

Additional Property Identifier(s) and/or Other Information

Parts of Lots 128 and 129, Plan 608Y, Land Registry Division of Toronto (No. 63), City of Toronto, Municipality of Metropolitan Toronto

COMMENCING at a point on the westerly limit of Howland Avenue in said City distant northerly thirty feet (30') more or less from the south-east angle of said Lot 129 and being opposite the centre line of the partition wall between the house on the land now being conveyed and the house on the land to the south thereof;

THENCE WESTERLY parallel to the southerly limit of said Lots 128 and 129 and along the centre line of said partition wall and the production thereof easterly and westerly a distance of one hundred feet (100') more or less to the westerly limit of said Lot 128;

THENCE NORTHERLY along the westerly limit of said Lot 128 a distance of thirty feet (30') to a point;

THENCE EASTERLY parallel to the southerly limit of said Lots 128 and 129 a distance of one hundred feet (100') more or less to the westerly limit of Howland Avenue;

THENCE SOUTHERLY along said westerly limit of Howland Avenue a distance of thirty feet (30') more or less to the place of beginning.

TOGETHER WITH A RIGHT-OF-WAY over the northerly four feet, six inches, (4'6") of the easterly eighty feet (80') of the lands immediately adjoining to the south of the lands above described being part of Lot Number 130 according to the said Plan;

TOGETHER WITH A RIGHT-OF-WAY at all times for all persons entitled thereto over along and upon three strips of land described as follows:

FIRSTLY: The southerly two feet six inches (2'6") of the said Lot 129 and the southerly two feet six inches (2'6") of the easterly thirty feet (30') of the said Lot 128.

SECONDLY: The northerly four feet six inches (4'6") of the easterly eighty feet (80') of Lot 130 as shown on the said Plan 608 York.

THIRDLY: A strip of land comprising part of the said Lot 128 described as follows:

Beginning in the westerly limit of Howland Avenue at a point distant two feet six inches (2'6") measured northerly thereon from the south easterly angle of said Lot 129.

THENCE WESTERLY and parallel to the southerly limits of said Lots 128 and 129, fifty-four feet (54') more or less to the intersection with the production southerly of the westerly face of the westerly wall of the southerly portion the brick dwelling standing on the parcel adjoining to the south said point of intersection being the point of commencement.

THENCE NORTH WESTERLY in a straight line twelve feet (12') more or less to the intersection with a line drawn parallel to, and one foot (1') westerly and at right angles therefrom the westerly face of the westerly wall of the westerly portion of the said brick dwelling.

THENCE NORTHERLY along the said parallel line twenty-one feet (21') more or less to the intersection with the southerly limit of the hereindescribed parcel.

THENCE WESTERLY along last mentioned limit ten feet (10').

THENCE SOUTHERLY and parallel to the aforementioned westerly face of wall twenty-seven feet six inches (27'6") more or less to the northerly limit of the first mentioned parallel line.

THENCE EASTERLY along last mentioned limit twenty feet (20') more or less to the point of commencement.

SCHEDULE

WHEREAS Joseph Baranyai is the registered owner of all and singular that parcel or tract of land and premises situated in the City of Toronto, in the Municipality of Metropolitan Toronto and as more particularly described as follows:

FIRSTLY:

ALL AND SINGULAR that certain parcel or tract of land and premises situate, lying and being in the City of Toronto, in the Municipality of Metropolitan Toronto, (formerly in the County of York) and being composed of part of Lot Number 130 on the West side of Howland Avenue as shown on plan registered in the Registry Office for the Registry Division of Metropolitan Toronto (No. 64) as Number 608, and being more particularly described as follows:

COMMENCING at the North East angle of said Lot Number 130;

THENCE SOUTHERLY along the Westerly limit of Howland Avenue twenty-five (25') feet more or less to a point opposite the centre line of the partition wall dividing the house hereby conveyed and the house adjoining to the South thereof;

THENCE WESTERLY along the said centre line and its production Easterly and Westerly a distance of one hundred and fifty feet (150') more or less to the Westerly limit of said Lot;

THENCE NORTHERLY along the Westerly limit of said lot twenty-five feet (25') more or less to the North West angle of said lot;

THENCE EASTERLY along the Northerly limit of said lot one hundred and fifty feet (150') more or less to the place of beginning.

TOGETHER WITH a right-of-way over the southerly 2'6" of the easterly 80' part of lots 128 and 129 being the lands immediately adjoining to the north of the lands above described subject to the encroachment, if any, of the eaves and downspout of the dwelling house erected on the above described lots as the same existed on the 5th day of May, 1934, and subject to a right-of-way over the northerly 4'6" of the easterly 80' of the lands firstly above described subject to the encroachment, if any, of the eaves and downspout of the dwelling house erected on such lands as the same existed on the 5th day of May, 1934, the said two strips of land together forming a right-of-way 7' in width for the use in common of the owners and occupants from time to time of the land adjoining the same subject to the covenant contained in a certain agreement dated the 5th day of May, 1934, and registered in the Registry Office for the Registry Division for Toronto on the 22nd day of May, 1934, as No. 29942 W.A.

AND WHEREAS the Transferees are the registered owners of all and singular that parcel or tract of land and premises situate in the City of Toronto and being composed of Parts of Lots 128 and 129, as shown on Plan registered in the Registry Office for the Registry Division of Metropolitan Toronto (No. 64) as Number 608 and described as follows:

SECONDLY:

COMMENCING at a point on the westerly limit of Howland Avenue in said City distant northerly thirty feet (30') more or less from the south-east angle of said Lot 129 and being opposite the centre line of the partition wall between the house on the land now being conveyed and the house on the land to the south thereof;

THENCE WESTERLY parallel to the southerly limit of said Lots 128 and 129 and along the centre line of said partition wall and the production thereof easterly and westerly a distance of one hundred feet (100') more or less to the westerly limit of said Lot 128;

THENCE NORTHERLY along the westerly limit of said Lot 128 a distance of thirty feet (30') to a point;

THENCE EASTERLY parallel to the southerly limit of said Lots 128 and 129 a distance of one hundred feet (100') more or less to the westerly limit of Howland Avenue;

THENCE SOUTHERLY along said westerly limit of Howland Avenue a distance of thirty feet (30') more or less to the place of beginning.

TOGETHER WITH A RIGHT-OF-WAY over the northerly four feet, six inches (4'6") of the easterly eighty feet (80') of the lands immediately adjoining to the south of the lands above described being part of Lot Number 130 according to the said Plan;

TOGETHER WITH A RIGHT-OF-WAY at all times for all persons entitled thereto over along and upon three strips of land described as follows:

FIRSTLY: The southerly two feet six inches (2'6") of the said Lot 129 and the southerly two feet six inches (2'6") of the easterly thirty feet (30') of the said Lot 128;

SECONDLY: The northerly four feet six inches (4'6") of the easterly eighty feet (80') of Lot 130 as shown on the said Plan 608 York.

THIRDLY: A strip of land comprising part of the said Lot 128 described as follows:

Beginning in the westerly limit of Howland Avenue at a point distant two feet six inches (2'6") measured northerly thereon from the south easterly angle of said Lot 129;

THENCE WESTERLY and parallel to the southerly limits of said lots 128 and 129, fifty-four feet (54') more or less to the intersection with the production southerly of the westerly face of the westerly wall of the southerly portion the brick dwelling standing on the parcel adjoining to the south said point of intersection being the point of commencement.

THENCE NORTH WESTERLY in a straight line twelve feet (12') more or less to the intersection with a line drawn parallel to, and one foot (1') westerly and at right angles therefrom the westerly face of the westerly wall of the westerly portion of the said brick dwelling.

THENCE NORTHERLY along the said parallel line twenty-one feet (21') more or less to the intersection with the southerly limit of the hereindescribed parcel.

THENCE WESTERLY along last mentioned limit ten feet (10');

THENCE SOUTHERLY and parallel to the aforementioned westerly face of wall twenty-seven feet six inches (27'6") more or less to the northerly limit of the first mentioned parallel line.

THENCE EASTERLY along last mentioned limit twenty feet (20') more or less to the point of commencement.

AND WHEREAS the Transferor has agreed to grant a right-of-way over the lands set out in Box 5;

WITNESSETH that in consideration of the sum of TWO (\$2.00) DOLLARS paid by the Transferees to the Transferor, receipt of which is hereby acknowledged, the Transferor grants to the Transferees, their heirs and assigns and the occupants of the Transferees, lands set out as **SECONDLY**, a right-of-way for persons and vehicles over the lands set out in Box 5.

The Transferees for themselves, their heirs, successors and assigns, covenant with the Transferor, his heirs, successors and assigns, that the Transferees shall only permit 3 parking spaces at the rear of the Transferee's property and will contribute their share to the maintenance and repairs of the said right-of-way, including snow removal in the winter,

based on the number of parking spaces existing for the use of the Transferees and their tenants to the total number of parking spaces that use the said right-of-way.

THIRDLY

Part of Lot 130, Plan 608, City of Toronto, Municipality of Metropolitan Toronto

That subject to the Transferees' covenant above, a right-of-way at all times for all persons entitled thereto over, along and upon the land described as follows:

The Northerly four feet, six inches (4'6") of the easterly eighty feet (80') of the lands described in FIRSTLY,

subject to the encroachment, if any, of the eaves and downspout of the dwelling house erected on such lands as the same existed on the 5th day of May, 1934.

AND WHEREAS Royal Trust Corporation of Canada holds a first mortgage on the property described Firstly herein;

AND WHEREAS Royal Trust Corporation of Canada has agreed to postpone its interest in the right-of-way described Thirdly herein to the Transferees.

WITNESSETH that in consideration of the sum of Two (\$2.00) Dollars paid by each of the Transferor and Transferees to Royal Trust Corporation of Canada, receipt of which is hereby acknowledged, Royal Trust Corporation of Canada hereby agrees to postpone its interest in the right-of-way described Thirdly herein to the Transferees, their heirs and assigns.