983		C
AT6373575	2023/07/12	CONDO BYLAW/98		TORONTO STANDARD CONDOMINIUM CORPORATION NO. 2983		C
AT6373578	2023/07/12	CONDO BYLAW/98		TORONTO STANDARD CONDOMINIUM CORPORATION NO. 2983		C
AT6373584	2023/07/12	NOTICE		VANDYK - BACKYARD QUEENSVIEW LIMITED	TORONTO STANDARD CONDOMINIUM CORPORATION NO. 2983	C
AT6373595	2023/07/12	NOTICE	\$2	VANDYK - BACKYARD QUEENSVIEW LIMITED	TORONTO STANDARD CONDOMINIUM CORPORATION NO. 2983	C
AT6373604	2023/07/12	NOTICE	\$2	VANDYK - BACKYARD QUEENSVIEW LIMITED	TORONTO STANDARD CONDOMINIUM CORPORATION NO. 2983	C
		REMARKS: AT6373578				
AT6405972	2023/08/24	CHARGE	\$12,700,000	VANDYK - BACKYARD QUEENSVIEW LIMITED	PEOPLES TRUST COMPANY	C
AT6405973	2023/08/24	NO ASSGN RENT GEN		VANDYK - BACKYARD QUEENSVIEW LIMITED	PEOPLES TRUST COMPANY	C
		REMARKS: AT6405972.				
AT6406080	2023/08/24	POSTPONEMENT		TRISURA GUARANTEE INSURANCE COMPANY	PEOPLES TRUST COMPANY	C
		REMARKS: AT5030525 TO AT6405972				
AT6407058	2023/08/25	CONSTRUCTION LIEN	\$384,182	DIRCAM ELECTRIC LIMITED		C
AT6407909	2023/08/28	CONSTRUCTION LIEN	\$1,845,369	FOREMONT DRYWALL (HIGHRISE/ICI DIVISION) LTD.		C
AT6436267	2023/10/06	CONSTRUCTION LIEN	\$213,401	NEXT PLUMBING & HYDRONICS SUPPLY INC.		C
AT6439785	2023/10/12	CERTIFICATE		DIRCAM ELECTRIC LIMITED		C
		REMARKS: AT6407058				
AT6445432	2023/10/23	CERTIFICATE		FOREMONT DRYWALL (HIGHRISE/ICI DIVISION) LTD.	VANDYK-BACKYARD QUEENSVIEW LIMITED PEOPLES TRUST COMPANY TRISURA GUARANTEE INSURANCE COMPANY	C

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REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/CHKD
<i>REMARKS: AT6407909</i>						
AT6450100	2023/10/30	CONSTRUCTION LIEN	\$1,142,744	CLASSIC TILE CONTRACTORS LIMITED		C
AT6452324	2023/11/01	CONSTRUCTION LIEN	\$702,998	TORRE D.C.C. CARPENTRY LTD.		C
AT6457807	2023/11/10	CONSTRUCTION LIEN	\$16,952	SUMMIT CONCRETE & DRAIN LTD.		C
AT6458231	2023/11/10	CONSTRUCTION LIEN	\$2,282,408	URBAN MECHANICAL CONTRACTING LTD.		C
AT6458352	2023/11/10	CONSTRUCTION LIEN	\$658,839	URBAN MECHANICAL CONTRACTING LTD.		C
AT6459779	2023/11/15	CONSTRUCTION LIEN	\$127,350	2164705 ONTARIO INC.		C
AT6460827	2023/11/15	CONSTRUCTION LIEN	\$122,337	VENICE CONSTRUCTION INC.		C
AT6460839	2023/11/15	CERTIFICATE		SUMMIT CONCRETE & DRAIN LTD.		C
<i>REMARKS: AT6457807</i>						
AT6464044	2023/11/22	CONSTRUCTION LIEN	\$1,130	LIVE PATROL INC.		C
AT6469954	2023/11/30	CERTIFICATE		URBAN MECHANICAL CONTRACTING LTD.		C
<i>REMARKS: AT6458231 CERTIFICATE OF ACTION</i>						
AT6469955	2023/11/30	CERTIFICATE		URBAN MECHANICAL CONTRACTING LTD.		C
<i>REMARKS: AT6458352 CERTIFICATE OF ACTION</i>						
AT6470328	2023/11/30	CONDO LIEN/98	\$3,295	TORONTO STANDARD CONDOMINIUM NO 2983		C
AT6472516	2023/12/04	CONSTRUCTION LIEN	\$462,217	KC STRUCTURAL LTD.		C
AT6480459	2023/12/14	CERTIFICATE		2164705 ONTARIO INC.		C
<i>REMARKS: AT6459779</i>						
AT6481040	2023/12/15	CERTIFICATE		TORRE D.C.C. CARPENTRY LTD.		C
<i>REMARKS: AT6452324</i>						
AT6481578	2023/12/15	CONSTRUCTION LIEN	\$323,750	PERMACORP GROUP OF COMPANIES INC.		C
AT6495103	2024/01/12	CERTIFICATE		PERMACORP GROUP OF COMPANIES INC.		C
<i>REMARKS: AT6481578</i>						
AT6496982	2024/01/16	CERTIFICATE		CLASSIC TILE CONTRACTORS LIMITED		C

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REGISTRY
OFFICE #66

76983-0011 (LT)

PAGE 4 OF 4
PREPARED FOR Deanna01
ON 2024/01/30 AT 09:19:24

* CERTIFIED IN ACCORDANCE WITH THE LAND TITLES ACT * SUBJECT TO RESERVATIONS IN CROWN GRANT *

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/ CHKD
<i>REMARKS: AT6450100</i>						

PROPERTY DESCRIPTION: UNIT 5, LEVEL 2, TORONTO STANDARD CONDOMINIUM PLAN NO. 2983 AND ITS APPURTENANT INTEREST; CITY OF TORONTO

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ESTATE/QUALIFIER: FEE SIMPLE
LT ABSOLUTE PLUS

RECENTLY: CONDOMINIUM FROM 07500-0081

PIN CREATION DATE:
2023/07/10

OWNERS' NAMES VANDYK - BACKYARD QUEENSVIEW LIMITED

CAPACITY SHARE

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EB160013	1955/10/24	AGREEMENT			THE CORPORATION OF THE TOWNSHIP OF ETOBICOKE	C
EB163037	1956/01/03	CERTIFICATE				C
EB177163	1956/11/19	AGREEMENT			THE CORPORATION OF THE TOWNSHIP OF ETOBICOKE	C
EB181933	1957/04/04	AGREEMENT			THE CORPORATION OF THE TOWNSHIP OF ETOBICOKE	C
EB186721	1957/07/29	BYLAW				C
EB188451	1957/09/06	AGREEMENT			TOWNSHIP OF ETOBICOKE	C
AT5030525	2018/12/12	CHARGE	\$18,750,000	VANDYK - BACKYARD QUEENSVIEW LIMITED	TRISURA GUARANTEE INSURANCE COMPANY	C
AT5175582	2019/07/02	NOTICE		VANDYK-BACKYARD QUEENSVIEW LIMITED	TRISURA GUARANTEE INSURANCE COMPANY	C
		REMARKS: AT5030525				
AT5347788	2020/01/22	NOTICE		CITY OF TORONTO		C
AT5367386	2020/02/19	TRANSFER EASEMENT	\$2	VANDYK - BACKYARD QUEENSVIEW LIMITED	ROGERS COMMUNICATIONS INC.	C
AT5531340	2020/09/29	NOTICE	\$2	VANDYK - BACKYARD HUMBERSIDE LIMITED VANDYK - BACKYARD QUEENSVIEW LIMITED VANDYK - BACKYARD KINGSMILL LIMITED		C
AT5713886	2021/04/23	CERTIFICATE		HER MAJESTY THE QUEEN IN RIGHT OF ONTARIO AS REPRESENTED BY THE MINISTER OF THE ENVIRONMENT, CONSERVATION AND PARKS		C

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76983-0014 (LT)

PREPARED FOR Deanna01
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AT6373595	2023/07/12	NOTICE	\$2	VANDYK - BACKYARD QUEENSVIEW LIMITED	TORONTO STANDARD CONDOMINIUM CORPORATION NO. 2983	C
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AT6405973	2023/08/24	NO ASSGN RENT GEN		VANDYK - BACKYARD QUEENSVIEW LIMITED	PEOPLES TRUST COMPANY	C
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AT6406080	2023/08/24	POSTPONEMENT		TRISURA GUARANTEE INSURANCE COMPANY	PEOPLES TRUST COMPANY	C
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AT6407058	2023/08/25	CONSTRUCTION LIEN	\$384,182	DIRCAM ELECTRIC LIMITED		C
AT6407909	2023/08/28	CONSTRUCTION LIEN	\$1,845,369	FOREMONT DRYWALL (HIGHRISE/ICI DIVISION) LTD.		C
AT6436267	2023/10/06	CONSTRUCTION LIEN	\$213,401	NEXT PLUMBING & HYDRONICS SUPPLY INC.		C
AT6439785	2023/10/12	CERTIFICATE		DIRCAM ELECTRIC LIMITED		C
		REMARKS: AT6407058				
AT6445432	2023/10/23	CERTIFICATE		FOREMONT DRYWALL (HIGHRISE/ICI DIVISION) LTD.	VANDYK-BACKYARD QUEENSVIEW LIMITED PEOPLES TRUST COMPANY TRISURA GUARANTEE INSURANCE COMPANY	C

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76983-0014 (LT)

PAGE 4 OF 4
PREPARED FOR Deanna01
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AT6458352	2023/11/10	CONSTRUCTION LIEN	\$658,839	URBAN MECHANICAL CONTRACTING LTD.		C
AT6459779	2023/11/15	CONSTRUCTION LIEN	\$127,350	2164705 ONTARIO INC.		C
AT6460827	2023/11/15	CONSTRUCTION LIEN	\$122,337	VENICE CONSTRUCTION INC.		C
AT6460839	2023/11/15	CERTIFICATE		SUMMIT CONCRETE & DRAIN LTD.		C
<i>REMARKS: AT6457807</i>						
AT6464044	2023/11/22	CONSTRUCTION LIEN	\$1,130	LIVE PATROL INC.		C
AT6469954	2023/11/30	CERTIFICATE		URBAN MECHANICAL CONTRACTING LTD.		C
<i>REMARKS: AT6458231 CERTIFICATE OF ACTION</i>						
AT6469955	2023/11/30	CERTIFICATE		URBAN MECHANICAL CONTRACTING LTD.		C
<i>REMARKS: AT6458352 CERTIFICATE OF ACTION</i>						
AT6470339	2023/11/30	CONDO LIEN/98	\$4,816	TORONTO STANDARD CONDOMINIUM CORPORATION NO. 2983		C
AT6472516	2023/12/04	CONSTRUCTION LIEN	\$462,217	KC STRUCTURAL LTD.		C
AT6480459	2023/12/14	CERTIFICATE		2164705 ONTARIO INC.		C
<i>REMARKS: AT6459779</i>						
AT6481040	2023/12/15	CERTIFICATE		TORRE D.C.C. CARPENTRY LTD.		C
<i>REMARKS: AT6452324</i>						
AT6481578	2023/12/15	CONSTRUCTION LIEN	\$323,750	PERMACORP GROUP OF COMPANIES INC.		C
AT6495103	2024/01/12	CERTIFICATE		PERMACORP GROUP OF COMPANIES INC.		C
<i>REMARKS: AT6481578</i>						
AT6496982	2024/01/16	CERTIFICATE		CLASSIC TILE CONTRACTORS LIMITED		C

NOTE: ADJOINING PROPERTIES SHOULD BE INVESTIGATED TO ASCERTAIN DESCRIPTIVE INCONSISTENCIES, IF ANY, WITH DESCRIPTION REPRESENTED FOR THIS PROPERTY.
NOTE: ENSURE THAT YOUR PRINTOUT STATES THE TOTAL NUMBER OF PAGES AND THAT YOU HAVE PICKED THEM ALL UP.

LAND
REGISTRY
OFFICE #66

76983-0017 (LT)

PAGE 4 OF 4
PREPARED FOR Deanna01
ON 2024/01/30 AT 09:30:21

* CERTIFIED IN ACCORDANCE WITH THE LAND TITLES ACT * SUBJECT TO RESERVATIONS IN CROWN GRANT *

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/ CHKD
<i>REMARKS: AT6450100</i>						

PROPERTY DESCRIPTION: UNIT 11, LEVEL 2, TORONTO STANDARD CONDOMINIUM PLAN NO. 2983 AND ITS APPURTENANT INTEREST; CITY OF TORONTO

PROPERTY REMARKS: FOR THE PURPOSE OF THE QUALIFIER THE DATE OF REGISTRATION OF ABSOLUTE TITLE IS 2018/04/13.

ESTATE/QUALIFIER: FEE SIMPLE
LT ABSOLUTE PLUS

RECENTLY: CONDOMINIUM FROM 07500-0081

PIN CREATION DATE:
2023/07/10

OWNERS' NAMES VANDYK - BACKYARD QUEENSVIEW LIMITED

CAPACITY SHARE

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/CHKD
** PRINTOUT INCLUDES ALL DOCUMENT TYPES (DELETED INSTRUMENTS NOT INCLUDED) **						
**SUBJECT TO SUBSECTION 44(1) OF THE LAND TITLES ACT, EXCEPT PARAGRAPHS 3 AND 14 AND *						
** PROVINCIAL SUCCESSION DUTIES AND EXCEPT PARAGRAPH 11 AND ESCHEATS OR FORFEITURE **						
** TO THE CROWN UP TO THE DATE OF REGISTRATION WITH AN ABSOLUTE TITLE. **						
EB160013	1955/10/24	AGREEMENT			THE CORPORATION OF THE TOWNSHIP OF ETOBICOKE	C
EB163037	1956/01/03	CERTIFICATE				C
EB177163	1956/11/19	AGREEMENT			THE CORPORATION OF THE TOWNSHIP OF ETOBICOKE	C
EB181933	1957/04/04	AGREEMENT			THE CORPORATION OF THE TOWNSHIP OF ETOBICOKE	C
EB186721	1957/07/29	BYLAW				C
EB188451	1957/09/06	AGREEMENT			TOWNSHIP OF ETOBICOKE	C
AT5030525	2018/12/12	CHARGE	\$18,750,000	VANDYK - BACKYARD QUEENSVIEW LIMITED	TRISURA GUARANTEE INSURANCE COMPANY	C
AT5175582	2019/07/02	NOTICE		VANDYK-BACKYARD QUEENSVIEW LIMITED	TRISURA GUARANTEE INSURANCE COMPANY	C
		REMARKS: AT5030525				
AT5347788	2020/01/22	NOTICE		CITY OF TORONTO		C
AT5367386	2020/02/19	TRANSFER EASEMENT	\$2	VANDYK - BACKYARD QUEENSVIEW LIMITED	ROGERS COMMUNICATIONS INC.	C
AT5531340	2020/09/29	NOTICE	\$2	VANDYK - BACKYARD HUMBERSIDE LIMITED VANDYK - BACKYARD QUEENSVIEW LIMITED VANDYK - BACKYARD KINGSMILL LIMITED		C
AT5713886	2021/04/23	CERTIFICATE		HER MAJESTY THE QUEEN IN RIGHT OF ONTARIO AS REPRESENTED BY THE MINISTER OF THE ENVIRONMENT, CONSERVATION AND PARKS		C

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LAND
REGISTRY
OFFICE #66

76983-0020 (LT)

PREPARED FOR Deanna01
ON 2024/01/30 AT 09:33:49

* CERTIFIED IN ACCORDANCE WITH THE LAND TITLES ACT * SUBJECT TO RESERVATIONS IN CROWN GRANT *

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/CHKD
TCP2983	2023/07/07	STANDARD CONDO PLN				C
AT6370359	2023/07/07	CONDO DECLARATION		VANDYK - BACKYARD QUEENSVIEW LIMITED		C
AT6373564	2023/07/12	CONDO BYLAW/98		TORONTO STANDARD CONDOMINIUM CORPORATION NO. 2983		C
AT6373568	2023/07/12	CONDO BYLAW/98		TORONTO STANDARD CONDOMINIUM CORPORATION NO. 2983		C
AT6373569	2023/07/12	CONDO BYLAW/98		TORONTO STANDARD CONDOMINIUM CORPORATION NO. 2983		C
AT6373573	2023/07/12	CONDO BYLAW/98		TORONTO STANDARD CONDOMINIUM CORPORATION NO. 2983		C
AT6373575	2023/07/12	CONDO BYLAW/98		TORONTO STANDARD CONDOMINIUM CORPORATION NO. 2983		C
AT6373578	2023/07/12	CONDO BYLAW/98		TORONTO STANDARD CONDOMINIUM CORPORATION NO. 2983		C
AT6373584	2023/07/12	NOTICE		VANDYK - BACKYARD QUEENSVIEW LIMITED	TORONTO STANDARD CONDOMINIUM CORPORATION NO. 2983	C
AT6373595	2023/07/12	NOTICE	\$2	VANDYK - BACKYARD QUEENSVIEW LIMITED	TORONTO STANDARD CONDOMINIUM CORPORATION NO. 2983	C
AT6373604	2023/07/12	NOTICE	\$2	VANDYK - BACKYARD QUEENSVIEW LIMITED	TORONTO STANDARD CONDOMINIUM CORPORATION NO. 2983	C
		REMARKS: AT6373578				
AT6405972	2023/08/24	CHARGE	\$12,700,000	VANDYK - BACKYARD QUEENSVIEW LIMITED	PEOPLES TRUST COMPANY	C
AT6405973	2023/08/24	NO ASSGN RENT GEN		VANDYK - BACKYARD QUEENSVIEW LIMITED	PEOPLES TRUST COMPANY	C
		REMARKS: AT6405972.				
AT6406080	2023/08/24	POSTPONEMENT		TRISURA GUARANTEE INSURANCE COMPANY	PEOPLES TRUST COMPANY	C
		REMARKS: AT5030525 TO AT6405972				
AT6407058	2023/08/25	CONSTRUCTION LIEN	\$384,182	DIRCAM ELECTRIC LIMITED		C
AT6407909	2023/08/28	CONSTRUCTION LIEN	\$1,845,369	FOREMONT DRYWALL (HIGHRISE/ICI DIVISION) LTD.		C
AT6436267	2023/10/06	CONSTRUCTION LIEN	\$213,401	NEXT PLUMBING & HYDRONICS SUPPLY INC.		C
AT6439785	2023/10/12	CERTIFICATE		DIRCAM ELECTRIC LIMITED		C
		REMARKS: AT6407058				
AT6445432	2023/10/23	CERTIFICATE		FOREMONT DRYWALL (HIGHRISE/ICI DIVISION) LTD.	VANDYK-BACKYARD QUEENSVIEW LIMITED PEOPLES TRUST COMPANY TRISURA GUARANTEE INSURANCE COMPANY	C

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LAND
 REGISTRY
 OFFICE #66

76983-0020 (LT)

* CERTIFIED IN ACCORDANCE WITH THE LAND TITLES ACT * SUBJECT TO RESERVATIONS IN CROWN GRANT *

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/CHKD
<i>REMARKS: AT6407909</i>						
AT6450100	2023/10/30	CONSTRUCTION LIEN	\$1,142,744	CLASSIC TILE CONTRACTORS LIMITED		C
AT6452324	2023/11/01	CONSTRUCTION LIEN	\$702,998	TORRE D.C.C. CARPENTRY LTD.		C
AT6457807	2023/11/10	CONSTRUCTION LIEN	\$16,952	SUMMIT CONCRETE & DRAIN LTD.		C
AT6459779	2023/11/15	CONSTRUCTION LIEN	\$127,350	2164705 ONTARIO INC.		C
AT6460827	2023/11/15	CONSTRUCTION LIEN	\$122,337	VENICE CONSTRUCTION INC.		C
AT6460839	2023/11/15	CERTIFICATE		SUMMIT CONCRETE & DRAIN LTD.		C
<i>REMARKS: AT6457807</i>						
AT6464044	2023/11/22	CONSTRUCTION LIEN	\$1,130	LIVE PATROL INC.		C
AT6470350	2023/11/30	CONDO LIEN/98	\$3,295	TORONTO STANDARD CONDOMINIUM CORPORATION NO. 2983		C
AT6480459	2023/12/14	CERTIFICATE		2164705 ONTARIO INC.		C
<i>REMARKS: AT6459779</i>						
AT6481040	2023/12/15	CERTIFICATE		TORRE D.C.C. CARPENTRY LTD.		C
<i>REMARKS: AT6452324</i>						
AT6481578	2023/12/15	CONSTRUCTION LIEN	\$323,750	PERMACORP GROUP OF COMPANIES INC.		C
AT6495103	2024/01/12	CERTIFICATE		PERMACORP GROUP OF COMPANIES INC.		C
<i>REMARKS: AT6481578</i>						
AT6496982	2024/01/16	CERTIFICATE		CLASSIC TILE CONTRACTORS LIMITED		C
<i>REMARKS: AT6450100</i>						

NOTE: ADJOINING PROPERTIES SHOULD BE INVESTIGATED TO ASCERTAIN DESCRIPTIVE INCONSISTENCIES, IF ANY, WITH DESCRIPTION REPRESENTED FOR THIS PROPERTY.
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PROPERTY DESCRIPTION: UNIT 2, LEVEL 3, TORONTO STANDARD CONDOMINIUM PLAN NO. 2983 AND ITS APPURTENANT INTEREST; CITY OF TORONTO

PROPERTY REMARKS: FOR THE PURPOSE OF THE QUALIFIER THE DATE OF REGISTRATION OF ABSOLUTE TITLE IS 2018/04/13.

ESTATE/QUALIFIER: FEE SIMPLE
LT ABSOLUTE PLUS

RECENTLY: CONDOMINIUM FROM 07500-0081

PIN CREATION DATE:
2023/07/10

OWNERS' NAMES VANDYK - BACKYARD QUEENSVIEW LIMITED

CAPACITY SHARE

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/CHKD
** PRINTOUT INCLUDES ALL DOCUMENT TYPES (DELETED INSTRUMENTS NOT INCLUDED) **						
**SUBJECT TO SUBSECTION 44(1) OF THE LAND TITLES ACT, EXCEPT PARAGRAPHS 3 AND 14 AND *						
** PROVINCIAL SUCCESSION DUTIES AND EXCEPT PARAGRAPH 11 AND ESCHEATS OR FORFEITURE **						
** TO THE CROWN UP TO THE DATE OF REGISTRATION WITH AN ABSOLUTE TITLE. **						
EB160013	1955/10/24	AGREEMENT			THE CORPORATION OF THE TOWNSHIP OF ETOBICOKE	C
EB163037	1956/01/03	CERTIFICATE				C
EB177163	1956/11/19	AGREEMENT			THE CORPORATION OF THE TOWNSHIP OF ETOBICOKE	C
EB181933	1957/04/04	AGREEMENT			THE CORPORATION OF THE TOWNSHIP OF ETOBICOKE	C
EB186721	1957/07/29	BYLAW				C
EB188451	1957/09/06	AGREEMENT			TOWNSHIP OF ETOBICOKE	C
AT5030525	2018/12/12	CHARGE	\$18,750,000	VANDYK - BACKYARD QUEENSVIEW LIMITED	TRISURA GUARANTEE INSURANCE COMPANY	C
AT5175582	2019/07/02	NOTICE		VANDYK-BACKYARD QUEENSVIEW LIMITED	TRISURA GUARANTEE INSURANCE COMPANY	C
REMARKS: AT5030525						
AT5347788	2020/01/22	NOTICE		CITY OF TORONTO		C
AT5367386	2020/02/19	TRANSFER EASEMENT	\$2	VANDYK - BACKYARD QUEENSVIEW LIMITED	ROGERS COMMUNICATIONS INC.	C
AT5531340	2020/09/29	NOTICE	\$2	VANDYK - BACKYARD HUMBERSIDE LIMITED VANDYK - BACKYARD QUEENSVIEW LIMITED VANDYK - BACKYARD KINGSMILL LIMITED		C
AT5713886	2021/04/23	CERTIFICATE		HER MAJESTY THE QUEEN IN RIGHT OF ONTARIO AS REPRESENTED BY THE MINISTER OF THE ENVIRONMENT, CONSERVATION AND PARKS		C

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REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/CHKD
TCP2983	2023/07/07	STANDARD CONDO PLN				C
AT6370359	2023/07/07	CONDO DECLARATION		VANDYK - BACKYARD QUEENSVIEW LIMITED		C
AT6373564	2023/07/12	CONDO BYLAW/98		TORONTO STANDARD CONDOMINIUM CORPORATION NO. 2983		C
AT6373568	2023/07/12	CONDO BYLAW/98		TORONTO STANDARD CONDOMINIUM CORPORATION NO. 2983		C
AT6373569	2023/07/12	CONDO BYLAW/98		TORONTO STANDARD CONDOMINIUM CORPORATION NO. 2983		C
AT6373573	2023/07/12	CONDO BYLAW/98		TORONTO STANDARD CONDOMINIUM CORPORATION NO. 2983		C
AT6373575	2023/07/12	CONDO BYLAW/98		TORONTO STANDARD CONDOMINIUM CORPORATION NO. 2983		C
AT6373578	2023/07/12	CONDO BYLAW/98		TORONTO STANDARD CONDOMINIUM CORPORATION NO. 2983		C
AT6373584	2023/07/12	NOTICE		VANDYK - BACKYARD QUEENSVIEW LIMITED	TORONTO STANDARD CONDOMINIUM CORPORATION NO. 2983	C
AT6373595	2023/07/12	NOTICE	\$2	VANDYK - BACKYARD QUEENSVIEW LIMITED	TORONTO STANDARD CONDOMINIUM CORPORATION NO. 2983	C
AT6373604	2023/07/12	NOTICE	\$2	VANDYK - BACKYARD QUEENSVIEW LIMITED	TORONTO STANDARD CONDOMINIUM CORPORATION NO. 2983	C
		REMARKS: AT6373578				
AT6405972	2023/08/24	CHARGE	\$12,700,000	VANDYK - BACKYARD QUEENSVIEW LIMITED	PEOPLES TRUST COMPANY	C
AT6405973	2023/08/24	NO ASSGN RENT GEN		VANDYK - BACKYARD QUEENSVIEW LIMITED	PEOPLES TRUST COMPANY	C
		REMARKS: AT6405972.				
AT6406080	2023/08/24	POSTPONEMENT		TRISURA GUARANTEE INSURANCE COMPANY	PEOPLES TRUST COMPANY	C
		REMARKS: AT5030525 TO AT6405972				
AT6407058	2023/08/25	CONSTRUCTION LIEN	\$384,182	DIRCAM ELECTRIC LIMITED		C
AT6407909	2023/08/28	CONSTRUCTION LIEN	\$1,845,369	FOREMONT DRYWALL (HIGHRISE/ICI DIVISION) LTD.		C
AT6436267	2023/10/06	CONSTRUCTION LIEN	\$213,401	NEXT PLUMBING & HYDRONICS SUPPLY INC.		C
AT6439785	2023/10/12	CERTIFICATE		DIRCAM ELECTRIC LIMITED		C
		REMARKS: AT6407058				
AT6445432	2023/10/23	CERTIFICATE		FOREMONT DRYWALL (HIGHRISE/ICI DIVISION) LTD.	VANDYK-BACKYARD QUEENSVIEW LIMITED PEOPLES TRUST COMPANY TRISURA GUARANTEE INSURANCE COMPANY	C

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/CHKD
<i>REMARKS: AT6407909</i>						
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AT6452324	2023/11/01	CONSTRUCTION LIEN	\$702,998	TORRE D.C.C. CARPENTRY LTD.		C
AT6457807	2023/11/10	CONSTRUCTION LIEN	\$16,952	SUMMIT CONCRETE & DRAIN LTD.		C
AT6458231	2023/11/10	CONSTRUCTION LIEN	\$2,282,408	URBAN MECHANICAL CONTRACTING LTD.		C
AT6458352	2023/11/10	CONSTRUCTION LIEN	\$658,839	URBAN MECHANICAL CONTRACTING LTD.		C
AT6459779	2023/11/15	CONSTRUCTION LIEN	\$127,350	2164705 ONTARIO INC.		C
AT6460827	2023/11/15	CONSTRUCTION LIEN	\$122,337	VENICE CONSTRUCTION INC.		C
AT6460839	2023/11/15	CERTIFICATE		SUMMIT CONCRETE & DRAIN LTD.		C
<i>REMARKS: AT6457807</i>						
AT6464044	2023/11/22	CONSTRUCTION LIEN	\$1,130	LIVE PATROL INC.		C
AT6469954	2023/11/30	CERTIFICATE		URBAN MECHANICAL CONTRACTING LTD.		C
<i>REMARKS: AT6458231 CERTIFICATE OF ACTION</i>						
AT6469955	2023/11/30	CERTIFICATE		URBAN MECHANICAL CONTRACTING LTD.		C
<i>REMARKS: AT6458352 CERTIFICATE OF ACTION</i>						
AT6471094	2023/12/01	CONDO LIEN/98	\$3,295	TORONTO STANDARD CONDOMINIUM CORPORATION NO. 2983		C
AT6472516	2023/12/04	CONSTRUCTION LIEN	\$462,217	KC STRUCTURAL LTD.		C
AT6480459	2023/12/14	CERTIFICATE		2164705 ONTARIO INC.		C
<i>REMARKS: AT6459779</i>						
AT6481040	2023/12/15	CERTIFICATE		TORRE D.C.C. CARPENTRY LTD.		C
<i>REMARKS: AT6452324</i>						
AT6481578	2023/12/15	CONSTRUCTION LIEN	\$323,750	PERMACORP GROUP OF COMPANIES INC.		C
AT6495103	2024/01/12	CERTIFICATE		PERMACORP GROUP OF COMPANIES INC.		C
<i>REMARKS: AT6481578</i>						
AT6496982	2024/01/16	CERTIFICATE		CLASSIC TILE CONTRACTORS LIMITED		C

LAND
REGISTRY
OFFICE #66

76983-0026 (LT)

PAGE 4 OF 4
PREPARED FOR Deanna01
ON 2024/01/30 AT 09:35:06

* CERTIFIED IN ACCORDANCE WITH THE LAND TITLES ACT * SUBJECT TO RESERVATIONS IN CROWN GRANT *

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/ CHKD
<i>REMARKS: AT6450100</i>						

PROPERTY DESCRIPTION: UNIT 11, LEVEL 3, TORONTO STANDARD CONDOMINIUM PLAN NO. 2983 AND ITS APPURTENANT INTEREST; CITY OF TORONTO

PROPERTY REMARKS: FOR THE PURPOSE OF THE QUALIFIER THE DATE OF REGISTRATION OF ABSOLUTE TITLE IS 2018/04/13.

ESTATE/QUALIFIER: FEE SIMPLE
LT ABSOLUTE PLUS

RECENTLY: CONDOMINIUM FROM 07500-0081

PIN CREATION DATE:
2023/07/10

OWNERS' NAMES VANDYK - BACKYARD QUEENSVIEW LIMITED

CAPACITY SHARE

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/CHKD
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**SUBJECT TO SUBSECTION 44(1) OF THE LAND TITLES ACT, EXCEPT PARAGRAPHS 3 AND 14 AND *						
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EB181933	1957/04/04	AGREEMENT			THE CORPORATION OF THE TOWNSHIP OF ETOBICOKE	C
EB186721	1957/07/29	BYLAW				C
EB188451	1957/09/06	AGREEMENT			TOWNSHIP OF ETOBICOKE	C
AT5030525	2018/12/12	CHARGE	\$18,750,000	VANDYK - BACKYARD QUEENSVIEW LIMITED	TRISURA GUARANTEE INSURANCE COMPANY	C
AT5175582	2019/07/02	NOTICE		VANDYK-BACKYARD QUEENSVIEW LIMITED	TRISURA GUARANTEE INSURANCE COMPANY	C
REMARKS: AT5030525						
AT5347788	2020/01/22	NOTICE		CITY OF TORONTO		C
AT5367386	2020/02/19	TRANSFER EASEMENT	\$2	VANDYK - BACKYARD QUEENSVIEW LIMITED	ROGERS COMMUNICATIONS INC.	C
AT5531340	2020/09/29	NOTICE	\$2	VANDYK - BACKYARD HUMBERSIDE LIMITED VANDYK - BACKYARD QUEENSVIEW LIMITED VANDYK - BACKYARD KINGSMILL LIMITED		C
AT5713886	2021/04/23	CERTIFICATE		HER MAJESTY THE QUEEN IN RIGHT OF ONTARIO AS REPRESENTED BY THE MINISTER OF THE ENVIRONMENT, CONSERVATION AND PARKS		C

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AT6373568	2023/07/12	CONDO BYLAW/98		TORONTO STANDARD CONDOMINIUM CORPORATION NO. 2983		C
AT6373569	2023/07/12	CONDO BYLAW/98		TORONTO STANDARD CONDOMINIUM CORPORATION NO. 2983		C
AT6373573	2023/07/12	CONDO BYLAW/98		TORONTO STANDARD CONDOMINIUM CORPORATION NO. 2983		C
AT6373575	2023/07/12	CONDO BYLAW/98		TORONTO STANDARD CONDOMINIUM CORPORATION NO. 2983		C
AT6373578	2023/07/12	CONDO BYLAW/98		TORONTO STANDARD CONDOMINIUM CORPORATION NO. 2983		C
AT6373584	2023/07/12	NOTICE		VANDYK - BACKYARD QUEENSVIEW LIMITED	TORONTO STANDARD CONDOMINIUM CORPORATION NO. 2983	C
AT6373595	2023/07/12	NOTICE	\$2	VANDYK - BACKYARD QUEENSVIEW LIMITED	TORONTO STANDARD CONDOMINIUM CORPORATION NO. 2983	C
AT6373604	2023/07/12	NOTICE	\$2	VANDYK - BACKYARD QUEENSVIEW LIMITED	TORONTO STANDARD CONDOMINIUM CORPORATION NO. 2983	C
		REMARKS: AT6373578				
AT6405972	2023/08/24	CHARGE	\$12,700,000	VANDYK - BACKYARD QUEENSVIEW LIMITED	PEOPLES TRUST COMPANY	C
AT6405973	2023/08/24	NO ASSGN RENT GEN		VANDYK - BACKYARD QUEENSVIEW LIMITED	PEOPLES TRUST COMPANY	C
		REMARKS: AT6405972.				
AT6406080	2023/08/24	POSTPONEMENT		TRISURA GUARANTEE INSURANCE COMPANY	PEOPLES TRUST COMPANY	C
		REMARKS: AT5030525 TO AT6405972				
AT6407058	2023/08/25	CONSTRUCTION LIEN	\$384,182	DIRCAM ELECTRIC LIMITED		C
AT6407909	2023/08/28	CONSTRUCTION LIEN	\$1,845,369	FOREMONT DRYWALL (HIGHRISE/ICI DIVISION) LTD.		C
AT6436267	2023/10/06	CONSTRUCTION LIEN	\$213,401	NEXT PLUMBING & HYDRONICS SUPPLY INC.		C
AT6439785	2023/10/12	CERTIFICATE		DIRCAM ELECTRIC LIMITED		C
		REMARKS: AT6407058				
AT6445432	2023/10/23	CERTIFICATE		FOREMONT DRYWALL (HIGHRISE/ICI DIVISION) LTD.	VANDYK-BACKYARD QUEENSVIEW LIMITED PEOPLES TRUST COMPANY TRISURA GUARANTEE INSURANCE COMPANY	C

NOTE: ADJOINING PROPERTIES SHOULD BE INVESTIGATED TO ASCERTAIN DESCRIPTIVE INCONSISTENCIES, IF ANY, WITH DESCRIPTION REPRESENTED FOR THIS PROPERTY.
NOTE: ENSURE THAT YOUR PRINTOUT STATES THE TOTAL NUMBER OF PAGES AND THAT YOU HAVE PICKED THEM ALL UP.

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/CHKD
<i>REMARKS: AT6407909</i>						
AT6450100	2023/10/30	CONSTRUCTION LIEN	\$1,142,744	CLASSIC TILE CONTRACTORS LIMITED		C
AT6452324	2023/11/01	CONSTRUCTION LIEN	\$702,998	TORRE D.C.C. CARPENTRY LTD.		C
AT6457807	2023/11/10	CONSTRUCTION LIEN	\$16,952	SUMMIT CONCRETE & DRAIN LTD.		C
AT6458231	2023/11/10	CONSTRUCTION LIEN	\$2,282,408	URBAN MECHANICAL CONTRACTING LTD.		C
AT6458352	2023/11/10	CONSTRUCTION LIEN	\$658,839	URBAN MECHANICAL CONTRACTING LTD.		C
AT6459779	2023/11/15	CONSTRUCTION LIEN	\$127,350	2164705 ONTARIO INC.		C
AT6460827	2023/11/15	CONSTRUCTION LIEN	\$122,337	VENICE CONSTRUCTION INC.		C
AT6460839	2023/11/15	CERTIFICATE		SUMMIT CONCRETE & DRAIN LTD.		C
<i>REMARKS: AT6457807</i>						
AT6464044	2023/11/22	CONSTRUCTION LIEN	\$1,130	LIVE PATROL INC.		C
AT6469954	2023/11/30	CERTIFICATE		URBAN MECHANICAL CONTRACTING LTD.		C
<i>REMARKS: AT6458231 CERTIFICATE OF ACTION</i>						
AT6469955	2023/11/30	CERTIFICATE		URBAN MECHANICAL CONTRACTING LTD.		C
<i>REMARKS: AT6458352 CERTIFICATE OF ACTION</i>						
AT6471093	2023/12/01	CONDO LIEN/98	\$3,295	TORONTO STANDARD CONDOMINIUM CORPORATION NO. 2983		C
AT6472516	2023/12/04	CONSTRUCTION LIEN	\$462,217	KC STRUCTURAL LTD.		C
AT6480459	2023/12/14	CERTIFICATE		2164705 ONTARIO INC.		C
<i>REMARKS: AT6459779</i>						
AT6481040	2023/12/15	CERTIFICATE		TORRE D.C.C. CARPENTRY LTD.		C
<i>REMARKS: AT6452324</i>						
AT6481578	2023/12/15	CONSTRUCTION LIEN	\$323,750	PERMACORP GROUP OF COMPANIES INC.		C
AT6495103	2024/01/12	CERTIFICATE		PERMACORP GROUP OF COMPANIES INC.		C
<i>REMARKS: AT6481578</i>						
AT6496982	2024/01/16	CERTIFICATE		CLASSIC TILE CONTRACTORS LIMITED		C

NOTE: ADJOINING PROPERTIES SHOULD BE INVESTIGATED TO ASCERTAIN DESCRIPTIVE INCONSISTENCIES, IF ANY, WITH DESCRIPTION REPRESENTED FOR THIS PROPERTY.
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LAND
REGISTRY
OFFICE #66

76983-0035 (LT)

PAGE 4 OF 4
PREPARED FOR Deanna01
ON 2024/01/30 AT 09:36:19

* CERTIFIED IN ACCORDANCE WITH THE LAND TITLES ACT * SUBJECT TO RESERVATIONS IN CROWN GRANT *

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/ CHKD
<i>REMARKS: AT6450100</i>						

PROPERTY DESCRIPTION: UNIT 12, LEVEL 3, TORONTO STANDARD CONDOMINIUM PLAN NO. 2983 AND ITS APPURTENANT INTEREST; CITY OF TORONTO

PROPERTY REMARKS: FOR THE PURPOSE OF THE QUALIFIER THE DATE OF REGISTRATION OF ABSOLUTE TITLE IS 2018/04/13.

ESTATE/QUALIFIER: FEE SIMPLE
LT ABSOLUTE PLUS

RECENTLY: CONDOMINIUM FROM 07500-0081

PIN CREATION DATE:
2023/07/10

OWNERS' NAMES VANDYK - BACKYARD QUEENSVIEW LIMITED

CAPACITY SHARE

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/CHKD
** PRINTOUT INCLUDES ALL DOCUMENT TYPES (DELETED INSTRUMENTS NOT INCLUDED) **						
**SUBJECT TO SUBSECTION 44(1) OF THE LAND TITLES ACT, EXCEPT PARAGRAPHS 3 AND 14 AND *						
** PROVINCIAL SUCCESSION DUTIES AND EXCEPT PARAGRAPH 11 AND ESCHEATS OR FORFEITURE **						
** TO THE CROWN UP TO THE DATE OF REGISTRATION WITH AN ABSOLUTE TITLE. **						
EB160013	1955/10/24	AGREEMENT			THE CORPORATION OF THE TOWNSHIP OF ETOBICOKE	C
EB163037	1956/01/03	CERTIFICATE				C
EB177163	1956/11/19	AGREEMENT			THE CORPORATION OF THE TOWNSHIP OF ETOBICOKE	C
EB181933	1957/04/04	AGREEMENT			THE CORPORATION OF THE TOWNSHIP OF ETOBICOKE	C
EB186721	1957/07/29	BYLAW				C
EB188451	1957/09/06	AGREEMENT			TOWNSHIP OF ETOBICOKE	C
AT5030525	2018/12/12	CHARGE	\$18,750,000	VANDYK - BACKYARD QUEENSVIEW LIMITED	TRISURA GUARANTEE INSURANCE COMPANY	C
AT5175582	2019/07/02	NOTICE		VANDYK-BACKYARD QUEENSVIEW LIMITED	TRISURA GUARANTEE INSURANCE COMPANY	C
		REMARKS: AT5030525				
AT5347788	2020/01/22	NOTICE		CITY OF TORONTO		C
AT5367386	2020/02/19	TRANSFER EASEMENT	\$2	VANDYK - BACKYARD QUEENSVIEW LIMITED	ROGERS COMMUNICATIONS INC.	C
AT5531340	2020/09/29	NOTICE	\$2	VANDYK - BACKYARD HUMBERSIDE LIMITED VANDYK - BACKYARD QUEENSVIEW LIMITED VANDYK - BACKYARD KINGSMILL LIMITED		C
AT5713886	2021/04/23	CERTIFICATE		HER MAJESTY THE QUEEN IN RIGHT OF ONTARIO AS REPRESENTED BY THE MINISTER OF THE ENVIRONMENT, CONSERVATION AND PARKS		C

NOTE: ADJOINING PROPERTIES SHOULD BE INVESTIGATED TO ASCERTAIN DESCRIPTIVE INCONSISTENCIES, IF ANY, WITH DESCRIPTION REPRESENTED FOR THIS PROPERTY.
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REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/CHKD
TCP2983	2023/07/07	STANDARD CONDO PLN				C
AT6370359	2023/07/07	CONDO DECLARATION		VANDYK - BACKYARD QUEENSVIEW LIMITED		C
AT6373564	2023/07/12	CONDO BYLAW/98		TORONTO STANDARD CONDOMINIUM CORPORATION NO. 2983		C
AT6373568	2023/07/12	CONDO BYLAW/98		TORONTO STANDARD CONDOMINIUM CORPORATION NO. 2983		C
AT6373569	2023/07/12	CONDO BYLAW/98		TORONTO STANDARD CONDOMINIUM CORPORATION NO. 2983		C
AT6373573	2023/07/12	CONDO BYLAW/98		TORONTO STANDARD CONDOMINIUM CORPORATION NO. 2983		C
AT6373575	2023/07/12	CONDO BYLAW/98		TORONTO STANDARD CONDOMINIUM CORPORATION NO. 2983		C
AT6373578	2023/07/12	CONDO BYLAW/98		TORONTO STANDARD CONDOMINIUM CORPORATION NO. 2983		C
AT6373584	2023/07/12	NOTICE		VANDYK - BACKYARD QUEENSVIEW LIMITED	TORONTO STANDARD CONDOMINIUM CORPORATION NO. 2983	C
AT6373595	2023/07/12	NOTICE	\$2	VANDYK - BACKYARD QUEENSVIEW LIMITED	TORONTO STANDARD CONDOMINIUM CORPORATION NO. 2983	C
AT6373604	2023/07/12	NOTICE	\$2	VANDYK - BACKYARD QUEENSVIEW LIMITED	TORONTO STANDARD CONDOMINIUM CORPORATION NO. 2983	C
		REMARKS: AT6373578				
AT6405972	2023/08/24	CHARGE	\$12,700,000	VANDYK - BACKYARD QUEENSVIEW LIMITED	PEOPLES TRUST COMPANY	C
AT6405973	2023/08/24	NO ASSGN RENT GEN		VANDYK - BACKYARD QUEENSVIEW LIMITED	PEOPLES TRUST COMPANY	C
		REMARKS: AT6405972.				
AT6406080	2023/08/24	POSTPONEMENT		TRISURA GUARANTEE INSURANCE COMPANY	PEOPLES TRUST COMPANY	C
		REMARKS: AT5030525 TO AT6405972				
AT6407058	2023/08/25	CONSTRUCTION LIEN	\$384,182	DIRCAM ELECTRIC LIMITED		C
AT6407909	2023/08/28	CONSTRUCTION LIEN	\$1,845,369	FOREMONT DRYWALL (HIGHRISE/ICI DIVISION) LTD.		C
AT6436267	2023/10/06	CONSTRUCTION LIEN	\$213,401	NEXT PLUMBING & HYDRONICS SUPPLY INC.		C
AT6439785	2023/10/12	CERTIFICATE		DIRCAM ELECTRIC LIMITED		C
		REMARKS: AT6407058				
AT6445432	2023/10/23	CERTIFICATE		FOREMONT DRYWALL (HIGHRISE/ICI DIVISION) LTD.	VANDYK-BACKYARD QUEENSVIEW LIMITED PEOPLES TRUST COMPANY TRISURA GUARANTEE INSURANCE COMPANY	C

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NOTE: ENSURE THAT YOUR PRINTOUT STATES THE TOTAL NUMBER OF PAGES AND THAT YOU HAVE PICKED THEM ALL UP.

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/CHKD
<i>REMARKS: AT6407909</i>						
AT6450100	2023/10/30	CONSTRUCTION LIEN	\$1,142,744	CLASSIC TILE CONTRACTORS LIMITED		C
AT6452324	2023/11/01	CONSTRUCTION LIEN	\$702,998	TORRE D.C.C. CARPENTRY LTD.		C
AT6457807	2023/11/10	CONSTRUCTION LIEN	\$16,952	SUMMIT CONCRETE & DRAIN LTD.		C
AT6458231	2023/11/10	CONSTRUCTION LIEN	\$2,282,408	URBAN MECHANICAL CONTRACTING LTD.		C
AT6458352	2023/11/10	CONSTRUCTION LIEN	\$658,839	URBAN MECHANICAL CONTRACTING LTD.		C
AT6459779	2023/11/15	CONSTRUCTION LIEN	\$127,350	2164705 ONTARIO INC.		C
AT6460827	2023/11/15	CONSTRUCTION LIEN	\$122,337	VENICE CONSTRUCTION INC.		C
AT6460839	2023/11/15	CERTIFICATE		SUMMIT CONCRETE & DRAIN LTD.		C
<i>REMARKS: AT6457807</i>						
AT6464044	2023/11/22	CONSTRUCTION LIEN	\$1,130	LIVE PATROL INC.		C
AT6469954	2023/11/30	CERTIFICATE		URBAN MECHANICAL CONTRACTING LTD.		C
<i>REMARKS: AT6458231 CERTIFICATE OF ACTION</i>						
AT6469955	2023/11/30	CERTIFICATE		URBAN MECHANICAL CONTRACTING LTD.		C
<i>REMARKS: AT6458352 CERTIFICATE OF ACTION</i>						
AT6471092	2023/12/01	CONDO LIEN/98	\$3,272	TORONTO STANDARD CONDOMINIUM CORPORATION NO. 2983		C
AT6472516	2023/12/04	CONSTRUCTION LIEN	\$462,217	KC STRUCTURAL LTD.		C
AT6480459	2023/12/14	CERTIFICATE		2164705 ONTARIO INC.		C
<i>REMARKS: AT6459779</i>						
AT6481040	2023/12/15	CERTIFICATE		TORRE D.C.C. CARPENTRY LTD.		C
<i>REMARKS: AT6452324</i>						
AT6481578	2023/12/15	CONSTRUCTION LIEN	\$323,750	PERMACORP GROUP OF COMPANIES INC.		C
AT6495103	2024/01/12	CERTIFICATE		PERMACORP GROUP OF COMPANIES INC.		C
<i>REMARKS: AT6481578</i>						
AT6496982	2024/01/16	CERTIFICATE		CLASSIC TILE CONTRACTORS LIMITED		C

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REGISTRY
OFFICE #66

76983-0036 (LT)

PAGE 4 OF 4
PREPARED FOR Deanna01
ON 2024/01/30 AT 09:37:16

* CERTIFIED IN ACCORDANCE WITH THE LAND TITLES ACT * SUBJECT TO RESERVATIONS IN CROWN GRANT *

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/ CHKD
<i>REMARKS: AT6450100</i>						

PROPERTY DESCRIPTION: UNIT 4, LEVEL 6, TORONTO STANDARD CONDOMINIUM PLAN NO. 2983 AND ITS APPURTENANT INTEREST; CITY OF TORONTO

PROPERTY REMARKS: FOR THE PURPOSE OF THE QUALIFIER THE DATE OF REGISTRATION OF ABSOLUTE TITLE IS 2018/04/13.

ESTATE/QUALIFIER: FEE SIMPLE
LT ABSOLUTE PLUS

RECENTLY: CONDOMINIUM FROM 07500-0081

PIN CREATION DATE:
2023/07/10

OWNERS' NAMES VANDYK - BACKYARD QUEENSVIEW LIMITED

CAPACITY SHARE

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/CHKD
** PRINTOUT INCLUDES ALL DOCUMENT TYPES (DELETED INSTRUMENTS NOT INCLUDED) **						
**SUBJECT TO SUBSECTION 44(1) OF THE LAND TITLES ACT, EXCEPT PARAGRAPHS 3 AND 14 AND *						
** PROVINCIAL SUCCESSION DUTIES AND EXCEPT PARAGRAPH 11 AND ESCHEATS OR FORFEITURE **						
** TO THE CROWN UP TO THE DATE OF REGISTRATION WITH AN ABSOLUTE TITLE. **						
EB160013	1955/10/24	AGREEMENT			THE CORPORATION OF THE TOWNSHIP OF ETOBICOKE	C
EB163037	1956/01/03	CERTIFICATE				C
EB177163	1956/11/19	AGREEMENT			THE CORPORATION OF THE TOWNSHIP OF ETOBICOKE	C
EB181933	1957/04/04	AGREEMENT			THE CORPORATION OF THE TOWNSHIP OF ETOBICOKE	C
EB186721	1957/07/29	BYLAW				C
EB188451	1957/09/06	AGREEMENT			TOWNSHIP OF ETOBICOKE	C
AT5030525	2018/12/12	CHARGE	\$18,750,000	VANDYK - BACKYARD QUEENSVIEW LIMITED	TRISURA GUARANTEE INSURANCE COMPANY	C
AT5175582	2019/07/02	NOTICE		VANDYK-BACKYARD QUEENSVIEW LIMITED	TRISURA GUARANTEE INSURANCE COMPANY	C
		REMARKS: AT5030525				
AT5347788	2020/01/22	NOTICE		CITY OF TORONTO		C
AT5367386	2020/02/19	TRANSFER EASEMENT	\$2	VANDYK - BACKYARD QUEENSVIEW LIMITED	ROGERS COMMUNICATIONS INC.	C
AT5531340	2020/09/29	NOTICE	\$2	VANDYK - BACKYARD HUMBERSIDE LIMITED VANDYK - BACKYARD QUEENSVIEW LIMITED VANDYK - BACKYARD KINGSMILL LIMITED		C
AT5713886	2021/04/23	CERTIFICATE		HER MAJESTY THE QUEEN IN RIGHT OF ONTARIO AS REPRESENTED BY THE MINISTER OF THE ENVIRONMENT, CONSERVATION AND PARKS		C

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REGISTRY
OFFICE #66

76983-0073 (LT)

PREPARED FOR Deanna01
ON 2024/01/30 AT 09:38:23

* CERTIFIED IN ACCORDANCE WITH THE LAND TITLES ACT * SUBJECT TO RESERVATIONS IN CROWN GRANT *

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/CHKD
TCP2983	2023/07/07	STANDARD CONDO PLN				C
AT6370359	2023/07/07	CONDO DECLARATION		VANDYK - BACKYARD QUEENSVIEW LIMITED		C
AT6373564	2023/07/12	CONDO BYLAW/98		TORONTO STANDARD CONDOMINIUM CORPORATION NO. 2983		C
AT6373568	2023/07/12	CONDO BYLAW/98		TORONTO STANDARD CONDOMINIUM CORPORATION NO. 2983		C
AT6373569	2023/07/12	CONDO BYLAW/98		TORONTO STANDARD CONDOMINIUM CORPORATION NO. 2983		C
AT6373573	2023/07/12	CONDO BYLAW/98		TORONTO STANDARD CONDOMINIUM CORPORATION NO. 2983		C
AT6373575	2023/07/12	CONDO BYLAW/98		TORONTO STANDARD CONDOMINIUM CORPORATION NO. 2983		C
AT6373578	2023/07/12	CONDO BYLAW/98		TORONTO STANDARD CONDOMINIUM CORPORATION NO. 2983		C
AT6373584	2023/07/12	NOTICE		VANDYK - BACKYARD QUEENSVIEW LIMITED	TORONTO STANDARD CONDOMINIUM CORPORATION NO. 2983	C
AT6373595	2023/07/12	NOTICE	\$2	VANDYK - BACKYARD QUEENSVIEW LIMITED	TORONTO STANDARD CONDOMINIUM CORPORATION NO. 2983	C
AT6373604	2023/07/12	NOTICE	\$2	VANDYK - BACKYARD QUEENSVIEW LIMITED	TORONTO STANDARD CONDOMINIUM CORPORATION NO. 2983	C
		REMARKS: AT6373578				
AT6405972	2023/08/24	CHARGE	\$12,700,000	VANDYK - BACKYARD QUEENSVIEW LIMITED	PEOPLES TRUST COMPANY	C
AT6405973	2023/08/24	NO ASSGN RENT GEN		VANDYK - BACKYARD QUEENSVIEW LIMITED	PEOPLES TRUST COMPANY	C
		REMARKS: AT6405972.				
AT6406080	2023/08/24	POSTPONEMENT		TRISURA GUARANTEE INSURANCE COMPANY	PEOPLES TRUST COMPANY	C
		REMARKS: AT5030525 TO AT6405972				
AT6407058	2023/08/25	CONSTRUCTION LIEN	\$384,182	DIRCAM ELECTRIC LIMITED		C
AT6407909	2023/08/28	CONSTRUCTION LIEN	\$1,845,369	FOREMONT DRYWALL (HIGHRISE/ICI DIVISION) LTD.		C
AT6436267	2023/10/06	CONSTRUCTION LIEN	\$213,401	NEXT PLUMBING & HYDRONICS SUPPLY INC.		C
AT6439785	2023/10/12	CERTIFICATE		DIRCAM ELECTRIC LIMITED		C
		REMARKS: AT6407058				
AT6445432	2023/10/23	CERTIFICATE		FOREMONT DRYWALL (HIGHRISE/ICI DIVISION) LTD.	VANDYK-BACKYARD QUEENSVIEW LIMITED PEOPLES TRUST COMPANY TRISURA GUARANTEE INSURANCE COMPANY	C

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REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/CHKD
<i>REMARKS: AT6407909</i>						
AT6450100	2023/10/30	CONSTRUCTION LIEN	\$1,142,744	CLASSIC TILE CONTRACTORS LIMITED		C
AT6452324	2023/11/01	CONSTRUCTION LIEN	\$702,998	TORRE D.C.C. CARPENTRY LTD.		C
AT6457807	2023/11/10	CONSTRUCTION LIEN	\$16,952	SUMMIT CONCRETE & DRAIN LTD.		C
AT6458231	2023/11/10	CONSTRUCTION LIEN	\$2,282,408	URBAN MECHANICAL CONTRACTING LTD.		C
AT6458352	2023/11/10	CONSTRUCTION LIEN	\$658,839	URBAN MECHANICAL CONTRACTING LTD.		C
AT6459779	2023/11/15	CONSTRUCTION LIEN	\$127,350	2164705 ONTARIO INC.		C
AT6460827	2023/11/15	CONSTRUCTION LIEN	\$122,337	VENICE CONSTRUCTION INC.		C
AT6460839	2023/11/15	CERTIFICATE		SUMMIT CONCRETE & DRAIN LTD.		C
<i>REMARKS: AT6457807</i>						
AT6464044	2023/11/22	CONSTRUCTION LIEN	\$1,130	LIVE PATROL INC.		C
AT6469954	2023/11/30	CERTIFICATE		URBAN MECHANICAL CONTRACTING LTD.		C
<i>REMARKS: AT6458231 CERTIFICATE OF ACTION</i>						
AT6469955	2023/11/30	CERTIFICATE		URBAN MECHANICAL CONTRACTING LTD.		C
<i>REMARKS: AT6458352 CERTIFICATE OF ACTION</i>						
AT6471085	2023/12/01	CONDO LIEN/98	\$7,406	TORONTO STANDARD CONDOMINIUM CORPORATION NO. 2983		C
AT6472516	2023/12/04	CONSTRUCTION LIEN	\$462,217	KC STRUCTURAL LTD.		C
AT6480459	2023/12/14	CERTIFICATE		2164705 ONTARIO INC.		C
<i>REMARKS: AT6459779</i>						
AT6481040	2023/12/15	CERTIFICATE		TORRE D.C.C. CARPENTRY LTD.		C
<i>REMARKS: AT6452324</i>						
AT6481578	2023/12/15	CONSTRUCTION LIEN	\$323,750	PERMACORP GROUP OF COMPANIES INC.		C
AT6495103	2024/01/12	CERTIFICATE		PERMACORP GROUP OF COMPANIES INC.		C
<i>REMARKS: AT6481578</i>						
AT6496982	2024/01/16	CERTIFICATE		CLASSIC TILE CONTRACTORS LIMITED		C

LAND
REGISTRY
OFFICE #66

76983-0073 (LT)

PAGE 4 OF 4
PREPARED FOR Deanna01
ON 2024/01/30 AT 09:38:23

* CERTIFIED IN ACCORDANCE WITH THE LAND TITLES ACT * SUBJECT TO RESERVATIONS IN CROWN GRANT *

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/ CHKD
<i>REMARKS: AT6450100</i>						

PROPERTY DESCRIPTION: UNIT 14, LEVEL 6, TORONTO STANDARD CONDOMINIUM PLAN NO. 2983 AND ITS APPURTENANT INTEREST; CITY OF TORONTO

PROPERTY REMARKS: FOR THE PURPOSE OF THE QUALIFIER THE DATE OF REGISTRATION OF ABSOLUTE TITLE IS 2018/04/13.

ESTATE/QUALIFIER: FEE SIMPLE
LT ABSOLUTE PLUS

RECENTLY: CONDOMINIUM FROM 07500-0081

PIN CREATION DATE:
2023/07/10

OWNERS' NAMES VANDYK - BACKYARD QUEENSVIEW LIMITED

CAPACITY SHARE

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/CHKD
** PRINTOUT INCLUDES ALL DOCUMENT TYPES (DELETED INSTRUMENTS NOT INCLUDED) **						
**SUBJECT TO SUBSECTION 44(1) OF THE LAND TITLES ACT, EXCEPT PARAGRAPHS 3 AND 14 AND *						
** PROVINCIAL SUCCESSION DUTIES AND EXCEPT PARAGRAPH 11 AND ESCHEATS OR FORFEITURE **						
** TO THE CROWN UP TO THE DATE OF REGISTRATION WITH AN ABSOLUTE TITLE. **						
EB160013	1955/10/24	AGREEMENT			THE CORPORATION OF THE TOWNSHIP OF ETOBICOKE	C
EB163037	1956/01/03	CERTIFICATE				C
EB177163	1956/11/19	AGREEMENT			THE CORPORATION OF THE TOWNSHIP OF ETOBICOKE	C
EB181933	1957/04/04	AGREEMENT			THE CORPORATION OF THE TOWNSHIP OF ETOBICOKE	C
EB186721	1957/07/29	BYLAW				C
EB188451	1957/09/06	AGREEMENT			TOWNSHIP OF ETOBICOKE	C
AT5030525	2018/12/12	CHARGE	\$18,750,000	VANDYK - BACKYARD QUEENSVIEW LIMITED	TRISURA GUARANTEE INSURANCE COMPANY	C
AT5175582	2019/07/02	NOTICE		VANDYK-BACKYARD QUEENSVIEW LIMITED	TRISURA GUARANTEE INSURANCE COMPANY	C
		REMARKS: AT5030525				
AT5347788	2020/01/22	NOTICE		CITY OF TORONTO		C
AT5367386	2020/02/19	TRANSFER EASEMENT	\$2	VANDYK - BACKYARD QUEENSVIEW LIMITED	ROGERS COMMUNICATIONS INC.	C
AT5531340	2020/09/29	NOTICE	\$2	VANDYK - BACKYARD HUMBERSIDE LIMITED VANDYK - BACKYARD QUEENSVIEW LIMITED VANDYK - BACKYARD KINGSMILL LIMITED		C
AT5713886	2021/04/23	CERTIFICATE		HER MAJESTY THE QUEEN IN RIGHT OF ONTARIO AS REPRESENTED BY THE MINISTER OF THE ENVIRONMENT, CONSERVATION AND PARKS		C

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REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/CHKD
TCP2983	2023/07/07	STANDARD CONDO PLN				C
AT6370359	2023/07/07	CONDO DECLARATION		VANDYK - BACKYARD QUEENSVIEW LIMITED		C
AT6373564	2023/07/12	CONDO BYLAW/98		TORONTO STANDARD CONDOMINIUM CORPORATION NO. 2983		C
AT6373568	2023/07/12	CONDO BYLAW/98		TORONTO STANDARD CONDOMINIUM CORPORATION NO. 2983		C
AT6373569	2023/07/12	CONDO BYLAW/98		TORONTO STANDARD CONDOMINIUM CORPORATION NO. 2983		C
AT6373573	2023/07/12	CONDO BYLAW/98		TORONTO STANDARD CONDOMINIUM CORPORATION NO. 2983		C
AT6373575	2023/07/12	CONDO BYLAW/98		TORONTO STANDARD CONDOMINIUM CORPORATION NO. 2983		C
AT6373578	2023/07/12	CONDO BYLAW/98		TORONTO STANDARD CONDOMINIUM CORPORATION NO. 2983		C
AT6373584	2023/07/12	NOTICE		VANDYK - BACKYARD QUEENSVIEW LIMITED	TORONTO STANDARD CONDOMINIUM CORPORATION NO. 2983	C
AT6373595	2023/07/12	NOTICE	\$2	VANDYK - BACKYARD QUEENSVIEW LIMITED	TORONTO STANDARD CONDOMINIUM CORPORATION NO. 2983	C
AT6373604	2023/07/12	NOTICE	\$2	VANDYK - BACKYARD QUEENSVIEW LIMITED	TORONTO STANDARD CONDOMINIUM CORPORATION NO. 2983	C
		REMARKS: AT6373578				
AT6405972	2023/08/24	CHARGE	\$12,700,000	VANDYK - BACKYARD QUEENSVIEW LIMITED	PEOPLES TRUST COMPANY	C
AT6405973	2023/08/24	NO ASSGN RENT GEN		VANDYK - BACKYARD QUEENSVIEW LIMITED	PEOPLES TRUST COMPANY	C
		REMARKS: AT6405972.				
AT6406080	2023/08/24	POSTPONEMENT		TRISURA GUARANTEE INSURANCE COMPANY	PEOPLES TRUST COMPANY	C
		REMARKS: AT5030525 TO AT6405972				
AT6407909	2023/08/28	CONSTRUCTION LIEN	\$1,845,369	FOREMONT DRYWALL (HIGHRISE/ICI DIVISION) LTD.		C
AT6436267	2023/10/06	CONSTRUCTION LIEN	\$213,401	NEXT PLUMBING & HYDRONICS SUPPLY INC.		C
AT6445432	2023/10/23	CERTIFICATE		FOREMONT DRYWALL (HIGHRISE/ICI DIVISION) LTD.	VANDYK-BACKYARD QUEENSVIEW LIMITED PEOPLES TRUST COMPANY TRISURA GUARANTEE INSURANCE COMPANY	C
		REMARKS: AT6407909				
AT6450100	2023/10/30	CONSTRUCTION LIEN	\$1,142,744	CLASSIC TILE CONTRACTORS LIMITED		C
AT6452324	2023/11/01	CONSTRUCTION LIEN	\$702,998	TORRE D.C.C. CARPENTRY LTD.		C

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/ CHKD
AT6457807	2023/11/10	CONSTRUCTION LIEN	\$16,952	SUMMIT CONCRETE & DRAIN LTD.		C
AT6458231	2023/11/10	CONSTRUCTION LIEN	\$2,282,408	URBAN MECHANICAL CONTRACTING LTD.		C
AT6458352	2023/11/10	CONSTRUCTION LIEN	\$658,839	URBAN MECHANICAL CONTRACTING LTD.		C
AT6459779	2023/11/15	CONSTRUCTION LIEN	\$127,350	2164705 ONTARIO INC.		C
AT6460827	2023/11/15	CONSTRUCTION LIEN	\$122,337	VENICE CONSTRUCTION INC.		C
AT6460839	2023/11/15	CERTIFICATE		SUMMIT CONCRETE & DRAIN LTD.		C
		REMARKS: AT6457807				
AT6464044	2023/11/22	CONSTRUCTION LIEN	\$1,130	LIVE PATROL INC.		C
AT6469954	2023/11/30	CERTIFICATE		URBAN MECHANICAL CONTRACTING LTD.		C
		REMARKS: AT6458231 CERTIFICATE OF ACTION				
AT6469955	2023/11/30	CERTIFICATE		URBAN MECHANICAL CONTRACTING LTD.		C
		REMARKS: AT6458352 CERTIFICATE OF ACTION				
AT6471081	2023/12/01	CONDO LIEN/98	\$5,924	TORONTO STANDARD CONDOMINIUM CORPORATION NO. 2983		C
AT6472516	2023/12/04	CONSTRUCTION LIEN	\$462,217	KC STRUCTURAL LTD.		C
AT6480459	2023/12/14	CERTIFICATE		2164705 ONTARIO INC.		C
		REMARKS: AT6459779				
AT6481040	2023/12/15	CERTIFICATE		TORRE D.C.C. CARPENTRY LTD.		C
		REMARKS: AT6452324				
AT6481578	2023/12/15	CONSTRUCTION LIEN	\$323,750	PERMACORP GROUP OF COMPANIES INC.		C
AT6495103	2024/01/12	CERTIFICATE		PERMACORP GROUP OF COMPANIES INC.		C
		REMARKS: AT6481578				
AT6496982	2024/01/16	CERTIFICATE		CLASSIC TILE CONTRACTORS LIMITED		C
		REMARKS: AT6450100				

PROPERTY DESCRIPTION: UNIT 4, LEVEL 7, TORONTO STANDARD CONDOMINIUM PLAN NO. 2983 AND ITS APPURTENANT INTEREST; CITY OF TORONTO

PROPERTY REMARKS: FOR THE PURPOSE OF THE QUALIFIER THE DATE OF REGISTRATION OF ABSOLUTE TITLE IS 2018/04/13.

ESTATE/QUALIFIER: FEE SIMPLE
LT ABSOLUTE PLUS

RECENTLY: CONDOMINIUM FROM 07500-0081

PIN CREATION DATE:
2023/07/10

OWNERS' NAMES VANDYK - BACKYARD QUEENSVIEW LIMITED

CAPACITY SHARE

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/CHKD
** PRINTOUT INCLUDES ALL DOCUMENT TYPES (DELETED INSTRUMENTS NOT INCLUDED) **						
**SUBJECT TO SUBSECTION 44(1) OF THE LAND TITLES ACT, EXCEPT PARAGRAPHS 3 AND 14 AND *						
** PROVINCIAL SUCCESSION DUTIES AND EXCEPT PARAGRAPH 11 AND ESCHEATS OR FORFEITURE **						
** TO THE CROWN UP TO THE DATE OF REGISTRATION WITH AN ABSOLUTE TITLE. **						
EB160013	1955/10/24	AGREEMENT			THE CORPORATION OF THE TOWNSHIP OF ETOBICOKE	C
EB163037	1956/01/03	CERTIFICATE				C
EB177163	1956/11/19	AGREEMENT			THE CORPORATION OF THE TOWNSHIP OF ETOBICOKE	C
EB181933	1957/04/04	AGREEMENT			THE CORPORATION OF THE TOWNSHIP OF ETOBICOKE	C
EB186721	1957/07/29	BYLAW				C
EB188451	1957/09/06	AGREEMENT			TOWNSHIP OF ETOBICOKE	C
AT5030525	2018/12/12	CHARGE	\$18,750,000	VANDYK - BACKYARD QUEENSVIEW LIMITED	TRISURA GUARANTEE INSURANCE COMPANY	C
AT5175582	2019/07/02	NOTICE		VANDYK-BACKYARD QUEENSVIEW LIMITED	TRISURA GUARANTEE INSURANCE COMPANY	C
		REMARKS: AT5030525				
AT5347788	2020/01/22	NOTICE		CITY OF TORONTO		C
AT5367386	2020/02/19	TRANSFER EASEMENT	\$2	VANDYK - BACKYARD QUEENSVIEW LIMITED	ROGERS COMMUNICATIONS INC.	C
AT5531340	2020/09/29	NOTICE	\$2	VANDYK - BACKYARD HUMBERSIDE LIMITED VANDYK - BACKYARD QUEENSVIEW LIMITED VANDYK - BACKYARD KINGSMILL LIMITED		C
AT5713886	2021/04/23	CERTIFICATE		HER MAJESTY THE QUEEN IN RIGHT OF ONTARIO AS REPRESENTED BY THE MINISTER OF THE ENVIRONMENT, CONSERVATION AND PARKS		C

NOTE: ADJOINING PROPERTIES SHOULD BE INVESTIGATED TO ASCERTAIN DESCRIPTIVE INCONSISTENCIES, IF ANY, WITH DESCRIPTION REPRESENTED FOR THIS PROPERTY.
NOTE: ENSURE THAT YOUR PRINTOUT STATES THE TOTAL NUMBER OF PAGES AND THAT YOU HAVE PICKED THEM ALL UP.

LAND
REGISTRY
OFFICE #66

76983-0088 (LT)

PREPARED FOR Deanna01
ON 2024/01/30 AT 09:42:17

* CERTIFIED IN ACCORDANCE WITH THE LAND TITLES ACT * SUBJECT TO RESERVATIONS IN CROWN GRANT *

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/CHKD
TCP2983	2023/07/07	STANDARD CONDO PLN				C
AT6370359	2023/07/07	CONDO DECLARATION		VANDYK - BACKYARD QUEENSVIEW LIMITED		C
AT6373564	2023/07/12	CONDO BYLAW/98		TORONTO STANDARD CONDOMINIUM CORPORATION NO. 2983		C
AT6373568	2023/07/12	CONDO BYLAW/98		TORONTO STANDARD CONDOMINIUM CORPORATION NO. 2983		C
AT6373569	2023/07/12	CONDO BYLAW/98		TORONTO STANDARD CONDOMINIUM CORPORATION NO. 2983		C
AT6373573	2023/07/12	CONDO BYLAW/98		TORONTO STANDARD CONDOMINIUM CORPORATION NO. 2983		C
AT6373575	2023/07/12	CONDO BYLAW/98		TORONTO STANDARD CONDOMINIUM CORPORATION NO. 2983		C
AT6373578	2023/07/12	CONDO BYLAW/98		TORONTO STANDARD CONDOMINIUM CORPORATION NO. 2983		C
AT6373584	2023/07/12	NOTICE		VANDYK - BACKYARD QUEENSVIEW LIMITED	TORONTO STANDARD CONDOMINIUM CORPORATION NO. 2983	C
AT6373595	2023/07/12	NOTICE	\$2	VANDYK - BACKYARD QUEENSVIEW LIMITED	TORONTO STANDARD CONDOMINIUM CORPORATION NO. 2983	C
AT6373604	2023/07/12	NOTICE	\$2	VANDYK - BACKYARD QUEENSVIEW LIMITED	TORONTO STANDARD CONDOMINIUM CORPORATION NO. 2983	C
		REMARKS: AT6373578				
AT6405972	2023/08/24	CHARGE	\$12,700,000	VANDYK - BACKYARD QUEENSVIEW LIMITED	PEOPLES TRUST COMPANY	C
AT6405973	2023/08/24	NO ASSGN RENT GEN		VANDYK - BACKYARD QUEENSVIEW LIMITED	PEOPLES TRUST COMPANY	C
		REMARKS: AT6405972.				
AT6406080	2023/08/24	POSTPONEMENT		TRISURA GUARANTEE INSURANCE COMPANY	PEOPLES TRUST COMPANY	C
		REMARKS: AT5030525 TO AT6405972				
AT6407058	2023/08/25	CONSTRUCTION LIEN	\$384,182	DIRCAM ELECTRIC LIMITED		C
AT6407909	2023/08/28	CONSTRUCTION LIEN	\$1,845,369	FOREMONT DRYWALL (HIGHRISE/ICI DIVISION) LTD.		C
AT6436267	2023/10/06	CONSTRUCTION LIEN	\$213,401	NEXT PLUMBING & HYDRONICS SUPPLY INC.		C
AT6439785	2023/10/12	CERTIFICATE		DIRCAM ELECTRIC LIMITED		C
		REMARKS: AT6407058				
AT6445432	2023/10/23	CERTIFICATE		FOREMONT DRYWALL (HIGHRISE/ICI DIVISION) LTD.	VANDYK-BACKYARD QUEENSVIEW LIMITED PEOPLES TRUST COMPANY TRISURA GUARANTEE INSURANCE COMPANY	C

NOTE: ADJOINING PROPERTIES SHOULD BE INVESTIGATED TO ASCERTAIN DESCRIPTIVE INCONSISTENCIES, IF ANY, WITH DESCRIPTION REPRESENTED FOR THIS PROPERTY.
NOTE: ENSURE THAT YOUR PRINTOUT STATES THE TOTAL NUMBER OF PAGES AND THAT YOU HAVE PICKED THEM ALL UP.

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/CHKD
<i>REMARKS: AT6407909</i>						
AT6450100	2023/10/30	CONSTRUCTION LIEN	\$1,142,744	CLASSIC TILE CONTRACTORS LIMITED		C
AT6452324	2023/11/01	CONSTRUCTION LIEN	\$702,998	TORRE D.C.C. CARPENTRY LTD.		C
AT6457807	2023/11/10	CONSTRUCTION LIEN	\$16,952	SUMMIT CONCRETE & DRAIN LTD.		C
AT6458231	2023/11/10	CONSTRUCTION LIEN	\$2,282,408	URBAN MECHANICAL CONTRACTING LTD.		C
AT6458352	2023/11/10	CONSTRUCTION LIEN	\$658,839	URBAN MECHANICAL CONTRACTING LTD.		C
AT6459779	2023/11/15	CONSTRUCTION LIEN	\$127,350	2164705 ONTARIO INC.		C
AT6460827	2023/11/15	CONSTRUCTION LIEN	\$122,337	VENICE CONSTRUCTION INC.		C
AT6460839	2023/11/15	CERTIFICATE		SUMMIT CONCRETE & DRAIN LTD.		C
<i>REMARKS: AT6457807</i>						
AT6464044	2023/11/22	CONSTRUCTION LIEN	\$1,130	LIVE PATROL INC.		C
AT6469954	2023/11/30	CERTIFICATE		URBAN MECHANICAL CONTRACTING LTD.		C
<i>REMARKS: AT6458231 CERTIFICATE OF ACTION</i>						
AT6469955	2023/11/30	CERTIFICATE		URBAN MECHANICAL CONTRACTING LTD.		C
<i>REMARKS: AT6458352 CERTIFICATE OF ACTION</i>						
AT6471076	2023/12/01	CONDO LIEN/98	\$7,406	TORONTO STANDARD CONDOMINIUM CORPORATION NO. 2983		C
AT6472516	2023/12/04	CONSTRUCTION LIEN	\$462,217	KC STRUCTURAL LTD.		C
AT6480459	2023/12/14	CERTIFICATE		2164705 ONTARIO INC.		C
<i>REMARKS: AT6459779</i>						
AT6481040	2023/12/15	CERTIFICATE		TORRE D.C.C. CARPENTRY LTD.		C
<i>REMARKS: AT6452324</i>						
AT6481578	2023/12/15	CONSTRUCTION LIEN	\$323,750	PERMACORP GROUP OF COMPANIES INC.		C
AT6495103	2024/01/12	CERTIFICATE		PERMACORP GROUP OF COMPANIES INC.		C
<i>REMARKS: AT6481578</i>						
AT6496982	2024/01/16	CERTIFICATE		CLASSIC TILE CONTRACTORS LIMITED		C

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LAND
REGISTRY
OFFICE #66

76983-0088 (LT)

PAGE 4 OF 4
PREPARED FOR Deanna01
ON 2024/01/30 AT 09:42:17

* CERTIFIED IN ACCORDANCE WITH THE LAND TITLES ACT * SUBJECT TO RESERVATIONS IN CROWN GRANT *

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/ CHKD
<i>REMARKS: AT6450100</i>						

PROPERTY DESCRIPTION: UNIT 10, LEVEL 7, TORONTO STANDARD CONDOMINIUM PLAN NO. 2983 AND ITS APPURTENANT INTEREST; CITY OF TORONTO

PROPERTY REMARKS: FOR THE PURPOSE OF THE QUALIFIER THE DATE OF REGISTRATION OF ABSOLUTE TITLE IS 2018/04/13.

ESTATE/QUALIFIER: FEE SIMPLE
LT ABSOLUTE PLUS

RECENTLY: CONDOMINIUM FROM 07500-0081

PIN CREATION DATE:
2023/07/10

OWNERS' NAMES VANDYK - BACKYARD QUEENSVIEW LIMITED

CAPACITY SHARE

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/CHKD
** PRINTOUT INCLUDES ALL DOCUMENT TYPES (DELETED INSTRUMENTS NOT INCLUDED) **						
**SUBJECT TO SUBSECTION 44(1) OF THE LAND TITLES ACT, EXCEPT PARAGRAPHS 3 AND 14 AND *						
** PROVINCIAL SUCCESSION DUTIES AND EXCEPT PARAGRAPH 11 AND ESCHEATS OR FORFEITURE **						
** TO THE CROWN UP TO THE DATE OF REGISTRATION WITH AN ABSOLUTE TITLE. **						
EB160013	1955/10/24	AGREEMENT			THE CORPORATION OF THE TOWNSHIP OF ETOBICOKE	C
EB163037	1956/01/03	CERTIFICATE				C
EB177163	1956/11/19	AGREEMENT			THE CORPORATION OF THE TOWNSHIP OF ETOBICOKE	C
EB181933	1957/04/04	AGREEMENT			THE CORPORATION OF THE TOWNSHIP OF ETOBICOKE	C
EB186721	1957/07/29	BYLAW				C
EB188451	1957/09/06	AGREEMENT			TOWNSHIP OF ETOBICOKE	C
AT5030525	2018/12/12	CHARGE	\$18,750,000	VANDYK - BACKYARD QUEENSVIEW LIMITED	TRISURA GUARANTEE INSURANCE COMPANY	C
AT5175582	2019/07/02	NOTICE		VANDYK-BACKYARD QUEENSVIEW LIMITED	TRISURA GUARANTEE INSURANCE COMPANY	C
		REMARKS: AT5030525				
AT5347788	2020/01/22	NOTICE		CITY OF TORONTO		C
AT5367386	2020/02/19	TRANSFER EASEMENT	\$2	VANDYK - BACKYARD QUEENSVIEW LIMITED	ROGERS COMMUNICATIONS INC.	C
AT5531340	2020/09/29	NOTICE	\$2	VANDYK - BACKYARD HUMBERSIDE LIMITED VANDYK - BACKYARD QUEENSVIEW LIMITED VANDYK - BACKYARD KINGSMILL LIMITED		C
AT5713886	2021/04/23	CERTIFICATE		HER MAJESTY THE QUEEN IN RIGHT OF ONTARIO AS REPRESENTED BY THE MINISTER OF THE ENVIRONMENT, CONSERVATION AND PARKS		C

NOTE: ADJOINING PROPERTIES SHOULD BE INVESTIGATED TO ASCERTAIN DESCRIPTIVE INCONSISTENCIES, IF ANY, WITH DESCRIPTION REPRESENTED FOR THIS PROPERTY.
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LAND
REGISTRY
OFFICE #66

76983-0094 (LT)

PREPARED FOR Deanna01
ON 2024/01/30 AT 09:43:06

* CERTIFIED IN ACCORDANCE WITH THE LAND TITLES ACT * SUBJECT TO RESERVATIONS IN CROWN GRANT *

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/CHKD
TCP2983	2023/07/07	STANDARD CONDO PLN				C
AT6370359	2023/07/07	CONDO DECLARATION		VANDYK - BACKYARD QUEENSVIEW LIMITED		C
AT6373564	2023/07/12	CONDO BYLAW/98		TORONTO STANDARD CONDOMINIUM CORPORATION NO. 2983		C
AT6373568	2023/07/12	CONDO BYLAW/98		TORONTO STANDARD CONDOMINIUM CORPORATION NO. 2983		C
AT6373569	2023/07/12	CONDO BYLAW/98		TORONTO STANDARD CONDOMINIUM CORPORATION NO. 2983		C
AT6373573	2023/07/12	CONDO BYLAW/98		TORONTO STANDARD CONDOMINIUM CORPORATION NO. 2983		C
AT6373575	2023/07/12	CONDO BYLAW/98		TORONTO STANDARD CONDOMINIUM CORPORATION NO. 2983		C
AT6373578	2023/07/12	CONDO BYLAW/98		TORONTO STANDARD CONDOMINIUM CORPORATION NO. 2983		C
AT6373584	2023/07/12	NOTICE		VANDYK - BACKYARD QUEENSVIEW LIMITED	TORONTO STANDARD CONDOMINIUM CORPORATION NO. 2983	C
AT6373595	2023/07/12	NOTICE	\$2	VANDYK - BACKYARD QUEENSVIEW LIMITED	TORONTO STANDARD CONDOMINIUM CORPORATION NO. 2983	C
AT6373604	2023/07/12	NOTICE	\$2	VANDYK - BACKYARD QUEENSVIEW LIMITED	TORONTO STANDARD CONDOMINIUM CORPORATION NO. 2983	C
		REMARKS: AT6373578				
AT6405972	2023/08/24	CHARGE	\$12,700,000	VANDYK - BACKYARD QUEENSVIEW LIMITED	PEOPLES TRUST COMPANY	C
AT6405973	2023/08/24	NO ASSGN RENT GEN		VANDYK - BACKYARD QUEENSVIEW LIMITED	PEOPLES TRUST COMPANY	C
		REMARKS: AT6405972.				
AT6406080	2023/08/24	POSTPONEMENT		TRISURA GUARANTEE INSURANCE COMPANY	PEOPLES TRUST COMPANY	C
		REMARKS: AT5030525 TO AT6405972				
AT6407058	2023/08/25	CONSTRUCTION LIEN	\$384,182	DIRCAM ELECTRIC LIMITED		C
AT6407909	2023/08/28	CONSTRUCTION LIEN	\$1,845,369	FOREMONT DRYWALL (HIGHRISE/ICI DIVISION) LTD.		C
AT6436267	2023/10/06	CONSTRUCTION LIEN	\$213,401	NEXT PLUMBING & HYDRONICS SUPPLY INC.		C
AT6439785	2023/10/12	CERTIFICATE		DIRCAM ELECTRIC LIMITED		C
		REMARKS: AT6407058				
AT6445432	2023/10/23	CERTIFICATE		FOREMONT DRYWALL (HIGHRISE/ICI DIVISION) LTD.	VANDYK-BACKYARD QUEENSVIEW LIMITED PEOPLES TRUST COMPANY TRISURA GUARANTEE INSURANCE COMPANY	C

NOTE: ADJOINING PROPERTIES SHOULD BE INVESTIGATED TO ASCERTAIN DESCRIPTIVE INCONSISTENCIES, IF ANY, WITH DESCRIPTION REPRESENTED FOR THIS PROPERTY.

NOTE: ENSURE THAT YOUR PRINTOUT STATES THE TOTAL NUMBER OF PAGES AND THAT YOU HAVE PICKED THEM ALL UP.

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/CHKD
<i>REMARKS: AT6407909</i>						
AT6450100	2023/10/30	CONSTRUCTION LIEN	\$1,142,744	CLASSIC TILE CONTRACTORS LIMITED		C
AT6452324	2023/11/01	CONSTRUCTION LIEN	\$702,998	TORRE D.C.C. CARPENTRY LTD.		C
AT6457807	2023/11/10	CONSTRUCTION LIEN	\$16,952	SUMMIT CONCRETE & DRAIN LTD.		C
AT6458231	2023/11/10	CONSTRUCTION LIEN	\$2,282,408	URBAN MECHANICAL CONTRACTING LTD.		C
AT6458352	2023/11/10	CONSTRUCTION LIEN	\$658,839	URBAN MECHANICAL CONTRACTING LTD.		C
AT6459779	2023/11/15	CONSTRUCTION LIEN	\$127,350	2164705 ONTARIO INC.		C
AT6460827	2023/11/15	CONSTRUCTION LIEN	\$122,337	VENICE CONSTRUCTION INC.		C
AT6460839	2023/11/15	CERTIFICATE		SUMMIT CONCRETE & DRAIN LTD.		C
<i>REMARKS: AT6457807</i>						
AT6464044	2023/11/22	CONSTRUCTION LIEN	\$1,130	LIVE PATROL INC.		C
AT6469954	2023/11/30	CERTIFICATE		URBAN MECHANICAL CONTRACTING LTD.		C
<i>REMARKS: AT6458231 CERTIFICATE OF ACTION</i>						
AT6469955	2023/11/30	CERTIFICATE		URBAN MECHANICAL CONTRACTING LTD.		C
<i>REMARKS: AT6458352 CERTIFICATE OF ACTION</i>						
AT6471072	2023/12/01	CONDO LIEN/98	\$3,379	TORONTO STANDARD CONDOMINIUM CORPORATION 2983		C
AT6472516	2023/12/04	CONSTRUCTION LIEN	\$462,217	KC STRUCTURAL LTD.		C
AT6480459	2023/12/14	CERTIFICATE		2164705 ONTARIO INC.		C
<i>REMARKS: AT6459779</i>						
AT6481040	2023/12/15	CERTIFICATE		TORRE D.C.C. CARPENTRY LTD.		C
<i>REMARKS: AT6452324</i>						
AT6481578	2023/12/15	CONSTRUCTION LIEN	\$323,750	PERMACORP GROUP OF COMPANIES INC.		C
AT6495103	2024/01/12	CERTIFICATE		PERMACORP GROUP OF COMPANIES INC.		C
<i>REMARKS: AT6481578</i>						
AT6496982	2024/01/16	CERTIFICATE		CLASSIC TILE CONTRACTORS LIMITED		C

LAND
REGISTRY
OFFICE #66

76983-0094 (LT)

PAGE 4 OF 4
PREPARED FOR Deanna01
ON 2024/01/30 AT 09:43:06

* CERTIFIED IN ACCORDANCE WITH THE LAND TITLES ACT * SUBJECT TO RESERVATIONS IN CROWN GRANT *

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/ CHKD
<i>REMARKS: AT6450100</i>						

PROPERTY DESCRIPTION: UNIT 13, LEVEL 7, TORONTO STANDARD CONDOMINIUM PLAN NO. 2983 AND ITS APPURTENANT INTEREST; CITY OF TORONTO

PROPERTY REMARKS: FOR THE PURPOSE OF THE QUALIFIER THE DATE OF REGISTRATION OF ABSOLUTE TITLE IS 2018/04/13.

ESTATE/QUALIFIER: FEE SIMPLE
LT ABSOLUTE PLUS

RECENTLY: CONDOMINIUM FROM 07500-0081

PIN CREATION DATE:
2023/07/10

OWNERS' NAMES VANDYK - BACKYARD QUEENSVIEW LIMITED

CAPACITY SHARE

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/CHKD
** PRINTOUT INCLUDES ALL DOCUMENT TYPES (DELETED INSTRUMENTS NOT INCLUDED) **						
**SUBJECT TO SUBSECTION 44(1) OF THE LAND TITLES ACT, EXCEPT PARAGRAPHS 3 AND 14 AND *						
** PROVINCIAL SUCCESSION DUTIES AND EXCEPT PARAGRAPH 11 AND ESCHEATS OR FORFEITURE **						
** TO THE CROWN UP TO THE DATE OF REGISTRATION WITH AN ABSOLUTE TITLE. **						
EB160013	1955/10/24	AGREEMENT			THE CORPORATION OF THE TOWNSHIP OF ETOBICOKE	C
EB163037	1956/01/03	CERTIFICATE				C
EB177163	1956/11/19	AGREEMENT			THE CORPORATION OF THE TOWNSHIP OF ETOBICOKE	C
EB181933	1957/04/04	AGREEMENT			THE CORPORATION OF THE TOWNSHIP OF ETOBICOKE	C
EB186721	1957/07/29	BYLAW				C
EB188451	1957/09/06	AGREEMENT			TOWNSHIP OF ETOBICOKE	C
AT5030525	2018/12/12	CHARGE	\$18,750,000	VANDYK - BACKYARD QUEENSVIEW LIMITED	TRISURA GUARANTEE INSURANCE COMPANY	C
AT5175582	2019/07/02	NOTICE		VANDYK-BACKYARD QUEENSVIEW LIMITED	TRISURA GUARANTEE INSURANCE COMPANY	C
REMARKS: AT5030525						
AT5347788	2020/01/22	NOTICE		CITY OF TORONTO		C
AT5367386	2020/02/19	TRANSFER EASEMENT	\$2	VANDYK - BACKYARD QUEENSVIEW LIMITED	ROGERS COMMUNICATIONS INC.	C
AT5531340	2020/09/29	NOTICE	\$2	VANDYK - BACKYARD HUMBERSIDE LIMITED VANDYK - BACKYARD QUEENSVIEW LIMITED VANDYK - BACKYARD KINGSMILL LIMITED		C
AT5713886	2021/04/23	CERTIFICATE		HER MAJESTY THE QUEEN IN RIGHT OF ONTARIO AS REPRESENTED BY THE MINISTER OF THE ENVIRONMENT, CONSERVATION AND PARKS		C

NOTE: ADJOINING PROPERTIES SHOULD BE INVESTIGATED TO ASCERTAIN DESCRIPTIVE INCONSISTENCIES, IF ANY, WITH DESCRIPTION REPRESENTED FOR THIS PROPERTY.
NOTE: ENSURE THAT YOUR PRINTOUT STATES THE TOTAL NUMBER OF PAGES AND THAT YOU HAVE PICKED THEM ALL UP.

LAND
REGISTRY
OFFICE #66

76983-0097 (LT)

PREPARED FOR Deanna01
ON 2024/01/30 AT 09:44:45

* CERTIFIED IN ACCORDANCE WITH THE LAND TITLES ACT * SUBJECT TO RESERVATIONS IN CROWN GRANT *

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/CHKD
TCP2983	2023/07/07	STANDARD CONDO PLN				C
AT6370359	2023/07/07	CONDO DECLARATION		VANDYK - BACKYARD QUEENSVIEW LIMITED		C
AT6373564	2023/07/12	CONDO BYLAW/98		TORONTO STANDARD CONDOMINIUM CORPORATION NO. 2983		C
AT6373568	2023/07/12	CONDO BYLAW/98		TORONTO STANDARD CONDOMINIUM CORPORATION NO. 2983		C
AT6373569	2023/07/12	CONDO BYLAW/98		TORONTO STANDARD CONDOMINIUM CORPORATION NO. 2983		C
AT6373573	2023/07/12	CONDO BYLAW/98		TORONTO STANDARD CONDOMINIUM CORPORATION NO. 2983		C
AT6373575	2023/07/12	CONDO BYLAW/98		TORONTO STANDARD CONDOMINIUM CORPORATION NO. 2983		C
AT6373578	2023/07/12	CONDO BYLAW/98		TORONTO STANDARD CONDOMINIUM CORPORATION NO. 2983		C
AT6373584	2023/07/12	NOTICE		VANDYK - BACKYARD QUEENSVIEW LIMITED	TORONTO STANDARD CONDOMINIUM CORPORATION NO. 2983	C
AT6373595	2023/07/12	NOTICE	\$2	VANDYK - BACKYARD QUEENSVIEW LIMITED	TORONTO STANDARD CONDOMINIUM CORPORATION NO. 2983	C
AT6373604	2023/07/12	NOTICE	\$2	VANDYK - BACKYARD QUEENSVIEW LIMITED	TORONTO STANDARD CONDOMINIUM CORPORATION NO. 2983	C
		REMARKS: AT6373578				
AT6405972	2023/08/24	CHARGE	\$12,700,000	VANDYK - BACKYARD QUEENSVIEW LIMITED	PEOPLES TRUST COMPANY	C
AT6405973	2023/08/24	NO ASSGN RENT GEN		VANDYK - BACKYARD QUEENSVIEW LIMITED	PEOPLES TRUST COMPANY	C
		REMARKS: AT6405972.				
AT6406080	2023/08/24	POSTPONEMENT		TRISURA GUARANTEE INSURANCE COMPANY	PEOPLES TRUST COMPANY	C
		REMARKS: AT5030525 TO AT6405972				
AT6436267	2023/10/06	CONSTRUCTION LIEN	\$213,401	NEXT PLUMBING & HYDRONICS SUPPLY INC.		C
AT6450100	2023/10/30	CONSTRUCTION LIEN	\$1,142,744	CLASSIC TILE CONTRACTORS LIMITED		C
AT6458231	2023/11/10	CONSTRUCTION LIEN	\$2,282,408	URBAN MECHANICAL CONTRACTING LTD.		C
AT6458352	2023/11/10	CONSTRUCTION LIEN	\$658,839	URBAN MECHANICAL CONTRACTING LTD.		C
AT6459779	2023/11/15	CONSTRUCTION LIEN	\$127,350	2164705 ONTARIO INC.		C
AT6464044	2023/11/22	CONSTRUCTION LIEN	\$1,130	LIVE PATROL INC.		C

NOTE: ADJOINING PROPERTIES SHOULD BE INVESTIGATED TO ASCERTAIN DESCRIPTIVE INCONSISTENCIES, IF ANY, WITH DESCRIPTION REPRESENTED FOR THIS PROPERTY.
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LAND
 REGISTRY
 OFFICE #66

76983-0097 (LT)

* CERTIFIED IN ACCORDANCE WITH THE LAND TITLES ACT * SUBJECT TO RESERVATIONS IN CROWN GRANT *

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/ CHKD
AT6469954	2023/11/30	CERTIFICATE REMARKS: AT6458231 CERTIFICATE OF ACTION		URBAN MECHANICAL CONTRACTING LTD.		C
AT6469955	2023/11/30	CERTIFICATE REMARKS: AT6458352 CERTIFICATE OF ACTION		URBAN MECHANICAL CONTRACTING LTD.		C
AT6471069	2023/12/01	CONDO LIEN/98	\$3,815	TORONTO STANDARD CONDOMINIUM CORPORATION NO. 2983		C
AT6472516	2023/12/04	CONSTRUCTION LIEN	\$462,217	KC STRUCTURAL LTD.		C
AT6480459	2023/12/14	CERTIFICATE REMARKS: AT6459779		2164705 ONTARIO INC.		C
AT6481578	2023/12/15	CONSTRUCTION LIEN	\$323,750	PERMACORP GROUP OF COMPANIES INC.		C
AT6495103	2024/01/12	CERTIFICATE REMARKS: AT6481578		PERMACORP GROUP OF COMPANIES INC.		C
AT6496982	2024/01/16	CERTIFICATE REMARKS: AT6450100		CLASSIC TILE CONTRACTORS LIMITED		C

NOTE: ADJOINING PROPERTIES SHOULD BE INVESTIGATED TO ASCERTAIN DESCRIPTIVE INCONSISTENCIES, IF ANY, WITH DESCRIPTION REPRESENTED FOR THIS PROPERTY.
 NOTE: ENSURE THAT YOUR PRINTOUT STATES THE TOTAL NUMBER OF PAGES AND THAT YOU HAVE PICKED THEM ALL UP.

PROPERTY DESCRIPTION: UNIT 14, LEVEL 7, TORONTO STANDARD CONDOMINIUM PLAN NO. 2983 AND ITS APPURTENANT INTEREST; CITY OF TORONTO

PROPERTY REMARKS: FOR THE PURPOSE OF THE QUALIFIER THE DATE OF REGISTRATION OF ABSOLUTE TITLE IS 2018/04/13.

ESTATE/QUALIFIER: FEE SIMPLE
LT ABSOLUTE PLUS

RECENTLY: CONDOMINIUM FROM 07500-0081

PIN CREATION DATE:
2023/07/10

OWNERS' NAMES VANDYK - BACKYARD QUEENSVIEW LIMITED

CAPACITY SHARE

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/CHKD
** PRINTOUT INCLUDES ALL DOCUMENT TYPES (DELETED INSTRUMENTS NOT INCLUDED) **						
**SUBJECT TO SUBSECTION 44(1) OF THE LAND TITLES ACT, EXCEPT PARAGRAPHS 3 AND 14 AND *						
** PROVINCIAL SUCCESSION DUTIES AND EXCEPT PARAGRAPH 11 AND ESCHEATS OR FORFEITURE **						
** TO THE CROWN UP TO THE DATE OF REGISTRATION WITH AN ABSOLUTE TITLE. **						
EB160013	1955/10/24	AGREEMENT			THE CORPORATION OF THE TOWNSHIP OF ETOBICOKE	C
EB163037	1956/01/03	CERTIFICATE				C
EB177163	1956/11/19	AGREEMENT			THE CORPORATION OF THE TOWNSHIP OF ETOBICOKE	C
EB181933	1957/04/04	AGREEMENT			THE CORPORATION OF THE TOWNSHIP OF ETOBICOKE	C
EB186721	1957/07/29	BYLAW				C
EB188451	1957/09/06	AGREEMENT			TOWNSHIP OF ETOBICOKE	C
AT5030525	2018/12/12	CHARGE	\$18,750,000	VANDYK - BACKYARD QUEENSVIEW LIMITED	TRISURA GUARANTEE INSURANCE COMPANY	C
AT5175582	2019/07/02	NOTICE		VANDYK-BACKYARD QUEENSVIEW LIMITED	TRISURA GUARANTEE INSURANCE COMPANY	C
		REMARKS: AT5030525				
AT5347788	2020/01/22	NOTICE		CITY OF TORONTO		C
AT5367386	2020/02/19	TRANSFER EASEMENT	\$2	VANDYK - BACKYARD QUEENSVIEW LIMITED	ROGERS COMMUNICATIONS INC.	C
AT5531340	2020/09/29	NOTICE	\$2	VANDYK - BACKYARD HUMBERSIDE LIMITED VANDYK - BACKYARD QUEENSVIEW LIMITED VANDYK - BACKYARD KINGSMILL LIMITED		C
AT5713886	2021/04/23	CERTIFICATE		HER MAJESTY THE QUEEN IN RIGHT OF ONTARIO AS REPRESENTED BY THE MINISTER OF THE ENVIRONMENT, CONSERVATION AND PARKS		C

NOTE: ADJOINING PROPERTIES SHOULD BE INVESTIGATED TO ASCERTAIN DESCRIPTIVE INCONSISTENCIES, IF ANY, WITH DESCRIPTION REPRESENTED FOR THIS PROPERTY.
NOTE: ENSURE THAT YOUR PRINTOUT STATES THE TOTAL NUMBER OF PAGES AND THAT YOU HAVE PICKED THEM ALL UP.

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/CHKD
TCP2983	2023/07/07	STANDARD CONDO PLN				C
AT6370359	2023/07/07	CONDO DECLARATION		VANDYK - BACKYARD QUEENSVIEW LIMITED		C
AT6373564	2023/07/12	CONDO BYLAW/98		TORONTO STANDARD CONDOMINIUM CORPORATION NO. 2983		C
AT6373568	2023/07/12	CONDO BYLAW/98		TORONTO STANDARD CONDOMINIUM CORPORATION NO. 2983		C
AT6373569	2023/07/12	CONDO BYLAW/98		TORONTO STANDARD CONDOMINIUM CORPORATION NO. 2983		C
AT6373573	2023/07/12	CONDO BYLAW/98		TORONTO STANDARD CONDOMINIUM CORPORATION NO. 2983		C
AT6373575	2023/07/12	CONDO BYLAW/98		TORONTO STANDARD CONDOMINIUM CORPORATION NO. 2983		C
AT6373578	2023/07/12	CONDO BYLAW/98		TORONTO STANDARD CONDOMINIUM CORPORATION NO. 2983		C
AT6373584	2023/07/12	NOTICE		VANDYK - BACKYARD QUEENSVIEW LIMITED	TORONTO STANDARD CONDOMINIUM CORPORATION NO. 2983	C
AT6373595	2023/07/12	NOTICE	\$2	VANDYK - BACKYARD QUEENSVIEW LIMITED	TORONTO STANDARD CONDOMINIUM CORPORATION NO. 2983	C
AT6373604	2023/07/12	NOTICE	\$2	VANDYK - BACKYARD QUEENSVIEW LIMITED	TORONTO STANDARD CONDOMINIUM CORPORATION NO. 2983	C
		REMARKS: AT6373578				
AT6405972	2023/08/24	CHARGE	\$12,700,000	VANDYK - BACKYARD QUEENSVIEW LIMITED	PEOPLES TRUST COMPANY	C
AT6405973	2023/08/24	NO ASSGN RENT GEN		VANDYK - BACKYARD QUEENSVIEW LIMITED	PEOPLES TRUST COMPANY	C
		REMARKS: AT6405972.				
AT6406080	2023/08/24	POSTPONEMENT		TRISURA GUARANTEE INSURANCE COMPANY	PEOPLES TRUST COMPANY	C
		REMARKS: AT5030525 TO AT6405972				
AT6407058	2023/08/25	CONSTRUCTION LIEN	\$384,182	DIRCAM ELECTRIC LIMITED		C
AT6407909	2023/08/28	CONSTRUCTION LIEN	\$1,845,369	FOREMONT DRYWALL (HIGHRISE/ICI DIVISION) LTD.		C
AT6436267	2023/10/06	CONSTRUCTION LIEN	\$213,401	NEXT PLUMBING & HYDRONICS SUPPLY INC.		C
AT6439785	2023/10/12	CERTIFICATE		DIRCAM ELECTRIC LIMITED		C
		REMARKS: AT6407058				
AT6445432	2023/10/23	CERTIFICATE		FOREMONT DRYWALL (HIGHRISE/ICI DIVISION) LTD.	VANDYK-BACKYARD QUEENSVIEW LIMITED PEOPLES TRUST COMPANY TRISURA GUARANTEE INSURANCE COMPANY	C

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/CHKD
<i>REMARKS: AT6407909</i>						
AT6450100	2023/10/30	CONSTRUCTION LIEN	\$1,142,744	CLASSIC TILE CONTRACTORS LIMITED		C
AT6452324	2023/11/01	CONSTRUCTION LIEN	\$702,998	TORRE D.C.C. CARPENTRY LTD.		C
AT6457807	2023/11/10	CONSTRUCTION LIEN	\$16,952	SUMMIT CONCRETE & DRAIN LTD.		C
AT6458231	2023/11/10	CONSTRUCTION LIEN	\$2,282,408	URBAN MECHANICAL CONTRACTING LTD.		C
AT6458352	2023/11/10	CONSTRUCTION LIEN	\$658,839	URBAN MECHANICAL CONTRACTING LTD.		C
AT6459779	2023/11/15	CONSTRUCTION LIEN	\$127,350	2164705 ONTARIO INC.		C
AT6460827	2023/11/15	CONSTRUCTION LIEN	\$122,337	VENICE CONSTRUCTION INC.		C
AT6460839	2023/11/15	CERTIFICATE		SUMMIT CONCRETE & DRAIN LTD.		C
<i>REMARKS: AT6457807</i>						
AT6464044	2023/11/22	CONSTRUCTION LIEN	\$1,130	LIVE PATROL INC.		C
AT6469954	2023/11/30	CERTIFICATE		URBAN MECHANICAL CONTRACTING LTD.		C
<i>REMARKS: AT6458231 CERTIFICATE OF ACTION</i>						
AT6469955	2023/11/30	CERTIFICATE		URBAN MECHANICAL CONTRACTING LTD.		C
<i>REMARKS: AT6458352 CERTIFICATE OF ACTION</i>						
AT6471065	2023/12/01	CONDO LIEN/98	\$5,924	TORONTO STANDARD CONDOMINIUM CORPORATION NO. 2983		C
AT6472516	2023/12/04	CONSTRUCTION LIEN	\$462,217	KC STRUCTURAL LTD.		C
AT6480459	2023/12/14	CERTIFICATE		2164705 ONTARIO INC.		C
<i>REMARKS: AT6459779</i>						
AT6481040	2023/12/15	CERTIFICATE		TORRE D.C.C. CARPENTRY LTD.		C
<i>REMARKS: AT6452324</i>						
AT6481578	2023/12/15	CONSTRUCTION LIEN	\$323,750	PERMACORP GROUP OF COMPANIES INC.		C
AT6495103	2024/01/12	CERTIFICATE		PERMACORP GROUP OF COMPANIES INC.		C
<i>REMARKS: AT6481578</i>						
AT6496982	2024/01/16	CERTIFICATE		CLASSIC TILE CONTRACTORS LIMITED		C

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LAND
REGISTRY
OFFICE #66

76983-0098 (LT)

PAGE 4 OF 4
PREPARED FOR Deanna01
ON 2024/01/30 AT 09:46:24

* CERTIFIED IN ACCORDANCE WITH THE LAND TITLES ACT * SUBJECT TO RESERVATIONS IN CROWN GRANT *

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/ CHKD
<i>REMARKS: AT6450100</i>						

PROPERTY DESCRIPTION: UNIT 3, LEVEL 8, TORONTO STANDARD CONDOMINIUM PLAN NO. 2983 AND ITS APPURTENANT INTEREST; CITY OF TORONTO

PROPERTY REMARKS: FOR THE PURPOSE OF THE QUALIFIER THE DATE OF REGISTRATION OF ABSOLUTE TITLE IS 2018/04/13.

ESTATE/QUALIFIER: FEE SIMPLE
LT ABSOLUTE PLUS

RECENTLY: CONDOMINIUM FROM 07500-0081

PIN CREATION DATE:
2023/07/10

OWNERS' NAMES VANDYK - BACKYARD QUEENSVIEW LIMITED

CAPACITY SHARE

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/CHKD
** PRINTOUT INCLUDES ALL DOCUMENT TYPES (DELETED INSTRUMENTS NOT INCLUDED) **						
**SUBJECT TO SUBSECTION 44(1) OF THE LAND TITLES ACT, EXCEPT PARAGRAPHS 3 AND 14 AND *						
** PROVINCIAL SUCCESSION DUTIES AND EXCEPT PARAGRAPH 11 AND ESCHEATS OR FORFEITURE **						
** TO THE CROWN UP TO THE DATE OF REGISTRATION WITH AN ABSOLUTE TITLE. **						
EB160013	1955/10/24	AGREEMENT			THE CORPORATION OF THE TOWNSHIP OF ETOBICOKE	C
EB163037	1956/01/03	CERTIFICATE				C
EB177163	1956/11/19	AGREEMENT			THE CORPORATION OF THE TOWNSHIP OF ETOBICOKE	C
EB181933	1957/04/04	AGREEMENT			THE CORPORATION OF THE TOWNSHIP OF ETOBICOKE	C
EB186721	1957/07/29	BYLAW				C
EB188451	1957/09/06	AGREEMENT			TOWNSHIP OF ETOBICOKE	C
AT5030525	2018/12/12	CHARGE	\$18,750,000	VANDYK - BACKYARD QUEENSVIEW LIMITED	TRISURA GUARANTEE INSURANCE COMPANY	C
AT5175582	2019/07/02	NOTICE		VANDYK-BACKYARD QUEENSVIEW LIMITED	TRISURA GUARANTEE INSURANCE COMPANY	C
		REMARKS: AT5030525				
AT5347788	2020/01/22	NOTICE		CITY OF TORONTO		C
AT5367386	2020/02/19	TRANSFER EASEMENT	\$2	VANDYK - BACKYARD QUEENSVIEW LIMITED	ROGERS COMMUNICATIONS INC.	C
AT5531340	2020/09/29	NOTICE	\$2	VANDYK - BACKYARD HUMBERSIDE LIMITED VANDYK - BACKYARD QUEENSVIEW LIMITED VANDYK - BACKYARD KINGSMILL LIMITED		C
AT5713886	2021/04/23	CERTIFICATE		HER MAJESTY THE QUEEN IN RIGHT OF ONTARIO AS REPRESENTED BY THE MINISTER OF THE ENVIRONMENT, CONSERVATION AND PARKS		C

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REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/CHKD
TCP2983	2023/07/07	STANDARD CONDO PLN				C
AT6370359	2023/07/07	CONDO DECLARATION		VANDYK - BACKYARD QUEENSVIEW LIMITED		C
AT6373564	2023/07/12	CONDO BYLAW/98		TORONTO STANDARD CONDOMINIUM CORPORATION NO. 2983		C
AT6373568	2023/07/12	CONDO BYLAW/98		TORONTO STANDARD CONDOMINIUM CORPORATION NO. 2983		C
AT6373569	2023/07/12	CONDO BYLAW/98		TORONTO STANDARD CONDOMINIUM CORPORATION NO. 2983		C
AT6373573	2023/07/12	CONDO BYLAW/98		TORONTO STANDARD CONDOMINIUM CORPORATION NO. 2983		C
AT6373575	2023/07/12	CONDO BYLAW/98		TORONTO STANDARD CONDOMINIUM CORPORATION NO. 2983		C
AT6373578	2023/07/12	CONDO BYLAW/98		TORONTO STANDARD CONDOMINIUM CORPORATION NO. 2983		C
AT6373584	2023/07/12	NOTICE		VANDYK - BACKYARD QUEENSVIEW LIMITED	TORONTO STANDARD CONDOMINIUM CORPORATION NO. 2983	C
AT6373595	2023/07/12	NOTICE	\$2	VANDYK - BACKYARD QUEENSVIEW LIMITED	TORONTO STANDARD CONDOMINIUM CORPORATION NO. 2983	C
AT6373604	2023/07/12	NOTICE	\$2	VANDYK - BACKYARD QUEENSVIEW LIMITED	TORONTO STANDARD CONDOMINIUM CORPORATION NO. 2983	C
		REMARKS: AT6373578				
AT6405972	2023/08/24	CHARGE	\$12,700,000	VANDYK - BACKYARD QUEENSVIEW LIMITED	PEOPLES TRUST COMPANY	C
AT6405973	2023/08/24	NO ASSGN RENT GEN		VANDYK - BACKYARD QUEENSVIEW LIMITED	PEOPLES TRUST COMPANY	C
		REMARKS: AT6405972.				
AT6406080	2023/08/24	POSTPONEMENT		TRISURA GUARANTEE INSURANCE COMPANY	PEOPLES TRUST COMPANY	C
		REMARKS: AT5030525 TO AT6405972				
AT6407058	2023/08/25	CONSTRUCTION LIEN	\$384,182	DIRCAM ELECTRIC LIMITED		C
AT6407909	2023/08/28	CONSTRUCTION LIEN	\$1,845,369	FOREMONT DRYWALL (HIGHRISE/ICI DIVISION) LTD.		C
AT6436267	2023/10/06	CONSTRUCTION LIEN	\$213,401	NEXT PLUMBING & HYDRONICS SUPPLY INC.		C
AT6439785	2023/10/12	CERTIFICATE		DIRCAM ELECTRIC LIMITED		C
		REMARKS: AT6407058				
AT6445432	2023/10/23	CERTIFICATE		FOREMONT DRYWALL (HIGHRISE/ICI DIVISION) LTD.	VANDYK-BACKYARD QUEENSVIEW LIMITED PEOPLES TRUST COMPANY TRISURA GUARANTEE INSURANCE COMPANY	C

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REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/CHKD
<i>REMARKS: AT6407909</i>						
AT6450100	2023/10/30	CONSTRUCTION LIEN	\$1,142,744	CLASSIC TILE CONTRACTORS LIMITED		C
AT6452324	2023/11/01	CONSTRUCTION LIEN	\$702,998	TORRE D.C.C. CARPENTRY LTD.		C
AT6457807	2023/11/10	CONSTRUCTION LIEN	\$16,952	SUMMIT CONCRETE & DRAIN LTD.		C
AT6458231	2023/11/10	CONSTRUCTION LIEN	\$2,282,408	URBAN MECHANICAL CONTRACTING LTD.		C
AT6458352	2023/11/10	CONSTRUCTION LIEN	\$658,839	URBAN MECHANICAL CONTRACTING LTD.		C
AT6459779	2023/11/15	CONSTRUCTION LIEN	\$127,350	2164705 ONTARIO INC.		C
AT6460827	2023/11/15	CONSTRUCTION LIEN	\$122,337	VENICE CONSTRUCTION INC.		C
AT6460839	2023/11/15	CERTIFICATE		SUMMIT CONCRETE & DRAIN LTD.		C
<i>REMARKS: AT6457807</i>						
AT6464044	2023/11/22	CONSTRUCTION LIEN	\$1,130	LIVE PATROL INC.		C
AT6469954	2023/11/30	CERTIFICATE		URBAN MECHANICAL CONTRACTING LTD.		C
<i>REMARKS: AT6458231 CERTIFICATE OF ACTION</i>						
AT6469955	2023/11/30	CERTIFICATE		URBAN MECHANICAL CONTRACTING LTD.		C
<i>REMARKS: AT6458352 CERTIFICATE OF ACTION</i>						
AT6471064	2023/12/01	CONDO LIEN/98	\$7,015	TORONTO STANDARD CONDOMINIUM CORPORATION NO. 2983		C
AT6472516	2023/12/04	CONSTRUCTION LIEN	\$462,217	KC STRUCTURAL LTD.		C
AT6480459	2023/12/14	CERTIFICATE		2164705 ONTARIO INC.		C
<i>REMARKS: AT6459779</i>						
AT6481040	2023/12/15	CERTIFICATE		TORRE D.C.C. CARPENTRY LTD.		C
<i>REMARKS: AT6452324</i>						
AT6481578	2023/12/15	CONSTRUCTION LIEN	\$323,750	PERMACORP GROUP OF COMPANIES INC.		C
AT6495103	2024/01/12	CERTIFICATE		PERMACORP GROUP OF COMPANIES INC.		C
<i>REMARKS: AT6481578</i>						
AT6496982	2024/01/16	CERTIFICATE		CLASSIC TILE CONTRACTORS LIMITED		C

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LAND
REGISTRY
OFFICE #66

76983-0102 (LT)

PAGE 4 OF 4
PREPARED FOR Deanna01
ON 2024/01/30 AT 09:47:14

* CERTIFIED IN ACCORDANCE WITH THE LAND TITLES ACT * SUBJECT TO RESERVATIONS IN CROWN GRANT *

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/ CHKD
<i>REMARKS: AT6450100</i>						

PROPERTY DESCRIPTION: UNIT 11, LEVEL 8, TORONTO STANDARD CONDOMINIUM PLAN NO. 2983 AND ITS APPURTENANT INTEREST; CITY OF TORONTO

PROPERTY REMARKS: FOR THE PURPOSE OF THE QUALIFIER THE DATE OF REGISTRATION OF ABSOLUTE TITLE IS 2018/04/13.

ESTATE/QUALIFIER: FEE SIMPLE
LT ABSOLUTE PLUS

RECENTLY: CONDOMINIUM FROM 07500-0081

PIN CREATION DATE:
2023/07/10

OWNERS' NAMES VANDYK - BACKYARD QUEENSVIEW LIMITED

CAPACITY SHARE

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/CHKD
** PRINTOUT INCLUDES ALL DOCUMENT TYPES (DELETED INSTRUMENTS NOT INCLUDED) **						
**SUBJECT TO SUBSECTION 44(1) OF THE LAND TITLES ACT, EXCEPT PARAGRAPHS 3 AND 14 AND *						
** PROVINCIAL SUCCESSION DUTIES AND EXCEPT PARAGRAPH 11 AND ESCHEATS OR FORFEITURE **						
** TO THE CROWN UP TO THE DATE OF REGISTRATION WITH AN ABSOLUTE TITLE. **						
EB160013	1955/10/24	AGREEMENT			THE CORPORATION OF THE TOWNSHIP OF ETOBICOKE	C
EB163037	1956/01/03	CERTIFICATE				C
EB177163	1956/11/19	AGREEMENT			THE CORPORATION OF THE TOWNSHIP OF ETOBICOKE	C
EB181933	1957/04/04	AGREEMENT			THE CORPORATION OF THE TOWNSHIP OF ETOBICOKE	C
EB186721	1957/07/29	BYLAW				C
EB188451	1957/09/06	AGREEMENT			TOWNSHIP OF ETOBICOKE	C
AT5030525	2018/12/12	CHARGE	\$18,750,000	VANDYK - BACKYARD QUEENSVIEW LIMITED	TRISURA GUARANTEE INSURANCE COMPANY	C
AT5175582	2019/07/02	NOTICE		VANDYK-BACKYARD QUEENSVIEW LIMITED	TRISURA GUARANTEE INSURANCE COMPANY	C
		REMARKS: AT5030525				
AT5347788	2020/01/22	NOTICE		CITY OF TORONTO		C
AT5367386	2020/02/19	TRANSFER EASEMENT	\$2	VANDYK - BACKYARD QUEENSVIEW LIMITED	ROGERS COMMUNICATIONS INC.	C
AT5531340	2020/09/29	NOTICE	\$2	VANDYK - BACKYARD HUMBERSIDE LIMITED VANDYK - BACKYARD QUEENSVIEW LIMITED VANDYK - BACKYARD KINGSMILL LIMITED		C
AT5713886	2021/04/23	CERTIFICATE		HER MAJESTY THE QUEEN IN RIGHT OF ONTARIO AS REPRESENTED BY THE MINISTER OF THE ENVIRONMENT, CONSERVATION AND PARKS		C

NOTE: ADJOINING PROPERTIES SHOULD BE INVESTIGATED TO ASCERTAIN DESCRIPTIVE INCONSISTENCIES, IF ANY, WITH DESCRIPTION REPRESENTED FOR THIS PROPERTY.
NOTE: ENSURE THAT YOUR PRINTOUT STATES THE TOTAL NUMBER OF PAGES AND THAT YOU HAVE PICKED THEM ALL UP.

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/CHKD
TCP2983	2023/07/07	STANDARD CONDO PLN				C
AT6370359	2023/07/07	CONDO DECLARATION		VANDYK - BACKYARD QUEENSVIEW LIMITED		C
AT6373564	2023/07/12	CONDO BYLAW/98		TORONTO STANDARD CONDOMINIUM CORPORATION NO. 2983		C
AT6373568	2023/07/12	CONDO BYLAW/98		TORONTO STANDARD CONDOMINIUM CORPORATION NO. 2983		C
AT6373569	2023/07/12	CONDO BYLAW/98		TORONTO STANDARD CONDOMINIUM CORPORATION NO. 2983		C
AT6373573	2023/07/12	CONDO BYLAW/98		TORONTO STANDARD CONDOMINIUM CORPORATION NO. 2983		C
AT6373575	2023/07/12	CONDO BYLAW/98		TORONTO STANDARD CONDOMINIUM CORPORATION NO. 2983		C
AT6373578	2023/07/12	CONDO BYLAW/98		TORONTO STANDARD CONDOMINIUM CORPORATION NO. 2983		C
AT6373584	2023/07/12	NOTICE		VANDYK - BACKYARD QUEENSVIEW LIMITED	TORONTO STANDARD CONDOMINIUM CORPORATION NO. 2983	C
AT6373595	2023/07/12	NOTICE	\$2	VANDYK - BACKYARD QUEENSVIEW LIMITED	TORONTO STANDARD CONDOMINIUM CORPORATION NO. 2983	C
AT6373604	2023/07/12	NOTICE	\$2	VANDYK - BACKYARD QUEENSVIEW LIMITED	TORONTO STANDARD CONDOMINIUM CORPORATION NO. 2983	C
		REMARKS: AT6373578				
AT6405972	2023/08/24	CHARGE	\$12,700,000	VANDYK - BACKYARD QUEENSVIEW LIMITED	PEOPLES TRUST COMPANY	C
AT6405973	2023/08/24	NO ASSGN RENT GEN		VANDYK - BACKYARD QUEENSVIEW LIMITED	PEOPLES TRUST COMPANY	C
		REMARKS: AT6405972.				
AT6406080	2023/08/24	POSTPONEMENT		TRISURA GUARANTEE INSURANCE COMPANY	PEOPLES TRUST COMPANY	C
		REMARKS: AT5030525 TO AT6405972				
AT6407058	2023/08/25	CONSTRUCTION LIEN	\$384,182	DIRCAM ELECTRIC LIMITED		C
AT6407909	2023/08/28	CONSTRUCTION LIEN	\$1,845,369	FOREMONT DRYWALL (HIGHRISE/ICI DIVISION) LTD.		C
AT6436267	2023/10/06	CONSTRUCTION LIEN	\$213,401	NEXT PLUMBING & HYDRONICS SUPPLY INC.		C
AT6439785	2023/10/12	CERTIFICATE		DIRCAM ELECTRIC LIMITED		C
		REMARKS: AT6407058				
AT6445432	2023/10/23	CERTIFICATE		FOREMONT DRYWALL (HIGHRISE/ICI DIVISION) LTD.	VANDYK-BACKYARD QUEENSVIEW LIMITED PEOPLES TRUST COMPANY TRISURA GUARANTEE INSURANCE COMPANY	C

NOTE: ADJOINING PROPERTIES SHOULD BE INVESTIGATED TO ASCERTAIN DESCRIPTIVE INCONSISTENCIES, IF ANY, WITH DESCRIPTION REPRESENTED FOR THIS PROPERTY.

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REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/CHKD
<i>REMARKS: AT6407909</i>						
AT6450100	2023/10/30	CONSTRUCTION LIEN	\$1,142,744	CLASSIC TILE CONTRACTORS LIMITED		C
AT6452324	2023/11/01	CONSTRUCTION LIEN	\$702,998	TORRE D.C.C. CARPENTRY LTD.		C
AT6457807	2023/11/10	CONSTRUCTION LIEN	\$16,952	SUMMIT CONCRETE & DRAIN LTD.		C
AT6458231	2023/11/10	CONSTRUCTION LIEN	\$2,282,408	URBAN MECHANICAL CONTRACTING LTD.		C
AT6458352	2023/11/10	CONSTRUCTION LIEN	\$658,839	URBAN MECHANICAL CONTRACTING LTD.		C
AT6460827	2023/11/15	CONSTRUCTION LIEN	\$122,337	VENICE CONSTRUCTION INC.		C
AT6460839	2023/11/15	CERTIFICATE		SUMMIT CONCRETE & DRAIN LTD.		C
<i>REMARKS: AT6457807</i>						
AT6464044	2023/11/22	CONSTRUCTION LIEN	\$1,130	LIVE PATROL INC.		C
AT6469954	2023/11/30	CERTIFICATE		URBAN MECHANICAL CONTRACTING LTD.		C
<i>REMARKS: AT6458231 CERTIFICATE OF ACTION</i>						
AT6469955	2023/11/30	CERTIFICATE		URBAN MECHANICAL CONTRACTING LTD.		C
<i>REMARKS: AT6458352 CERTIFICATE OF ACTION</i>						
AT6471061	2023/12/01	CONDO LIEN/98	\$3,552	TORONTO STANDARD CONDOMINIUM CORPORATION NO. 2983		C
AT6472516	2023/12/04	CONSTRUCTION LIEN	\$462,217	KC STRUCTURAL LTD.		C
AT6481040	2023/12/15	CERTIFICATE		TORRE D.C.C. CARPENTRY LTD.		C
<i>REMARKS: AT6452324</i>						
AT6481578	2023/12/15	CONSTRUCTION LIEN	\$323,750	PERMACORP GROUP OF COMPANIES INC.		C
AT6495103	2024/01/12	CERTIFICATE		PERMACORP GROUP OF COMPANIES INC.		C
<i>REMARKS: AT6481578</i>						
AT6496982	2024/01/16	CERTIFICATE		CLASSIC TILE CONTRACTORS LIMITED		C
<i>REMARKS: AT6450100</i>						

PROPERTY DESCRIPTION: UNIT 3, LEVEL 9, TORONTO STANDARD CONDOMINIUM PLAN NO. 2983 AND ITS APPURTENANT INTEREST; CITY OF TORONTO

PROPERTY REMARKS: FOR THE PURPOSE OF THE QUALIFIER THE DATE OF REGISTRATION OF ABSOLUTE TITLE IS 2018/04/13.

ESTATE/QUALIFIER: FEE SIMPLE
LT ABSOLUTE PLUS

RECENTLY: CONDOMINIUM FROM 07500-0081

PIN CREATION DATE:
2023/07/10

OWNERS' NAMES VANDYK - BACKYARD QUEENSVIEW LIMITED

CAPACITY SHARE

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/CHKD
** PRINTOUT INCLUDES ALL DOCUMENT TYPES (DELETED INSTRUMENTS NOT INCLUDED) **						
**SUBJECT TO SUBSECTION 44(1) OF THE LAND TITLES ACT, EXCEPT PARAGRAPHS 3 AND 14 AND *						
** PROVINCIAL SUCCESSION DUTIES AND EXCEPT PARAGRAPH 11 AND ESCHEATS OR FORFEITURE **						
** TO THE CROWN UP TO THE DATE OF REGISTRATION WITH AN ABSOLUTE TITLE. **						
EB160013	1955/10/24	AGREEMENT			THE CORPORATION OF THE TOWNSHIP OF ETOBICOKE	C
EB163037	1956/01/03	CERTIFICATE				C
EB177163	1956/11/19	AGREEMENT			THE CORPORATION OF THE TOWNSHIP OF ETOBICOKE	C
EB181933	1957/04/04	AGREEMENT			THE CORPORATION OF THE TOWNSHIP OF ETOBICOKE	C
EB186721	1957/07/29	BYLAW				C
EB188451	1957/09/06	AGREEMENT			TOWNSHIP OF ETOBICOKE	C
AT5030525	2018/12/12	CHARGE	\$18,750,000	VANDYK - BACKYARD QUEENSVIEW LIMITED	TRISURA GUARANTEE INSURANCE COMPANY	C
AT5175582	2019/07/02	NOTICE		VANDYK-BACKYARD QUEENSVIEW LIMITED	TRISURA GUARANTEE INSURANCE COMPANY	C
REMARKS: AT5030525						
AT5347788	2020/01/22	NOTICE		CITY OF TORONTO		C
AT5367386	2020/02/19	TRANSFER EASEMENT	\$2	VANDYK - BACKYARD QUEENSVIEW LIMITED	ROGERS COMMUNICATIONS INC.	C
AT5531340	2020/09/29	NOTICE	\$2	VANDYK - BACKYARD HUMBERSIDE LIMITED VANDYK - BACKYARD QUEENSVIEW LIMITED VANDYK - BACKYARD KINGSMILL LIMITED		C
AT5713886	2021/04/23	CERTIFICATE		HER MAJESTY THE QUEEN IN RIGHT OF ONTARIO AS REPRESENTED BY THE MINISTER OF THE ENVIRONMENT, CONSERVATION AND PARKS		C

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LAND
REGISTRY
OFFICE #66

76983-0114 (LT)

PREPARED FOR Deanna01
ON 2024/01/30 AT 09:50:28

* CERTIFIED IN ACCORDANCE WITH THE LAND TITLES ACT * SUBJECT TO RESERVATIONS IN CROWN GRANT *

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/CHKD
TCP2983	2023/07/07	STANDARD CONDO PLN				C
AT6370359	2023/07/07	CONDO DECLARATION		VANDYK - BACKYARD QUEENSVIEW LIMITED		C
AT6373564	2023/07/12	CONDO BYLAW/98		TORONTO STANDARD CONDOMINIUM CORPORATION NO. 2983		C
AT6373568	2023/07/12	CONDO BYLAW/98		TORONTO STANDARD CONDOMINIUM CORPORATION NO. 2983		C
AT6373569	2023/07/12	CONDO BYLAW/98		TORONTO STANDARD CONDOMINIUM CORPORATION NO. 2983		C
AT6373573	2023/07/12	CONDO BYLAW/98		TORONTO STANDARD CONDOMINIUM CORPORATION NO. 2983		C
AT6373575	2023/07/12	CONDO BYLAW/98		TORONTO STANDARD CONDOMINIUM CORPORATION NO. 2983		C
AT6373578	2023/07/12	CONDO BYLAW/98		TORONTO STANDARD CONDOMINIUM CORPORATION NO. 2983		C
AT6373584	2023/07/12	NOTICE		VANDYK - BACKYARD QUEENSVIEW LIMITED	TORONTO STANDARD CONDOMINIUM CORPORATION NO. 2983	C
AT6373595	2023/07/12	NOTICE	\$2	VANDYK - BACKYARD QUEENSVIEW LIMITED	TORONTO STANDARD CONDOMINIUM CORPORATION NO. 2983	C
AT6373604	2023/07/12	NOTICE	\$2	VANDYK - BACKYARD QUEENSVIEW LIMITED	TORONTO STANDARD CONDOMINIUM CORPORATION NO. 2983	C
		REMARKS: AT6373578				
AT6405972	2023/08/24	CHARGE	\$12,700,000	VANDYK - BACKYARD QUEENSVIEW LIMITED	PEOPLES TRUST COMPANY	C
AT6405973	2023/08/24	NO ASSGN RENT GEN		VANDYK - BACKYARD QUEENSVIEW LIMITED	PEOPLES TRUST COMPANY	C
		REMARKS: AT6405972.				
AT6406080	2023/08/24	POSTPONEMENT		TRISURA GUARANTEE INSURANCE COMPANY	PEOPLES TRUST COMPANY	C
		REMARKS: AT5030525 TO AT6405972				
AT6407058	2023/08/25	CONSTRUCTION LIEN	\$384,182	DIRCAM ELECTRIC LIMITED		C
AT6407909	2023/08/28	CONSTRUCTION LIEN	\$1,845,369	FOREMONT DRYWALL (HIGHRISE/ICI DIVISION) LTD.		C
AT6436267	2023/10/06	CONSTRUCTION LIEN	\$213,401	NEXT PLUMBING & HYDRONICS SUPPLY INC.		C
AT6439785	2023/10/12	CERTIFICATE		DIRCAM ELECTRIC LIMITED		C
		REMARKS: AT6407058				
AT6445432	2023/10/23	CERTIFICATE		FOREMONT DRYWALL (HIGHRISE/ICI DIVISION) LTD.	VANDYK-BACKYARD QUEENSVIEW LIMITED PEOPLES TRUST COMPANY TRISURA GUARANTEE INSURANCE COMPANY	C

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REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/CHKD
<i>REMARKS: AT6407909</i>						
AT6450100	2023/10/30	CONSTRUCTION LIEN	\$1,142,744	CLASSIC TILE CONTRACTORS LIMITED		C
AT6452324	2023/11/01	CONSTRUCTION LIEN	\$702,998	TORRE D.C.C. CARPENTRY LTD.		C
AT6457807	2023/11/10	CONSTRUCTION LIEN	\$16,952	SUMMIT CONCRETE & DRAIN LTD.		C
AT6458231	2023/11/10	CONSTRUCTION LIEN	\$2,282,408	URBAN MECHANICAL CONTRACTING LTD.		C
AT6458352	2023/11/10	CONSTRUCTION LIEN	\$658,839	URBAN MECHANICAL CONTRACTING LTD.		C
AT6459779	2023/11/15	CONSTRUCTION LIEN	\$127,350	2164705 ONTARIO INC.		C
AT6460827	2023/11/15	CONSTRUCTION LIEN	\$122,337	VENICE CONSTRUCTION INC.		C
AT6460839	2023/11/15	CERTIFICATE		SUMMIT CONCRETE & DRAIN LTD.		C
<i>REMARKS: AT6457807</i>						
AT6464044	2023/11/22	CONSTRUCTION LIEN	\$1,130	LIVE PATROL INC.		C
AT6469954	2023/11/30	CERTIFICATE		URBAN MECHANICAL CONTRACTING LTD.		C
<i>REMARKS: AT6458231 CERTIFICATE OF ACTION</i>						
AT6469955	2023/11/30	CERTIFICATE		URBAN MECHANICAL CONTRACTING LTD.		C
<i>REMARKS: AT6458352 CERTIFICATE OF ACTION</i>						
AT6470409	2023/11/30	CONDO LIEN/98	\$7,015	TORONTO STANDARD CONDOMINIUM CORPORATION NO. 2983		C
AT6472516	2023/12/04	CONSTRUCTION LIEN	\$462,217	KC STRUCTURAL LTD.		C
AT6480459	2023/12/14	CERTIFICATE		2164705 ONTARIO INC.		C
<i>REMARKS: AT6459779</i>						
AT6481040	2023/12/15	CERTIFICATE		TORRE D.C.C. CARPENTRY LTD.		C
<i>REMARKS: AT6452324</i>						
AT6481578	2023/12/15	CONSTRUCTION LIEN	\$323,750	PERMACORP GROUP OF COMPANIES INC.		C
AT6495103	2024/01/12	CERTIFICATE		PERMACORP GROUP OF COMPANIES INC.		C
<i>REMARKS: AT6481578</i>						
AT6496982	2024/01/16	CERTIFICATE		CLASSIC TILE CONTRACTORS LIMITED		C

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LAND
REGISTRY
OFFICE #66

76983-0114 (LT)

PAGE 4 OF 4
PREPARED FOR Deanna01
ON 2024/01/30 AT 09:50:28

* CERTIFIED IN ACCORDANCE WITH THE LAND TITLES ACT * SUBJECT TO RESERVATIONS IN CROWN GRANT *

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/ CHKD
<i>REMARKS: AT6450100</i>						

PROPERTY DESCRIPTION: UNIT 2, LEVEL 10, TORONTO STANDARD CONDOMINIUM PLAN NO. 2983 AND ITS APPURTENANT INTEREST; CITY OF TORONTO

PROPERTY REMARKS: FOR THE PURPOSE OF THE QUALIFIER THE DATE OF REGISTRATION OF ABSOLUTE TITLE IS 2018/04/13.

ESTATE/QUALIFIER: FEE SIMPLE
LT ABSOLUTE PLUS

RECENTLY: CONDOMINIUM FROM 07500-0081

PIN CREATION DATE:
2023/07/10

OWNERS' NAMES VANDYK - BACKYARD QUEENSVIEW LIMITED

CAPACITY SHARE

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/CHKD
** PRINTOUT INCLUDES ALL DOCUMENT TYPES (DELETED INSTRUMENTS NOT INCLUDED) **						
**SUBJECT TO SUBSECTION 44(1) OF THE LAND TITLES ACT, EXCEPT PARAGRAPHS 3 AND 14 AND *						
** PROVINCIAL SUCCESSION DUTIES AND EXCEPT PARAGRAPH 11 AND ESCHEATS OR FORFEITURE **						
** TO THE CROWN UP TO THE DATE OF REGISTRATION WITH AN ABSOLUTE TITLE. **						
EB160013	1955/10/24	AGREEMENT			THE CORPORATION OF THE TOWNSHIP OF ETOBICOKE	C
EB163037	1956/01/03	CERTIFICATE				C
EB177163	1956/11/19	AGREEMENT			THE CORPORATION OF THE TOWNSHIP OF ETOBICOKE	C
EB181933	1957/04/04	AGREEMENT			THE CORPORATION OF THE TOWNSHIP OF ETOBICOKE	C
EB186721	1957/07/29	BYLAW				C
EB188451	1957/09/06	AGREEMENT			TOWNSHIP OF ETOBICOKE	C
AT5030525	2018/12/12	CHARGE	\$18,750,000	VANDYK - BACKYARD QUEENSVIEW LIMITED	TRISURA GUARANTEE INSURANCE COMPANY	C
AT5175582	2019/07/02	NOTICE		VANDYK-BACKYARD QUEENSVIEW LIMITED	TRISURA GUARANTEE INSURANCE COMPANY	C
REMARKS: AT5030525						
AT5347788	2020/01/22	NOTICE		CITY OF TORONTO		C
AT5367386	2020/02/19	TRANSFER EASEMENT	\$2	VANDYK - BACKYARD QUEENSVIEW LIMITED	ROGERS COMMUNICATIONS INC.	C
AT5531340	2020/09/29	NOTICE	\$2	VANDYK - BACKYARD HUMBERSIDE LIMITED VANDYK - BACKYARD QUEENSVIEW LIMITED VANDYK - BACKYARD KINGSMILL LIMITED		C
AT5713886	2021/04/23	CERTIFICATE		HER MAJESTY THE QUEEN IN RIGHT OF ONTARIO AS REPRESENTED BY THE MINISTER OF THE ENVIRONMENT, CONSERVATION AND PARKS		C

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REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/CHKD
TCP2983	2023/07/07	STANDARD CONDO PLN				C
AT6370359	2023/07/07	CONDO DECLARATION		VANDYK - BACKYARD QUEENSVIEW LIMITED		C
AT6373564	2023/07/12	CONDO BYLAW/98		TORONTO STANDARD CONDOMINIUM CORPORATION NO. 2983		C
AT6373568	2023/07/12	CONDO BYLAW/98		TORONTO STANDARD CONDOMINIUM CORPORATION NO. 2983		C
AT6373569	2023/07/12	CONDO BYLAW/98		TORONTO STANDARD CONDOMINIUM CORPORATION NO. 2983		C
AT6373573	2023/07/12	CONDO BYLAW/98		TORONTO STANDARD CONDOMINIUM CORPORATION NO. 2983		C
AT6373575	2023/07/12	CONDO BYLAW/98		TORONTO STANDARD CONDOMINIUM CORPORATION NO. 2983		C
AT6373578	2023/07/12	CONDO BYLAW/98		TORONTO STANDARD CONDOMINIUM CORPORATION NO. 2983		C
AT6373584	2023/07/12	NOTICE		VANDYK - BACKYARD QUEENSVIEW LIMITED	TORONTO STANDARD CONDOMINIUM CORPORATION NO. 2983	C
AT6373595	2023/07/12	NOTICE	\$2	VANDYK - BACKYARD QUEENSVIEW LIMITED	TORONTO STANDARD CONDOMINIUM CORPORATION NO. 2983	C
AT6373604	2023/07/12	NOTICE	\$2	VANDYK - BACKYARD QUEENSVIEW LIMITED	TORONTO STANDARD CONDOMINIUM CORPORATION NO. 2983	C
		REMARKS: AT6373578				
AT6405972	2023/08/24	CHARGE	\$12,700,000	VANDYK - BACKYARD QUEENSVIEW LIMITED	PEOPLES TRUST COMPANY	C
AT6405973	2023/08/24	NO ASSGN RENT GEN		VANDYK - BACKYARD QUEENSVIEW LIMITED	PEOPLES TRUST COMPANY	C
		REMARKS: AT6405972.				
AT6406080	2023/08/24	POSTPONEMENT		TRISURA GUARANTEE INSURANCE COMPANY	PEOPLES TRUST COMPANY	C
		REMARKS: AT5030525 TO AT6405972				
AT6407058	2023/08/25	CONSTRUCTION LIEN	\$384,182	DIRCAM ELECTRIC LIMITED		C
AT6407909	2023/08/28	CONSTRUCTION LIEN	\$1,845,369	FOREMONT DRYWALL (HIGHRISE/ICI DIVISION) LTD.		C
AT6436267	2023/10/06	CONSTRUCTION LIEN	\$213,401	NEXT PLUMBING & HYDRONICS SUPPLY INC.		C
AT6439785	2023/10/12	CERTIFICATE		DIRCAM ELECTRIC LIMITED		C
		REMARKS: AT6407058				
AT6445432	2023/10/23	CERTIFICATE		FOREMONT DRYWALL (HIGHRISE/ICI DIVISION) LTD.	VANDYK-BACKYARD QUEENSVIEW LIMITED PEOPLES TRUST COMPANY TRISURA GUARANTEE INSURANCE COMPANY	C

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REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/CHKD
<i>REMARKS: AT6407909</i>						
AT6450100	2023/10/30	CONSTRUCTION LIEN	\$1,142,744	CLASSIC TILE CONTRACTORS LIMITED		C
AT6452324	2023/11/01	CONSTRUCTION LIEN	\$702,998	TORRE D.C.C. CARPENTRY LTD.		C
AT6457807	2023/11/10	CONSTRUCTION LIEN	\$16,952	SUMMIT CONCRETE & DRAIN LTD.		C
AT6458231	2023/11/10	CONSTRUCTION LIEN	\$2,282,408	URBAN MECHANICAL CONTRACTING LTD.		C
AT6458352	2023/11/10	CONSTRUCTION LIEN	\$658,839	URBAN MECHANICAL CONTRACTING LTD.		C
AT6459779	2023/11/15	CONSTRUCTION LIEN	\$127,350	2164705 ONTARIO INC.		C
AT6460827	2023/11/15	CONSTRUCTION LIEN	\$122,337	VENICE CONSTRUCTION INC.		C
AT6460839	2023/11/15	CERTIFICATE		SUMMIT CONCRETE & DRAIN LTD.		C
<i>REMARKS: AT6457807</i>						
AT6464044	2023/11/22	CONSTRUCTION LIEN	\$1,130	LIVE PATROL INC.		C
AT6469954	2023/11/30	CERTIFICATE		URBAN MECHANICAL CONTRACTING LTD.		C
<i>REMARKS: AT6458231 CERTIFICATE OF ACTION</i>						
AT6469955	2023/11/30	CERTIFICATE		URBAN MECHANICAL CONTRACTING LTD.		C
<i>REMARKS: AT6458352 CERTIFICATE OF ACTION</i>						
AT6471778	2023/12/04	CONDO LIEN/98	\$6,148	TORONTO STANDARD CONDOMINIUM CORPORATION NO. 2983		C
AT6472516	2023/12/04	CONSTRUCTION LIEN	\$462,217	KC STRUCTURAL LTD.		C
AT6480459	2023/12/14	CERTIFICATE		2164705 ONTARIO INC.		C
<i>REMARKS: AT6459779</i>						
AT6481040	2023/12/15	CERTIFICATE		TORRE D.C.C. CARPENTRY LTD.		C
<i>REMARKS: AT6452324</i>						
AT6481578	2023/12/15	CONSTRUCTION LIEN	\$323,750	PERMACORP GROUP OF COMPANIES INC.		C
AT6495103	2024/01/12	CERTIFICATE		PERMACORP GROUP OF COMPANIES INC.		C
<i>REMARKS: AT6481578</i>						
AT6496982	2024/01/16	CERTIFICATE		CLASSIC TILE CONTRACTORS LIMITED		C

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REGISTRY
OFFICE #66

76983-0125 (LT)

PAGE 4 OF 4
PREPARED FOR Deanna01
ON 2024/01/30 AT 09:51:35

* CERTIFIED IN ACCORDANCE WITH THE LAND TITLES ACT * SUBJECT TO RESERVATIONS IN CROWN GRANT *

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/ CHKD
<i>REMARKS: AT6450100</i>						

PROPERTY DESCRIPTION: UNIT 3, LEVEL 10, TORONTO STANDARD CONDOMINIUM PLAN NO. 2983 AND ITS APPURTENANT INTEREST; CITY OF TORONTO

PROPERTY REMARKS: FOR THE PURPOSE OF THE QUALIFIER THE DATE OF REGISTRATION OF ABSOLUTE TITLE IS 2018/04/13.

ESTATE/QUALIFIER: FEE SIMPLE
LT ABSOLUTE PLUS

RECENTLY: CONDOMINIUM FROM 07500-0081

PIN CREATION DATE:
2023/07/10

OWNERS' NAMES VANDYK - BACKYARD QUEENSVIEW LIMITED

CAPACITY SHARE

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/CHKD
** PRINTOUT INCLUDES ALL DOCUMENT TYPES (DELETED INSTRUMENTS NOT INCLUDED) **						
**SUBJECT TO SUBSECTION 44(1) OF THE LAND TITLES ACT, EXCEPT PARAGRAPHS 3 AND 14 AND *						
** PROVINCIAL SUCCESSION DUTIES AND EXCEPT PARAGRAPH 11 AND ESCHEATS OR FORFEITURE **						
** TO THE CROWN UP TO THE DATE OF REGISTRATION WITH AN ABSOLUTE TITLE. **						
EB160013	1955/10/24	AGREEMENT			THE CORPORATION OF THE TOWNSHIP OF ETOBICOKE	C
EB163037	1956/01/03	CERTIFICATE				C
EB177163	1956/11/19	AGREEMENT			THE CORPORATION OF THE TOWNSHIP OF ETOBICOKE	C
EB181933	1957/04/04	AGREEMENT			THE CORPORATION OF THE TOWNSHIP OF ETOBICOKE	C
EB186721	1957/07/29	BYLAW				C
EB188451	1957/09/06	AGREEMENT			TOWNSHIP OF ETOBICOKE	C
AT5030525	2018/12/12	CHARGE	\$18,750,000	VANDYK - BACKYARD QUEENSVIEW LIMITED	TRISURA GUARANTEE INSURANCE COMPANY	C
AT5175582	2019/07/02	NOTICE		VANDYK-BACKYARD QUEENSVIEW LIMITED	TRISURA GUARANTEE INSURANCE COMPANY	C
		REMARKS: AT5030525				
AT5347788	2020/01/22	NOTICE		CITY OF TORONTO		C
AT5367386	2020/02/19	TRANSFER EASEMENT	\$2	VANDYK - BACKYARD QUEENSVIEW LIMITED	ROGERS COMMUNICATIONS INC.	C
AT5531340	2020/09/29	NOTICE	\$2	VANDYK - BACKYARD HUMBERSIDE LIMITED VANDYK - BACKYARD QUEENSVIEW LIMITED VANDYK - BACKYARD KINGSMILL LIMITED		C
AT5713886	2021/04/23	CERTIFICATE		HER MAJESTY THE QUEEN IN RIGHT OF ONTARIO AS REPRESENTED BY THE MINISTER OF THE ENVIRONMENT, CONSERVATION AND PARKS		C

NOTE: ADJOINING PROPERTIES SHOULD BE INVESTIGATED TO ASCERTAIN DESCRIPTIVE INCONSISTENCIES, IF ANY, WITH DESCRIPTION REPRESENTED FOR THIS PROPERTY.
NOTE: ENSURE THAT YOUR PRINTOUT STATES THE TOTAL NUMBER OF PAGES AND THAT YOU HAVE PICKED THEM ALL UP.

LAND
REGISTRY
OFFICE #66

76983-0126 (LT)

PREPARED FOR Deanna01
ON 2024/01/30 AT 09:52:37

* CERTIFIED IN ACCORDANCE WITH THE LAND TITLES ACT * SUBJECT TO RESERVATIONS IN CROWN GRANT *

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/CHKD
TCP2983	2023/07/07	STANDARD CONDO PLN				C
AT6370359	2023/07/07	CONDO DECLARATION		VANDYK - BACKYARD QUEENSVIEW LIMITED		C
AT6373564	2023/07/12	CONDO BYLAW/98		TORONTO STANDARD CONDOMINIUM CORPORATION NO. 2983		C
AT6373568	2023/07/12	CONDO BYLAW/98		TORONTO STANDARD CONDOMINIUM CORPORATION NO. 2983		C
AT6373569	2023/07/12	CONDO BYLAW/98		TORONTO STANDARD CONDOMINIUM CORPORATION NO. 2983		C
AT6373573	2023/07/12	CONDO BYLAW/98		TORONTO STANDARD CONDOMINIUM CORPORATION NO. 2983		C
AT6373575	2023/07/12	CONDO BYLAW/98		TORONTO STANDARD CONDOMINIUM CORPORATION NO. 2983		C
AT6373578	2023/07/12	CONDO BYLAW/98		TORONTO STANDARD CONDOMINIUM CORPORATION NO. 2983		C
AT6373584	2023/07/12	NOTICE		VANDYK - BACKYARD QUEENSVIEW LIMITED	TORONTO STANDARD CONDOMINIUM CORPORATION NO. 2983	C
AT6373595	2023/07/12	NOTICE	\$2	VANDYK - BACKYARD QUEENSVIEW LIMITED	TORONTO STANDARD CONDOMINIUM CORPORATION NO. 2983	C
AT6373604	2023/07/12	NOTICE	\$2	VANDYK - BACKYARD QUEENSVIEW LIMITED	TORONTO STANDARD CONDOMINIUM CORPORATION NO. 2983	C
		REMARKS: AT6373578				
AT6405972	2023/08/24	CHARGE	\$12,700,000	VANDYK - BACKYARD QUEENSVIEW LIMITED	PEOPLES TRUST COMPANY	C
AT6405973	2023/08/24	NO ASSGN RENT GEN		VANDYK - BACKYARD QUEENSVIEW LIMITED	PEOPLES TRUST COMPANY	C
		REMARKS: AT6405972.				
AT6406080	2023/08/24	POSTPONEMENT		TRISURA GUARANTEE INSURANCE COMPANY	PEOPLES TRUST COMPANY	C
		REMARKS: AT5030525 TO AT6405972				
AT6407058	2023/08/25	CONSTRUCTION LIEN	\$384,182	DIRCAM ELECTRIC LIMITED		C
AT6407909	2023/08/28	CONSTRUCTION LIEN	\$1,845,369	FOREMONT DRYWALL (HIGHRISE/ICI DIVISION) LTD.		C
AT6436267	2023/10/06	CONSTRUCTION LIEN	\$213,401	NEXT PLUMBING & HYDRONICS SUPPLY INC.		C
AT6439785	2023/10/12	CERTIFICATE		DIRCAM ELECTRIC LIMITED		C
		REMARKS: AT6407058				
AT6445432	2023/10/23	CERTIFICATE		FOREMONT DRYWALL (HIGHRISE/ICI DIVISION) LTD.	VANDYK-BACKYARD QUEENSVIEW LIMITED PEOPLES TRUST COMPANY TRISURA GUARANTEE INSURANCE COMPANY	C

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REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/CHKD
<i>REMARKS: AT6407909</i>						
AT6450100	2023/10/30	CONSTRUCTION LIEN	\$1,142,744	CLASSIC TILE CONTRACTORS LIMITED		C
AT6452324	2023/11/01	CONSTRUCTION LIEN	\$702,998	TORRE D.C.C. CARPENTRY LTD.		C
AT6457807	2023/11/10	CONSTRUCTION LIEN	\$16,952	SUMMIT CONCRETE & DRAIN LTD.		C
AT6458231	2023/11/10	CONSTRUCTION LIEN	\$2,282,408	URBAN MECHANICAL CONTRACTING LTD.		C
AT6458352	2023/11/10	CONSTRUCTION LIEN	\$658,839	URBAN MECHANICAL CONTRACTING LTD.		C
AT6459779	2023/11/15	CONSTRUCTION LIEN	\$127,350	2164705 ONTARIO INC.		C
AT6460827	2023/11/15	CONSTRUCTION LIEN	\$122,337	VENICE CONSTRUCTION INC.		C
AT6460839	2023/11/15	CERTIFICATE		SUMMIT CONCRETE & DRAIN LTD.		C
<i>REMARKS: AT6457807</i>						
AT6464044	2023/11/22	CONSTRUCTION LIEN	\$1,130	LIVE PATROL INC.		C
AT6469954	2023/11/30	CERTIFICATE		URBAN MECHANICAL CONTRACTING LTD.		C
<i>REMARKS: AT6458231 CERTIFICATE OF ACTION</i>						
AT6469955	2023/11/30	CERTIFICATE		URBAN MECHANICAL CONTRACTING LTD.		C
<i>REMARKS: AT6458352 CERTIFICATE OF ACTION</i>						
AT6470391	2023/11/30	CONDO LIEN/98	\$7,015	TORONTO STANDARD CONDOMINIUM CORPORATION NO. 2983		C
AT6472516	2023/12/04	CONSTRUCTION LIEN	\$462,217	KC STRUCTURAL LTD.		C
AT6480459	2023/12/14	CERTIFICATE		2164705 ONTARIO INC.		C
<i>REMARKS: AT6459779</i>						
AT6481040	2023/12/15	CERTIFICATE		TORRE D.C.C. CARPENTRY LTD.		C
<i>REMARKS: AT6452324</i>						
AT6481578	2023/12/15	CONSTRUCTION LIEN	\$323,750	PERMACORP GROUP OF COMPANIES INC.		C
AT6495103	2024/01/12	CERTIFICATE		PERMACORP GROUP OF COMPANIES INC.		C
<i>REMARKS: AT6481578</i>						
AT6496982	2024/01/16	CERTIFICATE		CLASSIC TILE CONTRACTORS LIMITED		C

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76983-0126 (LT)

PAGE 4 OF 4
PREPARED FOR Deanna01
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REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/ CHKD
<i>REMARKS: AT6450100</i>						

PROPERTY DESCRIPTION: UNIT 4, LEVEL 10, TORONTO STANDARD CONDOMINIUM PLAN NO. 2983 AND ITS APPURTENANT INTEREST; CITY OF TORONTO

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ESTATE/QUALIFIER: FEE SIMPLE
LT ABSOLUTE PLUS

RECENTLY: CONDOMINIUM FROM 07500-0081

PIN CREATION DATE:
2023/07/10

OWNERS' NAMES VANDYK - BACKYARD QUEENSVIEW LIMITED

CAPACITY SHARE

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** TO THE CROWN UP TO THE DATE OF REGISTRATION WITH AN ABSOLUTE TITLE. **						
EB160013	1955/10/24	AGREEMENT			THE CORPORATION OF THE TOWNSHIP OF ETOBICOKE	C
EB163037	1956/01/03	CERTIFICATE				C
EB177163	1956/11/19	AGREEMENT			THE CORPORATION OF THE TOWNSHIP OF ETOBICOKE	C
EB181933	1957/04/04	AGREEMENT			THE CORPORATION OF THE TOWNSHIP OF ETOBICOKE	C
EB186721	1957/07/29	BYLAW				C
EB188451	1957/09/06	AGREEMENT			TOWNSHIP OF ETOBICOKE	C
AT5030525	2018/12/12	CHARGE	\$18,750,000	VANDYK - BACKYARD QUEENSVIEW LIMITED	TRISURA GUARANTEE INSURANCE COMPANY	C
AT5175582	2019/07/02	NOTICE		VANDYK-BACKYARD QUEENSVIEW LIMITED	TRISURA GUARANTEE INSURANCE COMPANY	C
REMARKS: AT5030525						
AT5347788	2020/01/22	NOTICE		CITY OF TORONTO		C
AT5367386	2020/02/19	TRANSFER EASEMENT	\$2	VANDYK - BACKYARD QUEENSVIEW LIMITED	ROGERS COMMUNICATIONS INC.	C
AT5531340	2020/09/29	NOTICE	\$2	VANDYK - BACKYARD HUMBERSIDE LIMITED VANDYK - BACKYARD QUEENSVIEW LIMITED VANDYK - BACKYARD KINGSMILL LIMITED		C
AT5713886	2021/04/23	CERTIFICATE		HER MAJESTY THE QUEEN IN RIGHT OF ONTARIO AS REPRESENTED BY THE MINISTER OF THE ENVIRONMENT, CONSERVATION AND PARKS		C

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76983-0127 (LT)

PREPARED FOR Deanna01
ON 2024/01/30 AT 09:53:37

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AT6373564	2023/07/12	CONDO BYLAW/98		TORONTO STANDARD CONDOMINIUM CORPORATION NO. 2983		C
AT6373568	2023/07/12	CONDO BYLAW/98		TORONTO STANDARD CONDOMINIUM CORPORATION NO. 2983		C
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AT6373584	2023/07/12	NOTICE		VANDYK - BACKYARD QUEENSVIEW LIMITED	TORONTO STANDARD CONDOMINIUM CORPORATION NO. 2983	C
AT6373595	2023/07/12	NOTICE	\$2	VANDYK - BACKYARD QUEENSVIEW LIMITED	TORONTO STANDARD CONDOMINIUM CORPORATION NO. 2983	C
AT6373604	2023/07/12	NOTICE	\$2	VANDYK - BACKYARD QUEENSVIEW LIMITED	TORONTO STANDARD CONDOMINIUM CORPORATION NO. 2983	C
		REMARKS: AT6373578				
AT6405972	2023/08/24	CHARGE	\$12,700,000	VANDYK - BACKYARD QUEENSVIEW LIMITED	PEOPLES TRUST COMPANY	C
AT6405973	2023/08/24	NO ASSGN RENT GEN		VANDYK - BACKYARD QUEENSVIEW LIMITED	PEOPLES TRUST COMPANY	C
		REMARKS: AT6405972.				
AT6406080	2023/08/24	POSTPONEMENT		TRISURA GUARANTEE INSURANCE COMPANY	PEOPLES TRUST COMPANY	C
		REMARKS: AT5030525 TO AT6405972				
AT6407058	2023/08/25	CONSTRUCTION LIEN	\$384,182	DIRCAM ELECTRIC LIMITED		C
AT6407909	2023/08/28	CONSTRUCTION LIEN	\$1,845,369	FOREMONT DRYWALL (HIGHRISE/ICI DIVISION) LTD.		C
AT6436267	2023/10/06	CONSTRUCTION LIEN	\$213,401	NEXT PLUMBING & HYDRONICS SUPPLY INC.		C
AT6439785	2023/10/12	CERTIFICATE		DIRCAM ELECTRIC LIMITED		C
		REMARKS: AT6407058				
AT6445432	2023/10/23	CERTIFICATE		FOREMONT DRYWALL (HIGHRISE/ICI DIVISION) LTD.	VANDYK-BACKYARD QUEENSVIEW LIMITED PEOPLES TRUST COMPANY TRISURA GUARANTEE INSURANCE COMPANY	C

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REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/CHKD
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AT6452324	2023/11/01	CONSTRUCTION LIEN	\$702,998	TORRE D.C.C. CARPENTRY LTD.		C
AT6457807	2023/11/10	CONSTRUCTION LIEN	\$16,952	SUMMIT CONCRETE & DRAIN LTD.		C
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AT6481040	2023/12/15	CERTIFICATE		TORRE D.C.C. CARPENTRY LTD.		C
<i>REMARKS: AT6452324</i>						
AT6481578	2023/12/15	CONSTRUCTION LIEN	\$323,750	PERMACORP GROUP OF COMPANIES INC.		C
AT6495103	2024/01/12	CERTIFICATE		PERMACORP GROUP OF COMPANIES INC.		C
<i>REMARKS: AT6481578</i>						
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REGISTRY
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76983-0127 (LT)

PAGE 4 OF 4
PREPARED FOR Deanna01
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* CERTIFIED IN ACCORDANCE WITH THE LAND TITLES ACT * SUBJECT TO RESERVATIONS IN CROWN GRANT *

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/ CHKD
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CAPACITY SHARE

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AT6452324	2023/11/01	CONSTRUCTION LIEN	\$702,998	TORRE D.C.C. CARPENTRY LTD.		C
AT6457807	2023/11/10	CONSTRUCTION LIEN	\$16,952	SUMMIT CONCRETE & DRAIN LTD.		C
AT6458231	2023/11/10	CONSTRUCTION LIEN	\$2,282,408	URBAN MECHANICAL CONTRACTING LTD.		C
AT6458352	2023/11/10	CONSTRUCTION LIEN	\$658,839	URBAN MECHANICAL CONTRACTING LTD.		C
AT6459779	2023/11/15	CONSTRUCTION LIEN	\$127,350	2164705 ONTARIO INC.		C
AT6460827	2023/11/15	CONSTRUCTION LIEN	\$122,337	VENICE CONSTRUCTION INC.		C
AT6460839	2023/11/15	CERTIFICATE		SUMMIT CONCRETE & DRAIN LTD.		C
<i>REMARKS: AT6457807</i>						
AT6464044	2023/11/22	CONSTRUCTION LIEN	\$1,130	LIVE PATROL INC.		C
AT6469954	2023/11/30	CERTIFICATE		URBAN MECHANICAL CONTRACTING LTD.		C
<i>REMARKS: AT6458231 CERTIFICATE OF ACTION</i>						
AT6469955	2023/11/30	CERTIFICATE		URBAN MECHANICAL CONTRACTING LTD.		C
<i>REMARKS: AT6458352 CERTIFICATE OF ACTION</i>						
AT6470368	2023/11/30	CONDO LIEN/98	\$5,560	TORONTO STANDARD CONDOMINIUM CORPORATION NO. 2983		C
AT6472516	2023/12/04	CONSTRUCTION LIEN	\$462,217	KC STRUCTURAL LTD.		C
AT6480459	2023/12/14	CERTIFICATE		2164705 ONTARIO INC.		C
<i>REMARKS: AT6459779</i>						
AT6481040	2023/12/15	CERTIFICATE		TORRE D.C.C. CARPENTRY LTD.		C
<i>REMARKS: AT6452324</i>						
AT6481578	2023/12/15	CONSTRUCTION LIEN	\$323,750	PERMACORP GROUP OF COMPANIES INC.		C
AT6495103	2024/01/12	CERTIFICATE		PERMACORP GROUP OF COMPANIES INC.		C
<i>REMARKS: AT6481578</i>						
AT6496982	2024/01/16	CERTIFICATE		CLASSIC TILE CONTRACTORS LIMITED		C

LAND
REGISTRY
OFFICE #66

76983-0128 (LT)

PAGE 4 OF 4
PREPARED FOR Deanna01
ON 2024/01/30 AT 09:55:03

* CERTIFIED IN ACCORDANCE WITH THE LAND TITLES ACT * SUBJECT TO RESERVATIONS IN CROWN GRANT *

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/ CHKD
<i>REMARKS: AT6450100</i>						

PROPERTY DESCRIPTION: UNIT 12, LEVEL 10, TORONTO STANDARD CONDOMINIUM PLAN NO. 2983 AND ITS APPURTENANT INTEREST; CITY OF TORONTO

PROPERTY REMARKS: FOR THE PURPOSE OF THE QUALIFIER THE DATE OF REGISTRATION OF ABSOLUTE TITLE IS 2018/04/13.

ESTATE/QUALIFIER: FEE SIMPLE
LT ABSOLUTE PLUS

RECENTLY: CONDOMINIUM FROM 07500-0081

PIN CREATION DATE:
2023/07/10

OWNERS' NAMES VANDYK - BACKYARD QUEENSVIEW LIMITED

CAPACITY SHARE

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/CHKD
** PRINTOUT INCLUDES ALL DOCUMENT TYPES (DELETED INSTRUMENTS NOT INCLUDED) **						
**SUBJECT TO SUBSECTION 44(1) OF THE LAND TITLES ACT, EXCEPT PARAGRAPHS 3 AND 14 AND *						
** PROVINCIAL SUCCESSION DUTIES AND EXCEPT PARAGRAPH 11 AND ESCHEATS OR FORFEITURE **						
** TO THE CROWN UP TO THE DATE OF REGISTRATION WITH AN ABSOLUTE TITLE. **						
EB160013	1955/10/24	AGREEMENT			THE CORPORATION OF THE TOWNSHIP OF ETOBICOKE	C
EB163037	1956/01/03	CERTIFICATE				C
EB177163	1956/11/19	AGREEMENT			THE CORPORATION OF THE TOWNSHIP OF ETOBICOKE	C
EB181933	1957/04/04	AGREEMENT			THE CORPORATION OF THE TOWNSHIP OF ETOBICOKE	C
EB186721	1957/07/29	BYLAW				C
EB188451	1957/09/06	AGREEMENT			TOWNSHIP OF ETOBICOKE	C
AT5030525	2018/12/12	CHARGE	\$18,750,000	VANDYK - BACKYARD QUEENSVIEW LIMITED	TRISURA GUARANTEE INSURANCE COMPANY	C
AT5175582	2019/07/02	NOTICE		VANDYK-BACKYARD QUEENSVIEW LIMITED	TRISURA GUARANTEE INSURANCE COMPANY	C
		REMARKS: AT5030525				
AT5347788	2020/01/22	NOTICE		CITY OF TORONTO		C
AT5367386	2020/02/19	TRANSFER EASEMENT	\$2	VANDYK - BACKYARD QUEENSVIEW LIMITED	ROGERS COMMUNICATIONS INC.	C
AT5531340	2020/09/29	NOTICE	\$2	VANDYK - BACKYARD HUMBERSIDE LIMITED VANDYK - BACKYARD QUEENSVIEW LIMITED VANDYK - BACKYARD KINGSMILL LIMITED		C
AT5713886	2021/04/23	CERTIFICATE		HER MAJESTY THE QUEEN IN RIGHT OF ONTARIO AS REPRESENTED BY THE MINISTER OF THE ENVIRONMENT, CONSERVATION AND PARKS		C

NOTE: ADJOINING PROPERTIES SHOULD BE INVESTIGATED TO ASCERTAIN DESCRIPTIVE INCONSISTENCIES, IF ANY, WITH DESCRIPTION REPRESENTED FOR THIS PROPERTY.
NOTE: ENSURE THAT YOUR PRINTOUT STATES THE TOTAL NUMBER OF PAGES AND THAT YOU HAVE PICKED THEM ALL UP.

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/CHKD
TCP2983	2023/07/07	STANDARD CONDO PLN				C
AT6370359	2023/07/07	CONDO DECLARATION		VANDYK - BACKYARD QUEENSVIEW LIMITED		C
AT6373564	2023/07/12	CONDO BYLAW/98		TORONTO STANDARD CONDOMINIUM CORPORATION NO. 2983		C
AT6373568	2023/07/12	CONDO BYLAW/98		TORONTO STANDARD CONDOMINIUM CORPORATION NO. 2983		C
AT6373569	2023/07/12	CONDO BYLAW/98		TORONTO STANDARD CONDOMINIUM CORPORATION NO. 2983		C
AT6373573	2023/07/12	CONDO BYLAW/98		TORONTO STANDARD CONDOMINIUM CORPORATION NO. 2983		C
AT6373575	2023/07/12	CONDO BYLAW/98		TORONTO STANDARD CONDOMINIUM CORPORATION NO. 2983		C
AT6373578	2023/07/12	CONDO BYLAW/98		TORONTO STANDARD CONDOMINIUM CORPORATION NO. 2983		C
AT6373584	2023/07/12	NOTICE		VANDYK - BACKYARD QUEENSVIEW LIMITED	TORONTO STANDARD CONDOMINIUM CORPORATION NO. 2983	C
AT6373595	2023/07/12	NOTICE	\$2	VANDYK - BACKYARD QUEENSVIEW LIMITED	TORONTO STANDARD CONDOMINIUM CORPORATION NO. 2983	C
AT6373604	2023/07/12	NOTICE	\$2	VANDYK - BACKYARD QUEENSVIEW LIMITED	TORONTO STANDARD CONDOMINIUM CORPORATION NO. 2983	C
		REMARKS: AT6373578				
AT6405972	2023/08/24	CHARGE	\$12,700,000	VANDYK - BACKYARD QUEENSVIEW LIMITED	PEOPLES TRUST COMPANY	C
AT6405973	2023/08/24	NO ASSGN RENT GEN		VANDYK - BACKYARD QUEENSVIEW LIMITED	PEOPLES TRUST COMPANY	C
		REMARKS: AT6405972.				
AT6406080	2023/08/24	POSTPONEMENT		TRISURA GUARANTEE INSURANCE COMPANY	PEOPLES TRUST COMPANY	C
		REMARKS: AT5030525 TO AT6405972				
AT6407058	2023/08/25	CONSTRUCTION LIEN	\$384,182	DIRCAM ELECTRIC LIMITED		C
AT6407909	2023/08/28	CONSTRUCTION LIEN	\$1,845,369	FOREMONT DRYWALL (HIGHRISE/ICI DIVISION) LTD.		C
AT6436267	2023/10/06	CONSTRUCTION LIEN	\$213,401	NEXT PLUMBING & HYDRONICS SUPPLY INC.		C
AT6439785	2023/10/12	CERTIFICATE		DIRCAM ELECTRIC LIMITED		C
		REMARKS: AT6407058				
AT6445432	2023/10/23	CERTIFICATE		FOREMONT DRYWALL (HIGHRISE/ICI DIVISION) LTD.	VANDYK-BACKYARD QUEENSVIEW LIMITED PEOPLES TRUST COMPANY TRISURA GUARANTEE INSURANCE COMPANY	C

NOTE: ADJOINING PROPERTIES SHOULD BE INVESTIGATED TO ASCERTAIN DESCRIPTIVE INCONSISTENCIES, IF ANY, WITH DESCRIPTION REPRESENTED FOR THIS PROPERTY.
NOTE: ENSURE THAT YOUR PRINTOUT STATES THE TOTAL NUMBER OF PAGES AND THAT YOU HAVE PICKED THEM ALL UP.

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/ CHKD
<i>REMARKS: AT6407909</i>						
AT6450100	2023/10/30	CONSTRUCTION LIEN	\$1,142,744	CLASSIC TILE CONTRACTORS LIMITED		C
AT6452324	2023/11/01	CONSTRUCTION LIEN	\$702,998	TORRE D.C.C. CARPENTRY LTD.		C
AT6457807	2023/11/10	CONSTRUCTION LIEN	\$16,952	SUMMIT CONCRETE & DRAIN LTD.		C
AT6458231	2023/11/10	CONSTRUCTION LIEN	\$2,282,408	URBAN MECHANICAL CONTRACTING LTD.		C
AT6458352	2023/11/10	CONSTRUCTION LIEN	\$658,839	URBAN MECHANICAL CONTRACTING LTD.		C
AT6459779	2023/11/15	CONSTRUCTION LIEN	\$127,350	2164705 ONTARIO INC.		C
AT6460827	2023/11/15	CONSTRUCTION LIEN	\$122,337	VENICE CONSTRUCTION INC.		C
AT6460839	2023/11/15	CERTIFICATE		SUMMIT CONCRETE & DRAIN LTD.		C
<i>REMARKS: AT6457807</i>						
AT6464044	2023/11/22	CONSTRUCTION LIEN	\$1,130	LIVE PATROL INC.		C
AT6469954	2023/11/30	CERTIFICATE		URBAN MECHANICAL CONTRACTING LTD.		C
<i>REMARKS: AT6458231 CERTIFICATE OF ACTION</i>						
AT6469955	2023/11/30	CERTIFICATE		URBAN MECHANICAL CONTRACTING LTD.		C
<i>REMARKS: AT6458352 CERTIFICATE OF ACTION</i>						
AT6470362	2023/11/30	CONDO LIEN/98	\$4,632	TORONTO STANDARD CONDOMINIUM CORPORATION NO. 2983		C
AT6472516	2023/12/04	CONSTRUCTION LIEN	\$462,217	KC STRUCTURAL LTD.		C
AT6480459	2023/12/14	CERTIFICATE		2164705 ONTARIO INC.		C
<i>REMARKS: AT6459779</i>						
AT6481040	2023/12/15	CERTIFICATE		TORRE D.C.C. CARPENTRY LTD.		C
<i>REMARKS: AT6452324</i>						
AT6481578	2023/12/15	CONSTRUCTION LIEN	\$323,750	PERMACORP GROUP OF COMPANIES INC.		C
AT6495103	2024/01/12	CERTIFICATE		PERMACORP GROUP OF COMPANIES INC.		C
<i>REMARKS: AT6481578</i>						
AT6496982	2024/01/16	CERTIFICATE		CLASSIC TILE CONTRACTORS LIMITED		C

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76983-0135 (LT)

PAGE 4 OF 4
PREPARED FOR Deanna01
ON 2024/01/30 AT 09:55:56

* CERTIFIED IN ACCORDANCE WITH THE LAND TITLES ACT * SUBJECT TO RESERVATIONS IN CROWN GRANT *

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/ CHKD
<i>REMARKS: AT6450100</i>						

PROPERTY DESCRIPTION: UNIT 1, LEVEL B, TORONTO STANDARD CONDOMINIUM PLAN NO. 2983 AND ITS APPURTENANT INTEREST; CITY OF TORONTO

PROPERTY REMARKS: FOR THE PURPOSE OF THE QUALIFIER THE DATE OF REGISTRATION OF ABSOLUTE TITLE IS 2018/04/13.

ESTATE/QUALIFIER: FEE SIMPLE
LT ABSOLUTE PLUS

RECENTLY: CONDOMINIUM FROM 07500-0081

PIN CREATION DATE:
2023/07/10

OWNERS' NAMES VANDYK - BACKYARD QUEENSVIEW LIMITED

CAPACITY SHARE

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/CHKD
** PRINTOUT INCLUDES ALL DOCUMENT TYPES (DELETED INSTRUMENTS NOT INCLUDED) **						
**SUBJECT TO SUBSECTION 44(1) OF THE LAND TITLES ACT, EXCEPT PARAGRAPHS 3 AND 14 AND *						
** PROVINCIAL SUCCESSION DUTIES AND EXCEPT PARAGRAPH 11 AND ESCHEATS OR FORFEITURE **						
** TO THE CROWN UP TO THE DATE OF REGISTRATION WITH AN ABSOLUTE TITLE. **						
EB160013	1955/10/24	AGREEMENT			THE CORPORATION OF THE TOWNSHIP OF ETOBICOKE	C
EB163037	1956/01/03	CERTIFICATE				C
EB177163	1956/11/19	AGREEMENT			THE CORPORATION OF THE TOWNSHIP OF ETOBICOKE	C
EB181933	1957/04/04	AGREEMENT			THE CORPORATION OF THE TOWNSHIP OF ETOBICOKE	C
EB186721	1957/07/29	BYLAW				C
EB188451	1957/09/06	AGREEMENT			TOWNSHIP OF ETOBICOKE	C
AT5030525	2018/12/12	CHARGE	\$18,750,000	VANDYK - BACKYARD QUEENSVIEW LIMITED	TRISURA GUARANTEE INSURANCE COMPANY	C
AT5175582	2019/07/02	NOTICE		VANDYK-BACKYARD QUEENSVIEW LIMITED	TRISURA GUARANTEE INSURANCE COMPANY	C
		REMARKS: AT5030525				
AT5347788	2020/01/22	NOTICE		CITY OF TORONTO		C
AT5367386	2020/02/19	TRANSFER EASEMENT	\$2	VANDYK - BACKYARD QUEENSVIEW LIMITED	ROGERS COMMUNICATIONS INC.	C
AT5531340	2020/09/29	NOTICE	\$2	VANDYK - BACKYARD HUMBERSIDE LIMITED VANDYK - BACKYARD QUEENSVIEW LIMITED VANDYK - BACKYARD KINGSMILL LIMITED		C
AT5713886	2021/04/23	CERTIFICATE		HER MAJESTY THE QUEEN IN RIGHT OF ONTARIO AS REPRESENTED BY THE MINISTER OF THE ENVIRONMENT, CONSERVATION AND PARKS		C

NOTE: ADJOINING PROPERTIES SHOULD BE INVESTIGATED TO ASCERTAIN DESCRIPTIVE INCONSISTENCIES, IF ANY, WITH DESCRIPTION REPRESENTED FOR THIS PROPERTY.
NOTE: ENSURE THAT YOUR PRINTOUT STATES THE TOTAL NUMBER OF PAGES AND THAT YOU HAVE PICKED THEM ALL UP.

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/CHKD
TCP2983	2023/07/07	STANDARD CONDO PLN				C
AT6370359	2023/07/07	CONDO DECLARATION		VANDYK - BACKYARD QUEENSVIEW LIMITED		C
AT6373564	2023/07/12	CONDO BYLAW/98		TORONTO STANDARD CONDOMINIUM CORPORATION NO. 2983		C
AT6373568	2023/07/12	CONDO BYLAW/98		TORONTO STANDARD CONDOMINIUM CORPORATION NO. 2983		C
AT6373569	2023/07/12	CONDO BYLAW/98		TORONTO STANDARD CONDOMINIUM CORPORATION NO. 2983		C
AT6373573	2023/07/12	CONDO BYLAW/98		TORONTO STANDARD CONDOMINIUM CORPORATION NO. 2983		C
AT6373575	2023/07/12	CONDO BYLAW/98		TORONTO STANDARD CONDOMINIUM CORPORATION NO. 2983		C
AT6373578	2023/07/12	CONDO BYLAW/98		TORONTO STANDARD CONDOMINIUM CORPORATION NO. 2983		C
AT6373584	2023/07/12	NOTICE		VANDYK - BACKYARD QUEENSVIEW LIMITED	TORONTO STANDARD CONDOMINIUM CORPORATION NO. 2983	C
AT6373595	2023/07/12	NOTICE	\$2	VANDYK - BACKYARD QUEENSVIEW LIMITED	TORONTO STANDARD CONDOMINIUM CORPORATION NO. 2983	C
AT6373604	2023/07/12	NOTICE	\$2	VANDYK - BACKYARD QUEENSVIEW LIMITED	TORONTO STANDARD CONDOMINIUM CORPORATION NO. 2983	C
		REMARKS: AT6373578				
AT6405972	2023/08/24	CHARGE	\$12,700,000	VANDYK - BACKYARD QUEENSVIEW LIMITED	PEOPLES TRUST COMPANY	C
AT6405973	2023/08/24	NO ASSGN RENT GEN		VANDYK - BACKYARD QUEENSVIEW LIMITED	PEOPLES TRUST COMPANY	C
		REMARKS: AT6405972.				
AT6406080	2023/08/24	POSTPONEMENT		TRISURA GUARANTEE INSURANCE COMPANY	PEOPLES TRUST COMPANY	C
		REMARKS: AT5030525 TO AT6405972				
AT6407058	2023/08/25	CONSTRUCTION LIEN	\$384,182	DIRCAM ELECTRIC LIMITED		C
AT6436267	2023/10/06	CONSTRUCTION LIEN	\$213,401	NEXT PLUMBING & HYDRONICS SUPPLY INC.		C
AT6439785	2023/10/12	CERTIFICATE		DIRCAM ELECTRIC LIMITED		C
		REMARKS: AT6407058				
AT6458231	2023/11/10	CONSTRUCTION LIEN	\$2,282,408	URBAN MECHANICAL CONTRACTING LTD.		C
AT6458352	2023/11/10	CONSTRUCTION LIEN	\$658,839	URBAN MECHANICAL CONTRACTING LTD.		C
AT6464044	2023/11/22	CONSTRUCTION LIEN	\$1,130	LIVE PATROL INC.		C

NOTE: ADJOINING PROPERTIES SHOULD BE INVESTIGATED TO ASCERTAIN DESCRIPTIVE INCONSISTENCIES, IF ANY, WITH DESCRIPTION REPRESENTED FOR THIS PROPERTY.

NOTE: ENSURE THAT YOUR PRINTOUT STATES THE TOTAL NUMBER OF PAGES AND THAT YOU HAVE PICKED THEM ALL UP.

* CERTIFIED IN ACCORDANCE WITH THE LAND TITLES ACT * SUBJECT TO RESERVATIONS IN CROWN GRANT *

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/ CHKD
AT6469954	2023/11/30	CERTIFICATE <i>REMARKS: AT6458231 CERTIFICATE OF ACTION</i>		URBAN MECHANICAL CONTRACTING LTD.		C
AT6469955	2023/11/30	CERTIFICATE <i>REMARKS: AT6458352 CERTIFICATE OF ACTION</i>		URBAN MECHANICAL CONTRACTING LTD.		C
AT6470735	2023/12/01	CONDO LIEN/98	\$417	TORONTO STANDARD CONDOMINIUM CORPORATION NO. 2983		C

PROPERTY DESCRIPTION: UNIT 2, LEVEL B, TORONTO STANDARD CONDOMINIUM PLAN NO. 2983 AND ITS APPURTENANT INTEREST; CITY OF TORONTO

PROPERTY REMARKS: FOR THE PURPOSE OF THE QUALIFIER THE DATE OF REGISTRATION OF ABSOLUTE TITLE IS 2018/04/13.

ESTATE/QUALIFIER: FEE SIMPLE
LT ABSOLUTE PLUS

RECENTLY: CONDOMINIUM FROM 07500-0081

PIN CREATION DATE:
2023/07/10

OWNERS' NAMES VANDYK - BACKYARD QUEENSVIEW LIMITED

CAPACITY SHARE

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/CHKD
** PRINTOUT INCLUDES ALL DOCUMENT TYPES (DELETED INSTRUMENTS NOT INCLUDED) **						
**SUBJECT TO SUBSECTION 44(1) OF THE LAND TITLES ACT, EXCEPT PARAGRAPHS 3 AND 14 AND *						
** PROVINCIAL SUCCESSION DUTIES AND EXCEPT PARAGRAPH 11 AND ESCHEATS OR FORFEITURE **						
** TO THE CROWN UP TO THE DATE OF REGISTRATION WITH AN ABSOLUTE TITLE. **						
EB160013	1955/10/24	AGREEMENT			THE CORPORATION OF THE TOWNSHIP OF ETOBICOKE	C
EB163037	1956/01/03	CERTIFICATE				C
EB177163	1956/11/19	AGREEMENT			THE CORPORATION OF THE TOWNSHIP OF ETOBICOKE	C
EB181933	1957/04/04	AGREEMENT			THE CORPORATION OF THE TOWNSHIP OF ETOBICOKE	C
EB186721	1957/07/29	BYLAW				C
EB188451	1957/09/06	AGREEMENT			TOWNSHIP OF ETOBICOKE	C
AT5030525	2018/12/12	CHARGE	\$18,750,000	VANDYK - BACKYARD QUEENSVIEW LIMITED	TRISURA GUARANTEE INSURANCE COMPANY	C
AT5175582	2019/07/02	NOTICE		VANDYK-BACKYARD QUEENSVIEW LIMITED	TRISURA GUARANTEE INSURANCE COMPANY	C
		REMARKS: AT5030525				
AT5347788	2020/01/22	NOTICE		CITY OF TORONTO		C
AT5367386	2020/02/19	TRANSFER EASEMENT	\$2	VANDYK - BACKYARD QUEENSVIEW LIMITED	ROGERS COMMUNICATIONS INC.	C
AT5531340	2020/09/29	NOTICE	\$2	VANDYK - BACKYARD HUMBERSIDE LIMITED VANDYK - BACKYARD QUEENSVIEW LIMITED VANDYK - BACKYARD KINGSMILL LIMITED		C
AT5713886	2021/04/23	CERTIFICATE		HER MAJESTY THE QUEEN IN RIGHT OF ONTARIO AS REPRESENTED BY THE MINISTER OF THE ENVIRONMENT, CONSERVATION AND PARKS		C

NOTE: ADJOINING PROPERTIES SHOULD BE INVESTIGATED TO ASCERTAIN DESCRIPTIVE INCONSISTENCIES, IF ANY, WITH DESCRIPTION REPRESENTED FOR THIS PROPERTY.
NOTE: ENSURE THAT YOUR PRINTOUT STATES THE TOTAL NUMBER OF PAGES AND THAT YOU HAVE PICKED THEM ALL UP.

LAND
REGISTRY
OFFICE #66

76983-0137 (LT)

PREPARED FOR Deanna01
ON 2024/01/30 AT 09:58:29

* CERTIFIED IN ACCORDANCE WITH THE LAND TITLES ACT * SUBJECT TO RESERVATIONS IN CROWN GRANT *

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/CHKD
TCP2983	2023/07/07	STANDARD CONDO PLN				C
AT6370359	2023/07/07	CONDO DECLARATION		VANDYK - BACKYARD QUEENSVIEW LIMITED		C
AT6373564	2023/07/12	CONDO BYLAW/98		TORONTO STANDARD CONDOMINIUM CORPORATION NO. 2983		C
AT6373568	2023/07/12	CONDO BYLAW/98		TORONTO STANDARD CONDOMINIUM CORPORATION NO. 2983		C
AT6373569	2023/07/12	CONDO BYLAW/98		TORONTO STANDARD CONDOMINIUM CORPORATION NO. 2983		C
AT6373573	2023/07/12	CONDO BYLAW/98		TORONTO STANDARD CONDOMINIUM CORPORATION NO. 2983		C
AT6373575	2023/07/12	CONDO BYLAW/98		TORONTO STANDARD CONDOMINIUM CORPORATION NO. 2983		C
AT6373578	2023/07/12	CONDO BYLAW/98		TORONTO STANDARD CONDOMINIUM CORPORATION NO. 2983		C
AT6373584	2023/07/12	NOTICE		VANDYK - BACKYARD QUEENSVIEW LIMITED	TORONTO STANDARD CONDOMINIUM CORPORATION NO. 2983	C
AT6373595	2023/07/12	NOTICE	\$2	VANDYK - BACKYARD QUEENSVIEW LIMITED	TORONTO STANDARD CONDOMINIUM CORPORATION NO. 2983	C
AT6373604	2023/07/12	NOTICE	\$2	VANDYK - BACKYARD QUEENSVIEW LIMITED	TORONTO STANDARD CONDOMINIUM CORPORATION NO. 2983	C
		REMARKS: AT6373578				
AT6405972	2023/08/24	CHARGE	\$12,700,000	VANDYK - BACKYARD QUEENSVIEW LIMITED	PEOPLES TRUST COMPANY	C
AT6405973	2023/08/24	NO ASSGN RENT GEN		VANDYK - BACKYARD QUEENSVIEW LIMITED	PEOPLES TRUST COMPANY	C
		REMARKS: AT6405972.				
AT6406080	2023/08/24	POSTPONEMENT		TRISURA GUARANTEE INSURANCE COMPANY	PEOPLES TRUST COMPANY	C
		REMARKS: AT5030525 TO AT6405972				
AT6407058	2023/08/25	CONSTRUCTION LIEN	\$384,182	DIRCAM ELECTRIC LIMITED		C
AT6436267	2023/10/06	CONSTRUCTION LIEN	\$213,401	NEXT PLUMBING & HYDRONICS SUPPLY INC.		C
AT6439785	2023/10/12	CERTIFICATE		DIRCAM ELECTRIC LIMITED		C
		REMARKS: AT6407058				
AT6458231	2023/11/10	CONSTRUCTION LIEN	\$2,282,408	URBAN MECHANICAL CONTRACTING LTD.		C
AT6458352	2023/11/10	CONSTRUCTION LIEN	\$658,839	URBAN MECHANICAL CONTRACTING LTD.		C
AT6464044	2023/11/22	CONSTRUCTION LIEN	\$1,130	LIVE PATROL INC.		C

NOTE: ADJOINING PROPERTIES SHOULD BE INVESTIGATED TO ASCERTAIN DESCRIPTIVE INCONSISTENCIES, IF ANY, WITH DESCRIPTION REPRESENTED FOR THIS PROPERTY.

NOTE: ENSURE THAT YOUR PRINTOUT STATES THE TOTAL NUMBER OF PAGES AND THAT YOU HAVE PICKED THEM ALL UP.

76983-0137 (LT)

* CERTIFIED IN ACCORDANCE WITH THE LAND TITLES ACT * SUBJECT TO RESERVATIONS IN CROWN GRANT *

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/ CHKD
AT6469954	2023/11/30	CERTIFICATE <i>REMARKS: AT6458231 CERTIFICATE OF ACTION</i>		URBAN MECHANICAL CONTRACTING LTD.		C
AT6469955	2023/11/30	CERTIFICATE <i>REMARKS: AT6458352 CERTIFICATE OF ACTION</i>		URBAN MECHANICAL CONTRACTING LTD.		C
AT6470733	2023/12/01	CONDO LIEN/98	\$417	TORONTO STANDARD CONDOMINIUM CORPORATION NO. 2983		C

NOTE: ADJOINING PROPERTIES SHOULD BE INVESTIGATED TO ASCERTAIN DESCRIPTIVE INCONSISTENCIES, IF ANY, WITH DESCRIPTION REPRESENTED FOR THIS PROPERTY.
NOTE: ENSURE THAT YOUR PRINTOUT STATES THE TOTAL NUMBER OF PAGES AND THAT YOU HAVE PICKED THEM ALL UP.

PROPERTY DESCRIPTION: UNIT 3, LEVEL B, TORONTO STANDARD CONDOMINIUM PLAN NO. 2983 AND ITS APPURTENANT INTEREST; CITY OF TORONTO

PROPERTY REMARKS: FOR THE PURPOSE OF THE QUALIFIER THE DATE OF REGISTRATION OF ABSOLUTE TITLE IS 2018/04/13.

ESTATE/QUALIFIER: FEE SIMPLE
LT ABSOLUTE PLUS

RECENTLY: CONDOMINIUM FROM 07500-0081

PIN CREATION DATE:
2023/07/10

OWNERS' NAMES VANDYK - BACKYARD QUEENSVIEW LIMITED

CAPACITY SHARE

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/CHKD
** PRINTOUT INCLUDES ALL DOCUMENT TYPES (DELETED INSTRUMENTS NOT INCLUDED) **						
**SUBJECT TO SUBSECTION 44(1) OF THE LAND TITLES ACT, EXCEPT PARAGRAPHS 3 AND 14 AND *						
** PROVINCIAL SUCCESSION DUTIES AND EXCEPT PARAGRAPH 11 AND ESCHEATS OR FORFEITURE **						
** TO THE CROWN UP TO THE DATE OF REGISTRATION WITH AN ABSOLUTE TITLE. **						
EB160013	1955/10/24	AGREEMENT			THE CORPORATION OF THE TOWNSHIP OF ETOBICOKE	C
EB163037	1956/01/03	CERTIFICATE				C
EB177163	1956/11/19	AGREEMENT			THE CORPORATION OF THE TOWNSHIP OF ETOBICOKE	C
EB181933	1957/04/04	AGREEMENT			THE CORPORATION OF THE TOWNSHIP OF ETOBICOKE	C
EB186721	1957/07/29	BYLAW				C
EB188451	1957/09/06	AGREEMENT			TOWNSHIP OF ETOBICOKE	C
AT5030525	2018/12/12	CHARGE	\$18,750,000	VANDYK - BACKYARD QUEENSVIEW LIMITED	TRISURA GUARANTEE INSURANCE COMPANY	C
AT5175582	2019/07/02	NOTICE		VANDYK-BACKYARD QUEENSVIEW LIMITED	TRISURA GUARANTEE INSURANCE COMPANY	C
		REMARKS: AT5030525				
AT5347788	2020/01/22	NOTICE		CITY OF TORONTO		C
AT5367386	2020/02/19	TRANSFER EASEMENT	\$2	VANDYK - BACKYARD QUEENSVIEW LIMITED	ROGERS COMMUNICATIONS INC.	C
AT5531340	2020/09/29	NOTICE	\$2	VANDYK - BACKYARD HUMBERSIDE LIMITED VANDYK - BACKYARD QUEENSVIEW LIMITED VANDYK - BACKYARD KINGSMILL LIMITED		C
AT5713886	2021/04/23	CERTIFICATE		HER MAJESTY THE QUEEN IN RIGHT OF ONTARIO AS REPRESENTED BY THE MINISTER OF THE ENVIRONMENT, CONSERVATION AND PARKS		C

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REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/ CHKD
TCP2983	2023/07/07	STANDARD CONDO PLN				C
AT6370359	2023/07/07	CONDO DECLARATION		VANDYK - BACKYARD QUEENSVIEW LIMITED		C
AT6373564	2023/07/12	CONDO BYLAW/98		TORONTO STANDARD CONDOMINIUM CORPORATION NO. 2983		C
AT6373568	2023/07/12	CONDO BYLAW/98		TORONTO STANDARD CONDOMINIUM CORPORATION NO. 2983		C
AT6373569	2023/07/12	CONDO BYLAW/98		TORONTO STANDARD CONDOMINIUM CORPORATION NO. 2983		C
AT6373573	2023/07/12	CONDO BYLAW/98		TORONTO STANDARD CONDOMINIUM CORPORATION NO. 2983		C
AT6373575	2023/07/12	CONDO BYLAW/98		TORONTO STANDARD CONDOMINIUM CORPORATION NO. 2983		C
AT6373578	2023/07/12	CONDO BYLAW/98		TORONTO STANDARD CONDOMINIUM CORPORATION NO. 2983		C
AT6373584	2023/07/12	NOTICE		VANDYK - BACKYARD QUEENSVIEW LIMITED	TORONTO STANDARD CONDOMINIUM CORPORATION NO. 2983	C
AT6373595	2023/07/12	NOTICE	\$2	VANDYK - BACKYARD QUEENSVIEW LIMITED	TORONTO STANDARD CONDOMINIUM CORPORATION NO. 2983	C
AT6373604	2023/07/12	NOTICE	\$2	VANDYK - BACKYARD QUEENSVIEW LIMITED	TORONTO STANDARD CONDOMINIUM CORPORATION NO. 2983	C
		REMARKS: AT6373578				
AT6405972	2023/08/24	CHARGE	\$12,700,000	VANDYK - BACKYARD QUEENSVIEW LIMITED	PEOPLES TRUST COMPANY	C
AT6405973	2023/08/24	NO ASSGN RENT GEN		VANDYK - BACKYARD QUEENSVIEW LIMITED	PEOPLES TRUST COMPANY	C
		REMARKS: AT6405972.				
AT6406080	2023/08/24	POSTPONEMENT		TRISURA GUARANTEE INSURANCE COMPANY	PEOPLES TRUST COMPANY	C
		REMARKS: AT5030525 TO AT6405972				
AT6407058	2023/08/25	CONSTRUCTION LIEN	\$384,182	DIRCAM ELECTRIC LIMITED		C
AT6436267	2023/10/06	CONSTRUCTION LIEN	\$213,401	NEXT PLUMBING & HYDRONICS SUPPLY INC.		C
AT6439785	2023/10/12	CERTIFICATE		DIRCAM ELECTRIC LIMITED		C
		REMARKS: AT6407058				
AT6458231	2023/11/10	CONSTRUCTION LIEN	\$2,282,408	URBAN MECHANICAL CONTRACTING LTD.		C
AT6458352	2023/11/10	CONSTRUCTION LIEN	\$658,839	URBAN MECHANICAL CONTRACTING LTD.		C
AT6464044	2023/11/22	CONSTRUCTION LIEN	\$1,130	LIVE PATROL INC.		C

NOTE: ADJOINING PROPERTIES SHOULD BE INVESTIGATED TO ASCERTAIN DESCRIPTIVE INCONSISTENCIES, IF ANY, WITH DESCRIPTION REPRESENTED FOR THIS PROPERTY.

NOTE: ENSURE THAT YOUR PRINTOUT STATES THE TOTAL NUMBER OF PAGES AND THAT YOU HAVE PICKED THEM ALL UP.

LAND
 REGISTRY
 OFFICE #66

76983-0138 (LT)

* CERTIFIED IN ACCORDANCE WITH THE LAND TITLES ACT * SUBJECT TO RESERVATIONS IN CROWN GRANT *

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/CHKD
AT6469954	2023/11/30	CERTIFICATE <i>REMARKS: AT6458231 CERTIFICATE OF ACTION</i>		URBAN MECHANICAL CONTRACTING LTD.		C
AT6469955	2023/11/30	CERTIFICATE <i>REMARKS: AT6458352 CERTIFICATE OF ACTION</i>		URBAN MECHANICAL CONTRACTING LTD.		C
AT6470730	2023/12/01	CONDO LIEN/98	\$417	TORONTO STANDARD CONDOMINIUM CORPORATION NO. 2983		C

NOTE: ADJOINING PROPERTIES SHOULD BE INVESTIGATED TO ASCERTAIN DESCRIPTIVE INCONSISTENCIES, IF ANY, WITH DESCRIPTION REPRESENTED FOR THIS PROPERTY.
 NOTE: ENSURE THAT YOUR PRINTOUT STATES THE TOTAL NUMBER OF PAGES AND THAT YOU HAVE PICKED THEM ALL UP.

PROPERTY DESCRIPTION: UNIT 4, LEVEL B, TORONTO STANDARD CONDOMINIUM PLAN NO. 2983 AND ITS APPURTENANT INTEREST; CITY OF TORONTO

PROPERTY REMARKS: FOR THE PURPOSE OF THE QUALIFIER THE DATE OF REGISTRATION OF ABSOLUTE TITLE IS 2018/04/13.

ESTATE/QUALIFIER: FEE SIMPLE
LT ABSOLUTE PLUS

RECENTLY: CONDOMINIUM FROM 07500-0081

PIN CREATION DATE:
2023/07/10

OWNERS' NAMES VANDYK - BACKYARD QUEENSVIEW LIMITED

CAPACITY SHARE

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/CHKD
** PRINTOUT INCLUDES ALL DOCUMENT TYPES (DELETED INSTRUMENTS NOT INCLUDED) **						
**SUBJECT TO SUBSECTION 44(1) OF THE LAND TITLES ACT, EXCEPT PARAGRAPHS 3 AND 14 AND *						
** PROVINCIAL SUCCESSION DUTIES AND EXCEPT PARAGRAPH 11 AND ESCHEATS OR FORFEITURE **						
** TO THE CROWN UP TO THE DATE OF REGISTRATION WITH AN ABSOLUTE TITLE. **						
EB160013	1955/10/24	AGREEMENT			THE CORPORATION OF THE TOWNSHIP OF ETOBICOKE	C
EB163037	1956/01/03	CERTIFICATE				C
EB177163	1956/11/19	AGREEMENT			THE CORPORATION OF THE TOWNSHIP OF ETOBICOKE	C
EB181933	1957/04/04	AGREEMENT			THE CORPORATION OF THE TOWNSHIP OF ETOBICOKE	C
EB186721	1957/07/29	BYLAW				C
EB188451	1957/09/06	AGREEMENT			TOWNSHIP OF ETOBICOKE	C
AT5030525	2018/12/12	CHARGE	\$18,750,000	VANDYK - BACKYARD QUEENSVIEW LIMITED	TRISURA GUARANTEE INSURANCE COMPANY	C
AT5175582	2019/07/02	NOTICE		VANDYK-BACKYARD QUEENSVIEW LIMITED	TRISURA GUARANTEE INSURANCE COMPANY	C
REMARKS: AT5030525						
AT5347788	2020/01/22	NOTICE		CITY OF TORONTO		C
AT5367386	2020/02/19	TRANSFER EASEMENT	\$2	VANDYK - BACKYARD QUEENSVIEW LIMITED	ROGERS COMMUNICATIONS INC.	C
AT5531340	2020/09/29	NOTICE	\$2	VANDYK - BACKYARD HUMBERSIDE LIMITED VANDYK - BACKYARD QUEENSVIEW LIMITED VANDYK - BACKYARD KINGSMILL LIMITED		C
AT5713886	2021/04/23	CERTIFICATE		HER MAJESTY THE QUEEN IN RIGHT OF ONTARIO AS REPRESENTED BY THE MINISTER OF THE ENVIRONMENT, CONSERVATION AND PARKS		C

NOTE: ADJOINING PROPERTIES SHOULD BE INVESTIGATED TO ASCERTAIN DESCRIPTIVE INCONSISTENCIES, IF ANY, WITH DESCRIPTION REPRESENTED FOR THIS PROPERTY.
NOTE: ENSURE THAT YOUR PRINTOUT STATES THE TOTAL NUMBER OF PAGES AND THAT YOU HAVE PICKED THEM ALL UP.

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/CHKD
TCP2983	2023/07/07	STANDARD CONDO PLN				C
AT6370359	2023/07/07	CONDO DECLARATION		VANDYK - BACKYARD QUEENSVIEW LIMITED		C
AT6373564	2023/07/12	CONDO BYLAW/98		TORONTO STANDARD CONDOMINIUM CORPORATION NO. 2983		C
AT6373568	2023/07/12	CONDO BYLAW/98		TORONTO STANDARD CONDOMINIUM CORPORATION NO. 2983		C
AT6373569	2023/07/12	CONDO BYLAW/98		TORONTO STANDARD CONDOMINIUM CORPORATION NO. 2983		C
AT6373573	2023/07/12	CONDO BYLAW/98		TORONTO STANDARD CONDOMINIUM CORPORATION NO. 2983		C
AT6373575	2023/07/12	CONDO BYLAW/98		TORONTO STANDARD CONDOMINIUM CORPORATION NO. 2983		C
AT6373578	2023/07/12	CONDO BYLAW/98		TORONTO STANDARD CONDOMINIUM CORPORATION NO. 2983		C
AT6373584	2023/07/12	NOTICE		VANDYK - BACKYARD QUEENSVIEW LIMITED	TORONTO STANDARD CONDOMINIUM CORPORATION NO. 2983	C
AT6373595	2023/07/12	NOTICE	\$2	VANDYK - BACKYARD QUEENSVIEW LIMITED	TORONTO STANDARD CONDOMINIUM CORPORATION NO. 2983	C
AT6373604	2023/07/12	NOTICE	\$2	VANDYK - BACKYARD QUEENSVIEW LIMITED	TORONTO STANDARD CONDOMINIUM CORPORATION NO. 2983	C
		REMARKS: AT6373578				
AT6405972	2023/08/24	CHARGE	\$12,700,000	VANDYK - BACKYARD QUEENSVIEW LIMITED	PEOPLES TRUST COMPANY	C
AT6405973	2023/08/24	NO ASSGN RENT GEN		VANDYK - BACKYARD QUEENSVIEW LIMITED	PEOPLES TRUST COMPANY	C
		REMARKS: AT6405972.				
AT6406080	2023/08/24	POSTPONEMENT		TRISURA GUARANTEE INSURANCE COMPANY	PEOPLES TRUST COMPANY	C
		REMARKS: AT5030525 TO AT6405972				
AT6407058	2023/08/25	CONSTRUCTION LIEN	\$384,182	DIRCAM ELECTRIC LIMITED		C
AT6436267	2023/10/06	CONSTRUCTION LIEN	\$213,401	NEXT PLUMBING & HYDRONICS SUPPLY INC.		C
AT6439785	2023/10/12	CERTIFICATE		DIRCAM ELECTRIC LIMITED		C
		REMARKS: AT6407058				
AT6458231	2023/11/10	CONSTRUCTION LIEN	\$2,282,408	URBAN MECHANICAL CONTRACTING LTD.		C
AT6458352	2023/11/10	CONSTRUCTION LIEN	\$658,839	URBAN MECHANICAL CONTRACTING LTD.		C
AT6464044	2023/11/22	CONSTRUCTION LIEN	\$1,130	LIVE PATROL INC.		C

LAND
 REGISTRY
 OFFICE #66

76983-0139 (LT)

* CERTIFIED IN ACCORDANCE WITH THE LAND TITLES ACT * SUBJECT TO RESERVATIONS IN CROWN GRANT *

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/CHKD
AT6469954	2023/11/30	CERTIFICATE <i>REMARKS: AT6458231 CERTIFICATE OF ACTION</i>		URBAN MECHANICAL CONTRACTING LTD.		C
AT6469955	2023/11/30	CERTIFICATE <i>REMARKS: AT6458352 CERTIFICATE OF ACTION</i>		URBAN MECHANICAL CONTRACTING LTD.		C
AT6470720	2023/12/01	CONDO LIEN/98	\$417	TORONTO STANDARD CONDOMINIUM CORPORATION NO. 2983		C

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 NOTE: ENSURE THAT YOUR PRINTOUT STATES THE TOTAL NUMBER OF PAGES AND THAT YOU HAVE PICKED THEM ALL UP.

PROPERTY DESCRIPTION: UNIT 5, LEVEL B, TORONTO STANDARD CONDOMINIUM PLAN NO. 2983 AND ITS APPURTENANT INTEREST; CITY OF TORONTO

PROPERTY REMARKS: FOR THE PURPOSE OF THE QUALIFIER THE DATE OF REGISTRATION OF ABSOLUTE TITLE IS 2018/04/13.

ESTATE/QUALIFIER: FEE SIMPLE
LT ABSOLUTE PLUS

RECENTLY: CONDOMINIUM FROM 07500-0081

PIN CREATION DATE:
2023/07/10

OWNERS' NAMES VANDYK - BACKYARD QUEENSVIEW LIMITED

CAPACITY SHARE

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/CHKD
** PRINTOUT INCLUDES ALL DOCUMENT TYPES (DELETED INSTRUMENTS NOT INCLUDED) **						
**SUBJECT TO SUBSECTION 44(1) OF THE LAND TITLES ACT, EXCEPT PARAGRAPHS 3 AND 14 AND *						
** PROVINCIAL SUCCESSION DUTIES AND EXCEPT PARAGRAPH 11 AND ESCHEATS OR FORFEITURE **						
** TO THE CROWN UP TO THE DATE OF REGISTRATION WITH AN ABSOLUTE TITLE. **						
EB160013	1955/10/24	AGREEMENT			THE CORPORATION OF THE TOWNSHIP OF ETOBICOKE	C
EB163037	1956/01/03	CERTIFICATE				C
EB177163	1956/11/19	AGREEMENT			THE CORPORATION OF THE TOWNSHIP OF ETOBICOKE	C
EB181933	1957/04/04	AGREEMENT			THE CORPORATION OF THE TOWNSHIP OF ETOBICOKE	C
EB186721	1957/07/29	BYLAW				C
EB188451	1957/09/06	AGREEMENT			TOWNSHIP OF ETOBICOKE	C
AT5030525	2018/12/12	CHARGE	\$18,750,000	VANDYK - BACKYARD QUEENSVIEW LIMITED	TRISURA GUARANTEE INSURANCE COMPANY	C
AT5175582	2019/07/02	NOTICE		VANDYK-BACKYARD QUEENSVIEW LIMITED	TRISURA GUARANTEE INSURANCE COMPANY	C
	REMARKS: AT5030525					
AT5347788	2020/01/22	NOTICE		CITY OF TORONTO		C
AT5367386	2020/02/19	TRANSFER EASEMENT	\$2	VANDYK - BACKYARD QUEENSVIEW LIMITED	ROGERS COMMUNICATIONS INC.	C
AT5531340	2020/09/29	NOTICE	\$2	VANDYK - BACKYARD HUMBERSIDE LIMITED VANDYK - BACKYARD QUEENSVIEW LIMITED VANDYK - BACKYARD KINGSMILL LIMITED		C
AT5713886	2021/04/23	CERTIFICATE		HER MAJESTY THE QUEEN IN RIGHT OF ONTARIO AS REPRESENTED BY THE MINISTER OF THE ENVIRONMENT, CONSERVATION AND PARKS		C

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NOTE: ENSURE THAT YOUR PRINTOUT STATES THE TOTAL NUMBER OF PAGES AND THAT YOU HAVE PICKED THEM ALL UP.

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/CHKD
TCP2983	2023/07/07	STANDARD CONDO PLN				C
AT6370359	2023/07/07	CONDO DECLARATION		VANDYK - BACKYARD QUEENSVIEW LIMITED		C
AT6373564	2023/07/12	CONDO BYLAW/98		TORONTO STANDARD CONDOMINIUM CORPORATION NO. 2983		C
AT6373568	2023/07/12	CONDO BYLAW/98		TORONTO STANDARD CONDOMINIUM CORPORATION NO. 2983		C
AT6373569	2023/07/12	CONDO BYLAW/98		TORONTO STANDARD CONDOMINIUM CORPORATION NO. 2983		C
AT6373573	2023/07/12	CONDO BYLAW/98		TORONTO STANDARD CONDOMINIUM CORPORATION NO. 2983		C
AT6373575	2023/07/12	CONDO BYLAW/98		TORONTO STANDARD CONDOMINIUM CORPORATION NO. 2983		C
AT6373578	2023/07/12	CONDO BYLAW/98		TORONTO STANDARD CONDOMINIUM CORPORATION NO. 2983		C
AT6373584	2023/07/12	NOTICE		VANDYK - BACKYARD QUEENSVIEW LIMITED	TORONTO STANDARD CONDOMINIUM CORPORATION NO. 2983	C
AT6373595	2023/07/12	NOTICE	\$2	VANDYK - BACKYARD QUEENSVIEW LIMITED	TORONTO STANDARD CONDOMINIUM CORPORATION NO. 2983	C
AT6373604	2023/07/12	NOTICE	\$2	VANDYK - BACKYARD QUEENSVIEW LIMITED	TORONTO STANDARD CONDOMINIUM CORPORATION NO. 2983	C
		REMARKS: AT6373578				
AT6405972	2023/08/24	CHARGE	\$12,700,000	VANDYK - BACKYARD QUEENSVIEW LIMITED	PEOPLES TRUST COMPANY	C
AT6405973	2023/08/24	NO ASSGN RENT GEN		VANDYK - BACKYARD QUEENSVIEW LIMITED	PEOPLES TRUST COMPANY	C
		REMARKS: AT6405972.				
AT6406080	2023/08/24	POSTPONEMENT		TRISURA GUARANTEE INSURANCE COMPANY	PEOPLES TRUST COMPANY	C
		REMARKS: AT5030525 TO AT6405972				
AT6407058	2023/08/25	CONSTRUCTION LIEN	\$384,182	DIRCAM ELECTRIC LIMITED		C
AT6436267	2023/10/06	CONSTRUCTION LIEN	\$213,401	NEXT PLUMBING & HYDRONICS SUPPLY INC.		C
AT6439785	2023/10/12	CERTIFICATE		DIRCAM ELECTRIC LIMITED		C
		REMARKS: AT6407058				
AT6458231	2023/11/10	CONSTRUCTION LIEN	\$2,282,408	URBAN MECHANICAL CONTRACTING LTD.		C
AT6458352	2023/11/10	CONSTRUCTION LIEN	\$658,839	URBAN MECHANICAL CONTRACTING LTD.		C
AT6464044	2023/11/22	CONSTRUCTION LIEN	\$1,130	LIVE PATROL INC.		C

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LAND
REGISTRY
OFFICE #66

76983-0140 (LT)

PREPARED FOR Deanna01
ON 2024/01/30 AT 10:04:01

* CERTIFIED IN ACCORDANCE WITH THE LAND TITLES ACT * SUBJECT TO RESERVATIONS IN CROWN GRANT *

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/ CHKD
AT6469954	2023/11/30	CERTIFICATE <i>REMARKS: AT6458231 CERTIFICATE OF ACTION</i>		URBAN MECHANICAL CONTRACTING LTD.		C
AT6469955	2023/11/30	CERTIFICATE <i>REMARKS: AT6458352 CERTIFICATE OF ACTION</i>		URBAN MECHANICAL CONTRACTING LTD.		C
AT6470719	2023/12/01	CONDO LIEN/98	\$417	TORONTO STANDARD CONDOMINIUM CORPORATION NO. 2983		C

PROPERTY DESCRIPTION: UNIT 6, LEVEL B, TORONTO STANDARD CONDOMINIUM PLAN NO. 2983 AND ITS APPURTENANT INTEREST; CITY OF TORONTO

PROPERTY REMARKS: FOR THE PURPOSE OF THE QUALIFIER THE DATE OF REGISTRATION OF ABSOLUTE TITLE IS 2018/04/13.

ESTATE/QUALIFIER: FEE SIMPLE
LT ABSOLUTE PLUS

RECENTLY: CONDOMINIUM FROM 07500-0081

PIN CREATION DATE:
2023/07/10

OWNERS' NAMES VANDYK - BACKYARD QUEENSVIEW LIMITED

CAPACITY SHARE

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/CHKD
** PRINTOUT INCLUDES ALL DOCUMENT TYPES (DELETED INSTRUMENTS NOT INCLUDED) **						
**SUBJECT TO SUBSECTION 44(1) OF THE LAND TITLES ACT, EXCEPT PARAGRAPHS 3 AND 14 AND *						
** PROVINCIAL SUCCESSION DUTIES AND EXCEPT PARAGRAPH 11 AND ESCHEATS OR FORFEITURE **						
** TO THE CROWN UP TO THE DATE OF REGISTRATION WITH AN ABSOLUTE TITLE. **						
EB160013	1955/10/24	AGREEMENT			THE CORPORATION OF THE TOWNSHIP OF ETOBICOKE	C
EB163037	1956/01/03	CERTIFICATE				C
EB177163	1956/11/19	AGREEMENT			THE CORPORATION OF THE TOWNSHIP OF ETOBICOKE	C
EB181933	1957/04/04	AGREEMENT			THE CORPORATION OF THE TOWNSHIP OF ETOBICOKE	C
EB186721	1957/07/29	BYLAW				C
EB188451	1957/09/06	AGREEMENT			TOWNSHIP OF ETOBICOKE	C
AT5030525	2018/12/12	CHARGE	\$18,750,000	VANDYK - BACKYARD QUEENSVIEW LIMITED	TRISURA GUARANTEE INSURANCE COMPANY	C
AT5175582	2019/07/02	NOTICE		VANDYK-BACKYARD QUEENSVIEW LIMITED	TRISURA GUARANTEE INSURANCE COMPANY	C
		REMARKS: AT5030525				
AT5347788	2020/01/22	NOTICE		CITY OF TORONTO		C
AT5367386	2020/02/19	TRANSFER EASEMENT	\$2	VANDYK - BACKYARD QUEENSVIEW LIMITED	ROGERS COMMUNICATIONS INC.	C
AT5531340	2020/09/29	NOTICE	\$2	VANDYK - BACKYARD HUMBERSIDE LIMITED VANDYK - BACKYARD QUEENSVIEW LIMITED VANDYK - BACKYARD KINGSMILL LIMITED		C
AT5713886	2021/04/23	CERTIFICATE		HER MAJESTY THE QUEEN IN RIGHT OF ONTARIO AS REPRESENTED BY THE MINISTER OF THE ENVIRONMENT, CONSERVATION AND PARKS		C

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LAND
REGISTRY
OFFICE #66

76983-0141 (LT)

PREPARED FOR Deanna01
ON 2024/01/30 AT 10:05:28

* CERTIFIED IN ACCORDANCE WITH THE LAND TITLES ACT * SUBJECT TO RESERVATIONS IN CROWN GRANT *

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/CHKD
TCP2983	2023/07/07	STANDARD CONDO PLN				C
AT6370359	2023/07/07	CONDO DECLARATION		VANDYK - BACKYARD QUEENSVIEW LIMITED		C
AT6373564	2023/07/12	CONDO BYLAW/98		TORONTO STANDARD CONDOMINIUM CORPORATION NO. 2983		C
AT6373568	2023/07/12	CONDO BYLAW/98		TORONTO STANDARD CONDOMINIUM CORPORATION NO. 2983		C
AT6373569	2023/07/12	CONDO BYLAW/98		TORONTO STANDARD CONDOMINIUM CORPORATION NO. 2983		C
AT6373573	2023/07/12	CONDO BYLAW/98		TORONTO STANDARD CONDOMINIUM CORPORATION NO. 2983		C
AT6373575	2023/07/12	CONDO BYLAW/98		TORONTO STANDARD CONDOMINIUM CORPORATION NO. 2983		C
AT6373578	2023/07/12	CONDO BYLAW/98		TORONTO STANDARD CONDOMINIUM CORPORATION NO. 2983		C
AT6373584	2023/07/12	NOTICE		VANDYK - BACKYARD QUEENSVIEW LIMITED	TORONTO STANDARD CONDOMINIUM CORPORATION NO. 2983	C
AT6373595	2023/07/12	NOTICE	\$2	VANDYK - BACKYARD QUEENSVIEW LIMITED	TORONTO STANDARD CONDOMINIUM CORPORATION NO. 2983	C
AT6373604	2023/07/12	NOTICE	\$2	VANDYK - BACKYARD QUEENSVIEW LIMITED	TORONTO STANDARD CONDOMINIUM CORPORATION NO. 2983	C
		REMARKS: AT6373578				
AT6405972	2023/08/24	CHARGE	\$12,700,000	VANDYK - BACKYARD QUEENSVIEW LIMITED	PEOPLES TRUST COMPANY	C
AT6405973	2023/08/24	NO ASSGN RENT GEN		VANDYK - BACKYARD QUEENSVIEW LIMITED	PEOPLES TRUST COMPANY	C
		REMARKS: AT6405972.				
AT6406080	2023/08/24	POSTPONEMENT		TRISURA GUARANTEE INSURANCE COMPANY	PEOPLES TRUST COMPANY	C
		REMARKS: AT5030525 TO AT6405972				
AT6407058	2023/08/25	CONSTRUCTION LIEN	\$384,182	DIRCAM ELECTRIC LIMITED		C
AT6436267	2023/10/06	CONSTRUCTION LIEN	\$213,401	NEXT PLUMBING & HYDRONICS SUPPLY INC.		C
AT6439785	2023/10/12	CERTIFICATE		DIRCAM ELECTRIC LIMITED		C
		REMARKS: AT6407058				
AT6458231	2023/11/10	CONSTRUCTION LIEN	\$2,282,408	URBAN MECHANICAL CONTRACTING LTD.		C
AT6458352	2023/11/10	CONSTRUCTION LIEN	\$658,839	URBAN MECHANICAL CONTRACTING LTD.		C
AT6464044	2023/11/22	CONSTRUCTION LIEN	\$1,130	LIVE PATROL INC.		C

NOTE: ADJOINING PROPERTIES SHOULD BE INVESTIGATED TO ASCERTAIN DESCRIPTIVE INCONSISTENCIES, IF ANY, WITH DESCRIPTION REPRESENTED FOR THIS PROPERTY.
NOTE: ENSURE THAT YOUR PRINTOUT STATES THE TOTAL NUMBER OF PAGES AND THAT YOU HAVE PICKED THEM ALL UP.

LAND
 REGISTRY
 OFFICE #66

76983-0141 (LT)

* CERTIFIED IN ACCORDANCE WITH THE LAND TITLES ACT * SUBJECT TO RESERVATIONS IN CROWN GRANT *

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/ CHKD
AT6469954	2023/11/30	CERTIFICATE <i>REMARKS: AT6458231 CERTIFICATE OF ACTION</i>		URBAN MECHANICAL CONTRACTING LTD.		C
AT6469955	2023/11/30	CERTIFICATE <i>REMARKS: AT6458352 CERTIFICATE OF ACTION</i>		URBAN MECHANICAL CONTRACTING LTD.		C
AT6470714	2023/12/01	CONDO LIEN/98	\$417	TORONTO STANDARD CONDOMINIUM CORPORATION NO. 2983		C

NOTE: ADJOINING PROPERTIES SHOULD BE INVESTIGATED TO ASCERTAIN DESCRIPTIVE INCONSISTENCIES, IF ANY, WITH DESCRIPTION REPRESENTED FOR THIS PROPERTY.
 NOTE: ENSURE THAT YOUR PRINTOUT STATES THE TOTAL NUMBER OF PAGES AND THAT YOU HAVE PICKED THEM ALL UP.

PROPERTY DESCRIPTION: UNIT 8, LEVEL B, TORONTO STANDARD CONDOMINIUM PLAN NO. 2983 AND ITS APPURTENANT INTEREST; CITY OF TORONTO

PROPERTY REMARKS: FOR THE PURPOSE OF THE QUALIFIER THE DATE OF REGISTRATION OF ABSOLUTE TITLE IS 2018/04/13.

ESTATE/QUALIFIER: FEE SIMPLE
LT ABSOLUTE PLUS

RECENTLY: CONDOMINIUM FROM 07500-0081

PIN CREATION DATE:
2023/07/10

OWNERS' NAMES VANDYK - BACKYARD QUEENSVIEW LIMITED

CAPACITY SHARE

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/CHKD
** PRINTOUT INCLUDES ALL DOCUMENT TYPES (DELETED INSTRUMENTS NOT INCLUDED) **						
**SUBJECT TO SUBSECTION 44(1) OF THE LAND TITLES ACT, EXCEPT PARAGRAPHS 3 AND 14 AND *						
** PROVINCIAL SUCCESSION DUTIES AND EXCEPT PARAGRAPH 11 AND ESCHEATS OR FORFEITURE **						
** TO THE CROWN UP TO THE DATE OF REGISTRATION WITH AN ABSOLUTE TITLE. **						
EB160013	1955/10/24	AGREEMENT			THE CORPORATION OF THE TOWNSHIP OF ETOBICOKE	C
EB163037	1956/01/03	CERTIFICATE				C
EB177163	1956/11/19	AGREEMENT			THE CORPORATION OF THE TOWNSHIP OF ETOBICOKE	C
EB181933	1957/04/04	AGREEMENT			THE CORPORATION OF THE TOWNSHIP OF ETOBICOKE	C
EB186721	1957/07/29	BYLAW				C
EB188451	1957/09/06	AGREEMENT			TOWNSHIP OF ETOBICOKE	C
AT5030525	2018/12/12	CHARGE	\$18,750,000	VANDYK - BACKYARD QUEENSVIEW LIMITED	TRISURA GUARANTEE INSURANCE COMPANY	C
AT5175582	2019/07/02	NOTICE		VANDYK-BACKYARD QUEENSVIEW LIMITED	TRISURA GUARANTEE INSURANCE COMPANY	C
REMARKS: AT5030525						
AT5347788	2020/01/22	NOTICE		CITY OF TORONTO		C
AT5367386	2020/02/19	TRANSFER EASEMENT	\$2	VANDYK - BACKYARD QUEENSVIEW LIMITED	ROGERS COMMUNICATIONS INC.	C
AT5531340	2020/09/29	NOTICE	\$2	VANDYK - BACKYARD HUMBERSIDE LIMITED VANDYK - BACKYARD QUEENSVIEW LIMITED VANDYK - BACKYARD KINGSMILL LIMITED		C
AT5713886	2021/04/23	CERTIFICATE		HER MAJESTY THE QUEEN IN RIGHT OF ONTARIO AS REPRESENTED BY THE MINISTER OF THE ENVIRONMENT, CONSERVATION AND PARKS		C

NOTE: ADJOINING PROPERTIES SHOULD BE INVESTIGATED TO ASCERTAIN DESCRIPTIVE INCONSISTENCIES, IF ANY, WITH DESCRIPTION REPRESENTED FOR THIS PROPERTY.
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LAND
REGISTRY
OFFICE #66

76983-0143 (LT)

PREPARED FOR Deanna01
ON 2024/01/30 AT 10:06:18

* CERTIFIED IN ACCORDANCE WITH THE LAND TITLES ACT * SUBJECT TO RESERVATIONS IN CROWN GRANT *

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/CHKD
TCP2983	2023/07/07	STANDARD CONDO PLN				C
AT6370359	2023/07/07	CONDO DECLARATION		VANDYK - BACKYARD QUEENSVIEW LIMITED		C
AT6373564	2023/07/12	CONDO BYLAW/98		TORONTO STANDARD CONDOMINIUM CORPORATION NO. 2983		C
AT6373568	2023/07/12	CONDO BYLAW/98		TORONTO STANDARD CONDOMINIUM CORPORATION NO. 2983		C
AT6373569	2023/07/12	CONDO BYLAW/98		TORONTO STANDARD CONDOMINIUM CORPORATION NO. 2983		C
AT6373573	2023/07/12	CONDO BYLAW/98		TORONTO STANDARD CONDOMINIUM CORPORATION NO. 2983		C
AT6373575	2023/07/12	CONDO BYLAW/98		TORONTO STANDARD CONDOMINIUM CORPORATION NO. 2983		C
AT6373578	2023/07/12	CONDO BYLAW/98		TORONTO STANDARD CONDOMINIUM CORPORATION NO. 2983		C
AT6373584	2023/07/12	NOTICE		VANDYK - BACKYARD QUEENSVIEW LIMITED	TORONTO STANDARD CONDOMINIUM CORPORATION NO. 2983	C
AT6373595	2023/07/12	NOTICE	\$2	VANDYK - BACKYARD QUEENSVIEW LIMITED	TORONTO STANDARD CONDOMINIUM CORPORATION NO. 2983	C
AT6373604	2023/07/12	NOTICE	\$2	VANDYK - BACKYARD QUEENSVIEW LIMITED	TORONTO STANDARD CONDOMINIUM CORPORATION NO. 2983	C
		REMARKS: AT6373578				
AT6405972	2023/08/24	CHARGE	\$12,700,000	VANDYK - BACKYARD QUEENSVIEW LIMITED	PEOPLES TRUST COMPANY	C
AT6405973	2023/08/24	NO ASSGN RENT GEN		VANDYK - BACKYARD QUEENSVIEW LIMITED	PEOPLES TRUST COMPANY	C
		REMARKS: AT6405972.				
AT6406080	2023/08/24	POSTPONEMENT		TRISURA GUARANTEE INSURANCE COMPANY	PEOPLES TRUST COMPANY	C
		REMARKS: AT5030525 TO AT6405972				
AT6407058	2023/08/25	CONSTRUCTION LIEN	\$384,182	DIRCAM ELECTRIC LIMITED		C
AT6436267	2023/10/06	CONSTRUCTION LIEN	\$213,401	NEXT PLUMBING & HYDRONICS SUPPLY INC.		C
AT6439785	2023/10/12	CERTIFICATE		DIRCAM ELECTRIC LIMITED		C
		REMARKS: AT6407058				
AT6458231	2023/11/10	CONSTRUCTION LIEN	\$2,282,408	URBAN MECHANICAL CONTRACTING LTD.		C
AT6458352	2023/11/10	CONSTRUCTION LIEN	\$658,839	URBAN MECHANICAL CONTRACTING LTD.		C
AT6464044	2023/11/22	CONSTRUCTION LIEN	\$1,130	LIVE PATROL INC.		C

NOTE: ADJOINING PROPERTIES SHOULD BE INVESTIGATED TO ASCERTAIN DESCRIPTIVE INCONSISTENCIES, IF ANY, WITH DESCRIPTION REPRESENTED FOR THIS PROPERTY.

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LAND
 REGISTRY
 OFFICE #66

76983-0143 (LT)

* CERTIFIED IN ACCORDANCE WITH THE LAND TITLES ACT * SUBJECT TO RESERVATIONS IN CROWN GRANT *

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/ CHKD
AT6469954	2023/11/30	CERTIFICATE <i>REMARKS: AT6458231 CERTIFICATE OF ACTION</i>		URBAN MECHANICAL CONTRACTING LTD.		C
AT6469955	2023/11/30	CERTIFICATE <i>REMARKS: AT6458352 CERTIFICATE OF ACTION</i>		URBAN MECHANICAL CONTRACTING LTD.		C
AT6470710	2023/12/01	CONDO LIEN/98	\$417	TORONTO STANDARD CONDOMINIUM CORPORATION NO. 2983		C

NOTE: ADJOINING PROPERTIES SHOULD BE INVESTIGATED TO ASCERTAIN DESCRIPTIVE INCONSISTENCIES, IF ANY, WITH DESCRIPTION REPRESENTED FOR THIS PROPERTY.
 NOTE: ENSURE THAT YOUR PRINTOUT STATES THE TOTAL NUMBER OF PAGES AND THAT YOU HAVE PICKED THEM ALL UP.

PROPERTY DESCRIPTION: UNIT 9, LEVEL B, TORONTO STANDARD CONDOMINIUM PLAN NO. 2983 AND ITS APPURTENANT INTEREST; CITY OF TORONTO

PROPERTY REMARKS: FOR THE PURPOSE OF THE QUALIFIER THE DATE OF REGISTRATION OF ABSOLUTE TITLE IS 2018/04/13.

ESTATE/QUALIFIER: FEE SIMPLE
LT ABSOLUTE PLUS

RECENTLY: CONDOMINIUM FROM 07500-0081

PIN CREATION DATE:
2023/07/10

OWNERS' NAMES VANDYK - BACKYARD QUEENSVIEW LIMITED

CAPACITY SHARE

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/CHKD
** PRINTOUT INCLUDES ALL DOCUMENT TYPES (DELETED INSTRUMENTS NOT INCLUDED) **						
**SUBJECT TO SUBSECTION 44(1) OF THE LAND TITLES ACT, EXCEPT PARAGRAPHS 3 AND 14 AND *						
** PROVINCIAL SUCCESSION DUTIES AND EXCEPT PARAGRAPH 11 AND ESCHEATS OR FORFEITURE **						
** TO THE CROWN UP TO THE DATE OF REGISTRATION WITH AN ABSOLUTE TITLE. **						
EB160013	1955/10/24	AGREEMENT			THE CORPORATION OF THE TOWNSHIP OF ETOBICOKE	C
EB163037	1956/01/03	CERTIFICATE				C
EB177163	1956/11/19	AGREEMENT			THE CORPORATION OF THE TOWNSHIP OF ETOBICOKE	C
EB181933	1957/04/04	AGREEMENT			THE CORPORATION OF THE TOWNSHIP OF ETOBICOKE	C
EB186721	1957/07/29	BYLAW				C
EB188451	1957/09/06	AGREEMENT			TOWNSHIP OF ETOBICOKE	C
AT5030525	2018/12/12	CHARGE	\$18,750,000	VANDYK - BACKYARD QUEENSVIEW LIMITED	TRISURA GUARANTEE INSURANCE COMPANY	C
AT5175582	2019/07/02	NOTICE		VANDYK-BACKYARD QUEENSVIEW LIMITED	TRISURA GUARANTEE INSURANCE COMPANY	C
		REMARKS: AT5030525				
AT5347788	2020/01/22	NOTICE		CITY OF TORONTO		C
AT5367386	2020/02/19	TRANSFER EASEMENT	\$2	VANDYK - BACKYARD QUEENSVIEW LIMITED	ROGERS COMMUNICATIONS INC.	C
AT5531340	2020/09/29	NOTICE	\$2	VANDYK - BACKYARD HUMBERSIDE LIMITED VANDYK - BACKYARD QUEENSVIEW LIMITED VANDYK - BACKYARD KINGSMILL LIMITED		C
AT5713886	2021/04/23	CERTIFICATE		HER MAJESTY THE QUEEN IN RIGHT OF ONTARIO AS REPRESENTED BY THE MINISTER OF THE ENVIRONMENT, CONSERVATION AND PARKS		C

NOTE: ADJOINING PROPERTIES SHOULD BE INVESTIGATED TO ASCERTAIN DESCRIPTIVE INCONSISTENCIES, IF ANY, WITH DESCRIPTION REPRESENTED FOR THIS PROPERTY.
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LAND
 REGISTRY
 OFFICE #66

76983-0144 (LT)

* CERTIFIED IN ACCORDANCE WITH THE LAND TITLES ACT * SUBJECT TO RESERVATIONS IN CROWN GRANT *

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/CHKD
TCP2983	2023/07/07	STANDARD CONDO PLN				C
AT6370359	2023/07/07	CONDO DECLARATION		VANDYK - BACKYARD QUEENSVIEW LIMITED		C
AT6373564	2023/07/12	CONDO BYLAW/98		TORONTO STANDARD CONDOMINIUM CORPORATION NO. 2983		C
AT6373568	2023/07/12	CONDO BYLAW/98		TORONTO STANDARD CONDOMINIUM CORPORATION NO. 2983		C
AT6373569	2023/07/12	CONDO BYLAW/98		TORONTO STANDARD CONDOMINIUM CORPORATION NO. 2983		C
AT6373573	2023/07/12	CONDO BYLAW/98		TORONTO STANDARD CONDOMINIUM CORPORATION NO. 2983		C
AT6373575	2023/07/12	CONDO BYLAW/98		TORONTO STANDARD CONDOMINIUM CORPORATION NO. 2983		C
AT6373578	2023/07/12	CONDO BYLAW/98		TORONTO STANDARD CONDOMINIUM CORPORATION NO. 2983		C
AT6373584	2023/07/12	NOTICE		VANDYK - BACKYARD QUEENSVIEW LIMITED	TORONTO STANDARD CONDOMINIUM CORPORATION NO. 2983	C
AT6373595	2023/07/12	NOTICE	\$2	VANDYK - BACKYARD QUEENSVIEW LIMITED	TORONTO STANDARD CONDOMINIUM CORPORATION NO. 2983	C
AT6373604	2023/07/12	NOTICE	\$2	VANDYK - BACKYARD QUEENSVIEW LIMITED	TORONTO STANDARD CONDOMINIUM CORPORATION NO. 2983	C
		REMARKS: AT6373578				
AT6405972	2023/08/24	CHARGE	\$12,700,000	VANDYK - BACKYARD QUEENSVIEW LIMITED	PEOPLES TRUST COMPANY	C
AT6405973	2023/08/24	NO ASSGN RENT GEN		VANDYK - BACKYARD QUEENSVIEW LIMITED	PEOPLES TRUST COMPANY	C
		REMARKS: AT6405972.				
AT6406080	2023/08/24	POSTPONEMENT		TRISURA GUARANTEE INSURANCE COMPANY	PEOPLES TRUST COMPANY	C
		REMARKS: AT5030525 TO AT6405972				
AT6407058	2023/08/25	CONSTRUCTION LIEN	\$384,182	DIRCAM ELECTRIC LIMITED		C
AT6436267	2023/10/06	CONSTRUCTION LIEN	\$213,401	NEXT PLUMBING & HYDRONICS SUPPLY INC.		C
AT6439785	2023/10/12	CERTIFICATE		DIRCAM ELECTRIC LIMITED		C
		REMARKS: AT6407058				
AT6458231	2023/11/10	CONSTRUCTION LIEN	\$2,282,408	URBAN MECHANICAL CONTRACTING LTD.		C
AT6458352	2023/11/10	CONSTRUCTION LIEN	\$658,839	URBAN MECHANICAL CONTRACTING LTD.		C
AT6464044	2023/11/22	CONSTRUCTION LIEN	\$1,130	LIVE PATROL INC.		C

NOTE: ADJOINING PROPERTIES SHOULD BE INVESTIGATED TO ASCERTAIN DESCRIPTIVE INCONSISTENCIES, IF ANY, WITH DESCRIPTION REPRESENTED FOR THIS PROPERTY.
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76983-0144 (LT)

* CERTIFIED IN ACCORDANCE WITH THE LAND TITLES ACT * SUBJECT TO RESERVATIONS IN CROWN GRANT *

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/ CHKD
AT6469954	2023/11/30	CERTIFICATE <i>REMARKS: AT6458231 CERTIFICATE OF ACTION</i>		URBAN MECHANICAL CONTRACTING LTD.		C
AT6469955	2023/11/30	CERTIFICATE <i>REMARKS: AT6458352 CERTIFICATE OF ACTION</i>		URBAN MECHANICAL CONTRACTING LTD.		C
AT6470708	2023/12/01	CONDO LIEN/98	\$417	TORONTO STANDARD CONDOMINIUM CORPORATION NO. 2983		C

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NOTE: ENSURE THAT YOUR PRINTOUT STATES THE TOTAL NUMBER OF PAGES AND THAT YOU HAVE PICKED THEM ALL UP.

PROPERTY DESCRIPTION: UNIT 10, LEVEL B, TORONTO STANDARD CONDOMINIUM PLAN NO. 2983 AND ITS APPURTENANT INTEREST; CITY OF TORONTO

PROPERTY REMARKS: FOR THE PURPOSE OF THE QUALIFIER THE DATE OF REGISTRATION OF ABSOLUTE TITLE IS 2018/04/13.

ESTATE/QUALIFIER: FEE SIMPLE
LT ABSOLUTE PLUS

RECENTLY: CONDOMINIUM FROM 07500-0081

PIN CREATION DATE:
2023/07/10

OWNERS' NAMES VANDYK - BACKYARD QUEENSVIEW LIMITED

CAPACITY SHARE

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/CHKD
** PRINTOUT INCLUDES ALL DOCUMENT TYPES (DELETED INSTRUMENTS NOT INCLUDED) **						
**SUBJECT TO SUBSECTION 44(1) OF THE LAND TITLES ACT, EXCEPT PARAGRAPHS 3 AND 14 AND *						
** PROVINCIAL SUCCESSION DUTIES AND EXCEPT PARAGRAPH 11 AND ESCHEATS OR FORFEITURE **						
** TO THE CROWN UP TO THE DATE OF REGISTRATION WITH AN ABSOLUTE TITLE. **						
EB160013	1955/10/24	AGREEMENT			THE CORPORATION OF THE TOWNSHIP OF ETOBICOKE	C
EB163037	1956/01/03	CERTIFICATE				C
EB177163	1956/11/19	AGREEMENT			THE CORPORATION OF THE TOWNSHIP OF ETOBICOKE	C
EB181933	1957/04/04	AGREEMENT			THE CORPORATION OF THE TOWNSHIP OF ETOBICOKE	C
EB186721	1957/07/29	BYLAW				C
EB188451	1957/09/06	AGREEMENT			TOWNSHIP OF ETOBICOKE	C
AT5030525	2018/12/12	CHARGE	\$18,750,000	VANDYK - BACKYARD QUEENSVIEW LIMITED	TRISURA GUARANTEE INSURANCE COMPANY	C
AT5175582	2019/07/02	NOTICE		VANDYK-BACKYARD QUEENSVIEW LIMITED	TRISURA GUARANTEE INSURANCE COMPANY	C
		REMARKS: AT5030525				
AT5347788	2020/01/22	NOTICE		CITY OF TORONTO		C
AT5367386	2020/02/19	TRANSFER EASEMENT	\$2	VANDYK - BACKYARD QUEENSVIEW LIMITED	ROGERS COMMUNICATIONS INC.	C
AT5531340	2020/09/29	NOTICE	\$2	VANDYK - BACKYARD HUMBERSIDE LIMITED VANDYK - BACKYARD QUEENSVIEW LIMITED VANDYK - BACKYARD KINGSMILL LIMITED		C
AT5713886	2021/04/23	CERTIFICATE		HER MAJESTY THE QUEEN IN RIGHT OF ONTARIO AS REPRESENTED BY THE MINISTER OF THE ENVIRONMENT, CONSERVATION AND PARKS		C

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REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/CHKD
TCP2983	2023/07/07	STANDARD CONDO PLN				C
AT6370359	2023/07/07	CONDO DECLARATION		VANDYK - BACKYARD QUEENSVIEW LIMITED		C
AT6373564	2023/07/12	CONDO BYLAW/98		TORONTO STANDARD CONDOMINIUM CORPORATION NO. 2983		C
AT6373568	2023/07/12	CONDO BYLAW/98		TORONTO STANDARD CONDOMINIUM CORPORATION NO. 2983		C
AT6373569	2023/07/12	CONDO BYLAW/98		TORONTO STANDARD CONDOMINIUM CORPORATION NO. 2983		C
AT6373573	2023/07/12	CONDO BYLAW/98		TORONTO STANDARD CONDOMINIUM CORPORATION NO. 2983		C
AT6373575	2023/07/12	CONDO BYLAW/98		TORONTO STANDARD CONDOMINIUM CORPORATION NO. 2983		C
AT6373578	2023/07/12	CONDO BYLAW/98		TORONTO STANDARD CONDOMINIUM CORPORATION NO. 2983		C
AT6373584	2023/07/12	NOTICE		VANDYK - BACKYARD QUEENSVIEW LIMITED	TORONTO STANDARD CONDOMINIUM CORPORATION NO. 2983	C
AT6373595	2023/07/12	NOTICE	\$2	VANDYK - BACKYARD QUEENSVIEW LIMITED	TORONTO STANDARD CONDOMINIUM CORPORATION NO. 2983	C
AT6373604	2023/07/12	NOTICE	\$2	VANDYK - BACKYARD QUEENSVIEW LIMITED	TORONTO STANDARD CONDOMINIUM CORPORATION NO. 2983	C
		REMARKS: AT6373578				
AT6405972	2023/08/24	CHARGE	\$12,700,000	VANDYK - BACKYARD QUEENSVIEW LIMITED	PEOPLES TRUST COMPANY	C
AT6405973	2023/08/24	NO ASSGN RENT GEN		VANDYK - BACKYARD QUEENSVIEW LIMITED	PEOPLES TRUST COMPANY	C
		REMARKS: AT6405972.				
AT6406080	2023/08/24	POSTPONEMENT		TRISURA GUARANTEE INSURANCE COMPANY	PEOPLES TRUST COMPANY	C
		REMARKS: AT5030525 TO AT6405972				
AT6407058	2023/08/25	CONSTRUCTION LIEN	\$384,182	DIRCAM ELECTRIC LIMITED		C
AT6436267	2023/10/06	CONSTRUCTION LIEN	\$213,401	NEXT PLUMBING & HYDRONICS SUPPLY INC.		C
AT6439785	2023/10/12	CERTIFICATE		DIRCAM ELECTRIC LIMITED		C
		REMARKS: AT6407058				
AT6458231	2023/11/10	CONSTRUCTION LIEN	\$2,282,408	URBAN MECHANICAL CONTRACTING LTD.		C
AT6458352	2023/11/10	CONSTRUCTION LIEN	\$658,839	URBAN MECHANICAL CONTRACTING LTD.		C
AT6464044	2023/11/22	CONSTRUCTION LIEN	\$1,130	LIVE PATROL INC.		C

NOTE: ADJOINING PROPERTIES SHOULD BE INVESTIGATED TO ASCERTAIN DESCRIPTIVE INCONSISTENCIES, IF ANY, WITH DESCRIPTION REPRESENTED FOR THIS PROPERTY.

NOTE: ENSURE THAT YOUR PRINTOUT STATES THE TOTAL NUMBER OF PAGES AND THAT YOU HAVE PICKED THEM ALL UP.

LAND
 REGISTRY
 OFFICE #66

76983-0145 (LT)

* CERTIFIED IN ACCORDANCE WITH THE LAND TITLES ACT * SUBJECT TO RESERVATIONS IN CROWN GRANT *

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/ CHKD
AT6469954	2023/11/30	CERTIFICATE <i>REMARKS: AT6458231 CERTIFICATE OF ACTION</i>		URBAN MECHANICAL CONTRACTING LTD.		C
AT6469955	2023/11/30	CERTIFICATE <i>REMARKS: AT6458352 CERTIFICATE OF ACTION</i>		URBAN MECHANICAL CONTRACTING LTD.		C
AT6470704	2023/12/01	CONDO LIEN/98	\$417	TORONTO STANDARD CONDOMINIUM CORPORATION NO 2983		C

NOTE: ADJOINING PROPERTIES SHOULD BE INVESTIGATED TO ASCERTAIN DESCRIPTIVE INCONSISTENCIES, IF ANY, WITH DESCRIPTION REPRESENTED FOR THIS PROPERTY.
 NOTE: ENSURE THAT YOUR PRINTOUT STATES THE TOTAL NUMBER OF PAGES AND THAT YOU HAVE PICKED THEM ALL UP.

PROPERTY DESCRIPTION: UNIT 11, LEVEL B, TORONTO STANDARD CONDOMINIUM PLAN NO. 2983 AND ITS APPURTENANT INTEREST; CITY OF TORONTO

PROPERTY REMARKS: FOR THE PURPOSE OF THE QUALIFIER THE DATE OF REGISTRATION OF ABSOLUTE TITLE IS 2018/04/13.

ESTATE/QUALIFIER: FEE SIMPLE
LT ABSOLUTE PLUS

RECENTLY: CONDOMINIUM FROM 07500-0081

PIN CREATION DATE:
2023/07/10

OWNERS' NAMES VANDYK - BACKYARD QUEENSVIEW LIMITED

CAPACITY SHARE

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/CHKD
** PRINTOUT INCLUDES ALL DOCUMENT TYPES (DELETED INSTRUMENTS NOT INCLUDED) **						
**SUBJECT TO SUBSECTION 44(1) OF THE LAND TITLES ACT, EXCEPT PARAGRAPHS 3 AND 14 AND *						
** PROVINCIAL SUCCESSION DUTIES AND EXCEPT PARAGRAPH 11 AND ESCHEATS OR FORFEITURE **						
** TO THE CROWN UP TO THE DATE OF REGISTRATION WITH AN ABSOLUTE TITLE. **						
EB160013	1955/10/24	AGREEMENT			THE CORPORATION OF THE TOWNSHIP OF ETOBICOKE	C
EB163037	1956/01/03	CERTIFICATE				C
EB177163	1956/11/19	AGREEMENT			THE CORPORATION OF THE TOWNSHIP OF ETOBICOKE	C
EB181933	1957/04/04	AGREEMENT			THE CORPORATION OF THE TOWNSHIP OF ETOBICOKE	C
EB186721	1957/07/29	BYLAW				C
EB188451	1957/09/06	AGREEMENT			TOWNSHIP OF ETOBICOKE	C
AT5030525	2018/12/12	CHARGE	\$18,750,000	VANDYK - BACKYARD QUEENSVIEW LIMITED	TRISURA GUARANTEE INSURANCE COMPANY	C
AT5175582	2019/07/02	NOTICE		VANDYK-BACKYARD QUEENSVIEW LIMITED	TRISURA GUARANTEE INSURANCE COMPANY	C
		REMARKS: AT5030525				
AT5347788	2020/01/22	NOTICE		CITY OF TORONTO		C
AT5367386	2020/02/19	TRANSFER EASEMENT	\$2	VANDYK - BACKYARD QUEENSVIEW LIMITED	ROGERS COMMUNICATIONS INC.	C
AT5531340	2020/09/29	NOTICE	\$2	VANDYK - BACKYARD HUMBERSIDE LIMITED VANDYK - BACKYARD QUEENSVIEW LIMITED VANDYK - BACKYARD KINGSMILL LIMITED		C
AT5713886	2021/04/23	CERTIFICATE		HER MAJESTY THE QUEEN IN RIGHT OF ONTARIO AS REPRESENTED BY THE MINISTER OF THE ENVIRONMENT, CONSERVATION AND PARKS		C

NOTE: ADJOINING PROPERTIES SHOULD BE INVESTIGATED TO ASCERTAIN DESCRIPTIVE INCONSISTENCIES, IF ANY, WITH DESCRIPTION REPRESENTED FOR THIS PROPERTY.
NOTE: ENSURE THAT YOUR PRINTOUT STATES THE TOTAL NUMBER OF PAGES AND THAT YOU HAVE PICKED THEM ALL UP.

LAND
REGISTRY
OFFICE #66

76983-0146 (LT)

PREPARED FOR Deanna01
ON 2024/01/30 AT 10:11:12

* CERTIFIED IN ACCORDANCE WITH THE LAND TITLES ACT * SUBJECT TO RESERVATIONS IN CROWN GRANT *

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/CHKD
TCP2983	2023/07/07	STANDARD CONDO PLN				C
AT6370359	2023/07/07	CONDO DECLARATION		VANDYK - BACKYARD QUEENSVIEW LIMITED		C
AT6373564	2023/07/12	CONDO BYLAW/98		TORONTO STANDARD CONDOMINIUM CORPORATION NO. 2983		C
AT6373568	2023/07/12	CONDO BYLAW/98		TORONTO STANDARD CONDOMINIUM CORPORATION NO. 2983		C
AT6373569	2023/07/12	CONDO BYLAW/98		TORONTO STANDARD CONDOMINIUM CORPORATION NO. 2983		C
AT6373573	2023/07/12	CONDO BYLAW/98		TORONTO STANDARD CONDOMINIUM CORPORATION NO. 2983		C
AT6373575	2023/07/12	CONDO BYLAW/98		TORONTO STANDARD CONDOMINIUM CORPORATION NO. 2983		C
AT6373578	2023/07/12	CONDO BYLAW/98		TORONTO STANDARD CONDOMINIUM CORPORATION NO. 2983		C
AT6373584	2023/07/12	NOTICE		VANDYK - BACKYARD QUEENSVIEW LIMITED	TORONTO STANDARD CONDOMINIUM CORPORATION NO. 2983	C
AT6373595	2023/07/12	NOTICE	\$2	VANDYK - BACKYARD QUEENSVIEW LIMITED	TORONTO STANDARD CONDOMINIUM CORPORATION NO. 2983	C
AT6373604	2023/07/12	NOTICE	\$2	VANDYK - BACKYARD QUEENSVIEW LIMITED	TORONTO STANDARD CONDOMINIUM CORPORATION NO. 2983	C
		REMARKS: AT6373578				
AT6405972	2023/08/24	CHARGE	\$12,700,000	VANDYK - BACKYARD QUEENSVIEW LIMITED	PEOPLES TRUST COMPANY	C
AT6405973	2023/08/24	NO ASSGN RENT GEN		VANDYK - BACKYARD QUEENSVIEW LIMITED	PEOPLES TRUST COMPANY	C
		REMARKS: AT6405972.				
AT6406080	2023/08/24	POSTPONEMENT		TRISURA GUARANTEE INSURANCE COMPANY	PEOPLES TRUST COMPANY	C
		REMARKS: AT5030525 TO AT6405972				
AT6407058	2023/08/25	CONSTRUCTION LIEN	\$384,182	DIRCAM ELECTRIC LIMITED		C
AT6436267	2023/10/06	CONSTRUCTION LIEN	\$213,401	NEXT PLUMBING & HYDRONICS SUPPLY INC.		C
AT6439785	2023/10/12	CERTIFICATE		DIRCAM ELECTRIC LIMITED		C
		REMARKS: AT6407058				
AT6458231	2023/11/10	CONSTRUCTION LIEN	\$2,282,408	URBAN MECHANICAL CONTRACTING LTD.		C
AT6458352	2023/11/10	CONSTRUCTION LIEN	\$658,839	URBAN MECHANICAL CONTRACTING LTD.		C
AT6464044	2023/11/22	CONSTRUCTION LIEN	\$1,130	LIVE PATROL INC.		C

NOTE: ADJOINING PROPERTIES SHOULD BE INVESTIGATED TO ASCERTAIN DESCRIPTIVE INCONSISTENCIES, IF ANY, WITH DESCRIPTION REPRESENTED FOR THIS PROPERTY.

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LAND
 REGISTRY
 OFFICE #66

76983-0146 (LT)

* CERTIFIED IN ACCORDANCE WITH THE LAND TITLES ACT * SUBJECT TO RESERVATIONS IN CROWN GRANT *

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/ CHKD
AT6469954	2023/11/30	CERTIFICATE <i>REMARKS: AT6458231 CERTIFICATE OF ACTION</i>		URBAN MECHANICAL CONTRACTING LTD.		C
AT6469955	2023/11/30	CERTIFICATE <i>REMARKS: AT6458352 CERTIFICATE OF ACTION</i>		URBAN MECHANICAL CONTRACTING LTD.		C
AT6470699	2023/12/01	CONDO LIEN/98	\$417	TORONTO STANDARD CONDOMINIUM CORPORATION NO. 2983		C

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 NOTE: ENSURE THAT YOUR PRINTOUT STATES THE TOTAL NUMBER OF PAGES AND THAT YOU HAVE PICKED THEM ALL UP.

PROPERTY DESCRIPTION: UNIT 12, LEVEL B, TORONTO STANDARD CONDOMINIUM PLAN NO. 2983 AND ITS APPURTENANT INTEREST; CITY OF TORONTO

PROPERTY REMARKS: FOR THE PURPOSE OF THE QUALIFIER THE DATE OF REGISTRATION OF ABSOLUTE TITLE IS 2018/04/13.

ESTATE/QUALIFIER: FEE SIMPLE
LT ABSOLUTE PLUS

RECENTLY: CONDOMINIUM FROM 07500-0081

PIN CREATION DATE:
2023/07/10

OWNERS' NAMES VANDYK - BACKYARD QUEENSVIEW LIMITED

CAPACITY SHARE

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/CHKD
** PRINTOUT INCLUDES ALL DOCUMENT TYPES (DELETED INSTRUMENTS NOT INCLUDED) **						
**SUBJECT TO SUBSECTION 44(1) OF THE LAND TITLES ACT, EXCEPT PARAGRAPHS 3 AND 14 AND *						
** PROVINCIAL SUCCESSION DUTIES AND EXCEPT PARAGRAPH 11 AND ESCHEATS OR FORFEITURE **						
** TO THE CROWN UP TO THE DATE OF REGISTRATION WITH AN ABSOLUTE TITLE. **						
EB160013	1955/10/24	AGREEMENT			THE CORPORATION OF THE TOWNSHIP OF ETOBICOKE	C
EB163037	1956/01/03	CERTIFICATE				C
EB177163	1956/11/19	AGREEMENT			THE CORPORATION OF THE TOWNSHIP OF ETOBICOKE	C
EB181933	1957/04/04	AGREEMENT			THE CORPORATION OF THE TOWNSHIP OF ETOBICOKE	C
EB186721	1957/07/29	BYLAW				C
EB188451	1957/09/06	AGREEMENT			TOWNSHIP OF ETOBICOKE	C
AT5030525	2018/12/12	CHARGE	\$18,750,000	VANDYK - BACKYARD QUEENSVIEW LIMITED	TRISURA GUARANTEE INSURANCE COMPANY	C
AT5175582	2019/07/02	NOTICE		VANDYK-BACKYARD QUEENSVIEW LIMITED	TRISURA GUARANTEE INSURANCE COMPANY	C
REMARKS: AT5030525						
AT5347788	2020/01/22	NOTICE		CITY OF TORONTO		C
AT5367386	2020/02/19	TRANSFER EASEMENT	\$2	VANDYK - BACKYARD QUEENSVIEW LIMITED	ROGERS COMMUNICATIONS INC.	C
AT5531340	2020/09/29	NOTICE	\$2	VANDYK - BACKYARD HUMBERSIDE LIMITED VANDYK - BACKYARD QUEENSVIEW LIMITED VANDYK - BACKYARD KINGSMILL LIMITED		C
AT5713886	2021/04/23	CERTIFICATE		HER MAJESTY THE QUEEN IN RIGHT OF ONTARIO AS REPRESENTED BY THE MINISTER OF THE ENVIRONMENT, CONSERVATION AND PARKS		C

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NOTE: ENSURE THAT YOUR PRINTOUT STATES THE TOTAL NUMBER OF PAGES AND THAT YOU HAVE PICKED THEM ALL UP.

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/CHKD
TCP2983	2023/07/07	STANDARD CONDO PLN				C
AT6370359	2023/07/07	CONDO DECLARATION		VANDYK - BACKYARD QUEENSVIEW LIMITED		C
AT6373564	2023/07/12	CONDO BYLAW/98		TORONTO STANDARD CONDOMINIUM CORPORATION NO. 2983		C
AT6373568	2023/07/12	CONDO BYLAW/98		TORONTO STANDARD CONDOMINIUM CORPORATION NO. 2983		C
AT6373569	2023/07/12	CONDO BYLAW/98		TORONTO STANDARD CONDOMINIUM CORPORATION NO. 2983		C
AT6373573	2023/07/12	CONDO BYLAW/98		TORONTO STANDARD CONDOMINIUM CORPORATION NO. 2983		C
AT6373575	2023/07/12	CONDO BYLAW/98		TORONTO STANDARD CONDOMINIUM CORPORATION NO. 2983		C
AT6373578	2023/07/12	CONDO BYLAW/98		TORONTO STANDARD CONDOMINIUM CORPORATION NO. 2983		C
AT6373584	2023/07/12	NOTICE		VANDYK - BACKYARD QUEENSVIEW LIMITED	TORONTO STANDARD CONDOMINIUM CORPORATION NO. 2983	C
AT6373595	2023/07/12	NOTICE	\$2	VANDYK - BACKYARD QUEENSVIEW LIMITED	TORONTO STANDARD CONDOMINIUM CORPORATION NO. 2983	C
AT6373604	2023/07/12	NOTICE	\$2	VANDYK - BACKYARD QUEENSVIEW LIMITED	TORONTO STANDARD CONDOMINIUM CORPORATION NO. 2983	C
		REMARKS: AT6373578				
AT6405972	2023/08/24	CHARGE	\$12,700,000	VANDYK - BACKYARD QUEENSVIEW LIMITED	PEOPLES TRUST COMPANY	C
AT6405973	2023/08/24	NO ASSGN RENT GEN		VANDYK - BACKYARD QUEENSVIEW LIMITED	PEOPLES TRUST COMPANY	C
		REMARKS: AT6405972.				
AT6406080	2023/08/24	POSTPONEMENT		TRISURA GUARANTEE INSURANCE COMPANY	PEOPLES TRUST COMPANY	C
		REMARKS: AT5030525 TO AT6405972				
AT6407058	2023/08/25	CONSTRUCTION LIEN	\$384,182	DIRCAM ELECTRIC LIMITED		C
AT6436267	2023/10/06	CONSTRUCTION LIEN	\$213,401	NEXT PLUMBING & HYDRONICS SUPPLY INC.		C
AT6439785	2023/10/12	CERTIFICATE		DIRCAM ELECTRIC LIMITED		C
		REMARKS: AT6407058				
AT6458231	2023/11/10	CONSTRUCTION LIEN	\$2,282,408	URBAN MECHANICAL CONTRACTING LTD.		C
AT6458352	2023/11/10	CONSTRUCTION LIEN	\$658,839	URBAN MECHANICAL CONTRACTING LTD.		C
AT6464044	2023/11/22	CONSTRUCTION LIEN	\$1,130	LIVE PATROL INC.		C

NOTE: ADJOINING PROPERTIES SHOULD BE INVESTIGATED TO ASCERTAIN DESCRIPTIVE INCONSISTENCIES, IF ANY, WITH DESCRIPTION REPRESENTED FOR THIS PROPERTY.

NOTE: ENSURE THAT YOUR PRINTOUT STATES THE TOTAL NUMBER OF PAGES AND THAT YOU HAVE PICKED THEM ALL UP.

LAND
 REGISTRY
 OFFICE #66

76983-0147 (LT)

* CERTIFIED IN ACCORDANCE WITH THE LAND TITLES ACT * SUBJECT TO RESERVATIONS IN CROWN GRANT *

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/CHKD
AT6469954	2023/11/30	CERTIFICATE <i>REMARKS: AT6458231 CERTIFICATE OF ACTION</i>		URBAN MECHANICAL CONTRACTING LTD.		C
AT6469955	2023/11/30	CERTIFICATE <i>REMARKS: AT6458352 CERTIFICATE OF ACTION</i>		URBAN MECHANICAL CONTRACTING LTD.		C
AT6470694	2023/12/01	CONDO LIEN/98	\$417	TORONTO STANDARD CONDOMINIUM CORPORATION NO. 2983		C

NOTE: ADJOINING PROPERTIES SHOULD BE INVESTIGATED TO ASCERTAIN DESCRIPTIVE INCONSISTENCIES, IF ANY, WITH DESCRIPTION REPRESENTED FOR THIS PROPERTY.
 NOTE: ENSURE THAT YOUR PRINTOUT STATES THE TOTAL NUMBER OF PAGES AND THAT YOU HAVE PICKED THEM ALL UP.

PROPERTY DESCRIPTION: UNIT 13, LEVEL B, TORONTO STANDARD CONDOMINIUM PLAN NO. 2983 AND ITS APPURTENANT INTEREST; CITY OF TORONTO

PROPERTY REMARKS: FOR THE PURPOSE OF THE QUALIFIER THE DATE OF REGISTRATION OF ABSOLUTE TITLE IS 2018/04/13.

ESTATE/QUALIFIER: FEE SIMPLE
LT ABSOLUTE PLUS

RECENTLY: CONDOMINIUM FROM 07500-0081

PIN CREATION DATE:
2023/07/10

OWNERS' NAMES VANDYK - BACKYARD QUEENSVIEW LIMITED

CAPACITY SHARE

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/CHKD
** PRINTOUT INCLUDES ALL DOCUMENT TYPES (DELETED INSTRUMENTS NOT INCLUDED) **						
**SUBJECT TO SUBSECTION 44(1) OF THE LAND TITLES ACT, EXCEPT PARAGRAPHS 3 AND 14 AND *						
** PROVINCIAL SUCCESSION DUTIES AND EXCEPT PARAGRAPH 11 AND ESCHEATS OR FORFEITURE **						
** TO THE CROWN UP TO THE DATE OF REGISTRATION WITH AN ABSOLUTE TITLE. **						
EB160013	1955/10/24	AGREEMENT			THE CORPORATION OF THE TOWNSHIP OF ETOBICOKE	C
EB163037	1956/01/03	CERTIFICATE				C
EB177163	1956/11/19	AGREEMENT			THE CORPORATION OF THE TOWNSHIP OF ETOBICOKE	C
EB181933	1957/04/04	AGREEMENT			THE CORPORATION OF THE TOWNSHIP OF ETOBICOKE	C
EB186721	1957/07/29	BYLAW				C
EB188451	1957/09/06	AGREEMENT			TOWNSHIP OF ETOBICOKE	C
AT5030525	2018/12/12	CHARGE	\$18,750,000	VANDYK - BACKYARD QUEENSVIEW LIMITED	TRISURA GUARANTEE INSURANCE COMPANY	C
AT5175582	2019/07/02	NOTICE		VANDYK-BACKYARD QUEENSVIEW LIMITED	TRISURA GUARANTEE INSURANCE COMPANY	C
		REMARKS: AT5030525				
AT5347788	2020/01/22	NOTICE		CITY OF TORONTO		C
AT5367386	2020/02/19	TRANSFER EASEMENT	\$2	VANDYK - BACKYARD QUEENSVIEW LIMITED	ROGERS COMMUNICATIONS INC.	C
AT5531340	2020/09/29	NOTICE	\$2	VANDYK - BACKYARD HUMBERSIDE LIMITED VANDYK - BACKYARD QUEENSVIEW LIMITED VANDYK - BACKYARD KINGSMILL LIMITED		C
AT5713886	2021/04/23	CERTIFICATE		HER MAJESTY THE QUEEN IN RIGHT OF ONTARIO AS REPRESENTED BY THE MINISTER OF THE ENVIRONMENT, CONSERVATION AND PARKS		C

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LAND
REGISTRY
OFFICE #66

76983-0148 (LT)

PREPARED FOR Deanna01
ON 2024/01/30 AT 10:12:44

* CERTIFIED IN ACCORDANCE WITH THE LAND TITLES ACT * SUBJECT TO RESERVATIONS IN CROWN GRANT *

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/CHKD
TCP2983	2023/07/07	STANDARD CONDO PLN				C
AT6370359	2023/07/07	CONDO DECLARATION		VANDYK - BACKYARD QUEENSVIEW LIMITED		C
AT6373564	2023/07/12	CONDO BYLAW/98		TORONTO STANDARD CONDOMINIUM CORPORATION NO. 2983		C
AT6373568	2023/07/12	CONDO BYLAW/98		TORONTO STANDARD CONDOMINIUM CORPORATION NO. 2983		C
AT6373569	2023/07/12	CONDO BYLAW/98		TORONTO STANDARD CONDOMINIUM CORPORATION NO. 2983		C
AT6373573	2023/07/12	CONDO BYLAW/98		TORONTO STANDARD CONDOMINIUM CORPORATION NO. 2983		C
AT6373575	2023/07/12	CONDO BYLAW/98		TORONTO STANDARD CONDOMINIUM CORPORATION NO. 2983		C
AT6373578	2023/07/12	CONDO BYLAW/98		TORONTO STANDARD CONDOMINIUM CORPORATION NO. 2983		C
AT6373584	2023/07/12	NOTICE		VANDYK - BACKYARD QUEENSVIEW LIMITED	TORONTO STANDARD CONDOMINIUM CORPORATION NO. 2983	C
AT6373595	2023/07/12	NOTICE	\$2	VANDYK - BACKYARD QUEENSVIEW LIMITED	TORONTO STANDARD CONDOMINIUM CORPORATION NO. 2983	C
AT6373604	2023/07/12	NOTICE	\$2	VANDYK - BACKYARD QUEENSVIEW LIMITED	TORONTO STANDARD CONDOMINIUM CORPORATION NO. 2983	C
		REMARKS: AT6373578				
AT6405972	2023/08/24	CHARGE	\$12,700,000	VANDYK - BACKYARD QUEENSVIEW LIMITED	PEOPLES TRUST COMPANY	C
AT6405973	2023/08/24	NO ASSGN RENT GEN		VANDYK - BACKYARD QUEENSVIEW LIMITED	PEOPLES TRUST COMPANY	C
		REMARKS: AT6405972.				
AT6406080	2023/08/24	POSTPONEMENT		TRISURA GUARANTEE INSURANCE COMPANY	PEOPLES TRUST COMPANY	C
		REMARKS: AT5030525 TO AT6405972				
AT6407058	2023/08/25	CONSTRUCTION LIEN	\$384,182	DIRCAM ELECTRIC LIMITED		C
AT6436267	2023/10/06	CONSTRUCTION LIEN	\$213,401	NEXT PLUMBING & HYDRONICS SUPPLY INC.		C
AT6439785	2023/10/12	CERTIFICATE		DIRCAM ELECTRIC LIMITED		C
		REMARKS: AT6407058				
AT6458231	2023/11/10	CONSTRUCTION LIEN	\$2,282,408	URBAN MECHANICAL CONTRACTING LTD.		C
AT6458352	2023/11/10	CONSTRUCTION LIEN	\$658,839	URBAN MECHANICAL CONTRACTING LTD.		C
AT6464044	2023/11/22	CONSTRUCTION LIEN	\$1,130	LIVE PATROL INC.		C

NOTE: ADJOINING PROPERTIES SHOULD BE INVESTIGATED TO ASCERTAIN DESCRIPTIVE INCONSISTENCIES, IF ANY, WITH DESCRIPTION REPRESENTED FOR THIS PROPERTY.

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76983-0148 (LT)

* CERTIFIED IN ACCORDANCE WITH THE LAND TITLES ACT * SUBJECT TO RESERVATIONS IN CROWN GRANT *

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/ CHKD
AT6469954	2023/11/30	CERTIFICATE <i>REMARKS: AT6458231 CERTIFICATE OF ACTION</i>		URBAN MECHANICAL CONTRACTING LTD.		C
AT6469955	2023/11/30	CERTIFICATE <i>REMARKS: AT6458352 CERTIFICATE OF ACTION</i>		URBAN MECHANICAL CONTRACTING LTD.		C
AT6470689	2023/12/01	CONDO LIEN/98	\$417	TORONTO STANDARD CONDOMINIUM CORPORATION NO. 2983		C

NOTE: ADJOINING PROPERTIES SHOULD BE INVESTIGATED TO ASCERTAIN DESCRIPTIVE INCONSISTENCIES, IF ANY, WITH DESCRIPTION REPRESENTED FOR THIS PROPERTY.
NOTE: ENSURE THAT YOUR PRINTOUT STATES THE TOTAL NUMBER OF PAGES AND THAT YOU HAVE PICKED THEM ALL UP.

PROPERTY DESCRIPTION: UNIT 16, LEVEL B, TORONTO STANDARD CONDOMINIUM PLAN NO. 2983 AND ITS APPURTENANT INTEREST; CITY OF TORONTO

PROPERTY REMARKS: FOR THE PURPOSE OF THE QUALIFIER THE DATE OF REGISTRATION OF ABSOLUTE TITLE IS 2018/04/13.

ESTATE/QUALIFIER: FEE SIMPLE
LT ABSOLUTE PLUS

RECENTLY: CONDOMINIUM FROM 07500-0081

PIN CREATION DATE:
2023/07/10

OWNERS' NAMES VANDYK - BACKYARD QUEENSVIEW LIMITED

CAPACITY SHARE

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/CHKD
** PRINTOUT INCLUDES ALL DOCUMENT TYPES (DELETED INSTRUMENTS NOT INCLUDED) **						
**SUBJECT TO SUBSECTION 44(1) OF THE LAND TITLES ACT, EXCEPT PARAGRAPHS 3 AND 14 AND *						
** PROVINCIAL SUCCESSION DUTIES AND EXCEPT PARAGRAPH 11 AND ESCHEATS OR FORFEITURE **						
** TO THE CROWN UP TO THE DATE OF REGISTRATION WITH AN ABSOLUTE TITLE. **						
EB160013	1955/10/24	AGREEMENT			THE CORPORATION OF THE TOWNSHIP OF ETOBICOKE	C
EB163037	1956/01/03	CERTIFICATE				C
EB177163	1956/11/19	AGREEMENT			THE CORPORATION OF THE TOWNSHIP OF ETOBICOKE	C
EB181933	1957/04/04	AGREEMENT			THE CORPORATION OF THE TOWNSHIP OF ETOBICOKE	C
EB186721	1957/07/29	BYLAW				C
EB188451	1957/09/06	AGREEMENT			TOWNSHIP OF ETOBICOKE	C
AT5030525	2018/12/12	CHARGE	\$18,750,000	VANDYK - BACKYARD QUEENSVIEW LIMITED	TRISURA GUARANTEE INSURANCE COMPANY	C
AT5175582	2019/07/02	NOTICE		VANDYK-BACKYARD QUEENSVIEW LIMITED	TRISURA GUARANTEE INSURANCE COMPANY	C
REMARKS: AT5030525						
AT5347788	2020/01/22	NOTICE		CITY OF TORONTO		C
AT5367386	2020/02/19	TRANSFER EASEMENT	\$2	VANDYK - BACKYARD QUEENSVIEW LIMITED	ROGERS COMMUNICATIONS INC.	C
AT5531340	2020/09/29	NOTICE	\$2	VANDYK - BACKYARD HUMBERSIDE LIMITED VANDYK - BACKYARD QUEENSVIEW LIMITED VANDYK - BACKYARD KINGSMILL LIMITED		C
AT5713886	2021/04/23	CERTIFICATE		HER MAJESTY THE QUEEN IN RIGHT OF ONTARIO AS REPRESENTED BY THE MINISTER OF THE ENVIRONMENT, CONSERVATION AND PARKS		C

NOTE: ADJOINING PROPERTIES SHOULD BE INVESTIGATED TO ASCERTAIN DESCRIPTIVE INCONSISTENCIES, IF ANY, WITH DESCRIPTION REPRESENTED FOR THIS PROPERTY.
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REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/CHKD
TCP2983	2023/07/07	STANDARD CONDO PLN				C
AT6370359	2023/07/07	CONDO DECLARATION		VANDYK - BACKYARD QUEENSVIEW LIMITED		C
AT6373564	2023/07/12	CONDO BYLAW/98		TORONTO STANDARD CONDOMINIUM CORPORATION NO. 2983		C
AT6373568	2023/07/12	CONDO BYLAW/98		TORONTO STANDARD CONDOMINIUM CORPORATION NO. 2983		C
AT6373569	2023/07/12	CONDO BYLAW/98		TORONTO STANDARD CONDOMINIUM CORPORATION NO. 2983		C
AT6373573	2023/07/12	CONDO BYLAW/98		TORONTO STANDARD CONDOMINIUM CORPORATION NO. 2983		C
AT6373575	2023/07/12	CONDO BYLAW/98		TORONTO STANDARD CONDOMINIUM CORPORATION NO. 2983		C
AT6373578	2023/07/12	CONDO BYLAW/98		TORONTO STANDARD CONDOMINIUM CORPORATION NO. 2983		C
AT6373584	2023/07/12	NOTICE		VANDYK - BACKYARD QUEENSVIEW LIMITED	TORONTO STANDARD CONDOMINIUM CORPORATION NO. 2983	C
AT6373595	2023/07/12	NOTICE	\$2	VANDYK - BACKYARD QUEENSVIEW LIMITED	TORONTO STANDARD CONDOMINIUM CORPORATION NO. 2983	C
AT6373604	2023/07/12	NOTICE	\$2	VANDYK - BACKYARD QUEENSVIEW LIMITED	TORONTO STANDARD CONDOMINIUM CORPORATION NO. 2983	C
		REMARKS: AT6373578				
AT6405972	2023/08/24	CHARGE	\$12,700,000	VANDYK - BACKYARD QUEENSVIEW LIMITED	PEOPLES TRUST COMPANY	C
AT6405973	2023/08/24	NO ASSGN RENT GEN		VANDYK - BACKYARD QUEENSVIEW LIMITED	PEOPLES TRUST COMPANY	C
		REMARKS: AT6405972.				
AT6406080	2023/08/24	POSTPONEMENT		TRISURA GUARANTEE INSURANCE COMPANY	PEOPLES TRUST COMPANY	C
		REMARKS: AT5030525 TO AT6405972				
AT6407058	2023/08/25	CONSTRUCTION LIEN	\$384,182	DIRCAM ELECTRIC LIMITED		C
AT6436267	2023/10/06	CONSTRUCTION LIEN	\$213,401	NEXT PLUMBING & HYDRONICS SUPPLY INC.		C
AT6439785	2023/10/12	CERTIFICATE		DIRCAM ELECTRIC LIMITED		C
		REMARKS: AT6407058				
AT6458231	2023/11/10	CONSTRUCTION LIEN	\$2,282,408	URBAN MECHANICAL CONTRACTING LTD.		C
AT6458352	2023/11/10	CONSTRUCTION LIEN	\$658,839	URBAN MECHANICAL CONTRACTING LTD.		C
AT6464044	2023/11/22	CONSTRUCTION LIEN	\$1,130	LIVE PATROL INC.		C

NOTE: ADJOINING PROPERTIES SHOULD BE INVESTIGATED TO ASCERTAIN DESCRIPTIVE INCONSISTENCIES, IF ANY, WITH DESCRIPTION REPRESENTED FOR THIS PROPERTY.
NOTE: ENSURE THAT YOUR PRINTOUT STATES THE TOTAL NUMBER OF PAGES AND THAT YOU HAVE PICKED THEM ALL UP.

LAND
REGISTRY
OFFICE #66

76983-0151 (LT)

PREPARED FOR Deanna01
ON 2024/01/30 AT 10:14:47

* CERTIFIED IN ACCORDANCE WITH THE LAND TITLES ACT * SUBJECT TO RESERVATIONS IN CROWN GRANT *

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/ CHKD
AT6469954	2023/11/30	CERTIFICATE <i>REMARKS: AT6458231 CERTIFICATE OF ACTION</i>		URBAN MECHANICAL CONTRACTING LTD.		C
AT6469955	2023/11/30	CERTIFICATE <i>REMARKS: AT6458352 CERTIFICATE OF ACTION</i>		URBAN MECHANICAL CONTRACTING LTD.		C
AT6470684	2023/12/01	CONDO LIEN/98	\$417	TORONTO STANDARD CONDOMINIUM CORPORATION NO. 2983		C

PROPERTY DESCRIPTION: UNIT 61, LEVEL B, TORONTO STANDARD CONDOMINIUM PLAN NO. 2983 AND ITS APPURTENANT INTEREST; CITY OF TORONTO

PROPERTY REMARKS: FOR THE PURPOSE OF THE QUALIFIER THE DATE OF REGISTRATION OF ABSOLUTE TITLE IS 2018/04/13.

ESTATE/QUALIFIER: FEE SIMPLE
LT ABSOLUTE PLUS

RECENTLY: CONDOMINIUM FROM 07500-0081

PIN CREATION DATE:
2023/07/10

OWNERS' NAMES VANDYK - BACKYARD QUEENSVIEW LIMITED

CAPACITY SHARE

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/CHKD
** PRINTOUT INCLUDES ALL DOCUMENT TYPES AND DELETED INSTRUMENTS SINCE 2023/07/10 **						
**SUBJECT TO SUBSECTION 44(1) OF THE LAND TITLES ACT, EXCEPT PARAGRAPHS 3 AND 14 AND *						
** PROVINCIAL SUCCESSION DUTIES AND EXCEPT PARAGRAPH 11 AND ESCHEATS OR FORFEITURE **						
** TO THE CROWN UP TO THE DATE OF REGISTRATION WITH AN ABSOLUTE TITLE. **						
EB160013	1955/10/24	AGREEMENT			THE CORPORATION OF THE TOWNSHIP OF ETOBICOKE	C
EB163037	1956/01/03	CERTIFICATE				C
EB177163	1956/11/19	AGREEMENT			THE CORPORATION OF THE TOWNSHIP OF ETOBICOKE	C
EB181933	1957/04/04	AGREEMENT			THE CORPORATION OF THE TOWNSHIP OF ETOBICOKE	C
EB186721	1957/07/29	BYLAW				C
EB188451	1957/09/06	AGREEMENT			TOWNSHIP OF ETOBICOKE	C
AT5030525	2018/12/12	CHARGE	\$18,750,000	VANDYK - BACKYARD QUEENSVIEW LIMITED	TRISURA GUARANTEE INSURANCE COMPANY	C
AT5175582	2019/07/02	NOTICE		VANDYK-BACKYARD QUEENSVIEW LIMITED	TRISURA GUARANTEE INSURANCE COMPANY	C
REMARKS: AT5030525						
AT5186693	2019/07/16	CHARGE		*** DELETED AGAINST THIS PROPERTY *** VANDYK - BACKYARD QUEENSVIEW LIMITED	KINGSETT MORTGAGE CORPORATION	
AT5186694	2019/07/16	NO ASSGN RENT GEN		*** DELETED AGAINST THIS PROPERTY *** VANDYK-BACKYARD QUEENSVIEW LIMITED	KINGSETT MORTGAGE CORPORATION	
REMARKS: RENTS AT5186693						
AT5347788	2020/01/22	NOTICE		CITY OF TORONTO		C
AT5367386	2020/02/19	TRANSFER EASEMENT	\$2	VANDYK - BACKYARD QUEENSVIEW LIMITED	ROGERS COMMUNICATIONS INC.	C

NOTE: ADJOINING PROPERTIES SHOULD BE INVESTIGATED TO ASCERTAIN DESCRIPTIVE INCONSISTENCIES, IF ANY, WITH DESCRIPTION REPRESENTED FOR THIS PROPERTY.
NOTE: ENSURE THAT YOUR PRINTOUT STATES THE TOTAL NUMBER OF PAGES AND THAT YOU HAVE PICKED THEM ALL UP.

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/CHKD
AT5472417	2020/07/14	CHARGE		*** DELETED AGAINST THIS PROPERTY *** VANDYK - BACKYARD QUEENSVIEW LIMITED	KINGSETT MORTGAGE CORPORATION	
AT5472418	2020/07/14	NO ASSGN RENT GEN		*** DELETED AGAINST THIS PROPERTY *** VANDYK-BACKYARD QUEENSVIEW LIMITED	KINGSETT MORTGAGE CORPORATION	
		REMARKS: AT5472417				
AT5472419	2020/07/14	POSTPONEMENT		*** DELETED AGAINST THIS PROPERTY *** TRISURA GUARANTEE INSURANCE COMPANY	KINGSETT MORTGAGE CORPORATION	
		REMARKS: AT5030525 TO AT5472417				
AT5472422	2020/07/14	NOTICE		*** DELETED AGAINST THIS PROPERTY *** VANDYK-BACKYARD QUEENSVIEW LIMITED	KINGSETT MORTGAGE CORPORATION	
		REMARKS: AT5186693				
AT5472427	2020/07/14	POSTPONEMENT		*** DELETED AGAINST THIS PROPERTY *** KINGSETT MORTGAGE CORPORATION	KINGSETT MORTGAGE CORPORATION	
		REMARKS: AT5186693 TO AT5472417				
AT5531340	2020/09/29	NOTICE	\$2	VANDYK - BACKYARD HUMBERSIDE LIMITED VANDYK - BACKYARD QUEENSVIEW LIMITED VANDYK - BACKYARD KINGSMILL LIMITED		C
AT5713886	2021/04/23	CERTIFICATE		HER MAJESTY THE QUEEN IN RIGHT OF ONTARIO AS REPRESENTED BY THE MINISTER OF THE ENVIRONMENT, CONSERVATION AND PARKS		C
AT6046720	2022/04/14	CHARGE		*** DELETED AGAINST THIS PROPERTY *** VANDYK - BACKYARD QUEENSVIEW LIMITED	KINGSETT MORTGAGE CORPORATION	
AT6046721	2022/04/14	NO ASSGN RENT GEN		*** DELETED AGAINST THIS PROPERTY *** VANDYK - BACKYARD QUEENSVIEW LIMITED	KINGSETT MORTGAGE CORPORATION	
		REMARKS: AT6046720				
AT6046722	2022/04/14	CHARGE		*** DELETED AGAINST THIS PROPERTY *** VANDYK - BACKYARD QUEENSVIEW LIMITED	KINGSETT MORTGAGE CORPORATION	
AT6046723	2022/04/14	NO ASSGN RENT GEN		*** DELETED AGAINST THIS PROPERTY *** VANDYK - BACKYARD QUEENSVIEW LIMITED	KINGSETT MORTGAGE CORPORATION	
		REMARKS: AT6046722				
AT6056018	2022/04/26	NOTICE		*** DELETED AGAINST THIS PROPERTY *** VANDYK - BACKYARD QUEENSVIEW LIMITED	KINGSETT MORTGAGE CORPORATION	
		REMARKS: AT6046720				

NOTE: ADJOINING PROPERTIES SHOULD BE INVESTIGATED TO ASCERTAIN DESCRIPTIVE INCONSISTENCIES, IF ANY, WITH DESCRIPTION REPRESENTED FOR THIS PROPERTY.
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REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/ CHKD
AT6056024	2022/04/26	POSTPONEMENT		*** DELETED AGAINST THIS PROPERTY *** KINGSETT MORTGAGE CORPORATION	KINGSETT MORTGAGE CORPORATION	
	REMARKS: AT6046722 TO AT6056018					
AT6360204	2023/06/22	CONSTRUCTION LIEN		*** DELETED AGAINST THIS PROPERTY *** RONI EXCAVATING LIMITED		
TCP2983	2023/07/07	STANDARD CONDO PLN				C
AT6370359	2023/07/07	CONDO DECLARATION		VANDYK - BACKYARD QUEENSVIEW LIMITED		C
AT6373564	2023/07/12	CONDO BYLAW/98		TORONTO STANDARD CONDOMINIUM CORPORATION NO. 2983		C
AT6373568	2023/07/12	CONDO BYLAW/98		TORONTO STANDARD CONDOMINIUM CORPORATION NO. 2983		C
AT6373569	2023/07/12	CONDO BYLAW/98		TORONTO STANDARD CONDOMINIUM CORPORATION NO. 2983		C
AT6373573	2023/07/12	CONDO BYLAW/98		TORONTO STANDARD CONDOMINIUM CORPORATION NO. 2983		C
AT6373575	2023/07/12	CONDO BYLAW/98		TORONTO STANDARD CONDOMINIUM CORPORATION NO. 2983		C
AT6373578	2023/07/12	CONDO BYLAW/98		TORONTO STANDARD CONDOMINIUM CORPORATION NO. 2983		C
AT6373584	2023/07/12	NOTICE		VANDYK - BACKYARD QUEENSVIEW LIMITED	TORONTO STANDARD CONDOMINIUM CORPORATION NO. 2983	C
AT6373595	2023/07/12	NOTICE	\$2	VANDYK - BACKYARD QUEENSVIEW LIMITED	TORONTO STANDARD CONDOMINIUM CORPORATION NO. 2983	C
AT6373604	2023/07/12	NOTICE	\$2	VANDYK - BACKYARD QUEENSVIEW LIMITED	TORONTO STANDARD CONDOMINIUM CORPORATION NO. 2983	C
	REMARKS: AT6373578					
AT6375492	2023/07/14	APL DEL CONST LIEN		*** COMPLETELY DELETED *** RONI EXCAVATING LIMITED		
	REMARKS: AT6360204.					
AT6405972	2023/08/24	CHARGE	\$12,700,000	VANDYK - BACKYARD QUEENSVIEW LIMITED	PEOPLES TRUST COMPANY	C
AT6405973	2023/08/24	NO ASSGN RENT GEN		VANDYK - BACKYARD QUEENSVIEW LIMITED	PEOPLES TRUST COMPANY	C
	REMARKS: AT6405972.					
AT6406080	2023/08/24	POSTPONEMENT		TRISURA GUARANTEE INSURANCE COMPANY	PEOPLES TRUST COMPANY	C
	REMARKS: AT5030525 TO AT6405972					

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REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/ CHKD
AT6406081	2023/08/24	DISCH OF CHARGE		*** COMPLETELY DELETED *** KINGSETT MORTGAGE CORPORATION		
	REMARKS: AT5186693.					
AT6406082	2023/08/24	DISCH OF CHARGE		*** COMPLETELY DELETED *** KINGSETT MORTGAGE CORPORATION		
	REMARKS: AT5472417.					
AT6406083	2023/08/24	DISCH OF CHARGE		*** COMPLETELY DELETED *** KINGSETT MORTGAGE CORPORATION		
	REMARKS: AT6046720.					
AT6406084	2023/08/24	DISCH OF CHARGE		*** COMPLETELY DELETED *** KINGSETT MORTGAGE CORPORATION		
	REMARKS: AT6046722.					
AT6407058	2023/08/25	CONSTRUCTION LIEN	\$384,182	DIRCAM ELECTRIC LIMITED		C
AT6407909	2023/08/28	CONSTRUCTION LIEN		*** DELETED AGAINST THIS PROPERTY *** FOREMONT DRYWALL (HIGHRISE/ICI DIVISION) LTD.		
AT6424234	2023/09/20	APL DEL CONST LIEN		*** COMPLETELY DELETED *** FOREMONT DRYWALL (HIGHRISE/ICI DIVISION) LTD.		
	REMARKS: AT6407909.					
AT6436267	2023/10/06	CONSTRUCTION LIEN	\$213,401	NEXT PLUMBING & HYDRONICS SUPPLY INC.		C
AT6439785	2023/10/12	CERTIFICATE		DIRCAM ELECTRIC LIMITED		C
	REMARKS: AT6407058					
AT6445723	2023/10/23	CERTIFICATE		*** COMPLETELY DELETED *** NEXT PLUMBING & HYDRONICS SUPPLY INC.		
	REMARKS: AT6436267					
AT6464044	2023/11/22	CONSTRUCTION LIEN	\$1,130	LIVE PATROL INC.		C
AT6471005	2023/12/01	CONDO LIEN/98	\$87	TORONTO STANDARD CONDOMINIUM CORPORAITON NO. 2983		C

PROPERTY DESCRIPTION: UNIT 65, LEVEL B, TORONTO STANDARD CONDOMINIUM PLAN NO. 2983 AND ITS APPURTENANT INTEREST; CITY OF TORONTO

PROPERTY REMARKS: FOR THE PURPOSE OF THE QUALIFIER THE DATE OF REGISTRATION OF ABSOLUTE TITLE IS 2018/04/13.

ESTATE/QUALIFIER: FEE SIMPLE
LT ABSOLUTE PLUS

RECENTLY: CONDOMINIUM FROM 07500-0081

PIN CREATION DATE:
2023/07/10

OWNERS' NAMES VANDYK - BACKYARD QUEENSVIEW LIMITED

CAPACITY SHARE

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/CHKD
** PRINTOUT INCLUDES ALL DOCUMENT TYPES (DELETED INSTRUMENTS NOT INCLUDED) **						
**SUBJECT TO SUBSECTION 44(1) OF THE LAND TITLES ACT, EXCEPT PARAGRAPHS 3 AND 14 AND *						
** PROVINCIAL SUCCESSION DUTIES AND EXCEPT PARAGRAPH 11 AND ESCHEATS OR FORFEITURE **						
** TO THE CROWN UP TO THE DATE OF REGISTRATION WITH AN ABSOLUTE TITLE. **						
EB160013	1955/10/24	AGREEMENT			THE CORPORATION OF THE TOWNSHIP OF ETOBICOKE	C
EB163037	1956/01/03	CERTIFICATE				C
EB177163	1956/11/19	AGREEMENT			THE CORPORATION OF THE TOWNSHIP OF ETOBICOKE	C
EB181933	1957/04/04	AGREEMENT			THE CORPORATION OF THE TOWNSHIP OF ETOBICOKE	C
EB186721	1957/07/29	BYLAW				C
EB188451	1957/09/06	AGREEMENT			TOWNSHIP OF ETOBICOKE	C
AT5030525	2018/12/12	CHARGE	\$18,750,000	VANDYK - BACKYARD QUEENSVIEW LIMITED	TRISURA GUARANTEE INSURANCE COMPANY	C
AT5175582	2019/07/02	NOTICE		VANDYK-BACKYARD QUEENSVIEW LIMITED	TRISURA GUARANTEE INSURANCE COMPANY	C
		REMARKS: AT5030525				
AT5347788	2020/01/22	NOTICE		CITY OF TORONTO		C
AT5367386	2020/02/19	TRANSFER EASEMENT	\$2	VANDYK - BACKYARD QUEENSVIEW LIMITED	ROGERS COMMUNICATIONS INC.	C
AT5531340	2020/09/29	NOTICE	\$2	VANDYK - BACKYARD HUMBERSIDE LIMITED VANDYK - BACKYARD QUEENSVIEW LIMITED VANDYK - BACKYARD KINGSMILL LIMITED		C
AT5713886	2021/04/23	CERTIFICATE		HER MAJESTY THE QUEEN IN RIGHT OF ONTARIO AS REPRESENTED BY THE MINISTER OF THE ENVIRONMENT, CONSERVATION AND PARKS		C

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REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/CHKD
TCP2983	2023/07/07	STANDARD CONDO PLN				C
AT6370359	2023/07/07	CONDO DECLARATION		VANDYK - BACKYARD QUEENSVIEW LIMITED		C
AT6373564	2023/07/12	CONDO BYLAW/98		TORONTO STANDARD CONDOMINIUM CORPORATION NO. 2983		C
AT6373568	2023/07/12	CONDO BYLAW/98		TORONTO STANDARD CONDOMINIUM CORPORATION NO. 2983		C
AT6373569	2023/07/12	CONDO BYLAW/98		TORONTO STANDARD CONDOMINIUM CORPORATION NO. 2983		C
AT6373573	2023/07/12	CONDO BYLAW/98		TORONTO STANDARD CONDOMINIUM CORPORATION NO. 2983		C
AT6373575	2023/07/12	CONDO BYLAW/98		TORONTO STANDARD CONDOMINIUM CORPORATION NO. 2983		C
AT6373578	2023/07/12	CONDO BYLAW/98		TORONTO STANDARD CONDOMINIUM CORPORATION NO. 2983		C
AT6373584	2023/07/12	NOTICE		VANDYK - BACKYARD QUEENSVIEW LIMITED	TORONTO STANDARD CONDOMINIUM CORPORATION NO. 2983	C
AT6373595	2023/07/12	NOTICE	\$2	VANDYK - BACKYARD QUEENSVIEW LIMITED	TORONTO STANDARD CONDOMINIUM CORPORATION NO. 2983	C
AT6373604	2023/07/12	NOTICE	\$2	VANDYK - BACKYARD QUEENSVIEW LIMITED	TORONTO STANDARD CONDOMINIUM CORPORATION NO. 2983	C
		REMARKS: AT6373578				
AT6405972	2023/08/24	CHARGE	\$12,700,000	VANDYK - BACKYARD QUEENSVIEW LIMITED	PEOPLES TRUST COMPANY	C
AT6405973	2023/08/24	NO ASSGN RENT GEN		VANDYK - BACKYARD QUEENSVIEW LIMITED	PEOPLES TRUST COMPANY	C
		REMARKS: AT6405972.				
AT6406080	2023/08/24	POSTPONEMENT		TRISURA GUARANTEE INSURANCE COMPANY	PEOPLES TRUST COMPANY	C
		REMARKS: AT5030525 TO AT6405972				
AT6407058	2023/08/25	CONSTRUCTION LIEN	\$384,182	DIRCAM ELECTRIC LIMITED		C
AT6436267	2023/10/06	CONSTRUCTION LIEN	\$213,401	NEXT PLUMBING & HYDRONICS SUPPLY INC.		C
AT6439785	2023/10/12	CERTIFICATE		DIRCAM ELECTRIC LIMITED		C
		REMARKS: AT6407058				
AT6458231	2023/11/10	CONSTRUCTION LIEN	\$2,282,408	URBAN MECHANICAL CONTRACTING LTD.		C
AT6458352	2023/11/10	CONSTRUCTION LIEN	\$658,839	URBAN MECHANICAL CONTRACTING LTD.		C
AT6464044	2023/11/22	CONSTRUCTION LIEN	\$1,130	LIVE PATROL INC.		C

LAND
 REGISTRY
 OFFICE #66

76983-0200 (LT)

* CERTIFIED IN ACCORDANCE WITH THE LAND TITLES ACT * SUBJECT TO RESERVATIONS IN CROWN GRANT *

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/ CHKD
AT6469954	2023/11/30	CERTIFICATE <i>REMARKS: AT6458231 CERTIFICATE OF ACTION</i>		URBAN MECHANICAL CONTRACTING LTD.		C
AT6469955	2023/11/30	CERTIFICATE <i>REMARKS: AT6458352 CERTIFICATE OF ACTION</i>		URBAN MECHANICAL CONTRACTING LTD.		C
AT6470987	2023/12/01	CONDO LIEN/98	\$87	TORONTO STANDARD CONDOMINIUM CORPORATION NO. 2983		C

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 NOTE: ENSURE THAT YOUR PRINTOUT STATES THE TOTAL NUMBER OF PAGES AND THAT YOU HAVE PICKED THEM ALL UP.

PROPERTY DESCRIPTION: UNIT 69, LEVEL B, TORONTO STANDARD CONDOMINIUM PLAN NO. 2983 AND ITS APPURTENANT INTEREST; CITY OF TORONTO

PROPERTY REMARKS: FOR THE PURPOSE OF THE QUALIFIER THE DATE OF REGISTRATION OF ABSOLUTE TITLE IS 2018/04/13.

ESTATE/QUALIFIER: FEE SIMPLE
LT ABSOLUTE PLUS

RECENTLY: CONDOMINIUM FROM 07500-0081

PIN CREATION DATE:
2023/07/10

OWNERS' NAMES VANDYK - BACKYARD QUEENSVIEW LIMITED

CAPACITY SHARE

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/CHKD
** PRINTOUT INCLUDES ALL DOCUMENT TYPES (DELETED INSTRUMENTS NOT INCLUDED) **						
**SUBJECT TO SUBSECTION 44(1) OF THE LAND TITLES ACT, EXCEPT PARAGRAPHS 3 AND 14 AND *						
** PROVINCIAL SUCCESSION DUTIES AND EXCEPT PARAGRAPH 11 AND ESCHEATS OR FORFEITURE **						
** TO THE CROWN UP TO THE DATE OF REGISTRATION WITH AN ABSOLUTE TITLE. **						
EB160013	1955/10/24	AGREEMENT			THE CORPORATION OF THE TOWNSHIP OF ETOBICOKE	C
EB163037	1956/01/03	CERTIFICATE				C
EB177163	1956/11/19	AGREEMENT			THE CORPORATION OF THE TOWNSHIP OF ETOBICOKE	C
EB181933	1957/04/04	AGREEMENT			THE CORPORATION OF THE TOWNSHIP OF ETOBICOKE	C
EB186721	1957/07/29	BYLAW				C
EB188451	1957/09/06	AGREEMENT			TOWNSHIP OF ETOBICOKE	C
AT5030525	2018/12/12	CHARGE	\$18,750,000	VANDYK - BACKYARD QUEENSVIEW LIMITED	TRISURA GUARANTEE INSURANCE COMPANY	C
AT5175582	2019/07/02	NOTICE		VANDYK-BACKYARD QUEENSVIEW LIMITED	TRISURA GUARANTEE INSURANCE COMPANY	C
REMARKS: AT5030525						
AT5347788	2020/01/22	NOTICE		CITY OF TORONTO		C
AT5367386	2020/02/19	TRANSFER EASEMENT	\$2	VANDYK - BACKYARD QUEENSVIEW LIMITED	ROGERS COMMUNICATIONS INC.	C
AT5531340	2020/09/29	NOTICE	\$2	VANDYK - BACKYARD HUMBERSIDE LIMITED VANDYK - BACKYARD QUEENSVIEW LIMITED VANDYK - BACKYARD KINGSMILL LIMITED		C
AT5713886	2021/04/23	CERTIFICATE		HER MAJESTY THE QUEEN IN RIGHT OF ONTARIO AS REPRESENTED BY THE MINISTER OF THE ENVIRONMENT, CONSERVATION AND PARKS		C

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LAND
REGISTRY
OFFICE #66

76983-0204 (LT)

PREPARED FOR Medina01
ON 2024/01/30 AT 09:31:28

* CERTIFIED IN ACCORDANCE WITH THE LAND TITLES ACT * SUBJECT TO RESERVATIONS IN CROWN GRANT *

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/CHKD
TCP2983	2023/07/07	STANDARD CONDO PLN				C
AT6370359	2023/07/07	CONDO DECLARATION		VANDYK - BACKYARD QUEENSVIEW LIMITED		C
AT6373564	2023/07/12	CONDO BYLAW/98		TORONTO STANDARD CONDOMINIUM CORPORATION NO. 2983		C
AT6373568	2023/07/12	CONDO BYLAW/98		TORONTO STANDARD CONDOMINIUM CORPORATION NO. 2983		C
AT6373569	2023/07/12	CONDO BYLAW/98		TORONTO STANDARD CONDOMINIUM CORPORATION NO. 2983		C
AT6373573	2023/07/12	CONDO BYLAW/98		TORONTO STANDARD CONDOMINIUM CORPORATION NO. 2983		C
AT6373575	2023/07/12	CONDO BYLAW/98		TORONTO STANDARD CONDOMINIUM CORPORATION NO. 2983		C
AT6373578	2023/07/12	CONDO BYLAW/98		TORONTO STANDARD CONDOMINIUM CORPORATION NO. 2983		C
AT6373584	2023/07/12	NOTICE		VANDYK - BACKYARD QUEENSVIEW LIMITED	TORONTO STANDARD CONDOMINIUM CORPORATION NO. 2983	C
AT6373595	2023/07/12	NOTICE	\$2	VANDYK - BACKYARD QUEENSVIEW LIMITED	TORONTO STANDARD CONDOMINIUM CORPORATION NO. 2983	C
AT6373604	2023/07/12	NOTICE	\$2	VANDYK - BACKYARD QUEENSVIEW LIMITED	TORONTO STANDARD CONDOMINIUM CORPORATION NO. 2983	C
		REMARKS: AT6373578				
AT6405972	2023/08/24	CHARGE	\$12,700,000	VANDYK - BACKYARD QUEENSVIEW LIMITED	PEOPLES TRUST COMPANY	C
AT6405973	2023/08/24	NO ASSGN RENT GEN		VANDYK - BACKYARD QUEENSVIEW LIMITED	PEOPLES TRUST COMPANY	C
		REMARKS: AT6405972.				
AT6406080	2023/08/24	POSTPONEMENT		TRISURA GUARANTEE INSURANCE COMPANY	PEOPLES TRUST COMPANY	C
		REMARKS: AT5030525 TO AT6405972				
AT6407058	2023/08/25	CONSTRUCTION LIEN	\$384,182	DIRCAM ELECTRIC LIMITED		C
AT6436267	2023/10/06	CONSTRUCTION LIEN	\$213,401	NEXT PLUMBING & HYDRONICS SUPPLY INC.		C
AT6439785	2023/10/12	CERTIFICATE		DIRCAM ELECTRIC LIMITED		C
		REMARKS: AT6407058				
AT6458231	2023/11/10	CONSTRUCTION LIEN	\$2,282,408	URBAN MECHANICAL CONTRACTING LTD.		C
AT6458352	2023/11/10	CONSTRUCTION LIEN	\$658,839	URBAN MECHANICAL CONTRACTING LTD.		C
AT6464044	2023/11/22	CONSTRUCTION LIEN	\$1,130	LIVE PATROL INC.		C

NOTE: ADJOINING PROPERTIES SHOULD BE INVESTIGATED TO ASCERTAIN DESCRIPTIVE INCONSISTENCIES, IF ANY, WITH DESCRIPTION REPRESENTED FOR THIS PROPERTY.

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LAND
 REGISTRY
 OFFICE #66

76983-0204 (LT)

* CERTIFIED IN ACCORDANCE WITH THE LAND TITLES ACT * SUBJECT TO RESERVATIONS IN CROWN GRANT *

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/ CHKD
AT6469954	2023/11/30	CERTIFICATE <i>REMARKS: AT6458231 CERTIFICATE OF ACTION</i>		URBAN MECHANICAL CONTRACTING LTD.		C
AT6469955	2023/11/30	CERTIFICATE <i>REMARKS: AT6458352 CERTIFICATE OF ACTION</i>		URBAN MECHANICAL CONTRACTING LTD.		C
AT6470973	2023/12/01	CONDO LIEN/98	\$87	TORONTO STANDARD CONDOMINIUM CORPORATION NO. 2983		C

NOTE: ADJOINING PROPERTIES SHOULD BE INVESTIGATED TO ASCERTAIN DESCRIPTIVE INCONSISTENCIES, IF ANY, WITH DESCRIPTION REPRESENTED FOR THIS PROPERTY.
 NOTE: ENSURE THAT YOUR PRINTOUT STATES THE TOTAL NUMBER OF PAGES AND THAT YOU HAVE PICKED THEM ALL UP.

PROPERTY DESCRIPTION: UNIT 70, LEVEL B, TORONTO STANDARD CONDOMINIUM PLAN NO. 2983 AND ITS APPURTENANT INTEREST; CITY OF TORONTO

PROPERTY REMARKS: FOR THE PURPOSE OF THE QUALIFIER THE DATE OF REGISTRATION OF ABSOLUTE TITLE IS 2018/04/13.

ESTATE/QUALIFIER: FEE SIMPLE
LT ABSOLUTE PLUS

RECENTLY: CONDOMINIUM FROM 07500-0081

PIN CREATION DATE:
2023/07/10

OWNERS' NAMES VANDYK - BACKYARD QUEENSVIEW LIMITED

CAPACITY SHARE

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/CHKD
** PRINTOUT INCLUDES ALL DOCUMENT TYPES (DELETED INSTRUMENTS NOT INCLUDED) **						
**SUBJECT TO SUBSECTION 44(1) OF THE LAND TITLES ACT, EXCEPT PARAGRAPHS 3 AND 14 AND *						
** PROVINCIAL SUCCESSION DUTIES AND EXCEPT PARAGRAPH 11 AND ESCHEATS OR FORFEITURE **						
** TO THE CROWN UP TO THE DATE OF REGISTRATION WITH AN ABSOLUTE TITLE. **						
EB160013	1955/10/24	AGREEMENT			THE CORPORATION OF THE TOWNSHIP OF ETOBICOKE	C
EB163037	1956/01/03	CERTIFICATE				C
EB177163	1956/11/19	AGREEMENT			THE CORPORATION OF THE TOWNSHIP OF ETOBICOKE	C
EB181933	1957/04/04	AGREEMENT			THE CORPORATION OF THE TOWNSHIP OF ETOBICOKE	C
EB186721	1957/07/29	BYLAW				C
EB188451	1957/09/06	AGREEMENT			TOWNSHIP OF ETOBICOKE	C
AT5030525	2018/12/12	CHARGE	\$18,750,000	VANDYK - BACKYARD QUEENSVIEW LIMITED	TRISURA GUARANTEE INSURANCE COMPANY	C
AT5175582	2019/07/02	NOTICE		VANDYK-BACKYARD QUEENSVIEW LIMITED	TRISURA GUARANTEE INSURANCE COMPANY	C
		REMARKS: AT5030525				
AT5347788	2020/01/22	NOTICE		CITY OF TORONTO		C
AT5367386	2020/02/19	TRANSFER EASEMENT	\$2	VANDYK - BACKYARD QUEENSVIEW LIMITED	ROGERS COMMUNICATIONS INC.	C
AT5531340	2020/09/29	NOTICE	\$2	VANDYK - BACKYARD HUMBERSIDE LIMITED VANDYK - BACKYARD QUEENSVIEW LIMITED VANDYK - BACKYARD KINGSMILL LIMITED		C
AT5713886	2021/04/23	CERTIFICATE		HER MAJESTY THE QUEEN IN RIGHT OF ONTARIO AS REPRESENTED BY THE MINISTER OF THE ENVIRONMENT, CONSERVATION AND PARKS		C

NOTE: ADJOINING PROPERTIES SHOULD BE INVESTIGATED TO ASCERTAIN DESCRIPTIVE INCONSISTENCIES, IF ANY, WITH DESCRIPTION REPRESENTED FOR THIS PROPERTY.
NOTE: ENSURE THAT YOUR PRINTOUT STATES THE TOTAL NUMBER OF PAGES AND THAT YOU HAVE PICKED THEM ALL UP.

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/CHKD
TCP2983	2023/07/07	STANDARD CONDO PLN				C
AT6370359	2023/07/07	CONDO DECLARATION		VANDYK - BACKYARD QUEENSVIEW LIMITED		C
AT6373564	2023/07/12	CONDO BYLAW/98		TORONTO STANDARD CONDOMINIUM CORPORATION NO. 2983		C
AT6373568	2023/07/12	CONDO BYLAW/98		TORONTO STANDARD CONDOMINIUM CORPORATION NO. 2983		C
AT6373569	2023/07/12	CONDO BYLAW/98		TORONTO STANDARD CONDOMINIUM CORPORATION NO. 2983		C
AT6373573	2023/07/12	CONDO BYLAW/98		TORONTO STANDARD CONDOMINIUM CORPORATION NO. 2983		C
AT6373575	2023/07/12	CONDO BYLAW/98		TORONTO STANDARD CONDOMINIUM CORPORATION NO. 2983		C
AT6373578	2023/07/12	CONDO BYLAW/98		TORONTO STANDARD CONDOMINIUM CORPORATION NO. 2983		C
AT6373584	2023/07/12	NOTICE		VANDYK - BACKYARD QUEENSVIEW LIMITED	TORONTO STANDARD CONDOMINIUM CORPORATION NO. 2983	C
AT6373595	2023/07/12	NOTICE	\$2	VANDYK - BACKYARD QUEENSVIEW LIMITED	TORONTO STANDARD CONDOMINIUM CORPORATION NO. 2983	C
AT6373604	2023/07/12	NOTICE	\$2	VANDYK - BACKYARD QUEENSVIEW LIMITED	TORONTO STANDARD CONDOMINIUM CORPORATION NO. 2983	C
		REMARKS: AT6373578				
AT6405972	2023/08/24	CHARGE	\$12,700,000	VANDYK - BACKYARD QUEENSVIEW LIMITED	PEOPLES TRUST COMPANY	C
AT6405973	2023/08/24	NO ASSGN RENT GEN		VANDYK - BACKYARD QUEENSVIEW LIMITED	PEOPLES TRUST COMPANY	C
		REMARKS: AT6405972.				
AT6406080	2023/08/24	POSTPONEMENT		TRISURA GUARANTEE INSURANCE COMPANY	PEOPLES TRUST COMPANY	C
		REMARKS: AT5030525 TO AT6405972				
AT6407058	2023/08/25	CONSTRUCTION LIEN	\$384,182	DIRCAM ELECTRIC LIMITED		C
AT6436267	2023/10/06	CONSTRUCTION LIEN	\$213,401	NEXT PLUMBING & HYDRONICS SUPPLY INC.		C
AT6439785	2023/10/12	CERTIFICATE		DIRCAM ELECTRIC LIMITED		C
		REMARKS: AT6407058				
AT6458231	2023/11/10	CONSTRUCTION LIEN	\$2,282,408	URBAN MECHANICAL CONTRACTING LTD.		C
AT6458352	2023/11/10	CONSTRUCTION LIEN	\$658,839	URBAN MECHANICAL CONTRACTING LTD.		C
AT6464044	2023/11/22	CONSTRUCTION LIEN	\$1,130	LIVE PATROL INC.		C

NOTE: ADJOINING PROPERTIES SHOULD BE INVESTIGATED TO ASCERTAIN DESCRIPTIVE INCONSISTENCIES, IF ANY, WITH DESCRIPTION REPRESENTED FOR THIS PROPERTY.
NOTE: ENSURE THAT YOUR PRINTOUT STATES THE TOTAL NUMBER OF PAGES AND THAT YOU HAVE PICKED THEM ALL UP.

* CERTIFIED IN ACCORDANCE WITH THE LAND TITLES ACT * SUBJECT TO RESERVATIONS IN CROWN GRANT *

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/ CHKD
AT6469954	2023/11/30	CERTIFICATE <i>REMARKS: AT6458231 CERTIFICATE OF ACTION</i>		URBAN MECHANICAL CONTRACTING LTD.		C
AT6469955	2023/11/30	CERTIFICATE <i>REMARKS: AT6458352 CERTIFICATE OF ACTION</i>		URBAN MECHANICAL CONTRACTING LTD.		C
AT6470970	2023/12/01	CONDO LIEN/98	\$87	TORONTO STANDARD CONDOMINIUM CORPORATION NO. 2983		C

PROPERTY DESCRIPTION: UNIT 73, LEVEL D, TORONTO STANDARD CONDOMINIUM PLAN NO. 2983 AND ITS APPURTENANT INTEREST; CITY OF TORONTO

PROPERTY REMARKS: FOR THE PURPOSE OF THE QUALIFIER THE DATE OF REGISTRATION OF ABSOLUTE TITLE IS 2018/04/13.

ESTATE/QUALIFIER: FEE SIMPLE
LT ABSOLUTE PLUS

RECENTLY: CONDOMINIUM FROM 07500-0081

PIN CREATION DATE:
2023/07/10

OWNERS' NAMES VANDYK - BACKYARD QUEENSVIEW LIMITED

CAPACITY SHARE

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/CHKD
** PRINTOUT INCLUDES ALL DOCUMENT TYPES (DELETED INSTRUMENTS NOT INCLUDED) **						
**SUBJECT TO SUBSECTION 44(1) OF THE LAND TITLES ACT, EXCEPT PARAGRAPHS 3 AND 14 AND *						
** PROVINCIAL SUCCESSION DUTIES AND EXCEPT PARAGRAPH 11 AND ESCHEATS OR FORFEITURE **						
** TO THE CROWN UP TO THE DATE OF REGISTRATION WITH AN ABSOLUTE TITLE. **						
EB160013	1955/10/24	AGREEMENT			THE CORPORATION OF THE TOWNSHIP OF ETOBICOKE	C
EB163037	1956/01/03	CERTIFICATE				C
EB177163	1956/11/19	AGREEMENT			THE CORPORATION OF THE TOWNSHIP OF ETOBICOKE	C
EB181933	1957/04/04	AGREEMENT			THE CORPORATION OF THE TOWNSHIP OF ETOBICOKE	C
EB186721	1957/07/29	BYLAW				C
EB188451	1957/09/06	AGREEMENT			TOWNSHIP OF ETOBICOKE	C
AT5030525	2018/12/12	CHARGE	\$18,750,000	VANDYK - BACKYARD QUEENSVIEW LIMITED	TRISURA GUARANTEE INSURANCE COMPANY	C
AT5175582	2019/07/02	NOTICE		VANDYK-BACKYARD QUEENSVIEW LIMITED	TRISURA GUARANTEE INSURANCE COMPANY	C
REMARKS: AT5030525						
AT5347788	2020/01/22	NOTICE		CITY OF TORONTO		C
AT5367386	2020/02/19	TRANSFER EASEMENT	\$2	VANDYK - BACKYARD QUEENSVIEW LIMITED	ROGERS COMMUNICATIONS INC.	C
AT5531340	2020/09/29	NOTICE	\$2	VANDYK - BACKYARD HUMBERSIDE LIMITED VANDYK - BACKYARD QUEENSVIEW LIMITED VANDYK - BACKYARD KINGSMILL LIMITED		C
AT5713886	2021/04/23	CERTIFICATE		HER MAJESTY THE QUEEN IN RIGHT OF ONTARIO AS REPRESENTED BY THE MINISTER OF THE ENVIRONMENT, CONSERVATION AND PARKS		C

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LAND
 REGISTRY
 OFFICE #66

76983-0382 (LT)

* CERTIFIED IN ACCORDANCE WITH THE LAND TITLES ACT * SUBJECT TO RESERVATIONS IN CROWN GRANT *

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/CHKD
TCP2983	2023/07/07	STANDARD CONDO PLN				C
AT6370359	2023/07/07	CONDO DECLARATION		VANDYK - BACKYARD QUEENSVIEW LIMITED		C
AT6373564	2023/07/12	CONDO BYLAW/98		TORONTO STANDARD CONDOMINIUM CORPORATION NO. 2983		C
AT6373568	2023/07/12	CONDO BYLAW/98		TORONTO STANDARD CONDOMINIUM CORPORATION NO. 2983		C
AT6373569	2023/07/12	CONDO BYLAW/98		TORONTO STANDARD CONDOMINIUM CORPORATION NO. 2983		C
AT6373573	2023/07/12	CONDO BYLAW/98		TORONTO STANDARD CONDOMINIUM CORPORATION NO. 2983		C
AT6373575	2023/07/12	CONDO BYLAW/98		TORONTO STANDARD CONDOMINIUM CORPORATION NO. 2983		C
AT6373578	2023/07/12	CONDO BYLAW/98		TORONTO STANDARD CONDOMINIUM CORPORATION NO. 2983		C
AT6373584	2023/07/12	NOTICE		VANDYK - BACKYARD QUEENSVIEW LIMITED	TORONTO STANDARD CONDOMINIUM CORPORATION NO. 2983	C
AT6373595	2023/07/12	NOTICE	\$2	VANDYK - BACKYARD QUEENSVIEW LIMITED	TORONTO STANDARD CONDOMINIUM CORPORATION NO. 2983	C
AT6373604	2023/07/12	NOTICE	\$2	VANDYK - BACKYARD QUEENSVIEW LIMITED	TORONTO STANDARD CONDOMINIUM CORPORATION NO. 2983	C
		REMARKS: AT6373578				
AT6405972	2023/08/24	CHARGE	\$12,700,000	VANDYK - BACKYARD QUEENSVIEW LIMITED	PEOPLES TRUST COMPANY	C
AT6405973	2023/08/24	NO ASSGN RENT GEN		VANDYK - BACKYARD QUEENSVIEW LIMITED	PEOPLES TRUST COMPANY	C
		REMARKS: AT6405972.				
AT6406080	2023/08/24	POSTPONEMENT		TRISURA GUARANTEE INSURANCE COMPANY	PEOPLES TRUST COMPANY	C
		REMARKS: AT5030525 TO AT6405972				
AT6407058	2023/08/25	CONSTRUCTION LIEN	\$384,182	DIRCAM ELECTRIC LIMITED		C
AT6436267	2023/10/06	CONSTRUCTION LIEN	\$213,401	NEXT PLUMBING & HYDRONICS SUPPLY INC.		C
AT6439785	2023/10/12	CERTIFICATE		DIRCAM ELECTRIC LIMITED		C
		REMARKS: AT6407058				
AT6458231	2023/11/10	CONSTRUCTION LIEN	\$2,282,408	URBAN MECHANICAL CONTRACTING LTD.		C
AT6458352	2023/11/10	CONSTRUCTION LIEN	\$658,839	URBAN MECHANICAL CONTRACTING LTD.		C
AT6464044	2023/11/22	CONSTRUCTION LIEN	\$1,130	LIVE PATROL INC.		C

NOTE: ADJOINING PROPERTIES SHOULD BE INVESTIGATED TO ASCERTAIN DESCRIPTIVE INCONSISTENCIES, IF ANY, WITH DESCRIPTION REPRESENTED FOR THIS PROPERTY.
 NOTE: ENSURE THAT YOUR PRINTOUT STATES THE TOTAL NUMBER OF PAGES AND THAT YOU HAVE PICKED THEM ALL UP.

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/ CHKD
AT6469954	2023/11/30	CERTIFICATE <i>REMARKS: AT6458231 CERTIFICATE OF ACTION</i>		URBAN MECHANICAL CONTRACTING LTD.		C
AT6469955	2023/11/30	CERTIFICATE <i>REMARKS: AT6458352 CERTIFICATE OF ACTION</i>		URBAN MECHANICAL CONTRACTING LTD.		C
AT6470903	2023/12/01	CONDO LIEN/98	\$87	TORONTO STANDARD CONDOMINIUM CORPORATION NO. 2983		C

PROPERTY DESCRIPTION: UNIT 17, LEVEL B, TORONTO STANDARD CONDOMINIUM PLAN NO. 2983 AND ITS APPURTENANT INTEREST; CITY OF TORONTO

PROPERTY REMARKS: FOR THE PURPOSE OF THE QUALIFIER THE DATE OF REGISTRATION OF ABSOLUTE TITLE IS 2018/04/13.

ESTATE/QUALIFIER: FEE SIMPLE
LT ABSOLUTE PLUS

RECENTLY: CONDOMINIUM FROM 07500-0081

PIN CREATION DATE:
2023/07/10

OWNERS' NAMES VANDYK - BACKYARD QUEENSVIEW LIMITED

CAPACITY SHARE

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/CHKD
** PRINTOUT INCLUDES ALL DOCUMENT TYPES (DELETED INSTRUMENTS NOT INCLUDED) **						
**SUBJECT TO SUBSECTION 44(1) OF THE LAND TITLES ACT, EXCEPT PARAGRAPHS 3 AND 14 AND *						
** PROVINCIAL SUCCESSION DUTIES AND EXCEPT PARAGRAPH 11 AND ESCHEATS OR FORFEITURE **						
** TO THE CROWN UP TO THE DATE OF REGISTRATION WITH AN ABSOLUTE TITLE. **						
EB160013	1955/10/24	AGREEMENT			THE CORPORATION OF THE TOWNSHIP OF ETOBICOKE	C
EB163037	1956/01/03	CERTIFICATE				C
EB177163	1956/11/19	AGREEMENT			THE CORPORATION OF THE TOWNSHIP OF ETOBICOKE	C
EB181933	1957/04/04	AGREEMENT			THE CORPORATION OF THE TOWNSHIP OF ETOBICOKE	C
EB186721	1957/07/29	BYLAW				C
EB188451	1957/09/06	AGREEMENT			TOWNSHIP OF ETOBICOKE	C
AT5030525	2018/12/12	CHARGE	\$18,750,000	VANDYK - BACKYARD QUEENSVIEW LIMITED	TRISURA GUARANTEE INSURANCE COMPANY	C
AT5175582	2019/07/02	NOTICE		VANDYK-BACKYARD QUEENSVIEW LIMITED	TRISURA GUARANTEE INSURANCE COMPANY	C
		REMARKS: AT5030525				
AT5347788	2020/01/22	NOTICE		CITY OF TORONTO		C
AT5367386	2020/02/19	TRANSFER EASEMENT	\$2	VANDYK - BACKYARD QUEENSVIEW LIMITED	ROGERS COMMUNICATIONS INC.	C
AT5531340	2020/09/29	NOTICE	\$2	VANDYK - BACKYARD HUMBERSIDE LIMITED VANDYK - BACKYARD QUEENSVIEW LIMITED VANDYK - BACKYARD KINGSMILL LIMITED		C
AT5713886	2021/04/23	CERTIFICATE		HER MAJESTY THE QUEEN IN RIGHT OF ONTARIO AS REPRESENTED BY THE MINISTER OF THE ENVIRONMENT, CONSERVATION AND PARKS		C

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LAND
REGISTRY
OFFICE #66

76983-0152 (LT)

PREPARED FOR Liya0001
ON 2024/01/30 AT 09:22:31

* CERTIFIED IN ACCORDANCE WITH THE LAND TITLES ACT * SUBJECT TO RESERVATIONS IN CROWN GRANT *

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/CHKD
TCP2983	2023/07/07	STANDARD CONDO PLN				C
AT6370359	2023/07/07	CONDO DECLARATION		VANDYK - BACKYARD QUEENSVIEW LIMITED		C
AT6373564	2023/07/12	CONDO BYLAW/98		TORONTO STANDARD CONDOMINIUM CORPORATION NO. 2983		C
AT6373568	2023/07/12	CONDO BYLAW/98		TORONTO STANDARD CONDOMINIUM CORPORATION NO. 2983		C
AT6373569	2023/07/12	CONDO BYLAW/98		TORONTO STANDARD CONDOMINIUM CORPORATION NO. 2983		C
AT6373573	2023/07/12	CONDO BYLAW/98		TORONTO STANDARD CONDOMINIUM CORPORATION NO. 2983		C
AT6373575	2023/07/12	CONDO BYLAW/98		TORONTO STANDARD CONDOMINIUM CORPORATION NO. 2983		C
AT6373578	2023/07/12	CONDO BYLAW/98		TORONTO STANDARD CONDOMINIUM CORPORATION NO. 2983		C
AT6373584	2023/07/12	NOTICE		VANDYK - BACKYARD QUEENSVIEW LIMITED	TORONTO STANDARD CONDOMINIUM CORPORATION NO. 2983	C
AT6373595	2023/07/12	NOTICE	\$2	VANDYK - BACKYARD QUEENSVIEW LIMITED	TORONTO STANDARD CONDOMINIUM CORPORATION NO. 2983	C
AT6373604	2023/07/12	NOTICE	\$2	VANDYK - BACKYARD QUEENSVIEW LIMITED	TORONTO STANDARD CONDOMINIUM CORPORATION NO. 2983	C
		REMARKS: AT6373578				
AT6405972	2023/08/24	CHARGE	\$12,700,000	VANDYK - BACKYARD QUEENSVIEW LIMITED	PEOPLES TRUST COMPANY	C
AT6405973	2023/08/24	NO ASSGN RENT GEN		VANDYK - BACKYARD QUEENSVIEW LIMITED	PEOPLES TRUST COMPANY	C
		REMARKS: AT6405972.				
AT6406080	2023/08/24	POSTPONEMENT		TRISURA GUARANTEE INSURANCE COMPANY	PEOPLES TRUST COMPANY	C
		REMARKS: AT5030525 TO AT6405972				
AT6407058	2023/08/25	CONSTRUCTION LIEN	\$384,182	DIRCAM ELECTRIC LIMITED		C
AT6436267	2023/10/06	CONSTRUCTION LIEN	\$213,401	NEXT PLUMBING & HYDRONICS SUPPLY INC.		C
AT6439785	2023/10/12	CERTIFICATE		DIRCAM ELECTRIC LIMITED		C
		REMARKS: AT6407058				
AT6458231	2023/11/10	CONSTRUCTION LIEN	\$2,282,408	URBAN MECHANICAL CONTRACTING LTD.		C
AT6458352	2023/11/10	CONSTRUCTION LIEN	\$658,839	URBAN MECHANICAL CONTRACTING LTD.		C
AT6464044	2023/11/22	CONSTRUCTION LIEN	\$1,130	LIVE PATROL INC.		C

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LAND
 REGISTRY
 OFFICE #66

76983-0152 (LT)

* CERTIFIED IN ACCORDANCE WITH THE LAND TITLES ACT * SUBJECT TO RESERVATIONS IN CROWN GRANT *

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/ CHKD
AT6469954	2023/11/30	CERTIFICATE <i>REMARKS: AT6458231 CERTIFICATE OF ACTION</i>		URBAN MECHANICAL CONTRACTING LTD.		C
AT6469955	2023/11/30	CERTIFICATE <i>REMARKS: AT6458352 CERTIFICATE OF ACTION</i>		URBAN MECHANICAL CONTRACTING LTD.		C
AT6470678	2023/12/01	CONDO LIEN/98	\$417	TORONTO STANDARD CONDOMINIUM CORPORATION NO 2983		C

NOTE: ADJOINING PROPERTIES SHOULD BE INVESTIGATED TO ASCERTAIN DESCRIPTIVE INCONSISTENCIES, IF ANY, WITH DESCRIPTION REPRESENTED FOR THIS PROPERTY.
 NOTE: ENSURE THAT YOUR PRINTOUT STATES THE TOTAL NUMBER OF PAGES AND THAT YOU HAVE PICKED THEM ALL UP.

PROPERTY DESCRIPTION: UNIT 18, LEVEL B, TORONTO STANDARD CONDOMINIUM PLAN NO. 2983 AND ITS APPURTENANT INTEREST; CITY OF TORONTO

PROPERTY REMARKS: FOR THE PURPOSE OF THE QUALIFIER THE DATE OF REGISTRATION OF ABSOLUTE TITLE IS 2018/04/13.

ESTATE/QUALIFIER: FEE SIMPLE
LT ABSOLUTE PLUS

RECENTLY: CONDOMINIUM FROM 07500-0081

PIN CREATION DATE:
2023/07/10

OWNERS' NAMES VANDYK - BACKYARD QUEENSVIEW LIMITED

CAPACITY SHARE

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/CHKD
** PRINTOUT INCLUDES ALL DOCUMENT TYPES (DELETED INSTRUMENTS NOT INCLUDED) **						
**SUBJECT TO SUBSECTION 44(1) OF THE LAND TITLES ACT, EXCEPT PARAGRAPHS 3 AND 14 AND *						
** PROVINCIAL SUCCESSION DUTIES AND EXCEPT PARAGRAPH 11 AND ESCHEATS OR FORFEITURE **						
** TO THE CROWN UP TO THE DATE OF REGISTRATION WITH AN ABSOLUTE TITLE. **						
EB160013	1955/10/24	AGREEMENT			THE CORPORATION OF THE TOWNSHIP OF ETOBICOKE	C
EB163037	1956/01/03	CERTIFICATE				C
EB177163	1956/11/19	AGREEMENT			THE CORPORATION OF THE TOWNSHIP OF ETOBICOKE	C
EB181933	1957/04/04	AGREEMENT			THE CORPORATION OF THE TOWNSHIP OF ETOBICOKE	C
EB186721	1957/07/29	BYLAW				C
EB188451	1957/09/06	AGREEMENT			TOWNSHIP OF ETOBICOKE	C
AT5030525	2018/12/12	CHARGE	\$18,750,000	VANDYK - BACKYARD QUEENSVIEW LIMITED	TRISURA GUARANTEE INSURANCE COMPANY	C
AT5175582	2019/07/02	NOTICE		VANDYK-BACKYARD QUEENSVIEW LIMITED	TRISURA GUARANTEE INSURANCE COMPANY	C
		REMARKS: AT5030525				
AT5347788	2020/01/22	NOTICE		CITY OF TORONTO		C
AT5367386	2020/02/19	TRANSFER EASEMENT	\$2	VANDYK - BACKYARD QUEENSVIEW LIMITED	ROGERS COMMUNICATIONS INC.	C
AT5531340	2020/09/29	NOTICE	\$2	VANDYK - BACKYARD HUMBERSIDE LIMITED VANDYK - BACKYARD QUEENSVIEW LIMITED VANDYK - BACKYARD KINGSMILL LIMITED		C
AT5713886	2021/04/23	CERTIFICATE		HER MAJESTY THE QUEEN IN RIGHT OF ONTARIO AS REPRESENTED BY THE MINISTER OF THE ENVIRONMENT, CONSERVATION AND PARKS		C

NOTE: ADJOINING PROPERTIES SHOULD BE INVESTIGATED TO ASCERTAIN DESCRIPTIVE INCONSISTENCIES, IF ANY, WITH DESCRIPTION REPRESENTED FOR THIS PROPERTY.
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LAND
REGISTRY
OFFICE #66

76983-0153 (LT)

PREPARED FOR Liya0001
ON 2024/01/30 AT 09:24:35

* CERTIFIED IN ACCORDANCE WITH THE LAND TITLES ACT * SUBJECT TO RESERVATIONS IN CROWN GRANT *

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/CHKD
TCP2983	2023/07/07	STANDARD CONDO PLN				C
AT6370359	2023/07/07	CONDO DECLARATION		VANDYK - BACKYARD QUEENSVIEW LIMITED		C
AT6373564	2023/07/12	CONDO BYLAW/98		TORONTO STANDARD CONDOMINIUM CORPORATION NO. 2983		C
AT6373568	2023/07/12	CONDO BYLAW/98		TORONTO STANDARD CONDOMINIUM CORPORATION NO. 2983		C
AT6373569	2023/07/12	CONDO BYLAW/98		TORONTO STANDARD CONDOMINIUM CORPORATION NO. 2983		C
AT6373573	2023/07/12	CONDO BYLAW/98		TORONTO STANDARD CONDOMINIUM CORPORATION NO. 2983		C
AT6373575	2023/07/12	CONDO BYLAW/98		TORONTO STANDARD CONDOMINIUM CORPORATION NO. 2983		C
AT6373578	2023/07/12	CONDO BYLAW/98		TORONTO STANDARD CONDOMINIUM CORPORATION NO. 2983		C
AT6373584	2023/07/12	NOTICE		VANDYK - BACKYARD QUEENSVIEW LIMITED	TORONTO STANDARD CONDOMINIUM CORPORATION NO. 2983	C
AT6373595	2023/07/12	NOTICE	\$2	VANDYK - BACKYARD QUEENSVIEW LIMITED	TORONTO STANDARD CONDOMINIUM CORPORATION NO. 2983	C
AT6373604	2023/07/12	NOTICE	\$2	VANDYK - BACKYARD QUEENSVIEW LIMITED	TORONTO STANDARD CONDOMINIUM CORPORATION NO. 2983	C
		REMARKS: AT6373578				
AT6405972	2023/08/24	CHARGE	\$12,700,000	VANDYK - BACKYARD QUEENSVIEW LIMITED	PEOPLES TRUST COMPANY	C
AT6405973	2023/08/24	NO ASSGN RENT GEN		VANDYK - BACKYARD QUEENSVIEW LIMITED	PEOPLES TRUST COMPANY	C
		REMARKS: AT6405972.				
AT6406080	2023/08/24	POSTPONEMENT		TRISURA GUARANTEE INSURANCE COMPANY	PEOPLES TRUST COMPANY	C
		REMARKS: AT5030525 TO AT6405972				
AT6407058	2023/08/25	CONSTRUCTION LIEN	\$384,182	DIRCAM ELECTRIC LIMITED		C
AT6436267	2023/10/06	CONSTRUCTION LIEN	\$213,401	NEXT PLUMBING & HYDRONICS SUPPLY INC.		C
AT6439785	2023/10/12	CERTIFICATE		DIRCAM ELECTRIC LIMITED		C
		REMARKS: AT6407058				
AT6458231	2023/11/10	CONSTRUCTION LIEN	\$2,282,408	URBAN MECHANICAL CONTRACTING LTD.		C
AT6458352	2023/11/10	CONSTRUCTION LIEN	\$658,839	URBAN MECHANICAL CONTRACTING LTD.		C
AT6464044	2023/11/22	CONSTRUCTION LIEN	\$1,130	LIVE PATROL INC.		C

NOTE: ADJOINING PROPERTIES SHOULD BE INVESTIGATED TO ASCERTAIN DESCRIPTIVE INCONSISTENCIES, IF ANY, WITH DESCRIPTION REPRESENTED FOR THIS PROPERTY.
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REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/ CHKD
AT6469954	2023/11/30	CERTIFICATE <i>REMARKS: AT6458231 CERTIFICATE OF ACTION</i>		URBAN MECHANICAL CONTRACTING LTD.		C
AT6469955	2023/11/30	CERTIFICATE <i>REMARKS: AT6458352 CERTIFICATE OF ACTION</i>		URBAN MECHANICAL CONTRACTING LTD.		C
AT6470676	2023/12/01	CONDO LIEN/98	\$417	TORONTO STANDARD CONDOMINIUM CORPORATION NO. 2983		C

PROPERTY DESCRIPTION: UNIT 19, LEVEL B, TORONTO STANDARD CONDOMINIUM PLAN NO. 2983 AND ITS APPURTENANT INTEREST; CITY OF TORONTO

PROPERTY REMARKS: FOR THE PURPOSE OF THE QUALIFIER THE DATE OF REGISTRATION OF ABSOLUTE TITLE IS 2018/04/13.

ESTATE/QUALIFIER: FEE SIMPLE
LT ABSOLUTE PLUS

RECENTLY: CONDOMINIUM FROM 07500-0081

PIN CREATION DATE:
2023/07/10

OWNERS' NAMES VANDYK - BACKYARD QUEENSVIEW LIMITED

CAPACITY SHARE

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/CHKD
** PRINTOUT INCLUDES ALL DOCUMENT TYPES (DELETED INSTRUMENTS NOT INCLUDED) **						
**SUBJECT TO SUBSECTION 44(1) OF THE LAND TITLES ACT, EXCEPT PARAGRAPHS 3 AND 14 AND *						
** PROVINCIAL SUCCESSION DUTIES AND EXCEPT PARAGRAPH 11 AND ESCHEATS OR FORFEITURE **						
** TO THE CROWN UP TO THE DATE OF REGISTRATION WITH AN ABSOLUTE TITLE. **						
EB160013	1955/10/24	AGREEMENT			THE CORPORATION OF THE TOWNSHIP OF ETOBICOKE	C
EB163037	1956/01/03	CERTIFICATE				C
EB177163	1956/11/19	AGREEMENT			THE CORPORATION OF THE TOWNSHIP OF ETOBICOKE	C
EB181933	1957/04/04	AGREEMENT			THE CORPORATION OF THE TOWNSHIP OF ETOBICOKE	C
EB186721	1957/07/29	BYLAW				C
EB188451	1957/09/06	AGREEMENT			TOWNSHIP OF ETOBICOKE	C
AT5030525	2018/12/12	CHARGE	\$18,750,000	VANDYK - BACKYARD QUEENSVIEW LIMITED	TRISURA GUARANTEE INSURANCE COMPANY	C
AT5175582	2019/07/02	NOTICE		VANDYK-BACKYARD QUEENSVIEW LIMITED	TRISURA GUARANTEE INSURANCE COMPANY	C
		REMARKS: AT5030525				
AT5347788	2020/01/22	NOTICE		CITY OF TORONTO		C
AT5367386	2020/02/19	TRANSFER EASEMENT	\$2	VANDYK - BACKYARD QUEENSVIEW LIMITED	ROGERS COMMUNICATIONS INC.	C
AT5531340	2020/09/29	NOTICE	\$2	VANDYK - BACKYARD HUMBERSIDE LIMITED VANDYK - BACKYARD QUEENSVIEW LIMITED VANDYK - BACKYARD KINGSMILL LIMITED		C
AT5713886	2021/04/23	CERTIFICATE		HER MAJESTY THE QUEEN IN RIGHT OF ONTARIO AS REPRESENTED BY THE MINISTER OF THE ENVIRONMENT, CONSERVATION AND PARKS		C

NOTE: ADJOINING PROPERTIES SHOULD BE INVESTIGATED TO ASCERTAIN DESCRIPTIVE INCONSISTENCIES, IF ANY, WITH DESCRIPTION REPRESENTED FOR THIS PROPERTY.
NOTE: ENSURE THAT YOUR PRINTOUT STATES THE TOTAL NUMBER OF PAGES AND THAT YOU HAVE PICKED THEM ALL UP.

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/CHKD
TCP2983	2023/07/07	STANDARD CONDO PLN				C
AT6370359	2023/07/07	CONDO DECLARATION		VANDYK - BACKYARD QUEENSVIEW LIMITED		C
AT6373564	2023/07/12	CONDO BYLAW/98		TORONTO STANDARD CONDOMINIUM CORPORATION NO. 2983		C
AT6373568	2023/07/12	CONDO BYLAW/98		TORONTO STANDARD CONDOMINIUM CORPORATION NO. 2983		C
AT6373569	2023/07/12	CONDO BYLAW/98		TORONTO STANDARD CONDOMINIUM CORPORATION NO. 2983		C
AT6373573	2023/07/12	CONDO BYLAW/98		TORONTO STANDARD CONDOMINIUM CORPORATION NO. 2983		C
AT6373575	2023/07/12	CONDO BYLAW/98		TORONTO STANDARD CONDOMINIUM CORPORATION NO. 2983		C
AT6373578	2023/07/12	CONDO BYLAW/98		TORONTO STANDARD CONDOMINIUM CORPORATION NO. 2983		C
AT6373584	2023/07/12	NOTICE		VANDYK - BACKYARD QUEENSVIEW LIMITED	TORONTO STANDARD CONDOMINIUM CORPORATION NO. 2983	C
AT6373595	2023/07/12	NOTICE	\$2	VANDYK - BACKYARD QUEENSVIEW LIMITED	TORONTO STANDARD CONDOMINIUM CORPORATION NO. 2983	C
AT6373604	2023/07/12	NOTICE	\$2	VANDYK - BACKYARD QUEENSVIEW LIMITED	TORONTO STANDARD CONDOMINIUM CORPORATION NO. 2983	C
		REMARKS: AT6373578				
AT6405972	2023/08/24	CHARGE	\$12,700,000	VANDYK - BACKYARD QUEENSVIEW LIMITED	PEOPLES TRUST COMPANY	C
AT6405973	2023/08/24	NO ASSGN RENT GEN		VANDYK - BACKYARD QUEENSVIEW LIMITED	PEOPLES TRUST COMPANY	C
		REMARKS: AT6405972.				
AT6406080	2023/08/24	POSTPONEMENT		TRISURA GUARANTEE INSURANCE COMPANY	PEOPLES TRUST COMPANY	C
		REMARKS: AT5030525 TO AT6405972				
AT6407058	2023/08/25	CONSTRUCTION LIEN	\$384,182	DIRCAM ELECTRIC LIMITED		C
AT6436267	2023/10/06	CONSTRUCTION LIEN	\$213,401	NEXT PLUMBING & HYDRONICS SUPPLY INC.		C
AT6439785	2023/10/12	CERTIFICATE		DIRCAM ELECTRIC LIMITED		C
		REMARKS: AT6407058				
AT6458231	2023/11/10	CONSTRUCTION LIEN	\$2,282,408	URBAN MECHANICAL CONTRACTING LTD.		C
AT6458352	2023/11/10	CONSTRUCTION LIEN	\$658,839	URBAN MECHANICAL CONTRACTING LTD.		C
AT6464044	2023/11/22	CONSTRUCTION LIEN	\$1,130	LIVE PATROL INC.		C

NOTE: ADJOINING PROPERTIES SHOULD BE INVESTIGATED TO ASCERTAIN DESCRIPTIVE INCONSISTENCIES, IF ANY, WITH DESCRIPTION REPRESENTED FOR THIS PROPERTY.

NOTE: ENSURE THAT YOUR PRINTOUT STATES THE TOTAL NUMBER OF PAGES AND THAT YOU HAVE PICKED THEM ALL UP.

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/ CHKD
AT6469954	2023/11/30	CERTIFICATE <i>REMARKS: AT6458231 CERTIFICATE OF ACTION</i>		URBAN MECHANICAL CONTRACTING LTD.		C
AT6469955	2023/11/30	CERTIFICATE <i>REMARKS: AT6458352 CERTIFICATE OF ACTION</i>		URBAN MECHANICAL CONTRACTING LTD.		C
AT6470672	2023/12/01	CONDO LIEN/98	\$417	TORONTO STANDARD CONDOMINIUM CORPORATION NO 2983		C

PROPERTY DESCRIPTION: UNIT 20, LEVEL B, TORONTO STANDARD CONDOMINIUM PLAN NO. 2983 AND ITS APPURTENANT INTEREST; CITY OF TORONTO

PROPERTY REMARKS: FOR THE PURPOSE OF THE QUALIFIER THE DATE OF REGISTRATION OF ABSOLUTE TITLE IS 2018/04/13.

ESTATE/QUALIFIER: FEE SIMPLE
LT ABSOLUTE PLUS

RECENTLY: CONDOMINIUM FROM 07500-0081

PIN CREATION DATE:
2023/07/10

OWNERS' NAMES VANDYK - BACKYARD QUEENSVIEW LIMITED

CAPACITY SHARE

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/CHKD
** PRINTOUT INCLUDES ALL DOCUMENT TYPES (DELETED INSTRUMENTS NOT INCLUDED) **						
**SUBJECT TO SUBSECTION 44(1) OF THE LAND TITLES ACT, EXCEPT PARAGRAPHS 3 AND 14 AND *						
** PROVINCIAL SUCCESSION DUTIES AND EXCEPT PARAGRAPH 11 AND ESCHEATS OR FORFEITURE **						
** TO THE CROWN UP TO THE DATE OF REGISTRATION WITH AN ABSOLUTE TITLE. **						
EB160013	1955/10/24	AGREEMENT			THE CORPORATION OF THE TOWNSHIP OF ETOBICOKE	C
EB163037	1956/01/03	CERTIFICATE				C
EB177163	1956/11/19	AGREEMENT			THE CORPORATION OF THE TOWNSHIP OF ETOBICOKE	C
EB181933	1957/04/04	AGREEMENT			THE CORPORATION OF THE TOWNSHIP OF ETOBICOKE	C
EB186721	1957/07/29	BYLAW				C
EB188451	1957/09/06	AGREEMENT			TOWNSHIP OF ETOBICOKE	C
AT5030525	2018/12/12	CHARGE	\$18,750,000	VANDYK - BACKYARD QUEENSVIEW LIMITED	TRISURA GUARANTEE INSURANCE COMPANY	C
AT5175582	2019/07/02	NOTICE		VANDYK-BACKYARD QUEENSVIEW LIMITED	TRISURA GUARANTEE INSURANCE COMPANY	C
		REMARKS: AT5030525				
AT5347788	2020/01/22	NOTICE		CITY OF TORONTO		C
AT5367386	2020/02/19	TRANSFER EASEMENT	\$2	VANDYK - BACKYARD QUEENSVIEW LIMITED	ROGERS COMMUNICATIONS INC.	C
AT5531340	2020/09/29	NOTICE	\$2	VANDYK - BACKYARD HUMBERSIDE LIMITED VANDYK - BACKYARD QUEENSVIEW LIMITED VANDYK - BACKYARD KINGSMILL LIMITED		C
AT5713886	2021/04/23	CERTIFICATE		HER MAJESTY THE QUEEN IN RIGHT OF ONTARIO AS REPRESENTED BY THE MINISTER OF THE ENVIRONMENT, CONSERVATION AND PARKS		C

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NOTE: ENSURE THAT YOUR PRINTOUT STATES THE TOTAL NUMBER OF PAGES AND THAT YOU HAVE PICKED THEM ALL UP.

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/CHKD
TCP2983	2023/07/07	STANDARD CONDO PLN				C
AT6370359	2023/07/07	CONDO DECLARATION		VANDYK - BACKYARD QUEENSVIEW LIMITED		C
AT6373564	2023/07/12	CONDO BYLAW/98		TORONTO STANDARD CONDOMINIUM CORPORATION NO. 2983		C
AT6373568	2023/07/12	CONDO BYLAW/98		TORONTO STANDARD CONDOMINIUM CORPORATION NO. 2983		C
AT6373569	2023/07/12	CONDO BYLAW/98		TORONTO STANDARD CONDOMINIUM CORPORATION NO. 2983		C
AT6373573	2023/07/12	CONDO BYLAW/98		TORONTO STANDARD CONDOMINIUM CORPORATION NO. 2983		C
AT6373575	2023/07/12	CONDO BYLAW/98		TORONTO STANDARD CONDOMINIUM CORPORATION NO. 2983		C
AT6373578	2023/07/12	CONDO BYLAW/98		TORONTO STANDARD CONDOMINIUM CORPORATION NO. 2983		C
AT6373584	2023/07/12	NOTICE		VANDYK - BACKYARD QUEENSVIEW LIMITED	TORONTO STANDARD CONDOMINIUM CORPORATION NO. 2983	C
AT6373595	2023/07/12	NOTICE	\$2	VANDYK - BACKYARD QUEENSVIEW LIMITED	TORONTO STANDARD CONDOMINIUM CORPORATION NO. 2983	C
AT6373604	2023/07/12	NOTICE	\$2	VANDYK - BACKYARD QUEENSVIEW LIMITED	TORONTO STANDARD CONDOMINIUM CORPORATION NO. 2983	C
		REMARKS: AT6373578				
AT6405972	2023/08/24	CHARGE	\$12,700,000	VANDYK - BACKYARD QUEENSVIEW LIMITED	PEOPLES TRUST COMPANY	C
AT6405973	2023/08/24	NO ASSGN RENT GEN		VANDYK - BACKYARD QUEENSVIEW LIMITED	PEOPLES TRUST COMPANY	C
		REMARKS: AT6405972.				
AT6406080	2023/08/24	POSTPONEMENT		TRISURA GUARANTEE INSURANCE COMPANY	PEOPLES TRUST COMPANY	C
		REMARKS: AT5030525 TO AT6405972				
AT6407058	2023/08/25	CONSTRUCTION LIEN	\$384,182	DIRCAM ELECTRIC LIMITED		C
AT6436267	2023/10/06	CONSTRUCTION LIEN	\$213,401	NEXT PLUMBING & HYDRONICS SUPPLY INC.		C
AT6439785	2023/10/12	CERTIFICATE		DIRCAM ELECTRIC LIMITED		C
		REMARKS: AT6407058				
AT6458231	2023/11/10	CONSTRUCTION LIEN	\$2,282,408	URBAN MECHANICAL CONTRACTING LTD.		C
AT6458352	2023/11/10	CONSTRUCTION LIEN	\$658,839	URBAN MECHANICAL CONTRACTING LTD.		C
AT6464044	2023/11/22	CONSTRUCTION LIEN	\$1,130	LIVE PATROL INC.		C

NOTE: ADJOINING PROPERTIES SHOULD BE INVESTIGATED TO ASCERTAIN DESCRIPTIVE INCONSISTENCIES, IF ANY, WITH DESCRIPTION REPRESENTED FOR THIS PROPERTY.
NOTE: ENSURE THAT YOUR PRINTOUT STATES THE TOTAL NUMBER OF PAGES AND THAT YOU HAVE PICKED THEM ALL UP.

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/ CHKD
AT6469954	2023/11/30	CERTIFICATE <i>REMARKS: AT6458231 CERTIFICATE OF ACTION</i>		URBAN MECHANICAL CONTRACTING LTD.		C
AT6469955	2023/11/30	CERTIFICATE <i>REMARKS: AT6458352 CERTIFICATE OF ACTION</i>		URBAN MECHANICAL CONTRACTING LTD.		C
AT6470668	2023/12/01	CONDO LIEN/98	\$417	TORONTO STANDARD CONDOMINIUM CORPORATION NO 2983		C

NOTE: ADJOINING PROPERTIES SHOULD BE INVESTIGATED TO ASCERTAIN DESCRIPTIVE INCONSISTENCIES, IF ANY, WITH DESCRIPTION REPRESENTED FOR THIS PROPERTY.
NOTE: ENSURE THAT YOUR PRINTOUT STATES THE TOTAL NUMBER OF PAGES AND THAT YOU HAVE PICKED THEM ALL UP.

PROPERTY DESCRIPTION: UNIT 21, LEVEL B, TORONTO STANDARD CONDOMINIUM PLAN NO. 2983 AND ITS APPURTENANT INTEREST; CITY OF TORONTO

PROPERTY REMARKS: FOR THE PURPOSE OF THE QUALIFIER THE DATE OF REGISTRATION OF ABSOLUTE TITLE IS 2018/04/13.

ESTATE/QUALIFIER: FEE SIMPLE
LT ABSOLUTE PLUS

RECENTLY: CONDOMINIUM FROM 07500-0081

PIN CREATION DATE:
2023/07/10

OWNERS' NAMES VANDYK - BACKYARD QUEENSVIEW LIMITED

CAPACITY SHARE

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/CHKD
** PRINTOUT INCLUDES ALL DOCUMENT TYPES (DELETED INSTRUMENTS NOT INCLUDED) **						
**SUBJECT TO SUBSECTION 44(1) OF THE LAND TITLES ACT, EXCEPT PARAGRAPHS 3 AND 14 AND *						
** PROVINCIAL SUCCESSION DUTIES AND EXCEPT PARAGRAPH 11 AND ESCHEATS OR FORFEITURE **						
** TO THE CROWN UP TO THE DATE OF REGISTRATION WITH AN ABSOLUTE TITLE. **						
EB160013	1955/10/24	AGREEMENT			THE CORPORATION OF THE TOWNSHIP OF ETOBICOKE	C
EB163037	1956/01/03	CERTIFICATE				C
EB177163	1956/11/19	AGREEMENT			THE CORPORATION OF THE TOWNSHIP OF ETOBICOKE	C
EB181933	1957/04/04	AGREEMENT			THE CORPORATION OF THE TOWNSHIP OF ETOBICOKE	C
EB186721	1957/07/29	BYLAW				C
EB188451	1957/09/06	AGREEMENT			TOWNSHIP OF ETOBICOKE	C
AT5030525	2018/12/12	CHARGE	\$18,750,000	VANDYK - BACKYARD QUEENSVIEW LIMITED	TRISURA GUARANTEE INSURANCE COMPANY	C
AT5175582	2019/07/02	NOTICE		VANDYK-BACKYARD QUEENSVIEW LIMITED	TRISURA GUARANTEE INSURANCE COMPANY	C
		REMARKS: AT5030525				
AT5347788	2020/01/22	NOTICE		CITY OF TORONTO		C
AT5367386	2020/02/19	TRANSFER EASEMENT	\$2	VANDYK - BACKYARD QUEENSVIEW LIMITED	ROGERS COMMUNICATIONS INC.	C
AT5531340	2020/09/29	NOTICE	\$2	VANDYK - BACKYARD HUMBERSIDE LIMITED VANDYK - BACKYARD QUEENSVIEW LIMITED VANDYK - BACKYARD KINGSMILL LIMITED		C
AT5713886	2021/04/23	CERTIFICATE		HER MAJESTY THE QUEEN IN RIGHT OF ONTARIO AS REPRESENTED BY THE MINISTER OF THE ENVIRONMENT, CONSERVATION AND PARKS		C

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LAND
REGISTRY
OFFICE #66

76983-0156 (LT)

PREPARED FOR Liya0001
ON 2024/01/30 AT 09:35:09

* CERTIFIED IN ACCORDANCE WITH THE LAND TITLES ACT * SUBJECT TO RESERVATIONS IN CROWN GRANT *

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/CHKD
TCP2983	2023/07/07	STANDARD CONDO PLN				C
AT6370359	2023/07/07	CONDO DECLARATION		VANDYK - BACKYARD QUEENSVIEW LIMITED		C
AT6373564	2023/07/12	CONDO BYLAW/98		TORONTO STANDARD CONDOMINIUM CORPORATION NO. 2983		C
AT6373568	2023/07/12	CONDO BYLAW/98		TORONTO STANDARD CONDOMINIUM CORPORATION NO. 2983		C
AT6373569	2023/07/12	CONDO BYLAW/98		TORONTO STANDARD CONDOMINIUM CORPORATION NO. 2983		C
AT6373573	2023/07/12	CONDO BYLAW/98		TORONTO STANDARD CONDOMINIUM CORPORATION NO. 2983		C
AT6373575	2023/07/12	CONDO BYLAW/98		TORONTO STANDARD CONDOMINIUM CORPORATION NO. 2983		C
AT6373578	2023/07/12	CONDO BYLAW/98		TORONTO STANDARD CONDOMINIUM CORPORATION NO. 2983		C
AT6373584	2023/07/12	NOTICE		VANDYK - BACKYARD QUEENSVIEW LIMITED	TORONTO STANDARD CONDOMINIUM CORPORATION NO. 2983	C
AT6373595	2023/07/12	NOTICE	\$2	VANDYK - BACKYARD QUEENSVIEW LIMITED	TORONTO STANDARD CONDOMINIUM CORPORATION NO. 2983	C
AT6373604	2023/07/12	NOTICE	\$2	VANDYK - BACKYARD QUEENSVIEW LIMITED	TORONTO STANDARD CONDOMINIUM CORPORATION NO. 2983	C
		REMARKS: AT6373578				
AT6405972	2023/08/24	CHARGE	\$12,700,000	VANDYK - BACKYARD QUEENSVIEW LIMITED	PEOPLES TRUST COMPANY	C
AT6405973	2023/08/24	NO ASSGN RENT GEN		VANDYK - BACKYARD QUEENSVIEW LIMITED	PEOPLES TRUST COMPANY	C
		REMARKS: AT6405972.				
AT6406080	2023/08/24	POSTPONEMENT		TRISURA GUARANTEE INSURANCE COMPANY	PEOPLES TRUST COMPANY	C
		REMARKS: AT5030525 TO AT6405972				
AT6407058	2023/08/25	CONSTRUCTION LIEN	\$384,182	DIRCAM ELECTRIC LIMITED		C
AT6436267	2023/10/06	CONSTRUCTION LIEN	\$213,401	NEXT PLUMBING & HYDRONICS SUPPLY INC.		C
AT6439785	2023/10/12	CERTIFICATE		DIRCAM ELECTRIC LIMITED		C
		REMARKS: AT6407058				
AT6458231	2023/11/10	CONSTRUCTION LIEN	\$2,282,408	URBAN MECHANICAL CONTRACTING LTD.		C
AT6458352	2023/11/10	CONSTRUCTION LIEN	\$658,839	URBAN MECHANICAL CONTRACTING LTD.		C
AT6464044	2023/11/22	CONSTRUCTION LIEN	\$1,130	LIVE PATROL INC.		C

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NOTE: ENSURE THAT YOUR PRINTOUT STATES THE TOTAL NUMBER OF PAGES AND THAT YOU HAVE PICKED THEM ALL UP.

LAND
REGISTRY
OFFICE #66

76983-0156 (LT)

PREPARED FOR Liya0001
ON 2024/01/30 AT 09:35:09

* CERTIFIED IN ACCORDANCE WITH THE LAND TITLES ACT * SUBJECT TO RESERVATIONS IN CROWN GRANT *

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/ CHKD
AT6469954	2023/11/30	CERTIFICATE <i>REMARKS: AT6458231 CERTIFICATE OF ACTION</i>		URBAN MECHANICAL CONTRACTING LTD.		C
AT6469955	2023/11/30	CERTIFICATE <i>REMARKS: AT6458352 CERTIFICATE OF ACTION</i>		URBAN MECHANICAL CONTRACTING LTD.		C
AT6470666	2023/12/01	CONDO LIEN/98	\$417	TORONTO STANDARD CONDOMINIUM CORPORATION NO. 2983		C

NOTE: ADJOINING PROPERTIES SHOULD BE INVESTIGATED TO ASCERTAIN DESCRIPTIVE INCONSISTENCIES, IF ANY, WITH DESCRIPTION REPRESENTED FOR THIS PROPERTY.
NOTE: ENSURE THAT YOUR PRINTOUT STATES THE TOTAL NUMBER OF PAGES AND THAT YOU HAVE PICKED THEM ALL UP.

PROPERTY DESCRIPTION: UNIT 22, LEVEL B, TORONTO STANDARD CONDOMINIUM PLAN NO. 2983 AND ITS APPURTENANT INTEREST; CITY OF TORONTO

PROPERTY REMARKS: FOR THE PURPOSE OF THE QUALIFIER THE DATE OF REGISTRATION OF ABSOLUTE TITLE IS 2018/04/13.

ESTATE/QUALIFIER: FEE SIMPLE
LT ABSOLUTE PLUS

RECENTLY: CONDOMINIUM FROM 07500-0081

PIN CREATION DATE:
2023/07/10

OWNERS' NAMES VANDYK - BACKYARD QUEENSVIEW LIMITED

CAPACITY SHARE

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/CHKD
** PRINTOUT INCLUDES ALL DOCUMENT TYPES (DELETED INSTRUMENTS NOT INCLUDED) **						
**SUBJECT TO SUBSECTION 44(1) OF THE LAND TITLES ACT, EXCEPT PARAGRAPHS 3 AND 14 AND *						
** PROVINCIAL SUCCESSION DUTIES AND EXCEPT PARAGRAPH 11 AND ESCHEATS OR FORFEITURE **						
** TO THE CROWN UP TO THE DATE OF REGISTRATION WITH AN ABSOLUTE TITLE. **						
EB160013	1955/10/24	AGREEMENT			THE CORPORATION OF THE TOWNSHIP OF ETOBICOKE	C
EB163037	1956/01/03	CERTIFICATE				C
EB177163	1956/11/19	AGREEMENT			THE CORPORATION OF THE TOWNSHIP OF ETOBICOKE	C
EB181933	1957/04/04	AGREEMENT			THE CORPORATION OF THE TOWNSHIP OF ETOBICOKE	C
EB186721	1957/07/29	BYLAW				C
EB188451	1957/09/06	AGREEMENT			TOWNSHIP OF ETOBICOKE	C
AT5030525	2018/12/12	CHARGE	\$18,750,000	VANDYK - BACKYARD QUEENSVIEW LIMITED	TRISURA GUARANTEE INSURANCE COMPANY	C
AT5175582	2019/07/02	NOTICE		VANDYK-BACKYARD QUEENSVIEW LIMITED	TRISURA GUARANTEE INSURANCE COMPANY	C
		REMARKS: AT5030525				
AT5347788	2020/01/22	NOTICE		CITY OF TORONTO		C
AT5367386	2020/02/19	TRANSFER EASEMENT	\$2	VANDYK - BACKYARD QUEENSVIEW LIMITED	ROGERS COMMUNICATIONS INC.	C
AT5531340	2020/09/29	NOTICE	\$2	VANDYK - BACKYARD HUMBERSIDE LIMITED VANDYK - BACKYARD QUEENSVIEW LIMITED VANDYK - BACKYARD KINGSMILL LIMITED		C
AT5713886	2021/04/23	CERTIFICATE		HER MAJESTY THE QUEEN IN RIGHT OF ONTARIO AS REPRESENTED BY THE MINISTER OF THE ENVIRONMENT, CONSERVATION AND PARKS		C

NOTE: ADJOINING PROPERTIES SHOULD BE INVESTIGATED TO ASCERTAIN DESCRIPTIVE INCONSISTENCIES, IF ANY, WITH DESCRIPTION REPRESENTED FOR THIS PROPERTY.
NOTE: ENSURE THAT YOUR PRINTOUT STATES THE TOTAL NUMBER OF PAGES AND THAT YOU HAVE PICKED THEM ALL UP.

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/CHKD
TCP2983	2023/07/07	STANDARD CONDO PLN				C
AT6370359	2023/07/07	CONDO DECLARATION		VANDYK - BACKYARD QUEENSVIEW LIMITED		C
AT6373564	2023/07/12	CONDO BYLAW/98		TORONTO STANDARD CONDOMINIUM CORPORATION NO. 2983		C
AT6373568	2023/07/12	CONDO BYLAW/98		TORONTO STANDARD CONDOMINIUM CORPORATION NO. 2983		C
AT6373569	2023/07/12	CONDO BYLAW/98		TORONTO STANDARD CONDOMINIUM CORPORATION NO. 2983		C
AT6373573	2023/07/12	CONDO BYLAW/98		TORONTO STANDARD CONDOMINIUM CORPORATION NO. 2983		C
AT6373575	2023/07/12	CONDO BYLAW/98		TORONTO STANDARD CONDOMINIUM CORPORATION NO. 2983		C
AT6373578	2023/07/12	CONDO BYLAW/98		TORONTO STANDARD CONDOMINIUM CORPORATION NO. 2983		C
AT6373584	2023/07/12	NOTICE		VANDYK - BACKYARD QUEENSVIEW LIMITED	TORONTO STANDARD CONDOMINIUM CORPORATION NO. 2983	C
AT6373595	2023/07/12	NOTICE	\$2	VANDYK - BACKYARD QUEENSVIEW LIMITED	TORONTO STANDARD CONDOMINIUM CORPORATION NO. 2983	C
AT6373604	2023/07/12	NOTICE	\$2	VANDYK - BACKYARD QUEENSVIEW LIMITED	TORONTO STANDARD CONDOMINIUM CORPORATION NO. 2983	C
		REMARKS: AT6373578				
AT6405972	2023/08/24	CHARGE	\$12,700,000	VANDYK - BACKYARD QUEENSVIEW LIMITED	PEOPLES TRUST COMPANY	C
AT6405973	2023/08/24	NO ASSGN RENT GEN		VANDYK - BACKYARD QUEENSVIEW LIMITED	PEOPLES TRUST COMPANY	C
		REMARKS: AT6405972.				
AT6406080	2023/08/24	POSTPONEMENT		TRISURA GUARANTEE INSURANCE COMPANY	PEOPLES TRUST COMPANY	C
		REMARKS: AT5030525 TO AT6405972				
AT6407058	2023/08/25	CONSTRUCTION LIEN	\$384,182	DIRCAM ELECTRIC LIMITED		C
AT6436267	2023/10/06	CONSTRUCTION LIEN	\$213,401	NEXT PLUMBING & HYDRONICS SUPPLY INC.		C
AT6439785	2023/10/12	CERTIFICATE		DIRCAM ELECTRIC LIMITED		C
		REMARKS: AT6407058				
AT6458231	2023/11/10	CONSTRUCTION LIEN	\$2,282,408	URBAN MECHANICAL CONTRACTING LTD.		C
AT6458352	2023/11/10	CONSTRUCTION LIEN	\$658,839	URBAN MECHANICAL CONTRACTING LTD.		C
AT6464044	2023/11/22	CONSTRUCTION LIEN	\$1,130	LIVE PATROL INC.		C

NOTE: ADJOINING PROPERTIES SHOULD BE INVESTIGATED TO ASCERTAIN DESCRIPTIVE INCONSISTENCIES, IF ANY, WITH DESCRIPTION REPRESENTED FOR THIS PROPERTY.
NOTE: ENSURE THAT YOUR PRINTOUT STATES THE TOTAL NUMBER OF PAGES AND THAT YOU HAVE PICKED THEM ALL UP.

76983-0157 (LT)

* CERTIFIED IN ACCORDANCE WITH THE LAND TITLES ACT * SUBJECT TO RESERVATIONS IN CROWN GRANT *

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/ CHKD
AT6469954	2023/11/30	CERTIFICATE <i>REMARKS: AT6458231 CERTIFICATE OF ACTION</i>		URBAN MECHANICAL CONTRACTING LTD.		C
AT6469955	2023/11/30	CERTIFICATE <i>REMARKS: AT6458352 CERTIFICATE OF ACTION</i>		URBAN MECHANICAL CONTRACTING LTD.		C
AT6470664	2023/12/01	CONDO LIEN/98	\$417	TORONTO STANDARD CONDOMINIUM CORPORATION NO. 2983		C

NOTE: ADJOINING PROPERTIES SHOULD BE INVESTIGATED TO ASCERTAIN DESCRIPTIVE INCONSISTENCIES, IF ANY, WITH DESCRIPTION REPRESENTED FOR THIS PROPERTY.
NOTE: ENSURE THAT YOUR PRINTOUT STATES THE TOTAL NUMBER OF PAGES AND THAT YOU HAVE PICKED THEM ALL UP.

PROPERTY DESCRIPTION: UNIT 26, LEVEL B, TORONTO STANDARD CONDOMINIUM PLAN NO. 2983 AND ITS APPURTENANT INTEREST; CITY OF TORONTO

PROPERTY REMARKS: FOR THE PURPOSE OF THE QUALIFIER THE DATE OF REGISTRATION OF ABSOLUTE TITLE IS 2018/04/13.

ESTATE/QUALIFIER: FEE SIMPLE
LT ABSOLUTE PLUS

RECENTLY: CONDOMINIUM FROM 07500-0081

PIN CREATION DATE:
2023/07/10

OWNERS' NAMES VANDYK - BACKYARD QUEENSVIEW LIMITED

CAPACITY SHARE

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/CHKD
** PRINTOUT INCLUDES ALL DOCUMENT TYPES (DELETED INSTRUMENTS NOT INCLUDED) **						
**SUBJECT TO SUBSECTION 44(1) OF THE LAND TITLES ACT, EXCEPT PARAGRAPHS 3 AND 14 AND *						
** PROVINCIAL SUCCESSION DUTIES AND EXCEPT PARAGRAPH 11 AND ESCHEATS OR FORFEITURE **						
** TO THE CROWN UP TO THE DATE OF REGISTRATION WITH AN ABSOLUTE TITLE. **						
EB160013	1955/10/24	AGREEMENT			THE CORPORATION OF THE TOWNSHIP OF ETOBICOKE	C
EB163037	1956/01/03	CERTIFICATE				C
EB177163	1956/11/19	AGREEMENT			THE CORPORATION OF THE TOWNSHIP OF ETOBICOKE	C
EB181933	1957/04/04	AGREEMENT			THE CORPORATION OF THE TOWNSHIP OF ETOBICOKE	C
EB186721	1957/07/29	BYLAW				C
EB188451	1957/09/06	AGREEMENT			TOWNSHIP OF ETOBICOKE	C
AT5030525	2018/12/12	CHARGE	\$18,750,000	VANDYK - BACKYARD QUEENSVIEW LIMITED	TRISURA GUARANTEE INSURANCE COMPANY	C
AT5175582	2019/07/02	NOTICE		VANDYK-BACKYARD QUEENSVIEW LIMITED	TRISURA GUARANTEE INSURANCE COMPANY	C
REMARKS: AT5030525						
AT5347788	2020/01/22	NOTICE		CITY OF TORONTO		C
AT5367386	2020/02/19	TRANSFER EASEMENT	\$2	VANDYK - BACKYARD QUEENSVIEW LIMITED	ROGERS COMMUNICATIONS INC.	C
AT5531340	2020/09/29	NOTICE	\$2	VANDYK - BACKYARD HUMBERSIDE LIMITED VANDYK - BACKYARD QUEENSVIEW LIMITED VANDYK - BACKYARD KINGSMILL LIMITED		C
AT5713886	2021/04/23	CERTIFICATE		HER MAJESTY THE QUEEN IN RIGHT OF ONTARIO AS REPRESENTED BY THE MINISTER OF THE ENVIRONMENT, CONSERVATION AND PARKS		C

NOTE: ADJOINING PROPERTIES SHOULD BE INVESTIGATED TO ASCERTAIN DESCRIPTIVE INCONSISTENCIES, IF ANY, WITH DESCRIPTION REPRESENTED FOR THIS PROPERTY.
NOTE: ENSURE THAT YOUR PRINTOUT STATES THE TOTAL NUMBER OF PAGES AND THAT YOU HAVE PICKED THEM ALL UP.

LAND
 REGISTRY
 OFFICE #66

76983-0161 (LT)

* CERTIFIED IN ACCORDANCE WITH THE LAND TITLES ACT * SUBJECT TO RESERVATIONS IN CROWN GRANT *

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/CHKD
TCP2983	2023/07/07	STANDARD CONDO PLN				C
AT6370359	2023/07/07	CONDO DECLARATION		VANDYK - BACKYARD QUEENSVIEW LIMITED		C
AT6373564	2023/07/12	CONDO BYLAW/98		TORONTO STANDARD CONDOMINIUM CORPORATION NO. 2983		C
AT6373568	2023/07/12	CONDO BYLAW/98		TORONTO STANDARD CONDOMINIUM CORPORATION NO. 2983		C
AT6373569	2023/07/12	CONDO BYLAW/98		TORONTO STANDARD CONDOMINIUM CORPORATION NO. 2983		C
AT6373573	2023/07/12	CONDO BYLAW/98		TORONTO STANDARD CONDOMINIUM CORPORATION NO. 2983		C
AT6373575	2023/07/12	CONDO BYLAW/98		TORONTO STANDARD CONDOMINIUM CORPORATION NO. 2983		C
AT6373578	2023/07/12	CONDO BYLAW/98		TORONTO STANDARD CONDOMINIUM CORPORATION NO. 2983		C
AT6373584	2023/07/12	NOTICE		VANDYK - BACKYARD QUEENSVIEW LIMITED	TORONTO STANDARD CONDOMINIUM CORPORATION NO. 2983	C
AT6373595	2023/07/12	NOTICE	\$2	VANDYK - BACKYARD QUEENSVIEW LIMITED	TORONTO STANDARD CONDOMINIUM CORPORATION NO. 2983	C
AT6373604	2023/07/12	NOTICE	\$2	VANDYK - BACKYARD QUEENSVIEW LIMITED	TORONTO STANDARD CONDOMINIUM CORPORATION NO. 2983	C
		REMARKS: AT6373578				
AT6405972	2023/08/24	CHARGE	\$12,700,000	VANDYK - BACKYARD QUEENSVIEW LIMITED	PEOPLES TRUST COMPANY	C
AT6405973	2023/08/24	NO ASSGN RENT GEN		VANDYK - BACKYARD QUEENSVIEW LIMITED	PEOPLES TRUST COMPANY	C
		REMARKS: AT6405972.				
AT6406080	2023/08/24	POSTPONEMENT		TRISURA GUARANTEE INSURANCE COMPANY	PEOPLES TRUST COMPANY	C
		REMARKS: AT5030525 TO AT6405972				
AT6407058	2023/08/25	CONSTRUCTION LIEN	\$384,182	DIRCAM ELECTRIC LIMITED		C
AT6436267	2023/10/06	CONSTRUCTION LIEN	\$213,401	NEXT PLUMBING & HYDRONICS SUPPLY INC.		C
AT6439785	2023/10/12	CERTIFICATE		DIRCAM ELECTRIC LIMITED		C
		REMARKS: AT6407058				
AT6458231	2023/11/10	CONSTRUCTION LIEN	\$2,282,408	URBAN MECHANICAL CONTRACTING LTD.		C
AT6458352	2023/11/10	CONSTRUCTION LIEN	\$658,839	URBAN MECHANICAL CONTRACTING LTD.		C
AT6464044	2023/11/22	CONSTRUCTION LIEN	\$1,130	LIVE PATROL INC.		C

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REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/ CHKD
AT6469954	2023/11/30	CERTIFICATE <i>REMARKS: AT6458231 CERTIFICATE OF ACTION</i>		URBAN MECHANICAL CONTRACTING LTD.		C
AT6469955	2023/11/30	CERTIFICATE <i>REMARKS: AT6458352 CERTIFICATE OF ACTION</i>		URBAN MECHANICAL CONTRACTING LTD.		C
AT6470612	2023/12/01	CONDO LIEN/98	\$417	TORONTO CONDOMINIUM CORPORATION NO. 2983		C

PROPERTY DESCRIPTION: UNIT 27, LEVEL B, TORONTO STANDARD CONDOMINIUM PLAN NO. 2983 AND ITS APPURTENANT INTEREST; CITY OF TORONTO

PROPERTY REMARKS: FOR THE PURPOSE OF THE QUALIFIER THE DATE OF REGISTRATION OF ABSOLUTE TITLE IS 2018/04/13.

ESTATE/QUALIFIER: FEE SIMPLE
LT ABSOLUTE PLUS

RECENTLY: CONDOMINIUM FROM 07500-0081

PIN CREATION DATE:
2023/07/10

OWNERS' NAMES VANDYK - BACKYARD QUEENSVIEW LIMITED

CAPACITY SHARE

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/CHKD
** PRINTOUT INCLUDES ALL DOCUMENT TYPES (DELETED INSTRUMENTS NOT INCLUDED) **						
**SUBJECT TO SUBSECTION 44(1) OF THE LAND TITLES ACT, EXCEPT PARAGRAPHS 3 AND 14 AND *						
** PROVINCIAL SUCCESSION DUTIES AND EXCEPT PARAGRAPH 11 AND ESCHEATS OR FORFEITURE **						
** TO THE CROWN UP TO THE DATE OF REGISTRATION WITH AN ABSOLUTE TITLE. **						
EB160013	1955/10/24	AGREEMENT			THE CORPORATION OF THE TOWNSHIP OF ETOBICOKE	C
EB163037	1956/01/03	CERTIFICATE				C
EB177163	1956/11/19	AGREEMENT			THE CORPORATION OF THE TOWNSHIP OF ETOBICOKE	C
EB181933	1957/04/04	AGREEMENT			THE CORPORATION OF THE TOWNSHIP OF ETOBICOKE	C
EB186721	1957/07/29	BYLAW				C
EB188451	1957/09/06	AGREEMENT			TOWNSHIP OF ETOBICOKE	C
AT5030525	2018/12/12	CHARGE	\$18,750,000	VANDYK - BACKYARD QUEENSVIEW LIMITED	TRISURA GUARANTEE INSURANCE COMPANY	C
AT5175582	2019/07/02	NOTICE		VANDYK-BACKYARD QUEENSVIEW LIMITED	TRISURA GUARANTEE INSURANCE COMPANY	C
		REMARKS: AT5030525				
AT5347788	2020/01/22	NOTICE		CITY OF TORONTO		C
AT5367386	2020/02/19	TRANSFER EASEMENT	\$2	VANDYK - BACKYARD QUEENSVIEW LIMITED	ROGERS COMMUNICATIONS INC.	C
AT5531340	2020/09/29	NOTICE	\$2	VANDYK - BACKYARD HUMBERSIDE LIMITED VANDYK - BACKYARD QUEENSVIEW LIMITED VANDYK - BACKYARD KINGSMILL LIMITED		C
AT5713886	2021/04/23	CERTIFICATE		HER MAJESTY THE QUEEN IN RIGHT OF ONTARIO AS REPRESENTED BY THE MINISTER OF THE ENVIRONMENT, CONSERVATION AND PARKS		C

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REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/CHKD
TCP2983	2023/07/07	STANDARD CONDO PLN				C
AT6370359	2023/07/07	CONDO DECLARATION		VANDYK - BACKYARD QUEENSVIEW LIMITED		C
AT6373564	2023/07/12	CONDO BYLAW/98		TORONTO STANDARD CONDOMINIUM CORPORATION NO. 2983		C
AT6373568	2023/07/12	CONDO BYLAW/98		TORONTO STANDARD CONDOMINIUM CORPORATION NO. 2983		C
AT6373569	2023/07/12	CONDO BYLAW/98		TORONTO STANDARD CONDOMINIUM CORPORATION NO. 2983		C
AT6373573	2023/07/12	CONDO BYLAW/98		TORONTO STANDARD CONDOMINIUM CORPORATION NO. 2983		C
AT6373575	2023/07/12	CONDO BYLAW/98		TORONTO STANDARD CONDOMINIUM CORPORATION NO. 2983		C
AT6373578	2023/07/12	CONDO BYLAW/98		TORONTO STANDARD CONDOMINIUM CORPORATION NO. 2983		C
AT6373584	2023/07/12	NOTICE		VANDYK - BACKYARD QUEENSVIEW LIMITED	TORONTO STANDARD CONDOMINIUM CORPORATION NO. 2983	C
AT6373595	2023/07/12	NOTICE	\$2	VANDYK - BACKYARD QUEENSVIEW LIMITED	TORONTO STANDARD CONDOMINIUM CORPORATION NO. 2983	C
AT6373604	2023/07/12	NOTICE	\$2	VANDYK - BACKYARD QUEENSVIEW LIMITED	TORONTO STANDARD CONDOMINIUM CORPORATION NO. 2983	C
		REMARKS: AT6373578				
AT6405972	2023/08/24	CHARGE	\$12,700,000	VANDYK - BACKYARD QUEENSVIEW LIMITED	PEOPLES TRUST COMPANY	C
AT6405973	2023/08/24	NO ASSGN RENT GEN		VANDYK - BACKYARD QUEENSVIEW LIMITED	PEOPLES TRUST COMPANY	C
		REMARKS: AT6405972.				
AT6406080	2023/08/24	POSTPONEMENT		TRISURA GUARANTEE INSURANCE COMPANY	PEOPLES TRUST COMPANY	C
		REMARKS: AT5030525 TO AT6405972				
AT6407058	2023/08/25	CONSTRUCTION LIEN	\$384,182	DIRCAM ELECTRIC LIMITED		C
AT6436267	2023/10/06	CONSTRUCTION LIEN	\$213,401	NEXT PLUMBING & HYDRONICS SUPPLY INC.		C
AT6439785	2023/10/12	CERTIFICATE		DIRCAM ELECTRIC LIMITED		C
		REMARKS: AT6407058				
AT6458231	2023/11/10	CONSTRUCTION LIEN	\$2,282,408	URBAN MECHANICAL CONTRACTING LTD.		C
AT6458352	2023/11/10	CONSTRUCTION LIEN	\$658,839	URBAN MECHANICAL CONTRACTING LTD.		C
AT6464044	2023/11/22	CONSTRUCTION LIEN	\$1,130	LIVE PATROL INC.		C

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REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/ CHKD
AT6469954	2023/11/30	CERTIFICATE <i>REMARKS: AT6458231 CERTIFICATE OF ACTION</i>		URBAN MECHANICAL CONTRACTING LTD.		C
AT6469955	2023/11/30	CERTIFICATE <i>REMARKS: AT6458352 CERTIFICATE OF ACTION</i>		URBAN MECHANICAL CONTRACTING LTD.		C
AT6470608	2023/12/01	CONDO LIEN/98	\$417	TORONTO STANDARD CONDOMINIUM CORPORATION NO. 2983		C

PROPERTY DESCRIPTION: UNIT 28, LEVEL B, TORONTO STANDARD CONDOMINIUM PLAN NO. 2983 AND ITS APPURTENANT INTEREST; CITY OF TORONTO

PROPERTY REMARKS: FOR THE PURPOSE OF THE QUALIFIER THE DATE OF REGISTRATION OF ABSOLUTE TITLE IS 2018/04/13.

ESTATE/QUALIFIER: FEE SIMPLE
LT ABSOLUTE PLUS

RECENTLY: CONDOMINIUM FROM 07500-0081

PIN CREATION DATE:
2023/07/10

OWNERS' NAMES VANDYK - BACKYARD QUEENSVIEW LIMITED

CAPACITY SHARE

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/CHKD
** PRINTOUT INCLUDES ALL DOCUMENT TYPES (DELETED INSTRUMENTS NOT INCLUDED) **						
**SUBJECT TO SUBSECTION 44(1) OF THE LAND TITLES ACT, EXCEPT PARAGRAPHS 3 AND 14 AND *						
** PROVINCIAL SUCCESSION DUTIES AND EXCEPT PARAGRAPH 11 AND ESCHEATS OR FORFEITURE **						
** TO THE CROWN UP TO THE DATE OF REGISTRATION WITH AN ABSOLUTE TITLE. **						
EB160013	1955/10/24	AGREEMENT			THE CORPORATION OF THE TOWNSHIP OF ETOBICOKE	C
EB163037	1956/01/03	CERTIFICATE				C
EB177163	1956/11/19	AGREEMENT			THE CORPORATION OF THE TOWNSHIP OF ETOBICOKE	C
EB181933	1957/04/04	AGREEMENT			THE CORPORATION OF THE TOWNSHIP OF ETOBICOKE	C
EB186721	1957/07/29	BYLAW				C
EB188451	1957/09/06	AGREEMENT			TOWNSHIP OF ETOBICOKE	C
AT5030525	2018/12/12	CHARGE	\$18,750,000	VANDYK - BACKYARD QUEENSVIEW LIMITED	TRISURA GUARANTEE INSURANCE COMPANY	C
AT5175582	2019/07/02	NOTICE		VANDYK-BACKYARD QUEENSVIEW LIMITED	TRISURA GUARANTEE INSURANCE COMPANY	C
		REMARKS: AT5030525				
AT5347788	2020/01/22	NOTICE		CITY OF TORONTO		C
AT5367386	2020/02/19	TRANSFER EASEMENT	\$2	VANDYK - BACKYARD QUEENSVIEW LIMITED	ROGERS COMMUNICATIONS INC.	C
AT5531340	2020/09/29	NOTICE	\$2	VANDYK - BACKYARD HUMBERSIDE LIMITED VANDYK - BACKYARD QUEENSVIEW LIMITED VANDYK - BACKYARD KINGSMILL LIMITED		C
AT5713886	2021/04/23	CERTIFICATE		HER MAJESTY THE QUEEN IN RIGHT OF ONTARIO AS REPRESENTED BY THE MINISTER OF THE ENVIRONMENT, CONSERVATION AND PARKS		C

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REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/CHKD
TCP2983	2023/07/07	STANDARD CONDO PLN				C
AT6370359	2023/07/07	CONDO DECLARATION		VANDYK - BACKYARD QUEENSVIEW LIMITED		C
AT6373564	2023/07/12	CONDO BYLAW/98		TORONTO STANDARD CONDOMINIUM CORPORATION NO. 2983		C
AT6373568	2023/07/12	CONDO BYLAW/98		TORONTO STANDARD CONDOMINIUM CORPORATION NO. 2983		C
AT6373569	2023/07/12	CONDO BYLAW/98		TORONTO STANDARD CONDOMINIUM CORPORATION NO. 2983		C
AT6373573	2023/07/12	CONDO BYLAW/98		TORONTO STANDARD CONDOMINIUM CORPORATION NO. 2983		C
AT6373575	2023/07/12	CONDO BYLAW/98		TORONTO STANDARD CONDOMINIUM CORPORATION NO. 2983		C
AT6373578	2023/07/12	CONDO BYLAW/98		TORONTO STANDARD CONDOMINIUM CORPORATION NO. 2983		C
AT6373584	2023/07/12	NOTICE		VANDYK - BACKYARD QUEENSVIEW LIMITED	TORONTO STANDARD CONDOMINIUM CORPORATION NO. 2983	C
AT6373595	2023/07/12	NOTICE	\$2	VANDYK - BACKYARD QUEENSVIEW LIMITED	TORONTO STANDARD CONDOMINIUM CORPORATION NO. 2983	C
AT6373604	2023/07/12	NOTICE	\$2	VANDYK - BACKYARD QUEENSVIEW LIMITED	TORONTO STANDARD CONDOMINIUM CORPORATION NO. 2983	C
		REMARKS: AT6373578				
AT6405972	2023/08/24	CHARGE	\$12,700,000	VANDYK - BACKYARD QUEENSVIEW LIMITED	PEOPLES TRUST COMPANY	C
AT6405973	2023/08/24	NO ASSGN RENT GEN		VANDYK - BACKYARD QUEENSVIEW LIMITED	PEOPLES TRUST COMPANY	C
		REMARKS: AT6405972.				
AT6406080	2023/08/24	POSTPONEMENT		TRISURA GUARANTEE INSURANCE COMPANY	PEOPLES TRUST COMPANY	C
		REMARKS: AT5030525 TO AT6405972				
AT6407058	2023/08/25	CONSTRUCTION LIEN	\$384,182	DIRCAM ELECTRIC LIMITED		C
AT6436267	2023/10/06	CONSTRUCTION LIEN	\$213,401	NEXT PLUMBING & HYDRONICS SUPPLY INC.		C
AT6439785	2023/10/12	CERTIFICATE		DIRCAM ELECTRIC LIMITED		C
		REMARKS: AT6407058				
AT6458231	2023/11/10	CONSTRUCTION LIEN	\$2,282,408	URBAN MECHANICAL CONTRACTING LTD.		C
AT6458352	2023/11/10	CONSTRUCTION LIEN	\$658,839	URBAN MECHANICAL CONTRACTING LTD.		C
AT6464044	2023/11/22	CONSTRUCTION LIEN	\$1,130	LIVE PATROL INC.		C

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NOTE: ENSURE THAT YOUR PRINTOUT STATES THE TOTAL NUMBER OF PAGES AND THAT YOU HAVE PICKED THEM ALL UP.

* CERTIFIED IN ACCORDANCE WITH THE LAND TITLES ACT * SUBJECT TO RESERVATIONS IN CROWN GRANT *

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/ CHKD
AT6469954	2023/11/30	CERTIFICATE <i>REMARKS: AT6458231 CERTIFICATE OF ACTION</i>		URBAN MECHANICAL CONTRACTING LTD.		C
AT6469955	2023/11/30	CERTIFICATE <i>REMARKS: AT6458352 CERTIFICATE OF ACTION</i>		URBAN MECHANICAL CONTRACTING LTD.		C
AT6470607	2023/12/01	CONDO LIEN/98	\$417	TORONTO STANDARD CONDOMNIUM CORPORATION NO. 2983		C

PROPERTY DESCRIPTION: UNIT 29, LEVEL B, TORONTO STANDARD CONDOMINIUM PLAN NO. 2983 AND ITS APPURTENANT INTEREST; CITY OF TORONTO

PROPERTY REMARKS: FOR THE PURPOSE OF THE QUALIFIER THE DATE OF REGISTRATION OF ABSOLUTE TITLE IS 2018/04/13.

ESTATE/QUALIFIER: FEE SIMPLE
LT ABSOLUTE PLUS

RECENTLY: CONDOMINIUM FROM 07500-0081

PIN CREATION DATE:
2023/07/10

OWNERS' NAMES VANDYK - BACKYARD QUEENSVIEW LIMITED

CAPACITY SHARE

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/CHKD
** PRINTOUT INCLUDES ALL DOCUMENT TYPES (DELETED INSTRUMENTS NOT INCLUDED) **						
**SUBJECT TO SUBSECTION 44(1) OF THE LAND TITLES ACT, EXCEPT PARAGRAPHS 3 AND 14 AND *						
** PROVINCIAL SUCCESSION DUTIES AND EXCEPT PARAGRAPH 11 AND ESCHEATS OR FORFEITURE **						
** TO THE CROWN UP TO THE DATE OF REGISTRATION WITH AN ABSOLUTE TITLE. **						
EB160013	1955/10/24	AGREEMENT			THE CORPORATION OF THE TOWNSHIP OF ETOBICOKE	C
EB163037	1956/01/03	CERTIFICATE				C
EB177163	1956/11/19	AGREEMENT			THE CORPORATION OF THE TOWNSHIP OF ETOBICOKE	C
EB181933	1957/04/04	AGREEMENT			THE CORPORATION OF THE TOWNSHIP OF ETOBICOKE	C
EB186721	1957/07/29	BYLAW				C
EB188451	1957/09/06	AGREEMENT			TOWNSHIP OF ETOBICOKE	C
AT5030525	2018/12/12	CHARGE	\$18,750,000	VANDYK - BACKYARD QUEENSVIEW LIMITED	TRISURA GUARANTEE INSURANCE COMPANY	C
AT5175582	2019/07/02	NOTICE		VANDYK-BACKYARD QUEENSVIEW LIMITED	TRISURA GUARANTEE INSURANCE COMPANY	C
		REMARKS: AT5030525				
AT5347788	2020/01/22	NOTICE		CITY OF TORONTO		C
AT5367386	2020/02/19	TRANSFER EASEMENT	\$2	VANDYK - BACKYARD QUEENSVIEW LIMITED	ROGERS COMMUNICATIONS INC.	C
AT5531340	2020/09/29	NOTICE	\$2	VANDYK - BACKYARD HUMBERSIDE LIMITED VANDYK - BACKYARD QUEENSVIEW LIMITED VANDYK - BACKYARD KINGSMILL LIMITED		C
AT5713886	2021/04/23	CERTIFICATE		HER MAJESTY THE QUEEN IN RIGHT OF ONTARIO AS REPRESENTED BY THE MINISTER OF THE ENVIRONMENT, CONSERVATION AND PARKS		C

NOTE: ADJOINING PROPERTIES SHOULD BE INVESTIGATED TO ASCERTAIN DESCRIPTIVE INCONSISTENCIES, IF ANY, WITH DESCRIPTION REPRESENTED FOR THIS PROPERTY.
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REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/CHKD
TCP2983	2023/07/07	STANDARD CONDO PLN				C
AT6370359	2023/07/07	CONDO DECLARATION		VANDYK - BACKYARD QUEENSVIEW LIMITED		C
AT6373564	2023/07/12	CONDO BYLAW/98		TORONTO STANDARD CONDOMINIUM CORPORATION NO. 2983		C
AT6373568	2023/07/12	CONDO BYLAW/98		TORONTO STANDARD CONDOMINIUM CORPORATION NO. 2983		C
AT6373569	2023/07/12	CONDO BYLAW/98		TORONTO STANDARD CONDOMINIUM CORPORATION NO. 2983		C
AT6373573	2023/07/12	CONDO BYLAW/98		TORONTO STANDARD CONDOMINIUM CORPORATION NO. 2983		C
AT6373575	2023/07/12	CONDO BYLAW/98		TORONTO STANDARD CONDOMINIUM CORPORATION NO. 2983		C
AT6373578	2023/07/12	CONDO BYLAW/98		TORONTO STANDARD CONDOMINIUM CORPORATION NO. 2983		C
AT6373584	2023/07/12	NOTICE		VANDYK - BACKYARD QUEENSVIEW LIMITED	TORONTO STANDARD CONDOMINIUM CORPORATION NO. 2983	C
AT6373595	2023/07/12	NOTICE	\$2	VANDYK - BACKYARD QUEENSVIEW LIMITED	TORONTO STANDARD CONDOMINIUM CORPORATION NO. 2983	C
AT6373604	2023/07/12	NOTICE	\$2	VANDYK - BACKYARD QUEENSVIEW LIMITED	TORONTO STANDARD CONDOMINIUM CORPORATION NO. 2983	C
		REMARKS: AT6373578				
AT6405972	2023/08/24	CHARGE	\$12,700,000	VANDYK - BACKYARD QUEENSVIEW LIMITED	PEOPLES TRUST COMPANY	C
AT6405973	2023/08/24	NO ASSGN RENT GEN		VANDYK - BACKYARD QUEENSVIEW LIMITED	PEOPLES TRUST COMPANY	C
		REMARKS: AT6405972.				
AT6406080	2023/08/24	POSTPONEMENT		TRISURA GUARANTEE INSURANCE COMPANY	PEOPLES TRUST COMPANY	C
		REMARKS: AT5030525 TO AT6405972				
AT6407058	2023/08/25	CONSTRUCTION LIEN	\$384,182	DIRCAM ELECTRIC LIMITED		C
AT6436267	2023/10/06	CONSTRUCTION LIEN	\$213,401	NEXT PLUMBING & HYDRONICS SUPPLY INC.		C
AT6439785	2023/10/12	CERTIFICATE		DIRCAM ELECTRIC LIMITED		C
		REMARKS: AT6407058				
AT6458231	2023/11/10	CONSTRUCTION LIEN	\$2,282,408	URBAN MECHANICAL CONTRACTING LTD.		C
AT6458352	2023/11/10	CONSTRUCTION LIEN	\$658,839	URBAN MECHANICAL CONTRACTING LTD.		C
AT6464044	2023/11/22	CONSTRUCTION LIEN	\$1,130	LIVE PATROL INC.		C

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REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/ CHKD
AT6469954	2023/11/30	CERTIFICATE <i>REMARKS: AT6458231 CERTIFICATE OF ACTION</i>		URBAN MECHANICAL CONTRACTING LTD.		C
AT6469955	2023/11/30	CERTIFICATE <i>REMARKS: AT6458352 CERTIFICATE OF ACTION</i>		URBAN MECHANICAL CONTRACTING LTD.		C
AT6470604	2023/12/01	CONDO LIEN/98	\$417	TORONTO STANDARD CONDOMINIUM CORPORATION NO. 2983		C

PROPERTY DESCRIPTION: UNIT 30, LEVEL B, TORONTO STANDARD CONDOMINIUM PLAN NO. 2983 AND ITS APPURTENANT INTEREST; CITY OF TORONTO

PROPERTY REMARKS: FOR THE PURPOSE OF THE QUALIFIER THE DATE OF REGISTRATION OF ABSOLUTE TITLE IS 2018/04/13.

ESTATE/QUALIFIER: FEE SIMPLE
LT ABSOLUTE PLUS

RECENTLY: CONDOMINIUM FROM 07500-0081

PIN CREATION DATE:
2023/07/10

OWNERS' NAMES VANDYK - BACKYARD QUEENSVIEW LIMITED

CAPACITY SHARE

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/CHKD
** PRINTOUT INCLUDES ALL DOCUMENT TYPES (DELETED INSTRUMENTS NOT INCLUDED) **						
**SUBJECT TO SUBSECTION 44(1) OF THE LAND TITLES ACT, EXCEPT PARAGRAPHS 3 AND 14 AND *						
** PROVINCIAL SUCCESSION DUTIES AND EXCEPT PARAGRAPH 11 AND ESCHEATS OR FORFEITURE **						
** TO THE CROWN UP TO THE DATE OF REGISTRATION WITH AN ABSOLUTE TITLE. **						
EB160013	1955/10/24	AGREEMENT			THE CORPORATION OF THE TOWNSHIP OF ETOBICOKE	C
EB163037	1956/01/03	CERTIFICATE				C
EB177163	1956/11/19	AGREEMENT			THE CORPORATION OF THE TOWNSHIP OF ETOBICOKE	C
EB181933	1957/04/04	AGREEMENT			THE CORPORATION OF THE TOWNSHIP OF ETOBICOKE	C
EB186721	1957/07/29	BYLAW				C
EB188451	1957/09/06	AGREEMENT			TOWNSHIP OF ETOBICOKE	C
AT5030525	2018/12/12	CHARGE	\$18,750,000	VANDYK - BACKYARD QUEENSVIEW LIMITED	TRISURA GUARANTEE INSURANCE COMPANY	C
AT5175582	2019/07/02	NOTICE		VANDYK-BACKYARD QUEENSVIEW LIMITED	TRISURA GUARANTEE INSURANCE COMPANY	C
REMARKS: AT5030525						
AT5347788	2020/01/22	NOTICE		CITY OF TORONTO		C
AT5367386	2020/02/19	TRANSFER EASEMENT	\$2	VANDYK - BACKYARD QUEENSVIEW LIMITED	ROGERS COMMUNICATIONS INC.	C
AT5531340	2020/09/29	NOTICE	\$2	VANDYK - BACKYARD HUMBERSIDE LIMITED VANDYK - BACKYARD QUEENSVIEW LIMITED VANDYK - BACKYARD KINGSMILL LIMITED		C
AT5713886	2021/04/23	CERTIFICATE		HER MAJESTY THE QUEEN IN RIGHT OF ONTARIO AS REPRESENTED BY THE MINISTER OF THE ENVIRONMENT, CONSERVATION AND PARKS		C

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REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/CHKD
TCP2983	2023/07/07	STANDARD CONDO PLN				C
AT6370359	2023/07/07	CONDO DECLARATION		VANDYK - BACKYARD QUEENSVIEW LIMITED		C
AT6373564	2023/07/12	CONDO BYLAW/98		TORONTO STANDARD CONDOMINIUM CORPORATION NO. 2983		C
AT6373568	2023/07/12	CONDO BYLAW/98		TORONTO STANDARD CONDOMINIUM CORPORATION NO. 2983		C
AT6373569	2023/07/12	CONDO BYLAW/98		TORONTO STANDARD CONDOMINIUM CORPORATION NO. 2983		C
AT6373573	2023/07/12	CONDO BYLAW/98		TORONTO STANDARD CONDOMINIUM CORPORATION NO. 2983		C
AT6373575	2023/07/12	CONDO BYLAW/98		TORONTO STANDARD CONDOMINIUM CORPORATION NO. 2983		C
AT6373578	2023/07/12	CONDO BYLAW/98		TORONTO STANDARD CONDOMINIUM CORPORATION NO. 2983		C
AT6373584	2023/07/12	NOTICE		VANDYK - BACKYARD QUEENSVIEW LIMITED	TORONTO STANDARD CONDOMINIUM CORPORATION NO. 2983	C
AT6373595	2023/07/12	NOTICE	\$2	VANDYK - BACKYARD QUEENSVIEW LIMITED	TORONTO STANDARD CONDOMINIUM CORPORATION NO. 2983	C
AT6373604	2023/07/12	NOTICE	\$2	VANDYK - BACKYARD QUEENSVIEW LIMITED	TORONTO STANDARD CONDOMINIUM CORPORATION NO. 2983	C
		REMARKS: AT6373578				
AT6405972	2023/08/24	CHARGE	\$12,700,000	VANDYK - BACKYARD QUEENSVIEW LIMITED	PEOPLES TRUST COMPANY	C
AT6405973	2023/08/24	NO ASSGN RENT GEN		VANDYK - BACKYARD QUEENSVIEW LIMITED	PEOPLES TRUST COMPANY	C
		REMARKS: AT6405972.				
AT6406080	2023/08/24	POSTPONEMENT		TRISURA GUARANTEE INSURANCE COMPANY	PEOPLES TRUST COMPANY	C
		REMARKS: AT5030525 TO AT6405972				
AT6407058	2023/08/25	CONSTRUCTION LIEN	\$384,182	DIRCAM ELECTRIC LIMITED		C
AT6436267	2023/10/06	CONSTRUCTION LIEN	\$213,401	NEXT PLUMBING & HYDRONICS SUPPLY INC.		C
AT6439785	2023/10/12	CERTIFICATE		DIRCAM ELECTRIC LIMITED		C
		REMARKS: AT6407058				
AT6458231	2023/11/10	CONSTRUCTION LIEN	\$2,282,408	URBAN MECHANICAL CONTRACTING LTD.		C
AT6458352	2023/11/10	CONSTRUCTION LIEN	\$658,839	URBAN MECHANICAL CONTRACTING LTD.		C
AT6464044	2023/11/22	CONSTRUCTION LIEN	\$1,130	LIVE PATROL INC.		C

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LAND
 REGISTRY
 OFFICE #66

76983-0165 (LT)

* CERTIFIED IN ACCORDANCE WITH THE LAND TITLES ACT * SUBJECT TO RESERVATIONS IN CROWN GRANT *

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/ CHKD
AT6469954	2023/11/30	CERTIFICATE <i>REMARKS: AT6458231 CERTIFICATE OF ACTION</i>		URBAN MECHANICAL CONTRACTING LTD.		C
AT6469955	2023/11/30	CERTIFICATE <i>REMARKS: AT6458352 CERTIFICATE OF ACTION</i>		URBAN MECHANICAL CONTRACTING LTD.		C
AT6470602	2023/12/01	CONDO LIEN/98	\$417	TORONTO STANDARD CONDOMINIUM CORPORATION NO. 2983		C

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 NOTE: ENSURE THAT YOUR PRINTOUT STATES THE TOTAL NUMBER OF PAGES AND THAT YOU HAVE PICKED THEM ALL UP.

PROPERTY DESCRIPTION: UNIT 31, LEVEL B, TORONTO STANDARD CONDOMINIUM PLAN NO. 2983 AND ITS APPURTENANT INTEREST; CITY OF TORONTO

PROPERTY REMARKS: FOR THE PURPOSE OF THE QUALIFIER THE DATE OF REGISTRATION OF ABSOLUTE TITLE IS 2018/04/13.

ESTATE/QUALIFIER: FEE SIMPLE
LT ABSOLUTE PLUS

RECENTLY: CONDOMINIUM FROM 07500-0081

PIN CREATION DATE:
2023/07/10

OWNERS' NAMES VANDYK - BACKYARD QUEENSVIEW LIMITED

CAPACITY SHARE

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/CHKD
** PRINTOUT INCLUDES ALL DOCUMENT TYPES (DELETED INSTRUMENTS NOT INCLUDED) **						
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** PROVINCIAL SUCCESSION DUTIES AND EXCEPT PARAGRAPH 11 AND ESCHEATS OR FORFEITURE **						
** TO THE CROWN UP TO THE DATE OF REGISTRATION WITH AN ABSOLUTE TITLE. **						
EB160013	1955/10/24	AGREEMENT			THE CORPORATION OF THE TOWNSHIP OF ETOBICOKE	C
EB163037	1956/01/03	CERTIFICATE				C
EB177163	1956/11/19	AGREEMENT			THE CORPORATION OF THE TOWNSHIP OF ETOBICOKE	C
EB181933	1957/04/04	AGREEMENT			THE CORPORATION OF THE TOWNSHIP OF ETOBICOKE	C
EB186721	1957/07/29	BYLAW				C
EB188451	1957/09/06	AGREEMENT			TOWNSHIP OF ETOBICOKE	C
AT5030525	2018/12/12	CHARGE	\$18,750,000	VANDYK - BACKYARD QUEENSVIEW LIMITED	TRISURA GUARANTEE INSURANCE COMPANY	C
AT5175582	2019/07/02	NOTICE		VANDYK-BACKYARD QUEENSVIEW LIMITED	TRISURA GUARANTEE INSURANCE COMPANY	C
		REMARKS: AT5030525				
AT5347788	2020/01/22	NOTICE		CITY OF TORONTO		C
AT5367386	2020/02/19	TRANSFER EASEMENT	\$2	VANDYK - BACKYARD QUEENSVIEW LIMITED	ROGERS COMMUNICATIONS INC.	C
AT5531340	2020/09/29	NOTICE	\$2	VANDYK - BACKYARD HUMBERSIDE LIMITED VANDYK - BACKYARD QUEENSVIEW LIMITED VANDYK - BACKYARD KINGSMILL LIMITED		C
AT5713886	2021/04/23	CERTIFICATE		HER MAJESTY THE QUEEN IN RIGHT OF ONTARIO AS REPRESENTED BY THE MINISTER OF THE ENVIRONMENT, CONSERVATION AND PARKS		C

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LAND
REGISTRY
OFFICE #66

76983-0166 (LT)

PREPARED FOR Liya0001
ON 2024/01/30 AT 09:41:44

* CERTIFIED IN ACCORDANCE WITH THE LAND TITLES ACT * SUBJECT TO RESERVATIONS IN CROWN GRANT *

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/CHKD
TCP2983	2023/07/07	STANDARD CONDO PLN				C
AT6370359	2023/07/07	CONDO DECLARATION		VANDYK - BACKYARD QUEENSVIEW LIMITED		C
AT6373564	2023/07/12	CONDO BYLAW/98		TORONTO STANDARD CONDOMINIUM CORPORATION NO. 2983		C
AT6373568	2023/07/12	CONDO BYLAW/98		TORONTO STANDARD CONDOMINIUM CORPORATION NO. 2983		C
AT6373569	2023/07/12	CONDO BYLAW/98		TORONTO STANDARD CONDOMINIUM CORPORATION NO. 2983		C
AT6373573	2023/07/12	CONDO BYLAW/98		TORONTO STANDARD CONDOMINIUM CORPORATION NO. 2983		C
AT6373575	2023/07/12	CONDO BYLAW/98		TORONTO STANDARD CONDOMINIUM CORPORATION NO. 2983		C
AT6373578	2023/07/12	CONDO BYLAW/98		TORONTO STANDARD CONDOMINIUM CORPORATION NO. 2983		C
AT6373584	2023/07/12	NOTICE		VANDYK - BACKYARD QUEENSVIEW LIMITED	TORONTO STANDARD CONDOMINIUM CORPORATION NO. 2983	C
AT6373595	2023/07/12	NOTICE	\$2	VANDYK - BACKYARD QUEENSVIEW LIMITED	TORONTO STANDARD CONDOMINIUM CORPORATION NO. 2983	C
AT6373604	2023/07/12	NOTICE	\$2	VANDYK - BACKYARD QUEENSVIEW LIMITED	TORONTO STANDARD CONDOMINIUM CORPORATION NO. 2983	C
		REMARKS: AT6373578				
AT6405972	2023/08/24	CHARGE	\$12,700,000	VANDYK - BACKYARD QUEENSVIEW LIMITED	PEOPLES TRUST COMPANY	C
AT6405973	2023/08/24	NO ASSGN RENT GEN		VANDYK - BACKYARD QUEENSVIEW LIMITED	PEOPLES TRUST COMPANY	C
		REMARKS: AT6405972.				
AT6406080	2023/08/24	POSTPONEMENT		TRISURA GUARANTEE INSURANCE COMPANY	PEOPLES TRUST COMPANY	C
		REMARKS: AT5030525 TO AT6405972				
AT6407058	2023/08/25	CONSTRUCTION LIEN	\$384,182	DIRCAM ELECTRIC LIMITED		C
AT6436267	2023/10/06	CONSTRUCTION LIEN	\$213,401	NEXT PLUMBING & HYDRONICS SUPPLY INC.		C
AT6439785	2023/10/12	CERTIFICATE		DIRCAM ELECTRIC LIMITED		C
		REMARKS: AT6407058				
AT6458231	2023/11/10	CONSTRUCTION LIEN	\$2,282,408	URBAN MECHANICAL CONTRACTING LTD.		C
AT6458352	2023/11/10	CONSTRUCTION LIEN	\$658,839	URBAN MECHANICAL CONTRACTING LTD.		C
AT6464044	2023/11/22	CONSTRUCTION LIEN	\$1,130	LIVE PATROL INC.		C

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REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/ CHKD
AT6469954	2023/11/30	CERTIFICATE <i>REMARKS: AT6458231 CERTIFICATE OF ACTION</i>		URBAN MECHANICAL CONTRACTING LTD.		C
AT6469955	2023/11/30	CERTIFICATE <i>REMARKS: AT6458352 CERTIFICATE OF ACTION</i>		URBAN MECHANICAL CONTRACTING LTD.		C
AT6470598	2023/12/01	CONDO LIEN/98	\$417	TORONTO STANDARD CONDOMINIUM CORPORATION NO. 2983		C

PROPERTY DESCRIPTION: UNIT 34, LEVEL B, TORONTO STANDARD CONDOMINIUM PLAN NO. 2983 AND ITS APPURTENANT INTEREST; CITY OF TORONTO

PROPERTY REMARKS: FOR THE PURPOSE OF THE QUALIFIER THE DATE OF REGISTRATION OF ABSOLUTE TITLE IS 2018/04/13.

ESTATE/QUALIFIER: FEE SIMPLE
LT ABSOLUTE PLUS

RECENTLY: CONDOMINIUM FROM 07500-0081

PIN CREATION DATE:
2023/07/10

OWNERS' NAMES VANDYK - BACKYARD QUEENSVIEW LIMITED

CAPACITY SHARE

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/CHKD
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**SUBJECT TO SUBSECTION 44(1) OF THE LAND TITLES ACT, EXCEPT PARAGRAPHS 3 AND 14 AND *						
** PROVINCIAL SUCCESSION DUTIES AND EXCEPT PARAGRAPH 11 AND ESCHEATS OR FORFEITURE **						
** TO THE CROWN UP TO THE DATE OF REGISTRATION WITH AN ABSOLUTE TITLE. **						
EB160013	1955/10/24	AGREEMENT			THE CORPORATION OF THE TOWNSHIP OF ETOBICOKE	C
EB163037	1956/01/03	CERTIFICATE				C
EB177163	1956/11/19	AGREEMENT			THE CORPORATION OF THE TOWNSHIP OF ETOBICOKE	C
EB181933	1957/04/04	AGREEMENT			THE CORPORATION OF THE TOWNSHIP OF ETOBICOKE	C
EB186721	1957/07/29	BYLAW				C
EB188451	1957/09/06	AGREEMENT			TOWNSHIP OF ETOBICOKE	C
AT5030525	2018/12/12	CHARGE	\$18,750,000	VANDYK - BACKYARD QUEENSVIEW LIMITED	TRISURA GUARANTEE INSURANCE COMPANY	C
AT5175582	2019/07/02	NOTICE		VANDYK-BACKYARD QUEENSVIEW LIMITED	TRISURA GUARANTEE INSURANCE COMPANY	C
		REMARKS: AT5030525				
AT5347788	2020/01/22	NOTICE		CITY OF TORONTO		C
AT5367386	2020/02/19	TRANSFER EASEMENT	\$2	VANDYK - BACKYARD QUEENSVIEW LIMITED	ROGERS COMMUNICATIONS INC.	C
AT5531340	2020/09/29	NOTICE	\$2	VANDYK - BACKYARD HUMBERSIDE LIMITED VANDYK - BACKYARD QUEENSVIEW LIMITED VANDYK - BACKYARD KINGSMILL LIMITED		C
AT5713886	2021/04/23	CERTIFICATE		HER MAJESTY THE QUEEN IN RIGHT OF ONTARIO AS REPRESENTED BY THE MINISTER OF THE ENVIRONMENT, CONSERVATION AND PARKS		C

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TCP2983	2023/07/07	STANDARD CONDO PLN				C
AT6370359	2023/07/07	CONDO DECLARATION		VANDYK - BACKYARD QUEENSVIEW LIMITED		C
AT6373564	2023/07/12	CONDO BYLAW/98		TORONTO STANDARD CONDOMINIUM CORPORATION NO. 2983		C
AT6373568	2023/07/12	CONDO BYLAW/98		TORONTO STANDARD CONDOMINIUM CORPORATION NO. 2983		C
AT6373569	2023/07/12	CONDO BYLAW/98		TORONTO STANDARD CONDOMINIUM CORPORATION NO. 2983		C
AT6373573	2023/07/12	CONDO BYLAW/98		TORONTO STANDARD CONDOMINIUM CORPORATION NO. 2983		C
AT6373575	2023/07/12	CONDO BYLAW/98		TORONTO STANDARD CONDOMINIUM CORPORATION NO. 2983		C
AT6373578	2023/07/12	CONDO BYLAW/98		TORONTO STANDARD CONDOMINIUM CORPORATION NO. 2983		C
AT6373584	2023/07/12	NOTICE		VANDYK - BACKYARD QUEENSVIEW LIMITED	TORONTO STANDARD CONDOMINIUM CORPORATION NO. 2983	C
AT6373595	2023/07/12	NOTICE	\$2	VANDYK - BACKYARD QUEENSVIEW LIMITED	TORONTO STANDARD CONDOMINIUM CORPORATION NO. 2983	C
AT6373604	2023/07/12	NOTICE	\$2	VANDYK - BACKYARD QUEENSVIEW LIMITED	TORONTO STANDARD CONDOMINIUM CORPORATION NO. 2983	C
		REMARKS: AT6373578				
AT6405972	2023/08/24	CHARGE	\$12,700,000	VANDYK - BACKYARD QUEENSVIEW LIMITED	PEOPLES TRUST COMPANY	C
AT6405973	2023/08/24	NO ASSGN RENT GEN		VANDYK - BACKYARD QUEENSVIEW LIMITED	PEOPLES TRUST COMPANY	C
		REMARKS: AT6405972.				
AT6406080	2023/08/24	POSTPONEMENT		TRISURA GUARANTEE INSURANCE COMPANY	PEOPLES TRUST COMPANY	C
		REMARKS: AT5030525 TO AT6405972				
AT6407058	2023/08/25	CONSTRUCTION LIEN	\$384,182	DIRCAM ELECTRIC LIMITED		C
AT6436267	2023/10/06	CONSTRUCTION LIEN	\$213,401	NEXT PLUMBING & HYDRONICS SUPPLY INC.		C
AT6439785	2023/10/12	CERTIFICATE		DIRCAM ELECTRIC LIMITED		C
		REMARKS: AT6407058				
AT6458231	2023/11/10	CONSTRUCTION LIEN	\$2,282,408	URBAN MECHANICAL CONTRACTING LTD.		C
AT6458352	2023/11/10	CONSTRUCTION LIEN	\$658,839	URBAN MECHANICAL CONTRACTING LTD.		C
AT6464044	2023/11/22	CONSTRUCTION LIEN	\$1,130	LIVE PATROL INC.		C

NOTE: ADJOINING PROPERTIES SHOULD BE INVESTIGATED TO ASCERTAIN DESCRIPTIVE INCONSISTENCIES, IF ANY, WITH DESCRIPTION REPRESENTED FOR THIS PROPERTY.
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REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/ CHKD
AT6469954	2023/11/30	CERTIFICATE <i>REMARKS: AT6458231 CERTIFICATE OF ACTION</i>		URBAN MECHANICAL CONTRACTING LTD.		C
AT6469955	2023/11/30	CERTIFICATE <i>REMARKS: AT6458352 CERTIFICATE OF ACTION</i>		URBAN MECHANICAL CONTRACTING LTD.		C
AT6470597	2023/12/01	CONDO LIEN/98	\$417	TORONTO STANDARD CONDOMINIUM CORPORATION NO. 2983		C

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NOTE: ENSURE THAT YOUR PRINTOUT STATES THE TOTAL NUMBER OF PAGES AND THAT YOU HAVE PICKED THEM ALL UP.

PROPERTY DESCRIPTION: UNIT 37, LEVEL B, TORONTO STANDARD CONDOMINIUM PLAN NO. 2983 AND ITS APPURTENANT INTEREST; CITY OF TORONTO

PROPERTY REMARKS: FOR THE PURPOSE OF THE QUALIFIER THE DATE OF REGISTRATION OF ABSOLUTE TITLE IS 2018/04/13.

ESTATE/QUALIFIER: FEE SIMPLE
LT ABSOLUTE PLUS

RECENTLY: CONDOMINIUM FROM 07500-0081

PIN CREATION DATE:
2023/07/10

OWNERS' NAMES VANDYK - BACKYARD QUEENSVIEW LIMITED

CAPACITY SHARE

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/CHKD
** PRINTOUT INCLUDES ALL DOCUMENT TYPES (DELETED INSTRUMENTS NOT INCLUDED) **						
**SUBJECT TO SUBSECTION 44(1) OF THE LAND TITLES ACT, EXCEPT PARAGRAPHS 3 AND 14 AND *						
** PROVINCIAL SUCCESSION DUTIES AND EXCEPT PARAGRAPH 11 AND ESCHEATS OR FORFEITURE **						
** TO THE CROWN UP TO THE DATE OF REGISTRATION WITH AN ABSOLUTE TITLE. **						
EB160013	1955/10/24	AGREEMENT			THE CORPORATION OF THE TOWNSHIP OF ETOBICOKE	C
EB163037	1956/01/03	CERTIFICATE				C
EB177163	1956/11/19	AGREEMENT			THE CORPORATION OF THE TOWNSHIP OF ETOBICOKE	C
EB181933	1957/04/04	AGREEMENT			THE CORPORATION OF THE TOWNSHIP OF ETOBICOKE	C
EB186721	1957/07/29	BYLAW				C
EB188451	1957/09/06	AGREEMENT			TOWNSHIP OF ETOBICOKE	C
AT5030525	2018/12/12	CHARGE	\$18,750,000	VANDYK - BACKYARD QUEENSVIEW LIMITED	TRISURA GUARANTEE INSURANCE COMPANY	C
AT5175582	2019/07/02	NOTICE		VANDYK-BACKYARD QUEENSVIEW LIMITED	TRISURA GUARANTEE INSURANCE COMPANY	C
		REMARKS: AT5030525				
AT5347788	2020/01/22	NOTICE		CITY OF TORONTO		C
AT5367386	2020/02/19	TRANSFER EASEMENT	\$2	VANDYK - BACKYARD QUEENSVIEW LIMITED	ROGERS COMMUNICATIONS INC.	C
AT5531340	2020/09/29	NOTICE	\$2	VANDYK - BACKYARD HUMBERSIDE LIMITED VANDYK - BACKYARD QUEENSVIEW LIMITED VANDYK - BACKYARD KINGSMILL LIMITED		C
AT5713886	2021/04/23	CERTIFICATE		HER MAJESTY THE QUEEN IN RIGHT OF ONTARIO AS REPRESENTED BY THE MINISTER OF THE ENVIRONMENT, CONSERVATION AND PARKS		C

NOTE: ADJOINING PROPERTIES SHOULD BE INVESTIGATED TO ASCERTAIN DESCRIPTIVE INCONSISTENCIES, IF ANY, WITH DESCRIPTION REPRESENTED FOR THIS PROPERTY.
NOTE: ENSURE THAT YOUR PRINTOUT STATES THE TOTAL NUMBER OF PAGES AND THAT YOU HAVE PICKED THEM ALL UP.

LAND
REGISTRY
OFFICE #66

76983-0172 (LT)

PREPARED FOR Liya0001
ON 2024/01/30 AT 09:44:05

* CERTIFIED IN ACCORDANCE WITH THE LAND TITLES ACT * SUBJECT TO RESERVATIONS IN CROWN GRANT *

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/CHKD
TCP2983	2023/07/07	STANDARD CONDO PLN				C
AT6370359	2023/07/07	CONDO DECLARATION		VANDYK - BACKYARD QUEENSVIEW LIMITED		C
AT6373564	2023/07/12	CONDO BYLAW/98		TORONTO STANDARD CONDOMINIUM CORPORATION NO. 2983		C
AT6373568	2023/07/12	CONDO BYLAW/98		TORONTO STANDARD CONDOMINIUM CORPORATION NO. 2983		C
AT6373569	2023/07/12	CONDO BYLAW/98		TORONTO STANDARD CONDOMINIUM CORPORATION NO. 2983		C
AT6373573	2023/07/12	CONDO BYLAW/98		TORONTO STANDARD CONDOMINIUM CORPORATION NO. 2983		C
AT6373575	2023/07/12	CONDO BYLAW/98		TORONTO STANDARD CONDOMINIUM CORPORATION NO. 2983		C
AT6373578	2023/07/12	CONDO BYLAW/98		TORONTO STANDARD CONDOMINIUM CORPORATION NO. 2983		C
AT6373584	2023/07/12	NOTICE		VANDYK - BACKYARD QUEENSVIEW LIMITED	TORONTO STANDARD CONDOMINIUM CORPORATION NO. 2983	C
AT6373595	2023/07/12	NOTICE	\$2	VANDYK - BACKYARD QUEENSVIEW LIMITED	TORONTO STANDARD CONDOMINIUM CORPORATION NO. 2983	C
AT6373604	2023/07/12	NOTICE	\$2	VANDYK - BACKYARD QUEENSVIEW LIMITED	TORONTO STANDARD CONDOMINIUM CORPORATION NO. 2983	C
		REMARKS: AT6373578				
AT6405972	2023/08/24	CHARGE	\$12,700,000	VANDYK - BACKYARD QUEENSVIEW LIMITED	PEOPLES TRUST COMPANY	C
AT6405973	2023/08/24	NO ASSGN RENT GEN		VANDYK - BACKYARD QUEENSVIEW LIMITED	PEOPLES TRUST COMPANY	C
		REMARKS: AT6405972.				
AT6406080	2023/08/24	POSTPONEMENT		TRISURA GUARANTEE INSURANCE COMPANY	PEOPLES TRUST COMPANY	C
		REMARKS: AT5030525 TO AT6405972				
AT6407058	2023/08/25	CONSTRUCTION LIEN	\$384,182	DIRCAM ELECTRIC LIMITED		C
AT6436267	2023/10/06	CONSTRUCTION LIEN	\$213,401	NEXT PLUMBING & HYDRONICS SUPPLY INC.		C
AT6439785	2023/10/12	CERTIFICATE		DIRCAM ELECTRIC LIMITED		C
		REMARKS: AT6407058				
AT6458231	2023/11/10	CONSTRUCTION LIEN	\$2,282,408	URBAN MECHANICAL CONTRACTING LTD.		C
AT6458352	2023/11/10	CONSTRUCTION LIEN	\$658,839	URBAN MECHANICAL CONTRACTING LTD.		C
AT6464044	2023/11/22	CONSTRUCTION LIEN	\$1,130	LIVE PATROL INC.		C

NOTE: ADJOINING PROPERTIES SHOULD BE INVESTIGATED TO ASCERTAIN DESCRIPTIVE INCONSISTENCIES, IF ANY, WITH DESCRIPTION REPRESENTED FOR THIS PROPERTY.

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LAND
 REGISTRY
 OFFICE #66

76983-0172 (LT)

* CERTIFIED IN ACCORDANCE WITH THE LAND TITLES ACT * SUBJECT TO RESERVATIONS IN CROWN GRANT *

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/ CHKD
AT6469954	2023/11/30	CERTIFICATE <i>REMARKS: AT6458231 CERTIFICATE OF ACTION</i>		URBAN MECHANICAL CONTRACTING LTD.		C
AT6469955	2023/11/30	CERTIFICATE <i>REMARKS: AT6458352 CERTIFICATE OF ACTION</i>		URBAN MECHANICAL CONTRACTING LTD.		C
AT6470592	2023/12/01	CONDO LIEN/98	\$417	TORONTO STANDARD CONDOMINIUM CORPORATION NO. 2983		C

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 NOTE: ENSURE THAT YOUR PRINTOUT STATES THE TOTAL NUMBER OF PAGES AND THAT YOU HAVE PICKED THEM ALL UP.

PROPERTY DESCRIPTION: UNIT 47, LEVEL B, TORONTO STANDARD CONDOMINIUM PLAN NO. 2983 AND ITS APPURTENANT INTEREST; CITY OF TORONTO

PROPERTY REMARKS: FOR THE PURPOSE OF THE QUALIFIER THE DATE OF REGISTRATION OF ABSOLUTE TITLE IS 2018/04/13.

ESTATE/QUALIFIER: FEE SIMPLE
LT ABSOLUTE PLUS

RECENTLY: CONDOMINIUM FROM 07500-0081

PIN CREATION DATE:
2023/07/10

OWNERS' NAMES VANDYK - BACKYARD QUEENSVIEW LIMITED

CAPACITY SHARE

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/CHKD
** PRINTOUT INCLUDES ALL DOCUMENT TYPES (DELETED INSTRUMENTS NOT INCLUDED) **						
**SUBJECT TO SUBSECTION 44(1) OF THE LAND TITLES ACT, EXCEPT PARAGRAPHS 3 AND 14 AND *						
** PROVINCIAL SUCCESSION DUTIES AND EXCEPT PARAGRAPH 11 AND ESCHEATS OR FORFEITURE **						
** TO THE CROWN UP TO THE DATE OF REGISTRATION WITH AN ABSOLUTE TITLE. **						
EB160013	1955/10/24	AGREEMENT			THE CORPORATION OF THE TOWNSHIP OF ETOBICOKE	C
EB163037	1956/01/03	CERTIFICATE				C
EB177163	1956/11/19	AGREEMENT			THE CORPORATION OF THE TOWNSHIP OF ETOBICOKE	C
EB181933	1957/04/04	AGREEMENT			THE CORPORATION OF THE TOWNSHIP OF ETOBICOKE	C
EB186721	1957/07/29	BYLAW				C
EB188451	1957/09/06	AGREEMENT			TOWNSHIP OF ETOBICOKE	C
AT5030525	2018/12/12	CHARGE	\$18,750,000	VANDYK - BACKYARD QUEENSVIEW LIMITED	TRISURA GUARANTEE INSURANCE COMPANY	C
AT5175582	2019/07/02	NOTICE		VANDYK-BACKYARD QUEENSVIEW LIMITED	TRISURA GUARANTEE INSURANCE COMPANY	C
		REMARKS: AT5030525				
AT5347788	2020/01/22	NOTICE		CITY OF TORONTO		C
AT5367386	2020/02/19	TRANSFER EASEMENT	\$2	VANDYK - BACKYARD QUEENSVIEW LIMITED	ROGERS COMMUNICATIONS INC.	C
AT5531340	2020/09/29	NOTICE	\$2	VANDYK - BACKYARD HUMBERSIDE LIMITED VANDYK - BACKYARD QUEENSVIEW LIMITED VANDYK - BACKYARD KINGSMILL LIMITED		C
AT5713886	2021/04/23	CERTIFICATE		HER MAJESTY THE QUEEN IN RIGHT OF ONTARIO AS REPRESENTED BY THE MINISTER OF THE ENVIRONMENT, CONSERVATION AND PARKS		C

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REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/CHKD
TCP2983	2023/07/07	STANDARD CONDO PLN				C
AT6370359	2023/07/07	CONDO DECLARATION		VANDYK - BACKYARD QUEENSVIEW LIMITED		C
AT6373564	2023/07/12	CONDO BYLAW/98		TORONTO STANDARD CONDOMINIUM CORPORATION NO. 2983		C
AT6373568	2023/07/12	CONDO BYLAW/98		TORONTO STANDARD CONDOMINIUM CORPORATION NO. 2983		C
AT6373569	2023/07/12	CONDO BYLAW/98		TORONTO STANDARD CONDOMINIUM CORPORATION NO. 2983		C
AT6373573	2023/07/12	CONDO BYLAW/98		TORONTO STANDARD CONDOMINIUM CORPORATION NO. 2983		C
AT6373575	2023/07/12	CONDO BYLAW/98		TORONTO STANDARD CONDOMINIUM CORPORATION NO. 2983		C
AT6373578	2023/07/12	CONDO BYLAW/98		TORONTO STANDARD CONDOMINIUM CORPORATION NO. 2983		C
AT6373584	2023/07/12	NOTICE		VANDYK - BACKYARD QUEENSVIEW LIMITED	TORONTO STANDARD CONDOMINIUM CORPORATION NO. 2983	C
AT6373595	2023/07/12	NOTICE	\$2	VANDYK - BACKYARD QUEENSVIEW LIMITED	TORONTO STANDARD CONDOMINIUM CORPORATION NO. 2983	C
AT6373604	2023/07/12	NOTICE	\$2	VANDYK - BACKYARD QUEENSVIEW LIMITED	TORONTO STANDARD CONDOMINIUM CORPORATION NO. 2983	C
		REMARKS: AT6373578				
AT6405972	2023/08/24	CHARGE	\$12,700,000	VANDYK - BACKYARD QUEENSVIEW LIMITED	PEOPLES TRUST COMPANY	C
AT6405973	2023/08/24	NO ASSGN RENT GEN		VANDYK - BACKYARD QUEENSVIEW LIMITED	PEOPLES TRUST COMPANY	C
		REMARKS: AT6405972.				
AT6406080	2023/08/24	POSTPONEMENT		TRISURA GUARANTEE INSURANCE COMPANY	PEOPLES TRUST COMPANY	C
		REMARKS: AT5030525 TO AT6405972				
AT6407058	2023/08/25	CONSTRUCTION LIEN	\$384,182	DIRCAM ELECTRIC LIMITED		C
AT6436267	2023/10/06	CONSTRUCTION LIEN	\$213,401	NEXT PLUMBING & HYDRONICS SUPPLY INC.		C
AT6439785	2023/10/12	CERTIFICATE		DIRCAM ELECTRIC LIMITED		C
		REMARKS: AT6407058				
AT6458231	2023/11/10	CONSTRUCTION LIEN	\$2,282,408	URBAN MECHANICAL CONTRACTING LTD.		C
AT6458352	2023/11/10	CONSTRUCTION LIEN	\$658,839	URBAN MECHANICAL CONTRACTING LTD.		C
AT6464044	2023/11/22	CONSTRUCTION LIEN	\$1,130	LIVE PATROL INC.		C

NOTE: ADJOINING PROPERTIES SHOULD BE INVESTIGATED TO ASCERTAIN DESCRIPTIVE INCONSISTENCIES, IF ANY, WITH DESCRIPTION REPRESENTED FOR THIS PROPERTY.
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REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/ CHKD
AT6469954	2023/11/30	CERTIFICATE <i>REMARKS: AT6458231 CERTIFICATE OF ACTION</i>		URBAN MECHANICAL CONTRACTING LTD.		C
AT6469955	2023/11/30	CERTIFICATE <i>REMARKS: AT6458352 CERTIFICATE OF ACTION</i>		URBAN MECHANICAL CONTRACTING LTD.		C
AT6471053	2023/12/01	CONDO LIEN/98	\$87	TORONTO STANDARD CONDOMINIUM CORPORATION NO. 2983		C

PROPERTY DESCRIPTION: UNIT 48, LEVEL B, TORONTO STANDARD CONDOMINIUM PLAN NO. 2983 AND ITS APPURTENANT INTEREST; CITY OF TORONTO

PROPERTY REMARKS: FOR THE PURPOSE OF THE QUALIFIER THE DATE OF REGISTRATION OF ABSOLUTE TITLE IS 2018/04/13.

ESTATE/QUALIFIER: FEE SIMPLE
LT ABSOLUTE PLUS

RECENTLY: CONDOMINIUM FROM 07500-0081

PIN CREATION DATE:
2023/07/10

OWNERS' NAMES VANDYK - BACKYARD QUEENSVIEW LIMITED

CAPACITY SHARE

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/CHKD
** PRINTOUT INCLUDES ALL DOCUMENT TYPES (DELETED INSTRUMENTS NOT INCLUDED) **						
**SUBJECT TO SUBSECTION 44(1) OF THE LAND TITLES ACT, EXCEPT PARAGRAPHS 3 AND 14 AND *						
** PROVINCIAL SUCCESSION DUTIES AND EXCEPT PARAGRAPH 11 AND ESCHEATS OR FORFEITURE **						
** TO THE CROWN UP TO THE DATE OF REGISTRATION WITH AN ABSOLUTE TITLE. **						
EB160013	1955/10/24	AGREEMENT			THE CORPORATION OF THE TOWNSHIP OF ETOBICOKE	C
EB163037	1956/01/03	CERTIFICATE				C
EB177163	1956/11/19	AGREEMENT			THE CORPORATION OF THE TOWNSHIP OF ETOBICOKE	C
EB181933	1957/04/04	AGREEMENT			THE CORPORATION OF THE TOWNSHIP OF ETOBICOKE	C
EB186721	1957/07/29	BYLAW				C
EB188451	1957/09/06	AGREEMENT			TOWNSHIP OF ETOBICOKE	C
AT5030525	2018/12/12	CHARGE	\$18,750,000	VANDYK - BACKYARD QUEENSVIEW LIMITED	TRISURA GUARANTEE INSURANCE COMPANY	C
AT5175582	2019/07/02	NOTICE		VANDYK-BACKYARD QUEENSVIEW LIMITED	TRISURA GUARANTEE INSURANCE COMPANY	C
		REMARKS: AT5030525				
AT5347788	2020/01/22	NOTICE		CITY OF TORONTO		C
AT5367386	2020/02/19	TRANSFER EASEMENT	\$2	VANDYK - BACKYARD QUEENSVIEW LIMITED	ROGERS COMMUNICATIONS INC.	C
AT5531340	2020/09/29	NOTICE	\$2	VANDYK - BACKYARD HUMBERSIDE LIMITED VANDYK - BACKYARD QUEENSVIEW LIMITED VANDYK - BACKYARD KINGSMILL LIMITED		C
AT5713886	2021/04/23	CERTIFICATE		HER MAJESTY THE QUEEN IN RIGHT OF ONTARIO AS REPRESENTED BY THE MINISTER OF THE ENVIRONMENT, CONSERVATION AND PARKS		C

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LAND
REGISTRY
OFFICE #66

76983-0183 (LT)

PREPARED FOR Liya0001
ON 2024/01/30 AT 09:58:49

* CERTIFIED IN ACCORDANCE WITH THE LAND TITLES ACT * SUBJECT TO RESERVATIONS IN CROWN GRANT *

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/CHKD
TCP2983	2023/07/07	STANDARD CONDO PLN				C
AT6370359	2023/07/07	CONDO DECLARATION		VANDYK - BACKYARD QUEENSVIEW LIMITED		C
AT6373564	2023/07/12	CONDO BYLAW/98		TORONTO STANDARD CONDOMINIUM CORPORATION NO. 2983		C
AT6373568	2023/07/12	CONDO BYLAW/98		TORONTO STANDARD CONDOMINIUM CORPORATION NO. 2983		C
AT6373569	2023/07/12	CONDO BYLAW/98		TORONTO STANDARD CONDOMINIUM CORPORATION NO. 2983		C
AT6373573	2023/07/12	CONDO BYLAW/98		TORONTO STANDARD CONDOMINIUM CORPORATION NO. 2983		C
AT6373575	2023/07/12	CONDO BYLAW/98		TORONTO STANDARD CONDOMINIUM CORPORATION NO. 2983		C
AT6373578	2023/07/12	CONDO BYLAW/98		TORONTO STANDARD CONDOMINIUM CORPORATION NO. 2983		C
AT6373584	2023/07/12	NOTICE		VANDYK - BACKYARD QUEENSVIEW LIMITED	TORONTO STANDARD CONDOMINIUM CORPORATION NO. 2983	C
AT6373595	2023/07/12	NOTICE	\$2	VANDYK - BACKYARD QUEENSVIEW LIMITED	TORONTO STANDARD CONDOMINIUM CORPORATION NO. 2983	C
AT6373604	2023/07/12	NOTICE	\$2	VANDYK - BACKYARD QUEENSVIEW LIMITED	TORONTO STANDARD CONDOMINIUM CORPORATION NO. 2983	C
		REMARKS: AT6373578				
AT6405972	2023/08/24	CHARGE	\$12,700,000	VANDYK - BACKYARD QUEENSVIEW LIMITED	PEOPLES TRUST COMPANY	C
AT6405973	2023/08/24	NO ASSGN RENT GEN		VANDYK - BACKYARD QUEENSVIEW LIMITED	PEOPLES TRUST COMPANY	C
		REMARKS: AT6405972.				
AT6406080	2023/08/24	POSTPONEMENT		TRISURA GUARANTEE INSURANCE COMPANY	PEOPLES TRUST COMPANY	C
		REMARKS: AT5030525 TO AT6405972				
AT6407058	2023/08/25	CONSTRUCTION LIEN	\$384,182	DIRCAM ELECTRIC LIMITED		C
AT6436267	2023/10/06	CONSTRUCTION LIEN	\$213,401	NEXT PLUMBING & HYDRONICS SUPPLY INC.		C
AT6439785	2023/10/12	CERTIFICATE		DIRCAM ELECTRIC LIMITED		C
		REMARKS: AT6407058				
AT6458231	2023/11/10	CONSTRUCTION LIEN	\$2,282,408	URBAN MECHANICAL CONTRACTING LTD.		C
AT6458352	2023/11/10	CONSTRUCTION LIEN	\$658,839	URBAN MECHANICAL CONTRACTING LTD.		C
AT6464044	2023/11/22	CONSTRUCTION LIEN	\$1,130	LIVE PATROL INC.		C

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REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/ CHKD
AT6469954	2023/11/30	CERTIFICATE <i>REMARKS: AT6458231 CERTIFICATE OF ACTION</i>		URBAN MECHANICAL CONTRACTING LTD.		C
AT6469955	2023/11/30	CERTIFICATE <i>REMARKS: AT6458352 CERTIFICATE OF ACTION</i>		URBAN MECHANICAL CONTRACTING LTD.		C
AT6471051	2023/12/01	CONDO LIEN/98	\$87	TORONTO STANDARD CONDOMINIUM CORORATION NO. 2983		C

PROPERTY DESCRIPTION: UNIT 49, LEVEL B, TORONTO STANDARD CONDOMINIUM PLAN NO. 2983 AND ITS APPURTENANT INTEREST; CITY OF TORONTO

PROPERTY REMARKS: FOR THE PURPOSE OF THE QUALIFIER THE DATE OF REGISTRATION OF ABSOLUTE TITLE IS 2018/04/13.

ESTATE/QUALIFIER: FEE SIMPLE
LT ABSOLUTE PLUS

RECENTLY: CONDOMINIUM FROM 07500-0081

PIN CREATION DATE:
2023/07/10

OWNERS' NAMES VANDYK - BACKYARD QUEENSVIEW LIMITED

CAPACITY SHARE

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/CHKD
** PRINTOUT INCLUDES ALL DOCUMENT TYPES (DELETED INSTRUMENTS NOT INCLUDED) **						
**SUBJECT TO SUBSECTION 44(1) OF THE LAND TITLES ACT, EXCEPT PARAGRAPHS 3 AND 14 AND *						
** PROVINCIAL SUCCESSION DUTIES AND EXCEPT PARAGRAPH 11 AND ESCHEATS OR FORFEITURE **						
** TO THE CROWN UP TO THE DATE OF REGISTRATION WITH AN ABSOLUTE TITLE. **						
EB160013	1955/10/24	AGREEMENT			THE CORPORATION OF THE TOWNSHIP OF ETOBICOKE	C
EB163037	1956/01/03	CERTIFICATE				C
EB177163	1956/11/19	AGREEMENT			THE CORPORATION OF THE TOWNSHIP OF ETOBICOKE	C
EB181933	1957/04/04	AGREEMENT			THE CORPORATION OF THE TOWNSHIP OF ETOBICOKE	C
EB186721	1957/07/29	BYLAW				C
EB188451	1957/09/06	AGREEMENT			TOWNSHIP OF ETOBICOKE	C
AT5030525	2018/12/12	CHARGE	\$18,750,000	VANDYK - BACKYARD QUEENSVIEW LIMITED	TRISURA GUARANTEE INSURANCE COMPANY	C
AT5175582	2019/07/02	NOTICE		VANDYK-BACKYARD QUEENSVIEW LIMITED	TRISURA GUARANTEE INSURANCE COMPANY	C
		REMARKS: AT5030525				
AT5347788	2020/01/22	NOTICE		CITY OF TORONTO		C
AT5367386	2020/02/19	TRANSFER EASEMENT	\$2	VANDYK - BACKYARD QUEENSVIEW LIMITED	ROGERS COMMUNICATIONS INC.	C
AT5531340	2020/09/29	NOTICE	\$2	VANDYK - BACKYARD HUMBERSIDE LIMITED VANDYK - BACKYARD QUEENSVIEW LIMITED VANDYK - BACKYARD KINGSMILL LIMITED		C
AT5713886	2021/04/23	CERTIFICATE		HER MAJESTY THE QUEEN IN RIGHT OF ONTARIO AS REPRESENTED BY THE MINISTER OF THE ENVIRONMENT, CONSERVATION AND PARKS		C

NOTE: ADJOINING PROPERTIES SHOULD BE INVESTIGATED TO ASCERTAIN DESCRIPTIVE INCONSISTENCIES, IF ANY, WITH DESCRIPTION REPRESENTED FOR THIS PROPERTY.
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LAND
REGISTRY
OFFICE #66

76983-0184 (LT)

PREPARED FOR Liya0001
ON 2024/01/30 AT 10:00:02

* CERTIFIED IN ACCORDANCE WITH THE LAND TITLES ACT * SUBJECT TO RESERVATIONS IN CROWN GRANT *

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/CHKD
TCP2983	2023/07/07	STANDARD CONDO PLN				C
AT6370359	2023/07/07	CONDO DECLARATION		VANDYK - BACKYARD QUEENSVIEW LIMITED		C
AT6373564	2023/07/12	CONDO BYLAW/98		TORONTO STANDARD CONDOMINIUM CORPORATION NO. 2983		C
AT6373568	2023/07/12	CONDO BYLAW/98		TORONTO STANDARD CONDOMINIUM CORPORATION NO. 2983		C
AT6373569	2023/07/12	CONDO BYLAW/98		TORONTO STANDARD CONDOMINIUM CORPORATION NO. 2983		C
AT6373573	2023/07/12	CONDO BYLAW/98		TORONTO STANDARD CONDOMINIUM CORPORATION NO. 2983		C
AT6373575	2023/07/12	CONDO BYLAW/98		TORONTO STANDARD CONDOMINIUM CORPORATION NO. 2983		C
AT6373578	2023/07/12	CONDO BYLAW/98		TORONTO STANDARD CONDOMINIUM CORPORATION NO. 2983		C
AT6373584	2023/07/12	NOTICE		VANDYK - BACKYARD QUEENSVIEW LIMITED	TORONTO STANDARD CONDOMINIUM CORPORATION NO. 2983	C
AT6373595	2023/07/12	NOTICE	\$2	VANDYK - BACKYARD QUEENSVIEW LIMITED	TORONTO STANDARD CONDOMINIUM CORPORATION NO. 2983	C
AT6373604	2023/07/12	NOTICE	\$2	VANDYK - BACKYARD QUEENSVIEW LIMITED	TORONTO STANDARD CONDOMINIUM CORPORATION NO. 2983	C
		REMARKS: AT6373578				
AT6405972	2023/08/24	CHARGE	\$12,700,000	VANDYK - BACKYARD QUEENSVIEW LIMITED	PEOPLES TRUST COMPANY	C
AT6405973	2023/08/24	NO ASSGN RENT GEN		VANDYK - BACKYARD QUEENSVIEW LIMITED	PEOPLES TRUST COMPANY	C
		REMARKS: AT6405972.				
AT6406080	2023/08/24	POSTPONEMENT		TRISURA GUARANTEE INSURANCE COMPANY	PEOPLES TRUST COMPANY	C
		REMARKS: AT5030525 TO AT6405972				
AT6407058	2023/08/25	CONSTRUCTION LIEN	\$384,182	DIRCAM ELECTRIC LIMITED		C
AT6436267	2023/10/06	CONSTRUCTION LIEN	\$213,401	NEXT PLUMBING & HYDRONICS SUPPLY INC.		C
AT6439785	2023/10/12	CERTIFICATE		DIRCAM ELECTRIC LIMITED		C
		REMARKS: AT6407058				
AT6458231	2023/11/10	CONSTRUCTION LIEN	\$2,282,408	URBAN MECHANICAL CONTRACTING LTD.		C
AT6458352	2023/11/10	CONSTRUCTION LIEN	\$658,839	URBAN MECHANICAL CONTRACTING LTD.		C
AT6464044	2023/11/22	CONSTRUCTION LIEN	\$1,130	LIVE PATROL INC.		C

NOTE: ADJOINING PROPERTIES SHOULD BE INVESTIGATED TO ASCERTAIN DESCRIPTIVE INCONSISTENCIES, IF ANY, WITH DESCRIPTION REPRESENTED FOR THIS PROPERTY.

NOTE: ENSURE THAT YOUR PRINTOUT STATES THE TOTAL NUMBER OF PAGES AND THAT YOU HAVE PICKED THEM ALL UP.

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/ CHKD
AT6469954	2023/11/30	CERTIFICATE <i>REMARKS: AT6458231 CERTIFICATE OF ACTION</i>		URBAN MECHANICAL CONTRACTING LTD.		C
AT6469955	2023/11/30	CERTIFICATE <i>REMARKS: AT6458352 CERTIFICATE OF ACTION</i>		URBAN MECHANICAL CONTRACTING LTD.		C
AT6471047	2023/12/01	CONDO LIEN/98	\$87	TORONTO STANDARD CONDOMINIUM CORPORATION NO. 2983		C

PROPERTY DESCRIPTION: UNIT 50, LEVEL B, TORONTO STANDARD CONDOMINIUM PLAN NO. 2983 AND ITS APPURTENANT INTEREST; CITY OF TORONTO

PROPERTY REMARKS: FOR THE PURPOSE OF THE QUALIFIER THE DATE OF REGISTRATION OF ABSOLUTE TITLE IS 2018/04/13.

ESTATE/QUALIFIER: FEE SIMPLE
LT ABSOLUTE PLUS

RECENTLY: CONDOMINIUM FROM 07500-0081

PIN CREATION DATE:
2023/07/10

OWNERS' NAMES VANDYK - BACKYARD QUEENSVIEW LIMITED

CAPACITY SHARE

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/CHKD
** PRINTOUT INCLUDES ALL DOCUMENT TYPES (DELETED INSTRUMENTS NOT INCLUDED) **						
**SUBJECT TO SUBSECTION 44(1) OF THE LAND TITLES ACT, EXCEPT PARAGRAPHS 3 AND 14 AND *						
** PROVINCIAL SUCCESSION DUTIES AND EXCEPT PARAGRAPH 11 AND ESCHEATS OR FORFEITURE **						
** TO THE CROWN UP TO THE DATE OF REGISTRATION WITH AN ABSOLUTE TITLE. **						
EB160013	1955/10/24	AGREEMENT			THE CORPORATION OF THE TOWNSHIP OF ETOBICOKE	C
EB163037	1956/01/03	CERTIFICATE				C
EB177163	1956/11/19	AGREEMENT			THE CORPORATION OF THE TOWNSHIP OF ETOBICOKE	C
EB181933	1957/04/04	AGREEMENT			THE CORPORATION OF THE TOWNSHIP OF ETOBICOKE	C
EB186721	1957/07/29	BYLAW				C
EB188451	1957/09/06	AGREEMENT			TOWNSHIP OF ETOBICOKE	C
AT5030525	2018/12/12	CHARGE	\$18,750,000	VANDYK - BACKYARD QUEENSVIEW LIMITED	TRISURA GUARANTEE INSURANCE COMPANY	C
AT5175582	2019/07/02	NOTICE		VANDYK-BACKYARD QUEENSVIEW LIMITED	TRISURA GUARANTEE INSURANCE COMPANY	C
REMARKS: AT5030525						
AT5347788	2020/01/22	NOTICE		CITY OF TORONTO		C
AT5367386	2020/02/19	TRANSFER EASEMENT	\$2	VANDYK - BACKYARD QUEENSVIEW LIMITED	ROGERS COMMUNICATIONS INC.	C
AT5531340	2020/09/29	NOTICE	\$2	VANDYK - BACKYARD HUMBERSIDE LIMITED VANDYK - BACKYARD QUEENSVIEW LIMITED VANDYK - BACKYARD KINGSMILL LIMITED		C
AT5713886	2021/04/23	CERTIFICATE		HER MAJESTY THE QUEEN IN RIGHT OF ONTARIO AS REPRESENTED BY THE MINISTER OF THE ENVIRONMENT, CONSERVATION AND PARKS		C

NOTE: ADJOINING PROPERTIES SHOULD BE INVESTIGATED TO ASCERTAIN DESCRIPTIVE INCONSISTENCIES, IF ANY, WITH DESCRIPTION REPRESENTED FOR THIS PROPERTY.
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LAND
REGISTRY
OFFICE #66

76983-0185 (LT)

PREPARED FOR Liya0001
ON 2024/01/30 AT 10:01:01

* CERTIFIED IN ACCORDANCE WITH THE LAND TITLES ACT * SUBJECT TO RESERVATIONS IN CROWN GRANT *

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/CHKD
TCP2983	2023/07/07	STANDARD CONDO PLN				C
AT6370359	2023/07/07	CONDO DECLARATION		VANDYK - BACKYARD QUEENSVIEW LIMITED		C
AT6373564	2023/07/12	CONDO BYLAW/98		TORONTO STANDARD CONDOMINIUM CORPORATION NO. 2983		C
AT6373568	2023/07/12	CONDO BYLAW/98		TORONTO STANDARD CONDOMINIUM CORPORATION NO. 2983		C
AT6373569	2023/07/12	CONDO BYLAW/98		TORONTO STANDARD CONDOMINIUM CORPORATION NO. 2983		C
AT6373573	2023/07/12	CONDO BYLAW/98		TORONTO STANDARD CONDOMINIUM CORPORATION NO. 2983		C
AT6373575	2023/07/12	CONDO BYLAW/98		TORONTO STANDARD CONDOMINIUM CORPORATION NO. 2983		C
AT6373578	2023/07/12	CONDO BYLAW/98		TORONTO STANDARD CONDOMINIUM CORPORATION NO. 2983		C
AT6373584	2023/07/12	NOTICE		VANDYK - BACKYARD QUEENSVIEW LIMITED	TORONTO STANDARD CONDOMINIUM CORPORATION NO. 2983	C
AT6373595	2023/07/12	NOTICE	\$2	VANDYK - BACKYARD QUEENSVIEW LIMITED	TORONTO STANDARD CONDOMINIUM CORPORATION NO. 2983	C
AT6373604	2023/07/12	NOTICE	\$2	VANDYK - BACKYARD QUEENSVIEW LIMITED	TORONTO STANDARD CONDOMINIUM CORPORATION NO. 2983	C
		REMARKS: AT6373578				
AT6405972	2023/08/24	CHARGE	\$12,700,000	VANDYK - BACKYARD QUEENSVIEW LIMITED	PEOPLES TRUST COMPANY	C
AT6405973	2023/08/24	NO ASSGN RENT GEN		VANDYK - BACKYARD QUEENSVIEW LIMITED	PEOPLES TRUST COMPANY	C
		REMARKS: AT6405972.				
AT6406080	2023/08/24	POSTPONEMENT		TRISURA GUARANTEE INSURANCE COMPANY	PEOPLES TRUST COMPANY	C
		REMARKS: AT5030525 TO AT6405972				
AT6407058	2023/08/25	CONSTRUCTION LIEN	\$384,182	DIRCAM ELECTRIC LIMITED		C
AT6436267	2023/10/06	CONSTRUCTION LIEN	\$213,401	NEXT PLUMBING & HYDRONICS SUPPLY INC.		C
AT6439785	2023/10/12	CERTIFICATE		DIRCAM ELECTRIC LIMITED		C
		REMARKS: AT6407058				
AT6458231	2023/11/10	CONSTRUCTION LIEN	\$2,282,408	URBAN MECHANICAL CONTRACTING LTD.		C
AT6458352	2023/11/10	CONSTRUCTION LIEN	\$658,839	URBAN MECHANICAL CONTRACTING LTD.		C
AT6464044	2023/11/22	CONSTRUCTION LIEN	\$1,130	LIVE PATROL INC.		C

NOTE: ADJOINING PROPERTIES SHOULD BE INVESTIGATED TO ASCERTAIN DESCRIPTIVE INCONSISTENCIES, IF ANY, WITH DESCRIPTION REPRESENTED FOR THIS PROPERTY.
NOTE: ENSURE THAT YOUR PRINTOUT STATES THE TOTAL NUMBER OF PAGES AND THAT YOU HAVE PICKED THEM ALL UP.

LAND
REGISTRY
OFFICE #66

76983-0185 (LT)

PREPARED FOR Liya0001
ON 2024/01/30 AT 10:01:01

* CERTIFIED IN ACCORDANCE WITH THE LAND TITLES ACT * SUBJECT TO RESERVATIONS IN CROWN GRANT *

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/ CHKD
AT6469954	2023/11/30	CERTIFICATE <i>REMARKS: AT6458231 CERTIFICATE OF ACTION</i>		URBAN MECHANICAL CONTRACTING LTD.		C
AT6469955	2023/11/30	CERTIFICATE <i>REMARKS: AT6458352 CERTIFICATE OF ACTION</i>		URBAN MECHANICAL CONTRACTING LTD.		C
AT6471044	2023/12/01	CONDO LIEN/98	\$87	TORONTO STANDARD CONDOMINIUM CORPORATION NO. 2983		C

PROPERTY DESCRIPTION: UNIT 51, LEVEL B, TORONTO STANDARD CONDOMINIUM PLAN NO. 2983 AND ITS APPURTENANT INTEREST; CITY OF TORONTO

PROPERTY REMARKS: FOR THE PURPOSE OF THE QUALIFIER THE DATE OF REGISTRATION OF ABSOLUTE TITLE IS 2018/04/13.

ESTATE/QUALIFIER: FEE SIMPLE
LT ABSOLUTE PLUS

RECENTLY: CONDOMINIUM FROM 07500-0081

PIN CREATION DATE:
2023/07/10

OWNERS' NAMES VANDYK - BACKYARD QUEENSVIEW LIMITED

CAPACITY SHARE

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/CHKD
** PRINTOUT INCLUDES ALL DOCUMENT TYPES (DELETED INSTRUMENTS NOT INCLUDED) **						
**SUBJECT TO SUBSECTION 44(1) OF THE LAND TITLES ACT, EXCEPT PARAGRAPHS 3 AND 14 AND *						
** PROVINCIAL SUCCESSION DUTIES AND EXCEPT PARAGRAPH 11 AND ESCHEATS OR FORFEITURE **						
** TO THE CROWN UP TO THE DATE OF REGISTRATION WITH AN ABSOLUTE TITLE. **						
EB160013	1955/10/24	AGREEMENT			THE CORPORATION OF THE TOWNSHIP OF ETOBICOKE	C
EB163037	1956/01/03	CERTIFICATE				C
EB177163	1956/11/19	AGREEMENT			THE CORPORATION OF THE TOWNSHIP OF ETOBICOKE	C
EB181933	1957/04/04	AGREEMENT			THE CORPORATION OF THE TOWNSHIP OF ETOBICOKE	C
EB186721	1957/07/29	BYLAW				C
EB188451	1957/09/06	AGREEMENT			TOWNSHIP OF ETOBICOKE	C
AT5030525	2018/12/12	CHARGE	\$18,750,000	VANDYK - BACKYARD QUEENSVIEW LIMITED	TRISURA GUARANTEE INSURANCE COMPANY	C
AT5175582	2019/07/02	NOTICE		VANDYK-BACKYARD QUEENSVIEW LIMITED	TRISURA GUARANTEE INSURANCE COMPANY	C
		REMARKS: AT5030525				
AT5347788	2020/01/22	NOTICE		CITY OF TORONTO		C
AT5367386	2020/02/19	TRANSFER EASEMENT	\$2	VANDYK - BACKYARD QUEENSVIEW LIMITED	ROGERS COMMUNICATIONS INC.	C
AT5531340	2020/09/29	NOTICE	\$2	VANDYK - BACKYARD HUMBERSIDE LIMITED VANDYK - BACKYARD QUEENSVIEW LIMITED VANDYK - BACKYARD KINGSMILL LIMITED		C
AT5713886	2021/04/23	CERTIFICATE		HER MAJESTY THE QUEEN IN RIGHT OF ONTARIO AS REPRESENTED BY THE MINISTER OF THE ENVIRONMENT, CONSERVATION AND PARKS		C

NOTE: ADJOINING PROPERTIES SHOULD BE INVESTIGATED TO ASCERTAIN DESCRIPTIVE INCONSISTENCIES, IF ANY, WITH DESCRIPTION REPRESENTED FOR THIS PROPERTY.
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LAND
REGISTRY
OFFICE #66

76983-0186 (LT)

PREPARED FOR Liya0001
ON 2024/01/30 AT 10:02:09

* CERTIFIED IN ACCORDANCE WITH THE LAND TITLES ACT * SUBJECT TO RESERVATIONS IN CROWN GRANT *

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/CHKD
TCP2983	2023/07/07	STANDARD CONDO PLN				C
AT6370359	2023/07/07	CONDO DECLARATION		VANDYK - BACKYARD QUEENSVIEW LIMITED		C
AT6373564	2023/07/12	CONDO BYLAW/98		TORONTO STANDARD CONDOMINIUM CORPORATION NO. 2983		C
AT6373568	2023/07/12	CONDO BYLAW/98		TORONTO STANDARD CONDOMINIUM CORPORATION NO. 2983		C
AT6373569	2023/07/12	CONDO BYLAW/98		TORONTO STANDARD CONDOMINIUM CORPORATION NO. 2983		C
AT6373573	2023/07/12	CONDO BYLAW/98		TORONTO STANDARD CONDOMINIUM CORPORATION NO. 2983		C
AT6373575	2023/07/12	CONDO BYLAW/98		TORONTO STANDARD CONDOMINIUM CORPORATION NO. 2983		C
AT6373578	2023/07/12	CONDO BYLAW/98		TORONTO STANDARD CONDOMINIUM CORPORATION NO. 2983		C
AT6373584	2023/07/12	NOTICE		VANDYK - BACKYARD QUEENSVIEW LIMITED	TORONTO STANDARD CONDOMINIUM CORPORATION NO. 2983	C
AT6373595	2023/07/12	NOTICE	\$2	VANDYK - BACKYARD QUEENSVIEW LIMITED	TORONTO STANDARD CONDOMINIUM CORPORATION NO. 2983	C
AT6373604	2023/07/12	NOTICE	\$2	VANDYK - BACKYARD QUEENSVIEW LIMITED	TORONTO STANDARD CONDOMINIUM CORPORATION NO. 2983	C
		REMARKS: AT6373578				
AT6405972	2023/08/24	CHARGE	\$12,700,000	VANDYK - BACKYARD QUEENSVIEW LIMITED	PEOPLES TRUST COMPANY	C
AT6405973	2023/08/24	NO ASSGN RENT GEN		VANDYK - BACKYARD QUEENSVIEW LIMITED	PEOPLES TRUST COMPANY	C
		REMARKS: AT6405972.				
AT6406080	2023/08/24	POSTPONEMENT		TRISURA GUARANTEE INSURANCE COMPANY	PEOPLES TRUST COMPANY	C
		REMARKS: AT5030525 TO AT6405972				
AT6407058	2023/08/25	CONSTRUCTION LIEN	\$384,182	DIRCAM ELECTRIC LIMITED		C
AT6436267	2023/10/06	CONSTRUCTION LIEN	\$213,401	NEXT PLUMBING & HYDRONICS SUPPLY INC.		C
AT6439785	2023/10/12	CERTIFICATE		DIRCAM ELECTRIC LIMITED		C
		REMARKS: AT6407058				
AT6458231	2023/11/10	CONSTRUCTION LIEN	\$2,282,408	URBAN MECHANICAL CONTRACTING LTD.		C
AT6458352	2023/11/10	CONSTRUCTION LIEN	\$658,839	URBAN MECHANICAL CONTRACTING LTD.		C
AT6464044	2023/11/22	CONSTRUCTION LIEN	\$1,130	LIVE PATROL INC.		C

NOTE: ADJOINING PROPERTIES SHOULD BE INVESTIGATED TO ASCERTAIN DESCRIPTIVE INCONSISTENCIES, IF ANY, WITH DESCRIPTION REPRESENTED FOR THIS PROPERTY.
NOTE: ENSURE THAT YOUR PRINTOUT STATES THE TOTAL NUMBER OF PAGES AND THAT YOU HAVE PICKED THEM ALL UP.

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/ CHKD
AT6469954	2023/11/30	CERTIFICATE <i>REMARKS: AT6458231 CERTIFICATE OF ACTION</i>		URBAN MECHANICAL CONTRACTING LTD.		C
AT6469955	2023/11/30	CERTIFICATE <i>REMARKS: AT6458352 CERTIFICATE OF ACTION</i>		URBAN MECHANICAL CONTRACTING LTD.		C
AT6471037	2023/12/01	CONDO LIEN/98	\$87	TORONTO STANDARD CONDOMINIUM CORPORATION NO. 2983		C

PROPERTY DESCRIPTION: UNIT 52, LEVEL B, TORONTO STANDARD CONDOMINIUM PLAN NO. 2983 AND ITS APPURTENANT INTEREST; CITY OF TORONTO

PROPERTY REMARKS: FOR THE PURPOSE OF THE QUALIFIER THE DATE OF REGISTRATION OF ABSOLUTE TITLE IS 2018/04/13.

ESTATE/QUALIFIER: FEE SIMPLE
LT ABSOLUTE PLUS

RECENTLY: CONDOMINIUM FROM 07500-0081

PIN CREATION DATE:
2023/07/10

OWNERS' NAMES VANDYK - BACKYARD QUEENSVIEW LIMITED

CAPACITY SHARE

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/CHKD
** PRINTOUT INCLUDES ALL DOCUMENT TYPES (DELETED INSTRUMENTS NOT INCLUDED) **						
**SUBJECT TO SUBSECTION 44(1) OF THE LAND TITLES ACT, EXCEPT PARAGRAPHS 3 AND 14 AND *						
** PROVINCIAL SUCCESSION DUTIES AND EXCEPT PARAGRAPH 11 AND ESCHEATS OR FORFEITURE **						
** TO THE CROWN UP TO THE DATE OF REGISTRATION WITH AN ABSOLUTE TITLE. **						
EB160013	1955/10/24	AGREEMENT			THE CORPORATION OF THE TOWNSHIP OF ETOBICOKE	C
EB163037	1956/01/03	CERTIFICATE				C
EB177163	1956/11/19	AGREEMENT			THE CORPORATION OF THE TOWNSHIP OF ETOBICOKE	C
EB181933	1957/04/04	AGREEMENT			THE CORPORATION OF THE TOWNSHIP OF ETOBICOKE	C
EB186721	1957/07/29	BYLAW				C
EB188451	1957/09/06	AGREEMENT			TOWNSHIP OF ETOBICOKE	C
AT5030525	2018/12/12	CHARGE	\$18,750,000	VANDYK - BACKYARD QUEENSVIEW LIMITED	TRISURA GUARANTEE INSURANCE COMPANY	C
AT5175582	2019/07/02	NOTICE		VANDYK-BACKYARD QUEENSVIEW LIMITED	TRISURA GUARANTEE INSURANCE COMPANY	C
REMARKS: AT5030525						
AT5347788	2020/01/22	NOTICE		CITY OF TORONTO		C
AT5367386	2020/02/19	TRANSFER EASEMENT	\$2	VANDYK - BACKYARD QUEENSVIEW LIMITED	ROGERS COMMUNICATIONS INC.	C
AT5531340	2020/09/29	NOTICE	\$2	VANDYK - BACKYARD HUMBERSIDE LIMITED VANDYK - BACKYARD QUEENSVIEW LIMITED VANDYK - BACKYARD KINGSMILL LIMITED		C
AT5713886	2021/04/23	CERTIFICATE		HER MAJESTY THE QUEEN IN RIGHT OF ONTARIO AS REPRESENTED BY THE MINISTER OF THE ENVIRONMENT, CONSERVATION AND PARKS		C

NOTE: ADJOINING PROPERTIES SHOULD BE INVESTIGATED TO ASCERTAIN DESCRIPTIVE INCONSISTENCIES, IF ANY, WITH DESCRIPTION REPRESENTED FOR THIS PROPERTY.

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LAND
REGISTRY
OFFICE #66

76983-0187 (LT)

PREPARED FOR Liya0001
ON 2024/01/30 AT 10:03:06

* CERTIFIED IN ACCORDANCE WITH THE LAND TITLES ACT * SUBJECT TO RESERVATIONS IN CROWN GRANT *

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/CHKD
TCP2983	2023/07/07	STANDARD CONDO PLN				C
AT6370359	2023/07/07	CONDO DECLARATION		VANDYK - BACKYARD QUEENSVIEW LIMITED		C
AT6373564	2023/07/12	CONDO BYLAW/98		TORONTO STANDARD CONDOMINIUM CORPORATION NO. 2983		C
AT6373568	2023/07/12	CONDO BYLAW/98		TORONTO STANDARD CONDOMINIUM CORPORATION NO. 2983		C
AT6373569	2023/07/12	CONDO BYLAW/98		TORONTO STANDARD CONDOMINIUM CORPORATION NO. 2983		C
AT6373573	2023/07/12	CONDO BYLAW/98		TORONTO STANDARD CONDOMINIUM CORPORATION NO. 2983		C
AT6373575	2023/07/12	CONDO BYLAW/98		TORONTO STANDARD CONDOMINIUM CORPORATION NO. 2983		C
AT6373578	2023/07/12	CONDO BYLAW/98		TORONTO STANDARD CONDOMINIUM CORPORATION NO. 2983		C
AT6373584	2023/07/12	NOTICE		VANDYK - BACKYARD QUEENSVIEW LIMITED	TORONTO STANDARD CONDOMINIUM CORPORATION NO. 2983	C
AT6373595	2023/07/12	NOTICE	\$2	VANDYK - BACKYARD QUEENSVIEW LIMITED	TORONTO STANDARD CONDOMINIUM CORPORATION NO. 2983	C
AT6373604	2023/07/12	NOTICE	\$2	VANDYK - BACKYARD QUEENSVIEW LIMITED	TORONTO STANDARD CONDOMINIUM CORPORATION NO. 2983	C
		REMARKS: AT6373578				
AT6405972	2023/08/24	CHARGE	\$12,700,000	VANDYK - BACKYARD QUEENSVIEW LIMITED	PEOPLES TRUST COMPANY	C
AT6405973	2023/08/24	NO ASSGN RENT GEN		VANDYK - BACKYARD QUEENSVIEW LIMITED	PEOPLES TRUST COMPANY	C
		REMARKS: AT6405972.				
AT6406080	2023/08/24	POSTPONEMENT		TRISURA GUARANTEE INSURANCE COMPANY	PEOPLES TRUST COMPANY	C
		REMARKS: AT5030525 TO AT6405972				
AT6407058	2023/08/25	CONSTRUCTION LIEN	\$384,182	DIRCAM ELECTRIC LIMITED		C
AT6436267	2023/10/06	CONSTRUCTION LIEN	\$213,401	NEXT PLUMBING & HYDRONICS SUPPLY INC.		C
AT6439785	2023/10/12	CERTIFICATE		DIRCAM ELECTRIC LIMITED		C
		REMARKS: AT6407058				
AT6458231	2023/11/10	CONSTRUCTION LIEN	\$2,282,408	URBAN MECHANICAL CONTRACTING LTD.		C
AT6458352	2023/11/10	CONSTRUCTION LIEN	\$658,839	URBAN MECHANICAL CONTRACTING LTD.		C
AT6464044	2023/11/22	CONSTRUCTION LIEN	\$1,130	LIVE PATROL INC.		C

NOTE: ADJOINING PROPERTIES SHOULD BE INVESTIGATED TO ASCERTAIN DESCRIPTIVE INCONSISTENCIES, IF ANY, WITH DESCRIPTION REPRESENTED FOR THIS PROPERTY.
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LAND
 REGISTRY
 OFFICE #66

76983-0187 (LT)

* CERTIFIED IN ACCORDANCE WITH THE LAND TITLES ACT * SUBJECT TO RESERVATIONS IN CROWN GRANT *

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/ CHKD
AT6469954	2023/11/30	CERTIFICATE <i>REMARKS: AT6458231 CERTIFICATE OF ACTION</i>		URBAN MECHANICAL CONTRACTING LTD.		C
AT6469955	2023/11/30	CERTIFICATE <i>REMARKS: AT6458352 CERTIFICATE OF ACTION</i>		URBAN MECHANICAL CONTRACTING LTD.		C
AT6471034	2023/12/01	CONDO LIEN/98	\$87	TORONTO STANDARD CONDOMINIUM CORPORATION NO. 2983		C

NOTE: ADJOINING PROPERTIES SHOULD BE INVESTIGATED TO ASCERTAIN DESCRIPTIVE INCONSISTENCIES, IF ANY, WITH DESCRIPTION REPRESENTED FOR THIS PROPERTY.
 NOTE: ENSURE THAT YOUR PRINTOUT STATES THE TOTAL NUMBER OF PAGES AND THAT YOU HAVE PICKED THEM ALL UP.

PROPERTY DESCRIPTION: UNIT 54, LEVEL B, TORONTO STANDARD CONDOMINIUM PLAN NO. 2983 AND ITS APPURTENANT INTEREST; CITY OF TORONTO

PROPERTY REMARKS: FOR THE PURPOSE OF THE QUALIFIER THE DATE OF REGISTRATION OF ABSOLUTE TITLE IS 2018/04/13.

ESTATE/QUALIFIER: FEE SIMPLE
LT ABSOLUTE PLUS

RECENTLY: CONDOMINIUM FROM 07500-0081

PIN CREATION DATE:
2023/07/10

OWNERS' NAMES VANDYK - BACKYARD QUEENSVIEW LIMITED

CAPACITY SHARE

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/CHKD
** PRINTOUT INCLUDES ALL DOCUMENT TYPES (DELETED INSTRUMENTS NOT INCLUDED) **						
**SUBJECT TO SUBSECTION 44(1) OF THE LAND TITLES ACT, EXCEPT PARAGRAPHS 3 AND 14 AND *						
** PROVINCIAL SUCCESSION DUTIES AND EXCEPT PARAGRAPH 11 AND ESCHEATS OR FORFEITURE **						
** TO THE CROWN UP TO THE DATE OF REGISTRATION WITH AN ABSOLUTE TITLE. **						
EB160013	1955/10/24	AGREEMENT			THE CORPORATION OF THE TOWNSHIP OF ETOBICOKE	C
EB163037	1956/01/03	CERTIFICATE				C
EB177163	1956/11/19	AGREEMENT			THE CORPORATION OF THE TOWNSHIP OF ETOBICOKE	C
EB181933	1957/04/04	AGREEMENT			THE CORPORATION OF THE TOWNSHIP OF ETOBICOKE	C
EB186721	1957/07/29	BYLAW				C
EB188451	1957/09/06	AGREEMENT			TOWNSHIP OF ETOBICOKE	C
AT5030525	2018/12/12	CHARGE	\$18,750,000	VANDYK - BACKYARD QUEENSVIEW LIMITED	TRISURA GUARANTEE INSURANCE COMPANY	C
AT5175582	2019/07/02	NOTICE		VANDYK-BACKYARD QUEENSVIEW LIMITED	TRISURA GUARANTEE INSURANCE COMPANY	C
		REMARKS: AT5030525				
AT5347788	2020/01/22	NOTICE		CITY OF TORONTO		C
AT5367386	2020/02/19	TRANSFER EASEMENT	\$2	VANDYK - BACKYARD QUEENSVIEW LIMITED	ROGERS COMMUNICATIONS INC.	C
AT5531340	2020/09/29	NOTICE	\$2	VANDYK - BACKYARD HUMBERSIDE LIMITED VANDYK - BACKYARD QUEENSVIEW LIMITED VANDYK - BACKYARD KINGSMILL LIMITED		C
AT5713886	2021/04/23	CERTIFICATE		HER MAJESTY THE QUEEN IN RIGHT OF ONTARIO AS REPRESENTED BY THE MINISTER OF THE ENVIRONMENT, CONSERVATION AND PARKS		C

NOTE: ADJOINING PROPERTIES SHOULD BE INVESTIGATED TO ASCERTAIN DESCRIPTIVE INCONSISTENCIES, IF ANY, WITH DESCRIPTION REPRESENTED FOR THIS PROPERTY.
NOTE: ENSURE THAT YOUR PRINTOUT STATES THE TOTAL NUMBER OF PAGES AND THAT YOU HAVE PICKED THEM ALL UP.

LAND
REGISTRY
OFFICE #66

76983-0189 (LT)

PREPARED FOR Liya0001
ON 2024/01/30 AT 10:04:14

* CERTIFIED IN ACCORDANCE WITH THE LAND TITLES ACT * SUBJECT TO RESERVATIONS IN CROWN GRANT *

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/CHKD
TCP2983	2023/07/07	STANDARD CONDO PLN				C
AT6370359	2023/07/07	CONDO DECLARATION		VANDYK - BACKYARD QUEENSVIEW LIMITED		C
AT6373564	2023/07/12	CONDO BYLAW/98		TORONTO STANDARD CONDOMINIUM CORPORATION NO. 2983		C
AT6373568	2023/07/12	CONDO BYLAW/98		TORONTO STANDARD CONDOMINIUM CORPORATION NO. 2983		C
AT6373569	2023/07/12	CONDO BYLAW/98		TORONTO STANDARD CONDOMINIUM CORPORATION NO. 2983		C
AT6373573	2023/07/12	CONDO BYLAW/98		TORONTO STANDARD CONDOMINIUM CORPORATION NO. 2983		C
AT6373575	2023/07/12	CONDO BYLAW/98		TORONTO STANDARD CONDOMINIUM CORPORATION NO. 2983		C
AT6373578	2023/07/12	CONDO BYLAW/98		TORONTO STANDARD CONDOMINIUM CORPORATION NO. 2983		C
AT6373584	2023/07/12	NOTICE		VANDYK - BACKYARD QUEENSVIEW LIMITED	TORONTO STANDARD CONDOMINIUM CORPORATION NO. 2983	C
AT6373595	2023/07/12	NOTICE	\$2	VANDYK - BACKYARD QUEENSVIEW LIMITED	TORONTO STANDARD CONDOMINIUM CORPORATION NO. 2983	C
AT6373604	2023/07/12	NOTICE	\$2	VANDYK - BACKYARD QUEENSVIEW LIMITED	TORONTO STANDARD CONDOMINIUM CORPORATION NO. 2983	C
		REMARKS: AT6373578				
AT6405972	2023/08/24	CHARGE	\$12,700,000	VANDYK - BACKYARD QUEENSVIEW LIMITED	PEOPLES TRUST COMPANY	C
AT6405973	2023/08/24	NO ASSGN RENT GEN		VANDYK - BACKYARD QUEENSVIEW LIMITED	PEOPLES TRUST COMPANY	C
		REMARKS: AT6405972.				
AT6406080	2023/08/24	POSTPONEMENT		TRISURA GUARANTEE INSURANCE COMPANY	PEOPLES TRUST COMPANY	C
		REMARKS: AT5030525 TO AT6405972				
AT6407058	2023/08/25	CONSTRUCTION LIEN	\$384,182	DIRCAM ELECTRIC LIMITED		C
AT6439785	2023/10/12	CERTIFICATE		DIRCAM ELECTRIC LIMITED		C
		REMARKS: AT6407058				
AT6464044	2023/11/22	CONSTRUCTION LIEN	\$1,130	LIVE PATROL INC.		C
AT6471025	2023/12/01	CONDO LIEN/98	\$87	TORONTO STANDARD CONDOMINIUM CORPORATION NO. 2983		C

NOTE: ADJOINING PROPERTIES SHOULD BE INVESTIGATED TO ASCERTAIN DESCRIPTIVE INCONSISTENCIES, IF ANY, WITH DESCRIPTION REPRESENTED FOR THIS PROPERTY.
NOTE: ENSURE THAT YOUR PRINTOUT STATES THE TOTAL NUMBER OF PAGES AND THAT YOU HAVE PICKED THEM ALL UP.

PROPERTY DESCRIPTION: UNIT 55, LEVEL B, TORONTO STANDARD CONDOMINIUM PLAN NO. 2983 AND ITS APPURTENANT INTEREST; CITY OF TORONTO

PROPERTY REMARKS: FOR THE PURPOSE OF THE QUALIFIER THE DATE OF REGISTRATION OF ABSOLUTE TITLE IS 2018/04/13.

ESTATE/QUALIFIER: FEE SIMPLE
LT ABSOLUTE PLUS

RECENTLY: CONDOMINIUM FROM 07500-0081

PIN CREATION DATE:
2023/07/10

OWNERS' NAMES VANDYK - BACKYARD QUEENSVIEW LIMITED

CAPACITY SHARE

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/CHKD
** PRINTOUT INCLUDES ALL DOCUMENT TYPES (DELETED INSTRUMENTS NOT INCLUDED) **						
**SUBJECT TO SUBSECTION 44(1) OF THE LAND TITLES ACT, EXCEPT PARAGRAPHS 3 AND 14 AND *						
** PROVINCIAL SUCCESSION DUTIES AND EXCEPT PARAGRAPH 11 AND ESCHEATS OR FORFEITURE **						
** TO THE CROWN UP TO THE DATE OF REGISTRATION WITH AN ABSOLUTE TITLE. **						
EB160013	1955/10/24	AGREEMENT			THE CORPORATION OF THE TOWNSHIP OF ETOBICOKE	C
EB163037	1956/01/03	CERTIFICATE				C
EB177163	1956/11/19	AGREEMENT			THE CORPORATION OF THE TOWNSHIP OF ETOBICOKE	C
EB181933	1957/04/04	AGREEMENT			THE CORPORATION OF THE TOWNSHIP OF ETOBICOKE	C
EB186721	1957/07/29	BYLAW				C
EB188451	1957/09/06	AGREEMENT			TOWNSHIP OF ETOBICOKE	C
AT5030525	2018/12/12	CHARGE	\$18,750,000	VANDYK - BACKYARD QUEENSVIEW LIMITED	TRISURA GUARANTEE INSURANCE COMPANY	C
AT5175582	2019/07/02	NOTICE		VANDYK-BACKYARD QUEENSVIEW LIMITED	TRISURA GUARANTEE INSURANCE COMPANY	C
	REMARKS: AT5030525					
AT5347788	2020/01/22	NOTICE		CITY OF TORONTO		C
AT5367386	2020/02/19	TRANSFER EASEMENT	\$2	VANDYK - BACKYARD QUEENSVIEW LIMITED	ROGERS COMMUNICATIONS INC.	C
AT5531340	2020/09/29	NOTICE	\$2	VANDYK - BACKYARD HUMBERSIDE LIMITED VANDYK - BACKYARD QUEENSVIEW LIMITED VANDYK - BACKYARD KINGSMILL LIMITED		C
AT5713886	2021/04/23	CERTIFICATE		HER MAJESTY THE QUEEN IN RIGHT OF ONTARIO AS REPRESENTED BY THE MINISTER OF THE ENVIRONMENT, CONSERVATION AND PARKS		C

NOTE: ADJOINING PROPERTIES SHOULD BE INVESTIGATED TO ASCERTAIN DESCRIPTIVE INCONSISTENCIES, IF ANY, WITH DESCRIPTION REPRESENTED FOR THIS PROPERTY.
NOTE: ENSURE THAT YOUR PRINTOUT STATES THE TOTAL NUMBER OF PAGES AND THAT YOU HAVE PICKED THEM ALL UP.

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/CHKD
TCP2983	2023/07/07	STANDARD CONDO PLN				C
AT6370359	2023/07/07	CONDO DECLARATION		VANDYK - BACKYARD QUEENSVIEW LIMITED		C
AT6373564	2023/07/12	CONDO BYLAW/98		TORONTO STANDARD CONDOMINIUM CORPORATION NO. 2983		C
AT6373568	2023/07/12	CONDO BYLAW/98		TORONTO STANDARD CONDOMINIUM CORPORATION NO. 2983		C
AT6373569	2023/07/12	CONDO BYLAW/98		TORONTO STANDARD CONDOMINIUM CORPORATION NO. 2983		C
AT6373573	2023/07/12	CONDO BYLAW/98		TORONTO STANDARD CONDOMINIUM CORPORATION NO. 2983		C
AT6373575	2023/07/12	CONDO BYLAW/98		TORONTO STANDARD CONDOMINIUM CORPORATION NO. 2983		C
AT6373578	2023/07/12	CONDO BYLAW/98		TORONTO STANDARD CONDOMINIUM CORPORATION NO. 2983		C
AT6373584	2023/07/12	NOTICE		VANDYK - BACKYARD QUEENSVIEW LIMITED	TORONTO STANDARD CONDOMINIUM CORPORATION NO. 2983	C
AT6373595	2023/07/12	NOTICE	\$2	VANDYK - BACKYARD QUEENSVIEW LIMITED	TORONTO STANDARD CONDOMINIUM CORPORATION NO. 2983	C
AT6373604	2023/07/12	NOTICE	\$2	VANDYK - BACKYARD QUEENSVIEW LIMITED	TORONTO STANDARD CONDOMINIUM CORPORATION NO. 2983	C
		REMARKS: AT6373578				
AT6405972	2023/08/24	CHARGE	\$12,700,000	VANDYK - BACKYARD QUEENSVIEW LIMITED	PEOPLES TRUST COMPANY	C
AT6405973	2023/08/24	NO ASSGN RENT GEN		VANDYK - BACKYARD QUEENSVIEW LIMITED	PEOPLES TRUST COMPANY	C
		REMARKS: AT6405972.				
AT6406080	2023/08/24	POSTPONEMENT		TRISURA GUARANTEE INSURANCE COMPANY	PEOPLES TRUST COMPANY	C
		REMARKS: AT5030525 TO AT6405972				
AT6407058	2023/08/25	CONSTRUCTION LIEN	\$384,182	DIRCAM ELECTRIC LIMITED		C
AT6436267	2023/10/06	CONSTRUCTION LIEN	\$213,401	NEXT PLUMBING & HYDRONICS SUPPLY INC.		C
AT6439785	2023/10/12	CERTIFICATE		DIRCAM ELECTRIC LIMITED		C
		REMARKS: AT6407058				
AT6464044	2023/11/22	CONSTRUCTION LIEN	\$1,130	LIVE PATROL INC.		C
AT6471020	2023/12/01	CONDO LIEN/98	\$87	TORONTO STANDARD CONDOMINIUM CORPORATION NO. 2983		C

PROPERTY DESCRIPTION: UNIT 56, LEVEL B, TORONTO STANDARD CONDOMINIUM PLAN NO. 2983 AND ITS APPURTENANT INTEREST; CITY OF TORONTO

PROPERTY REMARKS: FOR THE PURPOSE OF THE QUALIFIER THE DATE OF REGISTRATION OF ABSOLUTE TITLE IS 2018/04/13.

ESTATE/QUALIFIER: FEE SIMPLE
LT ABSOLUTE PLUS

RECENTLY: CONDOMINIUM FROM 07500-0081

PIN CREATION DATE:
2023/07/10

OWNERS' NAMES VANDYK - BACKYARD QUEENSVIEW LIMITED

CAPACITY SHARE

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/CHKD
** PRINTOUT INCLUDES ALL DOCUMENT TYPES (DELETED INSTRUMENTS NOT INCLUDED) **						
**SUBJECT TO SUBSECTION 44(1) OF THE LAND TITLES ACT, EXCEPT PARAGRAPHS 3 AND 14 AND *						
** PROVINCIAL SUCCESSION DUTIES AND EXCEPT PARAGRAPH 11 AND ESCHEATS OR FORFEITURE **						
** TO THE CROWN UP TO THE DATE OF REGISTRATION WITH AN ABSOLUTE TITLE. **						
EB160013	1955/10/24	AGREEMENT			THE CORPORATION OF THE TOWNSHIP OF ETOBICOKE	C
EB163037	1956/01/03	CERTIFICATE				C
EB177163	1956/11/19	AGREEMENT			THE CORPORATION OF THE TOWNSHIP OF ETOBICOKE	C
EB181933	1957/04/04	AGREEMENT			THE CORPORATION OF THE TOWNSHIP OF ETOBICOKE	C
EB186721	1957/07/29	BYLAW				C
EB188451	1957/09/06	AGREEMENT			TOWNSHIP OF ETOBICOKE	C
AT5030525	2018/12/12	CHARGE	\$18,750,000	VANDYK - BACKYARD QUEENSVIEW LIMITED	TRISURA GUARANTEE INSURANCE COMPANY	C
AT5175582	2019/07/02	NOTICE		VANDYK-BACKYARD QUEENSVIEW LIMITED	TRISURA GUARANTEE INSURANCE COMPANY	C
REMARKS: AT5030525						
AT5347788	2020/01/22	NOTICE		CITY OF TORONTO		C
AT5367386	2020/02/19	TRANSFER EASEMENT	\$2	VANDYK - BACKYARD QUEENSVIEW LIMITED	ROGERS COMMUNICATIONS INC.	C
AT5531340	2020/09/29	NOTICE	\$2	VANDYK - BACKYARD HUMBERSIDE LIMITED VANDYK - BACKYARD QUEENSVIEW LIMITED VANDYK - BACKYARD KINGSMILL LIMITED		C
AT5713886	2021/04/23	CERTIFICATE		HER MAJESTY THE QUEEN IN RIGHT OF ONTARIO AS REPRESENTED BY THE MINISTER OF THE ENVIRONMENT, CONSERVATION AND PARKS		C

NOTE: ADJOINING PROPERTIES SHOULD BE INVESTIGATED TO ASCERTAIN DESCRIPTIVE INCONSISTENCIES, IF ANY, WITH DESCRIPTION REPRESENTED FOR THIS PROPERTY.
NOTE: ENSURE THAT YOUR PRINTOUT STATES THE TOTAL NUMBER OF PAGES AND THAT YOU HAVE PICKED THEM ALL UP.

LAND
REGISTRY
OFFICE #66

76983-0191 (LT)

PREPARED FOR Liya0001
ON 2024/01/30 AT 10:06:34

* CERTIFIED IN ACCORDANCE WITH THE LAND TITLES ACT * SUBJECT TO RESERVATIONS IN CROWN GRANT *

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/CHKD
TCP2983	2023/07/07	STANDARD CONDO PLN				C
AT6370359	2023/07/07	CONDO DECLARATION		VANDYK - BACKYARD QUEENSVIEW LIMITED		C
AT6373564	2023/07/12	CONDO BYLAW/98		TORONTO STANDARD CONDOMINIUM CORPORATION NO. 2983		C
AT6373568	2023/07/12	CONDO BYLAW/98		TORONTO STANDARD CONDOMINIUM CORPORATION NO. 2983		C
AT6373569	2023/07/12	CONDO BYLAW/98		TORONTO STANDARD CONDOMINIUM CORPORATION NO. 2983		C
AT6373573	2023/07/12	CONDO BYLAW/98		TORONTO STANDARD CONDOMINIUM CORPORATION NO. 2983		C
AT6373575	2023/07/12	CONDO BYLAW/98		TORONTO STANDARD CONDOMINIUM CORPORATION NO. 2983		C
AT6373578	2023/07/12	CONDO BYLAW/98		TORONTO STANDARD CONDOMINIUM CORPORATION NO. 2983		C
AT6373584	2023/07/12	NOTICE		VANDYK - BACKYARD QUEENSVIEW LIMITED	TORONTO STANDARD CONDOMINIUM CORPORATION NO. 2983	C
AT6373595	2023/07/12	NOTICE	\$2	VANDYK - BACKYARD QUEENSVIEW LIMITED	TORONTO STANDARD CONDOMINIUM CORPORATION NO. 2983	C
AT6373604	2023/07/12	NOTICE	\$2	VANDYK - BACKYARD QUEENSVIEW LIMITED	TORONTO STANDARD CONDOMINIUM CORPORATION NO. 2983	C
		REMARKS: AT6373578				
AT6405972	2023/08/24	CHARGE	\$12,700,000	VANDYK - BACKYARD QUEENSVIEW LIMITED	PEOPLES TRUST COMPANY	C
AT6405973	2023/08/24	NO ASSGN RENT GEN		VANDYK - BACKYARD QUEENSVIEW LIMITED	PEOPLES TRUST COMPANY	C
		REMARKS: AT6405972.				
AT6406080	2023/08/24	POSTPONEMENT		TRISURA GUARANTEE INSURANCE COMPANY	PEOPLES TRUST COMPANY	C
		REMARKS: AT5030525 TO AT6405972				
AT6407058	2023/08/25	CONSTRUCTION LIEN	\$384,182	DIRCAM ELECTRIC LIMITED		C
AT6436267	2023/10/06	CONSTRUCTION LIEN	\$213,401	NEXT PLUMBING & HYDRONICS SUPPLY INC.		C
AT6439785	2023/10/12	CERTIFICATE		DIRCAM ELECTRIC LIMITED		C
		REMARKS: AT6407058				
AT6464044	2023/11/22	CONSTRUCTION LIEN	\$1,130	LIVE PATROL INC.		C
AT6471015	2023/12/01	CONDO LIEN/98	\$87	TORONTO STANDARD CONDOMINIUM CORPORATION NO. 2983		C

PROPERTY DESCRIPTION: UNIT 57, LEVEL B, TORONTO STANDARD CONDOMINIUM PLAN NO. 2983 AND ITS APPURTENANT INTEREST; CITY OF TORONTO

PROPERTY REMARKS: FOR THE PURPOSE OF THE QUALIFIER THE DATE OF REGISTRATION OF ABSOLUTE TITLE IS 2018/04/13.

ESTATE/QUALIFIER: FEE SIMPLE
LT ABSOLUTE PLUS

RECENTLY: CONDOMINIUM FROM 07500-0081

PIN CREATION DATE:
2023/07/10

OWNERS' NAMES VANDYK - BACKYARD QUEENSVIEW LIMITED

CAPACITY SHARE

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/CHKD
** PRINTOUT INCLUDES ALL DOCUMENT TYPES (DELETED INSTRUMENTS NOT INCLUDED) **						
**SUBJECT TO SUBSECTION 44(1) OF THE LAND TITLES ACT, EXCEPT PARAGRAPHS 3 AND 14 AND *						
** PROVINCIAL SUCCESSION DUTIES AND EXCEPT PARAGRAPH 11 AND ESCHEATS OR FORFEITURE **						
** TO THE CROWN UP TO THE DATE OF REGISTRATION WITH AN ABSOLUTE TITLE. **						
EB160013	1955/10/24	AGREEMENT			THE CORPORATION OF THE TOWNSHIP OF ETOBICOKE	C
EB163037	1956/01/03	CERTIFICATE				C
EB177163	1956/11/19	AGREEMENT			THE CORPORATION OF THE TOWNSHIP OF ETOBICOKE	C
EB181933	1957/04/04	AGREEMENT			THE CORPORATION OF THE TOWNSHIP OF ETOBICOKE	C
EB186721	1957/07/29	BYLAW				C
EB188451	1957/09/06	AGREEMENT			TOWNSHIP OF ETOBICOKE	C
AT5030525	2018/12/12	CHARGE	\$18,750,000	VANDYK - BACKYARD QUEENSVIEW LIMITED	TRISURA GUARANTEE INSURANCE COMPANY	C
AT5175582	2019/07/02	NOTICE		VANDYK-BACKYARD QUEENSVIEW LIMITED	TRISURA GUARANTEE INSURANCE COMPANY	C
REMARKS: AT5030525						
AT5347788	2020/01/22	NOTICE		CITY OF TORONTO		C
AT5367386	2020/02/19	TRANSFER EASEMENT	\$2	VANDYK - BACKYARD QUEENSVIEW LIMITED	ROGERS COMMUNICATIONS INC.	C
AT5531340	2020/09/29	NOTICE	\$2	VANDYK - BACKYARD HUMBERSIDE LIMITED VANDYK - BACKYARD QUEENSVIEW LIMITED VANDYK - BACKYARD KINGSMILL LIMITED		C
AT5713886	2021/04/23	CERTIFICATE		HER MAJESTY THE QUEEN IN RIGHT OF ONTARIO AS REPRESENTED BY THE MINISTER OF THE ENVIRONMENT, CONSERVATION AND PARKS		C

NOTE: ADJOINING PROPERTIES SHOULD BE INVESTIGATED TO ASCERTAIN DESCRIPTIVE INCONSISTENCIES, IF ANY, WITH DESCRIPTION REPRESENTED FOR THIS PROPERTY.

NOTE: ENSURE THAT YOUR PRINTOUT STATES THE TOTAL NUMBER OF PAGES AND THAT YOU HAVE PICKED THEM ALL UP.

LAND
REGISTRY
OFFICE #66

76983-0192 (LT)

PREPARED FOR Liya0001
ON 2024/01/30 AT 10:07:20

* CERTIFIED IN ACCORDANCE WITH THE LAND TITLES ACT * SUBJECT TO RESERVATIONS IN CROWN GRANT *

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/CHKD
TCP2983	2023/07/07	STANDARD CONDO PLN				C
AT6370359	2023/07/07	CONDO DECLARATION		VANDYK - BACKYARD QUEENSVIEW LIMITED		C
AT6373564	2023/07/12	CONDO BYLAW/98		TORONTO STANDARD CONDOMINIUM CORPORATION NO. 2983		C
AT6373568	2023/07/12	CONDO BYLAW/98		TORONTO STANDARD CONDOMINIUM CORPORATION NO. 2983		C
AT6373569	2023/07/12	CONDO BYLAW/98		TORONTO STANDARD CONDOMINIUM CORPORATION NO. 2983		C
AT6373573	2023/07/12	CONDO BYLAW/98		TORONTO STANDARD CONDOMINIUM CORPORATION NO. 2983		C
AT6373575	2023/07/12	CONDO BYLAW/98		TORONTO STANDARD CONDOMINIUM CORPORATION NO. 2983		C
AT6373578	2023/07/12	CONDO BYLAW/98		TORONTO STANDARD CONDOMINIUM CORPORATION NO. 2983		C
AT6373584	2023/07/12	NOTICE		VANDYK - BACKYARD QUEENSVIEW LIMITED	TORONTO STANDARD CONDOMINIUM CORPORATION NO. 2983	C
AT6373595	2023/07/12	NOTICE	\$2	VANDYK - BACKYARD QUEENSVIEW LIMITED	TORONTO STANDARD CONDOMINIUM CORPORATION NO. 2983	C
AT6373604	2023/07/12	NOTICE	\$2	VANDYK - BACKYARD QUEENSVIEW LIMITED	TORONTO STANDARD CONDOMINIUM CORPORATION NO. 2983	C
		REMARKS: AT6373578				
AT6405972	2023/08/24	CHARGE	\$12,700,000	VANDYK - BACKYARD QUEENSVIEW LIMITED	PEOPLES TRUST COMPANY	C
AT6405973	2023/08/24	NO ASSGN RENT GEN		VANDYK - BACKYARD QUEENSVIEW LIMITED	PEOPLES TRUST COMPANY	C
		REMARKS: AT6405972.				
AT6406080	2023/08/24	POSTPONEMENT		TRISURA GUARANTEE INSURANCE COMPANY	PEOPLES TRUST COMPANY	C
		REMARKS: AT5030525 TO AT6405972				
AT6407058	2023/08/25	CONSTRUCTION LIEN	\$384,182	DIRCAM ELECTRIC LIMITED		C
AT6436267	2023/10/06	CONSTRUCTION LIEN	\$213,401	NEXT PLUMBING & HYDRONICS SUPPLY INC.		C
AT6439785	2023/10/12	CERTIFICATE		DIRCAM ELECTRIC LIMITED		C
		REMARKS: AT6407058				
AT6464044	2023/11/22	CONSTRUCTION LIEN	\$1,130	LIVE PATROL INC.		C
AT6471013	2023/12/01	CONDO LIEN/98	\$87	TORONTO STANDARD CONDOMINIUM CORPORATION NO. 2983		C

NOTE: ADJOINING PROPERTIES SHOULD BE INVESTIGATED TO ASCERTAIN DESCRIPTIVE INCONSISTENCIES, IF ANY, WITH DESCRIPTION REPRESENTED FOR THIS PROPERTY.
NOTE: ENSURE THAT YOUR PRINTOUT STATES THE TOTAL NUMBER OF PAGES AND THAT YOU HAVE PICKED THEM ALL UP.

PROPERTY DESCRIPTION: UNIT 58, LEVEL B, TORONTO STANDARD CONDOMINIUM PLAN NO. 2983 AND ITS APPURTENANT INTEREST; CITY OF TORONTO

PROPERTY REMARKS: FOR THE PURPOSE OF THE QUALIFIER THE DATE OF REGISTRATION OF ABSOLUTE TITLE IS 2018/04/13.

ESTATE/QUALIFIER: FEE SIMPLE
LT ABSOLUTE PLUS

RECENTLY: CONDOMINIUM FROM 07500-0081

PIN CREATION DATE:
2023/07/10

OWNERS' NAMES VANDYK - BACKYARD QUEENSVIEW LIMITED

CAPACITY SHARE

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/CHKD
** PRINTOUT INCLUDES ALL DOCUMENT TYPES (DELETED INSTRUMENTS NOT INCLUDED) **						
**SUBJECT TO SUBSECTION 44(1) OF THE LAND TITLES ACT, EXCEPT PARAGRAPHS 3 AND 14 AND *						
** PROVINCIAL SUCCESSION DUTIES AND EXCEPT PARAGRAPH 11 AND ESCHEATS OR FORFEITURE **						
** TO THE CROWN UP TO THE DATE OF REGISTRATION WITH AN ABSOLUTE TITLE. **						
EB160013	1955/10/24	AGREEMENT			THE CORPORATION OF THE TOWNSHIP OF ETOBICOKE	C
EB163037	1956/01/03	CERTIFICATE				C
EB177163	1956/11/19	AGREEMENT			THE CORPORATION OF THE TOWNSHIP OF ETOBICOKE	C
EB181933	1957/04/04	AGREEMENT			THE CORPORATION OF THE TOWNSHIP OF ETOBICOKE	C
EB186721	1957/07/29	BYLAW				C
EB188451	1957/09/06	AGREEMENT			TOWNSHIP OF ETOBICOKE	C
AT5030525	2018/12/12	CHARGE	\$18,750,000	VANDYK - BACKYARD QUEENSVIEW LIMITED	TRISURA GUARANTEE INSURANCE COMPANY	C
AT5175582	2019/07/02	NOTICE		VANDYK-BACKYARD QUEENSVIEW LIMITED	TRISURA GUARANTEE INSURANCE COMPANY	C
		REMARKS: AT5030525				
AT5347788	2020/01/22	NOTICE		CITY OF TORONTO		C
AT5367386	2020/02/19	TRANSFER EASEMENT	\$2	VANDYK - BACKYARD QUEENSVIEW LIMITED	ROGERS COMMUNICATIONS INC.	C
AT5531340	2020/09/29	NOTICE	\$2	VANDYK - BACKYARD HUMBERSIDE LIMITED VANDYK - BACKYARD QUEENSVIEW LIMITED VANDYK - BACKYARD KINGSMILL LIMITED		C
AT5713886	2021/04/23	CERTIFICATE		HER MAJESTY THE QUEEN IN RIGHT OF ONTARIO AS REPRESENTED BY THE MINISTER OF THE ENVIRONMENT, CONSERVATION AND PARKS		C

NOTE: ADJOINING PROPERTIES SHOULD BE INVESTIGATED TO ASCERTAIN DESCRIPTIVE INCONSISTENCIES, IF ANY, WITH DESCRIPTION REPRESENTED FOR THIS PROPERTY.
NOTE: ENSURE THAT YOUR PRINTOUT STATES THE TOTAL NUMBER OF PAGES AND THAT YOU HAVE PICKED THEM ALL UP.

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/CHKD
TCP2983	2023/07/07	STANDARD CONDO PLN				C
AT6370359	2023/07/07	CONDO DECLARATION		VANDYK - BACKYARD QUEENSVIEW LIMITED		C
AT6373564	2023/07/12	CONDO BYLAW/98		TORONTO STANDARD CONDOMINIUM CORPORATION NO. 2983		C
AT6373568	2023/07/12	CONDO BYLAW/98		TORONTO STANDARD CONDOMINIUM CORPORATION NO. 2983		C
AT6373569	2023/07/12	CONDO BYLAW/98		TORONTO STANDARD CONDOMINIUM CORPORATION NO. 2983		C
AT6373573	2023/07/12	CONDO BYLAW/98		TORONTO STANDARD CONDOMINIUM CORPORATION NO. 2983		C
AT6373575	2023/07/12	CONDO BYLAW/98		TORONTO STANDARD CONDOMINIUM CORPORATION NO. 2983		C
AT6373578	2023/07/12	CONDO BYLAW/98		TORONTO STANDARD CONDOMINIUM CORPORATION NO. 2983		C
AT6373584	2023/07/12	NOTICE		VANDYK - BACKYARD QUEENSVIEW LIMITED	TORONTO STANDARD CONDOMINIUM CORPORATION NO. 2983	C
AT6373595	2023/07/12	NOTICE	\$2	VANDYK - BACKYARD QUEENSVIEW LIMITED	TORONTO STANDARD CONDOMINIUM CORPORATION NO. 2983	C
AT6373604	2023/07/12	NOTICE	\$2	VANDYK - BACKYARD QUEENSVIEW LIMITED	TORONTO STANDARD CONDOMINIUM CORPORATION NO. 2983	C
		REMARKS: AT6373578				
AT6405972	2023/08/24	CHARGE	\$12,700,000	VANDYK - BACKYARD QUEENSVIEW LIMITED	PEOPLES TRUST COMPANY	C
AT6405973	2023/08/24	NO ASSGN RENT GEN		VANDYK - BACKYARD QUEENSVIEW LIMITED	PEOPLES TRUST COMPANY	C
		REMARKS: AT6405972.				
AT6406080	2023/08/24	POSTPONEMENT		TRISURA GUARANTEE INSURANCE COMPANY	PEOPLES TRUST COMPANY	C
		REMARKS: AT5030525 TO AT6405972				
AT6407058	2023/08/25	CONSTRUCTION LIEN	\$384,182	DIRCAM ELECTRIC LIMITED		C
AT6436267	2023/10/06	CONSTRUCTION LIEN	\$213,401	NEXT PLUMBING & HYDRONICS SUPPLY INC.		C
AT6439785	2023/10/12	CERTIFICATE		DIRCAM ELECTRIC LIMITED		C
		REMARKS: AT6407058				
AT6464044	2023/11/22	CONSTRUCTION LIEN	\$1,130	LIVE PATROL INC.		C
AT6471012	2023/12/01	CONDO LIEN/98	\$87	TORONTO STANDARD CONDOMINIUM CORPORATION NO. 2983		C

PROPERTY DESCRIPTION: UNIT 59, LEVEL B, TORONTO STANDARD CONDOMINIUM PLAN NO. 2983 AND ITS APPURTENANT INTEREST; CITY OF TORONTO

PROPERTY REMARKS: FOR THE PURPOSE OF THE QUALIFIER THE DATE OF REGISTRATION OF ABSOLUTE TITLE IS 2018/04/13.

ESTATE/QUALIFIER: FEE SIMPLE
LT ABSOLUTE PLUS

RECENTLY: CONDOMINIUM FROM 07500-0081

PIN CREATION DATE:
2023/07/10

OWNERS' NAMES VANDYK - BACKYARD QUEENSVIEW LIMITED

CAPACITY SHARE

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/CHKD
** PRINTOUT INCLUDES ALL DOCUMENT TYPES (DELETED INSTRUMENTS NOT INCLUDED) **						
**SUBJECT TO SUBSECTION 44(1) OF THE LAND TITLES ACT, EXCEPT PARAGRAPHS 3 AND 14 AND *						
** PROVINCIAL SUCCESSION DUTIES AND EXCEPT PARAGRAPH 11 AND ESCHEATS OR FORFEITURE **						
** TO THE CROWN UP TO THE DATE OF REGISTRATION WITH AN ABSOLUTE TITLE. **						
EB160013	1955/10/24	AGREEMENT			THE CORPORATION OF THE TOWNSHIP OF ETOBICOKE	C
EB163037	1956/01/03	CERTIFICATE				C
EB177163	1956/11/19	AGREEMENT			THE CORPORATION OF THE TOWNSHIP OF ETOBICOKE	C
EB181933	1957/04/04	AGREEMENT			THE CORPORATION OF THE TOWNSHIP OF ETOBICOKE	C
EB186721	1957/07/29	BYLAW				C
EB188451	1957/09/06	AGREEMENT			TOWNSHIP OF ETOBICOKE	C
AT5030525	2018/12/12	CHARGE	\$18,750,000	VANDYK - BACKYARD QUEENSVIEW LIMITED	TRISURA GUARANTEE INSURANCE COMPANY	C
AT5175582	2019/07/02	NOTICE		VANDYK-BACKYARD QUEENSVIEW LIMITED	TRISURA GUARANTEE INSURANCE COMPANY	C
		REMARKS: AT5030525				
AT5347788	2020/01/22	NOTICE		CITY OF TORONTO		C
AT5367386	2020/02/19	TRANSFER EASEMENT	\$2	VANDYK - BACKYARD QUEENSVIEW LIMITED	ROGERS COMMUNICATIONS INC.	C
AT5531340	2020/09/29	NOTICE	\$2	VANDYK - BACKYARD HUMBERSIDE LIMITED VANDYK - BACKYARD QUEENSVIEW LIMITED VANDYK - BACKYARD KINGSMILL LIMITED		C
AT5713886	2021/04/23	CERTIFICATE		HER MAJESTY THE QUEEN IN RIGHT OF ONTARIO AS REPRESENTED BY THE MINISTER OF THE ENVIRONMENT, CONSERVATION AND PARKS		C

NOTE: ADJOINING PROPERTIES SHOULD BE INVESTIGATED TO ASCERTAIN DESCRIPTIVE INCONSISTENCIES, IF ANY, WITH DESCRIPTION REPRESENTED FOR THIS PROPERTY.
NOTE: ENSURE THAT YOUR PRINTOUT STATES THE TOTAL NUMBER OF PAGES AND THAT YOU HAVE PICKED THEM ALL UP.

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/CHKD
TCP2983	2023/07/07	STANDARD CONDO PLN				C
AT6370359	2023/07/07	CONDO DECLARATION		VANDYK - BACKYARD QUEENSVIEW LIMITED		C
AT6373564	2023/07/12	CONDO BYLAW/98		TORONTO STANDARD CONDOMINIUM CORPORATION NO. 2983		C
AT6373568	2023/07/12	CONDO BYLAW/98		TORONTO STANDARD CONDOMINIUM CORPORATION NO. 2983		C
AT6373569	2023/07/12	CONDO BYLAW/98		TORONTO STANDARD CONDOMINIUM CORPORATION NO. 2983		C
AT6373573	2023/07/12	CONDO BYLAW/98		TORONTO STANDARD CONDOMINIUM CORPORATION NO. 2983		C
AT6373575	2023/07/12	CONDO BYLAW/98		TORONTO STANDARD CONDOMINIUM CORPORATION NO. 2983		C
AT6373578	2023/07/12	CONDO BYLAW/98		TORONTO STANDARD CONDOMINIUM CORPORATION NO. 2983		C
AT6373584	2023/07/12	NOTICE		VANDYK - BACKYARD QUEENSVIEW LIMITED	TORONTO STANDARD CONDOMINIUM CORPORATION NO. 2983	C
AT6373595	2023/07/12	NOTICE	\$2	VANDYK - BACKYARD QUEENSVIEW LIMITED	TORONTO STANDARD CONDOMINIUM CORPORATION NO. 2983	C
AT6373604	2023/07/12	NOTICE	\$2	VANDYK - BACKYARD QUEENSVIEW LIMITED	TORONTO STANDARD CONDOMINIUM CORPORATION NO. 2983	C
		REMARKS: AT6373578				
AT6405972	2023/08/24	CHARGE	\$12,700,000	VANDYK - BACKYARD QUEENSVIEW LIMITED	PEOPLES TRUST COMPANY	C
AT6405973	2023/08/24	NO ASSGN RENT GEN		VANDYK - BACKYARD QUEENSVIEW LIMITED	PEOPLES TRUST COMPANY	C
		REMARKS: AT6405972.				
AT6406080	2023/08/24	POSTPONEMENT		TRISURA GUARANTEE INSURANCE COMPANY	PEOPLES TRUST COMPANY	C
		REMARKS: AT5030525 TO AT6405972				
AT6407058	2023/08/25	CONSTRUCTION LIEN	\$384,182	DIRCAM ELECTRIC LIMITED		C
AT6436267	2023/10/06	CONSTRUCTION LIEN	\$213,401	NEXT PLUMBING & HYDRONICS SUPPLY INC.		C
AT6439785	2023/10/12	CERTIFICATE		DIRCAM ELECTRIC LIMITED		C
		REMARKS: AT6407058				
AT6464044	2023/11/22	CONSTRUCTION LIEN	\$1,130	LIVE PATROL INC.		C
AT6471008	2023/12/01	CONDO LIEN/98	\$87	TORONTO STANDARD CONDOMINIUM CORPORATION NO. 2983		C

PROPERTY DESCRIPTION: UNIT 60, LEVEL B, TORONTO STANDARD CONDOMINIUM PLAN NO. 2983 AND ITS APPURTENANT INTEREST; CITY OF TORONTO

PROPERTY REMARKS: FOR THE PURPOSE OF THE QUALIFIER THE DATE OF REGISTRATION OF ABSOLUTE TITLE IS 2018/04/13.

ESTATE/QUALIFIER: FEE SIMPLE
LT ABSOLUTE PLUS

RECENTLY: CONDOMINIUM FROM 07500-0081

PIN CREATION DATE:
2023/07/10

OWNERS' NAMES VANDYK - BACKYARD QUEENSVIEW LIMITED

CAPACITY SHARE

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/CHKD
** PRINTOUT INCLUDES ALL DOCUMENT TYPES (DELETED INSTRUMENTS NOT INCLUDED) **						
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** PROVINCIAL SUCCESSION DUTIES AND EXCEPT PARAGRAPH 11 AND ESCHEATS OR FORFEITURE **						
** TO THE CROWN UP TO THE DATE OF REGISTRATION WITH AN ABSOLUTE TITLE. **						
EB160013	1955/10/24	AGREEMENT			THE CORPORATION OF THE TOWNSHIP OF ETOBICOKE	C
EB163037	1956/01/03	CERTIFICATE				C
EB177163	1956/11/19	AGREEMENT			THE CORPORATION OF THE TOWNSHIP OF ETOBICOKE	C
EB181933	1957/04/04	AGREEMENT			THE CORPORATION OF THE TOWNSHIP OF ETOBICOKE	C
EB186721	1957/07/29	BYLAW				C
EB188451	1957/09/06	AGREEMENT			TOWNSHIP OF ETOBICOKE	C
AT5030525	2018/12/12	CHARGE	\$18,750,000	VANDYK - BACKYARD QUEENSVIEW LIMITED	TRISURA GUARANTEE INSURANCE COMPANY	C
AT5175582	2019/07/02	NOTICE		VANDYK-BACKYARD QUEENSVIEW LIMITED	TRISURA GUARANTEE INSURANCE COMPANY	C
REMARKS: AT5030525						
AT5347788	2020/01/22	NOTICE		CITY OF TORONTO		C
AT5367386	2020/02/19	TRANSFER EASEMENT	\$2	VANDYK - BACKYARD QUEENSVIEW LIMITED	ROGERS COMMUNICATIONS INC.	C
AT5531340	2020/09/29	NOTICE	\$2	VANDYK - BACKYARD HUMBERSIDE LIMITED VANDYK - BACKYARD QUEENSVIEW LIMITED VANDYK - BACKYARD KINGSMILL LIMITED		C
AT5713886	2021/04/23	CERTIFICATE		HER MAJESTY THE QUEEN IN RIGHT OF ONTARIO AS REPRESENTED BY THE MINISTER OF THE ENVIRONMENT, CONSERVATION AND PARKS		C

NOTE: ADJOINING PROPERTIES SHOULD BE INVESTIGATED TO ASCERTAIN DESCRIPTIVE INCONSISTENCIES, IF ANY, WITH DESCRIPTION REPRESENTED FOR THIS PROPERTY.
NOTE: ENSURE THAT YOUR PRINTOUT STATES THE TOTAL NUMBER OF PAGES AND THAT YOU HAVE PICKED THEM ALL UP.

LAND
REGISTRY
OFFICE #66

76983-0195 (LT)

PREPARED FOR Liya0001
ON 2024/01/30 AT 10:09:42

* CERTIFIED IN ACCORDANCE WITH THE LAND TITLES ACT * SUBJECT TO RESERVATIONS IN CROWN GRANT *

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/ CHKD
TCP2983	2023/07/07	STANDARD CONDO PLN				C
AT6370359	2023/07/07	CONDO DECLARATION		VANDYK - BACKYARD QUEENSVIEW LIMITED		C
AT6373564	2023/07/12	CONDO BYLAW/98		TORONTO STANDARD CONDOMINIUM CORPORATION NO. 2983		C
AT6373568	2023/07/12	CONDO BYLAW/98		TORONTO STANDARD CONDOMINIUM CORPORATION NO. 2983		C
AT6373569	2023/07/12	CONDO BYLAW/98		TORONTO STANDARD CONDOMINIUM CORPORATION NO. 2983		C
AT6373573	2023/07/12	CONDO BYLAW/98		TORONTO STANDARD CONDOMINIUM CORPORATION NO. 2983		C
AT6373575	2023/07/12	CONDO BYLAW/98		TORONTO STANDARD CONDOMINIUM CORPORATION NO. 2983		C
AT6373578	2023/07/12	CONDO BYLAW/98		TORONTO STANDARD CONDOMINIUM CORPORATION NO. 2983		C
AT6373584	2023/07/12	NOTICE		VANDYK - BACKYARD QUEENSVIEW LIMITED	TORONTO STANDARD CONDOMINIUM CORPORATION NO. 2983	C
AT6373595	2023/07/12	NOTICE	\$2	VANDYK - BACKYARD QUEENSVIEW LIMITED	TORONTO STANDARD CONDOMINIUM CORPORATION NO. 2983	C
AT6373604	2023/07/12	NOTICE	\$2	VANDYK - BACKYARD QUEENSVIEW LIMITED	TORONTO STANDARD CONDOMINIUM CORPORATION NO. 2983	C
		REMARKS: AT6373578				
AT6405972	2023/08/24	CHARGE	\$12,700,000	VANDYK - BACKYARD QUEENSVIEW LIMITED	PEOPLES TRUST COMPANY	C
AT6405973	2023/08/24	NO ASSGN RENT GEN		VANDYK - BACKYARD QUEENSVIEW LIMITED	PEOPLES TRUST COMPANY	C
		REMARKS: AT6405972.				
AT6406080	2023/08/24	POSTPONEMENT		TRISURA GUARANTEE INSURANCE COMPANY	PEOPLES TRUST COMPANY	C
		REMARKS: AT5030525 TO AT6405972				
AT6407058	2023/08/25	CONSTRUCTION LIEN	\$384,182	DIRCAM ELECTRIC LIMITED		C
AT6436267	2023/10/06	CONSTRUCTION LIEN	\$213,401	NEXT PLUMBING & HYDRONICS SUPPLY INC.		C
AT6439785	2023/10/12	CERTIFICATE		DIRCAM ELECTRIC LIMITED		C
		REMARKS: AT6407058				
AT6464044	2023/11/22	CONSTRUCTION LIEN	\$1,130	LIVE PATROL INC.		C
AT6471006	2023/12/01	CONDO LIEN/98	\$87	TORONTO STANDARD CONDOMINIUM CORPORATION NO. 2983		C

PROPERTY DESCRIPTION: UNIT 62, LEVEL B, TORONTO STANDARD CONDOMINIUM PLAN NO. 2983 AND ITS APPURTENANT INTEREST; CITY OF TORONTO

PROPERTY REMARKS: FOR THE PURPOSE OF THE QUALIFIER THE DATE OF REGISTRATION OF ABSOLUTE TITLE IS 2018/04/13.

ESTATE/QUALIFIER: FEE SIMPLE
LT ABSOLUTE PLUS

RECENTLY: CONDOMINIUM FROM 07500-0081

PIN CREATION DATE:
2023/07/10

OWNERS' NAMES VANDYK - BACKYARD QUEENSVIEW LIMITED

CAPACITY SHARE

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/CHKD
** PRINTOUT INCLUDES ALL DOCUMENT TYPES (DELETED INSTRUMENTS NOT INCLUDED) **						
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** PROVINCIAL SUCCESSION DUTIES AND EXCEPT PARAGRAPH 11 AND ESCHEATS OR FORFEITURE **						
** TO THE CROWN UP TO THE DATE OF REGISTRATION WITH AN ABSOLUTE TITLE. **						
EB160013	1955/10/24	AGREEMENT			THE CORPORATION OF THE TOWNSHIP OF ETOBICOKE	C
EB163037	1956/01/03	CERTIFICATE				C
EB177163	1956/11/19	AGREEMENT			THE CORPORATION OF THE TOWNSHIP OF ETOBICOKE	C
EB181933	1957/04/04	AGREEMENT			THE CORPORATION OF THE TOWNSHIP OF ETOBICOKE	C
EB186721	1957/07/29	BYLAW				C
EB188451	1957/09/06	AGREEMENT			TOWNSHIP OF ETOBICOKE	C
AT5030525	2018/12/12	CHARGE	\$18,750,000	VANDYK - BACKYARD QUEENSVIEW LIMITED	TRISURA GUARANTEE INSURANCE COMPANY	C
AT5175582	2019/07/02	NOTICE		VANDYK-BACKYARD QUEENSVIEW LIMITED	TRISURA GUARANTEE INSURANCE COMPANY	C
		REMARKS: AT5030525				
AT5347788	2020/01/22	NOTICE		CITY OF TORONTO		C
AT5367386	2020/02/19	TRANSFER EASEMENT	\$2	VANDYK - BACKYARD QUEENSVIEW LIMITED	ROGERS COMMUNICATIONS INC.	C
AT5531340	2020/09/29	NOTICE	\$2	VANDYK - BACKYARD HUMBERSIDE LIMITED VANDYK - BACKYARD QUEENSVIEW LIMITED VANDYK - BACKYARD KINGSMILL LIMITED		C
AT5713886	2021/04/23	CERTIFICATE		HER MAJESTY THE QUEEN IN RIGHT OF ONTARIO AS REPRESENTED BY THE MINISTER OF THE ENVIRONMENT, CONSERVATION AND PARKS		C

NOTE: ADJOINING PROPERTIES SHOULD BE INVESTIGATED TO ASCERTAIN DESCRIPTIVE INCONSISTENCIES, IF ANY, WITH DESCRIPTION REPRESENTED FOR THIS PROPERTY.
NOTE: ENSURE THAT YOUR PRINTOUT STATES THE TOTAL NUMBER OF PAGES AND THAT YOU HAVE PICKED THEM ALL UP.

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/CHKD
TCP2983	2023/07/07	STANDARD CONDO PLN				C
AT6370359	2023/07/07	CONDO DECLARATION		VANDYK - BACKYARD QUEENSVIEW LIMITED		C
AT6373564	2023/07/12	CONDO BYLAW/98		TORONTO STANDARD CONDOMINIUM CORPORATION NO. 2983		C
AT6373568	2023/07/12	CONDO BYLAW/98		TORONTO STANDARD CONDOMINIUM CORPORATION NO. 2983		C
AT6373569	2023/07/12	CONDO BYLAW/98		TORONTO STANDARD CONDOMINIUM CORPORATION NO. 2983		C
AT6373573	2023/07/12	CONDO BYLAW/98		TORONTO STANDARD CONDOMINIUM CORPORATION NO. 2983		C
AT6373575	2023/07/12	CONDO BYLAW/98		TORONTO STANDARD CONDOMINIUM CORPORATION NO. 2983		C
AT6373578	2023/07/12	CONDO BYLAW/98		TORONTO STANDARD CONDOMINIUM CORPORATION NO. 2983		C
AT6373584	2023/07/12	NOTICE		VANDYK - BACKYARD QUEENSVIEW LIMITED	TORONTO STANDARD CONDOMINIUM CORPORATION NO. 2983	C
AT6373595	2023/07/12	NOTICE	\$2	VANDYK - BACKYARD QUEENSVIEW LIMITED	TORONTO STANDARD CONDOMINIUM CORPORATION NO. 2983	C
AT6373604	2023/07/12	NOTICE	\$2	VANDYK - BACKYARD QUEENSVIEW LIMITED	TORONTO STANDARD CONDOMINIUM CORPORATION NO. 2983	C
		REMARKS: AT6373578				
AT6405972	2023/08/24	CHARGE	\$12,700,000	VANDYK - BACKYARD QUEENSVIEW LIMITED	PEOPLES TRUST COMPANY	C
AT6405973	2023/08/24	NO ASSGN RENT GEN		VANDYK - BACKYARD QUEENSVIEW LIMITED	PEOPLES TRUST COMPANY	C
		REMARKS: AT6405972.				
AT6406080	2023/08/24	POSTPONEMENT		TRISURA GUARANTEE INSURANCE COMPANY	PEOPLES TRUST COMPANY	C
		REMARKS: AT5030525 TO AT6405972				
AT6407058	2023/08/25	CONSTRUCTION LIEN	\$384,182	DIRCAM ELECTRIC LIMITED		C
AT6436267	2023/10/06	CONSTRUCTION LIEN	\$213,401	NEXT PLUMBING & HYDRONICS SUPPLY INC.		C
AT6439785	2023/10/12	CERTIFICATE		DIRCAM ELECTRIC LIMITED		C
		REMARKS: AT6407058				
AT6464044	2023/11/22	CONSTRUCTION LIEN	\$1,130	LIVE PATROL INC.		C
AT6470999	2023/12/01	CONDO LIEN/98	\$87	TORONTO STANDARD CONDOMINIUM CORPORATION NO. 2983		C

PROPERTY DESCRIPTION: UNIT 63, LEVEL B, TORONTO STANDARD CONDOMINIUM PLAN NO. 2983 AND ITS APPURTENANT INTEREST; CITY OF TORONTO

PROPERTY REMARKS: FOR THE PURPOSE OF THE QUALIFIER THE DATE OF REGISTRATION OF ABSOLUTE TITLE IS 2018/04/13.

ESTATE/QUALIFIER: FEE SIMPLE
LT ABSOLUTE PLUS

RECENTLY: CONDOMINIUM FROM 07500-0081

PIN CREATION DATE:
2023/07/10

OWNERS' NAMES VANDYK - BACKYARD QUEENSVIEW LIMITED

CAPACITY SHARE

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/CHKD
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** TO THE CROWN UP TO THE DATE OF REGISTRATION WITH AN ABSOLUTE TITLE. **						
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EB181933	1957/04/04	AGREEMENT			THE CORPORATION OF THE TOWNSHIP OF ETOBICOKE	C
EB186721	1957/07/29	BYLAW				C
EB188451	1957/09/06	AGREEMENT			TOWNSHIP OF ETOBICOKE	C
AT5030525	2018/12/12	CHARGE	\$18,750,000	VANDYK - BACKYARD QUEENSVIEW LIMITED	TRISURA GUARANTEE INSURANCE COMPANY	C
AT5175582	2019/07/02	NOTICE		VANDYK-BACKYARD QUEENSVIEW LIMITED	TRISURA GUARANTEE INSURANCE COMPANY	C
		REMARKS: AT5030525				
AT5347788	2020/01/22	NOTICE		CITY OF TORONTO		C
AT5367386	2020/02/19	TRANSFER EASEMENT	\$2	VANDYK - BACKYARD QUEENSVIEW LIMITED	ROGERS COMMUNICATIONS INC.	C
AT5531340	2020/09/29	NOTICE	\$2	VANDYK - BACKYARD HUMBERSIDE LIMITED VANDYK - BACKYARD QUEENSVIEW LIMITED VANDYK - BACKYARD KINGSMILL LIMITED		C
AT5713886	2021/04/23	CERTIFICATE		HER MAJESTY THE QUEEN IN RIGHT OF ONTARIO AS REPRESENTED BY THE MINISTER OF THE ENVIRONMENT, CONSERVATION AND PARKS		C

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AT6370359	2023/07/07	CONDO DECLARATION		VANDYK - BACKYARD QUEENSVIEW LIMITED		C
AT6373564	2023/07/12	CONDO BYLAW/98		TORONTO STANDARD CONDOMINIUM CORPORATION NO. 2983		C
AT6373568	2023/07/12	CONDO BYLAW/98		TORONTO STANDARD CONDOMINIUM CORPORATION NO. 2983		C
AT6373569	2023/07/12	CONDO BYLAW/98		TORONTO STANDARD CONDOMINIUM CORPORATION NO. 2983		C
AT6373573	2023/07/12	CONDO BYLAW/98		TORONTO STANDARD CONDOMINIUM CORPORATION NO. 2983		C
AT6373575	2023/07/12	CONDO BYLAW/98		TORONTO STANDARD CONDOMINIUM CORPORATION NO. 2983		C
AT6373578	2023/07/12	CONDO BYLAW/98		TORONTO STANDARD CONDOMINIUM CORPORATION NO. 2983		C
AT6373584	2023/07/12	NOTICE		VANDYK - BACKYARD QUEENSVIEW LIMITED	TORONTO STANDARD CONDOMINIUM CORPORATION NO. 2983	C
AT6373595	2023/07/12	NOTICE	\$2	VANDYK - BACKYARD QUEENSVIEW LIMITED	TORONTO STANDARD CONDOMINIUM CORPORATION NO. 2983	C
AT6373604	2023/07/12	NOTICE	\$2	VANDYK - BACKYARD QUEENSVIEW LIMITED	TORONTO STANDARD CONDOMINIUM CORPORATION NO. 2983	C
		REMARKS: AT6373578				
AT6405972	2023/08/24	CHARGE	\$12,700,000	VANDYK - BACKYARD QUEENSVIEW LIMITED	PEOPLES TRUST COMPANY	C
AT6405973	2023/08/24	NO ASSGN RENT GEN		VANDYK - BACKYARD QUEENSVIEW LIMITED	PEOPLES TRUST COMPANY	C
		REMARKS: AT6405972.				
AT6406080	2023/08/24	POSTPONEMENT		TRISURA GUARANTEE INSURANCE COMPANY	PEOPLES TRUST COMPANY	C
		REMARKS: AT5030525 TO AT6405972				
AT6407058	2023/08/25	CONSTRUCTION LIEN	\$384,182	DIRCAM ELECTRIC LIMITED		C
AT6436267	2023/10/06	CONSTRUCTION LIEN	\$213,401	NEXT PLUMBING & HYDRONICS SUPPLY INC.		C
AT6439785	2023/10/12	CERTIFICATE		DIRCAM ELECTRIC LIMITED		C
		REMARKS: AT6407058				
AT6464044	2023/11/22	CONSTRUCTION LIEN	\$1,130	LIVE PATROL INC.		C
AT6470997	2023/12/01	CONDO LIEN/98	\$87	TORONTO STANDARD CONDOMINIUM CORPORATION NO. 2983		C

PROPERTY DESCRIPTION: UNIT 66, LEVEL B, TORONTO STANDARD CONDOMINIUM PLAN NO. 2983 AND ITS APPURTENANT INTEREST; CITY OF TORONTO

PROPERTY REMARKS: FOR THE PURPOSE OF THE QUALIFIER THE DATE OF REGISTRATION OF ABSOLUTE TITLE IS 2018/04/13.

ESTATE/QUALIFIER: FEE SIMPLE
LT ABSOLUTE PLUS

RECENTLY: CONDOMINIUM FROM 07500-0081

PIN CREATION DATE:
2023/07/10

OWNERS' NAMES VANDYK - BACKYARD QUEENSVIEW LIMITED

CAPACITY SHARE

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/CHKD
** PRINTOUT INCLUDES ALL DOCUMENT TYPES (DELETED INSTRUMENTS NOT INCLUDED) **						
**SUBJECT TO SUBSECTION 44(1) OF THE LAND TITLES ACT, EXCEPT PARAGRAPHS 3 AND 14 AND *						
** PROVINCIAL SUCCESSION DUTIES AND EXCEPT PARAGRAPH 11 AND ESCHEATS OR FORFEITURE **						
** TO THE CROWN UP TO THE DATE OF REGISTRATION WITH AN ABSOLUTE TITLE. **						
EB160013	1955/10/24	AGREEMENT			THE CORPORATION OF THE TOWNSHIP OF ETOBICOKE	C
EB163037	1956/01/03	CERTIFICATE				C
EB177163	1956/11/19	AGREEMENT			THE CORPORATION OF THE TOWNSHIP OF ETOBICOKE	C
EB181933	1957/04/04	AGREEMENT			THE CORPORATION OF THE TOWNSHIP OF ETOBICOKE	C
EB186721	1957/07/29	BYLAW				C
EB188451	1957/09/06	AGREEMENT			TOWNSHIP OF ETOBICOKE	C
AT5030525	2018/12/12	CHARGE	\$18,750,000	VANDYK - BACKYARD QUEENSVIEW LIMITED	TRISURA GUARANTEE INSURANCE COMPANY	C
AT5175582	2019/07/02	NOTICE		VANDYK-BACKYARD QUEENSVIEW LIMITED	TRISURA GUARANTEE INSURANCE COMPANY	C
REMARKS: AT5030525						
AT5347788	2020/01/22	NOTICE		CITY OF TORONTO		C
AT5367386	2020/02/19	TRANSFER EASEMENT	\$2	VANDYK - BACKYARD QUEENSVIEW LIMITED	ROGERS COMMUNICATIONS INC.	C
AT5531340	2020/09/29	NOTICE	\$2	VANDYK - BACKYARD HUMBERSIDE LIMITED VANDYK - BACKYARD QUEENSVIEW LIMITED VANDYK - BACKYARD KINGSMILL LIMITED		C
AT5713886	2021/04/23	CERTIFICATE		HER MAJESTY THE QUEEN IN RIGHT OF ONTARIO AS REPRESENTED BY THE MINISTER OF THE ENVIRONMENT, CONSERVATION AND PARKS		C

NOTE: ADJOINING PROPERTIES SHOULD BE INVESTIGATED TO ASCERTAIN DESCRIPTIVE INCONSISTENCIES, IF ANY, WITH DESCRIPTION REPRESENTED FOR THIS PROPERTY.
NOTE: ENSURE THAT YOUR PRINTOUT STATES THE TOTAL NUMBER OF PAGES AND THAT YOU HAVE PICKED THEM ALL UP.

LAND
REGISTRY
OFFICE #66

76983-0201 (LT)

PREPARED FOR Medina01
ON 2024/01/30 AT 09:28:57

* CERTIFIED IN ACCORDANCE WITH THE LAND TITLES ACT * SUBJECT TO RESERVATIONS IN CROWN GRANT *

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/CHKD
TCP2983	2023/07/07	STANDARD CONDO PLN				C
AT6370359	2023/07/07	CONDO DECLARATION		VANDYK - BACKYARD QUEENSVIEW LIMITED		C
AT6373564	2023/07/12	CONDO BYLAW/98		TORONTO STANDARD CONDOMINIUM CORPORATION NO. 2983		C
AT6373568	2023/07/12	CONDO BYLAW/98		TORONTO STANDARD CONDOMINIUM CORPORATION NO. 2983		C
AT6373569	2023/07/12	CONDO BYLAW/98		TORONTO STANDARD CONDOMINIUM CORPORATION NO. 2983		C
AT6373573	2023/07/12	CONDO BYLAW/98		TORONTO STANDARD CONDOMINIUM CORPORATION NO. 2983		C
AT6373575	2023/07/12	CONDO BYLAW/98		TORONTO STANDARD CONDOMINIUM CORPORATION NO. 2983		C
AT6373578	2023/07/12	CONDO BYLAW/98		TORONTO STANDARD CONDOMINIUM CORPORATION NO. 2983		C
AT6373584	2023/07/12	NOTICE		VANDYK - BACKYARD QUEENSVIEW LIMITED	TORONTO STANDARD CONDOMINIUM CORPORATION NO. 2983	C
AT6373595	2023/07/12	NOTICE	\$2	VANDYK - BACKYARD QUEENSVIEW LIMITED	TORONTO STANDARD CONDOMINIUM CORPORATION NO. 2983	C
AT6373604	2023/07/12	NOTICE	\$2	VANDYK - BACKYARD QUEENSVIEW LIMITED	TORONTO STANDARD CONDOMINIUM CORPORATION NO. 2983	C
		REMARKS: AT6373578				
AT6405972	2023/08/24	CHARGE	\$12,700,000	VANDYK - BACKYARD QUEENSVIEW LIMITED	PEOPLES TRUST COMPANY	C
AT6405973	2023/08/24	NO ASSGN RENT GEN		VANDYK - BACKYARD QUEENSVIEW LIMITED	PEOPLES TRUST COMPANY	C
		REMARKS: AT6405972.				
AT6406080	2023/08/24	POSTPONEMENT		TRISURA GUARANTEE INSURANCE COMPANY	PEOPLES TRUST COMPANY	C
		REMARKS: AT5030525 TO AT6405972				
AT6407058	2023/08/25	CONSTRUCTION LIEN	\$384,182	DIRCAM ELECTRIC LIMITED		C
AT6436267	2023/10/06	CONSTRUCTION LIEN	\$213,401	NEXT PLUMBING & HYDRONICS SUPPLY INC.		C
AT6439785	2023/10/12	CERTIFICATE		DIRCAM ELECTRIC LIMITED		C
		REMARKS: AT6407058				
AT6458231	2023/11/10	CONSTRUCTION LIEN	\$2,282,408	URBAN MECHANICAL CONTRACTING LTD.		C
AT6458352	2023/11/10	CONSTRUCTION LIEN	\$658,839	URBAN MECHANICAL CONTRACTING LTD.		C
AT6464044	2023/11/22	CONSTRUCTION LIEN	\$1,130	LIVE PATROL INC.		C

NOTE: ADJOINING PROPERTIES SHOULD BE INVESTIGATED TO ASCERTAIN DESCRIPTIVE INCONSISTENCIES, IF ANY, WITH DESCRIPTION REPRESENTED FOR THIS PROPERTY.
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* CERTIFIED IN ACCORDANCE WITH THE LAND TITLES ACT * SUBJECT TO RESERVATIONS IN CROWN GRANT *

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/ CHKD
AT6469954	2023/11/30	CERTIFICATE <i>REMARKS: AT6458231 CERTIFICATE OF ACTION</i>		URBAN MECHANICAL CONTRACTING LTD.		C
AT6469955	2023/11/30	CERTIFICATE <i>REMARKS: AT6458352 CERTIFICATE OF ACTION</i>		URBAN MECHANICAL CONTRACTING LTD.		C
AT6470984	2023/12/01	CONDO LIEN/98	\$87	TORONTO STANDARD CONDOMINIUM CORPORATION NO. 2983		C

PROPERTY DESCRIPTION: UNIT 67, LEVEL B, TORONTO STANDARD CONDOMINIUM PLAN NO. 2983 AND ITS APPURTENANT INTEREST; CITY OF TORONTO

PROPERTY REMARKS: FOR THE PURPOSE OF THE QUALIFIER THE DATE OF REGISTRATION OF ABSOLUTE TITLE IS 2018/04/13.

ESTATE/QUALIFIER: FEE SIMPLE
LT ABSOLUTE PLUS

RECENTLY: CONDOMINIUM FROM 07500-0081

PIN CREATION DATE:
2023/07/10

OWNERS' NAMES VANDYK - BACKYARD QUEENSVIEW LIMITED

CAPACITY SHARE

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/CHKD
** PRINTOUT INCLUDES ALL DOCUMENT TYPES (DELETED INSTRUMENTS NOT INCLUDED) **						
**SUBJECT TO SUBSECTION 44(1) OF THE LAND TITLES ACT, EXCEPT PARAGRAPHS 3 AND 14 AND *						
** PROVINCIAL SUCCESSION DUTIES AND EXCEPT PARAGRAPH 11 AND ESCHEATS OR FORFEITURE **						
** TO THE CROWN UP TO THE DATE OF REGISTRATION WITH AN ABSOLUTE TITLE. **						
EB160013	1955/10/24	AGREEMENT			THE CORPORATION OF THE TOWNSHIP OF ETOBICOKE	C
EB163037	1956/01/03	CERTIFICATE				C
EB177163	1956/11/19	AGREEMENT			THE CORPORATION OF THE TOWNSHIP OF ETOBICOKE	C
EB181933	1957/04/04	AGREEMENT			THE CORPORATION OF THE TOWNSHIP OF ETOBICOKE	C
EB186721	1957/07/29	BYLAW				C
EB188451	1957/09/06	AGREEMENT			TOWNSHIP OF ETOBICOKE	C
AT5030525	2018/12/12	CHARGE	\$18,750,000	VANDYK - BACKYARD QUEENSVIEW LIMITED	TRISURA GUARANTEE INSURANCE COMPANY	C
AT5175582	2019/07/02	NOTICE		VANDYK-BACKYARD QUEENSVIEW LIMITED	TRISURA GUARANTEE INSURANCE COMPANY	C
		REMARKS: AT5030525				
AT5347788	2020/01/22	NOTICE		CITY OF TORONTO		C
AT5367386	2020/02/19	TRANSFER EASEMENT	\$2	VANDYK - BACKYARD QUEENSVIEW LIMITED	ROGERS COMMUNICATIONS INC.	C
AT5531340	2020/09/29	NOTICE	\$2	VANDYK - BACKYARD HUMBERSIDE LIMITED VANDYK - BACKYARD QUEENSVIEW LIMITED VANDYK - BACKYARD KINGSMILL LIMITED		C
AT5713886	2021/04/23	CERTIFICATE		HER MAJESTY THE QUEEN IN RIGHT OF ONTARIO AS REPRESENTED BY THE MINISTER OF THE ENVIRONMENT, CONSERVATION AND PARKS		C

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LAND
REGISTRY
OFFICE #66

76983-0202 (LT)

PREPARED FOR Medina01
ON 2024/01/30 AT 09:29:51

* CERTIFIED IN ACCORDANCE WITH THE LAND TITLES ACT * SUBJECT TO RESERVATIONS IN CROWN GRANT *

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/CHKD
TCP2983	2023/07/07	STANDARD CONDO PLN				C
AT6370359	2023/07/07	CONDO DECLARATION		VANDYK - BACKYARD QUEENSVIEW LIMITED		C
AT6373564	2023/07/12	CONDO BYLAW/98		TORONTO STANDARD CONDOMINIUM CORPORATION NO. 2983		C
AT6373568	2023/07/12	CONDO BYLAW/98		TORONTO STANDARD CONDOMINIUM CORPORATION NO. 2983		C
AT6373569	2023/07/12	CONDO BYLAW/98		TORONTO STANDARD CONDOMINIUM CORPORATION NO. 2983		C
AT6373573	2023/07/12	CONDO BYLAW/98		TORONTO STANDARD CONDOMINIUM CORPORATION NO. 2983		C
AT6373575	2023/07/12	CONDO BYLAW/98		TORONTO STANDARD CONDOMINIUM CORPORATION NO. 2983		C
AT6373578	2023/07/12	CONDO BYLAW/98		TORONTO STANDARD CONDOMINIUM CORPORATION NO. 2983		C
AT6373584	2023/07/12	NOTICE		VANDYK - BACKYARD QUEENSVIEW LIMITED	TORONTO STANDARD CONDOMINIUM CORPORATION NO. 2983	C
AT6373595	2023/07/12	NOTICE	\$2	VANDYK - BACKYARD QUEENSVIEW LIMITED	TORONTO STANDARD CONDOMINIUM CORPORATION NO. 2983	C
AT6373604	2023/07/12	NOTICE	\$2	VANDYK - BACKYARD QUEENSVIEW LIMITED	TORONTO STANDARD CONDOMINIUM CORPORATION NO. 2983	C
		REMARKS: AT6373578				
AT6405972	2023/08/24	CHARGE	\$12,700,000	VANDYK - BACKYARD QUEENSVIEW LIMITED	PEOPLES TRUST COMPANY	C
AT6405973	2023/08/24	NO ASSGN RENT GEN		VANDYK - BACKYARD QUEENSVIEW LIMITED	PEOPLES TRUST COMPANY	C
		REMARKS: AT6405972.				
AT6406080	2023/08/24	POSTPONEMENT		TRISURA GUARANTEE INSURANCE COMPANY	PEOPLES TRUST COMPANY	C
		REMARKS: AT5030525 TO AT6405972				
AT6407058	2023/08/25	CONSTRUCTION LIEN	\$384,182	DIRCAM ELECTRIC LIMITED		C
AT6436267	2023/10/06	CONSTRUCTION LIEN	\$213,401	NEXT PLUMBING & HYDRONICS SUPPLY INC.		C
AT6439785	2023/10/12	CERTIFICATE		DIRCAM ELECTRIC LIMITED		C
		REMARKS: AT6407058				
AT6458231	2023/11/10	CONSTRUCTION LIEN	\$2,282,408	URBAN MECHANICAL CONTRACTING LTD.		C
AT6458352	2023/11/10	CONSTRUCTION LIEN	\$658,839	URBAN MECHANICAL CONTRACTING LTD.		C
AT6464044	2023/11/22	CONSTRUCTION LIEN	\$1,130	LIVE PATROL INC.		C

NOTE: ADJOINING PROPERTIES SHOULD BE INVESTIGATED TO ASCERTAIN DESCRIPTIVE INCONSISTENCIES, IF ANY, WITH DESCRIPTION REPRESENTED FOR THIS PROPERTY.

NOTE: ENSURE THAT YOUR PRINTOUT STATES THE TOTAL NUMBER OF PAGES AND THAT YOU HAVE PICKED THEM ALL UP.

LAND
 REGISTRY
 OFFICE #66

76983-0202 (LT)

* CERTIFIED IN ACCORDANCE WITH THE LAND TITLES ACT * SUBJECT TO RESERVATIONS IN CROWN GRANT *

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/ CHKD
AT6469954	2023/11/30	CERTIFICATE <i>REMARKS: AT6458231 CERTIFICATE OF ACTION</i>		URBAN MECHANICAL CONTRACTING LTD.		C
AT6469955	2023/11/30	CERTIFICATE <i>REMARKS: AT6458352 CERTIFICATE OF ACTION</i>		URBAN MECHANICAL CONTRACTING LTD.		C
AT6470979	2023/12/01	CONDO LIEN/98	\$87	TORONTO STANDARD CONDOMINIUM CORPORATION NO. 2983		C

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 NOTE: ENSURE THAT YOUR PRINTOUT STATES THE TOTAL NUMBER OF PAGES AND THAT YOU HAVE PICKED THEM ALL UP.

PROPERTY DESCRIPTION: UNIT 68, LEVEL B, TORONTO STANDARD CONDOMINIUM PLAN NO. 2983 AND ITS APPURTENANT INTEREST; CITY OF TORONTO

PROPERTY REMARKS: FOR THE PURPOSE OF THE QUALIFIER THE DATE OF REGISTRATION OF ABSOLUTE TITLE IS 2018/04/13.

ESTATE/QUALIFIER: FEE SIMPLE
LT ABSOLUTE PLUS

RECENTLY: CONDOMINIUM FROM 07500-0081

PIN CREATION DATE:
2023/07/10

OWNERS' NAMES VANDYK - BACKYARD QUEENSVIEW LIMITED

CAPACITY SHARE

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/CHKD
** PRINTOUT INCLUDES ALL DOCUMENT TYPES (DELETED INSTRUMENTS NOT INCLUDED) **						
**SUBJECT TO SUBSECTION 44(1) OF THE LAND TITLES ACT, EXCEPT PARAGRAPHS 3 AND 14 AND *						
** PROVINCIAL SUCCESSION DUTIES AND EXCEPT PARAGRAPH 11 AND ESCHEATS OR FORFEITURE **						
** TO THE CROWN UP TO THE DATE OF REGISTRATION WITH AN ABSOLUTE TITLE. **						
EB160013	1955/10/24	AGREEMENT			THE CORPORATION OF THE TOWNSHIP OF ETOBICOKE	C
EB163037	1956/01/03	CERTIFICATE				C
EB177163	1956/11/19	AGREEMENT			THE CORPORATION OF THE TOWNSHIP OF ETOBICOKE	C
EB181933	1957/04/04	AGREEMENT			THE CORPORATION OF THE TOWNSHIP OF ETOBICOKE	C
EB186721	1957/07/29	BYLAW				C
EB188451	1957/09/06	AGREEMENT			TOWNSHIP OF ETOBICOKE	C
AT5030525	2018/12/12	CHARGE	\$18,750,000	VANDYK - BACKYARD QUEENSVIEW LIMITED	TRISURA GUARANTEE INSURANCE COMPANY	C
AT5175582	2019/07/02	NOTICE		VANDYK-BACKYARD QUEENSVIEW LIMITED	TRISURA GUARANTEE INSURANCE COMPANY	C
		REMARKS: AT5030525				
AT5347788	2020/01/22	NOTICE		CITY OF TORONTO		C
AT5367386	2020/02/19	TRANSFER EASEMENT	\$2	VANDYK - BACKYARD QUEENSVIEW LIMITED	ROGERS COMMUNICATIONS INC.	C
AT5531340	2020/09/29	NOTICE	\$2	VANDYK - BACKYARD HUMBERSIDE LIMITED VANDYK - BACKYARD QUEENSVIEW LIMITED VANDYK - BACKYARD KINGSMILL LIMITED		C
AT5713886	2021/04/23	CERTIFICATE		HER MAJESTY THE QUEEN IN RIGHT OF ONTARIO AS REPRESENTED BY THE MINISTER OF THE ENVIRONMENT, CONSERVATION AND PARKS		C

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LAND
REGISTRY
OFFICE #66

76983-0203 (LT)

PREPARED FOR Medina01
ON 2024/01/30 AT 09:30:35

* CERTIFIED IN ACCORDANCE WITH THE LAND TITLES ACT * SUBJECT TO RESERVATIONS IN CROWN GRANT *

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/CHKD
TCP2983	2023/07/07	STANDARD CONDO PLN				C
AT6370359	2023/07/07	CONDO DECLARATION		VANDYK - BACKYARD QUEENSVIEW LIMITED		C
AT6373564	2023/07/12	CONDO BYLAW/98		TORONTO STANDARD CONDOMINIUM CORPORATION NO. 2983		C
AT6373568	2023/07/12	CONDO BYLAW/98		TORONTO STANDARD CONDOMINIUM CORPORATION NO. 2983		C
AT6373569	2023/07/12	CONDO BYLAW/98		TORONTO STANDARD CONDOMINIUM CORPORATION NO. 2983		C
AT6373573	2023/07/12	CONDO BYLAW/98		TORONTO STANDARD CONDOMINIUM CORPORATION NO. 2983		C
AT6373575	2023/07/12	CONDO BYLAW/98		TORONTO STANDARD CONDOMINIUM CORPORATION NO. 2983		C
AT6373578	2023/07/12	CONDO BYLAW/98		TORONTO STANDARD CONDOMINIUM CORPORATION NO. 2983		C
AT6373584	2023/07/12	NOTICE		VANDYK - BACKYARD QUEENSVIEW LIMITED	TORONTO STANDARD CONDOMINIUM CORPORATION NO. 2983	C
AT6373595	2023/07/12	NOTICE	\$2	VANDYK - BACKYARD QUEENSVIEW LIMITED	TORONTO STANDARD CONDOMINIUM CORPORATION NO. 2983	C
AT6373604	2023/07/12	NOTICE	\$2	VANDYK - BACKYARD QUEENSVIEW LIMITED	TORONTO STANDARD CONDOMINIUM CORPORATION NO. 2983	C
		REMARKS: AT6373578				
AT6405972	2023/08/24	CHARGE	\$12,700,000	VANDYK - BACKYARD QUEENSVIEW LIMITED	PEOPLES TRUST COMPANY	C
AT6405973	2023/08/24	NO ASSGN RENT GEN		VANDYK - BACKYARD QUEENSVIEW LIMITED	PEOPLES TRUST COMPANY	C
		REMARKS: AT6405972.				
AT6406080	2023/08/24	POSTPONEMENT		TRISURA GUARANTEE INSURANCE COMPANY	PEOPLES TRUST COMPANY	C
		REMARKS: AT5030525 TO AT6405972				
AT6407058	2023/08/25	CONSTRUCTION LIEN	\$384,182	DIRCAM ELECTRIC LIMITED		C
AT6436267	2023/10/06	CONSTRUCTION LIEN	\$213,401	NEXT PLUMBING & HYDRONICS SUPPLY INC.		C
AT6439785	2023/10/12	CERTIFICATE		DIRCAM ELECTRIC LIMITED		C
		REMARKS: AT6407058				
AT6458231	2023/11/10	CONSTRUCTION LIEN	\$2,282,408	URBAN MECHANICAL CONTRACTING LTD.		C
AT6458352	2023/11/10	CONSTRUCTION LIEN	\$658,839	URBAN MECHANICAL CONTRACTING LTD.		C
AT6464044	2023/11/22	CONSTRUCTION LIEN	\$1,130	LIVE PATROL INC.		C

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* CERTIFIED IN ACCORDANCE WITH THE LAND TITLES ACT * SUBJECT TO RESERVATIONS IN CROWN GRANT *

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/ CHKD
AT6469954	2023/11/30	CERTIFICATE <i>REMARKS: AT6458231 CERTIFICATE OF ACTION</i>		URBAN MECHANICAL CONTRACTING LTD.		C
AT6469955	2023/11/30	CERTIFICATE <i>REMARKS: AT6458352 CERTIFICATE OF ACTION</i>		URBAN MECHANICAL CONTRACTING LTD.		C
AT6470977	2023/12/01	CONDO LIEN/98	\$87	TORONTO STANDARD CONDOMINIUM CORPORATION NO. 2983		C

PROPERTY DESCRIPTION: UNIT 71, LEVEL B, TORONTO STANDARD CONDOMINIUM PLAN NO. 2983 AND ITS APPURTENANT INTEREST; CITY OF TORONTO

PROPERTY REMARKS: FOR THE PURPOSE OF THE QUALIFIER THE DATE OF REGISTRATION OF ABSOLUTE TITLE IS 2018/04/13.

ESTATE/QUALIFIER: FEE SIMPLE
LT ABSOLUTE PLUS

RECENTLY: CONDOMINIUM FROM 07500-0081

PIN CREATION DATE:
2023/07/10

OWNERS' NAMES VANDYK - BACKYARD QUEENSVIEW LIMITED

CAPACITY SHARE

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/CHKD
** PRINTOUT INCLUDES ALL DOCUMENT TYPES (DELETED INSTRUMENTS NOT INCLUDED) **						
**SUBJECT TO SUBSECTION 44(1) OF THE LAND TITLES ACT, EXCEPT PARAGRAPHS 3 AND 14 AND *						
** PROVINCIAL SUCCESSION DUTIES AND EXCEPT PARAGRAPH 11 AND ESCHEATS OR FORFEITURE **						
** TO THE CROWN UP TO THE DATE OF REGISTRATION WITH AN ABSOLUTE TITLE. **						
EB160013	1955/10/24	AGREEMENT			THE CORPORATION OF THE TOWNSHIP OF ETOBICOKE	C
EB163037	1956/01/03	CERTIFICATE				C
EB177163	1956/11/19	AGREEMENT			THE CORPORATION OF THE TOWNSHIP OF ETOBICOKE	C
EB181933	1957/04/04	AGREEMENT			THE CORPORATION OF THE TOWNSHIP OF ETOBICOKE	C
EB186721	1957/07/29	BYLAW				C
EB188451	1957/09/06	AGREEMENT			TOWNSHIP OF ETOBICOKE	C
AT5030525	2018/12/12	CHARGE	\$18,750,000	VANDYK - BACKYARD QUEENSVIEW LIMITED	TRISURA GUARANTEE INSURANCE COMPANY	C
AT5175582	2019/07/02	NOTICE		VANDYK-BACKYARD QUEENSVIEW LIMITED	TRISURA GUARANTEE INSURANCE COMPANY	C
		REMARKS: AT5030525				
AT5347788	2020/01/22	NOTICE		CITY OF TORONTO		C
AT5367386	2020/02/19	TRANSFER EASEMENT	\$2	VANDYK - BACKYARD QUEENSVIEW LIMITED	ROGERS COMMUNICATIONS INC.	C
AT5531340	2020/09/29	NOTICE	\$2	VANDYK - BACKYARD HUMBERSIDE LIMITED VANDYK - BACKYARD QUEENSVIEW LIMITED VANDYK - BACKYARD KINGSMILL LIMITED		C
AT5713886	2021/04/23	CERTIFICATE		HER MAJESTY THE QUEEN IN RIGHT OF ONTARIO AS REPRESENTED BY THE MINISTER OF THE ENVIRONMENT, CONSERVATION AND PARKS		C

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LAND
REGISTRY
OFFICE #66

76983-0206 (LT)

PREPARED FOR Medina01
ON 2024/01/30 AT 09:33:09

* CERTIFIED IN ACCORDANCE WITH THE LAND TITLES ACT * SUBJECT TO RESERVATIONS IN CROWN GRANT *

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/CHKD
TCP2983	2023/07/07	STANDARD CONDO PLN				C
AT6370359	2023/07/07	CONDO DECLARATION		VANDYK - BACKYARD QUEENSVIEW LIMITED		C
AT6373564	2023/07/12	CONDO BYLAW/98		TORONTO STANDARD CONDOMINIUM CORPORATION NO. 2983		C
AT6373568	2023/07/12	CONDO BYLAW/98		TORONTO STANDARD CONDOMINIUM CORPORATION NO. 2983		C
AT6373569	2023/07/12	CONDO BYLAW/98		TORONTO STANDARD CONDOMINIUM CORPORATION NO. 2983		C
AT6373573	2023/07/12	CONDO BYLAW/98		TORONTO STANDARD CONDOMINIUM CORPORATION NO. 2983		C
AT6373575	2023/07/12	CONDO BYLAW/98		TORONTO STANDARD CONDOMINIUM CORPORATION NO. 2983		C
AT6373578	2023/07/12	CONDO BYLAW/98		TORONTO STANDARD CONDOMINIUM CORPORATION NO. 2983		C
AT6373584	2023/07/12	NOTICE		VANDYK - BACKYARD QUEENSVIEW LIMITED	TORONTO STANDARD CONDOMINIUM CORPORATION NO. 2983	C
AT6373595	2023/07/12	NOTICE	\$2	VANDYK - BACKYARD QUEENSVIEW LIMITED	TORONTO STANDARD CONDOMINIUM CORPORATION NO. 2983	C
AT6373604	2023/07/12	NOTICE	\$2	VANDYK - BACKYARD QUEENSVIEW LIMITED	TORONTO STANDARD CONDOMINIUM CORPORATION NO. 2983	C
		REMARKS: AT6373578				
AT6405972	2023/08/24	CHARGE	\$12,700,000	VANDYK - BACKYARD QUEENSVIEW LIMITED	PEOPLES TRUST COMPANY	C
AT6405973	2023/08/24	NO ASSGN RENT GEN		VANDYK - BACKYARD QUEENSVIEW LIMITED	PEOPLES TRUST COMPANY	C
		REMARKS: AT6405972.				
AT6406080	2023/08/24	POSTPONEMENT		TRISURA GUARANTEE INSURANCE COMPANY	PEOPLES TRUST COMPANY	C
		REMARKS: AT5030525 TO AT6405972				
AT6407058	2023/08/25	CONSTRUCTION LIEN	\$384,182	DIRCAM ELECTRIC LIMITED		C
AT6436267	2023/10/06	CONSTRUCTION LIEN	\$213,401	NEXT PLUMBING & HYDRONICS SUPPLY INC.		C
AT6439785	2023/10/12	CERTIFICATE		DIRCAM ELECTRIC LIMITED		C
		REMARKS: AT6407058				
AT6458231	2023/11/10	CONSTRUCTION LIEN	\$2,282,408	URBAN MECHANICAL CONTRACTING LTD.		C
AT6458352	2023/11/10	CONSTRUCTION LIEN	\$658,839	URBAN MECHANICAL CONTRACTING LTD.		C
AT6464044	2023/11/22	CONSTRUCTION LIEN	\$1,130	LIVE PATROL INC.		C

NOTE: ADJOINING PROPERTIES SHOULD BE INVESTIGATED TO ASCERTAIN DESCRIPTIVE INCONSISTENCIES, IF ANY, WITH DESCRIPTION REPRESENTED FOR THIS PROPERTY.
NOTE: ENSURE THAT YOUR PRINTOUT STATES THE TOTAL NUMBER OF PAGES AND THAT YOU HAVE PICKED THEM ALL UP.

LAND
 REGISTRY
 OFFICE #66

76983-0206 (LT)

* CERTIFIED IN ACCORDANCE WITH THE LAND TITLES ACT * SUBJECT TO RESERVATIONS IN CROWN GRANT *

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/ CHKD
AT6469954	2023/11/30	CERTIFICATE <i>REMARKS: AT6458231 CERTIFICATE OF ACTION</i>		URBAN MECHANICAL CONTRACTING LTD.		C
AT6469955	2023/11/30	CERTIFICATE <i>REMARKS: AT6458352 CERTIFICATE OF ACTION</i>		URBAN MECHANICAL CONTRACTING LTD.		C
AT6470964	2023/12/01	CONDO LIEN/98	\$87	TORONTO STANDARD CONDOMINIUM CORPORATION NO. 2983		C

NOTE: ADJOINING PROPERTIES SHOULD BE INVESTIGATED TO ASCERTAIN DESCRIPTIVE INCONSISTENCIES, IF ANY, WITH DESCRIPTION REPRESENTED FOR THIS PROPERTY.
 NOTE: ENSURE THAT YOUR PRINTOUT STATES THE TOTAL NUMBER OF PAGES AND THAT YOU HAVE PICKED THEM ALL UP.

PROPERTY DESCRIPTION: UNIT 79, LEVEL B, TORONTO STANDARD CONDOMINIUM PLAN NO. 2983 AND ITS APPURTENANT INTEREST; CITY OF TORONTO

PROPERTY REMARKS: FOR THE PURPOSE OF THE QUALIFIER THE DATE OF REGISTRATION OF ABSOLUTE TITLE IS 2018/04/13.

ESTATE/QUALIFIER: FEE SIMPLE
LT ABSOLUTE PLUS

RECENTLY: CONDOMINIUM FROM 07500-0081

PIN CREATION DATE:
2023/07/10

OWNERS' NAMES VANDYK - BACKYARD QUEENSVIEW LIMITED

CAPACITY SHARE

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/CHKD
** PRINTOUT INCLUDES ALL DOCUMENT TYPES (DELETED INSTRUMENTS NOT INCLUDED) **						
**SUBJECT TO SUBSECTION 44(1) OF THE LAND TITLES ACT, EXCEPT PARAGRAPHS 3 AND 14 AND *						
** PROVINCIAL SUCCESSION DUTIES AND EXCEPT PARAGRAPH 11 AND ESCHEATS OR FORFEITURE **						
** TO THE CROWN UP TO THE DATE OF REGISTRATION WITH AN ABSOLUTE TITLE. **						
EB160013	1955/10/24	AGREEMENT			THE CORPORATION OF THE TOWNSHIP OF ETOBICOKE	C
EB163037	1956/01/03	CERTIFICATE				C
EB177163	1956/11/19	AGREEMENT			THE CORPORATION OF THE TOWNSHIP OF ETOBICOKE	C
EB181933	1957/04/04	AGREEMENT			THE CORPORATION OF THE TOWNSHIP OF ETOBICOKE	C
EB186721	1957/07/29	BYLAW				C
EB188451	1957/09/06	AGREEMENT			TOWNSHIP OF ETOBICOKE	C
AT5030525	2018/12/12	CHARGE	\$18,750,000	VANDYK - BACKYARD QUEENSVIEW LIMITED	TRISURA GUARANTEE INSURANCE COMPANY	C
AT5175582	2019/07/02	NOTICE		VANDYK-BACKYARD QUEENSVIEW LIMITED	TRISURA GUARANTEE INSURANCE COMPANY	C
REMARKS: AT5030525						
AT5347788	2020/01/22	NOTICE		CITY OF TORONTO		C
AT5367386	2020/02/19	TRANSFER EASEMENT	\$2	VANDYK - BACKYARD QUEENSVIEW LIMITED	ROGERS COMMUNICATIONS INC.	C
AT5531340	2020/09/29	NOTICE	\$2	VANDYK - BACKYARD HUMBERSIDE LIMITED VANDYK - BACKYARD QUEENSVIEW LIMITED VANDYK - BACKYARD KINGSMILL LIMITED		C
AT5713886	2021/04/23	CERTIFICATE		HER MAJESTY THE QUEEN IN RIGHT OF ONTARIO AS REPRESENTED BY THE MINISTER OF THE ENVIRONMENT, CONSERVATION AND PARKS		C

NOTE: ADJOINING PROPERTIES SHOULD BE INVESTIGATED TO ASCERTAIN DESCRIPTIVE INCONSISTENCIES, IF ANY, WITH DESCRIPTION REPRESENTED FOR THIS PROPERTY.
NOTE: ENSURE THAT YOUR PRINTOUT STATES THE TOTAL NUMBER OF PAGES AND THAT YOU HAVE PICKED THEM ALL UP.

LAND
REGISTRY
OFFICE #66

76983-0214 (LT)

PREPARED FOR Medina01
ON 2024/01/30 AT 09:33:55

* CERTIFIED IN ACCORDANCE WITH THE LAND TITLES ACT * SUBJECT TO RESERVATIONS IN CROWN GRANT *

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/CHKD
TCP2983	2023/07/07	STANDARD CONDO PLN				C
AT6370359	2023/07/07	CONDO DECLARATION		VANDYK - BACKYARD QUEENSVIEW LIMITED		C
AT6373564	2023/07/12	CONDO BYLAW/98		TORONTO STANDARD CONDOMINIUM CORPORATION NO. 2983		C
AT6373568	2023/07/12	CONDO BYLAW/98		TORONTO STANDARD CONDOMINIUM CORPORATION NO. 2983		C
AT6373569	2023/07/12	CONDO BYLAW/98		TORONTO STANDARD CONDOMINIUM CORPORATION NO. 2983		C
AT6373573	2023/07/12	CONDO BYLAW/98		TORONTO STANDARD CONDOMINIUM CORPORATION NO. 2983		C
AT6373575	2023/07/12	CONDO BYLAW/98		TORONTO STANDARD CONDOMINIUM CORPORATION NO. 2983		C
AT6373578	2023/07/12	CONDO BYLAW/98		TORONTO STANDARD CONDOMINIUM CORPORATION NO. 2983		C
AT6373584	2023/07/12	NOTICE		VANDYK - BACKYARD QUEENSVIEW LIMITED	TORONTO STANDARD CONDOMINIUM CORPORATION NO. 2983	C
AT6373595	2023/07/12	NOTICE	\$2	VANDYK - BACKYARD QUEENSVIEW LIMITED	TORONTO STANDARD CONDOMINIUM CORPORATION NO. 2983	C
AT6373604	2023/07/12	NOTICE	\$2	VANDYK - BACKYARD QUEENSVIEW LIMITED	TORONTO STANDARD CONDOMINIUM CORPORATION NO. 2983	C
		REMARKS: AT6373578				
AT6405972	2023/08/24	CHARGE	\$12,700,000	VANDYK - BACKYARD QUEENSVIEW LIMITED	PEOPLES TRUST COMPANY	C
AT6405973	2023/08/24	NO ASSGN RENT GEN		VANDYK - BACKYARD QUEENSVIEW LIMITED	PEOPLES TRUST COMPANY	C
		REMARKS: AT6405972.				
AT6406080	2023/08/24	POSTPONEMENT		TRISURA GUARANTEE INSURANCE COMPANY	PEOPLES TRUST COMPANY	C
		REMARKS: AT5030525 TO AT6405972				
AT6407058	2023/08/25	CONSTRUCTION LIEN	\$384,182	DIRCAM ELECTRIC LIMITED		C
AT6436267	2023/10/06	CONSTRUCTION LIEN	\$213,401	NEXT PLUMBING & HYDRONICS SUPPLY INC.		C
AT6439785	2023/10/12	CERTIFICATE		DIRCAM ELECTRIC LIMITED		C
		REMARKS: AT6407058				
AT6464044	2023/11/22	CONSTRUCTION LIEN	\$1,130	LIVE PATROL INC.		C
AT6470928	2023/12/01	CONDO LIEN/98	\$87	TORONTO STANDARD CONDOMINIUM CORPORATION 2983		C

PROPERTY DESCRIPTION: UNIT 13, LEVEL C, TORONTO STANDARD CONDOMINIUM PLAN NO. 2983 AND ITS APPURTENANT INTEREST; CITY OF TORONTO

PROPERTY REMARKS: FOR THE PURPOSE OF THE QUALIFIER THE DATE OF REGISTRATION OF ABSOLUTE TITLE IS 2018/04/13.

ESTATE/QUALIFIER: FEE SIMPLE
LT ABSOLUTE PLUS

RECENTLY: CONDOMINIUM FROM 07500-0081

PIN CREATION DATE:
2023/07/10

OWNERS' NAMES VANDYK - BACKYARD QUEENSVIEW LIMITED

CAPACITY SHARE

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/CHKD
** PRINTOUT INCLUDES ALL DOCUMENT TYPES (DELETED INSTRUMENTS NOT INCLUDED) **						
**SUBJECT TO SUBSECTION 44(1) OF THE LAND TITLES ACT, EXCEPT PARAGRAPHS 3 AND 14 AND *						
** PROVINCIAL SUCCESSION DUTIES AND EXCEPT PARAGRAPH 11 AND ESCHEATS OR FORFEITURE **						
** TO THE CROWN UP TO THE DATE OF REGISTRATION WITH AN ABSOLUTE TITLE. **						
EB160013	1955/10/24	AGREEMENT			THE CORPORATION OF THE TOWNSHIP OF ETOBICOKE	C
EB163037	1956/01/03	CERTIFICATE				C
EB177163	1956/11/19	AGREEMENT			THE CORPORATION OF THE TOWNSHIP OF ETOBICOKE	C
EB181933	1957/04/04	AGREEMENT			THE CORPORATION OF THE TOWNSHIP OF ETOBICOKE	C
EB186721	1957/07/29	BYLAW				C
EB188451	1957/09/06	AGREEMENT			TOWNSHIP OF ETOBICOKE	C
AT5030525	2018/12/12	CHARGE	\$18,750,000	VANDYK - BACKYARD QUEENSVIEW LIMITED	TRISURA GUARANTEE INSURANCE COMPANY	C
AT5175582	2019/07/02	NOTICE		VANDYK-BACKYARD QUEENSVIEW LIMITED	TRISURA GUARANTEE INSURANCE COMPANY	C
		REMARKS: AT5030525				
AT5347788	2020/01/22	NOTICE		CITY OF TORONTO		C
AT5367386	2020/02/19	TRANSFER EASEMENT	\$2	VANDYK - BACKYARD QUEENSVIEW LIMITED	ROGERS COMMUNICATIONS INC.	C
AT5531340	2020/09/29	NOTICE	\$2	VANDYK - BACKYARD HUMBERSIDE LIMITED VANDYK - BACKYARD QUEENSVIEW LIMITED VANDYK - BACKYARD KINGSMILL LIMITED		C
AT5713886	2021/04/23	CERTIFICATE		HER MAJESTY THE QUEEN IN RIGHT OF ONTARIO AS REPRESENTED BY THE MINISTER OF THE ENVIRONMENT, CONSERVATION AND PARKS		C

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NOTE: ENSURE THAT YOUR PRINTOUT STATES THE TOTAL NUMBER OF PAGES AND THAT YOU HAVE PICKED THEM ALL UP.

LAND
REGISTRY
OFFICE #66

76983-0235 (LT)

PREPARED FOR Liya0001
ON 2024/01/30 AT 09:45:11

* CERTIFIED IN ACCORDANCE WITH THE LAND TITLES ACT * SUBJECT TO RESERVATIONS IN CROWN GRANT *

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/CHKD
TCP2983	2023/07/07	STANDARD CONDO PLN				C
AT6370359	2023/07/07	CONDO DECLARATION		VANDYK - BACKYARD QUEENSVIEW LIMITED		C
AT6373564	2023/07/12	CONDO BYLAW/98		TORONTO STANDARD CONDOMINIUM CORPORATION NO. 2983		C
AT6373568	2023/07/12	CONDO BYLAW/98		TORONTO STANDARD CONDOMINIUM CORPORATION NO. 2983		C
AT6373569	2023/07/12	CONDO BYLAW/98		TORONTO STANDARD CONDOMINIUM CORPORATION NO. 2983		C
AT6373573	2023/07/12	CONDO BYLAW/98		TORONTO STANDARD CONDOMINIUM CORPORATION NO. 2983		C
AT6373575	2023/07/12	CONDO BYLAW/98		TORONTO STANDARD CONDOMINIUM CORPORATION NO. 2983		C
AT6373578	2023/07/12	CONDO BYLAW/98		TORONTO STANDARD CONDOMINIUM CORPORATION NO. 2983		C
AT6373584	2023/07/12	NOTICE		VANDYK - BACKYARD QUEENSVIEW LIMITED	TORONTO STANDARD CONDOMINIUM CORPORATION NO. 2983	C
AT6373595	2023/07/12	NOTICE	\$2	VANDYK - BACKYARD QUEENSVIEW LIMITED	TORONTO STANDARD CONDOMINIUM CORPORATION NO. 2983	C
AT6373604	2023/07/12	NOTICE	\$2	VANDYK - BACKYARD QUEENSVIEW LIMITED	TORONTO STANDARD CONDOMINIUM CORPORATION NO. 2983	C
		REMARKS: AT6373578				
AT6405972	2023/08/24	CHARGE	\$12,700,000	VANDYK - BACKYARD QUEENSVIEW LIMITED	PEOPLES TRUST COMPANY	C
AT6405973	2023/08/24	NO ASSGN RENT GEN		VANDYK - BACKYARD QUEENSVIEW LIMITED	PEOPLES TRUST COMPANY	C
		REMARKS: AT6405972.				
AT6406080	2023/08/24	POSTPONEMENT		TRISURA GUARANTEE INSURANCE COMPANY	PEOPLES TRUST COMPANY	C
		REMARKS: AT5030525 TO AT6405972				
AT6407058	2023/08/25	CONSTRUCTION LIEN	\$384,182	DIRCAM ELECTRIC LIMITED		C
AT6436267	2023/10/06	CONSTRUCTION LIEN	\$213,401	NEXT PLUMBING & HYDRONICS SUPPLY INC.		C
AT6439785	2023/10/12	CERTIFICATE		DIRCAM ELECTRIC LIMITED		C
		REMARKS: AT6407058				
AT6458231	2023/11/10	CONSTRUCTION LIEN	\$2,282,408	URBAN MECHANICAL CONTRACTING LTD.		C
AT6458352	2023/11/10	CONSTRUCTION LIEN	\$658,839	URBAN MECHANICAL CONTRACTING LTD.		C
AT6464044	2023/11/22	CONSTRUCTION LIEN	\$1,130	LIVE PATROL INC.		C

NOTE: ADJOINING PROPERTIES SHOULD BE INVESTIGATED TO ASCERTAIN DESCRIPTIVE INCONSISTENCIES, IF ANY, WITH DESCRIPTION REPRESENTED FOR THIS PROPERTY.

NOTE: ENSURE THAT YOUR PRINTOUT STATES THE TOTAL NUMBER OF PAGES AND THAT YOU HAVE PICKED THEM ALL UP.

LAND
 REGISTRY
 OFFICE #66

76983-0235 (LT)

* CERTIFIED IN ACCORDANCE WITH THE LAND TITLES ACT * SUBJECT TO RESERVATIONS IN CROWN GRANT *

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/ CHKD
AT6469954	2023/11/30	CERTIFICATE <i>REMARKS: AT6458231 CERTIFICATE OF ACTION</i>		URBAN MECHANICAL CONTRACTING LTD.		C
AT6469955	2023/11/30	CERTIFICATE <i>REMARKS: AT6458352 CERTIFICATE OF ACTION</i>		URBAN MECHANICAL CONTRACTING LTD.		C
AT6470591	2023/12/01	CONDO LIEN/98	\$417	TORONTO STANDARD CONDOMINIUM CORPORATION NO. 2983		C

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 NOTE: ENSURE THAT YOUR PRINTOUT STATES THE TOTAL NUMBER OF PAGES AND THAT YOU HAVE PICKED THEM ALL UP.

PROPERTY DESCRIPTION: UNIT 21, LEVEL C, TORONTO STANDARD CONDOMINIUM PLAN NO. 2983 AND ITS APPURTENANT INTEREST; CITY OF TORONTO

PROPERTY REMARKS: FOR THE PURPOSE OF THE QUALIFIER THE DATE OF REGISTRATION OF ABSOLUTE TITLE IS 2018/04/13.

ESTATE/QUALIFIER: FEE SIMPLE
LT ABSOLUTE PLUS

RECENTLY: CONDOMINIUM FROM 07500-0081

PIN CREATION DATE:
2023/07/10

OWNERS' NAMES VANDYK - BACKYARD QUEENSVIEW LIMITED

CAPACITY SHARE

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/CHKD
** PRINTOUT INCLUDES ALL DOCUMENT TYPES (DELETED INSTRUMENTS NOT INCLUDED) **						
**SUBJECT TO SUBSECTION 44(1) OF THE LAND TITLES ACT, EXCEPT PARAGRAPHS 3 AND 14 AND *						
** PROVINCIAL SUCCESSION DUTIES AND EXCEPT PARAGRAPH 11 AND ESCHEATS OR FORFEITURE **						
** TO THE CROWN UP TO THE DATE OF REGISTRATION WITH AN ABSOLUTE TITLE. **						
EB160013	1955/10/24	AGREEMENT			THE CORPORATION OF THE TOWNSHIP OF ETOBICOKE	C
EB163037	1956/01/03	CERTIFICATE				C
EB177163	1956/11/19	AGREEMENT			THE CORPORATION OF THE TOWNSHIP OF ETOBICOKE	C
EB181933	1957/04/04	AGREEMENT			THE CORPORATION OF THE TOWNSHIP OF ETOBICOKE	C
EB186721	1957/07/29	BYLAW				C
EB188451	1957/09/06	AGREEMENT			TOWNSHIP OF ETOBICOKE	C
AT5030525	2018/12/12	CHARGE	\$18,750,000	VANDYK - BACKYARD QUEENSVIEW LIMITED	TRISURA GUARANTEE INSURANCE COMPANY	C
AT5175582	2019/07/02	NOTICE		VANDYK-BACKYARD QUEENSVIEW LIMITED	TRISURA GUARANTEE INSURANCE COMPANY	C
		REMARKS: AT5030525				
AT5347788	2020/01/22	NOTICE		CITY OF TORONTO		C
AT5367386	2020/02/19	TRANSFER EASEMENT	\$2	VANDYK - BACKYARD QUEENSVIEW LIMITED	ROGERS COMMUNICATIONS INC.	C
AT5531340	2020/09/29	NOTICE	\$2	VANDYK - BACKYARD HUMBERSIDE LIMITED VANDYK - BACKYARD QUEENSVIEW LIMITED VANDYK - BACKYARD KINGSMILL LIMITED		C
AT5713886	2021/04/23	CERTIFICATE		HER MAJESTY THE QUEEN IN RIGHT OF ONTARIO AS REPRESENTED BY THE MINISTER OF THE ENVIRONMENT, CONSERVATION AND PARKS		C

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NOTE: ENSURE THAT YOUR PRINTOUT STATES THE TOTAL NUMBER OF PAGES AND THAT YOU HAVE PICKED THEM ALL UP.

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/ CHKD
TCP2983	2023/07/07	STANDARD CONDO PLN				C
AT6370359	2023/07/07	CONDO DECLARATION		VANDYK - BACKYARD QUEENSVIEW LIMITED		C
AT6373564	2023/07/12	CONDO BYLAW/98		TORONTO STANDARD CONDOMINIUM CORPORATION NO. 2983		C
AT6373568	2023/07/12	CONDO BYLAW/98		TORONTO STANDARD CONDOMINIUM CORPORATION NO. 2983		C
AT6373569	2023/07/12	CONDO BYLAW/98		TORONTO STANDARD CONDOMINIUM CORPORATION NO. 2983		C
AT6373573	2023/07/12	CONDO BYLAW/98		TORONTO STANDARD CONDOMINIUM CORPORATION NO. 2983		C
AT6373575	2023/07/12	CONDO BYLAW/98		TORONTO STANDARD CONDOMINIUM CORPORATION NO. 2983		C
AT6373578	2023/07/12	CONDO BYLAW/98		TORONTO STANDARD CONDOMINIUM CORPORATION NO. 2983		C
AT6373584	2023/07/12	NOTICE		VANDYK - BACKYARD QUEENSVIEW LIMITED	TORONTO STANDARD CONDOMINIUM CORPORATION NO. 2983	C
AT6373595	2023/07/12	NOTICE	\$2	VANDYK - BACKYARD QUEENSVIEW LIMITED	TORONTO STANDARD CONDOMINIUM CORPORATION NO. 2983	C
AT6373604	2023/07/12	NOTICE	\$2	VANDYK - BACKYARD QUEENSVIEW LIMITED	TORONTO STANDARD CONDOMINIUM CORPORATION NO. 2983	C
		REMARKS: AT6373578				
AT6405972	2023/08/24	CHARGE	\$12,700,000	VANDYK - BACKYARD QUEENSVIEW LIMITED	PEOPLES TRUST COMPANY	C
AT6405973	2023/08/24	NO ASSGN RENT GEN		VANDYK - BACKYARD QUEENSVIEW LIMITED	PEOPLES TRUST COMPANY	C
		REMARKS: AT6405972.				
AT6406080	2023/08/24	POSTPONEMENT		TRISURA GUARANTEE INSURANCE COMPANY	PEOPLES TRUST COMPANY	C
		REMARKS: AT5030525 TO AT6405972				
AT6407058	2023/08/25	CONSTRUCTION LIEN	\$384,182	DIRCAM ELECTRIC LIMITED		C
AT6436267	2023/10/06	CONSTRUCTION LIEN	\$213,401	NEXT PLUMBING & HYDRONICS SUPPLY INC.		C
AT6439785	2023/10/12	CERTIFICATE		DIRCAM ELECTRIC LIMITED		C
		REMARKS: AT6407058				
AT6458231	2023/11/10	CONSTRUCTION LIEN	\$2,282,408	URBAN MECHANICAL CONTRACTING LTD.		C
AT6458352	2023/11/10	CONSTRUCTION LIEN	\$658,839	URBAN MECHANICAL CONTRACTING LTD.		C
AT6464044	2023/11/22	CONSTRUCTION LIEN	\$1,130	LIVE PATROL INC.		C

NOTE: ADJOINING PROPERTIES SHOULD BE INVESTIGATED TO ASCERTAIN DESCRIPTIVE INCONSISTENCIES, IF ANY, WITH DESCRIPTION REPRESENTED FOR THIS PROPERTY.

NOTE: ENSURE THAT YOUR PRINTOUT STATES THE TOTAL NUMBER OF PAGES AND THAT YOU HAVE PICKED THEM ALL UP.

LAND
 REGISTRY
 OFFICE #66

76983-0243 (LT)

* CERTIFIED IN ACCORDANCE WITH THE LAND TITLES ACT * SUBJECT TO RESERVATIONS IN CROWN GRANT *

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/ CHKD
AT6469954	2023/11/30	CERTIFICATE <i>REMARKS: AT6458231 CERTIFICATE OF ACTION</i>		URBAN MECHANICAL CONTRACTING LTD.		C
AT6469955	2023/11/30	CERTIFICATE <i>REMARKS: AT6458352 CERTIFICATE OF ACTION</i>		URBAN MECHANICAL CONTRACTING LTD.		C
AT6470588	2023/12/01	CONDO LIEN/98	\$417	TORONTO STANDARD CONDOMINIUM CORPORATION NO. 2983		C

NOTE: ADJOINING PROPERTIES SHOULD BE INVESTIGATED TO ASCERTAIN DESCRIPTIVE INCONSISTENCIES, IF ANY, WITH DESCRIPTION REPRESENTED FOR THIS PROPERTY.
 NOTE: ENSURE THAT YOUR PRINTOUT STATES THE TOTAL NUMBER OF PAGES AND THAT YOU HAVE PICKED THEM ALL UP.

PROPERTY DESCRIPTION: UNIT 68, LEVEL C, TORONTO STANDARD CONDOMINIUM PLAN NO. 2983 AND ITS APPURTENANT INTEREST; CITY OF TORONTO

PROPERTY REMARKS: FOR THE PURPOSE OF THE QUALIFIER THE DATE OF REGISTRATION OF ABSOLUTE TITLE IS 2018/04/13.

ESTATE/QUALIFIER: FEE SIMPLE
LT ABSOLUTE PLUS

RECENTLY: CONDOMINIUM FROM 07500-0081

PIN CREATION DATE:
2023/07/10

OWNERS' NAMES VANDYK - BACKYARD QUEENSVIEW LIMITED

CAPACITY SHARE

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/CHKD
** PRINTOUT INCLUDES ALL DOCUMENT TYPES (DELETED INSTRUMENTS NOT INCLUDED) **						
**SUBJECT TO SUBSECTION 44(1) OF THE LAND TITLES ACT, EXCEPT PARAGRAPHS 3 AND 14 AND *						
** PROVINCIAL SUCCESSION DUTIES AND EXCEPT PARAGRAPH 11 AND ESCHEATS OR FORFEITURE **						
** TO THE CROWN UP TO THE DATE OF REGISTRATION WITH AN ABSOLUTE TITLE. **						
EB160013	1955/10/24	AGREEMENT			THE CORPORATION OF THE TOWNSHIP OF ETOBICOKE	C
EB163037	1956/01/03	CERTIFICATE				C
EB177163	1956/11/19	AGREEMENT			THE CORPORATION OF THE TOWNSHIP OF ETOBICOKE	C
EB181933	1957/04/04	AGREEMENT			THE CORPORATION OF THE TOWNSHIP OF ETOBICOKE	C
EB186721	1957/07/29	BYLAW				C
EB188451	1957/09/06	AGREEMENT			TOWNSHIP OF ETOBICOKE	C
AT5030525	2018/12/12	CHARGE	\$18,750,000	VANDYK - BACKYARD QUEENSVIEW LIMITED	TRISURA GUARANTEE INSURANCE COMPANY	C
AT5175582	2019/07/02	NOTICE		VANDYK-BACKYARD QUEENSVIEW LIMITED	TRISURA GUARANTEE INSURANCE COMPANY	C
		REMARKS: AT5030525				
AT5347788	2020/01/22	NOTICE		CITY OF TORONTO		C
AT5367386	2020/02/19	TRANSFER EASEMENT	\$2	VANDYK - BACKYARD QUEENSVIEW LIMITED	ROGERS COMMUNICATIONS INC.	C
AT5531340	2020/09/29	NOTICE	\$2	VANDYK - BACKYARD HUMBERSIDE LIMITED VANDYK - BACKYARD QUEENSVIEW LIMITED VANDYK - BACKYARD KINGSMILL LIMITED		C
AT5713886	2021/04/23	CERTIFICATE		HER MAJESTY THE QUEEN IN RIGHT OF ONTARIO AS REPRESENTED BY THE MINISTER OF THE ENVIRONMENT, CONSERVATION AND PARKS		C

NOTE: ADJOINING PROPERTIES SHOULD BE INVESTIGATED TO ASCERTAIN DESCRIPTIVE INCONSISTENCIES, IF ANY, WITH DESCRIPTION REPRESENTED FOR THIS PROPERTY.
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LAND
REGISTRY
OFFICE #66

76983-0290 (LT)

PREPARED FOR Medina01
ON 2024/01/30 AT 09:35:14

* CERTIFIED IN ACCORDANCE WITH THE LAND TITLES ACT * SUBJECT TO RESERVATIONS IN CROWN GRANT *

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/CHKD
TCP2983	2023/07/07	STANDARD CONDO PLN				C
AT6370359	2023/07/07	CONDO DECLARATION		VANDYK - BACKYARD QUEENSVIEW LIMITED		C
AT6373564	2023/07/12	CONDO BYLAW/98		TORONTO STANDARD CONDOMINIUM CORPORATION NO. 2983		C
AT6373568	2023/07/12	CONDO BYLAW/98		TORONTO STANDARD CONDOMINIUM CORPORATION NO. 2983		C
AT6373569	2023/07/12	CONDO BYLAW/98		TORONTO STANDARD CONDOMINIUM CORPORATION NO. 2983		C
AT6373573	2023/07/12	CONDO BYLAW/98		TORONTO STANDARD CONDOMINIUM CORPORATION NO. 2983		C
AT6373575	2023/07/12	CONDO BYLAW/98		TORONTO STANDARD CONDOMINIUM CORPORATION NO. 2983		C
AT6373578	2023/07/12	CONDO BYLAW/98		TORONTO STANDARD CONDOMINIUM CORPORATION NO. 2983		C
AT6373584	2023/07/12	NOTICE		VANDYK - BACKYARD QUEENSVIEW LIMITED	TORONTO STANDARD CONDOMINIUM CORPORATION NO. 2983	C
AT6373595	2023/07/12	NOTICE	\$2	VANDYK - BACKYARD QUEENSVIEW LIMITED	TORONTO STANDARD CONDOMINIUM CORPORATION NO. 2983	C
AT6373604	2023/07/12	NOTICE	\$2	VANDYK - BACKYARD QUEENSVIEW LIMITED	TORONTO STANDARD CONDOMINIUM CORPORATION NO. 2983	C
		REMARKS: AT6373578				
AT6405972	2023/08/24	CHARGE	\$12,700,000	VANDYK - BACKYARD QUEENSVIEW LIMITED	PEOPLES TRUST COMPANY	C
AT6405973	2023/08/24	NO ASSGN RENT GEN		VANDYK - BACKYARD QUEENSVIEW LIMITED	PEOPLES TRUST COMPANY	C
		REMARKS: AT6405972.				
AT6406080	2023/08/24	POSTPONEMENT		TRISURA GUARANTEE INSURANCE COMPANY	PEOPLES TRUST COMPANY	C
		REMARKS: AT5030525 TO AT6405972				
AT6407058	2023/08/25	CONSTRUCTION LIEN	\$384,182	DIRCAM ELECTRIC LIMITED		C
AT6436267	2023/10/06	CONSTRUCTION LIEN	\$213,401	NEXT PLUMBING & HYDRONICS SUPPLY INC.		C
AT6439785	2023/10/12	CERTIFICATE		DIRCAM ELECTRIC LIMITED		C
		REMARKS: AT6407058				
AT6458231	2023/11/10	CONSTRUCTION LIEN	\$2,282,408	URBAN MECHANICAL CONTRACTING LTD.		C
AT6458352	2023/11/10	CONSTRUCTION LIEN	\$658,839	URBAN MECHANICAL CONTRACTING LTD.		C
AT6464044	2023/11/22	CONSTRUCTION LIEN	\$1,130	LIVE PATROL INC.		C

NOTE: ADJOINING PROPERTIES SHOULD BE INVESTIGATED TO ASCERTAIN DESCRIPTIVE INCONSISTENCIES, IF ANY, WITH DESCRIPTION REPRESENTED FOR THIS PROPERTY.

NOTE: ENSURE THAT YOUR PRINTOUT STATES THE TOTAL NUMBER OF PAGES AND THAT YOU HAVE PICKED THEM ALL UP.

* CERTIFIED IN ACCORDANCE WITH THE LAND TITLES ACT * SUBJECT TO RESERVATIONS IN CROWN GRANT *

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/ CHKD
AT6469954	2023/11/30	CERTIFICATE <i>REMARKS: AT6458231 CERTIFICATE OF ACTION</i>		URBAN MECHANICAL CONTRACTING LTD.		C
AT6469955	2023/11/30	CERTIFICATE <i>REMARKS: AT6458352 CERTIFICATE OF ACTION</i>		URBAN MECHANICAL CONTRACTING LTD.		C
AT6470927	2023/12/01	CONDO LIEN/98	\$87	TORONTO STANDARD CONDOMINIUM CORPORATION NO. 2983		C

NOTE: ADJOINING PROPERTIES SHOULD BE INVESTIGATED TO ASCERTAIN DESCRIPTIVE INCONSISTENCIES, IF ANY, WITH DESCRIPTION REPRESENTED FOR THIS PROPERTY.
NOTE: ENSURE THAT YOUR PRINTOUT STATES THE TOTAL NUMBER OF PAGES AND THAT YOU HAVE PICKED THEM ALL UP.

PROPERTY DESCRIPTION: UNIT 19, LEVEL D, TORONTO STANDARD CONDOMINIUM PLAN NO. 2983 AND ITS APPURTENANT INTEREST; CITY OF TORONTO

PROPERTY REMARKS: FOR THE PURPOSE OF THE QUALIFIER THE DATE OF REGISTRATION OF ABSOLUTE TITLE IS 2018/04/13.

ESTATE/QUALIFIER: FEE SIMPLE
LT ABSOLUTE PLUS

RECENTLY: CONDOMINIUM FROM 07500-0081

PIN CREATION DATE:
2023/07/10

OWNERS' NAMES VANDYK - BACKYARD QUEENSVIEW LIMITED

CAPACITY SHARE

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/CHKD
** PRINTOUT INCLUDES ALL DOCUMENT TYPES (DELETED INSTRUMENTS NOT INCLUDED) **						
**SUBJECT TO SUBSECTION 44(1) OF THE LAND TITLES ACT, EXCEPT PARAGRAPHS 3 AND 14 AND *						
** PROVINCIAL SUCCESSION DUTIES AND EXCEPT PARAGRAPH 11 AND ESCHEATS OR FORFEITURE **						
** TO THE CROWN UP TO THE DATE OF REGISTRATION WITH AN ABSOLUTE TITLE. **						
EB160013	1955/10/24	AGREEMENT			THE CORPORATION OF THE TOWNSHIP OF ETOBICOKE	C
EB163037	1956/01/03	CERTIFICATE				C
EB177163	1956/11/19	AGREEMENT			THE CORPORATION OF THE TOWNSHIP OF ETOBICOKE	C
EB181933	1957/04/04	AGREEMENT			THE CORPORATION OF THE TOWNSHIP OF ETOBICOKE	C
EB186721	1957/07/29	BYLAW				C
EB188451	1957/09/06	AGREEMENT			TOWNSHIP OF ETOBICOKE	C
AT5030525	2018/12/12	CHARGE	\$18,750,000	VANDYK - BACKYARD QUEENSVIEW LIMITED	TRISURA GUARANTEE INSURANCE COMPANY	C
AT5175582	2019/07/02	NOTICE		VANDYK-BACKYARD QUEENSVIEW LIMITED	TRISURA GUARANTEE INSURANCE COMPANY	C
		REMARKS: AT5030525				
AT5347788	2020/01/22	NOTICE		CITY OF TORONTO		C
AT5367386	2020/02/19	TRANSFER EASEMENT	\$2	VANDYK - BACKYARD QUEENSVIEW LIMITED	ROGERS COMMUNICATIONS INC.	C
AT5531340	2020/09/29	NOTICE	\$2	VANDYK - BACKYARD HUMBERSIDE LIMITED VANDYK - BACKYARD QUEENSVIEW LIMITED VANDYK - BACKYARD KINGSMILL LIMITED		C
AT5713886	2021/04/23	CERTIFICATE		HER MAJESTY THE QUEEN IN RIGHT OF ONTARIO AS REPRESENTED BY THE MINISTER OF THE ENVIRONMENT, CONSERVATION AND PARKS		C

NOTE: ADJOINING PROPERTIES SHOULD BE INVESTIGATED TO ASCERTAIN DESCRIPTIVE INCONSISTENCIES, IF ANY, WITH DESCRIPTION REPRESENTED FOR THIS PROPERTY.
NOTE: ENSURE THAT YOUR PRINTOUT STATES THE TOTAL NUMBER OF PAGES AND THAT YOU HAVE PICKED THEM ALL UP.

LAND
REGISTRY
OFFICE #66

76983-0328 (LT)

PREPARED FOR Liya0001
ON 2024/01/30 AT 09:47:03

* CERTIFIED IN ACCORDANCE WITH THE LAND TITLES ACT * SUBJECT TO RESERVATIONS IN CROWN GRANT *

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/CHKD
TCP2983	2023/07/07	STANDARD CONDO PLN				C
AT6370359	2023/07/07	CONDO DECLARATION		VANDYK - BACKYARD QUEENSVIEW LIMITED		C
AT6373564	2023/07/12	CONDO BYLAW/98		TORONTO STANDARD CONDOMINIUM CORPORATION NO. 2983		C
AT6373568	2023/07/12	CONDO BYLAW/98		TORONTO STANDARD CONDOMINIUM CORPORATION NO. 2983		C
AT6373569	2023/07/12	CONDO BYLAW/98		TORONTO STANDARD CONDOMINIUM CORPORATION NO. 2983		C
AT6373573	2023/07/12	CONDO BYLAW/98		TORONTO STANDARD CONDOMINIUM CORPORATION NO. 2983		C
AT6373575	2023/07/12	CONDO BYLAW/98		TORONTO STANDARD CONDOMINIUM CORPORATION NO. 2983		C
AT6373578	2023/07/12	CONDO BYLAW/98		TORONTO STANDARD CONDOMINIUM CORPORATION NO. 2983		C
AT6373584	2023/07/12	NOTICE		VANDYK - BACKYARD QUEENSVIEW LIMITED	TORONTO STANDARD CONDOMINIUM CORPORATION NO. 2983	C
AT6373595	2023/07/12	NOTICE	\$2	VANDYK - BACKYARD QUEENSVIEW LIMITED	TORONTO STANDARD CONDOMINIUM CORPORATION NO. 2983	C
AT6373604	2023/07/12	NOTICE	\$2	VANDYK - BACKYARD QUEENSVIEW LIMITED	TORONTO STANDARD CONDOMINIUM CORPORATION NO. 2983	C
		REMARKS: AT6373578				
AT6405972	2023/08/24	CHARGE	\$12,700,000	VANDYK - BACKYARD QUEENSVIEW LIMITED	PEOPLES TRUST COMPANY	C
AT6405973	2023/08/24	NO ASSGN RENT GEN		VANDYK - BACKYARD QUEENSVIEW LIMITED	PEOPLES TRUST COMPANY	C
		REMARKS: AT6405972.				
AT6406080	2023/08/24	POSTPONEMENT		TRISURA GUARANTEE INSURANCE COMPANY	PEOPLES TRUST COMPANY	C
		REMARKS: AT5030525 TO AT6405972				
AT6407058	2023/08/25	CONSTRUCTION LIEN	\$384,182	DIRCAM ELECTRIC LIMITED		C
AT6439785	2023/10/12	CERTIFICATE		DIRCAM ELECTRIC LIMITED		C
		REMARKS: AT6407058				
AT6458231	2023/11/10	CONSTRUCTION LIEN	\$2,282,408	URBAN MECHANICAL CONTRACTING LTD.		C
AT6458352	2023/11/10	CONSTRUCTION LIEN	\$658,839	URBAN MECHANICAL CONTRACTING LTD.		C
AT6464044	2023/11/22	CONSTRUCTION LIEN	\$1,130	LIVE PATROL INC.		C
AT6469954	2023/11/30	CERTIFICATE		URBAN MECHANICAL CONTRACTING LTD.		C

NOTE: ADJOINING PROPERTIES SHOULD BE INVESTIGATED TO ASCERTAIN DESCRIPTIVE INCONSISTENCIES, IF ANY, WITH DESCRIPTION REPRESENTED FOR THIS PROPERTY.
NOTE: ENSURE THAT YOUR PRINTOUT STATES THE TOTAL NUMBER OF PAGES AND THAT YOU HAVE PICKED THEM ALL UP.

LAND
 REGISTRY
 OFFICE #66

76983-0328 (LT)

* CERTIFIED IN ACCORDANCE WITH THE LAND TITLES ACT * SUBJECT TO RESERVATIONS IN CROWN GRANT *

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/ CHKD
AT6469955	2023/11/30	CERTIFICATE		URBAN MECHANICAL CONTRACTING LTD.		C
AT6470587	2023/12/01	CONDO LIEN/98	\$417	TORONTO STANDARD CONDOMINIUM CORPORATION NO. 2983		C

NOTE: ADJOINING PROPERTIES SHOULD BE INVESTIGATED TO ASCERTAIN DESCRIPTIVE INCONSISTENCIES, IF ANY, WITH DESCRIPTION REPRESENTED FOR THIS PROPERTY.
 NOTE: ENSURE THAT YOUR PRINTOUT STATES THE TOTAL NUMBER OF PAGES AND THAT YOU HAVE PICKED THEM ALL UP.

PROPERTY DESCRIPTION: UNIT 27, LEVEL D, TORONTO STANDARD CONDOMINIUM PLAN NO. 2983 AND ITS APPURTENANT INTEREST; CITY OF TORONTO

PROPERTY REMARKS: FOR THE PURPOSE OF THE QUALIFIER THE DATE OF REGISTRATION OF ABSOLUTE TITLE IS 2018/04/13.

ESTATE/QUALIFIER: FEE SIMPLE
LT ABSOLUTE PLUS

RECENTLY: CONDOMINIUM FROM 07500-0081

PIN CREATION DATE:
2023/07/10

OWNERS' NAMES VANDYK - BACKYARD QUEENSVIEW LIMITED

CAPACITY SHARE

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/CHKD
** PRINTOUT INCLUDES ALL DOCUMENT TYPES (DELETED INSTRUMENTS NOT INCLUDED) **						
**SUBJECT TO SUBSECTION 44(1) OF THE LAND TITLES ACT, EXCEPT PARAGRAPHS 3 AND 14 AND *						
** PROVINCIAL SUCCESSION DUTIES AND EXCEPT PARAGRAPH 11 AND ESCHEATS OR FORFEITURE **						
** TO THE CROWN UP TO THE DATE OF REGISTRATION WITH AN ABSOLUTE TITLE. **						
EB160013	1955/10/24	AGREEMENT			THE CORPORATION OF THE TOWNSHIP OF ETOBICOKE	C
EB163037	1956/01/03	CERTIFICATE				C
EB177163	1956/11/19	AGREEMENT			THE CORPORATION OF THE TOWNSHIP OF ETOBICOKE	C
EB181933	1957/04/04	AGREEMENT			THE CORPORATION OF THE TOWNSHIP OF ETOBICOKE	C
EB186721	1957/07/29	BYLAW				C
EB188451	1957/09/06	AGREEMENT			TOWNSHIP OF ETOBICOKE	C
AT5030525	2018/12/12	CHARGE	\$18,750,000	VANDYK - BACKYARD QUEENSVIEW LIMITED	TRISURA GUARANTEE INSURANCE COMPANY	C
AT5175582	2019/07/02	NOTICE		VANDYK-BACKYARD QUEENSVIEW LIMITED	TRISURA GUARANTEE INSURANCE COMPANY	C
		REMARKS: AT5030525				
AT5347788	2020/01/22	NOTICE		CITY OF TORONTO		C
AT5367386	2020/02/19	TRANSFER EASEMENT	\$2	VANDYK - BACKYARD QUEENSVIEW LIMITED	ROGERS COMMUNICATIONS INC.	C
AT5531340	2020/09/29	NOTICE	\$2	VANDYK - BACKYARD HUMBERSIDE LIMITED VANDYK - BACKYARD QUEENSVIEW LIMITED VANDYK - BACKYARD KINGSMILL LIMITED		C
AT5713886	2021/04/23	CERTIFICATE		HER MAJESTY THE QUEEN IN RIGHT OF ONTARIO AS REPRESENTED BY THE MINISTER OF THE ENVIRONMENT, CONSERVATION AND PARKS		C

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LAND
REGISTRY
OFFICE #66

76983-0336 (LT)

PREPARED FOR Liya0001
ON 2024/01/30 AT 09:51:05

* CERTIFIED IN ACCORDANCE WITH THE LAND TITLES ACT * SUBJECT TO RESERVATIONS IN CROWN GRANT *

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/CHKD
TCP2983	2023/07/07	STANDARD CONDO PLN				C
AT6370359	2023/07/07	CONDO DECLARATION		VANDYK - BACKYARD QUEENSVIEW LIMITED		C
AT6373564	2023/07/12	CONDO BYLAW/98		TORONTO STANDARD CONDOMINIUM CORPORATION NO. 2983		C
AT6373568	2023/07/12	CONDO BYLAW/98		TORONTO STANDARD CONDOMINIUM CORPORATION NO. 2983		C
AT6373569	2023/07/12	CONDO BYLAW/98		TORONTO STANDARD CONDOMINIUM CORPORATION NO. 2983		C
AT6373573	2023/07/12	CONDO BYLAW/98		TORONTO STANDARD CONDOMINIUM CORPORATION NO. 2983		C
AT6373575	2023/07/12	CONDO BYLAW/98		TORONTO STANDARD CONDOMINIUM CORPORATION NO. 2983		C
AT6373578	2023/07/12	CONDO BYLAW/98		TORONTO STANDARD CONDOMINIUM CORPORATION NO. 2983		C
AT6373584	2023/07/12	NOTICE		VANDYK - BACKYARD QUEENSVIEW LIMITED	TORONTO STANDARD CONDOMINIUM CORPORATION NO. 2983	C
AT6373595	2023/07/12	NOTICE	\$2	VANDYK - BACKYARD QUEENSVIEW LIMITED	TORONTO STANDARD CONDOMINIUM CORPORATION NO. 2983	C
AT6373604	2023/07/12	NOTICE	\$2	VANDYK - BACKYARD QUEENSVIEW LIMITED	TORONTO STANDARD CONDOMINIUM CORPORATION NO. 2983	C
		REMARKS: AT6373578				
AT6405972	2023/08/24	CHARGE	\$12,700,000	VANDYK - BACKYARD QUEENSVIEW LIMITED	PEOPLES TRUST COMPANY	C
AT6405973	2023/08/24	NO ASSGN RENT GEN		VANDYK - BACKYARD QUEENSVIEW LIMITED	PEOPLES TRUST COMPANY	C
		REMARKS: AT6405972.				
AT6406080	2023/08/24	POSTPONEMENT		TRISURA GUARANTEE INSURANCE COMPANY	PEOPLES TRUST COMPANY	C
		REMARKS: AT5030525 TO AT6405972				
AT6407058	2023/08/25	CONSTRUCTION LIEN	\$384,182	DIRCAM ELECTRIC LIMITED		C
AT6436267	2023/10/06	CONSTRUCTION LIEN	\$213,401	NEXT PLUMBING & HYDRONICS SUPPLY INC.		C
AT6439785	2023/10/12	CERTIFICATE		DIRCAM ELECTRIC LIMITED		C
		REMARKS: AT6407058				
AT6458231	2023/11/10	CONSTRUCTION LIEN	\$2,282,408	URBAN MECHANICAL CONTRACTING LTD.		C
AT6458352	2023/11/10	CONSTRUCTION LIEN	\$658,839	URBAN MECHANICAL CONTRACTING LTD.		C
AT6464044	2023/11/22	CONSTRUCTION LIEN	\$1,130	LIVE PATROL INC.		C

NOTE: ADJOINING PROPERTIES SHOULD BE INVESTIGATED TO ASCERTAIN DESCRIPTIVE INCONSISTENCIES, IF ANY, WITH DESCRIPTION REPRESENTED FOR THIS PROPERTY.

NOTE: ENSURE THAT YOUR PRINTOUT STATES THE TOTAL NUMBER OF PAGES AND THAT YOU HAVE PICKED THEM ALL UP.

LAND
REGISTRY
OFFICE #66

76983-0336 (LT)

PREPARED FOR Liya0001
ON 2024/01/30 AT 09:51:05

* CERTIFIED IN ACCORDANCE WITH THE LAND TITLES ACT * SUBJECT TO RESERVATIONS IN CROWN GRANT *

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/ CHKD
AT6469954	2023/11/30	CERTIFICATE <i>REMARKS: AT6458231 CERTIFICATE OF ACTION</i>		URBAN MECHANICAL CONTRACTING LTD.		C
AT6469955	2023/11/30	CERTIFICATE <i>REMARKS: AT6458352 CERTIFICATE OF ACTION</i>		URBAN MECHANICAL CONTRACTING LTD.		C
AT6470584	2023/12/01	CONDO LIEN/98	\$417	TORONTO STANDARD CONDOMINIUM CORPORATION NO. 2983		C

PROPERTY DESCRIPTION: UNIT 42, LEVEL D, TORONTO STANDARD CONDOMINIUM PLAN NO. 2983 AND ITS APPURTENANT INTEREST; CITY OF TORONTO

PROPERTY REMARKS: FOR THE PURPOSE OF THE QUALIFIER THE DATE OF REGISTRATION OF ABSOLUTE TITLE IS 2018/04/13.

ESTATE/QUALIFIER: FEE SIMPLE
LT ABSOLUTE PLUS

RECENTLY: CONDOMINIUM FROM 07500-0081

PIN CREATION DATE:
2023/07/10

OWNERS' NAMES VANDYK - BACKYARD QUEENSVIEW LIMITED

CAPACITY SHARE

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/CHKD
** PRINTOUT INCLUDES ALL DOCUMENT TYPES (DELETED INSTRUMENTS NOT INCLUDED) **						
**SUBJECT TO SUBSECTION 44(1) OF THE LAND TITLES ACT, EXCEPT PARAGRAPHS 3 AND 14 AND *						
** PROVINCIAL SUCCESSION DUTIES AND EXCEPT PARAGRAPH 11 AND ESCHEATS OR FORFEITURE **						
** TO THE CROWN UP TO THE DATE OF REGISTRATION WITH AN ABSOLUTE TITLE. **						
EB160013	1955/10/24	AGREEMENT			THE CORPORATION OF THE TOWNSHIP OF ETOBICOKE	C
EB163037	1956/01/03	CERTIFICATE				C
EB177163	1956/11/19	AGREEMENT			THE CORPORATION OF THE TOWNSHIP OF ETOBICOKE	C
EB181933	1957/04/04	AGREEMENT			THE CORPORATION OF THE TOWNSHIP OF ETOBICOKE	C
EB186721	1957/07/29	BYLAW				C
EB188451	1957/09/06	AGREEMENT			TOWNSHIP OF ETOBICOKE	C
AT5030525	2018/12/12	CHARGE	\$18,750,000	VANDYK - BACKYARD QUEENSVIEW LIMITED	TRISURA GUARANTEE INSURANCE COMPANY	C
AT5175582	2019/07/02	NOTICE		VANDYK-BACKYARD QUEENSVIEW LIMITED	TRISURA GUARANTEE INSURANCE COMPANY	C
		REMARKS: AT5030525				
AT5347788	2020/01/22	NOTICE		CITY OF TORONTO		C
AT5367386	2020/02/19	TRANSFER EASEMENT	\$2	VANDYK - BACKYARD QUEENSVIEW LIMITED	ROGERS COMMUNICATIONS INC.	C
AT5531340	2020/09/29	NOTICE	\$2	VANDYK - BACKYARD HUMBERSIDE LIMITED VANDYK - BACKYARD QUEENSVIEW LIMITED VANDYK - BACKYARD KINGSMILL LIMITED		C
AT5713886	2021/04/23	CERTIFICATE		HER MAJESTY THE QUEEN IN RIGHT OF ONTARIO AS REPRESENTED BY THE MINISTER OF THE ENVIRONMENT, CONSERVATION AND PARKS		C

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LAND
REGISTRY
OFFICE #66

76983-0351 (LT)

PREPARED FOR Liya0001
ON 2024/01/30 AT 09:52:55

* CERTIFIED IN ACCORDANCE WITH THE LAND TITLES ACT * SUBJECT TO RESERVATIONS IN CROWN GRANT *

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/CHKD
TCP2983	2023/07/07	STANDARD CONDO PLN				C
AT6370359	2023/07/07	CONDO DECLARATION		VANDYK - BACKYARD QUEENSVIEW LIMITED		C
AT6373564	2023/07/12	CONDO BYLAW/98		TORONTO STANDARD CONDOMINIUM CORPORATION NO. 2983		C
AT6373568	2023/07/12	CONDO BYLAW/98		TORONTO STANDARD CONDOMINIUM CORPORATION NO. 2983		C
AT6373569	2023/07/12	CONDO BYLAW/98		TORONTO STANDARD CONDOMINIUM CORPORATION NO. 2983		C
AT6373573	2023/07/12	CONDO BYLAW/98		TORONTO STANDARD CONDOMINIUM CORPORATION NO. 2983		C
AT6373575	2023/07/12	CONDO BYLAW/98		TORONTO STANDARD CONDOMINIUM CORPORATION NO. 2983		C
AT6373578	2023/07/12	CONDO BYLAW/98		TORONTO STANDARD CONDOMINIUM CORPORATION NO. 2983		C
AT6373584	2023/07/12	NOTICE		VANDYK - BACKYARD QUEENSVIEW LIMITED	TORONTO STANDARD CONDOMINIUM CORPORATION NO. 2983	C
AT6373595	2023/07/12	NOTICE	\$2	VANDYK - BACKYARD QUEENSVIEW LIMITED	TORONTO STANDARD CONDOMINIUM CORPORATION NO. 2983	C
AT6373604	2023/07/12	NOTICE	\$2	VANDYK - BACKYARD QUEENSVIEW LIMITED	TORONTO STANDARD CONDOMINIUM CORPORATION NO. 2983	C
		REMARKS: AT6373578				
AT6405972	2023/08/24	CHARGE	\$12,700,000	VANDYK - BACKYARD QUEENSVIEW LIMITED	PEOPLES TRUST COMPANY	C
AT6405973	2023/08/24	NO ASSGN RENT GEN		VANDYK - BACKYARD QUEENSVIEW LIMITED	PEOPLES TRUST COMPANY	C
		REMARKS: AT6405972.				
AT6406080	2023/08/24	POSTPONEMENT		TRISURA GUARANTEE INSURANCE COMPANY	PEOPLES TRUST COMPANY	C
		REMARKS: AT5030525 TO AT6405972				
AT6407058	2023/08/25	CONSTRUCTION LIEN	\$384,182	DIRCAM ELECTRIC LIMITED		C
AT6436267	2023/10/06	CONSTRUCTION LIEN	\$213,401	NEXT PLUMBING & HYDRONICS SUPPLY INC.		C
AT6439785	2023/10/12	CERTIFICATE		DIRCAM ELECTRIC LIMITED		C
		REMARKS: AT6407058				
AT6458231	2023/11/10	CONSTRUCTION LIEN	\$2,282,408	URBAN MECHANICAL CONTRACTING LTD.		C
AT6458352	2023/11/10	CONSTRUCTION LIEN	\$658,839	URBAN MECHANICAL CONTRACTING LTD.		C
AT6464044	2023/11/22	CONSTRUCTION LIEN	\$1,130	LIVE PATROL INC.		C

NOTE: ADJOINING PROPERTIES SHOULD BE INVESTIGATED TO ASCERTAIN DESCRIPTIVE INCONSISTENCIES, IF ANY, WITH DESCRIPTION REPRESENTED FOR THIS PROPERTY.

NOTE: ENSURE THAT YOUR PRINTOUT STATES THE TOTAL NUMBER OF PAGES AND THAT YOU HAVE PICKED THEM ALL UP.

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/ CHKD
AT6469954	2023/11/30	CERTIFICATE <i>REMARKS: AT6458231 CERTIFICATE OF ACTION</i>		URBAN MECHANICAL CONTRACTING LTD.		C
AT6469955	2023/11/30	CERTIFICATE <i>REMARKS: AT6458352 CERTIFICATE OF ACTION</i>		URBAN MECHANICAL CONTRACTING LTD.		C
AT6470582	2023/12/01	CONDO LIEN/98	\$417	TORONTO STANDARD CONDOMINIUM CORPORATION NO. 2983		C

PROPERTY DESCRIPTION: UNIT 45, LEVEL D, TORONTO STANDARD CONDOMINIUM PLAN NO. 2983 AND ITS APPURTENANT INTEREST; CITY OF TORONTO

PROPERTY REMARKS: FOR THE PURPOSE OF THE QUALIFIER THE DATE OF REGISTRATION OF ABSOLUTE TITLE IS 2018/04/13.

ESTATE/QUALIFIER: FEE SIMPLE
LT ABSOLUTE PLUS

RECENTLY: CONDOMINIUM FROM 07500-0081

PIN CREATION DATE:
2023/07/10

OWNERS' NAMES VANDYK - BACKYARD QUEENSVIEW LIMITED

CAPACITY SHARE

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/CHKD
** PRINTOUT INCLUDES ALL DOCUMENT TYPES (DELETED INSTRUMENTS NOT INCLUDED) **						
**SUBJECT TO SUBSECTION 44(1) OF THE LAND TITLES ACT, EXCEPT PARAGRAPHS 3 AND 14 AND *						
** PROVINCIAL SUCCESSION DUTIES AND EXCEPT PARAGRAPH 11 AND ESCHEATS OR FORFEITURE **						
** TO THE CROWN UP TO THE DATE OF REGISTRATION WITH AN ABSOLUTE TITLE. **						
EB160013	1955/10/24	AGREEMENT			THE CORPORATION OF THE TOWNSHIP OF ETOBICOKE	C
EB163037	1956/01/03	CERTIFICATE				C
EB177163	1956/11/19	AGREEMENT			THE CORPORATION OF THE TOWNSHIP OF ETOBICOKE	C
EB181933	1957/04/04	AGREEMENT			THE CORPORATION OF THE TOWNSHIP OF ETOBICOKE	C
EB186721	1957/07/29	BYLAW				C
EB188451	1957/09/06	AGREEMENT			TOWNSHIP OF ETOBICOKE	C
AT5030525	2018/12/12	CHARGE	\$18,750,000	VANDYK - BACKYARD QUEENSVIEW LIMITED	TRISURA GUARANTEE INSURANCE COMPANY	C
AT5175582	2019/07/02	NOTICE		VANDYK-BACKYARD QUEENSVIEW LIMITED	TRISURA GUARANTEE INSURANCE COMPANY	C
REMARKS: AT5030525						
AT5347788	2020/01/22	NOTICE		CITY OF TORONTO		C
AT5367386	2020/02/19	TRANSFER EASEMENT	\$2	VANDYK - BACKYARD QUEENSVIEW LIMITED	ROGERS COMMUNICATIONS INC.	C
AT5531340	2020/09/29	NOTICE	\$2	VANDYK - BACKYARD HUMBERSIDE LIMITED VANDYK - BACKYARD QUEENSVIEW LIMITED VANDYK - BACKYARD KINGSMILL LIMITED		C
AT5713886	2021/04/23	CERTIFICATE		HER MAJESTY THE QUEEN IN RIGHT OF ONTARIO AS REPRESENTED BY THE MINISTER OF THE ENVIRONMENT, CONSERVATION AND PARKS		C

NOTE: ADJOINING PROPERTIES SHOULD BE INVESTIGATED TO ASCERTAIN DESCRIPTIVE INCONSISTENCIES, IF ANY, WITH DESCRIPTION REPRESENTED FOR THIS PROPERTY.

NOTE: ENSURE THAT YOUR PRINTOUT STATES THE TOTAL NUMBER OF PAGES AND THAT YOU HAVE PICKED THEM ALL UP.

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/CHKD
TCP2983	2023/07/07	STANDARD CONDO PLN				C
AT6370359	2023/07/07	CONDO DECLARATION		VANDYK - BACKYARD QUEENSVIEW LIMITED		C
AT6373564	2023/07/12	CONDO BYLAW/98		TORONTO STANDARD CONDOMINIUM CORPORATION NO. 2983		C
AT6373568	2023/07/12	CONDO BYLAW/98		TORONTO STANDARD CONDOMINIUM CORPORATION NO. 2983		C
AT6373569	2023/07/12	CONDO BYLAW/98		TORONTO STANDARD CONDOMINIUM CORPORATION NO. 2983		C
AT6373573	2023/07/12	CONDO BYLAW/98		TORONTO STANDARD CONDOMINIUM CORPORATION NO. 2983		C
AT6373575	2023/07/12	CONDO BYLAW/98		TORONTO STANDARD CONDOMINIUM CORPORATION NO. 2983		C
AT6373578	2023/07/12	CONDO BYLAW/98		TORONTO STANDARD CONDOMINIUM CORPORATION NO. 2983		C
AT6373584	2023/07/12	NOTICE		VANDYK - BACKYARD QUEENSVIEW LIMITED	TORONTO STANDARD CONDOMINIUM CORPORATION NO. 2983	C
AT6373595	2023/07/12	NOTICE	\$2	VANDYK - BACKYARD QUEENSVIEW LIMITED	TORONTO STANDARD CONDOMINIUM CORPORATION NO. 2983	C
AT6373604	2023/07/12	NOTICE	\$2	VANDYK - BACKYARD QUEENSVIEW LIMITED	TORONTO STANDARD CONDOMINIUM CORPORATION NO. 2983	C
		REMARKS: AT6373578				
AT6405972	2023/08/24	CHARGE	\$12,700,000	VANDYK - BACKYARD QUEENSVIEW LIMITED	PEOPLES TRUST COMPANY	C
AT6405973	2023/08/24	NO ASSGN RENT GEN		VANDYK - BACKYARD QUEENSVIEW LIMITED	PEOPLES TRUST COMPANY	C
		REMARKS: AT6405972.				
AT6406080	2023/08/24	POSTPONEMENT		TRISURA GUARANTEE INSURANCE COMPANY	PEOPLES TRUST COMPANY	C
		REMARKS: AT5030525 TO AT6405972				
AT6407058	2023/08/25	CONSTRUCTION LIEN	\$384,182	DIRCAM ELECTRIC LIMITED		C
AT6436267	2023/10/06	CONSTRUCTION LIEN	\$213,401	NEXT PLUMBING & HYDRONICS SUPPLY INC.		C
AT6439785	2023/10/12	CERTIFICATE		DIRCAM ELECTRIC LIMITED		C
		REMARKS: AT6407058				
AT6458231	2023/11/10	CONSTRUCTION LIEN	\$2,282,408	URBAN MECHANICAL CONTRACTING LTD.		C
AT6458352	2023/11/10	CONSTRUCTION LIEN	\$658,839	URBAN MECHANICAL CONTRACTING LTD.		C
AT6464044	2023/11/22	CONSTRUCTION LIEN	\$1,130	LIVE PATROL INC.		C

NOTE: ADJOINING PROPERTIES SHOULD BE INVESTIGATED TO ASCERTAIN DESCRIPTIVE INCONSISTENCIES, IF ANY, WITH DESCRIPTION REPRESENTED FOR THIS PROPERTY.

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LAND
 REGISTRY
 OFFICE #66

76983-0354 (LT)

* CERTIFIED IN ACCORDANCE WITH THE LAND TITLES ACT * SUBJECT TO RESERVATIONS IN CROWN GRANT *

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/ CHKD
AT6469954	2023/11/30	CERTIFICATE <i>REMARKS: AT6458231 CERTIFICATE OF ACTION</i>		URBAN MECHANICAL CONTRACTING LTD.		C
AT6469955	2023/11/30	CERTIFICATE <i>REMARKS: AT6458352 CERTIFICATE OF ACTION</i>		URBAN MECHANICAL CONTRACTING LTD.		C
AT6470579	2023/12/01	CONDO LIEN/98	\$417	TORONTO CONDOMINIUM CORPORATION NO. 2983		C

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PROPERTY DESCRIPTION: UNIT 71, LEVEL D, TORONTO STANDARD CONDOMINIUM PLAN NO. 2983 AND ITS APPURTENANT INTEREST; CITY OF TORONTO

PROPERTY REMARKS: FOR THE PURPOSE OF THE QUALIFIER THE DATE OF REGISTRATION OF ABSOLUTE TITLE IS 2018/04/13.

ESTATE/QUALIFIER: FEE SIMPLE
LT ABSOLUTE PLUS

RECENTLY: CONDOMINIUM FROM 07500-0081

PIN CREATION DATE:
2023/07/10

OWNERS' NAMES VANDYK - BACKYARD QUEENSVIEW LIMITED

CAPACITY SHARE

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/CHKD
** PRINTOUT INCLUDES ALL DOCUMENT TYPES (DELETED INSTRUMENTS NOT INCLUDED) **						
**SUBJECT TO SUBSECTION 44(1) OF THE LAND TITLES ACT, EXCEPT PARAGRAPHS 3 AND 14 AND *						
** PROVINCIAL SUCCESSION DUTIES AND EXCEPT PARAGRAPH 11 AND ESCHEATS OR FORFEITURE **						
** TO THE CROWN UP TO THE DATE OF REGISTRATION WITH AN ABSOLUTE TITLE. **						
EB160013	1955/10/24	AGREEMENT			THE CORPORATION OF THE TOWNSHIP OF ETOBICOKE	C
EB163037	1956/01/03	CERTIFICATE				C
EB177163	1956/11/19	AGREEMENT			THE CORPORATION OF THE TOWNSHIP OF ETOBICOKE	C
EB181933	1957/04/04	AGREEMENT			THE CORPORATION OF THE TOWNSHIP OF ETOBICOKE	C
EB186721	1957/07/29	BYLAW				C
EB188451	1957/09/06	AGREEMENT			TOWNSHIP OF ETOBICOKE	C
AT5030525	2018/12/12	CHARGE	\$18,750,000	VANDYK - BACKYARD QUEENSVIEW LIMITED	TRISURA GUARANTEE INSURANCE COMPANY	C
AT5175582	2019/07/02	NOTICE		VANDYK-BACKYARD QUEENSVIEW LIMITED	TRISURA GUARANTEE INSURANCE COMPANY	C
REMARKS: AT5030525						
AT5347788	2020/01/22	NOTICE		CITY OF TORONTO		C
AT5367386	2020/02/19	TRANSFER EASEMENT	\$2	VANDYK - BACKYARD QUEENSVIEW LIMITED	ROGERS COMMUNICATIONS INC.	C
AT5531340	2020/09/29	NOTICE	\$2	VANDYK - BACKYARD HUMBERSIDE LIMITED VANDYK - BACKYARD QUEENSVIEW LIMITED VANDYK - BACKYARD KINGSMILL LIMITED		C
AT5713886	2021/04/23	CERTIFICATE		HER MAJESTY THE QUEEN IN RIGHT OF ONTARIO AS REPRESENTED BY THE MINISTER OF THE ENVIRONMENT, CONSERVATION AND PARKS		C

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LAND
REGISTRY
OFFICE #66

76983-0380 (LT)

PREPARED FOR Medina01
ON 2024/01/30 AT 09:36:02

* CERTIFIED IN ACCORDANCE WITH THE LAND TITLES ACT * SUBJECT TO RESERVATIONS IN CROWN GRANT *

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/CHKD
TCP2983	2023/07/07	STANDARD CONDO PLN				C
AT6370359	2023/07/07	CONDO DECLARATION		VANDYK - BACKYARD QUEENSVIEW LIMITED		C
AT6373564	2023/07/12	CONDO BYLAW/98		TORONTO STANDARD CONDOMINIUM CORPORATION NO. 2983		C
AT6373568	2023/07/12	CONDO BYLAW/98		TORONTO STANDARD CONDOMINIUM CORPORATION NO. 2983		C
AT6373569	2023/07/12	CONDO BYLAW/98		TORONTO STANDARD CONDOMINIUM CORPORATION NO. 2983		C
AT6373573	2023/07/12	CONDO BYLAW/98		TORONTO STANDARD CONDOMINIUM CORPORATION NO. 2983		C
AT6373575	2023/07/12	CONDO BYLAW/98		TORONTO STANDARD CONDOMINIUM CORPORATION NO. 2983		C
AT6373578	2023/07/12	CONDO BYLAW/98		TORONTO STANDARD CONDOMINIUM CORPORATION NO. 2983		C
AT6373584	2023/07/12	NOTICE		VANDYK - BACKYARD QUEENSVIEW LIMITED	TORONTO STANDARD CONDOMINIUM CORPORATION NO. 2983	C
AT6373595	2023/07/12	NOTICE	\$2	VANDYK - BACKYARD QUEENSVIEW LIMITED	TORONTO STANDARD CONDOMINIUM CORPORATION NO. 2983	C
AT6373604	2023/07/12	NOTICE	\$2	VANDYK - BACKYARD QUEENSVIEW LIMITED	TORONTO STANDARD CONDOMINIUM CORPORATION NO. 2983	C
		REMARKS: AT6373578				
AT6405972	2023/08/24	CHARGE	\$12,700,000	VANDYK - BACKYARD QUEENSVIEW LIMITED	PEOPLES TRUST COMPANY	C
AT6405973	2023/08/24	NO ASSGN RENT GEN		VANDYK - BACKYARD QUEENSVIEW LIMITED	PEOPLES TRUST COMPANY	C
		REMARKS: AT6405972.				
AT6406080	2023/08/24	POSTPONEMENT		TRISURA GUARANTEE INSURANCE COMPANY	PEOPLES TRUST COMPANY	C
		REMARKS: AT5030525 TO AT6405972				
AT6407058	2023/08/25	CONSTRUCTION LIEN	\$384,182	DIRCAM ELECTRIC LIMITED		C
AT6436267	2023/10/06	CONSTRUCTION LIEN	\$213,401	NEXT PLUMBING & HYDRONICS SUPPLY INC.		C
AT6439785	2023/10/12	CERTIFICATE		DIRCAM ELECTRIC LIMITED		C
		REMARKS: AT6407058				
AT6458231	2023/11/10	CONSTRUCTION LIEN	\$2,282,408	URBAN MECHANICAL CONTRACTING LTD.		C
AT6458352	2023/11/10	CONSTRUCTION LIEN	\$658,839	URBAN MECHANICAL CONTRACTING LTD.		C
AT6464044	2023/11/22	CONSTRUCTION LIEN	\$1,130	LIVE PATROL INC.		C

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76983-0380 (LT)

* CERTIFIED IN ACCORDANCE WITH THE LAND TITLES ACT * SUBJECT TO RESERVATIONS IN CROWN GRANT *

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/ CHKD
AT6469954	2023/11/30	CERTIFICATE <i>REMARKS: AT6458231 CERTIFICATE OF ACTION</i>		URBAN MECHANICAL CONTRACTING LTD.		C
AT6469955	2023/11/30	CERTIFICATE <i>REMARKS: AT6458352 CERTIFICATE OF ACTION</i>		URBAN MECHANICAL CONTRACTING LTD.		C

PROPERTY DESCRIPTION: UNIT 78, LEVEL D, TORONTO STANDARD CONDOMINIUM PLAN NO. 2983 AND ITS APPURTENANT INTEREST; CITY OF TORONTO

PROPERTY REMARKS: FOR THE PURPOSE OF THE QUALIFIER THE DATE OF REGISTRATION OF ABSOLUTE TITLE IS 2018/04/13.

ESTATE/QUALIFIER: FEE SIMPLE
LT ABSOLUTE PLUS

RECENTLY: CONDOMINIUM FROM 07500-0081

PIN CREATION DATE:
2023/07/10

OWNERS' NAMES VANDYK - BACKYARD QUEENSVIEW LIMITED

CAPACITY SHARE

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/CHKD
** PRINTOUT INCLUDES ALL DOCUMENT TYPES (DELETED INSTRUMENTS NOT INCLUDED) **						
**SUBJECT TO SUBSECTION 44(1) OF THE LAND TITLES ACT, EXCEPT PARAGRAPHS 3 AND 14 AND *						
** PROVINCIAL SUCCESSION DUTIES AND EXCEPT PARAGRAPH 11 AND ESCHEATS OR FORFEITURE **						
** TO THE CROWN UP TO THE DATE OF REGISTRATION WITH AN ABSOLUTE TITLE. **						
EB160013	1955/10/24	AGREEMENT			THE CORPORATION OF THE TOWNSHIP OF ETOBICOKE	C
EB163037	1956/01/03	CERTIFICATE				C
EB177163	1956/11/19	AGREEMENT			THE CORPORATION OF THE TOWNSHIP OF ETOBICOKE	C
EB181933	1957/04/04	AGREEMENT			THE CORPORATION OF THE TOWNSHIP OF ETOBICOKE	C
EB186721	1957/07/29	BYLAW				C
EB188451	1957/09/06	AGREEMENT			TOWNSHIP OF ETOBICOKE	C
AT5030525	2018/12/12	CHARGE	\$18,750,000	VANDYK - BACKYARD QUEENSVIEW LIMITED	TRISURA GUARANTEE INSURANCE COMPANY	C
AT5175582	2019/07/02	NOTICE		VANDYK-BACKYARD QUEENSVIEW LIMITED	TRISURA GUARANTEE INSURANCE COMPANY	C
REMARKS: AT5030525						
AT5347788	2020/01/22	NOTICE		CITY OF TORONTO		C
AT5367386	2020/02/19	TRANSFER EASEMENT	\$2	VANDYK - BACKYARD QUEENSVIEW LIMITED	ROGERS COMMUNICATIONS INC.	C
AT5531340	2020/09/29	NOTICE	\$2	VANDYK - BACKYARD HUMBERSIDE LIMITED VANDYK - BACKYARD QUEENSVIEW LIMITED VANDYK - BACKYARD KINGSMILL LIMITED		C
AT5713886	2021/04/23	CERTIFICATE		HER MAJESTY THE QUEEN IN RIGHT OF ONTARIO AS REPRESENTED BY THE MINISTER OF THE ENVIRONMENT, CONSERVATION AND PARKS		C

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LAND
REGISTRY
OFFICE #66

76983-0387 (LT)

PREPARED FOR Medina01
ON 2024/01/30 AT 09:37:52

* CERTIFIED IN ACCORDANCE WITH THE LAND TITLES ACT * SUBJECT TO RESERVATIONS IN CROWN GRANT *

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/CHKD
TCP2983	2023/07/07	STANDARD CONDO PLN				C
AT6370359	2023/07/07	CONDO DECLARATION		VANDYK - BACKYARD QUEENSVIEW LIMITED		C
AT6373564	2023/07/12	CONDO BYLAW/98		TORONTO STANDARD CONDOMINIUM CORPORATION NO. 2983		C
AT6373568	2023/07/12	CONDO BYLAW/98		TORONTO STANDARD CONDOMINIUM CORPORATION NO. 2983		C
AT6373569	2023/07/12	CONDO BYLAW/98		TORONTO STANDARD CONDOMINIUM CORPORATION NO. 2983		C
AT6373573	2023/07/12	CONDO BYLAW/98		TORONTO STANDARD CONDOMINIUM CORPORATION NO. 2983		C
AT6373575	2023/07/12	CONDO BYLAW/98		TORONTO STANDARD CONDOMINIUM CORPORATION NO. 2983		C
AT6373578	2023/07/12	CONDO BYLAW/98		TORONTO STANDARD CONDOMINIUM CORPORATION NO. 2983		C
AT6373584	2023/07/12	NOTICE		VANDYK - BACKYARD QUEENSVIEW LIMITED	TORONTO STANDARD CONDOMINIUM CORPORATION NO. 2983	C
AT6373595	2023/07/12	NOTICE	\$2	VANDYK - BACKYARD QUEENSVIEW LIMITED	TORONTO STANDARD CONDOMINIUM CORPORATION NO. 2983	C
AT6373604	2023/07/12	NOTICE	\$2	VANDYK - BACKYARD QUEENSVIEW LIMITED	TORONTO STANDARD CONDOMINIUM CORPORATION NO. 2983	C
		REMARKS: AT6373578				
AT6405972	2023/08/24	CHARGE	\$12,700,000	VANDYK - BACKYARD QUEENSVIEW LIMITED	PEOPLES TRUST COMPANY	C
AT6405973	2023/08/24	NO ASSGN RENT GEN		VANDYK - BACKYARD QUEENSVIEW LIMITED	PEOPLES TRUST COMPANY	C
		REMARKS: AT6405972.				
AT6406080	2023/08/24	POSTPONEMENT		TRISURA GUARANTEE INSURANCE COMPANY	PEOPLES TRUST COMPANY	C
		REMARKS: AT5030525 TO AT6405972				
AT6407058	2023/08/25	CONSTRUCTION LIEN	\$384,182	DIRCAM ELECTRIC LIMITED		C
AT6436267	2023/10/06	CONSTRUCTION LIEN	\$213,401	NEXT PLUMBING & HYDRONICS SUPPLY INC.		C
AT6439785	2023/10/12	CERTIFICATE		DIRCAM ELECTRIC LIMITED		C
		REMARKS: AT6407058				
AT6458231	2023/11/10	CONSTRUCTION LIEN	\$2,282,408	URBAN MECHANICAL CONTRACTING LTD.		C
AT6458352	2023/11/10	CONSTRUCTION LIEN	\$658,839	URBAN MECHANICAL CONTRACTING LTD.		C
AT6464044	2023/11/22	CONSTRUCTION LIEN	\$1,130	LIVE PATROL INC.		C

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REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/ CHKD
AT6469954	2023/11/30	CERTIFICATE <i>REMARKS: AT6458231 CERTIFICATE OF ACTION</i>		URBAN MECHANICAL CONTRACTING LTD.		C
AT6469955	2023/11/30	CERTIFICATE <i>REMARKS: AT6458352 CERTIFICATE OF ACTION</i>		URBAN MECHANICAL CONTRACTING LTD.		C
AT6470896	2023/12/01	CONDO LIEN/98	\$87	TORONTO STANDARD CONDOMINIUM CORPORATION NO. 2983		C

PROPERTY DESCRIPTION: UNIT 4, LEVEL E, TORONTO STANDARD CONDOMINIUM PLAN NO. 2983 AND ITS APPURTENANT INTEREST; CITY OF TORONTO

PROPERTY REMARKS: FOR THE PURPOSE OF THE QUALIFIER THE DATE OF REGISTRATION OF ABSOLUTE TITLE IS 2018/04/13.

ESTATE/QUALIFIER: FEE SIMPLE
LT ABSOLUTE PLUS

RECENTLY: CONDOMINIUM FROM 07500-0081

PIN CREATION DATE:
2023/07/10

OWNERS' NAMES VANDYK - BACKYARD QUEENSVIEW LIMITED

CAPACITY SHARE

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/CHKD
** PRINTOUT INCLUDES ALL DOCUMENT TYPES (DELETED INSTRUMENTS NOT INCLUDED) **						
**SUBJECT TO SUBSECTION 44(1) OF THE LAND TITLES ACT, EXCEPT PARAGRAPHS 3 AND 14 AND *						
** PROVINCIAL SUCCESSION DUTIES AND EXCEPT PARAGRAPH 11 AND ESCHEATS OR FORFEITURE **						
** TO THE CROWN UP TO THE DATE OF REGISTRATION WITH AN ABSOLUTE TITLE. **						
EB160013	1955/10/24	AGREEMENT			THE CORPORATION OF THE TOWNSHIP OF ETOBICOKE	C
EB163037	1956/01/03	CERTIFICATE				C
EB177163	1956/11/19	AGREEMENT			THE CORPORATION OF THE TOWNSHIP OF ETOBICOKE	C
EB181933	1957/04/04	AGREEMENT			THE CORPORATION OF THE TOWNSHIP OF ETOBICOKE	C
EB186721	1957/07/29	BYLAW				C
EB188451	1957/09/06	AGREEMENT			TOWNSHIP OF ETOBICOKE	C
AT5030525	2018/12/12	CHARGE	\$18,750,000	VANDYK - BACKYARD QUEENSVIEW LIMITED	TRISURA GUARANTEE INSURANCE COMPANY	C
AT5175582	2019/07/02	NOTICE		VANDYK-BACKYARD QUEENSVIEW LIMITED	TRISURA GUARANTEE INSURANCE COMPANY	C
REMARKS: AT5030525						
AT5347788	2020/01/22	NOTICE		CITY OF TORONTO		C
AT5367386	2020/02/19	TRANSFER EASEMENT	\$2	VANDYK - BACKYARD QUEENSVIEW LIMITED	ROGERS COMMUNICATIONS INC.	C
AT5531340	2020/09/29	NOTICE	\$2	VANDYK - BACKYARD HUMBERSIDE LIMITED VANDYK - BACKYARD QUEENSVIEW LIMITED VANDYK - BACKYARD KINGSMILL LIMITED		C
AT5713886	2021/04/23	CERTIFICATE		HER MAJESTY THE QUEEN IN RIGHT OF ONTARIO AS REPRESENTED BY THE MINISTER OF THE ENVIRONMENT, CONSERVATION AND PARKS		C

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REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/CHKD
TCP2983	2023/07/07	STANDARD CONDO PLN				C
AT6370359	2023/07/07	CONDO DECLARATION		VANDYK - BACKYARD QUEENSVIEW LIMITED		C
AT6373564	2023/07/12	CONDO BYLAW/98		TORONTO STANDARD CONDOMINIUM CORPORATION NO. 2983		C
AT6373568	2023/07/12	CONDO BYLAW/98		TORONTO STANDARD CONDOMINIUM CORPORATION NO. 2983		C
AT6373569	2023/07/12	CONDO BYLAW/98		TORONTO STANDARD CONDOMINIUM CORPORATION NO. 2983		C
AT6373573	2023/07/12	CONDO BYLAW/98		TORONTO STANDARD CONDOMINIUM CORPORATION NO. 2983		C
AT6373575	2023/07/12	CONDO BYLAW/98		TORONTO STANDARD CONDOMINIUM CORPORATION NO. 2983		C
AT6373578	2023/07/12	CONDO BYLAW/98		TORONTO STANDARD CONDOMINIUM CORPORATION NO. 2983		C
AT6373584	2023/07/12	NOTICE		VANDYK - BACKYARD QUEENSVIEW LIMITED	TORONTO STANDARD CONDOMINIUM CORPORATION NO. 2983	C
AT6373595	2023/07/12	NOTICE	\$2	VANDYK - BACKYARD QUEENSVIEW LIMITED	TORONTO STANDARD CONDOMINIUM CORPORATION NO. 2983	C
AT6373604	2023/07/12	NOTICE	\$2	VANDYK - BACKYARD QUEENSVIEW LIMITED	TORONTO STANDARD CONDOMINIUM CORPORATION NO. 2983	C
		REMARKS: AT6373578				
AT6405972	2023/08/24	CHARGE	\$12,700,000	VANDYK - BACKYARD QUEENSVIEW LIMITED	PEOPLES TRUST COMPANY	C
AT6405973	2023/08/24	NO ASSGN RENT GEN		VANDYK - BACKYARD QUEENSVIEW LIMITED	PEOPLES TRUST COMPANY	C
		REMARKS: AT6405972.				
AT6406080	2023/08/24	POSTPONEMENT		TRISURA GUARANTEE INSURANCE COMPANY	PEOPLES TRUST COMPANY	C
		REMARKS: AT5030525 TO AT6405972				
AT6407058	2023/08/25	CONSTRUCTION LIEN	\$384,182	DIRCAM ELECTRIC LIMITED		C
AT6436267	2023/10/06	CONSTRUCTION LIEN	\$213,401	NEXT PLUMBING & HYDRONICS SUPPLY INC.		C
AT6439785	2023/10/12	CERTIFICATE		DIRCAM ELECTRIC LIMITED		C
		REMARKS: AT6407058				
AT6458231	2023/11/10	CONSTRUCTION LIEN	\$2,282,408	URBAN MECHANICAL CONTRACTING LTD.		C
AT6458352	2023/11/10	CONSTRUCTION LIEN	\$658,839	URBAN MECHANICAL CONTRACTING LTD.		C
AT6464044	2023/11/22	CONSTRUCTION LIEN	\$1,130	LIVE PATROL INC.		C

NOTE: ADJOINING PROPERTIES SHOULD BE INVESTIGATED TO ASCERTAIN DESCRIPTIVE INCONSISTENCIES, IF ANY, WITH DESCRIPTION REPRESENTED FOR THIS PROPERTY.

NOTE: ENSURE THAT YOUR PRINTOUT STATES THE TOTAL NUMBER OF PAGES AND THAT YOU HAVE PICKED THEM ALL UP.

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/ CHKD
AT6469954	2023/11/30	CERTIFICATE <i>REMARKS: AT6458231 CERTIFICATE OF ACTION</i>		URBAN MECHANICAL CONTRACTING LTD.		C
AT6469955	2023/11/30	CERTIFICATE <i>REMARKS: AT6458352 CERTIFICATE OF ACTION</i>		URBAN MECHANICAL CONTRACTING LTD.		C
AT6470574	2023/12/01	CONDO LIEN/98	\$417	TORONTO STANDARD CONDOMINIUM CORPORATION NO. 2983		C
AT6470577	2023/12/01	CONDO LIEN/98	\$417	TORONTO STANDARD CONDOMINIUM CORPORATION NO. 2983		C

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NOTE: ENSURE THAT YOUR PRINTOUT STATES THE TOTAL NUMBER OF PAGES AND THAT YOU HAVE PICKED THEM ALL UP.

PROPERTY DESCRIPTION: UNIT 5, LEVEL E, TORONTO STANDARD CONDOMINIUM PLAN NO. 2983 AND ITS APPURTENANT INTEREST; CITY OF TORONTO

PROPERTY REMARKS: FOR THE PURPOSE OF THE QUALIFIER THE DATE OF REGISTRATION OF ABSOLUTE TITLE IS 2018/04/13.

ESTATE/QUALIFIER: FEE SIMPLE
LT ABSOLUTE PLUS

RECENTLY: CONDOMINIUM FROM 07500-0081

PIN CREATION DATE:
2023/07/10

OWNERS' NAMES VANDYK - BACKYARD QUEENSVIEW LIMITED

CAPACITY SHARE

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/CHKD
** PRINTOUT INCLUDES ALL DOCUMENT TYPES (DELETED INSTRUMENTS NOT INCLUDED) **						
**SUBJECT TO SUBSECTION 44(1) OF THE LAND TITLES ACT, EXCEPT PARAGRAPHS 3 AND 14 AND *						
** PROVINCIAL SUCCESSION DUTIES AND EXCEPT PARAGRAPH 11 AND ESCHEATS OR FORFEITURE **						
** TO THE CROWN UP TO THE DATE OF REGISTRATION WITH AN ABSOLUTE TITLE. **						
EB160013	1955/10/24	AGREEMENT			THE CORPORATION OF THE TOWNSHIP OF ETOBICOKE	C
EB163037	1956/01/03	CERTIFICATE				C
EB177163	1956/11/19	AGREEMENT			THE CORPORATION OF THE TOWNSHIP OF ETOBICOKE	C
EB181933	1957/04/04	AGREEMENT			THE CORPORATION OF THE TOWNSHIP OF ETOBICOKE	C
EB186721	1957/07/29	BYLAW				C
EB188451	1957/09/06	AGREEMENT			TOWNSHIP OF ETOBICOKE	C
AT5030525	2018/12/12	CHARGE	\$18,750,000	VANDYK - BACKYARD QUEENSVIEW LIMITED	TRISURA GUARANTEE INSURANCE COMPANY	C
AT5175582	2019/07/02	NOTICE		VANDYK-BACKYARD QUEENSVIEW LIMITED	TRISURA GUARANTEE INSURANCE COMPANY	C
		REMARKS: AT5030525				
AT5347788	2020/01/22	NOTICE		CITY OF TORONTO		C
AT5367386	2020/02/19	TRANSFER EASEMENT	\$2	VANDYK - BACKYARD QUEENSVIEW LIMITED	ROGERS COMMUNICATIONS INC.	C
AT5531340	2020/09/29	NOTICE	\$2	VANDYK - BACKYARD HUMBERSIDE LIMITED VANDYK - BACKYARD QUEENSVIEW LIMITED VANDYK - BACKYARD KINGSMILL LIMITED		C
AT5713886	2021/04/23	CERTIFICATE		HER MAJESTY THE QUEEN IN RIGHT OF ONTARIO AS REPRESENTED BY THE MINISTER OF THE ENVIRONMENT, CONSERVATION AND PARKS		C

NOTE: ADJOINING PROPERTIES SHOULD BE INVESTIGATED TO ASCERTAIN DESCRIPTIVE INCONSISTENCIES, IF ANY, WITH DESCRIPTION REPRESENTED FOR THIS PROPERTY.
NOTE: ENSURE THAT YOUR PRINTOUT STATES THE TOTAL NUMBER OF PAGES AND THAT YOU HAVE PICKED THEM ALL UP.

LAND
REGISTRY
OFFICE #66

76983-0400 (LT)

PREPARED FOR Liya0001
ON 2024/01/30 AT 09:57:01

* CERTIFIED IN ACCORDANCE WITH THE LAND TITLES ACT * SUBJECT TO RESERVATIONS IN CROWN GRANT *

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/ CHKD
TCP2983	2023/07/07	STANDARD CONDO PLN				C
AT6370359	2023/07/07	CONDO DECLARATION		VANDYK - BACKYARD QUEENSVIEW LIMITED		C
AT6373564	2023/07/12	CONDO BYLAW/98		TORONTO STANDARD CONDOMINIUM CORPORATION NO. 2983		C
AT6373568	2023/07/12	CONDO BYLAW/98		TORONTO STANDARD CONDOMINIUM CORPORATION NO. 2983		C
AT6373569	2023/07/12	CONDO BYLAW/98		TORONTO STANDARD CONDOMINIUM CORPORATION NO. 2983		C
AT6373573	2023/07/12	CONDO BYLAW/98		TORONTO STANDARD CONDOMINIUM CORPORATION NO. 2983		C
AT6373575	2023/07/12	CONDO BYLAW/98		TORONTO STANDARD CONDOMINIUM CORPORATION NO. 2983		C
AT6373578	2023/07/12	CONDO BYLAW/98		TORONTO STANDARD CONDOMINIUM CORPORATION NO. 2983		C
AT6373584	2023/07/12	NOTICE		VANDYK - BACKYARD QUEENSVIEW LIMITED	TORONTO STANDARD CONDOMINIUM CORPORATION NO. 2983	C
AT6373595	2023/07/12	NOTICE	\$2	VANDYK - BACKYARD QUEENSVIEW LIMITED	TORONTO STANDARD CONDOMINIUM CORPORATION NO. 2983	C
AT6373604	2023/07/12	NOTICE	\$2	VANDYK - BACKYARD QUEENSVIEW LIMITED	TORONTO STANDARD CONDOMINIUM CORPORATION NO. 2983	C
		REMARKS: AT6373578				
AT6405972	2023/08/24	CHARGE	\$12,700,000	VANDYK - BACKYARD QUEENSVIEW LIMITED	PEOPLES TRUST COMPANY	C
AT6405973	2023/08/24	NO ASSGN RENT GEN		VANDYK - BACKYARD QUEENSVIEW LIMITED	PEOPLES TRUST COMPANY	C
		REMARKS: AT6405972.				
AT6406080	2023/08/24	POSTPONEMENT		TRISURA GUARANTEE INSURANCE COMPANY	PEOPLES TRUST COMPANY	C
		REMARKS: AT5030525 TO AT6405972				
AT6407058	2023/08/25	CONSTRUCTION LIEN	\$384,182	DIRCAM ELECTRIC LIMITED		C
AT6436267	2023/10/06	CONSTRUCTION LIEN	\$213,401	NEXT PLUMBING & HYDRONICS SUPPLY INC.		C
AT6439785	2023/10/12	CERTIFICATE		DIRCAM ELECTRIC LIMITED		C
		REMARKS: AT6407058				
AT6458231	2023/11/10	CONSTRUCTION LIEN	\$2,282,408	URBAN MECHANICAL CONTRACTING LTD.		C
AT6458352	2023/11/10	CONSTRUCTION LIEN	\$658,839	URBAN MECHANICAL CONTRACTING LTD.		C
AT6464044	2023/11/22	CONSTRUCTION LIEN	\$1,130	LIVE PATROL INC.		C

NOTE: ADJOINING PROPERTIES SHOULD BE INVESTIGATED TO ASCERTAIN DESCRIPTIVE INCONSISTENCIES, IF ANY, WITH DESCRIPTION REPRESENTED FOR THIS PROPERTY.

NOTE: ENSURE THAT YOUR PRINTOUT STATES THE TOTAL NUMBER OF PAGES AND THAT YOU HAVE PICKED THEM ALL UP.

* CERTIFIED IN ACCORDANCE WITH THE LAND TITLES ACT * SUBJECT TO RESERVATIONS IN CROWN GRANT *

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/ CHKD
AT6469954	2023/11/30	CERTIFICATE <i>REMARKS: AT6458231 CERTIFICATE OF ACTION</i>		URBAN MECHANICAL CONTRACTING LTD.		C
AT6469955	2023/11/30	CERTIFICATE <i>REMARKS: AT6458352 CERTIFICATE OF ACTION</i>		URBAN MECHANICAL CONTRACTING LTD.		C
AT6471237	2023/12/01	CONDO LIEN/98	\$417	TORONTO STANDARD CONDOMINIUM CORPORATION NO. 2983		C

NOTE: ADJOINING PROPERTIES SHOULD BE INVESTIGATED TO ASCERTAIN DESCRIPTIVE INCONSISTENCIES, IF ANY, WITH DESCRIPTION REPRESENTED FOR THIS PROPERTY.
NOTE: ENSURE THAT YOUR PRINTOUT STATES THE TOTAL NUMBER OF PAGES AND THAT YOU HAVE PICKED THEM ALL UP.

PROPERTY DESCRIPTION: UNIT 26, LEVEL E, TORONTO STANDARD CONDOMINIUM PLAN NO. 2983 AND ITS APPURTENANT INTEREST; CITY OF TORONTO

PROPERTY REMARKS: FOR THE PURPOSE OF THE QUALIFIER THE DATE OF REGISTRATION OF ABSOLUTE TITLE IS 2018/04/13.

ESTATE/QUALIFIER: FEE SIMPLE
LT ABSOLUTE PLUS

RECENTLY: CONDOMINIUM FROM 07500-0081

PIN CREATION DATE:
2023/07/10

OWNERS' NAMES VANDYK - BACKYARD QUEENSVIEW LIMITED

CAPACITY SHARE

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/CHKD
** PRINTOUT INCLUDES ALL DOCUMENT TYPES (DELETED INSTRUMENTS NOT INCLUDED) **						
**SUBJECT TO SUBSECTION 44(1) OF THE LAND TITLES ACT, EXCEPT PARAGRAPHS 3 AND 14 AND *						
** PROVINCIAL SUCCESSION DUTIES AND EXCEPT PARAGRAPH 11 AND ESCHEATS OR FORFEITURE **						
** TO THE CROWN UP TO THE DATE OF REGISTRATION WITH AN ABSOLUTE TITLE. **						
EB160013	1955/10/24	AGREEMENT			THE CORPORATION OF THE TOWNSHIP OF ETOBICOKE	C
EB163037	1956/01/03	CERTIFICATE				C
EB177163	1956/11/19	AGREEMENT			THE CORPORATION OF THE TOWNSHIP OF ETOBICOKE	C
EB181933	1957/04/04	AGREEMENT			THE CORPORATION OF THE TOWNSHIP OF ETOBICOKE	C
EB186721	1957/07/29	BYLAW				C
EB188451	1957/09/06	AGREEMENT			TOWNSHIP OF ETOBICOKE	C
AT5030525	2018/12/12	CHARGE	\$18,750,000	VANDYK - BACKYARD QUEENSVIEW LIMITED	TRISURA GUARANTEE INSURANCE COMPANY	C
AT5175582	2019/07/02	NOTICE		VANDYK-BACKYARD QUEENSVIEW LIMITED	TRISURA GUARANTEE INSURANCE COMPANY	C
		REMARKS: AT5030525				
AT5347788	2020/01/22	NOTICE		CITY OF TORONTO		C
AT5367386	2020/02/19	TRANSFER EASEMENT	\$2	VANDYK - BACKYARD QUEENSVIEW LIMITED	ROGERS COMMUNICATIONS INC.	C
AT5531340	2020/09/29	NOTICE	\$2	VANDYK - BACKYARD HUMBERSIDE LIMITED VANDYK - BACKYARD QUEENSVIEW LIMITED VANDYK - BACKYARD KINGSMILL LIMITED		C
AT5713886	2021/04/23	CERTIFICATE		HER MAJESTY THE QUEEN IN RIGHT OF ONTARIO AS REPRESENTED BY THE MINISTER OF THE ENVIRONMENT, CONSERVATION AND PARKS		C

NOTE: ADJOINING PROPERTIES SHOULD BE INVESTIGATED TO ASCERTAIN DESCRIPTIVE INCONSISTENCIES, IF ANY, WITH DESCRIPTION REPRESENTED FOR THIS PROPERTY.
NOTE: ENSURE THAT YOUR PRINTOUT STATES THE TOTAL NUMBER OF PAGES AND THAT YOU HAVE PICKED THEM ALL UP.

LAND
REGISTRY
OFFICE #66

76983-0421 (LT)

PREPARED FOR Medina01
ON 2024/01/30 AT 09:38:45

* CERTIFIED IN ACCORDANCE WITH THE LAND TITLES ACT * SUBJECT TO RESERVATIONS IN CROWN GRANT *

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/CHKD
TCP2983	2023/07/07	STANDARD CONDO PLN				C
AT6370359	2023/07/07	CONDO DECLARATION		VANDYK - BACKYARD QUEENSVIEW LIMITED		C
AT6373564	2023/07/12	CONDO BYLAW/98		TORONTO STANDARD CONDOMINIUM CORPORATION NO. 2983		C
AT6373568	2023/07/12	CONDO BYLAW/98		TORONTO STANDARD CONDOMINIUM CORPORATION NO. 2983		C
AT6373569	2023/07/12	CONDO BYLAW/98		TORONTO STANDARD CONDOMINIUM CORPORATION NO. 2983		C
AT6373573	2023/07/12	CONDO BYLAW/98		TORONTO STANDARD CONDOMINIUM CORPORATION NO. 2983		C
AT6373575	2023/07/12	CONDO BYLAW/98		TORONTO STANDARD CONDOMINIUM CORPORATION NO. 2983		C
AT6373578	2023/07/12	CONDO BYLAW/98		TORONTO STANDARD CONDOMINIUM CORPORATION NO. 2983		C
AT6373584	2023/07/12	NOTICE		VANDYK - BACKYARD QUEENSVIEW LIMITED	TORONTO STANDARD CONDOMINIUM CORPORATION NO. 2983	C
AT6373595	2023/07/12	NOTICE	\$2	VANDYK - BACKYARD QUEENSVIEW LIMITED	TORONTO STANDARD CONDOMINIUM CORPORATION NO. 2983	C
AT6373604	2023/07/12	NOTICE	\$2	VANDYK - BACKYARD QUEENSVIEW LIMITED	TORONTO STANDARD CONDOMINIUM CORPORATION NO. 2983	C
		REMARKS: AT6373578				
AT6405972	2023/08/24	CHARGE	\$12,700,000	VANDYK - BACKYARD QUEENSVIEW LIMITED	PEOPLES TRUST COMPANY	C
AT6405973	2023/08/24	NO ASSGN RENT GEN		VANDYK - BACKYARD QUEENSVIEW LIMITED	PEOPLES TRUST COMPANY	C
		REMARKS: AT6405972.				
AT6406080	2023/08/24	POSTPONEMENT		TRISURA GUARANTEE INSURANCE COMPANY	PEOPLES TRUST COMPANY	C
		REMARKS: AT5030525 TO AT6405972				
AT6407058	2023/08/25	CONSTRUCTION LIEN	\$384,182	DIRCAM ELECTRIC LIMITED		C
AT6436267	2023/10/06	CONSTRUCTION LIEN	\$213,401	NEXT PLUMBING & HYDRONICS SUPPLY INC.		C
AT6439785	2023/10/12	CERTIFICATE		DIRCAM ELECTRIC LIMITED		C
		REMARKS: AT6407058				
AT6458231	2023/11/10	CONSTRUCTION LIEN	\$2,282,408	URBAN MECHANICAL CONTRACTING LTD.		C
AT6458352	2023/11/10	CONSTRUCTION LIEN	\$658,839	URBAN MECHANICAL CONTRACTING LTD.		C
AT6464044	2023/11/22	CONSTRUCTION LIEN	\$1,130	LIVE PATROL INC.		C

NOTE: ADJOINING PROPERTIES SHOULD BE INVESTIGATED TO ASCERTAIN DESCRIPTIVE INCONSISTENCIES, IF ANY, WITH DESCRIPTION REPRESENTED FOR THIS PROPERTY.
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REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/CHKD
AT6469954	2023/11/30	CERTIFICATE <i>REMARKS: AT6458231 CERTIFICATE OF ACTION</i>		URBAN MECHANICAL CONTRACTING LTD.		C
AT6469955	2023/11/30	CERTIFICATE <i>REMARKS: AT6458352 CERTIFICATE OF ACTION</i>		URBAN MECHANICAL CONTRACTING LTD.		C
AT6471785	2023/12/04	CONDO LIEN/98	\$87	TORONTO STANDARD CONDOMINIUM CORPORATION NO. 2983		C

NOTE: ADJOINING PROPERTIES SHOULD BE INVESTIGATED TO ASCERTAIN DESCRIPTIVE INCONSISTENCIES, IF ANY, WITH DESCRIPTION REPRESENTED FOR THIS PROPERTY.
NOTE: ENSURE THAT YOUR PRINTOUT STATES THE TOTAL NUMBER OF PAGES AND THAT YOU HAVE PICKED THEM ALL UP.

PROPERTY DESCRIPTION: UNIT 29, LEVEL E, TORONTO STANDARD CONDOMINIUM PLAN NO. 2983 AND ITS APPURTENANT INTEREST; CITY OF TORONTO

PROPERTY REMARKS: FOR THE PURPOSE OF THE QUALIFIER THE DATE OF REGISTRATION OF ABSOLUTE TITLE IS 2018/04/13.

ESTATE/QUALIFIER: FEE SIMPLE
LT ABSOLUTE PLUS

RECENTLY: CONDOMINIUM FROM 07500-0081

PIN CREATION DATE:
2023/07/10

OWNERS' NAMES VANDYK - BACKYARD QUEENSVIEW LIMITED

CAPACITY SHARE

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/CHKD
** PRINTOUT INCLUDES ALL DOCUMENT TYPES (DELETED INSTRUMENTS NOT INCLUDED) **						
**SUBJECT TO SUBSECTION 44(1) OF THE LAND TITLES ACT, EXCEPT PARAGRAPHS 3 AND 14 AND *						
** PROVINCIAL SUCCESSION DUTIES AND EXCEPT PARAGRAPH 11 AND ESCHEATS OR FORFEITURE **						
** TO THE CROWN UP TO THE DATE OF REGISTRATION WITH AN ABSOLUTE TITLE. **						
EB160013	1955/10/24	AGREEMENT			THE CORPORATION OF THE TOWNSHIP OF ETOBICOKE	C
EB163037	1956/01/03	CERTIFICATE				C
EB177163	1956/11/19	AGREEMENT			THE CORPORATION OF THE TOWNSHIP OF ETOBICOKE	C
EB181933	1957/04/04	AGREEMENT			THE CORPORATION OF THE TOWNSHIP OF ETOBICOKE	C
EB186721	1957/07/29	BYLAW				C
EB188451	1957/09/06	AGREEMENT			TOWNSHIP OF ETOBICOKE	C
AT5030525	2018/12/12	CHARGE	\$18,750,000	VANDYK - BACKYARD QUEENSVIEW LIMITED	TRISURA GUARANTEE INSURANCE COMPANY	C
AT5175582	2019/07/02	NOTICE		VANDYK-BACKYARD QUEENSVIEW LIMITED	TRISURA GUARANTEE INSURANCE COMPANY	C
		REMARKS: AT5030525				
AT5347788	2020/01/22	NOTICE		CITY OF TORONTO		C
AT5367386	2020/02/19	TRANSFER EASEMENT	\$2	VANDYK - BACKYARD QUEENSVIEW LIMITED	ROGERS COMMUNICATIONS INC.	C
AT5531340	2020/09/29	NOTICE	\$2	VANDYK - BACKYARD HUMBERSIDE LIMITED VANDYK - BACKYARD QUEENSVIEW LIMITED VANDYK - BACKYARD KINGSMILL LIMITED		C
AT5713886	2021/04/23	CERTIFICATE		HER MAJESTY THE QUEEN IN RIGHT OF ONTARIO AS REPRESENTED BY THE MINISTER OF THE ENVIRONMENT, CONSERVATION AND PARKS		C

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REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/CHKD
TCP2983	2023/07/07	STANDARD CONDO PLN				C
AT6370359	2023/07/07	CONDO DECLARATION		VANDYK - BACKYARD QUEENSVIEW LIMITED		C
AT6373564	2023/07/12	CONDO BYLAW/98		TORONTO STANDARD CONDOMINIUM CORPORATION NO. 2983		C
AT6373568	2023/07/12	CONDO BYLAW/98		TORONTO STANDARD CONDOMINIUM CORPORATION NO. 2983		C
AT6373569	2023/07/12	CONDO BYLAW/98		TORONTO STANDARD CONDOMINIUM CORPORATION NO. 2983		C
AT6373573	2023/07/12	CONDO BYLAW/98		TORONTO STANDARD CONDOMINIUM CORPORATION NO. 2983		C
AT6373575	2023/07/12	CONDO BYLAW/98		TORONTO STANDARD CONDOMINIUM CORPORATION NO. 2983		C
AT6373578	2023/07/12	CONDO BYLAW/98		TORONTO STANDARD CONDOMINIUM CORPORATION NO. 2983		C
AT6373584	2023/07/12	NOTICE		VANDYK - BACKYARD QUEENSVIEW LIMITED	TORONTO STANDARD CONDOMINIUM CORPORATION NO. 2983	C
AT6373595	2023/07/12	NOTICE	\$2	VANDYK - BACKYARD QUEENSVIEW LIMITED	TORONTO STANDARD CONDOMINIUM CORPORATION NO. 2983	C
AT6373604	2023/07/12	NOTICE	\$2	VANDYK - BACKYARD QUEENSVIEW LIMITED	TORONTO STANDARD CONDOMINIUM CORPORATION NO. 2983	C
		REMARKS: AT6373578				
AT6405972	2023/08/24	CHARGE	\$12,700,000	VANDYK - BACKYARD QUEENSVIEW LIMITED	PEOPLES TRUST COMPANY	C
AT6405973	2023/08/24	NO ASSGN RENT GEN		VANDYK - BACKYARD QUEENSVIEW LIMITED	PEOPLES TRUST COMPANY	C
		REMARKS: AT6405972.				
AT6406080	2023/08/24	POSTPONEMENT		TRISURA GUARANTEE INSURANCE COMPANY	PEOPLES TRUST COMPANY	C
		REMARKS: AT5030525 TO AT6405972				
AT6407058	2023/08/25	CONSTRUCTION LIEN	\$384,182	DIRCAM ELECTRIC LIMITED		C
AT6436267	2023/10/06	CONSTRUCTION LIEN	\$213,401	NEXT PLUMBING & HYDRONICS SUPPLY INC.		C
AT6439785	2023/10/12	CERTIFICATE		DIRCAM ELECTRIC LIMITED		C
		REMARKS: AT6407058				
AT6458231	2023/11/10	CONSTRUCTION LIEN	\$2,282,408	URBAN MECHANICAL CONTRACTING LTD.		C
AT6458352	2023/11/10	CONSTRUCTION LIEN	\$658,839	URBAN MECHANICAL CONTRACTING LTD.		C
AT6464044	2023/11/22	CONSTRUCTION LIEN	\$1,130	LIVE PATROL INC.		C

NOTE: ADJOINING PROPERTIES SHOULD BE INVESTIGATED TO ASCERTAIN DESCRIPTIVE INCONSISTENCIES, IF ANY, WITH DESCRIPTION REPRESENTED FOR THIS PROPERTY.

NOTE: ENSURE THAT YOUR PRINTOUT STATES THE TOTAL NUMBER OF PAGES AND THAT YOU HAVE PICKED THEM ALL UP.

LAND
REGISTRY
OFFICE #66

76983-0424 (LT)

PREPARED FOR Medina01
ON 2024/01/30 AT 09:39:46

* CERTIFIED IN ACCORDANCE WITH THE LAND TITLES ACT * SUBJECT TO RESERVATIONS IN CROWN GRANT *

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/ CHKD
AT6469954	2023/11/30	CERTIFICATE <i>REMARKS: AT6458231 CERTIFICATE OF ACTION</i>		URBAN MECHANICAL CONTRACTING LTD.		C
AT6469955	2023/11/30	CERTIFICATE <i>REMARKS: AT6458352 CERTIFICATE OF ACTION</i>		URBAN MECHANICAL CONTRACTING LTD.		C
AT6470920	2023/12/01	CONDO LIEN/98	\$87	TORONTO STANDARD CONDOMINIUM CORPORATION NO. 2983		C

NOTE: ADJOINING PROPERTIES SHOULD BE INVESTIGATED TO ASCERTAIN DESCRIPTIVE INCONSISTENCIES, IF ANY, WITH DESCRIPTION REPRESENTED FOR THIS PROPERTY.
NOTE: ENSURE THAT YOUR PRINTOUT STATES THE TOTAL NUMBER OF PAGES AND THAT YOU HAVE PICKED THEM ALL UP.

PROPERTY DESCRIPTION: UNIT 31, LEVEL E, TORONTO STANDARD CONDOMINIUM PLAN NO. 2983 AND ITS APPURTENANT INTEREST; CITY OF TORONTO

PROPERTY REMARKS: FOR THE PURPOSE OF THE QUALIFIER THE DATE OF REGISTRATION OF ABSOLUTE TITLE IS 2018/04/13.

ESTATE/QUALIFIER: FEE SIMPLE
LT ABSOLUTE PLUS

RECENTLY: CONDOMINIUM FROM 07500-0081

PIN CREATION DATE:
2023/07/10

OWNERS' NAMES VANDYK - BACKYARD QUEENSVIEW LIMITED

CAPACITY SHARE

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/CHKD
** PRINTOUT INCLUDES ALL DOCUMENT TYPES (DELETED INSTRUMENTS NOT INCLUDED) **						
**SUBJECT TO SUBSECTION 44(1) OF THE LAND TITLES ACT, EXCEPT PARAGRAPHS 3 AND 14 AND *						
** PROVINCIAL SUCCESSION DUTIES AND EXCEPT PARAGRAPH 11 AND ESCHEATS OR FORFEITURE **						
** TO THE CROWN UP TO THE DATE OF REGISTRATION WITH AN ABSOLUTE TITLE. **						
EB160013	1955/10/24	AGREEMENT			THE CORPORATION OF THE TOWNSHIP OF ETOBICOKE	C
EB163037	1956/01/03	CERTIFICATE				C
EB177163	1956/11/19	AGREEMENT			THE CORPORATION OF THE TOWNSHIP OF ETOBICOKE	C
EB181933	1957/04/04	AGREEMENT			THE CORPORATION OF THE TOWNSHIP OF ETOBICOKE	C
EB186721	1957/07/29	BYLAW				C
EB188451	1957/09/06	AGREEMENT			TOWNSHIP OF ETOBICOKE	C
AT5030525	2018/12/12	CHARGE	\$18,750,000	VANDYK - BACKYARD QUEENSVIEW LIMITED	TRISURA GUARANTEE INSURANCE COMPANY	C
AT5175582	2019/07/02	NOTICE		VANDYK-BACKYARD QUEENSVIEW LIMITED	TRISURA GUARANTEE INSURANCE COMPANY	C
REMARKS: AT5030525						
AT5347788	2020/01/22	NOTICE		CITY OF TORONTO		C
AT5367386	2020/02/19	TRANSFER EASEMENT	\$2	VANDYK - BACKYARD QUEENSVIEW LIMITED	ROGERS COMMUNICATIONS INC.	C
AT5531340	2020/09/29	NOTICE	\$2	VANDYK - BACKYARD HUMBERSIDE LIMITED VANDYK - BACKYARD QUEENSVIEW LIMITED VANDYK - BACKYARD KINGSMILL LIMITED		C
AT5713886	2021/04/23	CERTIFICATE		HER MAJESTY THE QUEEN IN RIGHT OF ONTARIO AS REPRESENTED BY THE MINISTER OF THE ENVIRONMENT, CONSERVATION AND PARKS		C

NOTE: ADJOINING PROPERTIES SHOULD BE INVESTIGATED TO ASCERTAIN DESCRIPTIVE INCONSISTENCIES, IF ANY, WITH DESCRIPTION REPRESENTED FOR THIS PROPERTY.
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LAND
REGISTRY
OFFICE #66

76983-0426 (LT)

PREPARED FOR Medina01
ON 2024/01/30 AT 09:40:23

* CERTIFIED IN ACCORDANCE WITH THE LAND TITLES ACT * SUBJECT TO RESERVATIONS IN CROWN GRANT *

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/CHKD
TCP2983	2023/07/07	STANDARD CONDO PLN				C
AT6370359	2023/07/07	CONDO DECLARATION		VANDYK - BACKYARD QUEENSVIEW LIMITED		C
AT6373564	2023/07/12	CONDO BYLAW/98		TORONTO STANDARD CONDOMINIUM CORPORATION NO. 2983		C
AT6373568	2023/07/12	CONDO BYLAW/98		TORONTO STANDARD CONDOMINIUM CORPORATION NO. 2983		C
AT6373569	2023/07/12	CONDO BYLAW/98		TORONTO STANDARD CONDOMINIUM CORPORATION NO. 2983		C
AT6373573	2023/07/12	CONDO BYLAW/98		TORONTO STANDARD CONDOMINIUM CORPORATION NO. 2983		C
AT6373575	2023/07/12	CONDO BYLAW/98		TORONTO STANDARD CONDOMINIUM CORPORATION NO. 2983		C
AT6373578	2023/07/12	CONDO BYLAW/98		TORONTO STANDARD CONDOMINIUM CORPORATION NO. 2983		C
AT6373584	2023/07/12	NOTICE		VANDYK - BACKYARD QUEENSVIEW LIMITED	TORONTO STANDARD CONDOMINIUM CORPORATION NO. 2983	C
AT6373595	2023/07/12	NOTICE	\$2	VANDYK - BACKYARD QUEENSVIEW LIMITED	TORONTO STANDARD CONDOMINIUM CORPORATION NO. 2983	C
AT6373604	2023/07/12	NOTICE	\$2	VANDYK - BACKYARD QUEENSVIEW LIMITED	TORONTO STANDARD CONDOMINIUM CORPORATION NO. 2983	C
		REMARKS: AT6373578				
AT6405972	2023/08/24	CHARGE	\$12,700,000	VANDYK - BACKYARD QUEENSVIEW LIMITED	PEOPLES TRUST COMPANY	C
AT6405973	2023/08/24	NO ASSGN RENT GEN		VANDYK - BACKYARD QUEENSVIEW LIMITED	PEOPLES TRUST COMPANY	C
		REMARKS: AT6405972.				
AT6406080	2023/08/24	POSTPONEMENT		TRISURA GUARANTEE INSURANCE COMPANY	PEOPLES TRUST COMPANY	C
		REMARKS: AT5030525 TO AT6405972				
AT6407058	2023/08/25	CONSTRUCTION LIEN	\$384,182	DIRCAM ELECTRIC LIMITED		C
AT6436267	2023/10/06	CONSTRUCTION LIEN	\$213,401	NEXT PLUMBING & HYDRONICS SUPPLY INC.		C
AT6439785	2023/10/12	CERTIFICATE		DIRCAM ELECTRIC LIMITED		C
		REMARKS: AT6407058				
AT6458231	2023/11/10	CONSTRUCTION LIEN	\$2,282,408	URBAN MECHANICAL CONTRACTING LTD.		C
AT6458352	2023/11/10	CONSTRUCTION LIEN	\$658,839	URBAN MECHANICAL CONTRACTING LTD.		C
AT6464044	2023/11/22	CONSTRUCTION LIEN	\$1,130	LIVE PATROL INC.		C

NOTE: ADJOINING PROPERTIES SHOULD BE INVESTIGATED TO ASCERTAIN DESCRIPTIVE INCONSISTENCIES, IF ANY, WITH DESCRIPTION REPRESENTED FOR THIS PROPERTY.

NOTE: ENSURE THAT YOUR PRINTOUT STATES THE TOTAL NUMBER OF PAGES AND THAT YOU HAVE PICKED THEM ALL UP.

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/ CHKD
AT6469954	2023/11/30	CERTIFICATE <i>REMARKS: AT6458231 CERTIFICATE OF ACTION</i>		URBAN MECHANICAL CONTRACTING LTD.		C
AT6469955	2023/11/30	CERTIFICATE <i>REMARKS: AT6458352 CERTIFICATE OF ACTION</i>		URBAN MECHANICAL CONTRACTING LTD.		C
AT6470919	2023/12/01	CONDO LIEN/98	\$87	TORONTO STANDARD CONDOMINIUM CORPORATION NO. 2983		C

PROPERTY DESCRIPTION: UNIT 33, LEVEL E, TORONTO STANDARD CONDOMINIUM PLAN NO. 2983 AND ITS APPURTENANT INTEREST; CITY OF TORONTO

PROPERTY REMARKS: FOR THE PURPOSE OF THE QUALIFIER THE DATE OF REGISTRATION OF ABSOLUTE TITLE IS 2018/04/13.

ESTATE/QUALIFIER: FEE SIMPLE
LT ABSOLUTE PLUS

RECENTLY: CONDOMINIUM FROM 07500-0081

PIN CREATION DATE:
2023/07/10

OWNERS' NAMES VANDYK - BACKYARD QUEENSVIEW LIMITED

CAPACITY SHARE

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/CHKD
** PRINTOUT INCLUDES ALL DOCUMENT TYPES (DELETED INSTRUMENTS NOT INCLUDED) **						
**SUBJECT TO SUBSECTION 44(1) OF THE LAND TITLES ACT, EXCEPT PARAGRAPHS 3 AND 14 AND *						
** PROVINCIAL SUCCESSION DUTIES AND EXCEPT PARAGRAPH 11 AND ESCHEATS OR FORFEITURE **						
** TO THE CROWN UP TO THE DATE OF REGISTRATION WITH AN ABSOLUTE TITLE. **						
EB160013	1955/10/24	AGREEMENT			THE CORPORATION OF THE TOWNSHIP OF ETOBICOKE	C
EB163037	1956/01/03	CERTIFICATE				C
EB177163	1956/11/19	AGREEMENT			THE CORPORATION OF THE TOWNSHIP OF ETOBICOKE	C
EB181933	1957/04/04	AGREEMENT			THE CORPORATION OF THE TOWNSHIP OF ETOBICOKE	C
EB186721	1957/07/29	BYLAW				C
EB188451	1957/09/06	AGREEMENT			TOWNSHIP OF ETOBICOKE	C
AT5030525	2018/12/12	CHARGE	\$18,750,000	VANDYK - BACKYARD QUEENSVIEW LIMITED	TRISURA GUARANTEE INSURANCE COMPANY	C
AT5175582	2019/07/02	NOTICE		VANDYK-BACKYARD QUEENSVIEW LIMITED	TRISURA GUARANTEE INSURANCE COMPANY	C
		REMARKS: AT5030525				
AT5347788	2020/01/22	NOTICE		CITY OF TORONTO		C
AT5367386	2020/02/19	TRANSFER EASEMENT	\$2	VANDYK - BACKYARD QUEENSVIEW LIMITED	ROGERS COMMUNICATIONS INC.	C
AT5531340	2020/09/29	NOTICE	\$2	VANDYK - BACKYARD HUMBERSIDE LIMITED VANDYK - BACKYARD QUEENSVIEW LIMITED VANDYK - BACKYARD KINGSMILL LIMITED		C
AT5713886	2021/04/23	CERTIFICATE		HER MAJESTY THE QUEEN IN RIGHT OF ONTARIO AS REPRESENTED BY THE MINISTER OF THE ENVIRONMENT, CONSERVATION AND PARKS		C

NOTE: ADJOINING PROPERTIES SHOULD BE INVESTIGATED TO ASCERTAIN DESCRIPTIVE INCONSISTENCIES, IF ANY, WITH DESCRIPTION REPRESENTED FOR THIS PROPERTY.
NOTE: ENSURE THAT YOUR PRINTOUT STATES THE TOTAL NUMBER OF PAGES AND THAT YOU HAVE PICKED THEM ALL UP.

LAND
REGISTRY
OFFICE #66

76983-0428 (LT)

PREPARED FOR Medina01
ON 2024/01/30 AT 09:41:16

* CERTIFIED IN ACCORDANCE WITH THE LAND TITLES ACT * SUBJECT TO RESERVATIONS IN CROWN GRANT *

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/CHKD
TCP2983	2023/07/07	STANDARD CONDO PLN				C
AT6370359	2023/07/07	CONDO DECLARATION		VANDYK - BACKYARD QUEENSVIEW LIMITED		C
AT6373564	2023/07/12	CONDO BYLAW/98		TORONTO STANDARD CONDOMINIUM CORPORATION NO. 2983		C
AT6373568	2023/07/12	CONDO BYLAW/98		TORONTO STANDARD CONDOMINIUM CORPORATION NO. 2983		C
AT6373569	2023/07/12	CONDO BYLAW/98		TORONTO STANDARD CONDOMINIUM CORPORATION NO. 2983		C
AT6373573	2023/07/12	CONDO BYLAW/98		TORONTO STANDARD CONDOMINIUM CORPORATION NO. 2983		C
AT6373575	2023/07/12	CONDO BYLAW/98		TORONTO STANDARD CONDOMINIUM CORPORATION NO. 2983		C
AT6373578	2023/07/12	CONDO BYLAW/98		TORONTO STANDARD CONDOMINIUM CORPORATION NO. 2983		C
AT6373584	2023/07/12	NOTICE		VANDYK - BACKYARD QUEENSVIEW LIMITED	TORONTO STANDARD CONDOMINIUM CORPORATION NO. 2983	C
AT6373595	2023/07/12	NOTICE	\$2	VANDYK - BACKYARD QUEENSVIEW LIMITED	TORONTO STANDARD CONDOMINIUM CORPORATION NO. 2983	C
AT6373604	2023/07/12	NOTICE	\$2	VANDYK - BACKYARD QUEENSVIEW LIMITED	TORONTO STANDARD CONDOMINIUM CORPORATION NO. 2983	C
		REMARKS: AT6373578				
AT6405972	2023/08/24	CHARGE	\$12,700,000	VANDYK - BACKYARD QUEENSVIEW LIMITED	PEOPLES TRUST COMPANY	C
AT6405973	2023/08/24	NO ASSGN RENT GEN		VANDYK - BACKYARD QUEENSVIEW LIMITED	PEOPLES TRUST COMPANY	C
		REMARKS: AT6405972.				
AT6406080	2023/08/24	POSTPONEMENT		TRISURA GUARANTEE INSURANCE COMPANY	PEOPLES TRUST COMPANY	C
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AT6407058	2023/08/25	CONSTRUCTION LIEN	\$384,182	DIRCAM ELECTRIC LIMITED		C
AT6436267	2023/10/06	CONSTRUCTION LIEN	\$213,401	NEXT PLUMBING & HYDRONICS SUPPLY INC.		C
AT6439785	2023/10/12	CERTIFICATE		DIRCAM ELECTRIC LIMITED		C
		REMARKS: AT6407058				
AT6458231	2023/11/10	CONSTRUCTION LIEN	\$2,282,408	URBAN MECHANICAL CONTRACTING LTD.		C
AT6458352	2023/11/10	CONSTRUCTION LIEN	\$658,839	URBAN MECHANICAL CONTRACTING LTD.		C
AT6464044	2023/11/22	CONSTRUCTION LIEN	\$1,130	LIVE PATROL INC.		C

NOTE: ADJOINING PROPERTIES SHOULD BE INVESTIGATED TO ASCERTAIN DESCRIPTIVE INCONSISTENCIES, IF ANY, WITH DESCRIPTION REPRESENTED FOR THIS PROPERTY.

NOTE: ENSURE THAT YOUR PRINTOUT STATES THE TOTAL NUMBER OF PAGES AND THAT YOU HAVE PICKED THEM ALL UP.

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/ CHKD
AT6469954	2023/11/30	CERTIFICATE <i>REMARKS: AT6458231 CERTIFICATE OF ACTION</i>		URBAN MECHANICAL CONTRACTING LTD.		C
AT6469955	2023/11/30	CERTIFICATE <i>REMARKS: AT6458352 CERTIFICATE OF ACTION</i>		URBAN MECHANICAL CONTRACTING LTD.		C
AT6470914	2023/12/01	CONDO LIEN/98	\$87	TORONTO STANDARD CONDOMINIUM CORPORATION NO. 2983		C

This is Exhibit "K" referred to in the Affidavit of Michael Lombard sworn by Michael Lombard of the City of Vancouver, in the Province of British Columbia, before me at the City of Vaughan, in the Province of Ontario, this 30th day of January, 2024 in accordance with *O. Reg. 431/20, Administering Oath or Declaration Remotely.*

Rudrakshi Chakrabarti

A Commissioner for taking affidavits

RUDRAKSHI CHAKRABARTI
(LSO #86868U)

PRIORITY AGREEMENT

THIS AGREEMENT dated the 16th day of **August, 2023**

B E T W E E N:

TRISURA GUARANTEE INSURANCE COMPANY
(hereinafter collectively called the "Surety")

- and -

PEOPLES TRUST COMPANY
(hereinafter called the "Lender")

WHEREAS:

1. VANDYK-BACKYARD QUEENSVIEW LIMITED (hereinafter called the "Principal") has entered into a loan agreement with the Lender dated as of the 28th day of June, 2023 and amended by agreement dated as of the 8th day of August, 2023 pursuant to which it has executed and delivered certain security to the Lender, including, without limitation, a charge of land in the principal amount of **THIRTEEN MILLION AND FIVE HUNDRED THOUSAND DOLLARS (\$13,500,000.00)** (the "First Charge") and certain other security (all present and future security granted by the Principal to the Lender, collectively referred to herein as the "Lender Security").
2. The First Charge is to be registered in the Land Titles Division of Toronto (the "Land Registry Office") against the lands described in schedule "A" attached hereto and municipally known as 25 Neighbourhood Lane, Toronto, Ontario (hereinafter collectively called the "Property").

AND WHEREAS

3. Whereas all deposit monies received from time to time from purchasers of dwelling units in the condominium being developed by the Principal on the Property (the "Project") and accrued interest thereon (the "Deposit Monies") have (or will be) deposited in a designated trust account at the TD Bank (the "Designated Trust Account");
4. By a mortgage (the "Surety Mortgage") made between the Principal as mortgagor and the Surety as mortgagee which Surety Mortgage was registered on the 12th day of December, 2018 in the Land Registry Office as Instrument No. AT5030525 and amended by Agreement registered in the Land Registry Office as Instrument No. AT5175582 on July 2, 2019, the Principal did mortgage the Property to the Surety to secure the original amount and payment of the sum of EIGHTEEN MILLION, SEVEN HUNDRED AND FIFTY THOUSAND DOLLARS (\$18,750,000.00) and interest as set out in the Surety Mortgage which amount has been amended to ELEVEN MILLION, FIVE HUNDRED THOUSAND DOLLARS (\$11,500,000.00).
5. The Principal has granted to the Surety, pursuant to the provisions of the Surety Mortgage, security interests in certain of its personal property, including the Deposit Monies (all present and future security granted by the Principal to the Surety, including such security pursuant to the Surety Mortgage, hereinafter collectively referred to as the "Surety Security").
6. The parties hereto wish to record their agreement as to the priorities of the Lender Security and the Surety Security.

NOW THEREFORE for good and valuable consideration (the receipt and sufficiency of which are acknowledged) the Surety and the Lender agree as follows:

- (a) The Lender's Security and all amounts secured thereby (including all costs, charges and fees and expenses incurred by the Lender, or any agent, receiver or receiver and manager appointed by the Lender, in connection therewith but including advances made thereunder only to the extent of \$13,500,000.00, plus interest thereunder and secured thereby and all additional advances for construction cost overruns, shall be an encumbrance upon the Property prior to the Surety Security, and the Surety hereby postpones and subordinates all of its rights and interests under the Surety Security, to and in favour of the Lender's Security, and to all amounts secured thereby (including all costs, charges, fees and expenses incurred by the Lender, or any agent, receiver or receiver and manager appointed by the Lender, in connection therewith), and to all advances made thereunder to the extent noted above and to all interest accruing thereunder and secured thereby. In order to give effect to this postponement and subordination, the Surety releases to the Lender all of its rights and claims to priority with respect to the Surety Security, to the extent noted above.
- (b) Subject to the provisions of paragraph (a) above, the Surety Security shall at all times be postponed to (and shall correspondingly rank subordinate to) the Lender Security, except in respect of the Deposit Monies, in respect of which the Surety Security shall have priority over the Lender Security for only so long as, and to the extent that, such Deposit Monies shall remain in the Designated Trust Account, in respect of which the Lender Security shall constitute a second charge and security interest in the Deposit Monies.
- (c) The above postponements and subordinations shall apply notwithstanding the respective dates of execution and registration of any of the Lender Security and the Surety Security, in whole or in part,

Condo – Priority & Postponement

or the date of attachment or perfection of any security interest(s) granted thereby, the date of any advance(s), the date of any default(s), or any other matter(s). Each of the parties hereto agrees that it shall not claim against the others the benefit of any charge, mortgage, security interest, trust or other claim which would affect the priorities set out herein.

- (d) The Surety hereby confirms that notwithstanding any provision to the contrary in any of the Surety Security, the security provided by the Surety Security over the Property and other assets of the Principal in any way related to the Project (including without limitation, the Deposit Monies) shall not secure any indebtedness, liability or obligation of the Principal except in respect of the Project, while any amounts under the Lender Security remains unpaid.
- (e) The Surety and the Lender hereby consent to the granting of the security by the Principal referred to herein, and shall at all times (and from time to time) execute and deliver to the others all such further documents, agreements or other assurances as may be necessary to give effect to this agreement, and to carry out the intent hereof.
- (f) Nothing herein shall affect the rights of the Surety and the Lender, respectively against the Principal. The provisions of this agreement shall enure to the benefit of, and be correspondingly binding upon, the Lender and the Surety and their respective successors and assigns, and shall be interpreted and construed according to the laws of the Province of Ontario.
- (g) The Surety will authorize the release of the Deposit Monies in accordance with the terms and conditions letter relating to the Excess Condominium Deposit Insurance (the "ECDI") facility issued by the Surety and dated MAY 23, 2018 (the "Terms and Conditions Letter").
- (h) Regardless of whether the Surety Security is in default and without any payment therefor or on account of the Surety Security, the Surety hereby covenants, agrees and undertakes to and with the Lender to:
 - i) execute and deliver any usual documentation required in connection with the development and registration of the Property as a Condominium;
 - ii) deliver (or cause to be registered electronically), without any payment therefor, partial discharges of their respective mortgage security against the Property, namely the Surety Security, in respect of each of the condominium units (and their appurtenant common interests) which have been sold.

IN WITNESS WHEREOF the parties have duly executed this agreement as of the date first above written.

TRISURA GUARANTEE INSURANCE COMPANY


Per: 
 Name: Sachin Advani
 Title: Sr. Underwriter, Developer Surety

Per: 
 Name: Steve Irwin
 Title: Vice President, Developer Surety

I/We have authority to bind the corporation.

PEOPLES TRUST COMPANY

Per: 
 Name: Douglas Lee
 Title: SVP Business Development

Per: 
 Name: Jeremy Bornstein
 Title: Chief Revenue Officer

I have authority to bind the corporation.

This is Exhibit "L" referred to in the Affidavit of Michael Lombard sworn by Michael Lombard of the City of Vancouver, in the Province of British Columbia, before me at the City of Vaughan, in the Province of Ontario, this 30th day of January, 2024 in accordance with *O. Reg. 431/20, Administering Oath or Declaration Remotely.*

Rudrakshi Chakrabarti

A Commissioner for taking affidavits

RUDRAKSHI CHAKRABARTI
(LSO #86868U)

RUN NUMBER : 029
RUN DATE : 2024/01/29
ID : 20240129081953.05

PROVINCE OF ONTARIO
MINISTRY OF PUBLIC AND BUSINESS SERVICE DELIVERY
PERSONAL PROPERTY SECURITY REGISTRATION SYSTEM
ENQUIRY RESPONSE
CERTIFICATE

REPORT : PSSR060
PAGE : 1
(2707)

THIS IS TO CERTIFY THAT A SEARCH HAS BEEN MADE IN THE RECORDS OF THE CENTRAL OFFICE
OF THE PERSONAL PROPERTY SECURITY REGISTRATION SYSTEM IN RESPECT OF THE FOLLOWING:

TYPE OF SEARCH : BUSINESS DEBTOR

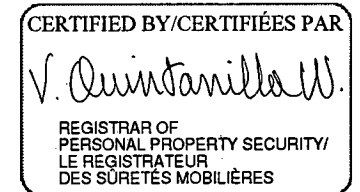
SEARCH CONDUCTED ON : VANDYK - BACKYARD QUEENSVIEW LIMITED

FILE CURRENCY : 28JAN 2024

ENQUIRY NUMBER 20240129081953.05 CONTAINS 20 PAGE(S), 8 FAMILY(IES).

THE SEARCH RESULTS MAY INDICATE THAT THERE ARE SOME REGISTRATIONS WHICH SET OUT A BUSINESS DEBTOR NAME WHICH IS SIMILAR TO THE NAME IN WHICH YOUR ENQUIRY WAS MADE. IF YOU DETERMINE THAT THERE ARE OTHER SIMILAR BUSINESS DEBTOR NAMES, YOU MAY REQUEST THAT ADDITIONAL ENQUIRIES BE MADE AGAINST THOSE NAMES.

THORNTON GROUT FINNIGAN LLP - ROXANA MANEA
100 WELLINGTON STREET WEST
TORONTO ON M5K 1K7



(crj)6 05/2022

CONTINUED... 2



RUN NUMBER : 029
RUN DATE : 2024/01/29
ID : 20240129081953.05

PROVINCE OF ONTARIO
MINISTRY OF PUBLIC AND BUSINESS SERVICE DELIVERY
PERSONAL PROPERTY SECURITY REGISTRATION SYSTEM
ENQUIRY RESPONSE
CERTIFICATE

REPORT : PSSR060
PAGE : 2
(2708)

TYPE OF SEARCH : BUSINESS DEBTOR
SEARCH CONDUCTED ON : VANDYK - BACKYARD QUEENSVIEW LIMITED
FILE CURRENCY : 28JAN 2024

FORM 1C FINANCING STATEMENT / CLAIM FOR LIEN

00 FILE NUMBER
501114213

01 CAUTION PAGING TOTAL MOTOR VEHICLE REGISTRATION REGISTERED REGISTRATION
NO. OF PAGES SCHEDULE NUMBER UNDER PERIOD
001 1 20231211 1359 1590 1961 P PPSA 5

02 DEBTOR DATE OF BIRTH FIRST GIVEN NAME INITIAL SURNAME
03 NAME BUSINESS NAME VANDYK - BACKYARD QUEENSVIEW LIMITED ONTARIO CORPORATION NO.
04 ADDRESS 1944 FOWLER DRIVE MISSISSAUGA ON L5K 0A1

05 DEBTOR DATE OF BIRTH FIRST GIVEN NAME INITIAL SURNAME
06 NAME BUSINESS NAME ONTARIO CORPORATION NO.
07 ADDRESS

08 SECURED PARTY / METERGY SOLUTIONS INC.
09 LIEN CLAIMANT ADDRESS 8133 WARDEN AVENUE, SUITE 601 MARKHAM ON L6G 1B3

10 COLLATERAL CLASSIFICATION CONSUMER MOTOR VEHICLE AMOUNT DATE OF NO FIXED
GOODS INVENTORY EQUIPMENT ACCOUNTS OTHER INCLUDED MATURITY OR MATURITY DATE
X X X X X

11 MOTOR YEAR MAKE MODEL V.I.N.
12 VEHICLE

13 GENERAL
14 COLLATERAL
15 DESCRIPTION

16 REGISTERING TORKIN MANES LLP (J. SIMPSON/S. JANKOWSKI)
17 AGENT ADDRESS 1500-151 YONGE STREET TORONTO ON M5C 2W7

*** FOR FURTHER INFORMATION, CONTACT THE SECURED PARTY. ***

CONTINUED... 3

CERTIFIED BY/CERTIFIÉES PAR
V. Quintanilla W.
REGISTRAR OF
PERSONAL PROPERTY SECURITY/
LE REGISTRATEUR
DES SÛRETÉS MOBILIÈRES

(cj1fv 05/2022)



RUN NUMBER : 029
RUN DATE : 2024/01/29
ID : 20240129081953.05

PROVINCE OF ONTARIO
MINISTRY OF PUBLIC AND BUSINESS SERVICE DELIVERY
PERSONAL PROPERTY SECURITY REGISTRATION SYSTEM
ENQUIRY RESPONSE
CERTIFICATE

REPORT : PSSR060
PAGE : 3
(2709)

TYPE OF SEARCH : BUSINESS DEBTOR
SEARCH CONDUCTED ON : VANDYK - BACKYARD QUEENSVIEW LIMITED
FILE CURRENCY : 28JAN 2024

FORM 1C FINANCING STATEMENT / CLAIM FOR LIEN

00 FILE NUMBER
795231585

01 CAUTION PAGE TOTAL MOTOR VEHICLE REGISTRATION REGISTERED REGISTRATION
FILING NO. OF PAGES SCHEDULE NUMBER UNDER PERIOD
001 2 20230713 1043 1275 1275 P PPSA 10

02 DEBTOR DATE OF BIRTH FIRST GIVEN NAME INITIAL SURNAME
03 NAME BUSINESS NAME VANDYK-BACKYARD QUEENSVIEW LIMITED ONTARIO CORPORATION NO.
04 ADDRESS 1944 FOWLER DRIVE MISSISSAUGA ON L5K 0A1

05 DEBTOR DATE OF BIRTH FIRST GIVEN NAME INITIAL SURNAME
06 NAME BUSINESS NAME ONTARIO CORPORATION NO.
07 ADDRESS

08 SECURED PARTY / PEOPLES TRUST COMPANY
09 LIEN CLAIMANT ADDRESS 95 WELLINGTON ST. WEST, SUITE 1310 TORONTO ON M5J 2N7

10 COLLATERAL CLASSIFICATION CONSUMER MOTOR VEHICLE AMOUNT DATE OF NO FIXED
GOODS INVENTORY EQUIPMENT ACCOUNTS OTHER INCLUDED MATURITY OR MATURITY DATE
X X X X

11 MOTOR YEAR MAKE MODEL VIN
12 VEHICLE

13 GENERAL PROPERTY NOW OR HEREAFTER USED IN CONNECTION WITH, SITUATE AT, OR
14 COLLATERAL ARISING FROM THE OWNERSHIP, DEVELOPMENT, USE OR DISPOSITION OF THE
15 DESCRIPTION LANDS MUNICIPALLY KNOWN AS 25 NEIGHBOURHOOD LANE, TORONTO, ONTARIO

16 REGISTERING GOLDMAN SLOAN NASH & HABER LLP (ATTN. CHERYL C.)
17 AGENT ADDRESS 480 UNIVERSITY AVENUE, SUITE 1600 TORONTO ON M5G 1V2

*** FOR FURTHER INFORMATION, CONTACT THE SECURED PARTY. ***

CONTINUED... 4

CERTIFIED BY/CERTIFIÉES PAR
V. Quintanilla W.
REGISTRAR OF
PERSONAL PROPERTY SECURITY/
LE REGISTRATEUR
DES SÛRETÉS MOBILIÈRES

(crj1fv 05/2022)

Ontario 

RUN NUMBER : 029
RUN DATE : 2024/01/29
ID : 20240129081953.05

PROVINCE OF ONTARIO
MINISTRY OF PUBLIC AND BUSINESS SERVICE DELIVERY
PERSONAL PROPERTY SECURITY REGISTRATION SYSTEM
ENQUIRY RESPONSE
CERTIFICATE

REPORT : PSSR060
PAGE : 4
(2710)

TYPE OF SEARCH : BUSINESS DEBTOR
SEARCH CONDUCTED ON : VANDYK - BACKYARD QUEENSVIEW LIMITED
FILE CURRENCY : 28JAN 2024

FORM 1C FINANCING STATEMENT / CLAIM FOR LIEN

00 FILE NUMBER
795231585

CAUTION FILING	PAGE NO.	TOTAL OF PAGES	MOTOR VEHICLE SCHEDULE	REGISTRATION NUMBER	REGISTERED UNDER	REGISTRATION PERIOD
	002	2		20230713 1043 1275 1275		

02 DEBTOR DATE OF BIRTH FIRST GIVEN NAME INITIAL SURNAME

03 NAME BUSINESS NAME

ONTARIO CORPORATION NO.

04 ADDRESS

05 DEBTOR DATE OF BIRTH FIRST GIVEN NAME INITIAL SURNAME

06 NAME BUSINESS NAME

ONTARIO CORPORATION NO.

07 ADDRESS

08 SECURED PARTY / LIEN CLAIMANT

09 ADDRESS

COLLATERAL CLASSIFICATION		MOTOR VEHICLE		AMOUNT	DATE OF	NO FIXED			
CONSUMER	GOODS	INVENTORY	EQUIPMENT	ACCOUNTS	OTHER	INCLUDED	MATURITY	OR	MATURITY DATE

11 MOTOR YEAR MAKE MODEL V.I.N.

12 VEHICLE

13 GENERAL AND PROCEEDS THEREOF.

14 COLLATERAL DESCRIPTION

16 REGISTERING AGENT

17 ADDRESS

*** FOR FURTHER INFORMATION, CONTACT THE SECURED PARTY. ***

CONTINUED...

5

CERTIFIED BY/CERTIFIÉES PAR
V. Quintanilla W.
REGISTRAR OF
PERSONAL PROPERTY SECURITY/
LE REGISTREUR
DES SÛRETÉS MOBILIÈRES

(crj1fv 05/2022)



RUN NUMBER : 029
RUN DATE : 2024/01/29
ID : 20240129081953.05

PROVINCE OF ONTARIO
MINISTRY OF PUBLIC AND BUSINESS SERVICE DELIVERY
PERSONAL PROPERTY SECURITY REGISTRATION SYSTEM
ENQUIRY RESPONSE
CERTIFICATE

REPORT : PSSR060
PAGE : 5
(2711)

TYPE OF SEARCH : BUSINESS DEBTOR
SEARCH CONDUCTED ON : VANDYK - BACKYARD QUEENSVIEW LIMITED
FILE CURRENCY : 28JAN 2024

FORM 1C FINANCING STATEMENT / CLAIM FOR LIEN

00 FILE NUMBER
791556633

01 CAUTION PAGE TOTAL MOTOR VEHICLE REGISTRATION REGISTERED REGISTRATION
FILING NO. OF PAGES SCHEDULE NUMBER UNDER PERIOD
001 2 20230317 1050 1902 1047 P PPSA 05

02 DEBTOR DATE OF BIRTH FIRST GIVEN NAME INITIAL SURNAME

03 NAME BUSINESS NAME VANDYK-BACKYARD QUEENSVIEW LIMITED

04 ADDRESS 1944 FOWLER DRIVE MISSISSAUGA ON L5K 0A1 ONTARIO CORPORATION NO.

05 DEBTOR DATE OF BIRTH FIRST GIVEN NAME INITIAL SURNAME

06 NAME BUSINESS NAME ONTARIO CORPORATION NO.

07 ADDRESS

08 SECURED PARTY / 2633609 ONTARIO LIMITED

09 LIEN CLAIMANT ADDRESS 302 - 1001 CHAMPLAIN AVE. BURLINGTON ON L7L 5Z4

10 COLLATERAL CLASSIFICATION CONSUMER MOTOR VEHICLE AMOUNT DATE OF NO FIXED
GOODS INVENTORY EQUIPMENT ACCOUNTS OTHER INCLUDED MATURITY OR MATURITY DATE
X X X

11 MOTOR YEAR MAKE MODEL V.I.N.

12 VEHICLE

13 GENERAL ONE (1) CANAM TRISORTER RECYCLING SYSTEM TEN (10) FLOOR CONTROL
14 COLLATERAL PANELS ONE (1) CANAM60 APARTMENT COMPACTOR THREE (3) 3-YARD GARBAGE
15 DESCRIPTION COMPACTION CONTAINERS THREE (3) FEL RECYCLING CONTAINERS TWO (2)

16 REGISTERING ESC CORPORATE SERVICES LTD.
AGENT

17 ADDRESS 445 KING STREET WEST, SUITE 400 TORONTO ON M5V 1K4

*** FOR FURTHER INFORMATION, CONTACT THE SECURED PARTY. ***

CONTINUED... 6

CERTIFIED BY/CERTIFIÉES PAR
V. Quintanilla W.
REGISTRAR OF
PERSONAL PROPERTY SECURITY/
LE REGISTRATEUR
DES SÛRETÉS MOBILIÈRES

(crj1fv 05/2022)



RUN NUMBER : 029
RUN DATE : 2024/01/29
ID : 20240129081953.05

PROVINCE OF ONTARIO
MINISTRY OF PUBLIC AND BUSINESS SERVICE DELIVERY
PERSONAL PROPERTY SECURITY REGISTRATION SYSTEM
ENQUIRY RESPONSE
CERTIFICATE

REPORT : PSSR060
PAGE : 6
(2712)

TYPE OF SEARCH : BUSINESS DEBTOR
SEARCH CONDUCTED ON : VANDYK - BACKYARD QUEENSVIEW LIMITED
FILE CURRENCY : 28JAN 2024

FORM 1C FINANCING STATEMENT / CLAIM FOR LIEN

00 FILE NUMBER
791556633

CAUTION FILING	PAGE NO.	TOTAL OF PAGES	MOTOR VEHICLE SCHEDULE	REGISTRATION NUMBER	REGISTERED UNDER	REGISTRATION PERIOD
	002	2		20230317 1050 1902 1047		

02 DEBTOR DATE OF BIRTH FIRST GIVEN NAME INITIAL SURNAME

03 NAME BUSINESS NAME

ONTARIO CORPORATION NO.

04 ADDRESS

05 DEBTOR DATE OF BIRTH FIRST GIVEN NAME INITIAL SURNAME

06 NAME BUSINESS NAME

ONTARIO CORPORATION NO.

07 ADDRESS

08 SECURED PARTY / LIEN CLAIMANT

09 ADDRESS

COLLATERAL CLASSIFICATION

CONSUMER GOODS	MOTOR VEHICLE	AMOUNT	DATE OF MATURITY OR	NO FIXED MATURITY DATE
INVENTORY EQUIPMENT ACCOUNTS OTHER	INCLUDED			

10

11 MOTOR YEAR MAKE MODEL VIN

12 VEHICLE

13 GENERAL FEL ORGANIC CONTAINERS

14 COLLATERAL DESCRIPTION

16 REGISTERING AGENT

17 ADDRESS

*** FOR FURTHER INFORMATION, CONTACT THE SECURED PARTY. ***

CONTINUED...

7

CERTIFIED BY/CERTIFIÉES PAR
V. Quintanilla W.
REGISTRAR OF
PERSONAL PROPERTY SECURITY/
LE REGISTREUR
DES SÛRETÉS MOBILIÈRES

(crj1fv 05/2022)



RUN NUMBER : 029
RUN DATE : 2024/01/29
ID : 20240129081953.05

PROVINCE OF ONTARIO
MINISTRY OF PUBLIC AND BUSINESS SERVICE DELIVERY
PERSONAL PROPERTY SECURITY REGISTRATION SYSTEM
ENQUIRY RESPONSE
CERTIFICATE

REPORT : PSSR060
PAGE : 7
(2713)

TYPE OF SEARCH : BUSINESS DEBTOR
SEARCH CONDUCTED ON : VANDYK - BACKYARD QUEENSVIEW LIMITED
FILE CURRENCY : 28JAN 2024

FORM 2C FINANCING CHANGE STATEMENT / CHANGE STATEMENT

CAUTION FILING	PAGE NO. OF	TOTAL PAGES	MOTOR VEHICLE SCHEDULE	REGISTRATION NUMBER	REGISTERED UNDER
01	001	1		20230814 1458 1590 6125	
21	RECORD REFERENCED	FILE NUMBER	791556633		
22	PAGE AMENDED	NO SPECIFIC PAGE AMENDED	CHANGE REQUIRED E TRANSFER	RENEWAL YEARS	CORRECT PERIOD
23	REFERENCE	FIRST GIVEN NAME	INITIAL	SURNAME	
24	DEBTOR/ TRANSFEROR	BUSINESS NAME	VANDYK-BACKYARD QUEENSVIEW LIMITED		
25	OTHER CHANGE				
26	REASON/				
27	DESCRIPTION				
28					
02/	DATE OF BIRTH	FIRST GIVEN NAME	INITIAL	SURNAME	
05	DEBTOR/	BUSINESS NAME	TORONTO STANDARD CONDOMINIUM CORPORATION NO. 2983		
03/	TRANSFeree	BUSINESS NAME	TORONTO STANDARD CONDOMINIUM CORPORATION NO. 2983		
06					ONTARIO CORPORATION NO.
04/07	ADDRESS	6205A AIRPORT ROAD, SUITE 301	MISSISSAUGA	ON	L4V 1E1
29	ASSIGNOR	SECURED PARTY/LIEN CLAIMANT/ASSIGNEE			
08					
09	ADDRESS				
	COLLATERAL CLASSIFICATION				
	CONSUMER	MOTOR VEHICLE	DATE OF	NO FIXED	
	GOODS	INVENTORY EQUIPMENT ACCOUNTS OTHER INCLUDED	AMOUNT	MATURITY OR	MATURITY DATE
10					
11	MOTOR	YEAR MAKE	MODEL	V.I.N.	
12	VEHICLE				
13	GENERAL				
14	COLLATERAL				
15	DESCRIPTION				
16	REGISTERING AGENT OR	SPADAFORA & MURPHY LLP			
17	SECURED PARTY/LIEN CLAIMANT	ADDRESS	1540 CORNWALL ROAD, SUITE 106	OAKVILLE	ON L6J 7W5

*** FOR FURTHER INFORMATION, CONTACT THE SECURED PARTY. ***

CONTINUED... 8

CERTIFIED BY/CERTIFIÉES PAR
V. Quintanilla W.
REGISTRAR OF
PERSONAL PROPERTY SECURITY/
LE REGISTRATEUR
DES SÛRETÉS MOBILIÈRES

(crj2fv 05/2022)



RUN NUMBER : 029
RUN DATE : 2024/01/29
ID : 20240129081953.05

PROVINCE OF ONTARIO
MINISTRY OF PUBLIC AND BUSINESS SERVICE DELIVERY
PERSONAL PROPERTY SECURITY REGISTRATION SYSTEM
ENQUIRY RESPONSE
CERTIFICATE

REPORT : PSSR060
PAGE : 8
(2714)

TYPE OF SEARCH : BUSINESS DEBTOR
SEARCH CONDUCTED ON : VANDYK - BACKYARD QUEENSVIEW LIMITED
FILE CURRENCY : 28JAN 2024

FORM 1C FINANCING STATEMENT / CLAIM FOR LIEN

00 FILE NUMBER
781935201

01 CAUTION PAGE TOTAL MOTOR VEHICLE REGISTRATION REGISTERED REGISTRATION
FILING NO. OF PAGES SCHEDULE NUMBER UNDER PERIOD
001 2 20220411 1542 9234 2259 P PPSA 5

02 DEBTOR DATE OF BIRTH FIRST GIVEN NAME INITIAL SURNAME
03 NAME BUSINESS NAME VANDYK - THE RAVINE LIMITED ONTARIO CORPORATION NO.
04 ADDRESS 1944 FOWLER DRIVE MISSISSAUGA ON L5K 0A1

05 DEBTOR DATE OF BIRTH FIRST GIVEN NAME INITIAL SURNAME
06 NAME BUSINESS NAME VANDYK - BACKYARD QUEENSVIEW LIMITED ONTARIO CORPORATION NO.
07 ADDRESS 1944 FOWLER DRIVE MISSISSAUGA ON L5K 0A1

08 SECURED PARTY / KINGSETT MORTGAGE CORPORATION
09 LIEN CLAIMANT ADDRESS 3700-40 KING STREET WEST TORONTO ON M5H 3Y2

10 COLLATERAL CLASSIFICATION CONSUMER MOTOR VEHICLE AMOUNT DATE OF NO FIXED
GOODS INVENTORY EQUIPMENT ACCOUNTS OTHER INCLUDED MATURITY OR MATURITY DATE
X X X X X

11 MOTOR YEAR MAKE MODEL VIN
12 VEHICLE

13 GENERAL ALL OF THE DEBTORS' PRESENT AND AFTER-ACQUIRED PERSONAL PROPERTY
14 COLLATERAL LOCATED AT, RELATING TO, ARISING FROM OR USED IN CONNECTION WITH, OR
15 DESCRIPTION WHICH IS NECESSARY TO THE USE AND OPERATION OF THE PROPERTY

16 REGISTERING BENNETT JONES LLP (O'GRADY/59445-89/OD)
17 AGENT ADDRESS 3400-1 FIRST CANADIAN PLACE TORONTO ON M5X 1A4

*** FOR FURTHER INFORMATION, CONTACT THE SECURED PARTY. ***

CONTINUED... 9

CERTIFIED BY/CERTIFIÉES PAR
V. Quintanilla W.
REGISTRAR OF
PERSONAL PROPERTY SECURITY/
LE REGISTRATEUR
DES SÛRETÉS MOBILIÈRES

(crjfv 05/2022)



RUN NUMBER : 029
RUN DATE : 2024/01/29
ID : 20240129081953.05

PROVINCE OF ONTARIO
MINISTRY OF PUBLIC AND BUSINESS SERVICE DELIVERY
PERSONAL PROPERTY SECURITY REGISTRATION SYSTEM
ENQUIRY RESPONSE
CERTIFICATE

REPORT : PSSR060
PAGE : 9
(2715)

TYPE OF SEARCH : BUSINESS DEBTOR
SEARCH CONDUCTED ON : VANDYK - BACKYARD QUEENSVIEW LIMITED
FILE CURRENCY : 28JAN 2024

FORM 1C FINANCING STATEMENT / CLAIM FOR LIEN

00 FILE NUMBER
781935201

01 CAUTION PAGE TOTAL MOTOR VEHICLE REGISTRATION REGISTERED REGISTRATION
FILING NO. OF PAGES SCHEDULE NUMBER UNDER PERIOD
002 2 20220411 1542 9234 2259

02 DEBTOR DATE OF BIRTH FIRST GIVEN NAME INITIAL SURNAME
03 NAME BUSINESS NAME

04 ADDRESS ONTARIO CORPORATION NO.

05 DEBTOR DATE OF BIRTH FIRST GIVEN NAME INITIAL SURNAME
06 NAME BUSINESS NAME

07 ADDRESS ONTARIO CORPORATION NO.

08 SECURED PARTY /
09 LIEN CLAIMANT

ADDRESS

COLLATERAL CLASSIFICATION

10 CONSUMER MOTOR VEHICLE AMOUNT DATE OF NO FIXED
GOODS INVENTORY EQUIPMENT ACCOUNTS OTHER INCLUDED MATURITY OR MATURITY DATE

11 YEAR MAKE MODEL V.I.N.
12 MOTOR VEHICLE

13 GENERAL MUNICIPALLY KNOWN AS 320 DERRY ROAD, MISSISSAUGA, ON AND ALL PROCEEDS
14 COLLATERAL THEREFROM.
15 DESCRIPTION

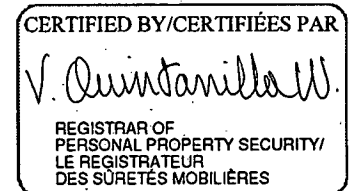
16 REGISTERING
17 AGENT

ADDRESS

*** FOR FURTHER INFORMATION, CONTACT THE SECURED PARTY. ***

CONTINUED...

10



(crj1fv 05/2022)



RUN NUMBER : 029
RUN DATE : 2024/01/29
ID : 20240129081953.05

PROVINCE OF ONTARIO
MINISTRY OF PUBLIC AND BUSINESS SERVICE DELIVERY
PERSONAL PROPERTY SECURITY REGISTRATION SYSTEM
ENQUIRY RESPONSE
CERTIFICATE

REPORT : PSSR060
PAGE : 10
(2716)

TYPE OF SEARCH : BUSINESS DEBTOR
SEARCH CONDUCTED ON : VANDYK - BACKYARD QUEENSVIEW LIMITED
FILE CURRENCY : 28JAN 2024

FORM 1C FINANCING STATEMENT / CLAIM FOR LIEN

00 FILE NUMBER
770537754

01 CAUTION PAGE TOTAL MOTOR VEHICLE REGISTRATION REGISTERED REGISTRATION
FILING NO. OF PAGES SCHEDULE NUMBER UNDER PERIOD
01 001 20210312 1436 1530 0398 P PPSA 5

02 DEBTOR DATE OF BIRTH FIRST GIVEN NAME INITIAL SURNAME

03 DEBTOR NAME BUSINESS NAME VANDYK-BACKYARD QUEENSVIEW LIMITED

04 ADDRESS 1944 FOWLER DRIVE MISSISSAUGA ON L5K 0A1 ONTARIO CORPORATION NO.

05 DEBTOR DATE OF BIRTH FIRST GIVEN NAME INITIAL SURNAME

06 DEBTOR NAME BUSINESS NAME ONTARIO CORPORATION NO.

07 ADDRESS

08 SECURED PARTY / ROYAL BANK OF CANADA

09 LIEN CLAIMANT ADDRESS 36 YORK MILLS ROAD, 4TH FLOOR TORONTO ON M2P 0A4

COLLATERAL CLASSIFICATION

10 CONSUMER MOTOR VEHICLE AMOUNT DATE OF NO FIXED
GOODS INVENTORY EQUIPMENT ACCOUNTS OTHER INCLUDED MATURITY OR MATURITY DATE
X X X X X

11 MOTOR YEAR MAKE MODEL V.I.N.

12 VEHICLE

13 GENERAL
14 COLLATERAL
15 DESCRIPTION

16 REGISTERING AGENT CANADIAN SECURITIES REGISTRATION SYSTEMS

17 ADDRESS 4126 NORLAND AVENUE BURNABY BC V5G 3S8

*** FOR FURTHER INFORMATION, CONTACT THE SECURED PARTY. ***

CONTINUED... 11

CERTIFIED BY/CERTIFIÉES PAR
V. Quintanilla W.
REGISTRAR OF
PERSONAL PROPERTY SECURITY/
LE REGISTRATEUR
DES SÛRETÉS MOBILIÈRES

(crjfv 05/2022)



RUN NUMBER : 029
RUN DATE : 2024/01/29
ID : 20240129081953.05

PROVINCE OF ONTARIO
MINISTRY OF PUBLIC AND BUSINESS SERVICE DELIVERY
PERSONAL PROPERTY SECURITY REGISTRATION SYSTEM
ENQUIRY RESPONSE
CERTIFICATE

REPORT : PSSR060
PAGE : 11
(2717)

TYPE OF SEARCH : BUSINESS DEBTOR
SEARCH CONDUCTED ON : VANDYK - BACKYARD QUEENSVIEW LIMITED
FILE CURRENCY : 28JAN 2024

FORM 1C FINANCING STATEMENT / CLAIM FOR LIEN

FILE NUMBER
770537799

CAUTION FILING	PAGE NO.	TOTAL OF PAGES	MOTOR VEHICLE SCHEDULE	REGISTRATION NUMBER	REGISTERED UNDER	REGISTRATION PERIOD
	01	001		20210312 1436 1530 0402	P PPSA	5

02 DEBTOR NAME DATE OF BIRTH FIRST GIVEN NAME INITIAL SURNAME

03 BUSINESS NAME VANDYK-BACKYARD QUEENSVIEW LIMITED

04 ADDRESS 1944 FOWLER DRIVE MISSISSAUGA ON L5K 0A1 ONTARIO CORPORATION NO.

05 DEBTOR NAME DATE OF BIRTH FIRST GIVEN NAME INITIAL SURNAME

06 BUSINESS NAME ONTARIO CORPORATION NO.

07 ADDRESS

08 SECURED PARTY / LIEN CLAIMANT ROYAL BANK OF CANADA

09 ADDRESS 36 YORK MILLS ROAD, 4TH FLOOR TORONTO ON M2P 0A4

COLLATERAL CLASSIFICATION

CONSUMER	GOODS	INVENTORY	EQUIPMENT	ACCOUNTS	OTHER	MOTOR VEHICLE INCLUDED	AMOUNT	DATE OF MATURITY OR	NO FIXED MATURITY DATE
					X	X			

11 MOTOR VEHICLE YEAR MAKE MODEL V.I.N.

12

13 GENERAL COLLATERAL DESCRIPTION

16 REGISTERING AGENT CANADIAN SECURITIES REGISTRATION SYSTEMS
17 ADDRESS 4126 NORLAND AVENUE BURNABY BC V5G 3S8

*** FOR FURTHER INFORMATION, CONTACT THE SECURED PARTY. ***

CONTINUED... 12

CERTIFIED BY/CERTIFIÉES PAR
V. Quintanilla W.
REGISTRAR OF PERSONAL PROPERTY SECURITY / LE REGISTRATEUR DES SÛRETÉS MOBILIÈRES

(crj1fv 05/2022)



RUN NUMBER : 029
RUN DATE : 2024/01/29
ID : 20240129081953.05

PROVINCE OF ONTARIO
MINISTRY OF PUBLIC AND BUSINESS SERVICE DELIVERY
PERSONAL PROPERTY SECURITY REGISTRATION SYSTEM
ENQUIRY RESPONSE
CERTIFICATE

REPORT : PSSR060
PAGE : 12
(2718)

TYPE OF SEARCH : BUSINESS DEBTOR
SEARCH CONDUCTED ON : VANDYK - BACKYARD QUEENSVIEW LIMITED
FILE CURRENCY : 28JAN 2024

FORM 1C FINANCING STATEMENT / CLAIM FOR LIEN

00 FILE NUMBER
767939418

01 CAUTION FILING PAGE NO. OF PAGES TOTAL MOTOR VEHICLE SCHEDULE REGISTRATION NUMBER REGISTERED UNDER REGISTRATION PERIOD
001 5 20201123 1755 5064 6911 P PPSA 06

02 DEBTOR DATE OF BIRTH FIRST GIVEN NAME INITIAL SURNAME
03 NAME BUSINESS NAME VANDYK - BACKYARD QUEENSVIEW LIMITED

04 ADDRESS 1100-2225 SHEPPARD AVE E NORTH YORK ONTARIO CORPORATION NO. ON M2J 5C2

05 DEBTOR DATE OF BIRTH FIRST GIVEN NAME INITIAL SURNAME
06 NAME BUSINESS NAME

07 ADDRESS ONTARIO CORPORATION NO.

08 SECURED PARTY / WELLS FARGO EQUIPMENT FINANCE COMPANY
09 LIEN CLAIMANT

09 ADDRESS 1290 CENTRAL PARKWAY W. SUITE 1100 MISSISSAUGA ON L5C 4R3

10 COLLATERAL CLASSIFICATION CONSUMER MOTOR VEHICLE AMOUNT DATE OF NO FIXED
GOODS INVENTORY EQUIPMENT ACCOUNTS OTHER INCLUDED MATURITY OR MATURITY DATE
X X

11 MOTOR YEAR MAKE MODEL V.I.N.
2020 BOBCAT S595 B3NL19234
12 VEHICLE 2020 BOBCAT T740 B3CA17882

13 GENERAL 1-2020 BOBCAT S595 S/N B3NL19234. 1-2020 BOBCAT T740 S/N B3CA17882.

14 COLLATERAL THE GOODS DESCRIBED HEREIN TOGETHER WITH ALL ATTACHMENTS,
15 DESCRIPTION ACCESSORIES, ACCESSIONS, REPLACEMENTS, SUBSTITUTIONS, ADDITIONS AND

16 REGISTERING SECUREFACT TRANSACTION SERVICES, INC.
17 AGENT ADDRESS 445 KING STREET WEST, SUITE 400 TORONTO ON M5V 1K4

*** FOR FURTHER INFORMATION, CONTACT THE SECURED PARTY. ***

CONTINUED... 13

CERTIFIED BY/CERTIFIÉES PAR
V. Quintanilla W.
REGISTRAR OF
PERSONAL PROPERTY SECURITY/
LE REGISTRATEUR
DES SÛRETÉS MOBILIÈRES

(crj1fv 05/2022)



RUN NUMBER : 029
RUN DATE : 2024/01/29
ID : 20240129081953.05

PROVINCE OF ONTARIO
MINISTRY OF PUBLIC AND BUSINESS SERVICE DELIVERY
PERSONAL PROPERTY SECURITY REGISTRATION SYSTEM
ENQUIRY RESPONSE
CERTIFICATE

REPORT : PSSR060
PAGE : 13
(2719)

TYPE OF SEARCH : BUSINESS DEBTOR
SEARCH CONDUCTED ON : VANDYK - BACKYARD QUEENSVIEW LIMITED
FILE CURRENCY : 28JAN 2024

FORM 1C FINANCING STATEMENT / CLAIM FOR LIEN

00 FILE NUMBER
767939418

01 CAUTION FILING PAGE NO. OF PAGES TOTAL MOTOR VEHICLE SCHEDULE REGISTRATION NUMBER REGISTERED UNDER REGISTRATION PERIOD
002 5 20201123 1755 5064 6911

02 DEBTOR DATE OF BIRTH FIRST GIVEN NAME INITIAL SURNAME
03 NAME BUSINESS NAME

04 ADDRESS ONTARIO CORPORATION NO.

05 DEBTOR DATE OF BIRTH FIRST GIVEN NAME INITIAL SURNAME
06 NAME BUSINESS NAME

07 ADDRESS ONTARIO CORPORATION NO.

08 SECURED PARTY / LIEN CLAIMANT

09 ADDRESS

10 COLLATERAL CLASSIFICATION CONSUMER MOTOR VEHICLE AMOUNT DATE OF NO FIXED
GOODS INVENTORY EQUIPMENT ACCOUNTS OTHER INCLUDED MATURITY OR MATURITY DATE

11 MOTOR YEAR MAKE MODEL V.I.N.
12 VEHICLE

13 GENERAL IMPROVEMENTS THERETO, AND ALL PROCEEDS IN ANY FORM DERIVED DIRECTLY
14 COLLATERAL OR INDIRECTLY FROM ANY DEALING WITH THE COLLATERAL OR PROCEEDS
15 DESCRIPTION THEREOF, AND WITHOUT LIMITATION, MONEY, CHEQUES, DEPOSITS IN

16 REGISTERING AGENT ADDRESS

*** FOR FURTHER INFORMATION, CONTACT THE SECURED PARTY. ***

CONTINUED... 14

CERTIFIED BY/CERTIFIÉES PAR
V. Quintanilla W.
REGISTRAR OF
PERSONAL PROPERTY SECURITY/
LE REGISTRATEUR
DES SÛRETÉS MOBILIÈRES

(crj1fv 05/2022)



RUN NUMBER : 029
RUN DATE : 2024/01/29
ID : 20240129081953.05

PROVINCE OF ONTARIO
MINISTRY OF PUBLIC AND BUSINESS SERVICE DELIVERY
PERSONAL PROPERTY SECURITY REGISTRATION SYSTEM
ENQUIRY RESPONSE
CERTIFICATE

REPORT : PSSR060
PAGE : 14
(2720)

TYPE OF SEARCH : BUSINESS DEBTOR
SEARCH CONDUCTED ON : VANDYK - BACKYARD QUEENSVIEW LIMITED
FILE CURRENCY : 28JAN 2024

FORM 1C FINANCING STATEMENT / CLAIM FOR LIEN

00 FILE NUMBER
767939418

CAUTION FILING	PAGE NO.	TOTAL OF PAGES	MOTOR VEHICLE SCHEDULE	REGISTRATION NUMBER	REGISTERED UNDER	REGISTRATION PERIOD
	003	5		20201123 1755 5064 6911		

02 DEBTOR NAME DATE OF BIRTH FIRST GIVEN NAME INITIAL SURNAME

03 BUSINESS NAME

ONTARIO CORPORATION NO.

04 ADDRESS

05 DEBTOR NAME DATE OF BIRTH FIRST GIVEN NAME INITIAL SURNAME

06 BUSINESS NAME

ONTARIO CORPORATION NO.

07 ADDRESS

08 SECURED PARTY / LIEN CLAIMANT

09 ADDRESS

COLLATERAL CLASSIFICATION

CONSUMER GOODS	INVENTORY	EQUIPMENT	ACCOUNTS OTHER	MOTOR VEHICLE INCLUDED	AMOUNT	DATE OF MATURITY OR	NO FIXED MATURITY DATE
----------------	-----------	-----------	----------------	------------------------	--------	---------------------	------------------------

10

11 MOTOR VEHICLE YEAR MAKE MODEL V.I.N.

12

13 GENERAL COLLATERAL DESCRIPTION DEPOSIT-TAKING INSTITUTIONS, GOODS, ACCOUNTS RECEIVABLE, RENTS OR OTHER PAYMENTS ARISING FROM THE LEASE OF THE COLLATERAL, CHATTEL PAPER, INSTRUMENTS, INTANGIBLES, DOCUMENTS OF TITLE, SECURITIES, AND

16 REGISTERING AGENT

17 ADDRESS

*** FOR FURTHER INFORMATION, CONTACT THE SECURED PARTY. ***

CONTINUED... 15

CERTIFIED BY/CERTIFIÉES PAR
V. Quintanilla W.
REGISTRAR OF
PERSONAL PROPERTY SECURITY/
LE REGISTREUR
DES SÛRETÉS MOBILIÈRES

(crj1fv 05/2022)

Ontario 

RUN NUMBER : 029
RUN DATE : 2024/01/29
ID : 20240129081953.05

PROVINCE OF ONTARIO
MINISTRY OF PUBLIC AND BUSINESS SERVICE DELIVERY
PERSONAL PROPERTY SECURITY REGISTRATION SYSTEM
ENQUIRY RESPONSE
CERTIFICATE

REPORT : PSSR060
PAGE : 15
(2721)

TYPE OF SEARCH : BUSINESS DEBTOR
SEARCH CONDUCTED ON : VANDYK - BACKYARD QUEENSVIEW LIMITED
FILE CURRENCY : 28JAN 2024

FORM 1C FINANCING STATEMENT / CLAIM FOR LIEN

00 FILE NUMBER
767939418

01 CAUTION PAGE TOTAL MOTOR VEHICLE REGISTRATION REGISTERED REGISTRATION
FILING NO. OF PAGES SCHEDULE NUMBER UNDER PERIOD
004 5 20201123 1755 5064 6911

02 DEBTOR DATE OF BIRTH FIRST GIVEN NAME INITIAL SURNAME
03 NAME BUSINESS NAME ONTARIO CORPORATION NO.
04 ADDRESS

05 DEBTOR DATE OF BIRTH FIRST GIVEN NAME INITIAL SURNAME
06 NAME BUSINESS NAME ONTARIO CORPORATION NO.
07 ADDRESS

08 SECURED PARTY /
09 LIEN CLAIMANT ADDRESS

10 COLLATERAL CLASSIFICATION
CONSUMER MOTOR VEHICLE AMOUNT DATE OF NO FIXED
GOODS INVENTORY EQUIPMENT ACCOUNTS OTHER INCLUDED MATURITY OR MATURITY DATE

11 MOTOR YEAR MAKE MODEL VIN
12 VEHICLE

13 GENERAL RIGHTS OF INSURANCE PAYMENTS OR ANY OTHER PAYMENTS AS INDEMNITY OR
14 COLLATERAL COMPENSATION FOR LOSS OR DAMAGE TO THE COLLATERAL OR PROCEEDS OF THE
15 DESCRIPTION COLLATERAL. (REFERENCE NO. 050-5542124-001) (FOR INTERNAL USE ONLY)

16 REGISTERING
17 AGENT ADDRESS

*** FOR FURTHER INFORMATION, CONTACT THE SECURED PARTY. ***

CONTINUED...

16

CERTIFIED BY/CERTIFIÉES PAR
V. Quintanilla W.
REGISTRAR OF
PERSONAL PROPERTY SECURITY/
LE REGISTRATEUR
DES SÛRETÉS MOBILIÈRES

(crj1fv 05/2022)



RUN NUMBER : 029
RUN DATE : 2024/01/29
ID : 20240129081953.05

PROVINCE OF ONTARIO
MINISTRY OF PUBLIC AND BUSINESS SERVICE DELIVERY
PERSONAL PROPERTY SECURITY REGISTRATION SYSTEM
ENQUIRY RESPONSE
CERTIFICATE

REPORT : PSSR060
PAGE : 16
(2722)

TYPE OF SEARCH : BUSINESS DEBTOR
SEARCH CONDUCTED ON : VANDYK - BACKYARD QUEENSVIEW LIMITED
FILE CURRENCY : 28JAN 2024

FORM 1C FINANCING STATEMENT / CLAIM FOR LIEN

00 FILE NUMBER
767939418

01 CAUTION PAGE TOTAL MOTOR VEHICLE REGISTRATION REGISTERED REGISTRATION
FILING NO. OF PAGES SCHEDULE NUMBER UNDER PERIOD
005 5 20201123 1755 5064 6911

02 DATE OF BIRTH FIRST GIVEN NAME INITIAL SURNAME

03 DEBTOR NAME BUSINESS NAME ONTARIO CORPORATION NO.

04 ADDRESS

05 DEBTOR DATE OF BIRTH FIRST GIVEN NAME INITIAL SURNAME

06 DEBTOR NAME BUSINESS NAME ONTARIO CORPORATION NO.

07 ADDRESS

08 SECURED PARTY /

09 LIEN CLAIMANT ADDRESS

10 COLLATERAL CLASSIFICATION CONSUMER MOTOR VEHICLE AMOUNT DATE OF NO FIXED
GOODS INVENTORY EQUIPMENT ACCOUNTS OTHER INCLUDED MATURITY OR MATURITY DATE

11 YEAR MAKE MODEL V.I.N.

12 MOTOR VEHICLE

13 GENERAL (AS MAY BE AMENDED OR UPDATED FROM TIME TO TIME)

14 COLLATERAL

15 DESCRIPTION

16 REGISTERING

17 AGENT ADDRESS

*** FOR FURTHER INFORMATION, CONTACT THE SECURED PARTY. ***

CONTINUED... 17

CERTIFIED BY/CERTIFIÉES PAR
V. Quintanilla W.
REGISTRAR OF
PERSONAL PROPERTY SECURITY/
LE REGISTRATEUR
DES SÛRETÉS MOBILIÈRES

(crj1fv 05/2022)



RUN NUMBER : 029
RUN DATE : 2024/01/29
ID : 20240129081953.05

PROVINCE OF ONTARIO
MINISTRY OF PUBLIC AND BUSINESS SERVICE DELIVERY
PERSONAL PROPERTY SECURITY REGISTRATION SYSTEM
ENQUIRY RESPONSE
CERTIFICATE

REPORT : PSSR060
PAGE : 17
(2723)

TYPE OF SEARCH : BUSINESS DEBTOR
SEARCH CONDUCTED ON : VANDYK - BACKYARD QUEENSVIEW LIMITED
FILE CURRENCY : 28JAN 2024

FORM 1C FINANCING STATEMENT / CLAIM FOR LIEN

00 FILE NUMBER
739834479

01 CAUTION PAGE TOTAL MOTOR VEHICLE REGISTRATION REGISTERED REGISTRATION
FILING NO. OF PAGES SCHEDULE NUMBER UNDER PERIOD
001 003 20180529 0940 1862 4119 P PPSA 10

02 DEBTOR DATE OF BIRTH FIRST GIVEN NAME INITIAL SURNAME
03 NAME BUSINESS NAME VANDYK - BACKYARD QUEENSVIEW LIMITED

04 ADDRESS 1944 FOWLER DRIVE MISSISSAUGA ON L5K 0A1
ONTARIO CORPORATION NO.

05 DEBTOR DATE OF BIRTH FIRST GIVEN NAME INITIAL SURNAME
06 NAME BUSINESS NAME

07 ADDRESS ONTARIO CORPORATION NO.

08 SECURED PARTY / TRISURA GUARANTEE INSURANCE COMPANY
09 LIEN CLAIMANT

09 ADDRESS 333 BAY STREET, SUITE 1610, BOX 22 TORONTO ON M5H 2R2

10 COLLATERAL CLASSIFICATION CONSUMER MOTOR VEHICLE AMOUNT DATE OF NO FIXED
GOODS INVENTORY EQUIPMENT ACCOUNTS OTHER INCLUDED MATURITY OR MATURITY DATE
X X

11 YEAR MAKE MODEL V.I.N.
12 MOTOR VEHICLE

13 GENERAL PURCHASERS DEPOSITS AND MONIES PAID PURSUANT TO AGREEMENTS OF
14 COLLATERAL PURCHASE AND SALE AND INTEREST EARNED THEREON HELD IN ESCROW/TRUST
15 DESCRIPTION PURSUANT TO A DEPOSIT TRUST AGREEMENT, TOGETHER WITH ANY MONIES

16 REGISTERING SCHNEIDER RUGGIERO LLP (40305.BM.LS)
17 AGENT

17 ADDRESS 1000-120 ADELAIDE STREET W. TORONTO ON M5H 3V1

*** FOR FURTHER INFORMATION, CONTACT THE SECURED PARTY. ***

CONTINUED... 18

CERTIFIED BY/CERTIFIÉES PAR
V. Quintanilla W.
REGISTRAR OF
PERSONAL PROPERTY SECURITY/
LE REGISTRATEUR
DES SÛRETÉS MOBILIÈRES

(crj1fv 05/2022)



RUN NUMBER : 029
RUN DATE : 2024/01/29
ID : 20240129081953.05

PROVINCE OF ONTARIO
MINISTRY OF PUBLIC AND BUSINESS SERVICE DELIVERY
PERSONAL PROPERTY SECURITY REGISTRATION SYSTEM
ENQUIRY RESPONSE
CERTIFICATE

REPORT : PSSR060
PAGE : 18
(2724)

TYPE OF SEARCH : BUSINESS DEBTOR
SEARCH CONDUCTED ON : VANDYK - BACKYARD QUEENSVIEW LIMITED
FILE CURRENCY : 28JAN 2024

FORM 1C FINANCING STATEMENT / CLAIM FOR LIEN

00 FILE NUMBER
739834479

01 CAUTION PAGE TOTAL MOTOR VEHICLE REGISTRATION REGISTERED REGISTRATION
FILING NO. OF PAGES SCHEDULE NUMBER UNDER PERIOD
002 003 20180529 0940 1862 4119

02 DEBTOR DATE OF BIRTH FIRST GIVEN NAME INITIAL SURNAME
03 NAME BUSINESS NAME

04 ADDRESS ONTARIO CORPORATION NO.

05 DEBTOR DATE OF BIRTH FIRST GIVEN NAME INITIAL SURNAME
06 NAME BUSINESS NAME

07 ADDRESS ONTARIO CORPORATION NO.

08 SECURED PARTY /
LIEN CLAIMANT
09 ADDRESS

10 COLLATERAL CLASSIFICATION
CONSUMER MOTOR VEHICLE AMOUNT DATE OF NO FIXED
GOODS INVENTORY EQUIPMENT ACCOUNTS OTHER INCLUDED MATURITY OR MATURITY DATE

11 MOTOR YEAR MAKE MODEL VIN
12 VEHICLE

13 GENERAL RETAINED IN ESCROW FROM SUCH DEPOSITS AND INTEREST AS SECURITY FOR
14 COLLATERAL ANY BOND OR OTHER SECURITY PROVIDED TO THE SECURED PARTY, FOR THE
15 DESCRIPTION PROJECT LOCATED AT 144 BERRY ROAD, TORONTO, ONTARIO AND KNOWN AS THE

16 REGISTERING
AGENT
17 ADDRESS

*** FOR FURTHER INFORMATION, CONTACT THE SECURED PARTY. ***

CONTINUED... 19

CERTIFIED BY/CERTIFIÉES PAR
V. Quintanilla W.
REGISTRAR OF
PERSONAL PROPERTY SECURITY/
LE REGISTRATEUR
DES SÛRETÉS MOBILIÈRES

(crj1fv 05/2022)



RUN NUMBER : 029
RUN DATE : 2024/01/29
ID : 20240129081953.05

PROVINCE OF ONTARIO
MINISTRY OF PUBLIC AND BUSINESS SERVICE DELIVERY
PERSONAL PROPERTY SECURITY REGISTRATION SYSTEM
ENQUIRY RESPONSE
CERTIFICATE

REPORT : PSSR060
PAGE : 19
(2725)

TYPE OF SEARCH : BUSINESS DEBTOR
SEARCH CONDUCTED ON : VANDYK - BACKYARD QUEENSVIEW LIMITED
FILE CURRENCY : 28JAN 2024

FORM 1C FINANCING STATEMENT / CLAIM FOR LIEN

00 FILE NUMBER
739834479

01 CAUTION PAGE TOTAL MOTOR VEHICLE REGISTRATION REGISTERED REGISTRATION
FILING NO. OF PAGES SCHEDULE NUMBER UNDER PERIOD
003 003 20180529 0940 1862 4119

02 DEBTOR DATE OF BIRTH FIRST GIVEN NAME INITIAL SURNAME
03 NAME BUSINESS NAME ONTARIO CORPORATION NO.
04 ADDRESS

05 DEBTOR DATE OF BIRTH FIRST GIVEN NAME INITIAL SURNAME
06 NAME BUSINESS NAME ONTARIO CORPORATION NO.
07 ADDRESS

08 SECURED PARTY /
09 LIEN CLAIMANT ADDRESS

10 COLLATERAL CLASSIFICATION
CONSUMER MOTOR VEHICLE AMOUNT DATE OF NO-FIXED
GOODS INVENTORY EQUIPMENT ACCOUNTS OTHER INCLUDED MATURITY OR MATURITY DATE

11 MOTOR YEAR MAKE MODEL V.I.N.
12 VEHICLE

13 GENERAL BACKYARD NEIGHBOURHOOD CONDOMINIUMS.
14 COLLATERAL
15 DESCRIPTION

16 REGISTERING
17 AGENT ADDRESS

*** FOR FURTHER INFORMATION, CONTACT THE SECURED PARTY. ***

CONTINUED... 20

CERTIFIED BY/CERTIFIÉES PAR
V. Quintanilla W.
REGISTRAR OF
PERSONAL PROPERTY SECURITY/
LE REGISTRATEUR
DES SÛRETÉS MOBILIÈRES

(crj1fv 05/2022)



RUN NUMBER : 029
RUN DATE : 2024/01/29
ID : 20240129081953.05

PROVINCE OF ONTARIO
MINISTRY OF PUBLIC AND BUSINESS SERVICE DELIVERY
PERSONAL PROPERTY SECURITY REGISTRATION SYSTEM
ENQUIRY RESPONSE
CERTIFICATE

REPORT : PSSR060
PAGE : 20
(2726)

TYPE OF SEARCH : BUSINESS DEBTOR
SEARCH CONDUCTED ON : VANDYK - BACKYARD QUEENSVIEW LIMITED
FILE CURRENCY : 28JAN 2024

INFORMATION RELATING TO THE REGISTRATIONS LISTED BELOW IS ATTACHED HERETO.

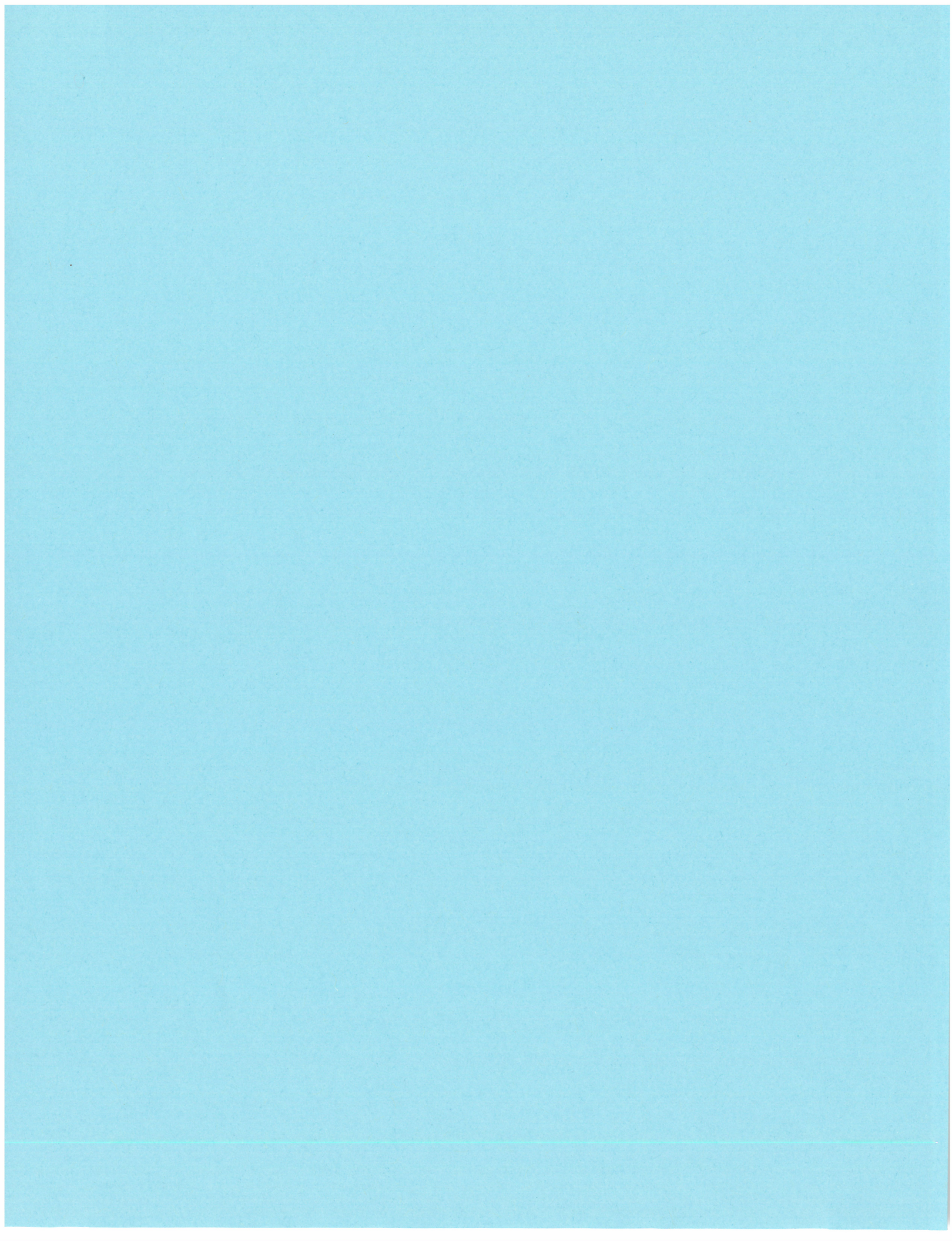
FILE NUMBER	REGISTRATION NUMBER	REGISTRATION NUMBER	REGISTRATION NUMBER	REGISTRATION NUMBER
501114213	20231211 1359 1590 1961			
795231585	20230713 1043 1275 1275			
791556633	20230317 1050 1902 1047	20230814 1458 1590 6125		
781935201	20220411 1542 9234 2259			
770537754	20210312 1436 1530 0398			
770537799	20210312 1436 1530 0402			
767939418	20201123 1755 5064 6911			
739834479	20180529 0940 1862 4119			

9 REGISTRATION(S) ARE REPORTED IN THIS ENQUIRY RESPONSE.

CERTIFIED BY/CERTIFIÉES PAR
V. Quintanilla W.
REGISTRAR OF
PERSONAL PROPERTY SECURITY/
LE REGISTRATEUR
DES SÛRETÉS MOBILIÈRES

(r1j6 05/2022)

Ontario 



RUN NUMBER : 029
RUN DATE : 2024/01/29
ID : 20240129082057.92

PROVINCE OF ONTARIO
MINISTRY OF PUBLIC AND BUSINESS SERVICE DELIVERY
PERSONAL PROPERTY SECURITY REGISTRATION SYSTEM
ENQUIRY RESPONSE
CERTIFICATE

REPORT : PSSR060
PAGE : 1
(2727)

THIS IS TO CERTIFY THAT A SEARCH HAS BEEN MADE IN THE RECORDS OF THE CENTRAL OFFICE
OF THE PERSONAL PROPERTY SECURITY REGISTRATION SYSTEM IN RESPECT OF THE FOLLOWING:

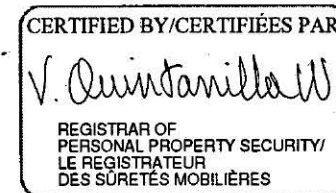
TYPE OF SEARCH : BUSINESS DEBTOR
SEARCH CONDUCTED ON : VANDYK - BACKYARD HUMBERSIDE LIMITED
FILE CURRENCY : 28JAN 2024

ENQUIRY NUMBER 20240129082057.92 CONTAINS 14 PAGE(S), 6 FAMILY(IES).

THE SEARCH RESULTS MAY INDICATE THAT THERE ARE SOME REGISTRATIONS WHICH SET OUT A BUSINESS DEBTOR NAME
WHICH IS SIMILAR TO THE NAME IN WHICH YOUR ENQUIRY WAS MADE. IF YOU DETERMINE THAT THERE ARE OTHER
SIMILAR BUSINESS DEBTOR NAMES, YOU MAY REQUEST THAT ADDITIONAL ENQUIRIES BE MADE AGAINST THOSE NAMES.

THORNTON GROUT FINNIGAN LLP - ROXANA MANEA
100 WELLINGTON STREET WEST
TORONTO ON M5K 1K7

CONTINUED... 2



RUN NUMBER : 029
RUN DATE : 2024/01/29
ID : 20240129082057.92

PROVINCE OF ONTARIO
MINISTRY OF PUBLIC AND BUSINESS SERVICE DELIVERY
PERSONAL PROPERTY SECURITY REGISTRATION SYSTEM
ENQUIRY RESPONSE
CERTIFICATE

REPORT : PSSR060
PAGE : 2
(2728)

TYPE OF SEARCH : BUSINESS DEBTOR
SEARCH CONDUCTED ON : VANDYK - BACKYARD HUMBERSIDE LIMITED
FILE CURRENCY : 28JAN 2024

FORM 1C FINANCING STATEMENT / CLAIM FOR LIEN

00 FILE NUMBER
795231648

CAUTION FILING	PAGE NO.	TOTAL OF PAGES	MOTOR VEHICLE SCHEDULE	REGISTRATION NUMBER	REGISTERED UNDER	REGISTRATION PERIOD
	001	3		20230713 1046 1275 1276	P PPSA	10

02 DEBTOR DATE OF BIRTH FIRST GIVEN NAME INITIAL SURNAME

03 DEBTOR NAME BUSINESS NAME VANDYK-BACKYARD HUMBERSIDE LIMITED

04 ADDRESS 1944 FOWLER DRIVE MISSISSAUGA ON L5K 0A1 ONTARIO CORPORATION NO.

05 DEBTOR DATE OF BIRTH FIRST GIVEN NAME INITIAL SURNAME

06 DEBTOR NAME BUSINESS NAME ONTARIO CORPORATION NO.

07 ADDRESS

08 SECURED PARTY / LIEN CLAIMANT PEOPLES TRUST COMPANY

09 ADDRESS 95 WELLINGTON STREET WEST, SUITE 1310 TORONTO ON M5J 2N7

COLLATERAL CLASSIFICATION		MOTOR VEHICLE		AMOUNT	DATE OF	NO. FIXED			
CONSUMER	GOODS	INVENTORY	EQUIPMENT	ACCOUNTS	OTHER	INCLUDED	MATURITY	OR	MATURITY DATE
	X	X	X	X	X				

11 MOTOR YEAR MAKE MODEL V.I.N.

12 VEHICLE

13 GENERAL COLLATERAL DESCRIPTION PROPERTY NOW OR HEREAFTER USED IN CONNECTION WITH, SITUATE AT, OR ARISING FROM THE OWNERSHIP, DEVELOPMENT, USE OR DISPOSITION OF THE LANDS MUNICIPALLY KNOWN AS 25 NEIGHBOURHOOD LANE, TORONTO, ONTARIO,

14 REGISTERING AGENT GOLDMAN SLOAN NASH & HABER LLP (ATTN. CHERYL C.)

15 ADDRESS 480 UNIVERSITY AVENUE, SUITE 1600 TORONTO ON M5G 1V2

*** FOR FURTHER INFORMATION, CONTACT THE SECURED PARTY. ***

CONTINUED... 3

CERTIFIED BY/CERTIFIÉES PAR
V. Quintanilla W.
REGISTRAR OF
PERSONAL PROPERTY SECURITY/
LE REGISTRATEUR
DES SÛRETÉS MOBILIÈRES

(crj1fv 05/2022)



RUN NUMBER : 029
RUN DATE : 2024/01/29
ID : 20240129082057.92

PROVINCE OF ONTARIO
MINISTRY OF PUBLIC AND BUSINESS SERVICE DELIVERY
PERSONAL PROPERTY SECURITY REGISTRATION SYSTEM
ENQUIRY RESPONSE
CERTIFICATE

REPORT : PSSR060
PAGE : 3
(2729)

TYPE OF SEARCH : BUSINESS DEBTOR
SEARCH CONDUCTED ON : VANDYK - BACKYARD HUMBERSIDE LIMITED
FILE CURRENCY : 28JAN 2024

FORM 1C FINANCING STATEMENT / CLAIM FOR LIEN

00 FILE NUMBER
795231648

01 CAUTION PAGING TOTAL MOTOR VEHICLE REGISTRATION REGISTERED REGISTRATION
FILE NO. OF PAGES SCHEDULE NUMBER UNDER PERIOD
002 3 20230713 1046 1275 1276

02 DEBTOR DATE OF BIRTH FIRST GIVEN NAME INITIAL SURNAME

03 NAME BUSINESS NAME

ONTARIO CORPORATION NO.

04 ADDRESS

05 DEBTOR DATE OF BIRTH FIRST GIVEN NAME INITIAL SURNAME

06 NAME BUSINESS NAME

ONTARIO CORPORATION NO.

07 ADDRESS

08 SECURED PARTY / LIEN CLAIMANT

09 ADDRESS

COLLATERAL CLASSIFICATION

10 CONSUMER MOTOR VEHICLE AMOUNT DATE OF NO FIXED
GOODS INVENTORY EQUIPMENT ACCOUNTS OTHER INCLUDED MATURITY OR MATURITY DATE

11 YEAR MAKE MODEL V.I.N.

12 MOTOR VEHICLE

13 GENERAL AS WELL AS AN ASSIGNMENT OF ACCOUNTS OWING TO THE DEBTOR BY
14 COLLATERAL VANDYK-BACKYARD QUEENSVIEW LIMITED AND AN ASSIGNMENT OF
15 DESCRIPTION CHOSSES-IN-ACTION AND OTHER CLAIMS WHICH THE DEBTOR NOW OR HEREAFTER

16 REGISTERING AGENT

17 ADDRESS

*** FOR FURTHER INFORMATION, CONTACT THE SECURED PARTY. ***

CONTINUED...

4

CERTIFIED BY/CERTIFIÉES PAR
V. Quintanilla W.
REGISTRAR OF
PERSONAL PROPERTY SECURITY/
LE REGISTREUR
DES SÛRETÉS MOBILIÈRES

(crj1fv 05/2022)

Ontario 

RUN NUMBER : 029
RUN DATE : 2024/01/29
ID : 20240129082057.92

PROVINCE OF ONTARIO
MINISTRY OF PUBLIC AND BUSINESS SERVICE DELIVERY
PERSONAL PROPERTY SECURITY REGISTRATION SYSTEM
ENQUIRY RESPONSE
CERTIFICATE

REPORT : PSSR060
PAGE : 4
(2730)

TYPE OF SEARCH : BUSINESS DEBTOR
SEARCH CONDUCTED ON : VANDYK - BACKYARD HUMBERSIDE LIMITED
FILE CURRENCY : 28JAN 2024

FORM 1C FINANCING STATEMENT / CLAIM FOR LIEN

00 FILE NUMBER
795231648

01 CAUTION PAGE TOTAL MOTOR VEHICLE REGISTRATION REGISTERED REGISTRATION
FILING NO. OF PAGES SCHEDULE NUMBER UNDER PERIOD
003 3 20230713 1046 1275 1276

02 DEBTOR DATE OF BIRTH FIRST GIVEN NAME INITIAL SURNAME
03 NAME BUSINESS NAME

04 ADDRESS

ONTARIO CORPORATION NO.

05 DEBTOR DATE OF BIRTH FIRST GIVEN NAME INITIAL SURNAME
06 NAME BUSINESS NAME

07 ADDRESS

ONTARIO CORPORATION NO.

08 SECURED PARTY /
09 LIEN CLAIMANT ADDRESS

COLLATERAL CLASSIFICATION

10 CONSUMER MOTOR VEHICLE AMOUNT DATE OF NO FIXED
GOODS INVENTORY EQUIPMENT ACCOUNTS OTHER INCLUDED MATURITY OR MATURITY DATE

11 YEAR MAKE MODEL V.I.N.
12 MOTOR VEHICLE

13 GENERAL HAS AGAINST VANDYK-BACKYARD QUEENSVIEW LIMITED AND PROCEEDS THEREOF.
14 COLLATERAL
15 DESCRIPTION

16 REGISTERING
17 AGENT ADDRESS

*** FOR FURTHER INFORMATION, CONTACT THE SECURED PARTY. ***

CONTINUED...

5

CERTIFIED BY/CERTIFIÉES PAR
V. Quintanilla W.
REGISTRAR OF
PERSONAL PROPERTY SECURITY/
LE REGISTREUR
DES SÛRETÉS MOBILIÈRES

(crjfv 05/2022)



RUN NUMBER : 029
RUN DATE : 2024/01/29
ID : 20240129082057.92

PROVINCE OF ONTARIO
MINISTRY OF PUBLIC AND BUSINESS SERVICE DELIVERY
PERSONAL PROPERTY SECURITY REGISTRATION SYSTEM
ENQUIRY RESPONSE
CERTIFICATE

REPORT : PSSR060
PAGE : 5
(2731)

TYPE OF SEARCH : BUSINESS DEBTOR
SEARCH CONDUCTED ON : VANDYK - BACKYARD HUMBERSIDE LIMITED
FILE CURRENCY : 28JAN 2024

FORM 1C FINANCING STATEMENT / CLAIM FOR LIEN

00 FILE NUMBER
763058529

01 CAUTION PAGE TOTAL MOTOR VEHICLE REGISTRATION REGISTERED REGISTRATION
FILING NO. OF PAGES SCHEDULE NUMBER UNDER PERIOD
01 001 20200625 1407 1462 0775 P PPSA 5

02 DEBTOR DATE OF BIRTH FIRST GIVEN NAME INITIAL SURNAME
03 NAME BUSINESS NAME VANDYK - BACKYARD HUMBERSIDE LIMITED ONTARIO CORPORATION NO. 001954046
04 ADDRESS 1944 FOWLER DRIVE MISSISSAUGA ON L5K0A1

05 DEBTOR DATE OF BIRTH FIRST GIVEN NAME INITIAL SURNAME
06 NAME BUSINESS NAME ONTARIO CORPORATION NO.
07 ADDRESS

08 SECURED PARTY / MCAP FINANCIAL CORPORATION
09 LIEN CLAIMANT ADDRESS 200 KING STREET WEST, SUITE 400 TORONTO ON M5H3T4

10 COLLATERAL CLASSIFICATION CONSUMER MOTOR VEHICLE AMOUNT DATE OF NO FIXED
GOODS INVENTORY EQUIPMENT ACCOUNTS OTHER INCLUDED MATURITY OR MATURITY DATE
X X

11 MOTOR YEAR MAKE MODEL VIN
12 VEHICLE

13 GENERAL SUBORDINATION AND ASSIGNMENT RE VANDYK - BACKYARD KINGS MILL LIMITED
14 COLLATERAL DEBT AND CHARGE OF BENEFICIAL INTEREST IN THAT PROPERTY BEING 15
15 DESCRIPTION NEIGHBOURHOOD LANE, ETOBICOKE, ONTARIO

16 REGISTERING GARFINKLE, BIDERMAN LLP (AWB-CJC - 9150-084)
17 AGENT ADDRESS 1 ADELAIDE ST. EAST, SUITE 801 TORONTO ON M5C2V9

*** FOR FURTHER INFORMATION, CONTACT THE SECURED PARTY. ***

CONTINUED... 6

CERTIFIED BY/CERTIFIÉES PAR
V. Quintanilla W.
REGISTRAR OF
PERSONAL PROPERTY SECURITY/
LE REGISTRATEUR
DES SÛRETÉS MOBILIÈRES

(cj1fv 05/2022)



RUN NUMBER : 029
RUN DATE : 2024/01/29
ID : 20240129082057.92

PROVINCE OF ONTARIO
MINISTRY OF PUBLIC AND BUSINESS SERVICE DELIVERY
PERSONAL PROPERTY SECURITY REGISTRATION SYSTEM
ENQUIRY RESPONSE
CERTIFICATE

REPORT : PSSR060
PAGE : 6
(2732)

TYPE OF SEARCH : BUSINESS DEBTOR
SEARCH CONDUCTED ON : VANDYK - BACKYARD HUMBERSIDE LIMITED
FILE CURRENCY : 28JAN 2024

FORM 1C FINANCING STATEMENT / CLAIM FOR LIEN

FILE NUMBER
762316506

CAUTION PILING	PAGE NO.	TOTAL OF PAGES	MOTOR VEHICLE SCHEDULE	REGISTRATION NUMBER	REGISTERED UNDER	REGISTRATION PERIOD
	01	001		20200602 1002 1462 2397	P PPSA	6

DEBTOR NAME	DATE OF BIRTH	FIRST GIVEN NAME	INITIAL	SURNAME	ONTARIO CORPORATION NO.
		VANDYK - BACKYARD HUMBERSIDE LIMITED			
		1944 FAULER DRIVER		MISSISSAUGA	ON L5K0A1

DEBTOR NAME	DATE OF BIRTH	FIRST GIVEN NAME	INITIAL	SURNAME	ONTARIO CORPORATION NO.

SECURED PARTY / LIEN CLAIMANT	DATE OF BIRTH	FIRST GIVEN NAME	INITIAL	SURNAME	ONTARIO CORPORATION NO.
		KUBOTA CANADA LTD			
		5900 14TH AVE		MARKHAM	ON L3S4K4

COLLATERAL CLASSIFICATION		CONSUMER		MOTOR VEHICLE		AMOUNT	DATE OF	NO FIXED
GOODS	INVENTORY	EQUIPMENT	ACCOUNTS	OTHER	INCLUDED		MATURITY OR	MATURITY DATE
		X		X	X	15851		X

MOTOR VEHICLE	YEAR MAKE	MODEL	V.I.N.
	2020 KUBOTA	#BX2380	KBUC1BHRCLGE38802

GENERAL COLLATERAL DESCRIPTION
2020 KUBOTA #BX2380 KBUC1BHRCLGE38802

REGISTERING AGENT	ADDRESS	PPSA CANADA INC - (5156)	TORONTO	ON	M2N6Y8

*** FOR FURTHER INFORMATION, CONTACT THE SECURED PARTY. ***

CONTINUED... 7

CERTIFIED BY/CERTIFIÉES PAR
V. Quintanilla W.
REGISTRAR OF
PERSONAL PROPERTY SECURITY/
LE REGISTRATEUR
DES SÛRETÉS MOBILIÈRES

(crjfv 05/2022)



RUN NUMBER : 029
RUN DATE : 2024/01/29
ID : 20240129082057.92

PROVINCE OF ONTARIO
MINISTRY OF PUBLIC AND BUSINESS SERVICE DELIVERY
PERSONAL PROPERTY SECURITY REGISTRATION SYSTEM
ENQUIRY RESPONSE
CERTIFICATE

REPORT : PSSR060
PAGE : 7
(2733)

TYPE OF SEARCH : BUSINESS DEBTOR
SEARCH CONDUCTED ON : VANDYK - BACKYARD HUMBERSIDE LIMITED
FILE CURRENCY : 28JAN 2024

FORM 1C FINANCING STATEMENT / CLAIM FOR LIEN

00 FILE NUMBER
761778423

CAUTION PILING	PAGE NO.	TOTAL OF PAGES	MOTOR VEHICLE SCHEDULE	REGISTRATION NUMBER	REGISTERED UNDER	REGISTRATION PERIOD
	001	3		20200507 1504 6005 0152	P PPSA	06

02 DEBTOR DATE OF BIRTH FIRST GIVEN NAME INITIAL SURNAME
03 NAME BUSINESS NAME VANDYK - BACKYARD HUMBERSIDE LIMITED ONTARIO CORPORATION NO.
04 ADDRESS 1944 FOWLER DRIVE MISSISSAUGA ON L5K 0A1

05 DEBTOR DATE OF BIRTH FIRST GIVEN NAME INITIAL SURNAME
06 NAME BUSINESS NAME ONTARIO CORPORATION NO.
07 ADDRESS

08 SECURED PARTY / CWB NATIONAL LEASING INC.
09 LIEN CLAIMANT ADDRESS 1525 BUFFALO PLACE (2954213) WINNIPEG MB R3T 1L9

10 COLLATERAL CLASSIFICATION CONSUMER MOTOR VEHICLE AMOUNT DATE OF NO FIXED
GOODS INVENTORY EQUIPMENT ACCOUNTS OTHER INCLUDED MATURITY OR MATURITY DATE

11 MOTOR YEAR MAKE MODEL V.I.N.
12 VEHICLE

13 GENERAL ALL INDUSTRIAL EQUIPMENT, GARBAGE CONTAINERS, ORGANIC CONTAINERS, 3
14 COLLATERAL STREAM TRI SORTER, T-20X COMPACTOR, RECYCLING CONTAINERS WITH RELATED
15 DESCRIPTION COMPONENTS OF EVERY NATURE OR KIND DESCRIBED IN AGREEMENT NUMBER

16 REGISTERING ADDRESS
17 AGENT

*** FOR FURTHER INFORMATION, CONTACT THE SECURED PARTY. ***

CONTINUED...

8

CERTIFIED BY/CERTIFIÉES PAR
V. Quintanilla W.
REGISTRAR OF
PERSONAL PROPERTY SECURITY/
LE REGISTREUR
DES SÛRETÉS MOBILIÈRES

(crj1fv 05/2022)



RUN NUMBER : 029
RUN DATE : 2024/01/29
ID : 20240129082057.92

PROVINCE OF ONTARIO
MINISTRY OF PUBLIC AND BUSINESS SERVICE DELIVERY
PERSONAL PROPERTY SECURITY REGISTRATION SYSTEM
ENQUIRY RESPONSE
CERTIFICATE

REPORT : PSSR060
PAGE : 8
(2734)

TYPE OF SEARCH : BUSINESS DEBTOR
SEARCH CONDUCTED ON : VANDYK - BACKYARD HUMBERSIDE LIMITED
FILE CURRENCY : 28JAN 2024

FORM 1C FINANCING STATEMENT / CLAIM FOR LIEN

00 FILE NUMBER
761778423

01 CAUTION PAGE TOTAL MOTOR VEHICLE REGISTRATION REGISTERED REGISTRATION
FILING NO. OF PAGES SCHEDULE NUMBER UNDER PERIOD
002 3 20200507 1504 6005 0152

02 DEBTOR DATE OF BIRTH FIRST GIVEN NAME INITIAL SURNAME
03 NAME BUSINESS NAME

04 ADDRESS ONTARIO CORPORATION NO.

05 DEBTOR DATE OF BIRTH FIRST GIVEN NAME INITIAL SURNAME
06 NAME BUSINESS NAME

07 ADDRESS ONTARIO CORPORATION NO.

08 SECURED PARTY / LIEN CLAIMANT
09 ADDRESS

10 COLLATERAL CLASSIFICATION CONSUMER MOTOR VEHICLE AMOUNT DATE OF NO FIXED
GOODS INVENTORY EQUIPMENT ACCOUNTS OTHER INCLUDED MATURITY OR MATURITY DATE

11 MOTOR YEAR MAKE MODEL VIN
12 VEHICLE

13 GENERAL 2954213, BETWEEN THE SECURED PARTY AND THE DEBTOR, AS AMENDED FROM
14 COLLATERAL TIME TO TIME, TOGETHER WITH ALL ATTACHMENTS, ACCESSORIES,
15 DESCRIPTION SUBSTITUTIONS AND PROCEEDS OF ANY KIND DERIVED DIRECTLY OR INDIRECTLY

16 REGISTERING AGENT
17 ADDRESS

*** FOR FURTHER INFORMATION, CONTACT THE SECURED PARTY. ***

CONTINUED... 9

CERTIFIED BY/CERTIFIÉES PAR
V. Quintanilla W.
REGISTRAR OF
PERSONAL PROPERTY SECURITY/
LE REGISTREUR
DES SÛRETÉS MOBILIÈRES

(ej1fv 05/2022)



RUN NUMBER : 029
RUN DATE : 2024/01/29
ID : 20240129082057.92

PROVINCE OF ONTARIO
MINISTRY OF PUBLIC AND BUSINESS SERVICE DELIVERY
PERSONAL PROPERTY SECURITY REGISTRATION SYSTEM
ENQUIRY RESPONSE
CERTIFICATE

REPORT : PSSR060
PAGE : 9
(2735)

TYPE OF SEARCH : BUSINESS DEBTOR
SEARCH CONDUCTED ON : VANDYK - BACKYARD HUMBERSIDE LIMITED
FILE CURRENCY : 28JAN 2024

FORM 1C FINANCING STATEMENT / CLAIM FOR LIEN

00 FILE NUMBER
761778423

01 CAUTION PAGE TOTAL MOTOR VEHICLE REGISTRATION REGISTERED REGISTRATION
FILING NO. OF PAGES SCHEDULE NUMBER UNDER PERIOD
003 3 20200507 1504 6005 0152

02 DEBTOR DATE OF BIRTH FIRST GIVEN NAME INITIAL SURNAME
03 NAME BUSINESS NAME

04 ADDRESS ONTARIO CORPORATION NO.

05 DEBTOR DATE OF BIRTH FIRST GIVEN NAME INITIAL SURNAME
06 NAME BUSINESS NAME

07 ADDRESS ONTARIO CORPORATION NO.

08 SECURED PARTY /
LIEN CLAIMANT

09 ADDRESS

10 COLLATERAL CLASSIFICATION
CONSUMER MOTOR VEHICLE AMOUNT DATE OF NO FIXED
GOODS INVENTORY EQUIPMENT ACCOUNTS OTHER INCLUDED MATURITY OR MATURITY DATE

11 MOTOR YEAR MAKE MODEL VIN
12 VEHICLE

13 GENERAL THEREFROM.

14 COLLATERAL
15 DESCRIPTION

16 REGISTERING
17 AGENT

ADDRESS

*** FOR FURTHER INFORMATION, CONTACT THE SECURED PARTY. ***

CONTINUED... 10

CERTIFIED BY/CERTIFIÉES PAR
V. Quintanilla W.
REGISTRAR OF
PERSONAL PROPERTY SECURITY/
LE REGISTRATEUR
DES SÛRETÉS MOBILIÈRES

(crj1fv 05/2022)



RUN NUMBER : 029
RUN DATE : 2024/01/29
ID : 20240129082057.92

PROVINCE OF ONTARIO
MINISTRY OF PUBLIC AND BUSINESS SERVICE DELIVERY
PERSONAL PROPERTY SECURITY REGISTRATION SYSTEM
ENQUIRY RESPONSE
CERTIFICATE

REPORT : PSSR060
PAGE : 10
(2736)

TYPE OF SEARCH : BUSINESS DEBTOR
SEARCH CONDUCTED ON : VANDYK - BACKYARD HUMBERSIDE LIMITED
FILE CURRENCY : 28JAN 2024

FORM 2C FINANCING CHANGE STATEMENT / CHANGE STATEMENT

CAUTION FILING	PAGE NO. OF	TOTAL PAGES	MOTOR VEHICLE SCHEDULE	REGISTRATION NUMBER	REGISTERED UNDER
01	001	1		20210812 1710 6005 4198	
21	RECORD FILE NUMBER	761778423			
22	PAGE AMENDED	NO SPECIFIC PAGE AMENDED	CHANGE REQUIRED E. TRANSFER	RENEWAL YEARS	CORRECT PERIOD
23	REFERENCE	FIRST GIVEN NAME	INITIAL	SURNAME	
24	DEBTOR/ TRANSFEROR	BUSINESS NAME	VANDYK - BACKYARD HUMBERSIDE LIMITED		
25	OTHER CHANGE				
26	REASON/				
27	DESCRIPTION				
28					
02/	DATE OF BIRTH	FIRST GIVEN NAME	INITIAL	SURNAME	
05	DEBTOR/				
03/	TRANSFeree	BUSINESS NAME	TORONTO STANDARD CONDOMINIUM CORPORATION NO. 2805		
06					
04/07	ADDRESS	1 NEIGHBOURHOOD LANE	ETOBICOKE	ONTARIO CORPORATION NO.	ON M8Y 0A4
29	ASSIGNOR				
08	SECURED PARTY/LIEN CLAIMANT/ASSIGNEE				
09	ADDRESS				
	COLLATERAL CLASSIFICATION				
	CONSUMER	MOTOR VEHICLE	DATE OF	NO. FIXED	
	GOODS	INVENTORY EQUIPMENT ACCOUNTS OTHER	INCLUDED	AMOUNT MATURITY OR	MATURITY DATE
10					
11	MOTOR	YEAR MAKE	MODEL	V. I. N.	
12	VEHICLE				
13	GENERAL				
14	COLLATERAL				
15	DESCRIPTION				
16	REGISTERING AGENT OR	CWB NATIONAL LEASING INC.			
17	SECURED PARTY/	ADDRESS	1525 BUFFALO PLACE (2954213)	WINNIPEG	MB R3T 1L9
	LIEN CLAIMANT				

*** FOR FURTHER INFORMATION, CONTACT THE SECURED PARTY. ***

CONTINUED... 11

CERTIFIED BY/CERTIFIÉES PAR
V. Quintanilla W.
REGISTRAR OF
PERSONAL PROPERTY SECURITY/
LE REGISTREUR
DES SÛRETÉS MOBILIÈRES

(crj2fv 05/2022)



RUN NUMBER : 029
RUN DATE : 2024/01/29
ID : 20240129082057.92

PROVINCE OF ONTARIO
MINISTRY OF PUBLIC AND BUSINESS SERVICE DELIVERY
PERSONAL PROPERTY SECURITY REGISTRATION SYSTEM
ENQUIRY RESPONSE
CERTIFICATE

REPORT : PSSR060
PAGE : 11
(2737)

TYPE OF SEARCH : BUSINESS DEBTOR
SEARCH CONDUCTED ON : VANDYK - BACKYARD HUMBERSIDE LIMITED
FILE CURRENCY : 28JAN 2024

FORM 1C FINANCING STATEMENT / CLAIM FOR LIEN

FILE NUMBER
761628114

00

CAUTION FILING	PAGE NO.	TOTAL OF PAGES	MOTOR VEHICLE SCHEDULE	REGISTRATION NUMBER	REGISTERED UNDER	REGISTRATION PERIOD
	001	001		20200428 1058 1862 3008	P PPSA	5

01

02 DEBTOR DATE OF BIRTH FIRST GIVEN NAME INITIAL SURNAME

03 NAME BUSINESS NAME

VANDYK-BACKYARD HUMBERSIDE LIMITED

04 ADDRESS

1944 FOWLER DRIVE

MISSISSAUGA

ONTARIO CORPORATION NO.

ON L4K 0A1

05 DEBTOR DATE OF BIRTH FIRST GIVEN NAME INITIAL SURNAME

06 NAME BUSINESS NAME

ONTARIO CORPORATION NO.

07 ADDRESS

08 SECURED PARTY / LIEN CLAIMANT

HOME TRUST COMPANY

09 ADDRESS

145 KING STREET WEST, SUITE 2300

TORONTO

ON M5H 1J8

COLLATERAL CLASSIFICATION

CONSUMER GOODS	INVENTORY	EQUIPMENT	ACCOUNTS OTHER	MOTOR VEHICLE INCLUDED	AMOUNT	DATE OF MATURITY OR	NO FIXED MATURITY DATE
X	X	X	X				

10

11 MOTOR YEAR MAKE MODEL V.I.N.

12 VEHICLE

13 GENERAL SECURITY AGREEMENT AND ASSIGNMENT OF RENTS RELATED TO 10

14 COLLATERAL

NEIGHBOURHOOD LANE, TORONTO, ONTARIO.

15 DESCRIPTION

16 REGISTERING SCHNEIDER RUGGIERO SPENCER MILBURN LLP (41776/BM)

17 AGENT

ADDRESS 1000-120 ADELAIDE STREET W. TORONTO ON M5H 3V1

*** FOR FURTHER INFORMATION, CONTACT THE SECURED PARTY. ***

CONTINUED... 12

CERTIFIED BY/CERTIFIÉES PAR
V. Quintanilla W.
REGISTRAR OF
PERSONAL PROPERTY SECURITY/
LE REGISTRATEUR
DES SÛRETÉS MOBILIÈRES

(crj1fv 05/2022)



RUN NUMBER : 029
RUN DATE : 2024/01/29
ID : 20240129082057.92

PROVINCE OF ONTARIO
MINISTRY OF PUBLIC AND BUSINESS SERVICE DELIVERY
PERSONAL PROPERTY SECURITY REGISTRATION SYSTEM
ENQUIRY RESPONSE
CERTIFICATE

REPORT : PSSR060
PAGE : 12
(2738)

TYPE OF SEARCH : BUSINESS DEBTOR
SEARCH CONDUCTED ON : VANDYK - BACKYARD HUMBERSIDE LIMITED
FILE CURRENCY : 28JAN 2024

FORM 1C FINANCING STATEMENT / CLAIM FOR LIEN

FILE NUMBER
715992219

CAUTION FILING PAGE NO. OF TOTAL PAGES MOTOR VEHICLE SCHEDULE REGISTRATION NUMBER REGISTERED UNDER REGISTRATION PERIOD
01 001 002 20160426 0912 1862 4882 P PPSA 10

02 DEBTOR NAME DATE OF BIRTH FIRST GIVEN NAME INITIAL SURNAME
03 BUSINESS NAME VANDYK - BACKYARD HUMBERSIDE LIMITED ONTARIO CORPORATION NO.
04 ADDRESS 1944 FOWLER DRIVE MISSISSAUGA ON L5K 0A1

05 DEBTOR NAME DATE OF BIRTH FIRST GIVEN NAME INITIAL SURNAME
06 BUSINESS NAME ONTARIO CORPORATION NO.
07 ADDRESS

08 SECURED PARTY / LIEN CLAIMANT AVIVA INSURANCE COMPANY OF CANADA
09 ADDRESS C/O 600 COCHRANE DRIVE, SUITE 205 MARKHAM ON L3R 5K3

10 COLLATERAL CLASSIFICATION CONSUMER GOODS INVENTORY EQUIPMENT ACCOUNTS OTHER MOTOR VEHICLE INCLUDED AMOUNT DATE OF MATURITY OR NO FIXED MATURITY DATE
X X X

11 MOTOR VEHICLE YEAR MAKE MODEL VIN

13 GENERAL COLLATERAL DESCRIPTION SECURITY INTEREST IN ALL DEPOSIT MONIES, TOGETHER WITH ALL INTEREST EARNED OR ACCRUED THEREON, PURSUANT TO A DEPOSIT TRUST AGREEMENT DATED APRIL 15, 2016 MADE BETWEEN THE DEBTOR AND THE SECURED PARTY

14 REGISTERING AGENT SCHNEIDER RUGGIERO LLP (38498/BM/LS)
15 ADDRESS 120 ADELAIDE STREET W., STE. 1000 TORONTO ONT M5H 3V1

*** FOR FURTHER INFORMATION, CONTACT THE SECURED PARTY. ***

CONTINUED... 13

CERTIFIED BY/CERTIFIÉES PAR
V. Quintanilla W.
REGISTRAR OF PERSONAL PROPERTY SECURITY / LE REGISTRATEUR DES SÛRETÉS MOBILIÈRES

(crj1fv 05/2022)



RUN NUMBER : 029
RUN DATE : 2024/01/29
ID : 20240129082057.92

PROVINCE OF ONTARIO
MINISTRY OF PUBLIC AND BUSINESS SERVICE DELIVERY
PERSONAL PROPERTY SECURITY REGISTRATION SYSTEM
ENQUIRY RESPONSE
CERTIFICATE

REPORT : PSSR060
PAGE : 13
(2739)

TYPE OF SEARCH : BUSINESS DEBTOR
SEARCH CONDUCTED ON : VANDYK - BACKYARD HUMBERSIDE LIMITED
FILE CURRENCY : 28JAN 2024

FORM 1C FINANCING STATEMENT / CLAIM FOR LIEN

00 FILE NUMBER
715992219

01 CAUTION PAGING TOTAL MOTOR VEHICLE REGISTRATION REGISTERED REGISTRATION
FILING NO. OF PAGES SCHEDULE NUMBER UNDER PERIOD
002 002 20160426 0912 1862 4882

02 DEBTOR DATE OF BIRTH FIRST GIVEN NAME INITIAL SURNAME
03 NAME BUSINESS NAME

04 ADDRESS

ONTARIO CORPORATION NO.

05 DEBTOR DATE OF BIRTH FIRST GIVEN NAME INITIAL SURNAME
06 NAME BUSINESS NAME

07 ADDRESS

ONTARIO CORPORATION NO.

08 SECURED PARTY /
09 LIEN CLAIMANT ADDRESS

COLLATERAL CLASSIFICATION

10 CONSUMER MOTOR VEHICLE AMOUNT DATE OF NO FIXED
GOODS INVENTORY EQUIPMENT ACCOUNTS OTHER INCLUDED MATURITY OR MATURITY DATE

11 MOTOR YEAR MAKE MODEL VIN
12 VEHICLE

13 GENERAL WITH RESPECT TO A CONDOMINIUM PROJECT LOCATED AT 144 BERRY ROAD, IN
14 COLLATERAL THE CITY OF TORONTO, ONTARIO, AND KNOWN AS BACKYARD NEIGHBOURHOOD
15 DESCRIPTION CONDOS

16 REGISTERING
17 AGENT ADDRESS

*** FOR FURTHER INFORMATION, CONTACT THE SECURED PARTY. ***

CONTINUED... 14

CERTIFIED BY/CERTIFIÉES PAR
V. Quintanilla W.
REGISTRAR OF
PERSONAL PROPERTY SECURITY/
LE REGISTRATEUR
DES SÛRETÉS MOBILIÈRES

(crjfv 05/2022)



RUN NUMBER : 029
RUN DATE : 2024/01/29
ID : 20240129082057.92

PROVINCE OF ONTARIO
MINISTRY OF PUBLIC AND BUSINESS SERVICE DELIVERY
PERSONAL PROPERTY SECURITY REGISTRATION SYSTEM
ENQUIRY RESPONSE
CERTIFICATE

REPORT : PSSR060
PAGE : 14
(2740)

TYPE OF SEARCH : BUSINESS DEBTOR
SEARCH CONDUCTED ON : VANDYK - BACKYARD HUMBERSIDE LIMITED
FILE CURRENCY : 28JAN 2024

INFORMATION RELATING TO THE REGISTRATIONS LISTED BELOW IS ATTACHED HERETO.

FILE NUMBER	REGISTRATION NUMBER	REGISTRATION NUMBER	REGISTRATION NUMBER	REGISTRATION NUMBER
795231648	20230713 1046 1275 1276			
763058529	20200625 1407 1462 0775			
762316506	20200602 1002 1462 2397			
761778423	20200507 1504 6005 0152	20210812 1710 6005 4198		
761628114	20200428 1058 1862 3008			
715992219	20160426 0912 1862 4882			

7 REGISTRATION(S) ARE REPORTED IN THIS ENQUIRY RESPONSE.

CERTIFIED BY/CERTIFIÉES PAR
V. Quintanilla W.
REGISTRAR OF
PERSONAL PROPERTY SECURITY/
LE REGISTRATEUR
DES SÛRETÉS MOBILIÈRES

(crj)6 05/2022

This is Exhibit "M" referred to in the Affidavit of Michael Lombard sworn by Michael Lombard of the City of Vancouver, in the Province of British Columbia, before me at the City of Vaughan, in the Province of Ontario, this 30th day of January, 2024 in accordance with *O. Reg. 431/20, Administering Oath or Declaration Remotely.*

Rudrakshi Chakrabarti

A Commissioner for taking affidavits

RUDRAKSHI CHAKRABARTI
(LSO #86868U)

CERTIFICATE OF ADVANCE
(Non-Construction Loan – Single Advance)

TO: PEOPLES TRUST COMPANY

AND TO: GOLDMAN SLOAN NASH & HABER, LLP, its solicitors

RE: PEOPLES TRUST COMPANY (the "**Lender**") loan to
VANDYK-BACKYARD QUEENSVIEW LIMITED (the "**Borrower**")
25 Neighbourhood Lane, Toronto, Ontario (the "**Property**")

THE UNDERSIGNED, being an officer or director of the Borrower, certifies that:

1. This certificate is made in connection with the advance of the above-noted loan (the "**Loan**") in the principal amount of TWELVE MILLION AND SEVEN HUNDRED THOUSAND DOLLARS (\$12,700,000.00) made by the Lender to the Borrower.
2. The undersigned acknowledges that there are no holdbacks, setoffs (legal or equitable) and/or undisclosed equities existing between the Lender and the Borrower.
3. There is not now, and there has not been during the one hundred and fifty (150) days immediately preceding the date hereof, any construction, erection, installation or improvement on or to the Property or any alteration, addition or repair to, or any demolition or removal of, any building, structure, works or other improvements on the Property (hereinafter collectively called the "**Improvements**").
4. No part of the Loan has or shall be utilized for the purposes of financing any Improvements or to repay any indebtedness, the proceeds of which were utilized to finance any Improvements.
5. There are no contracts or agreements in any way relating to any Improvements to which the Borrower is a party or by which the Borrower is bound.
6. There have been no notices of non-compliance received from any governmental body which may have any authority over the Property or the development thereof.
7. The Borrower continues to hold the Property as nominee trustee on behalf of Vandyk-Backyard Humberside Limited (the "**Beneficial Owner**").
8. Neither the Borrower nor the Beneficial Owner is a party to any collective agreements, or is indebted to or holding monies for remittance to the Minister of Finance (Ontario) or to the Minister of National Revenue with respect to any amounts required to be paid or remitted pursuant to any of the following statutes, or any other statutes of similar nature: *Income Tax Act* (Canada), *Excise Tax Act* (Canada), *Canada Pension Plan Act* (Canada), *Employment Insurance Act* (Canada), *Alcohol and Gaming Regulation and Public Protection Act* (Ontario), *Fuel Tax Act* (Ontario), *Tobacco Tax Act* (Ontario), *Retail Sales Tax Act* (Ontario), *Employment Standards Act, 2000* (Ontario), *Employee Health Tax Act* (Ontario), and the *Corporations Tax Act* (Ontario).
9. The Borrower is not an insolvent person within the meaning of the *Bankruptcy and Insolvency Act* (Canada) and all regulations thereunder, and the security given pursuant to the Loan in favour of the Lender does not constitute all or substantially all of the:
 - (a) inventory;
 - (b) accounts receivable; or,
 - (c) other property,that was acquired for, or is used in relation to, a business carried on by the Borrower.
10. I have carefully reviewed the appropriate records of the Borrower and have made such inquiries and investigations as are necessary so as to enable me to make all of the statements and declarations set out herein.

Certificate of Advance
Page 2

11. This certificate is intended and shall serve as a full estoppel as against the Borrower with respect to the facts stated herein.

DATED this 10th day of August, 2023.

DocuSigned by:
Richard ma
Richard Ma – Authorized Signing Officer

This is Exhibit "N" referred to in the Affidavit of Michael Lombard sworn by Michael Lombard of the City of Vancouver, in the Province of British Columbia, before me at the City of Vaughan, in the Province of Ontario, this 30th day of January, 2024 in accordance with *O. Reg. 431/20, Administering Oath or Declaration Remotely.*

Rudrakshi Chakrabarti

A Commissioner for taking affidavits

RUDRAKSHI CHAKRABARTI
(LSO #86868U)

BORROWER'S STATUTORY DECLARATION
(title matters)

CANADA
PROVINCE OF ONTARIO

IN THE MATTER OF the title to the property municipally known as 25 Neighbourhood Lane, Toronto, Ontario (the "Land")

AND IN THE MATTER OF a Charge/Mortgage thereof from Vandyk-Backyard Queensview Limited in favour of Peoples Trust Company

TO WIT:

I, Richard Ma, of the City of Markham in the Regional Municipality of Durham and in the Province of Ontario, without personal liability, DO SOLEMNLY DECLARE THAT:

1. I am an authorized signing officer of Vandyk-Backyard Queensview Limited (the "Corporation") and as such am aware of the matters herein deposed to save, where same are stated to be upon information and belief, and where so stated I verily believe the same to be true. The Corporation is the legal and beneficial owner of the Land.
2. I am not aware of any person or persons or corporations having any unregistered easements or rights of way, which affect the Land.
3. There are no known violations of covenants, conditions and restrictions, which affect the Land.
4. There are no unregistered mortgages, charges, liens, conditional sales agreements, title reservations, rights-of-way, restrictive covenants, easements or encroachments affecting title to the Land other than those disclosed by registered title.
5. I am not aware of any outstanding work orders, which affect the Land.
6. The Corporation's possession and occupation of the Land has been undisturbed throughout by any action, suit or other proceedings or adverse possession or otherwise on the part of any person whomsoever and during such possession and occupation no payment was ever made or acknowledgment of title given by the Corporation, or, so far as I am aware, by anyone else, to any person in respect of any right, title, interest or claim upon the Land.
7. No part of the Land has been taken, expropriated or condemned by any competent authority, nor am I aware of any pending expropriation. In addition, to the best of my knowledge, information and belief, the Land is not subject to any existing or pending right, lien or encumbrance by virtue of the *Public Utilities Act* (Ontario), the *Assessment Act* (Ontario), the *Execution Act* (Ontario), the *Construction Lien Act* (Ontario), the *Family Law Act* (Ontario), or any predecessor, amending or replacement legislation thereto, or the *Farm Tax Reduction Program*, save as may be disclosed by registered title.
8. The Corporation does not own any adjoining lands.
9. The Land constitutes one contiguous piece of land.
10. The current use of the Land is permitted under the applicable zoning by-law.
11. All realty taxes are paid to date.
12. All local improvement charges, charged upon the Land and all common expenses, utilities and hydro charges are paid to the date hereof. There are no imposts, levies, development charges or similar charges outstanding in respect of the Land except current realty taxes.
13. All chattels and equipment to be secured to the Lender have been fully paid for and are free and clear of all chattel mortgages, charges, liens, security interests and other encumbrances.
14. To the best of my knowledge, information and belief, the Land does not contravene Section 50 of the *Planning Act* (Ontario) and Part II of the *Family Law Act* (Ontario).

Statutory Declaration
re Title Matters
Page 2 of 2

15. Instrument No. AT5347788 registered January 22, 2020 is a Notice of a Site Plan Agreement with the City of Toronto. The Borrower has not received any notice of non-compliance with this agreement.
16. Instrument No. AT5367386 registered February 19, 2020 is a Transfer of Easement in favour of Rogers Communications Inc. The Borrower has not received any notice of non-compliance with this easement.

I MAKE THIS SOLEMN DECLARATION conscientiously believing it to be true and knowing that it is of the same force and effect as if made under oath.

DECLARED BEFORE ME
at the City of Toronto
in the Province of Ontario
this ____ day of August, 2023 8/10/2023

DocuSigned by:
Bruce Milburn
A Commissioner for taking oaths in and for
the Province of Ontario

DocuSigned by:
Richard Ma
Richard Ma

This is Exhibit "O" referred to in the Affidavit of Michael Lombard sworn by Michael Lombard of the City of Vancouver, in the Province of British Columbia, before me at the City of Vaughan, in the Province of Ontario, this 30th day of January, 2024 in accordance with *O. Reg. 431/20, Administering Oath or Declaration Remotely.*

Rudrakshi Chakrabarti

A Commissioner for taking affidavits

RUDRAKSHI CHAKRABARTI
(LSO #86868U)



480 University Avenue, Suite 1600
Toronto, Ontario M5G 1V2 Canada
Tel 416-597-9922 Fax 416-597-3370
Web www.gsnh.com

WALTER M. TRAUB
Direct Dial 416-597-3378
E-mail traub@gsnh.com

Our File No.: 006331.0183

October 24, 2023

VIA REGISTERED MAIL

Vandyk-Backyard Queensview Limited
1944 Fowler Drive
Mississauga, Ontario, L5K 0A1

Dear Sirs:

**Re: Peoples Trust Company (the "Lender")
Default of loan to Vandyk-Backyard Queensview Limited (the "Borrower") and
Vandyk-Backyard Humberside Limited (the "Beneficial Owner")
25 Neighbourhood Lane, Toronto, Ontario (the "Property")
Mortgage Reference Number 55216**

We are the solicitors for Peoples Trust Company (the "Lender"). We are advised by the Lender that you are presently in default of your obligations under the above-noted loan. The following are the particulars of the default:

1. Registration on title to the Property in the above noted loan transaction of the following construction lien claims:

a) Dircam Electric Limited	\$ 384,182.00
b) Foremont Drywall Highrise/ICI Division) Ltd.	\$ 1,845,369.00
c) Next Plumbing & Hydronics Supply Inc.	\$ 213,401.00

2. The following are the particulars of the amounts now due and payable under the subject loan:

Principal Balance as at October 1, 2023	\$12,700,000.00
Outstanding Interest to October 24th, 2023	\$ 76,266.11

TOTAL AMOUNT DUE AND PAYABLE TO THE LENDER AS OF OCTOBER 24th, 2023 \$12,776,266.11

Legal Costs Incurred to Date \$ 10,500.00

TOTAL AMOUNT DUE AND PAYABLE \$12,786,766.11

Per diem from and after October 24th, 2023: \$3,315.92

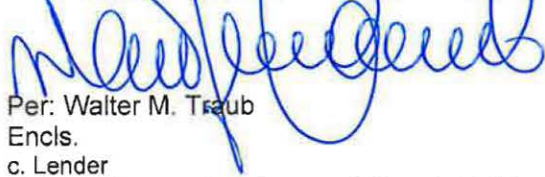
On behalf of the Lender, we hereby demand that you do, on or before 5:00 p.m. on the 6th day of November, 2023, and forthwith take all steps necessary to have the aforesaid liens removed and discharged from title to the Property and any notices to the Lender of such liens retracted in writing, failing same we hereby demand that you make payment to the Lender by certified cheque in the sum of \$12,776,266.11, together with per diem interest as above-noted, and make payment to Goldman Sloan Nash & Haber LLP, In Trust by certified cheque in the sum of \$10,500.00 on account of legal fee and disbursements herein. In the event that such payments are not made in the manner and within the time specified, we are instructed to proceed immediately with all remedies available to the Lender under its security and at law, without further notice to you except as may be required pursuant to such security or at law.

We hereby enclose and serve upon you Notice of Intention to Enforce Security pursuant to subsection 244(1) of the *Bankruptcy and Insolvency Act* (Canada) and Notice of Intent to Realize on Security pursuant to Section 21 of the *Farm Debt Review Act* (Canada).

This matter is of a most serious nature, and we trust that you will govern yourselves accordingly.

Yours very truly,

GOLDMAN SLOAN NASH & HABER LLP



Per: Walter M. Traub

Encls.

c. Lender

c. Schneider Ruggiero Spencer Milburn LLP (Attn. Bruce Milburn)

NOTICE OF INTENTION TO ENFORCE SECURITY

(Subsection 244(1) of the Bankruptcy and Insolvency Act (Canada), Form 115)

TO: Vandyk-Backyard Queensview Limited
1944 Fowler Drive, Mississauga, Ontario, L5K 0A1

-and to – Vandyk-Backyard HumberSide Limited
1944 Fowler Drive, Mississauga, Ontario, L5K 0A1

-and to- Vandyk Holdings Incorporation
1944 Fowler Drive, Mississauga, Ontario, L5K 0A1

-and to – John Vandyk
1944 Fowler Drive, Mississauga, Ontario, L5K 0A1, and
2386 Doulton Place, Mississauga, Ontario, L5H 4G5

TAKE NOTICE THAT:

1. Peoples Trust Company, the secured creditor, intends to enforce its security on the property of the insolvent person described below:

The property is more particularly described on Schedule "A" hereto and includes:

All real and immoveable property, both freehold and leasehold, and all interest of any kind therein, now owned or hereafter acquired by the insolvent persons including, without limiting the generality of the foregoing, all of the insolvent persons' estate, right, title and interest in and to the property described above and in Schedule "A" together with all buildings, erections, structures, fixed plant, fixed machinery, fixed equipment and storage tanks presently situated on such real and immoveable property and leasehold property or which may now or at any time hereafter be constructed or placed thereon or used in connection therewith all easements, licenses, privileges, benefits and other rights and interest appurtenant or appertaining thereto including the right to compensation in respect of any expropriation by lawful authority of any freehold or leasehold property.

All inventory, equipment, machinery, fixtures, book debts, contractual rights, monies, chattel paper, all rents and income from the property and all and goodwill of the insolvent persons together with all proceeds, additions, accretion and substitutions therefore of the insolvent persons.

2. The security that is to be enforced against the Borrower is:
 - a) Charge/Mortgage of Land in the principal sum of \$12,700,000.00, registered as Instrument No. AT6405972 on August 24, 2023;
 - b) Notice of Assignment of Rents - General registered as Instrument No. AT6405973 on August 24, 2023;
 - c) Personal Property Security registered as reference file no. 795231585 on July 13, 2023;
 - d) General Security Agreement dated August 10, 2023;
 - e) Assignment of Material Contracts dated August 10, 2023;
 - f) Assignment of Insurance dated August 10, 2023;
 - g) Assignment of Sale Agreements dated August 10, 2023;
 - h) Assignment of Voting Rights dated August 21, 2023;
 - i) Right of First Opportunity and First Refusal Agreement dated August 21, 2023;
 - j) Beneficial Owner Agreement dated August 21, 2023;

3. The security that is to be enforced against the Guarantors is:
- a) Guarantee and Postponement of Claim from Vandyk Holdings Incorporated and John Vandyk dated August 10, 2023;
 - b) Personal Property Security registered as reference file no. 795231936 on July 13, 2023.
4. The security that is to be enforced against the Beneficial Owner is:
- a) Guarantee and Postponement of Claim from Vandyk-Backyard Humberside Limited dated August 10, 2023;
 - b) Personal Property Security registered as reference file no. 795231648 on July 13, 2023;
 - c) Beneficial Owner Agreement dated August 21, 2023.
5. The total amount of indebtedness secured by the security is as at October 24, 2023 the following:

Principal Balance as at October 1, 2023	\$ 12,700,000.00
Outstanding Interest to October 24, 2023	\$ 76,266.11
In respect to outstanding legal costs to Goldman Sloan Nash & Haber LLP	\$ 10,500.00
Total amount due and owing as of October 24, 2023	<u>\$ 12,786,766.11</u>

Per Diem after October 24, 2023 on Total Amount \$3,315.92

*Valid until the earlier of October 31, 2023 or the next Prime Rate Change. Per diem interest will accrue after 1:00 p.m. on the effective date. All payments received after 1:00 shall be deemed to have been made and received on the next bank business day and Peoples Trust Company shall be entitled to Interest on the amount due.

6. The secured creditor will not have the right to enforce the security until after the expiry of the ten (10) day period following the sending of this notice, unless the insolvent persons consent to an earlier enforcement.

DATED at Toronto this 24th day of October, 2023/

PEOPLES TRUST COMPANY
by their solicitors,
GOLDMAN SLOAN NASH & HABER LLP

Per: 
Walter M. Traub

SCHEDULE "A"

DESCRIPTION OF THE PROPERTY

Condominium Units in Toronto Standard Condominium Plan No. 2983 financed to Peoples Trust Company

Unit	Level	PIN
RESIDENTIAL UNITS		
2	2	76983-0011
5	2	76983-0014
8	2	76983-0017
2	3	76983-0026
11	3	76983-0035
12	3	76983-0036
4	6	76983-0073
14	6	76983-0083
4	7	76983-0088
14	7	76983-0098
3	8	76983-0102
3	9	76983-0114
2	10	76983-0125
3	10	76983-0126
4	10	76983-0127
5	10	76983-0128
12	10	76983-0135
11	2	76983-0020
10	7	76983-0094
13	7	76983-0097
11	8	76983-0110
PARKING UNITS		
1	B	76983-0136
2	B	76983-0137
3	B	76983-0138
4	B	76983-0139
5	B	76983-0140
6	B	76983-0141
8	B	76983-0143
9	B	76983-0144
10	B	76983-0145
11	B	76983-0146
12	B	76983-0147
13	B	76983-0148
16	B	76983-0151
17	B	76983-0152
18	B	76983-0153
19	B	76983-0154
20	B	76983-0155
21	B	76983-0156
22	B	76983-0157
26	B	76983-0161
27	B	76983-0162
28	B	76983-0163
29	B	76983-0164
30	B	76983-0165
31	B	76983-0166
34	B	76983-0169
37	B	76983-0172
13	C	76983-0235
21	C	76983-0243
19	D	76983-0328

Unit	Level	PIN
27	D	76983-0336
42	D	76983-0351
45	D	76983-0354
4	E	76983-0399
5	E	76983-0400
LOCKER UNITS		
47	B	76983-0182
48	B	76983-0183
49	B	76983-0184
50	B	76983-0185
51	B	76983-0186
52	B	76983-0187
54	B	76983-0189
55	B	76983-0190
56	B	76983-0191
57	B	76983-0192
58	B	76983-0193
59	B	76983-0194
60	B	76983-0195
61	B	76983-0196
62	B	76983-0197
63	B	76983-0198
65	B	76983-0200
66	B	76983-0201
67	B	76983-0202
68	B	76983-0203
69	B	76983-0204
70	B	76983-0205
71	B	76983-0206
79	B	76983-0214
68	C	76983-0290
71	D	76983-0380
73	D	76983-0382
78	D	76983-0387
26	E	76983-0421
29	E	76983-0424
31	E	76983-0426
33	E	76983-0428

Municipal Description

25 Neighbourhood Lane
Toronto, Ontario



NOTICE OF INTENT TO REALIZE ON SECURITY

As required under Section 21 of the *Farm Debt Mediation Act*, you are hereby notified that it is the intent of:

Name of creditor
PEOPLES TRUST COMPANY by its solicitors

Family name of farmer VANDYK-BACKYARD QUEENSVIEW LIMITED		Given name of farmer		
Farmer's address				
Unit/Suite/Apt.	Street number 1430	Number suffix	Street name FOWLER	Street type DRIVE
Street direction	PO Box or Route Number	Municipality (City, Town, etc.) MISSISSAUGA	Province ON	Postal code L5K 0A1
The security being (type(s) of security)			on (asset(s))	
Charge/Mortgage			25 Neighbourhood Lane, Toronto, Ontario	

Dated this 24th day of October 2023 at Toronto, Ontario

PEOPLES TRUST COMPANY by its solicitors GOLDMAN SLOAN WASH & HABER LLP

Print creditor's name

per:

416 597-9922 378

Signature of secured creditor or authorized representative

Creditor's phone number and ext.

You are hereby notified of your right to make application under Section 5 of the *Farm Debt Mediation Act* for a review of your financial affairs, mediation with your creditors, and to obtain a stay of proceedings against this action. Provided you are:

- a) currently engaged in farming for commercial purposes; and
- b) insolvent, meaning that you are:
 - unable to meet your obligations as they generally become due; or
 - have ceased paying your current obligations in the ordinary course of business as they generally become due; or
 - the aggregate of your property is not, at fair valuation, sufficient, or if disposed of at a fairly conducted sale under legal process would not be sufficient, to enable payment of all your obligations, due and accruing due.

A secured creditor must wait 15 business days after this notice has been deemed served before beginning action to realize on their security. You may apply for mediation and a stay of proceedings at any time, before, during, or after the 15 business day period, by making an application to the Farm Debt Mediation Service.

The Farm Debt Mediation Service provides qualified farm financial counsellors to conduct a financial review and to prepare a recovery plan for your mediation meeting. Qualified mediators are provided to help you and your creditors reach a mutually satisfactory arrangement.

Application forms and more information about the service can be obtained from:

Farm Debt Mediation Service
1-866-452-5556

The information you provide on this document is collected by Agriculture and Agri-Food Canada under the authority of the *Farm Debt Mediation Act* for the purpose of facilitating financial arrangements between farmers and their creditors. Personal information will be protected under the provisions of the *Privacy Act* and will be stored in Personal Information Bank AAFC-PPU-227. Information may be accessible or protected as required under the provisions of the *Access to Information Act*.

This is Exhibit "P" referred to in the Affidavit of Michael Lombard sworn by Michael Lombard of the City of Vancouver, in the Province of British Columbia, before me at the City of Vaughan, in the Province of Ontario, this 30th day of January, 2024 in accordance with *O. Reg. 431/20, Administering Oath or Declaration Remotely.*

Rudrakshi Chakrabarti

A Commissioner for taking affidavits

RUDRAKSHI CHAKRABARTI
(LSO #86868U)

**ONTARIO
SUPERIOR COURT OF JUSTICE
(COMMERCIAL LIST)**

*IN THE MATTER OF Section 101 of the Courts of Justice Act, R.S.O. 1990 c.C.43, as amended,
and in the matter of Section 243(1) of the Bankruptcy and Insolvency Act, R.S.C. 1985, c. B-3,
as amended*

B E T W E E N:

**PEOPLES TRUST COMPANY and
FIRM CAPITAL MORTGAGE FUND INC.**

Applicants

- and -

**VANDYK-BACKYARD QUEENSVIEW LIMITED and
VANDYK-BACKYARD HUMBERSIDE LIMITED**

Respondents

CONSENT

RSM Canada Limited hereby consents to act as Court-appointed Receiver in this proceeding should such an Order be granted by the Court.

DATED this 28th day of January 2024.

RSM CANADA LIMITED



per: _____
Name: Bryan A. Tannenbaum
Title: President

IN THE MATTER OF Section 101 of the Courts of Justice Act, R.S.O. 1990 c.C.43, as amended, and in the matter of Section 243(1) of the Bankruptcy and Insolvency Act, R.S.C. 1985, c. B-3, as amended

**PEOPLES TRUST COMPANY and FIRM CAPITAL
MORTGAGE FUND INC.**

Applicants

**VANDYK-BACKYARD QUEENSVIEW LIMITED and
VANDYK-BACKYARD HUMBERSIDE LIMITED**

Respondents

Court File No. CV-24-00713783-00CL

ONTARIO
SUPERIOR COURT OF JUSTICE
(COMMERCIAL LIST)

Proceedings commenced at Toronto

CONSENT

Thornton Grout Finnigan LLP
3200 – 100 Wellington Street West
TD West Tower, Toronto-Dominion Centre
Toronto, ON M5K 1K7

D.J. Miller (LSO# 34393P)
Email: djmiller@tgf.ca

Puya Fesharaki (LSO# 70588L)
Email: pfesharaki@tgf.ca

Rudrakshi Chakrabarti (LSO# 86868U)
Email: rchakrabarti@tgf.ca

Tel: 416-304-1616 / Fax: 416-304-1313
Lawyers for the Applicants, Peoples Trust Company
and Firm Capital Mortgage Fund Inc.

IN THE MATTER OF Section 101 of the Courts of Justice Act, R.S.O. 1990 c.C.43, as amended, and in the matter of Section 243(1) of the Bankruptcy and Insolvency Act, R.S.C. 1985, c. B-3, as amended

**PEOPLES TRUST COMPANY and FIRM CAPITAL
MORTGAGE FUND INC.**

Applicants

**VANDYK-BACKYARD QUEENSVIEW LIMITED and
VANDYK-BACKYARD HUMBERSIDE LIMITED**

Respondents

Court File No. CV-24-00713783-00CL

ONTARIO
SUPERIOR COURT OF JUSTICE
(COMMERCIAL LIST)

Proceedings commenced at Toronto

AFFIDAVIT OF MICHAEL LOMBARD

Thornton Grout Finnigan LLP
3200 – 100 Wellington Street West
TD West Tower, Toronto, ON M5K 1K7

D.J. Miller (LSO# 34393P)
Email: djmiller@tgf.ca

Puya Fesharaki (LSO# 70588L)
Email: pfesharaki@tgf.ca

Rudrakshi Chakrabarti (LSO# 86868U)
Email: rchakrabarti@tgf.ca

Tel: 416-304-1616

Fax: 416-304-1313

Lawyers for the Applicants, Peoples Trust Company and
Firm Capital Mortgage Fund Inc.

TAB 3

**ONTARIO
SUPERIOR COURT OF JUSTICE
(COMMERCIAL LIST)**

*IN THE MATTER OF Section 101 of the Courts of Justice Act, R.S.O. 1990 c.C.43,
as amended, and in the matter of Section 243(1) of the Bankruptcy and Insolvency Act,
R.S.C. 1985, c. B-3, as amended*

THE HONOURABLE) TUESDAY, THE 6TH
)
JUSTICE CAVANAGH) DAY OF FEBRUARY, 2024

B E T W E E N:

**PEOPLES TRUST COMPANY and
FIRM CAPITAL MORTGAGE FUND INC.**

Applicants

- and -

**VANDYK-BACKYARD QUEENSVIEW LIMITED and
VANDYK-BACKYARD HUMBERSIDE LIMITED**

Respondents

**ORDER
(Appointing Receiver)**

THIS APPLICATION made by Peoples Trust Company and Firm Capital Mortgage Fund Inc. (collectively, the “**Applicants**”) for an Order pursuant to section 243(1) of the *Bankruptcy and Insolvency Act*, R.S.C. 1985, c. B-3, as amended (the “**BIA**”) and section 101 of the *Courts of Justice Act*, R.S.O. 1990, c. C.43, as amended (the “**CJA**”), appointing RSM Canada Limited (“**RSM**”) as receiver and manager (in such capacities, the “**Receiver**”), without security, of the unsold condominium units, parking units, and storage lockers legally described in **Schedule “A”** hereto (collectively, the “**Unsold Units**”) constituting property of Vandyk-Backyard Queensview

Limited and Vandyk-Backyard Humberside Limited (together, the “**Debtors**”) was heard this day by judicial videoconference via Zoom in Toronto, Ontario.

ON READING the Affidavit of Michael Lombard sworn January 30, 2024 and the Exhibits thereto and on hearing the submissions of counsel for the Applicants, and such other parties listed on the counsel slip, no one else appearing although duly served as it appears from the Affidavit of Service of Rudrakshi Chakrabarti sworn ►, 2024, filed, and on reading the Consent of RSM to act as the Receiver,

SERVICE

1. **THIS COURT ORDERS** that the time for service of the Notice of Application and the Application Record herein is hereby abridged and validated such that this Application is properly returnable today, and hereby dispenses with further service thereof, and authorizes substitute service via electronic mail.

APPOINTMENT

2. **THIS COURT ORDERS** that pursuant to section 243(1) of the BIA and section 101 of the CJA, RSM is hereby appointed Receiver, without security, of the Unsold Units, including all proceeds thereof (the “**Property**”).

RECEIVER’S POWERS

3. **THIS COURT ORDERS** that the Receiver is hereby empowered and authorized, but not obligated, to act at once in respect of the Property and, without in any way limiting the generality of the foregoing, the Receiver is hereby expressly empowered and authorized to do any of the following where the Receiver considers it necessary or desirable:

- (a) to take possession of and exercise control over the Property and any and all proceeds, receipts and disbursements arising out of or from the Property;
- (b) to receive, preserve, and protect the Property, or any part or parts thereof, including, but not limited to, the changing of locks and security codes, relocating of Property to safeguard it, engaging independent security personnel, taking of physical inventories and placement of such insurance coverage as may be necessary or desirable;
- (c) to engage consultants, appraisers, agents, experts, auditors, accountants, managers, counsel and such other persons from time to time and on whatever basis, including on a temporary basis, to assist with the exercise of the Receiver's powers and duties, including without limitation those conferred by this Order;
- (d) to pay such protective disbursements as may be deemed necessary to preserve and protect the Property pending any sale or disposition of same;
- (e) to execute, assign, issue and endorse documents of whatever nature in respect of any of the Property, whether in the Receiver's name or in the name on behalf of any of the Debtors, for any purpose pursuant to this Order;
- (f) to initiate, prosecute and continue the prosecution of any and all proceedings and to defend all proceedings now pending or hereafter instituted with respect to the Property or the Receiver, and to settle or compromise any such proceedings. The authority hereby conveyed shall extend to such appeals or applications for judicial review in respect of any order or judgment pronounced in any such proceeding;

- (g) to market any or all of the Property, including advertising and soliciting offers in respect of the Property or any part or parts thereof and negotiating such terms and conditions of sale as the Receiver in its discretion may deem appropriate;
- (h) to sell, convey, transfer, lease or assign the Property or any part or parts thereof out of the ordinary course of business,
 - (i) without the approval of this Court in respect of any transaction not exceeding \$250,000, provided that the aggregate consideration for all such transactions does not exceed \$500,000; and
 - (ii) with the approval of this Court in respect of any transaction in which the purchase price or the aggregate purchase price exceeds the applicable amount set out in the preceding clause;and in each such case notice under subsection 63(4) of the Ontario *Personal Property Security Act*, or section 31 of the *Mortgages Act* (Ontario), as the case may be, shall not be required;
- (i) to apply for any vesting order or other orders necessary to convey the Property or any part or parts thereof to a purchaser or purchasers thereof, free and clear of any liens, encumbrances or other instruments affecting such Property, other than such permitted encumbrances as may be acceptable to the purchaser or rights that run with the land;
- (j) to report to, meet with and discuss with such affected Persons (as defined below) as the Receiver deems appropriate on all matters relating to the Property and the

receivership, and to share information, subject to such terms as to confidentiality as the Receiver deems advisable;

- (k) to register a copy of this Order and any other Orders in respect of the Property against title to any of the Property;
- (l) to apply for any permits, licences, approvals or permissions as may be required by any governmental authority and any renewals thereof for and on behalf of and, if thought desirable by the Receiver, in the name of either of the Debtors;
- (m) to enter into agreements with any trustee in bankruptcy appointed in respect of the Debtors, including, without limiting the generality of the foregoing, the ability to enter into occupation agreements for any property owned or leased by any of the Debtors;
- (n) to create and manage any data room containing such documents and information as may be necessary or desirable to market the Property; and
- (o) to take any steps reasonably incidental to the exercise of these powers or the performance of any statutory obligations,

and in each case where the Receiver takes any such actions or steps, it shall be exclusively authorized and empowered to do so, to the exclusion of all other Persons (as defined below), including any of the Debtors, and without interference from any other Person.

RECEIVER'S LEGAL COUNSEL

4. **THIS COURT ORDERS** that the Receiver is authorized but not required to retain the same law firm to act as legal counsel to the Applicants, to represent and advise the Receiver in connection with the exercise of the Receiver's powers and duties, including, without limitation,

those conferred by this Order, in any matter where there is no conflict arising from that firm's existing and ongoing role as counsel for the Applicants. In respect of any issue where a conflict may exist or arise in respect of the Applicants and the Receiver or a third party, the Receiver shall utilize independent counsel.

DUTY TO PROVIDE ACCESS AND CO-OPERATION TO THE RECEIVER

5. **THIS COURT ORDERS** that (i) the Debtors, (ii) all of their current and former directors, officers, employees, agents, accountants, legal counsel and shareholders, and all other persons acting on their instructions or behalf, and (iii) all other individuals, firms, corporations, governmental bodies or agencies, or other entities having notice of this Order (all of the foregoing, collectively, being "**Persons**") and each being a "**Person**") shall forthwith advise the Receiver of the existence of any Property in such Person's possession or control, shall grant immediate and continued access to the Property to the Receiver, and shall deliver all such Property to the Receiver upon the Receiver's request.

6. **THIS COURT ORDERS** that all Persons shall forthwith advise the Receiver of the existence of any books, documents, securities, contracts, orders, corporate and accounting records, and any other papers, records and information of any kind related to the Property or the business or affairs of the Debtors, and any computer programs, computer tapes, computer disks, or other data storage media containing any such information (the foregoing, collectively, the "**Records**") in that Person's possession or control, and shall provide to the Receiver or permit the Receiver to make, retain and take away copies thereof and grant to the Receiver unfettered access to and use of accounting, computer, software and physical facilities relating thereto, provided however that nothing in this paragraph 6 or in paragraph 7 of this Order shall require the delivery of Records, or the granting of access to Records, which may not be disclosed or provided to the Receiver due

to the privilege attaching to solicitor-client communication or due to statutory provisions prohibiting such disclosure.

7. **THIS COURT ORDERS** that if any Records are stored or otherwise contained on a computer or other electronic system of information storage, whether by independent service provider or otherwise, all Persons in possession or control of such Records shall forthwith give unfettered access to the Receiver for the purpose of allowing the Receiver to recover and fully copy all of the information contained therein whether by way of printing the information onto paper or making copies of computer disks or such other manner of retrieving and copying the information as the Receiver in its discretion deems expedient, and shall not alter, erase or destroy any Records without the prior written consent of the Receiver. Further, for the purposes of this paragraph, all Persons shall provide the Receiver with all such assistance in gaining immediate access to the information in the Records as the Receiver may in its discretion require including providing the Receiver with instructions on the use of any computer or other system and providing the Receiver with any and all access codes, account names and account numbers that may be required to gain access to the information.

NO PROCEEDINGS AGAINST THE RECEIVER

8. **THIS COURT ORDERS** that no proceeding or enforcement process in any court or tribunal (each, a “**Proceeding**”), shall be commenced or continued against the Receiver except with the written consent of the Receiver or with leave of this Court.

NO PROCEEDINGS AGAINST THE PROPERTY

9. **THIS COURT ORDERS** that no Proceeding against the Property shall be commenced or continued except with the written consent of the Receiver or with leave of this Court, and any and

all Proceedings currently under way against or in respect of the Property are hereby stayed and suspended pending further Order of this Court.

NO EXERCISE OF RIGHTS OR REMEDIES

10. **THIS COURT ORDERS** that all rights and remedies against the Receiver, or affecting the Property, including, without limitation, certification, licenses and permits, are hereby stayed and suspended except with the written consent of the Receiver or leave of this Court, provided however that this stay and suspension does not apply in respect of any “eligible financial contract” as defined in the BIA, and further provided that nothing in this paragraph shall (i) empower the Receiver to carry on any business which the Debtors are not lawfully entitled to carry on, (ii) exempt the Receiver from compliance with statutory or regulatory provisions relating to health, safety or the environment, (iii) prevent the filing of any registration to preserve or perfect a security interest, or (iv) prevent the registration of a claim for lien.

NO INTERFERENCE WITH THE RECEIVER

11. **THIS COURT ORDERS** that no Person shall discontinue, fail to honour, alter, interfere with, repudiate, terminate or cease to perform any right, renewal right, contract, agreement, licence or permit in favour of or held by any of the Debtors, without written consent of the Receiver or leave of this Court.

CONTINUATION OF SERVICES

12. **THIS COURT ORDERS** that all Persons having oral or written agreements with any of the Debtors relating to the Property or statutory or regulatory mandates for the supply of goods and/or services, including without limitation, all computer software, communication and other data services, centralized banking services, payroll services, contractors, equipment suppliers,

insurance, transportation services, utility or other services to the Debtors relating to the Property are hereby restrained until further Order of this Court from discontinuing, altering, interfering with or terminating the supply of such goods or services as may be required by the Receiver, provided in each case that the normal prices or charges for all such goods or services received after the date of this Order are paid by the Receiver in accordance with normal payment practices of the Debtors relating to the Property or such other practices as may be agreed upon by the supplier or service provider and the Receiver, or as may be ordered by this Court.

RECEIVER TO HOLD FUNDS

13. **THIS COURT ORDERS** that all funds, monies, cheques, instruments, and other forms of payments received or collected by the Receiver from and after the making of this Order from any source whatsoever, including without limitation the sale of all or any of the Property and the collection of any accounts receivable in whole or in part, whether in existence on the date of this Order or hereafter coming into existence, shall be deposited into one or more new accounts to be opened by the Receiver (the “**Post Receivership Accounts**”). The monies standing to the credit of such Post Receivership Accounts from time to time, net of any disbursements provided for herein, shall be held by the Receiver to be paid in accordance with the terms of this Order or any further Order of this Court.

LIMITATION ON ENVIRONMENTAL LIABILITIES

14. **THIS COURT ORDERS** that nothing herein contained shall require the Receiver to occupy or to take control, care, charge, possession or management (separately and/or collectively, “**Possession**”) of any of the Property that might be environmentally contaminated, might be a pollutant or a contaminant, or might cause or contribute to a spill, discharge, release or deposit of a substance contrary to any federal, provincial or other law respecting the protection, conservation,

enhancement, remediation or rehabilitation of the environment or relating to the disposal of waste or other contamination including, without limitation, the *Canadian Environmental Protection Act*, the *Ontario Environmental Protection Act*, the *Ontario Water Resources Act*, or the *Ontario Occupational Health and Safety Act* and regulations thereunder (the “**Environmental Legislation**”), provided however that nothing herein shall exempt the Receiver from any duty to report or make disclosure imposed by applicable Environmental Legislation. The Receiver shall not, as a result of this Order or anything done in pursuance of the Receiver’s duties and powers under this Order, be deemed to be in Possession of any of the Property within the meaning of any Environmental Legislation, unless it is actually in possession.

LIMITATION ON THE RECEIVER’S LIABILITY

15. **THIS COURT ORDERS** that the Receiver shall incur no liability or obligation as a result of its appointment or the carrying out the provisions of this Order, save and except for any gross negligence or wilful misconduct on its part, or in respect of its obligations under sections 81.4(5) or 81.6(3) of the BIA or under the *Wage Earner Protection Program Act*. Nothing in this Order shall derogate from the protections afforded the Receiver by section 14.06 of the BIA or by any other applicable legislation.

RECEIVER’S ACCOUNTS

16. **THIS COURT ORDERS** that the Receiver and counsel to the Receiver shall be paid their reasonable fees and disbursements, in each case at their standard rates and charges, unless otherwise ordered by the Court on the passing of accounts, and that the Receiver and counsel to the Receiver shall be entitled to and are hereby granted a charge (the “**Receiver’s Charge**”) on the Property, as security for such fees and disbursements, both before and after the making of this Order in respect of these proceedings. The Receiver’s Charge shall form a first charge on the

Property in priority to all security interests, trusts, claims, liens, charges and encumbrances, statutory or otherwise, in favour of any Person, save and except that it shall be subordinate to the Charge/Mortgage of Land registered on title to the Property in favour of the Applicants (the “**Mortgage**”), but for greater certainty, in all cases in priority to every other Person having, or claiming, any interest in the from the Property, but subject to sections 14.06(7), 81.4(4), and 81.6(2) of the BIA.

17. **THIS COURT ORDERS** that the Receiver and its legal counsel shall pass their accounts from time to time, and for this purpose the accounts of the Receiver and its legal counsel are hereby referred to a judge of the Commercial List of the Ontario Superior Court of Justice.

18. **THIS COURT ORDERS** that prior to the passing of its accounts, the Receiver shall be at liberty from time to time to apply reasonable amounts, out of the monies in its hands, against its fees and disbursements, including legal fees and disbursements, incurred at the standard rates and charges of the Receiver or its counsel, and such amounts shall constitute advances against its remuneration and disbursements when, and as approved by this Court.

FUNDING OF THE RECEIVERSHIP

19. **THIS COURT ORDERS** that the Receiver be at liberty and it is hereby empowered to borrow from the Applicants such monies from time to time as it may consider necessary or desirable, provided that the outstanding principal amount does not exceed \$300,000 (or such greater amount as this Court may by further Order authorize) at any time, at a rate of 15% per annum, or rates of interest as it deems advisable for such period or periods of time as it may arrange, for the purpose of funding the exercise of the powers and duties conferred upon the Receiver by this Order, including interim expenditures. The whole of the Property shall be and is

hereby charged by way of a fixed and specific charge (the “**Receiver’s Borrowings Charge**”) as security for the payment of the monies borrowed, together with interest and charges thereon, in priority to all security interests, trusts, claims, liens, charges and encumbrances, statutory or otherwise, in favour of any Person, but subordinate in priority to (i) the Mortgage in favour of the Applicants; (ii) the Receiver’s Charge; and (iii) the charges as set out in sections 14.06(7), 81.4(4), and 81.6(2) of the BIA, if applicable. Any advances that may be made by the Applicants to the Receiver hereunder shall be, and are hereby deemed to be, advances made by the Applicants under the existing Mortgage granted by the Borrower in favour of the Applicants, and shall form part of the indebtedness secured by the existing Mortgage in favour of the Applicants, but for greater certainty, in all cases in priority to every other Person having, or claiming, any interest in the Unsold Units.

20. **THIS COURT ORDERS** that neither the Receiver’s Borrowings Charge nor any other security granted by the Receiver in connection with its borrowings under this Order shall be enforced without leave of this Court.

21. **THIS COURT ORDERS** that the Receiver is at liberty and authorized to issue certificates substantially in the form annexed as Schedule “B” hereto (the “**Receiver’s Certificates**”) for any amount borrowed by it pursuant to this Order.

22. **THIS COURT ORDERS** that any monies from time to time borrowed by the Receiver pursuant to this Order or any further order of this Court and any and all Receiver’s Certificates evidencing the same or any part thereof shall rank on a *pari passu* basis, unless otherwise agreed to by the holders of any prior issued Receiver’s Certificates.

SERVICE AND NOTICE

23. **THIS COURT ORDERS** that the Guide Concerning Commercial List E-Service (the “**Protocol**”) is approved and adopted by reference herein and, in this proceeding, the service of documents made in accordance with the Protocol (which can be found on the Commercial List website at <https://www.ontariocourts.ca/scj/practice/regional-practice-directions/eservice-commercial/>) shall be valid and effective service. Subject to Rule 17.05 this Order shall constitute an order for substituted service pursuant to Rule 16.04 of the *Rules of Civil Procedure*. Subject to Rule 3.01(d) of the *Rules of Civil Procedure* and paragraph 21 of the Protocol, service of documents in accordance with the Protocol will be effective on transmission. This Court further orders that a Case Website shall be established in accordance with the Protocol with the following URL: <http://www.rsmcanada.com/vandyk-backyard-queensview>.

24. **THIS COURT ORDERS** that if the service or distribution of documents in accordance with the Protocol is not practicable, the Receiver is at liberty to serve or distribute this Order, any other materials and orders in these proceedings, any notices or other correspondence, by forwarding true copies thereof by email, ordinary mail, courier, personal delivery or facsimile transmission to the Debtors’ creditors or other interested parties at their respective addresses as last shown on the records of the Debtors and that any such service or distribution by courier, personal delivery or facsimile transmission shall be deemed to be received on the next business day following the date of forwarding thereof, or if sent by ordinary mail, on the third business day after mailing.

GENERAL

25. **THIS COURT ORDERS** that the Receiver may from time to time apply to this Court for advice and directions in the discharge of its powers and duties hereunder.

26. **THIS COURT ORDERS** that nothing in this Order shall prevent the Receiver from acting as a trustee in bankruptcy of any of the Debtors.

27. **THIS COURT HEREBY REQUESTS** the aid and recognition of any court, tribunal, regulatory or administrative body having jurisdiction in Canada or in the United States to give effect to this Order and to assist the Receiver and its agents in carrying out the terms of this Order. All courts, tribunals, regulatory and administrative bodies are hereby respectfully requested to make such orders and to provide such assistance to the Receiver, as an officer of this Court, as may be necessary or desirable to give effect to this Order or to assist the Receiver and its agents in carrying out the terms of this Order.

28. **THIS COURT ORDERS** that the Receiver be at liberty and is hereby authorized and empowered to apply to any court, tribunal, regulatory or administrative body, wherever located, for the recognition of this Order and for assistance in carrying out the terms of this Order, and that the Receiver is authorized and empowered to act as a representative in respect of the within proceedings for the purpose of having these proceedings recognized in a jurisdiction outside Canada.

29. **THIS COURT ORDERS** that the Applicants shall have the costs of this application, up to and including entry and service of this Order, provided for by the terms of the Applicants' security or, if not so provided by the Applicants' security, then on a substantial indemnity basis to be paid by the Receiver from the Property.

30. **THIS COURT ORDERS** that any interested party may apply to this Court to vary or amend this Order on not less than seven (7) days' notice to the Receiver and to any other party likely to be affected by the order sought or upon such other notice, if any, as this Court may order.

31. **THIS COURT ORDERS** that the Receiver, its counsel and counsel for the Applicants may serve or distribute this Order, or any other materials and orders as may be reasonably required in these proceedings, including any notices, or other correspondence, by forwarding true copies thereof by electronic message to the creditors or any other stakeholders or other interested parties of the Debtors and its advisors (if any). For greater certainty, any such distribution or service shall be deemed to be in satisfaction of a legal or juridical obligation and notice requirements within the meaning of clause 3(c) of the *Electronic Commerce Protection Regulations*, Reg. 81000-2-175 (SOR/DORS).

REGISTRATION ON TITLE

32. **THIS COURT ORDERS AND DIRECTS** that, as soon as practicable, the Land Registry Office for the Land Titles Division of Metro Toronto (No. 80) accept this Order for registration on title to the Real Property described in Schedule “A” hereto.

33. **THIS COURT ORDERS** that this order is effective from the date that it is made and is enforceable without any need for entry and filing.

SCHEDULE "A"
Real Property

Dwelling Units

PIN 76983 – 0011 (LT)

Description: UNIT 2, LEVEL 2, TORONTO STANDARD CONDOMINIUM PLAN NO. 2983 AND ITS APPURTENANT INTEREST; CITY OF TORONTO

PIN 76983 – 0014 (LT)

Description: UNIT 5, LEVEL 2, TORONTO STANDARD CONDOMINIUM PLAN NO. 2983 AND ITS APPURTENANT INTEREST; CITY OF TORONTO

PIN 76983 – 0017 (LT)

Description: UNIT 8, LEVEL 2, TORONTO STANDARD CONDOMINIUM PLAN NO. 2983 AND ITS APPURTENANT INTEREST; CITY OF TORONTO

PIN 76983 – 0020 (LT)

Description: UNIT 11, LEVEL 2, TORONTO STANDARD CONDOMINIUM PLAN NO. 2983 AND ITS APPURTENANT INTEREST; CITY OF TORONTO

PIN 76983 – 0026 (LT)

Description: UNIT 2, LEVEL 3, TORONTO STANDARD CONDOMINIUM PLAN NO. 2983 AND ITS APPURTENANT INTEREST; CITY OF TORONTO

PIN 76983 – 0035 (LT)

Description: UNIT 11, LEVEL 3, TORONTO STANDARD CONDOMINIUM PLAN NO. 2983 AND ITS APPURTENANT INTEREST; CITY OF TORONTO

PIN 76983 – 0036 (LT)

Description: UNIT 12, LEVEL 3, TORONTO STANDARD CONDOMINIUM PLAN NO. 2983 AND ITS APPURTENANT INTEREST; CITY OF TORONTO

PIN 76983 – 0073 (LT)

Description: UNIT 4, LEVEL 6, TORONTO STANDARD CONDOMINIUM PLAN NO. 2983 AND ITS APPURTENANT INTEREST; CITY OF TORONTO

PIN 76983 – 0083 (LT)

Description: UNIT 14, LEVEL 6, TORONTO STANDARD CONDOMINIUM PLAN NO. 2983 AND ITS APPURTENANT INTEREST; CITY OF TORONTO

PIN 76983 – 0088 (LT)

Description: UNIT 4, LEVEL 7, TORONTO STANDARD CONDOMINIUM PLAN NO. 2983 AND ITS APPURTENANT INTEREST; CITY OF TORONTO

PIN 76983 – 0094 (LT)

Description: UNIT 10, LEVEL 7, TORONTO STANDARD CONDOMINIUM PLAN NO. 2983 AND ITS APPURTENANT INTEREST; CITY OF TORONTO

PIN 76983 – 0097 (LT)

Description: UNIT 13, LEVEL 7, TORONTO STANDARD CONDOMINIUM PLAN NO. 2983 AND ITS APPURTENANT INTEREST; CITY OF TORONTO

PIN 76983 – 0098 (LT)

Description: UNIT 14, LEVEL 7, TORONTO STANDARD CONDOMINIUM PLAN NO. 2983 AND ITS APPURTENANT INTEREST; CITY OF TORONTO

PIN 76983 – 0102 (LT)

Description: UNIT 3, LEVEL 8, TORONTO STANDARD CONDOMINIUM PLAN NO. 2983 AND ITS APPURTENANT INTEREST; CITY OF TORONTO

PIN 76983 – 0110 (LT)

Description: UNIT 11, LEVEL 8, TORONTO STANDARD CONDOMINIUM PLAN NO. 2983 AND ITS APPURTENANT INTEREST; CITY OF TORONTO

PIN 76983 – 0114 (LT)

Description: UNIT 3, LEVEL 9, TORONTO STANDARD CONDOMINIUM PLAN NO. 2983 AND ITS APPURTENANT INTEREST; CITY OF TORONTO

PIN 76983 – 0125 (LT)

Description: UNIT 2, LEVEL 10, TORONTO STANDARD CONDOMINIUM PLAN NO. 2983 AND ITS APPURTENANT INTEREST; CITY OF TORONTO

PIN 76983 – 0126 (LT)

Description: UNIT 3, LEVEL 10, TORONTO STANDARD CONDOMINIUM PLAN NO. 2983 AND ITS APPURTENANT INTEREST; CITY OF TORONTO

PIN 76983 – 0127 (LT)

Description: UNIT 4, LEVEL 10, TORONTO STANDARD CONDOMINIUM PLAN NO. 2983 AND ITS APPURTENANT INTEREST; CITY OF TORONTO

PIN 76983 – 0128 (LT)

Description: UNIT 5, LEVEL 10, TORONTO STANDARD CONDOMINIUM PLAN NO. 2983 AND ITS APPURTENANT INTEREST; CITY OF TORONTO

PIN 76983 – 0135 (LT)

Description: UNIT 12, LEVEL 10, TORONTO STANDARD CONDOMINIUM PLAN NO. 2983 AND ITS APPURTENANT INTEREST; CITY OF TORONTO

Parking Units

PIN 76983 – 0136 (LT)

Description: UNIT 1, LEVEL B, TORONTO STANDARD CONDOMINIUM PLAN NO. 2983 AND ITS APPURTENANT INTEREST; CITY OF TORONTO

PIN 76983 – 0137 (LT)

Description: UNIT 2, LEVEL B, TORONTO STANDARD CONDOMINIUM PLAN NO. 2983 AND ITS APPURTENANT INTEREST; CITY OF TORONTO

PIN 76983 – 0138 (LT)

Description: UNIT 3, LEVEL B, TORONTO STANDARD CONDOMINIUM PLAN NO. 2983 AND ITS APPURTENANT INTEREST; CITY OF TORONTO

PIN 76983 – 0139 (LT)

Description: UNIT 4, LEVEL B, TORONTO STANDARD CONDOMINIUM PLAN NO. 2983 AND ITS APPURTENANT INTEREST; CITY OF TORONTO

PIN 76983 – 0140 (LT)

Description: UNIT 5, LEVEL B, TORONTO STANDARD CONDOMINIUM PLAN NO. 2983 AND ITS APPURTENANT INTEREST; CITY OF TORONTO

PIN 76983 – 0141 (LT)

Description: UNIT 6, LEVEL B, TORONTO STANDARD CONDOMINIUM PLAN NO. 2983 AND ITS APPURTENANT INTEREST; CITY OF TORONTO

PIN 76983 – 0143 (LT)

Description: UNIT 8, LEVEL B, TORONTO STANDARD CONDOMINIUM PLAN NO. 2983 AND ITS APPURTENANT INTEREST; CITY OF TORONTO

PIN 76983 – 0144 (LT)

Description: UNIT 9, LEVEL B, TORONTO STANDARD CONDOMINIUM PLAN NO. 2983 AND ITS APPURTENANT INTEREST; CITY OF TORONTO

PIN 76983 – 0145 (LT)

Description: UNIT 10, LEVEL B, TORONTO STANDARD CONDOMINIUM PLAN NO. 2983 AND ITS APPURTENANT INTEREST; CITY OF TORONTO

PIN 76983 – 0146 (LT)

Description: UNIT 11, LEVEL B, TORONTO STANDARD CONDOMINIUM PLAN NO. 2983 AND ITS APPURTENANT INTEREST; CITY OF TORONTO

PIN 76983 – 0147 (LT)

Description: UNIT 12, LEVEL B, TORONTO STANDARD CONDOMINIUM PLAN NO. 2983 AND ITS APPURTENANT INTEREST; CITY OF TORONTO

PIN 76983 – 0148 (LT)

Description: UNIT 13, LEVEL B, TORONTO STANDARD CONDOMINIUM PLAN NO. 2983 AND ITS APPURTENANT INTEREST; CITY OF TORONTO

PIN 76983 –0151 (LT)

Description: UNIT 16, LEVEL B, TORONTO STANDARD CONDOMINIUM PLAN NO. 2983 AND ITS APPURTENANT INTEREST; CITY OF TORONTO

PIN 76983 – 0152 (LT)

Description: UNIT 17, LEVEL B, TORONTO STANDARD CONDOMINIUM PLAN NO. 2983 AND ITS APPURTENANT INTEREST; CITY OF TORONTO

PIN 76983 – 0153 (LT)

Description: UNIT 18, LEVEL B, TORONTO STANDARD CONDOMINIUM PLAN NO. 2983 AND ITS APPURTENANT INTEREST; CITY OF TORONTO

PIN 76983 – 0154 (LT)

Description: UNIT 19, LEVEL B, TORONTO STANDARD CONDOMINIUM PLAN NO. 2983 AND ITS APPURTENANT INTEREST; CITY OF TORONTO

PIN 76983 – 0155 (LT)

Description: UNIT 20, LEVEL B, TORONTO STANDARD CONDOMINIUM PLAN NO. 2983 AND ITS APPURTENANT INTEREST; CITY OF TORONTO

PIN 76983 – 0156 (LT)

Description: UNIT 21, LEVEL B, TORONTO STANDARD CONDOMINIUM PLAN NO. 2983 AND ITS APPURTENANT INTEREST; CITY OF TORONTO

PIN 76983 – 0157 (LT)

Description: UNIT 22, LEVEL B, TORONTO STANDARD CONDOMINIUM PLAN NO. 2983 AND ITS APPURTENANT INTEREST; CITY OF TORONTO

PIN 76983 –0161 (LT)

Description: UNIT 26, LEVEL B, TORONTO STANDARD CONDOMINIUM PLAN NO. 2983 AND ITS APPURTENANT INTEREST; CITY OF TORONTO

PIN 76983 – 0162 (LT)

Description: UNIT 27, LEVEL B, TORONTO STANDARD CONDOMINIUM PLAN NO. 2983 AND ITS APPURTENANT INTEREST; CITY OF TORONTO

PIN 76983 – 0163 (LT)

Description: UNIT 28, LEVEL B, TORONTO STANDARD CONDOMINIUM PLAN NO. 2983 AND ITS APPURTENANT INTEREST; CITY OF TORONTO

PIN 76983 – 0164 (LT)

Description: UNIT 29, LEVEL B, TORONTO STANDARD CONDOMINIUM PLAN NO. 2983 AND ITS APPURTENANT INTEREST; CITY OF TORONTO

PIN 76983 – 0165 (LT)

Description: UNIT 30, LEVEL B, TORONTO STANDARD CONDOMINIUM PLAN NO. 2983 AND ITS APPURTENANT INTEREST; CITY OF TORONTO

PIN 76983 – 0166 (LT)

Description: UNIT 31, LEVEL B, TORONTO STANDARD CONDOMINIUM PLAN NO. 2983 AND ITS APPURTENANT INTEREST; CITY OF TORONTO

PIN 76983 – 0169 (LT)

Description: UNIT 34, LEVEL B, TORONTO STANDARD CONDOMINIUM PLAN NO. 2983 AND ITS APPURTENANT INTEREST; CITY OF TORONTO

PIN 76983 – 0172 (LT)

Description: UNIT 37, LEVEL B, TORONTO STANDARD CONDOMINIUM PLAN NO. 2983 AND ITS APPURTENANT INTEREST; CITY OF TORONTO

PIN 76983 – 0235 (LT)

Description: UNIT 13, LEVEL C, TORONTO STANDARD CONDOMINIUM PLAN NO. 2983 AND ITS APPURTENANT INTEREST; CITY OF TORONTO

PIN 76983 – 0243 (LT)

Description: UNIT 21, LEVEL C, TORONTO STANDARD CONDOMINIUM PLAN NO. 2983 AND ITS APPURTENANT INTEREST; CITY OF TORONTO

PIN 76983 – 0328 (LT)

Description: UNIT 19, LEVEL D, TORONTO STANDARD CONDOMINIUM PLAN NO. 2983 AND ITS APPURTENANT INTEREST; CITY OF TORONTO

PIN 76983 – 0336 (LT)

Description: UNIT 27, LEVEL D, TORONTO STANDARD CONDOMINIUM PLAN NO. 2983 AND ITS APPURTENANT INTEREST; CITY OF TORONTO

PIN 76983 – 0351 (LT)

Description: UNIT 42, LEVEL D, TORONTO STANDARD CONDOMINIUM PLAN NO. 2983 AND ITS APPURTENANT INTEREST; CITY OF TORONTO

PIN 76983 – 0354 (LT)

Description: UNIT 45, LEVEL D, TORONTO STANDARD CONDOMINIUM PLAN NO. 2983 AND ITS APPURTENANT INTEREST; CITY OF TORONTO

PIN 76983 – 0399 (LT)

Description: UNIT 4, LEVEL E, TORONTO STANDARD CONDOMINIUM PLAN NO. 2983 AND ITS APPURTENANT INTEREST; CITY OF TORONTO

PIN 76983 – 0400 (LT)

Description: UNIT 5, LEVEL E, TORONTO STANDARD CONDOMINIUM PLAN NO. 2983 AND ITS APPURTENANT INTEREST; CITY OF TORONTO

Locker Units

PIN 76983 – 0182 (LT)

Description: UNIT 47, LEVEL B, TORONTO STANDARD CONDOMINIUM PLAN NO. 2983 AND ITS APPURTENANT INTEREST; CITY OF TORONTO

PIN 76983 – 0183 (LT)

Description: UNIT 48, LEVEL B, TORONTO STANDARD CONDOMINIUM PLAN NO. 2983 AND ITS APPURTENANT INTEREST; CITY OF TORONTO

PIN 76983 – 0184 (LT)

Description: UNIT 49, LEVEL B, TORONTO STANDARD CONDOMINIUM PLAN NO. 2983 AND ITS APPURTENANT INTEREST; CITY OF TORONTO

PIN 76983 – 0185 (LT)

Description: UNIT 50, LEVEL B, TORONTO STANDARD CONDOMINIUM PLAN NO. 2983 AND ITS APPURTENANT INTEREST; CITY OF TORONTO

PIN 76983 – 0186 (LT)

Description: UNIT 51, LEVEL B, TORONTO STANDARD CONDOMINIUM PLAN NO. 2983 AND ITS APPURTENANT INTEREST; CITY OF TORONTO

PIN 76983 – 0187 (LT)

Description: UNIT 52, LEVEL B, TORONTO STANDARD CONDOMINIUM PLAN NO. 2983 AND ITS APPURTENANT INTEREST; CITY OF TORONTO

PIN 76983 – 0189 (LT)

Description: UNIT 54, LEVEL B, TORONTO STANDARD CONDOMINIUM PLAN NO. 2983 AND ITS APPURTENANT INTEREST; CITY OF TORONTO

PIN 76983 – 0190 (LT)

Description: UNIT 55, LEVEL B, TORONTO STANDARD CONDOMINIUM PLAN NO. 2983 AND ITS APPURTENANT INTEREST; CITY OF TORONTO

PIN 76983 – 0191 (LT)

Description: UNIT 56, LEVEL B, TORONTO STANDARD CONDOMINIUM PLAN NO. 2983 AND ITS APPURTENANT INTEREST; CITY OF TORONTO

PIN 76983 – 0192 (LT)

Description: UNIT 57, LEVEL B, TORONTO STANDARD CONDOMINIUM PLAN NO. 2983 AND ITS APPURTENANT INTEREST; CITY OF TORONTO

PIN 76983 – 0193 (LT)

Description: UNIT 58, LEVEL B, TORONTO STANDARD CONDOMINIUM PLAN NO. 2983 AND ITS APPURTENANT INTEREST; CITY OF TORONTO

PIN 76983 – 0194 (LT)

Description: UNIT 59, LEVEL B, TORONTO STANDARD CONDOMINIUM PLAN NO. 2983 AND ITS APPURTENANT INTEREST; CITY OF TORONTO

PIN 76983 – 0195 (LT)

Description: UNIT 60, LEVEL B, TORONTO STANDARD CONDOMINIUM PLAN NO. 2983 AND ITS APPURTENANT INTEREST; CITY OF TORONTO

PIN 76983 – 0196 (LT)

Description: UNIT 61, LEVEL B, TORONTO STANDARD CONDOMINIUM PLAN NO. 2983 AND ITS APPURTENANT INTEREST; CITY OF TORONTO

PIN 76983 – 0197 (LT)

Description: UNIT 62, LEVEL B, TORONTO STANDARD CONDOMINIUM PLAN NO. 2983 AND ITS APPURTENANT INTEREST; CITY OF TORONTO

PIN 76983 – 0198 (LT)

Description: UNIT 63, LEVEL B, TORONTO STANDARD CONDOMINIUM PLAN NO. 2983 AND ITS APPURTENANT INTEREST; CITY OF TORONTO

PIN 76983 – 0200 (LT)

Description: UNIT 65, LEVEL B, TORONTO STANDARD CONDOMINIUM PLAN NO. 2983 AND ITS APPURTENANT INTEREST; CITY OF TORONTO

PIN 76983 – 0201 (LT)

Description: UNIT 66, LEVEL B, TORONTO STANDARD CONDOMINIUM PLAN NO. 2983 AND ITS APPURTENANT INTEREST; CITY OF TORONTO

PIN 76983 – 0202 (LT)

Description: UNIT 67, LEVEL B, TORONTO STANDARD CONDOMINIUM PLAN NO. 2983 AND ITS APPURTENANT INTEREST; CITY OF TORONTO

PIN 76983 – 0203 (LT)

Description: UNIT 68, LEVEL B, TORONTO STANDARD CONDOMINIUM PLAN NO. 2983 AND ITS APPURTENANT INTEREST; CITY OF TORONTO

PIN 76983 – 0204 (LT)

Description: UNIT 69, LEVEL B, TORONTO STANDARD CONDOMINIUM PLAN NO. 2983 AND ITS APPURTENANT INTEREST; CITY OF TORONTO

PIN 76983 – 0205 (LT)

Description: UNIT 70, LEVEL B, TORONTO STANDARD CONDOMINIUM PLAN NO. 2983 AND ITS APPURTENANT INTEREST; CITY OF TORONTO

PIN 76983 – 0206 (LT)

Description: UNIT 71, LEVEL B, TORONTO STANDARD CONDOMINIUM PLAN NO. 2983 AND ITS APPURTENANT INTEREST; CITY OF TORONTO

PIN 76983 – 0214 (LT)

Description: UNIT 79, LEVEL B, TORONTO STANDARD CONDOMINIUM PLAN NO. 2983 AND ITS APPURTENANT INTEREST; CITY OF TORONTO

PIN 76983 – 0290 (LT)

Description: UNIT 68, LEVEL C, TORONTO STANDARD CONDOMINIUM PLAN NO. 2983 AND ITS APPURTENANT INTEREST; CITY OF TORONTO

PIN 76983 – 0380 (LT)

Description: UNIT 71, LEVEL D, TORONTO STANDARD CONDOMINIUM PLAN NO. 2983 AND ITS APPURTENANT INTEREST; CITY OF TORONTO

PIN 76983 – 0382 (LT)

Description: UNIT 73, LEVEL D, TORONTO STANDARD CONDOMINIUM PLAN NO. 2983 AND ITS APPURTENANT INTEREST; CITY OF TORONTO

PIN 76983 – 0387 (LT)

Description: UNIT 78, LEVEL D, TORONTO STANDARD CONDOMINIUM PLAN NO. 2983 AND ITS APPURTENANT INTEREST; CITY OF TORONTO

PIN 76983 – 0421 (LT)

Description: UNIT 26, LEVEL E, TORONTO STANDARD CONDOMINIUM PLAN NO. 2983 AND ITS APPURTENANT INTEREST; CITY OF TORONTO

PIN 76983 – 0424 (LT)

Description: UNIT 29, LEVEL E, TORONTO STANDARD CONDOMINIUM PLAN NO. 2983 AND ITS APPURTENANT INTEREST; CITY OF TORONTO

PIN 76983 – 0426 (LT)

Description: UNIT 31, LEVEL E, TORONTO STANDARD CONDOMINIUM PLAN NO. 2983 AND ITS APPURTENANT INTEREST; CITY OF TORONTO

PIN 76983 – 0428 (LT)

Description: UNIT 33, LEVEL E, TORONTO STANDARD CONDOMINIUM PLAN NO. 2983 AND ITS APPURTENANT INTEREST; CITY OF TORONTO

SCHEDULE “B”
RECEIVER CERTIFICATE

CERTIFICATE NO. _____

AMOUNT \$ _____

1. THIS IS TO CERTIFY that RSM Canada Limited., the receiver and manager (the “**Receiver**”) of the Property (as defined and described in) the Order of the Ontario Superior Court of Justice (Commercial List) (the “**Court**”) dated _____, 2024 (the “**Order**”) made in an application having Court File No. CV-24-00713783-00CL, has received as such Receiver from the holder of this certificate (the “**Lender**”) the principal sum of \$►, being part of the total principal sum of \$► which the Receiver is authorized to borrow under and pursuant to the Order.

2. The principal sum evidenced by this certificate is payable on demand by the Lender with interest thereon calculated and compounded [daily/monthly] not in advance on the _____ day of each month after the date hereof at a notional rate per annum equal to the rate of _____ per cent above the prime commercial lending rate of Bank of _____ from time to time.

3. Such principal sum with interest thereon is, by the terms of the Order, together with the principal sums and interest thereon of all other certificates issued by the Receiver pursuant to the Order or to any further order of the Court, a charge upon the whole of the Property, in priority to the security interests of any other Person other than the Applicants, but subject to the priority of the charges set out in the Order and in the *Bankruptcy and Insolvency Act*, and the right of the Receiver to indemnify itself out of such Property in respect of its remuneration and expenses.

4. All sums payable in respect of principal and interest under this certificate are payable at the main office of the Lender at Toronto, Ontario.

5. Until all liability in respect of this certificate has been terminated, no certificates creating charges ranking or purporting to rank in priority to this certificate shall be issued by the Receiver to any person other than the holder of this certificate without the prior written consent of the holder of this certificate.

6. The charge securing this certificate shall operate so as to permit the Receiver to deal with the Property as authorized by the Order and as authorized by any further or other order of the Court.

7. The Receiver does not undertake, and it is not under any personal liability, to pay any sum in respect of which it may issue certificates under the terms of the Order.

DATED the _____ day of _____, 2024.

**RSM Canada Limited, solely in its capacity as
Receiver of the Property, and not in its personal
capacity**

Per:

Name:

Title:

IN THE MATTER OF Section 101 of the Courts of Justice Act, R.S.O. 1990 c.C.43, as amended, and in the matter of Section 243(1) of the Bankruptcy and Insolvency Act, R.S.C. 1985, c. B-3, as amended

**PEOPLES TRUST COMPANY and
FIRM CAPITAL MORTGAGE FUND INC.**

Applicants

**VANDYK-BACKYARD QUEENSVIEW LIMITED and
VANDYK-BACKYARD HUMBERSIDE LIMITED**

Respondents

Court File No. CV-24-00713783-00CL

**ONTARIO
SUPERIOR COURT OF JUSTICE
(COMMERCIAL LIST)**

Proceedings commenced at Toronto, Ontario

**ORDER
(Appointing Receiver)**

THORNTON GROUT FINNIGAN LLP
3200 – 100 Wellington Street West
TD West Tower, Toronto-Dominion Centre
Toronto, ON M5K 1K7

Tel: (416) 304-1616 / Fax: (416) 304-1313

D.J. Miller (LSO# 34393P)

Email: djmiller@tgf.ca

Puya Fesharaki (LSO# 70588L)

Email: pfesharaki@tgf.ca

Rudrakshi Chakrabarti (LSO# 86868U)

Email: rchakrabarti@tgf.ca

Lawyers for the Applicants, Peoples Trust Company
and Firm Capital Mortgage Fund Inc.

TAB 4

Court File No.

Court File No. CV-24-00713783-00CL

**ONTARIO
SUPERIOR COURT OF JUSTICE
(COMMERCIAL LIST)**

*IN THE MATTER OF Section 101 of the Courts of Justice Act, R.S.O. 1990 c.C.43,
as amended, and in the matter of Section 243(1) of the Bankruptcy and Insolvency Act,
R.S.C. 1985, c. B-3, as amended*

<u>THE HONOURABLE</u>)	<u>TUESDAY, THE 6TH</u>
)	
THE HONOURABLE)	WEEKDAY, THE #
)	
JUSTICE — <u>CAVANAGH</u>)	DAY OF MONTH <u>FEBRUARY,</u> <u>20YR2024</u>

B E T W E E N:

PEOPLES TRUST COMPANY and
FIRM CAPITAL MORTGAGE FUND INC.

Applicants

PLAINTIFF¹

Plaintiff

- and -

VANDYK-BACKYARD QUEENSVIEW LIMITED and
VANDYK-BACKYARD HUMBERSIDE LIMITED

DEFENDANT Respondents

¹The Model Order Subcommittee notes that a receivership proceeding may be commenced by action or by application. This model order is drafted on the basis that the receivership proceeding is commenced by way of an action.

ORDER
(~~appointing~~ Appointing Receiver)

~~THIS MOTION made by the Plaintiff~~² APPLICATION made by Peoples Trust Company and Firm Capital Mortgage Fund Inc. (collectively, the “Applicants”) for an Order pursuant to section 243(1) of the *Bankruptcy and Insolvency Act*, R.S.C. 1985, c. B-3, as amended (the “BIA”) and section 101 of the *Courts of Justice Act*, R.S.O. 1990, c. C.43, as amended (the “CJA”), appointing ~~[RECEIVER'S NAME]~~ RSM Canada Limited (“RSM”) as receiver ~~{and manager}~~ (in such capacities, the “Receiver”), without security, of ~~all of the assets, undertakings and properties of [DEBTOR'S NAME] (the “Debtor”) acquired for, or used in relation to a business carried on by the Debtor,~~ the unsold condominium units, parking units, and storage lockers legally described in Schedule “A” hereto (collectively, the “Unsold Units”) constituting property of Vandyk-Backyard Queensview Limited and Vandyk-Backyard Humberside Limited (together, the “Debtors”) was heard this day ~~at 330 University Avenue,~~ by judicial videoconference via Zoom in Toronto, Ontario.

ON READING the ~~affidavit of [NAME] sworn [DATE]~~ Affidavit of Michael Lombard sworn January 30, 2024 and the Exhibits thereto and on hearing the submissions of counsel for ~~[NAMES], no one~~ the Applicants, and such other parties listed on the counsel slip, no one else appearing ~~for [NAME]~~ although duly served as it appears from the ~~affidavit of service of [NAME]~~

²Section 243(1) of the BIA provides that the Court may appoint a receiver “on application by a secured creditor”.

sworn ~~[DATE]~~ Affidavit of Service of Rudrakshi Chakrabarti sworn ~~►~~, 2024, filed, and on reading the ~~consent of~~ ~~[RECEIVER'S NAME]~~ Consent of RSM to act as the Receiver,

SERVICE

1. **THIS COURT ORDERS** that the time for service of the Notice of ~~Motion~~ Application and the ~~Motion~~ Application Record herein is hereby abridged and validated³ ~~so~~ such that this ~~motion~~ Application is properly returnable today, and hereby dispenses with further service thereof, and authorizes substitute service via electronic mail.

APPOINTMENT

2. **THIS COURT ORDERS** that pursuant to section 243(1) of the BIA and section 101 of the CJA, ~~[RECEIVER'S NAME]~~ RSM is hereby appointed Receiver, without security, of ~~all of the assets, undertakings and properties of the Debtor acquired for, or used in relation to a business carried on by the Debtor~~ the Unsold Units, including all proceeds thereof (the "Property").

RECEIVER'S POWERS

3. **THIS COURT ORDERS** that the Receiver is hereby empowered and authorized, but not obligated, to act at once in respect of the Property and, without in any way limiting the generality of the foregoing, the Receiver is hereby expressly empowered and authorized to do any of the following where the Receiver considers it necessary or desirable:

³ ~~If service is effected in a manner other than as authorized by the Ontario Rules of Civil Procedure, an order validating irregular service is required pursuant to Rule 16.08 of the Rules of Civil Procedure and may be granted in appropriate circumstances.~~

- (a) to take possession of and exercise control over the Property and any and all proceeds, receipts and disbursements arising out of or from the Property;
- (b) to receive, preserve, and protect the Property, or any part or parts thereof, including, but not limited to, the changing of locks and security codes, ~~the~~ relocating of Property to safeguard it, ~~the~~ engaging of independent security personnel, ~~the~~ taking of physical inventories and ~~the~~ placement of such insurance coverage as may be necessary or desirable;
- ~~(c) to manage, operate, and carry on the business of the Debtor, including the powers to enter into any agreements, incur any obligations in the ordinary course of business, cease to carry on all or any part of the business, or cease to perform any contracts of the Debtor;~~
- (c) ~~(d)~~ to engage consultants, appraisers, agents, experts, auditors, accountants, managers, counsel and such other persons from time to time and on whatever basis, including on a temporary basis, to assist with the exercise of the ~~Receiver's~~Receiver's powers and duties, including without limitation those conferred by this Order;
- (d) to pay such protective disbursements as may be deemed necessary to preserve and protect the Property pending any sale or disposition of same;
- ~~(e) to purchase or lease such machinery, equipment, inventories, supplies, premises or other assets to continue the business of the Debtor or any part or parts thereof;~~
- ~~(f) to receive and collect all monies and accounts now owed or hereafter owing to the Debtor and to exercise all remedies of the Debtor in collecting such~~

~~monies, including, without limitation, to enforce any security held by the Debtor;~~

~~(g) to settle, extend or compromise any indebtedness owing to the Debtor;~~

(e) ~~(h)~~ to execute, assign, issue and endorse documents of whatever nature in respect of any of the Property, whether in the ~~Receiver's~~Receiver's name or in the name ~~and~~ on behalf of any of the ~~Debtor~~Debtors, for any purpose pursuant to this Order;

(f) ~~(i)~~ to initiate, prosecute and continue the prosecution of any and all proceedings and to defend all proceedings now pending or hereafter instituted with respect to the ~~Debtor, the~~ Property or the Receiver, and to settle or compromise any such proceedings.⁴ The authority hereby conveyed shall extend to such appeals or applications for judicial review in respect of any order or judgment pronounced in any such proceeding;

(g) ~~(j)~~ to market any or all of the Property, including advertising and soliciting offers in respect of the Property or any part or parts thereof and negotiating such terms and conditions of sale as the Receiver in its discretion may deem appropriate;

(h) ~~(k)~~ to sell, convey, transfer, lease or assign the Property or any part or parts thereof out of the ordinary course of business,

~~⁴ This model order does not include specific authority permitting the Receiver to either file an assignment in bankruptcy on behalf of the Debtor, or to consent to the making of a bankruptcy order against the Debtor. A bankruptcy may have the effect of altering the priorities among creditors, and therefore the specific authority of the Court should be sought if the Receiver wishes to take one of these steps.~~

(i) without the approval of this Court in respect of any transaction not exceeding \$~~_____~~250,000, provided that the aggregate consideration for all such transactions does not exceed \$~~_____~~500,000; and

(ii) with the approval of this Court in respect of any transaction in which the purchase price or the aggregate purchase price exceeds the applicable amount set out in the preceding clause;

and in each such case notice under subsection 63(4) of the Ontario *Personal Property Security Act*, ~~for~~ section 31 of the ~~Ontario~~ *Mortgages Act* (Ontario), as the case may be,⁵ shall not be required, ~~and in each case the Ontario Bulk Sales Act shall not apply.~~

(i) ~~(h)~~ to apply for any vesting order or other orders necessary to convey the Property or any part or parts thereof to a purchaser or purchasers thereof, free and clear of any liens ~~or~~ encumbrances or other instruments affecting such Property, other than such permitted encumbrances as may be acceptable to the purchaser or rights that run with the land;

(j) ~~(m)~~ to report to, meet with and discuss with such affected Persons (as defined below) as the Receiver deems appropriate on all matters relating to the Property

⁵ ~~If the Receiver will be dealing with assets in other provinces, consider adding references to applicable statutes in other provinces. If this is done, those statutes must be reviewed to ensure that the Receiver is exempt from or can be exempted from such notice periods, and further that the Ontario Court has the jurisdiction to grant such an exemption.~~

and the receivership, and to share information, subject to such terms as to confidentiality as the Receiver deems advisable;

(k) ~~(n)~~ to register a copy of this Order and any other Orders in respect of the Property against title to any of the Property;

(l) ~~(o)~~ to apply for any permits, licences, approvals or permissions as may be required by any governmental authority and any renewals thereof for and on behalf of and, if thought desirable by the Receiver, in the name of either of the ~~Debtor~~Debtors;

(m) ~~(p)~~ to enter into agreements with any trustee in bankruptcy appointed in respect of the ~~Debtor~~Debtors, including, without limiting the generality of the foregoing, the ability to enter into occupation agreements for any property owned or leased by any of the ~~Debtor~~Debtors;

~~(q) to exercise any shareholder, partnership, joint venture or other rights which the Debtor may have; and~~

(n) to create and manage any data room containing such documents and information as may be necessary or desirable to market the Property; and

(o) ~~(r)~~ to take any steps reasonably incidental to the exercise of these powers or the performance of any statutory obligations;

and in each case where the Receiver takes any such actions or steps, it shall be exclusively authorized and empowered to do so, to the exclusion of all other Persons (as defined below), including any of the ~~Debtor~~Debtors, and without interference from any other Person.

RECEIVER'S LEGAL COUNSEL

4. THIS COURT ORDERS that the Receiver is authorized but not required to retain the same law firm to act as legal counsel to the Applicants, to represent and advise the Receiver in connection with the exercise of the Receiver's powers and duties, including, without limitation, those conferred by this Order, in any matter where there is no conflict arising from that firm's existing and ongoing role as counsel for the Applicants. In respect of any issue where a conflict may exist or arise in respect of the Applicants and the Receiver or a third party, the Receiver shall utilize independent counsel.

DUTY TO PROVIDE ACCESS AND CO-OPERATION TO THE RECEIVER

5. 4-THIS COURT ORDERS that (i) the ~~Debtor~~Debtors, (ii) all of ~~its~~their current and former directors, officers, employees, agents, accountants, legal counsel and shareholders, and all other persons acting on ~~its~~their instructions or behalf, and (iii) all other individuals, firms, corporations, governmental bodies or agencies, or other entities having notice of this Order (all of the foregoing, collectively, being "Persons") and each being a "Person") shall forthwith advise the Receiver of the existence of any Property in such ~~Person's~~Person's possession or control, shall grant immediate and continued access to the Property to the Receiver, and shall deliver all such Property to the Receiver upon the ~~Receiver's~~Receiver's request.

6. 5-THIS COURT ORDERS that all Persons shall forthwith advise the Receiver of the existence of any books, documents, securities, contracts, orders, corporate and accounting records, and any other papers, records and information of any kind related to the Property or the business or affairs of the ~~Debtor~~Debtors, and any computer programs, computer tapes, computer disks, or other data storage media containing any such information (the foregoing, collectively, the

~~"Records"~~) in that ~~Person's~~Person's possession or control, and shall provide to the Receiver or permit the Receiver to make, retain and take away copies thereof and grant to the Receiver unfettered access to and use of accounting, computer, software and physical facilities relating thereto, provided however that nothing in this paragraph ~~56~~ or in paragraph ~~67~~ of this Order shall require the delivery of Records, or the granting of access to Records, which may not be disclosed or provided to the Receiver due to the privilege attaching to solicitor-client communication or due to statutory provisions prohibiting such disclosure.

7. ~~6.~~ **THIS COURT ORDERS** that if any Records are stored or otherwise contained on a computer or other electronic system of information storage, whether by independent service provider or otherwise, all Persons in possession or control of such Records shall forthwith give unfettered access to the Receiver for the purpose of allowing the Receiver to recover and fully copy all of the information contained therein whether by way of printing the information onto paper or making copies of computer disks or such other manner of retrieving and copying the information as the Receiver in its discretion deems expedient, and shall not alter, erase or destroy any Records without the prior written consent of the Receiver. Further, for the purposes of this paragraph, all Persons shall provide the Receiver with all such assistance in gaining immediate access to the information in the Records as the Receiver may in its discretion require including providing the Receiver with instructions on the use of any computer or other system and providing the Receiver with any and all access codes, account names and account numbers that may be required to gain access to the information.

~~7. THIS COURT ORDERS that the Receiver shall provide each of the relevant landlords with notice of the Receiver's intention to remove any fixtures from any leased premises at least seven~~

~~(7) days prior to the date of the intended removal. The relevant landlord shall be entitled to have a representative present in the leased premises to observe such removal and, if the landlord disputes the Receiver's entitlement to remove any such fixture under the provisions of the lease, such fixture shall remain on the premises and shall be dealt with as agreed between any applicable secured creditors, such landlord and the Receiver, or by further Order of this Court upon application by the Receiver on at least two (2) days notice to such landlord and any such secured creditors.~~

NO PROCEEDINGS AGAINST THE RECEIVER

8. **THIS COURT ORDERS** that no proceeding or enforcement process in any court or tribunal (each, a "Proceeding"), shall be commenced or continued against the Receiver except with the written consent of the Receiver or with leave of this Court.

NO PROCEEDINGS AGAINST THE ~~DEBTOR OR THE~~ PROPERTY

9. **THIS COURT ORDERS** that no Proceeding against ~~or in respect of the Debtor or~~ the Property shall be commenced or continued except with the written consent of the Receiver or with leave of this Court, and any and all Proceedings currently under way against or in respect of ~~the Debtor or~~ the Property are hereby stayed and suspended pending further Order of this Court.

NO EXERCISE OF RIGHTS OR REMEDIES

10. **THIS COURT ORDERS** that all rights and remedies against the ~~Debtor, the~~ Receiver, or affecting the Property, including, without limitation, certification, licenses and permits, are hereby stayed and suspended except with the written consent of the Receiver or leave of this Court, provided however that this stay and suspension does not apply in respect of any "eligible financial contract" as defined in the BIA, and further provided that nothing in this paragraph shall (i) empower the Receiver ~~or the Debtor~~ to carry on any business which the ~~Debtor is~~ Debtors are not lawfully entitled to carry on, (ii) exempt the Receiver ~~or the Debtor~~ from compliance with statutory

or regulatory provisions relating to health, safety or the environment, (iii) prevent the filing of any registration to preserve or perfect a security interest, or (iv) prevent the registration of a claim for lien.

NO INTERFERENCE WITH THE RECEIVER

11. **THIS COURT ORDERS** that no Person shall discontinue, fail to honour, alter, interfere with, repudiate, terminate or cease to perform any right, renewal right, contract, agreement, licence or permit in favour of or held by any of the Debtor/Debtors, without written consent of the Receiver or leave of this Court.

CONTINUATION OF SERVICES

12. **THIS COURT ORDERS** that all Persons having oral or written agreements with ~~the Debtor~~any of the Debtors relating to the Property or statutory or regulatory mandates for the supply of goods and/or services, including without limitation, all computer software, communication and other data services, centralized banking services, payroll services, contractors, equipment suppliers, insurance, transportation services, utility or other services to the ~~Debtor~~Debtors relating to the Property are hereby restrained until further Order of this Court from discontinuing, altering, interfering with or terminating the supply of such goods or services as may be required by the Receiver, ~~and that the Receiver shall be entitled to the continued use of the Debtor's current telephone numbers, facsimile numbers, internet addresses and domain names~~, provided in each case that the normal prices or charges for all such goods or services received after the date of this Order are paid by the Receiver in accordance with normal payment practices of the ~~Debtor~~Debtors relating to the Property or such other practices as may be agreed upon by the supplier or service provider and the Receiver, or as may be ordered by this Court.

RECEIVER TO HOLD FUNDS

13. **THIS COURT ORDERS** that all funds, monies, cheques, instruments, and other forms of payments received or collected by the Receiver from and after the making of this Order from any source whatsoever, including without limitation the sale of all or any of the Property and the collection of any accounts receivable in whole or in part, whether in existence on the date of this Order or hereafter coming into existence, shall be deposited into one or more new accounts to be opened by the Receiver (the "Post Receivership Accounts") ~~and the~~ The monies standing to the credit of such Post Receivership Accounts from time to time, net of any disbursements provided for herein, shall be held by the Receiver to be paid in accordance with the terms of this Order or any further Order of this Court.

~~EMPLOYEES~~

~~14. THIS COURT ORDERS that all employees of the Debtor shall remain the employees of the Debtor until such time as the Receiver, on the Debtor's behalf, may terminate the employment of such employees. The Receiver shall not be liable for any employee related liabilities, including any successor employer liabilities as provided for in section 14.06(1.2) of the BIA, other than such amounts as the Receiver may specifically agree in writing to pay, or in respect of its obligations under sections 81.4(5) or 81.6(3) of the BIA or under the Wage Earner Protection Program Act.~~

~~PIPEDA~~

~~15. THIS COURT ORDERS that, pursuant to clause 7(3)(c) of the Canada Personal Information Protection and Electronic Documents Act, the Receiver shall disclose personal information of identifiable individuals to prospective purchasers or bidders for the Property and to their advisors, but only to the extent desirable or required to negotiate and attempt to complete one or more sales of the Property (each, a "Sale"). Each prospective purchaser or bidder to whom such personal information is disclosed shall maintain and protect the privacy of such information and limit the use of such information to its evaluation of the Sale, and if it does not complete a Sale, shall return~~

~~all such information to the Receiver, or in the alternative destroy all such information. The purchaser of any Property shall be entitled to continue to use the personal information provided to it, and related to the Property purchased, in a manner which is in all material respects identical to the prior use of such information by the Debtor, and shall return all other personal information to the Receiver, or ensure that all other personal information is destroyed.~~

LIMITATION ON ENVIRONMENTAL LIABILITIES

14. ~~16.~~ **THIS COURT ORDERS** that nothing herein contained shall require the Receiver to occupy or to take control, care, charge, possession or management (separately and/or collectively, "Possession") of any of the Property that might be environmentally contaminated, might be a pollutant or a contaminant, or might cause or contribute to a spill, discharge, release or deposit of a substance contrary to any federal, provincial or other law respecting the protection, conservation, enhancement, remediation or rehabilitation of the environment or relating to the disposal of waste or other contamination including, without limitation, the *Canadian Environmental Protection Act*, the *Ontario Environmental Protection Act*, the *Ontario Water Resources Act*, or the *Ontario Occupational Health and Safety Act* and regulations thereunder (the "Environmental Legislation"), provided however that nothing herein shall exempt the Receiver from any duty to report or make disclosure imposed by applicable Environmental Legislation. The Receiver shall not, as a result of this Order or anything done in pursuance of the ~~Receiver's~~Receiver's duties and powers under this Order, be deemed to be in Possession of any of the Property within the meaning of any Environmental Legislation, unless it is actually in possession.

LIMITATION ON THE RECEIVER'S LIABILITY

15. ~~17.~~ **THIS COURT ORDERS** that the Receiver shall incur no liability or obligation as a result of its appointment or the carrying out the provisions of this Order, save and except for any

gross negligence or wilful misconduct on its part, or in respect of its obligations under sections 81.4(5) or 81.6(3) of the BIA or under the *Wage Earner Protection Program Act*. Nothing in this Order shall derogate from the protections afforded the Receiver by section 14.06 of the BIA or by any other applicable legislation.

~~RECEIVER'S~~RECEIVER'S ACCOUNTS

16. ~~18.~~ **THIS COURT ORDERS** that the Receiver and counsel to the Receiver shall be paid their reasonable fees and disbursements, in each case at their standard rates and charges, unless otherwise ordered by the Court on the passing of accounts, and that the Receiver and counsel to the Receiver shall be entitled to and are hereby granted a charge (the "~~Receiver's~~Receiver's Charge") on the Property, as security for such fees and disbursements, both before and after the making of this Order in respect of these proceedings, ~~and that the Receiver's~~ The Receiver's Charge shall form a first charge on the Property in priority to all security interests, trusts, claims, liens, charges and encumbrances, statutory or otherwise, in favour of any Person, save and except that it shall be subordinate to the Charge/Mortgage of Land registered on title to the Property in favour of the Applicants (the "Mortgage"), but for greater certainty, in all cases in priority to every other Person having, or claiming, any interest in the from the Property, but subject to sections 14.06(7), 81.4(4), and 81.6(2) of the BIA.⁶

⁶ ~~Note that subsection 243(6) of the BIA provides that the Court may not make such an order "unless it is satisfied that the secured creditors who would be materially affected by the order were given reasonable notice and an opportunity to make representations".~~

17. ~~19.~~ **THIS COURT ORDERS** that the Receiver and its legal counsel shall pass ~~its~~their accounts from time to time, and for this purpose the accounts of the Receiver and its legal counsel are hereby referred to a judge of the Commercial List of the Ontario Superior Court of Justice.

18. ~~20.~~ **THIS COURT ORDERS** that prior to the passing of its accounts, the Receiver shall be at liberty from time to time to apply reasonable amounts, out of the monies in its hands, against its fees and disbursements, including legal fees and disbursements, incurred at the standard rates and charges of the Receiver or its counsel, and such amounts shall constitute advances against its remuneration and disbursements when, and as approved by this Court.

FUNDING OF THE RECEIVERSHIP

19. ~~21.~~ **THIS COURT ORDERS** that the Receiver be at liberty and it is hereby empowered to borrow ~~by way of a revolving credit or otherwise,~~from the Applicants such monies from time to time as it may consider necessary or desirable, provided that the outstanding principal amount does not exceed \$~~_____~~300,000 (or such greater amount as this Court may by further Order authorize) at any time, at ~~such~~a rate of 15% per annum, or rates of interest as it deems advisable for such period or periods of time as it may arrange, for the purpose of funding the exercise of the powers and duties conferred upon the Receiver by this Order, including interim expenditures. The whole of the Property shall be and is hereby charged by way of a fixed and specific charge (the ~~"Receiver's"~~"Receiver's Borrowings Charge") as security for the payment of the monies borrowed, together with interest and charges thereon, in priority to all security interests, trusts, claims, liens, charges and encumbrances, statutory or otherwise, in favour of any Person, but subordinate in priority to (i) the Mortgage in favour of the Applicants; (ii) the Receiver's Charge; and (iii) the charges as set out in sections 14.06(7), 81.4(4), and 81.6(2) of the BIA-, if applicable.

Any advances that may be made by the Applicants to the Receiver hereunder shall be, and are hereby deemed to be, advances made by the Applicants under the existing Mortgage granted by the Borrower in favour of the Applicants, and shall form part of the indebtedness secured by the existing Mortgage in favour of the Applicants, but for greater certainty, in all cases in priority to every other Person having, or claiming, any interest in the Unsold Units.

20. ~~22.~~ **THIS COURT ORDERS** that neither the ~~Receiver's~~Receiver's Borrowings Charge nor any other security granted by the Receiver in connection with its borrowings under this Order shall be enforced without leave of this Court.

21. ~~23.~~ **THIS COURT ORDERS** that the Receiver is at liberty and authorized to issue certificates substantially in the form annexed as Schedule ~~"A"~~"B" hereto (the ~~"Receiver's Certificates"~~"Receiver's Certificates") for any amount borrowed by it pursuant to this Order.

22. ~~24.~~ **THIS COURT ORDERS** that ~~the~~any monies from time to time borrowed by the Receiver pursuant to this Order or any further order of this Court and any and all Receiver's Certificates evidencing the same or any part thereof shall rank on a *pari passu* basis, unless otherwise agreed to by the holders of any prior issued ~~Receiver's~~Receiver's Certificates.

SERVICE AND NOTICE

23. ~~25.~~ **THIS COURT ORDERS** that the ~~E-Service Protocol of the~~Guide Concerning Commercial List E-Service (the "**Protocol**") is approved and adopted by reference herein and, in this proceeding, the service of documents made in accordance with the Protocol (which can be found on the Commercial List website at ~~<http://www.ontariocourts.ca/scj/practice/practice-directions/toronto/e-service-protocol/>~~<https://www.ontariocourts.ca/scj/practice/regional-practice->

[directions/eservice-commercial/](#)) shall be valid and effective service. Subject to Rule 17.05 this Order shall constitute an order for substituted service pursuant to Rule 16.04 of the *Rules of Civil Procedure*. Subject to Rule 3.01(d) of the *Rules of Civil Procedure* and paragraph 21 of the Protocol, service of documents in accordance with the Protocol will be effective on transmission. This Court further orders that a Case Website shall be established in accordance with the Protocol with the following URL ~~'@>'~~: <http://www.rsmcanada.com/vandyk-backyard-queensview>.

24. ~~26.~~ **THIS COURT ORDERS** that if the service or distribution of documents in accordance with the Protocol is not practicable, the Receiver is at liberty to serve or distribute this Order, any other materials and orders in these proceedings, any notices or other correspondence, by forwarding true copies thereof by ~~prepaid~~[email](#), ordinary mail, courier, personal delivery or facsimile transmission to the ~~Debtor's~~[Debtors'](#) creditors or other interested parties at their respective addresses as last shown on the records of the ~~Debtor~~[Debtors](#) and that any such service or distribution by courier, personal delivery or facsimile transmission shall be deemed to be received on the next business day following the date of forwarding thereof, or if sent by ordinary mail, on the third business day after mailing.

GENERAL

25. ~~27.~~ **THIS COURT ORDERS** that the Receiver may from time to time apply to this Court for advice and directions in the discharge of its powers and duties hereunder.

26. ~~28.~~ **THIS COURT ORDERS** that nothing in this Order shall prevent the Receiver from acting as a trustee in bankruptcy of [any of the](#) ~~Debtor~~[Debtors](#).

27. ~~29.~~ **THIS COURT HEREBY REQUESTS** the aid and recognition of any court, tribunal, regulatory or administrative body having jurisdiction in Canada or in the United States to give effect to this Order and to assist the Receiver and its agents in carrying out the terms of this Order. All courts, tribunals, regulatory and administrative bodies are hereby respectfully requested to make such orders and to provide such assistance to the Receiver, as an officer of this Court, as may be necessary or desirable to give effect to this Order or to assist the Receiver and its agents in carrying out the terms of this Order.

28. ~~30.~~ **THIS COURT ORDERS** that the Receiver be at liberty and is hereby authorized and empowered to apply to any court, tribunal, regulatory or administrative body, wherever located, for the recognition of this Order and for assistance in carrying out the terms of this Order, and that the Receiver is authorized and empowered to act as a representative in respect of the within proceedings for the purpose of having these proceedings recognized in a jurisdiction outside Canada.

29. ~~31.~~ **THIS COURT ORDERS** that the ~~Plaintiff~~Applicants shall have ~~its~~the costs of this ~~motion~~application, up to and including entry and service of this Order, provided for by the terms of the ~~Plaintiff's~~Applicants' security or, if not so provided by the ~~Plaintiff's~~Applicants' security, then on a substantial indemnity basis to be paid by the Receiver from the ~~Debtor's estate with such priority and at such time as this Court may determine~~Property.

30. ~~32.~~ **THIS COURT ORDERS** that any interested party may apply to this Court to vary or amend this Order on not less than seven (7) days' 7 notice to the Receiver and to any other party likely to be affected by the order sought or upon such other notice, if any, as this Court may order.

31. **THIS COURT ORDERS** that the Receiver, its counsel and counsel for the Applicants may serve or distribute this Order, or any other materials and orders as may be reasonably required in these proceedings, including any notices, or other correspondence, by forwarding true copies thereof by electronic message to the creditors or any other stakeholders or other interested parties of the Debtors and its advisors (if any). For greater certainty, any such distribution or service shall be deemed to be in satisfaction of a legal or juridical obligation and notice requirements within the meaning of clause 3(c) of the *Electronic Commerce Protection Regulations*, Reg. 81000-2-175 (SOR/DORS).

REGISTRATION ON TITLE

32. **THIS COURT ORDERS AND DIRECTS** that, as soon as practicable, the Land Registry Office for the Land Titles Division of Metro Toronto (No. 80) accept this Order for registration on title to the Real Property described in Schedule “A” hereto.

33. **THIS COURT ORDERS** that this order is effective from the date that it is made and is enforceable without any need for entry and filing.

SCHEDULE "A"

Real Property

Dwelling Units

PIN 76983 – 0011 (LT)

Description: UNIT 2, LEVEL 2, TORONTO STANDARD CONDOMINIUM PLAN NO. 2983 AND ITS APPURTENANT INTEREST; CITY OF TORONTO

SCHEDULE "A"

PIN 76983 – 0014 (LT)

Description: UNIT 5, LEVEL 2, TORONTO STANDARD CONDOMINIUM PLAN NO. 2983 AND ITS APPURTENANT INTEREST; CITY OF TORONTO

PIN 76983 – 0017 (LT)

Description: UNIT 8, LEVEL 2, TORONTO STANDARD CONDOMINIUM PLAN NO. 2983 AND ITS APPURTENANT INTEREST; CITY OF TORONTO

PIN 76983 – 0020 (LT)

Description: UNIT 11, LEVEL 2, TORONTO STANDARD CONDOMINIUM PLAN NO. 2983 AND ITS APPURTENANT INTEREST; CITY OF TORONTO

PIN 76983 – 0026 (LT)

Description: UNIT 2, LEVEL 3, TORONTO STANDARD CONDOMINIUM PLAN NO. 2983 AND ITS APPURTENANT INTEREST; CITY OF TORONTO

PIN 76983 – 0035 (LT)

Description: UNIT 11, LEVEL 3, TORONTO STANDARD CONDOMINIUM PLAN NO. 2983 AND ITS APPURTENANT INTEREST; CITY OF TORONTO

PIN 76983 – 0036 (LT)

Description: UNIT 12, LEVEL 3, TORONTO STANDARD CONDOMINIUM PLAN NO. 2983 AND ITS APPURTENANT INTEREST; CITY OF TORONTO

PIN 76983 – 0073 (LT)

Description: UNIT 4, LEVEL 6, TORONTO STANDARD CONDOMINIUM PLAN NO. 2983 AND ITS APPURTENANT INTEREST; CITY OF TORONTO

PIN 76983 – 0083 (LT)

Description: UNIT 14, LEVEL 6, TORONTO STANDARD CONDOMINIUM PLAN NO. 2983 AND ITS APPURTENANT INTEREST; CITY OF TORONTO

PIN 76983 – 0088 (LT)

Description: UNIT 4, LEVEL 7, TORONTO STANDARD CONDOMINIUM PLAN NO. 2983 AND ITS APPURTENANT INTEREST; CITY OF TORONTO

PIN 76983 – 0094 (LT)

Description: UNIT 10, LEVEL 7, TORONTO STANDARD CONDOMINIUM PLAN NO. 2983 AND ITS APPURTENANT INTEREST; CITY OF TORONTO

PIN 76983 – 0097 (LT)

Description: UNIT 13, LEVEL 7, TORONTO STANDARD CONDOMINIUM PLAN NO. 2983 AND ITS APPURTENANT INTEREST; CITY OF TORONTO

PIN 76983 – 0098 (LT)

Description: UNIT 14, LEVEL 7, TORONTO STANDARD CONDOMINIUM PLAN NO. 2983 AND ITS APPURTENANT INTEREST; CITY OF TORONTO

PIN 76983 – 0102 (LT)

Description: UNIT 3, LEVEL 8, TORONTO STANDARD CONDOMINIUM PLAN NO. 2983 AND ITS APPURTENANT INTEREST; CITY OF TORONTO

PIN 76983 – 0110 (LT)

Description: UNIT 11, LEVEL 8, TORONTO STANDARD CONDOMINIUM PLAN NO. 2983 AND ITS APPURTENANT INTEREST; CITY OF TORONTO

PIN 76983 – 0114 (LT)

Description: UNIT 3, LEVEL 9, TORONTO STANDARD CONDOMINIUM PLAN NO. 2983 AND ITS APPURTENANT INTEREST; CITY OF TORONTO

PIN 76983 – 0125 (LT)

Description: UNIT 2, LEVEL 10, TORONTO STANDARD CONDOMINIUM PLAN NO. 2983 AND ITS APPURTENANT INTEREST; CITY OF TORONTO

PIN 76983 – 0126 (LT)

Description: UNIT 3, LEVEL 10, TORONTO STANDARD CONDOMINIUM PLAN NO. 2983 AND ITS APPURTENANT INTEREST; CITY OF TORONTO

PIN 76983 – 0127 (LT)

Description: UNIT 4, LEVEL 10, TORONTO STANDARD CONDOMINIUM PLAN NO. 2983 AND ITS APPURTENANT INTEREST; CITY OF TORONTO

PIN 76983 – 0128 (LT)

Description: UNIT 5, LEVEL 10, TORONTO STANDARD CONDOMINIUM PLAN NO. 2983 AND ITS APPURTENANT INTEREST; CITY OF TORONTO

PIN 76983 – 0135 (LT)

Description: UNIT 12, LEVEL 10, TORONTO STANDARD CONDOMINIUM PLAN NO. 2983 AND ITS APPURTENANT INTEREST; CITY OF TORONTO

Parking Units

PIN 76983 – 0136 (LT)

Description: UNIT 1, LEVEL B, TORONTO STANDARD CONDOMINIUM PLAN NO. 2983 AND ITS APPURTENANT INTEREST; CITY OF TORONTO

PIN 76983 – 0137 (LT)

Description: UNIT 2, LEVEL B, TORONTO STANDARD CONDOMINIUM PLAN NO. 2983 AND ITS APPURTENANT INTEREST; CITY OF TORONTO

PIN 76983 – 0138 (LT)

Description: UNIT 3, LEVEL B, TORONTO STANDARD CONDOMINIUM PLAN NO. 2983 AND ITS APPURTENANT INTEREST; CITY OF TORONTO

PIN 76983 – 0139 (LT)

Description: UNIT 4, LEVEL B, TORONTO STANDARD CONDOMINIUM PLAN NO. 2983 AND ITS APPURTENANT INTEREST; CITY OF TORONTO

PIN 76983 – 0140 (LT)

Description: UNIT 5, LEVEL B, TORONTO STANDARD CONDOMINIUM PLAN NO. 2983 AND ITS APPURTENANT INTEREST; CITY OF TORONTO

PIN 76983 – 0141 (LT)

Description: UNIT 6, LEVEL B, TORONTO STANDARD CONDOMINIUM PLAN NO. 2983 AND ITS APPURTENANT INTEREST; CITY OF TORONTO

PIN 76983 – 0143 (LT)

Description: UNIT 8, LEVEL B, TORONTO STANDARD CONDOMINIUM PLAN NO. 2983 AND ITS APPURTENANT INTEREST; CITY OF TORONTO

PIN 76983 – 0144 (LT)

Description: UNIT 9, LEVEL B, TORONTO STANDARD CONDOMINIUM PLAN NO. 2983 AND ITS APPURTENANT INTEREST; CITY OF TORONTO

PIN 76983 – 0145 (LT)

Description: UNIT 10, LEVEL B, TORONTO STANDARD CONDOMINIUM PLAN NO. 2983 AND ITS APPURTENANT INTEREST; CITY OF TORONTO

PIN 76983 – 0146 (LT)

Description: UNIT 11, LEVEL B, TORONTO STANDARD CONDOMINIUM PLAN NO. 2983 AND ITS APPURTENANT INTEREST; CITY OF TORONTO

PIN 76983 – 0147 (LT)

Description: UNIT 12, LEVEL B, TORONTO STANDARD CONDOMINIUM PLAN NO. 2983 AND ITS APPURTENANT INTEREST; CITY OF TORONTO

PIN 76983 – 0148 (LT)

Description: UNIT 13, LEVEL B, TORONTO STANDARD CONDOMINIUM PLAN NO. 2983 AND ITS APPURTENANT INTEREST; CITY OF TORONTO

PIN 76983 –0151 (LT)

Description: UNIT 16, LEVEL B, TORONTO STANDARD CONDOMINIUM PLAN NO. 2983 AND ITS APPURTENANT INTEREST; CITY OF TORONTO

PIN 76983 – 0152 (LT)

Description: UNIT 17, LEVEL B, TORONTO STANDARD CONDOMINIUM PLAN NO. 2983 AND ITS APPURTENANT INTEREST; CITY OF TORONTO

PIN 76983 – 0153 (LT)

Description: UNIT 18, LEVEL B, TORONTO STANDARD CONDOMINIUM PLAN NO. 2983 AND ITS APPURTENANT INTEREST; CITY OF TORONTO

PIN 76983 – 0154 (LT)

Description: UNIT 19, LEVEL B, TORONTO STANDARD CONDOMINIUM PLAN NO. 2983 AND ITS APPURTENANT INTEREST; CITY OF TORONTO

PIN 76983 – 0155 (LT)

Description: UNIT 20, LEVEL B, TORONTO STANDARD CONDOMINIUM PLAN NO. 2983 AND ITS APPURTENANT INTEREST; CITY OF TORONTO

PIN 76983 – 0156 (LT)

Description: UNIT 21, LEVEL B, TORONTO STANDARD CONDOMINIUM PLAN NO. 2983 AND ITS APPURTENANT INTEREST; CITY OF TORONTO

PIN 76983 – 0157 (LT)

Description: UNIT 22, LEVEL B, TORONTO STANDARD CONDOMINIUM PLAN NO. 2983 AND ITS APPURTENANT INTEREST; CITY OF TORONTO

PIN 76983 –0161 (LT)

Description: UNIT 26, LEVEL B, TORONTO STANDARD CONDOMINIUM PLAN NO. 2983 AND ITS APPURTENANT INTEREST; CITY OF TORONTO

PIN 76983 – 0162 (LT)

Description: UNIT 27, LEVEL B, TORONTO STANDARD CONDOMINIUM PLAN NO. 2983 AND ITS APPURTENANT INTEREST; CITY OF TORONTO

PIN 76983 – 0163 (LT)

Description: UNIT 28, LEVEL B, TORONTO STANDARD CONDOMINIUM PLAN NO. 2983 AND ITS APPURTENANT INTEREST; CITY OF TORONTO

PIN 76983 – 0164 (LT)

Description: UNIT 29, LEVEL B, TORONTO STANDARD CONDOMINIUM PLAN NO. 2983 AND ITS APPURTENANT INTEREST; CITY OF TORONTO

PIN 76983 – 0165 (LT)

Description: UNIT 30, LEVEL B, TORONTO STANDARD CONDOMINIUM PLAN NO. 2983 AND ITS APPURTENANT INTEREST; CITY OF TORONTO

PIN 76983 – 0166 (LT)

Description: UNIT 31, LEVEL B, TORONTO STANDARD CONDOMINIUM PLAN NO. 2983 AND ITS APPURTENANT INTEREST; CITY OF TORONTO

PIN 76983 – 0169 (LT)

Description: UNIT 34, LEVEL B, TORONTO STANDARD CONDOMINIUM PLAN NO. 2983 AND ITS APPURTENANT INTEREST; CITY OF TORONTO

PIN 76983 – 0172 (LT)

Description: UNIT 37, LEVEL B, TORONTO STANDARD CONDOMINIUM PLAN NO. 2983 AND ITS APPURTENANT INTEREST; CITY OF TORONTO

PIN 76983 – 0235 (LT)

Description: UNIT 13, LEVEL C, TORONTO STANDARD CONDOMINIUM PLAN NO. 2983 AND ITS APPURTENANT INTEREST; CITY OF TORONTO

PIN 76983 – 0243 (LT)

Description: UNIT 21, LEVEL C, TORONTO STANDARD CONDOMINIUM PLAN NO. 2983 AND ITS APPURTENANT INTEREST; CITY OF TORONTO

PIN 76983 – 0328 (LT)

Description: UNIT 19, LEVEL D, TORONTO STANDARD CONDOMINIUM PLAN NO. 2983 AND ITS APPURTENANT INTEREST; CITY OF TORONTO

PIN 76983 – 0336 (LT)

Description: UNIT 27, LEVEL D, TORONTO STANDARD CONDOMINIUM PLAN NO. 2983 AND ITS APPURTENANT INTEREST; CITY OF TORONTO

PIN 76983 – 0351 (LT)

Description: UNIT 42, LEVEL D, TORONTO STANDARD CONDOMINIUM PLAN NO. 2983 AND ITS APPURTENANT INTEREST; CITY OF TORONTO

PIN 76983 – 0354 (LT)

Description: UNIT 45, LEVEL D, TORONTO STANDARD CONDOMINIUM PLAN NO. 2983 AND ITS APPURTENANT INTEREST; CITY OF TORONTO

PIN 76983 – 0399 (LT)

Description: UNIT 4, LEVEL E, TORONTO STANDARD CONDOMINIUM PLAN NO. 2983 AND ITS APPURTENANT INTEREST; CITY OF TORONTO

PIN 76983 – 0400 (LT)

Description: UNIT 5, LEVEL E, TORONTO STANDARD CONDOMINIUM PLAN NO. 2983 AND ITS APPURTENANT INTEREST; CITY OF TORONTO

Locker Units

PIN 76983 – 0182 (LT)

Description: UNIT 47, LEVEL B, TORONTO STANDARD CONDOMINIUM PLAN NO. 2983 AND ITS APPURTENANT INTEREST; CITY OF TORONTO

PIN 76983 – 0183 (LT)

Description: UNIT 48, LEVEL B, TORONTO STANDARD CONDOMINIUM PLAN NO. 2983 AND ITS APPURTENANT INTEREST; CITY OF TORONTO

PIN 76983 – 0184 (LT)

Description: UNIT 49, LEVEL B, TORONTO STANDARD CONDOMINIUM PLAN NO. 2983 AND ITS APPURTENANT INTEREST; CITY OF TORONTO

PIN 76983 – 0185 (LT)

Description: UNIT 50, LEVEL B, TORONTO STANDARD CONDOMINIUM PLAN NO. 2983 AND ITS APPURTENANT INTEREST; CITY OF TORONTO

PIN 76983 – 0186 (LT)

Description: UNIT 51, LEVEL B, TORONTO STANDARD CONDOMINIUM PLAN NO. 2983 AND ITS APPURTENANT INTEREST; CITY OF TORONTO

PIN 76983 – 0187 (LT)

Description: UNIT 52, LEVEL B, TORONTO STANDARD CONDOMINIUM PLAN NO. 2983 AND ITS APPURTENANT INTEREST; CITY OF TORONTO

PIN 76983 – 0189 (LT)

Description: UNIT 54, LEVEL B, TORONTO STANDARD CONDOMINIUM PLAN NO. 2983 AND ITS APPURTENANT INTEREST; CITY OF TORONTO

PIN 76983 – 0190 (LT)

Description: UNIT 55, LEVEL B, TORONTO STANDARD CONDOMINIUM PLAN NO. 2983 AND ITS APPURTENANT INTEREST; CITY OF TORONTO

PIN 76983 – 0191 (LT)

Description: UNIT 56, LEVEL B, TORONTO STANDARD CONDOMINIUM PLAN NO. 2983 AND ITS APPURTENANT INTEREST; CITY OF TORONTO

PIN 76983 – 0192 (LT)

Description: UNIT 57, LEVEL B, TORONTO STANDARD CONDOMINIUM PLAN NO. 2983 AND ITS APPURTENANT INTEREST; CITY OF TORONTO

PIN 76983 – 0193 (LT)

Description: UNIT 58, LEVEL B, TORONTO STANDARD CONDOMINIUM PLAN NO. 2983 AND ITS APPURTENANT INTEREST; CITY OF TORONTO

PIN 76983 – 0194 (LT)

Description: UNIT 59, LEVEL B, TORONTO STANDARD CONDOMINIUM PLAN NO. 2983 AND ITS APPURTENANT INTEREST; CITY OF TORONTO

PIN 76983 – 0195 (LT)

Description: UNIT 60, LEVEL B, TORONTO STANDARD CONDOMINIUM PLAN NO. 2983 AND ITS APPURTENANT INTEREST; CITY OF TORONTO

PIN 76983 – 0196 (LT)

Description: UNIT 61, LEVEL B, TORONTO STANDARD CONDOMINIUM PLAN NO. 2983 AND ITS APPURTENANT INTEREST; CITY OF TORONTO

PIN 76983 – 0197 (LT)

Description: UNIT 62, LEVEL B, TORONTO STANDARD CONDOMINIUM PLAN NO. 2983 AND ITS APPURTENANT INTEREST; CITY OF TORONTO

PIN 76983 – 0198 (LT)

Description: UNIT 63, LEVEL B, TORONTO STANDARD CONDOMINIUM PLAN NO. 2983 AND ITS APPURTENANT INTEREST; CITY OF TORONTO

PIN 76983 – 0200 (LT)

Description: UNIT 65, LEVEL B, TORONTO STANDARD CONDOMINIUM PLAN NO. 2983 AND ITS APPURTENANT INTEREST; CITY OF TORONTO

PIN 76983 – 0201 (LT)

Description: UNIT 66, LEVEL B, TORONTO STANDARD CONDOMINIUM PLAN NO. 2983 AND ITS APPURTENANT INTEREST; CITY OF TORONTO

PIN 76983 – 0202 (LT)

Description: UNIT 67, LEVEL B, TORONTO STANDARD CONDOMINIUM PLAN NO. 2983 AND ITS APPURTENANT INTEREST; CITY OF TORONTO

PIN 76983 – 0203 (LT)

Description: UNIT 68, LEVEL B, TORONTO STANDARD CONDOMINIUM PLAN NO. 2983 AND ITS APPURTENANT INTEREST; CITY OF TORONTO

PIN 76983 – 0204 (LT)

Description: UNIT 69, LEVEL B, TORONTO STANDARD CONDOMINIUM PLAN NO. 2983 AND ITS APPURTENANT INTEREST; CITY OF TORONTO

PIN 76983 – 0205 (LT)

Description: UNIT 70, LEVEL B, TORONTO STANDARD CONDOMINIUM PLAN NO. 2983 AND ITS APPURTENANT INTEREST; CITY OF TORONTO

PIN 76983 – 0206 (LT)

Description: UNIT 71, LEVEL B, TORONTO STANDARD CONDOMINIUM PLAN NO. 2983 AND ITS APPURTENANT INTEREST; CITY OF TORONTO

PIN 76983 – 0214 (LT)

Description: UNIT 79, LEVEL B, TORONTO STANDARD CONDOMINIUM PLAN NO. 2983 AND ITS APPURTENANT INTEREST; CITY OF TORONTO

PIN 76983 – 0290 (LT)

Description: UNIT 68, LEVEL C, TORONTO STANDARD CONDOMINIUM PLAN NO. 2983 AND ITS APPURTENANT INTEREST; CITY OF TORONTO

PIN 76983 – 0380 (LT)

Description: UNIT 71, LEVEL D, TORONTO STANDARD CONDOMINIUM PLAN NO. 2983 AND ITS APPURTENANT INTEREST; CITY OF TORONTO

PIN 76983 – 0382 (LT)

Description: UNIT 73, LEVEL D, TORONTO STANDARD CONDOMINIUM PLAN NO. 2983 AND ITS APPURTENANT INTEREST; CITY OF TORONTO

PIN 76983 – 0387 (LT)

Description: UNIT 78, LEVEL D, TORONTO STANDARD CONDOMINIUM PLAN NO. 2983 AND ITS APPURTENANT INTEREST; CITY OF TORONTO

PIN 76983 – 0421 (LT)

Description: UNIT 26, LEVEL E, TORONTO STANDARD CONDOMINIUM PLAN NO. 2983 AND ITS APPURTENANT INTEREST; CITY OF TORONTO

PIN 76983 – 0424 (LT)

Description: UNIT 29, LEVEL E, TORONTO STANDARD CONDOMINIUM PLAN NO. 2983 AND ITS APPURTENANT INTEREST; CITY OF TORONTO

PIN 76983 – 0426 (LT)

Description: UNIT 31, LEVEL E, TORONTO STANDARD CONDOMINIUM PLAN NO. 2983 AND ITS APPURTENANT INTEREST; CITY OF TORONTO

PIN 76983 – 0428 (LT)

Description: UNIT 33, LEVEL E, TORONTO STANDARD CONDOMINIUM PLAN NO. 2983
AND ITS APPURTENANT INTEREST; CITY OF TORONTO

SCHEDULE "B"

RECEIVER CERTIFICATE

CERTIFICATE NO. _____

AMOUNT \$ _____

1. THIS IS TO CERTIFY that ~~[RECEIVER'S NAME]~~ RSM Canada Limited., the receiver (the "Receiver") of the assets, undertakings and properties ~~[DEBTOR'S NAME]~~ acquired for, or used in relation to a business carried on by the Debtor, including all proceeds thereof (collectively, the "Property") appointed by and manager (the "Receiver") of the Property (as defined and described in) the Order of the Ontario Superior Court of Justice (Commercial List) (the "Court") dated ~~the ___ day of~~ _____, 20~~20~~2024 (the "Order") made in an action application having Court ~~file number~~ CL ~~_____~~ File No. CV-24-00713783-00CL, has received as such Receiver from the holder of this certificate (the "Lender") the principal sum of \$ _____, being part of the total principal sum of \$ _____ which the Receiver is authorized to borrow under and pursuant to the Order.

2. The principal sum evidenced by this certificate is payable on demand by the Lender with interest thereon calculated and compounded [~~daily~~H/monthly] not in advance on the _____ day of each month ~~]~~ after the date hereof at a notional rate per annum equal to the rate of _____ per cent above the prime commercial lending rate of Bank of _____ from time to time.

3. Such principal sum with interest thereon is, by the terms of the Order, together with the principal sums and interest thereon of all other certificates issued by the Receiver pursuant to the Order or to any further order of the Court, a charge upon the whole of the Property, in priority to the security interests of any other ~~person~~ Person other than the Applicants, but subject to the priority

of the charges set out in the Order and in the *Bankruptcy and Insolvency Act*, and the right of the Receiver to indemnify itself out of such Property in respect of its remuneration and expenses.

4. All sums payable in respect of principal and interest under this certificate are payable at the main office of the Lender at Toronto, Ontario.

5. Until all liability in respect of this certificate has been terminated, no certificates creating charges ranking or purporting to rank in priority to this certificate shall be issued by the Receiver to any person other than the holder of this certificate without the prior written consent of the holder of this certificate.

6. The charge securing this certificate shall operate so as to permit the Receiver to deal with the Property as authorized by the Order and as authorized by any further or other order of the Court.

7. The Receiver does not undertake, and it is not under any personal liability, to pay any sum in respect of which it may issue certificates under the terms of the Order.

DATED the day of , ~~20~~ , 2024.



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IN THE MATTER OF Section 101 of the Courts of Justice Act, R.S.O. 1990 c.C.43, as amended, and in the matter of Section 243(1) of the Bankruptcy and Insolvency Act, R.S.C. 1985, c. B-3, as amended

**PEOPLES TRUST COMPANY and
FIRM CAPITAL MORTGAGE FUND INC.**

Applicants

**VANDYK-BACKYARD QUEENSVIEW LIMITED and
VANDYK-BACKYARD HUMBERSIDE LIMITED**

Respondents

Court File No. CV-24-00713783-00CL

**ONTARIO
SUPERIOR COURT OF JUSTICE
(COMMERCIAL LIST)**

Proceedings commenced at Toronto, Ontario

**ORDER
(Appointing Receiver)**

THORNTON GROUT FINNIGAN LLP
3200 – 100 Wellington Street West
TD West Tower, Toronto-Dominion Centre
Toronto, ON M5K 1K7

Tel: (416) 304-1616 / Fax: (416) 304-1313

D.J. Miller (LSO# 34393P)

Email: djmiller@tgf.ca

Puya Fesharaki (LSO# 70588L)

Email: pfesharaki@tgf.ca

[Different first page link-to-previous setting changed from off in original to on in modified.]

Rudrakshi Chakrabarti (LSO# 86868U)

Email: rchakrabarti@tgf.ca

Lawyers for the Applicants, Peoples Trust Company
and Firm Capital Mortgage Fund Inc.

IN THE MATTER OF Section 101 of the Courts of Justice Act, R.S.O. 1990 c.C.43, as amended, and in the matter of Section 243(1) of the Bankruptcy and Insolvency Act, R.S.C. 1985, c. B-3, as amended

**PEOPLES TRUST COMPANY and
FIRM CAPITAL MORTGAGE FUND INC.**

Applicants

**VANDYK-BACKYARD QUEENSVIEW LIMITED and
VANDYK-BACKYARD HUMBERSIDE LIMITED**

Respondents

Court File No. CV-24-00713783-00CL

**ONTARIO
SUPERIOR COURT OF JUSTICE
(COMMERCIAL LIST)**

Proceedings commenced at Toronto, Ontario

APPLICATION RECORD

THORNTON GROUT FINNIGAN LLP
3200 – 100 Wellington Street West
TD West Tower, Toronto-Dominion Centre
Toronto, ON M5K 1K7
Tel: (416) 304-1616 / Fax: (416) 304-1313

D.J. Miller (LSO# 34393P)
Email: djmiller@tgf.ca

Puya Fesharaki (LSO# 70588L)
Email: pfesharaki@tgf.ca

Rudrakshi Chakrabarti (LSO# 86868U)
Email: rchakrabarti@tgf.ca

Lawyers for the Applicants, Peoples Trust Company and
Firm Capital Mortgage Fund Inc.