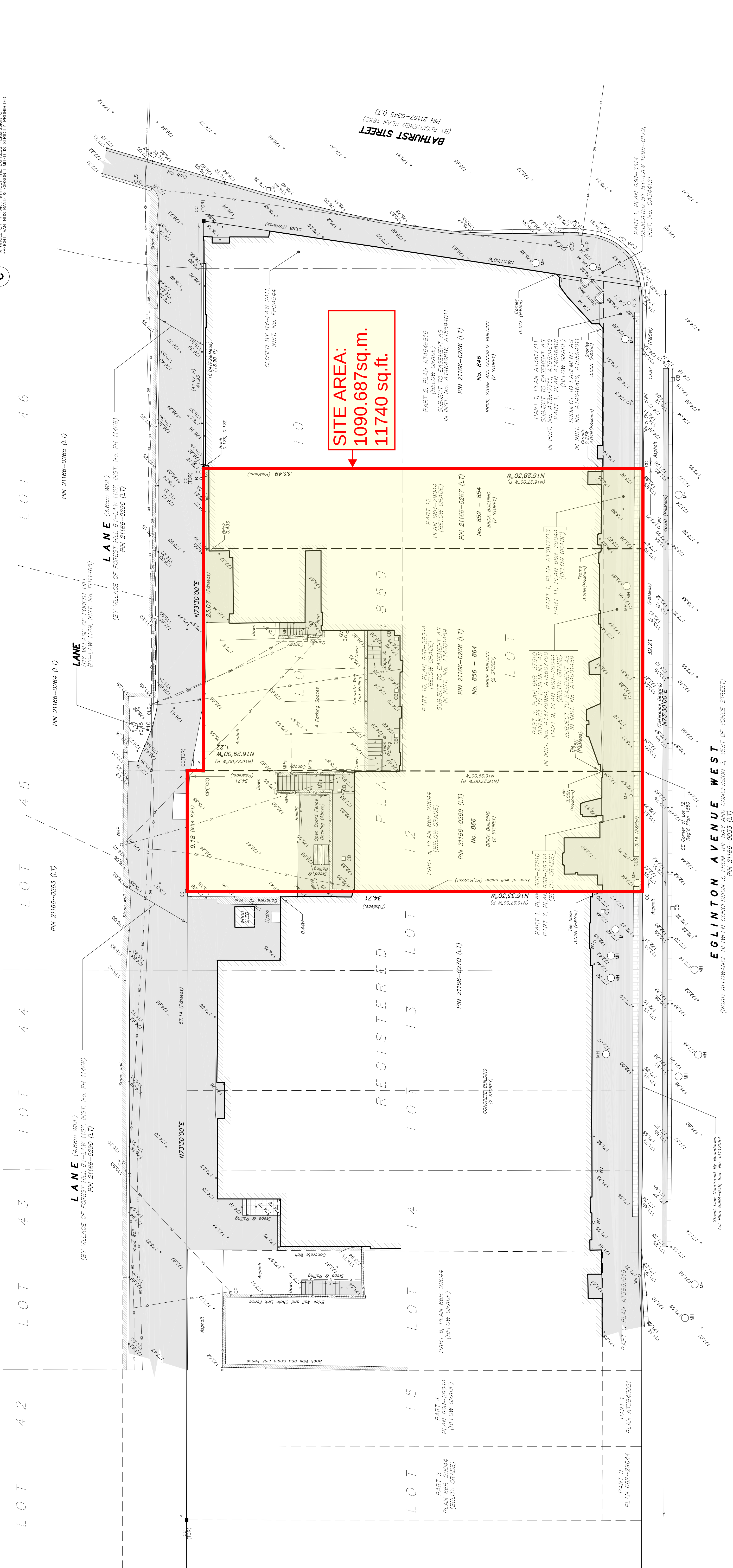


SURVEYOR'S REAL PROPERTY REPORT
PART 1 – PLAN OF SURVEY WITH TOPOGRAPHY OF
PART OF LOTS 10, 11 AND 12
REGISTERED PLAN 1850
CITY OF TORONTO

SCALE 1 : 150

SPEIGHT, VAN NOSTRAND & GIBSON LIMITED
ONTARIO LAND SURVEYORS
2022

THE INFORMATION, ALTERATION OR USE OF THIS PLAN
IN WHOLE OR IN PART, WITHOUT THE EXPRESS PERMISSION OF
SPEIGHT, VAN NOSTRAND & GIBSON LIMITED IS STRICTLY PROHIBITED.



ELEVATION NOTE

ELEVATIONS ARE GEODETIC AND ARE DERIVED FROM THE CITY OF
TORONTO BENCHMARK N01221574541, also known as C1541.
LOCATION :
CITY OF TORONTO WEST SIDE HILLTOP ROAD NORTH OF EGLINTON
AVENUE WEST BENCHMARK ON 2 STOREY BRICK BUILDING
(#8 HILLTOP ROAD) 0.2M NORTH OF SOUTHEAST CORNER.
0.4M ABOVE GRADE.

BEARING NOTE

BEARINGS SHOWN HEREON ARE GRID BEARINGS AND ARE REFERRED TO THE
NORTHERLY LIMIT OF EGLINTON AVENUE WEST AS SHOWN ON PLAN 66R-29044,
HAVING A BEARING OF N7530.00°E.

METRIC

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

LEGEND

- DENOTES
- WIT SURVEY MONUMENT FOUND
- CC WITNESS MONUMENT
- CC CUT CROSS
- NS.E.W NORTH, SOUTH, EAST, WEST
- OU ORIGIN, UNKNOWN
- P PLAN 66R-29044
- P1 PLAN OF SURVEY BY SPEIGHT, VAN NOSTRAND, WARD & ANDERSON LTD., DATED 6 MARCH 1940
- P2 PLAN OF SURVEY BY P. RABIDEAU & CZERNIWSKI, O.L.S.
- BOLLARD
- B CATCH BASIN
- CB CONCRETE POLE
- CV GAS VALVE
- WH MAHOLE
- OH OVERHEAD
- WHP WOODEN HYDRO POLE
- W WATER VALVE
- DECIDUOUS TREE
- CONIFEROUS TREE
- CONCRETE
- BRICK
- CONCRETE BLOCK TILES
- GRAVEL

PART 2 – REPORT SUMMARY

DESCRIPTION OF LAND
THE PROPERTY IS COMPRISED OF PINS 21166-0267(LT), 21166-0268(LT)
AND 12 REGISTERED PLAN 1850, KNOWN AS MUNICIPAL NUMBERS
852-866 EGLINTON AVENUE WEST, CITY OF TORONTO
REGISTERED EASEMENTS AND/OR RIGHTS OF WAY
PIN 21166-0268(LT)
SUBJECT TO EASEMENT OVER PART 2, PLAN 66R-27510 AS IN INST.
No. 9 A1377984 AND A15607790
SUBJECT TO EASEMENT OVER PARTS 9 AND 10, PLAN 66R-29044
AS IN INST. No. A14601459
ADDITIONAL REMARKS
NOTE THE PHYSICAL ASSESSMENTS ALONG THE EGLINTON STREET WEST FRONTAGE
WITH RESPECT TO PROPERTY LIMITS
NOTE THAT THE TEMPORARY EASEMENTS FOR TTC WORKS HAVE BEEN RELEASED
ON PIN 21166-0268(LT) AND 21166-0269(LT). THEY HAVE YET TO BE RELEASED
ON PIN 21166-0268(LT)
NOTE
THIS REPORT CAN BE UPDATED BY THIS OFFICE HOWEVER NO ADDITIONAL PRINTS OF
THIS ORIGINAL REPORT WILL BE ISSUED SUBSEQUENT TO THE DATE OF CERTIFICATION
AND ALL OTHER PARTIES TO THE TRANSACTION

SURVEYOR'S CERTIFICATE

I CERTIFY THAT :
1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT,
2. THE SURVEY WAS COMPLETED ON DECEMBER 1, 2022 BY THE SURVEYOR.

DATE : DECEMBER 2, 2022

LES RUDNICKI

ONTARIO LAND SURVEYOR

SPEIGHT, VAN NOSTRAND & GIBSON LIMITED

ONTARIO LAND SURVEYORS
PLAN SUBMISSION FORM
V-40514

750 DUNDAS STREET WEST, SUITE 85 & 86
TORONTO, ONTARIO M5G 1C4
TEL 416 749-SING(7864) FAX 416 749-7866
E-MAIL: toronto@svng.on.ca

DRAWN : M.M. FILE NAME : A2200216.DWG
CHECKED : L.R. PLOT SCALE : MET. 1=0.15
JOB No. : 220-0216 PLOTTED :
REF. No. : UPDATED :

THIS PLAN IS NOT VALID
UNLESS IT IS AN EMBOSSED
ISSUED BY THE SURVEYOR
In accordance with
Regulation 1026, Section 29(3)