

Condo Training Materials
Registry Abstract Index the Standard Condominium came from

ABSTRACT INDEX

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Town Lot 4 Plan Town of York

REGISTRATION NUMBER	INSTRUMENT	REGISTRATION DATE YYYY/MM/DD	GRANTOR	GRANTEE	CONSIDERATION	LAND AND REMARKS
E-167293	Charge	1989/03/19	COMPANY INC.	THE BANK OF ALL BANKS	\$1,000,000	Parts 1, 2 & 3 on 64R-18883, Parts 1, 3 & 4 on 64R-17768
E-199999	By-Law	1992/09/30		THE CORPORATION OF THE CITY OF TORONTO		And other land
E-200010	Transfer	1992/09/31	BERRY, Straw	CHEST, Harry	\$200,000.00	Parts 9 & 10 on 64R-18883
E-200011	Charge	1992/09/31	CHEST, Harry	RAZOR BANK	\$189,000.00	Parts 9 & 10 on 64R-18883
E-372529	Transfer	1996/12/12	Company Inc.	DECLARANT INC.	\$1,500,000	Parts 1, 2 & 3 on 64R-18883, Parts 1, 3 & 4 on 64R-17768
E-399299	Agreement	1997/01/21	DECLARANT INC.	TORONTO CONDOMINIUM CORPORATION NO. 1177		Parts 1, 2 & 3 on 64R-18883, Parts 1, 3 & 4 on 64R-17768
E-410392	Transfer	1997/12/19	GERINE, Tan	BLACK, John	\$225,000.00	Parts 12 & 13 on 64R-17768
E-420007	Transfer	1998/06/08	BLACK, John	BLACK, John 50%share BLACK, Joe 50% share	\$2.00	Parts 12 & 13 on 64R-17768
E-427312	Agreement	1999/05/11	DECLARANT INC.	CITY OF TORONTO		Parts 1, 2 & 3 on 64R-18883, Parts 1, 3 & 4 on 64R-17768
E-444687	Charge	2000/06/29	DECLARANT INC.	DEVELOPMENT BANK OF CANADA	\$500,000	Parts 1, 2 & 3 on 64R-18883, Parts 1, 3 & 4 on 64R-17768
E-475822	Application	2000/10/01	DECLARANT INC.	DECLARANT INC.		Re: C.T.A. Parts 1, 2 & 3 on 64R-18883, Parts 1, 3 & 4 on 64R-17768
E-477290	Cert. of Title	2000/11/22	DIRECTOR OF TITLES	DECLARANT INC.		Parts 1, 2 & 3 on 64R-18883, Parts 1, 3 & 4 on 64R-17768
E-501222	Declaration and Description	2001/06/29	DECLARANT INC.	DECLARANT INC.		Parts 1, 2 & 3 on 64R-18883, Parts 1, 3 & 4 on 64R-17768. Metropolitan Toronto Standard Condominium Plan No. 1400.
E-523765	Charge	2002/10/10	BLACK, John 50%share BLACK, Joe 50% share	LONDON BANK	\$50,000.00	Parts 12 & 13 on 64R-17768

Condo Training Materials
Property Abstract Index – Standard Condo (Registry)
SET UP AS PER BULLETIN 87002

Property Parcel Register or Property Abstract Index

Toronto Standard Condominium Plan No. 1400

Originally: Part of Town Lot 4
Town of York Plan

Registry Division of Toronto No.64



Recently:


In addition to encumbrances, etc., recorded below, this title is subject to the Land Titles Act, the Registry Act and the Condominium Act. If under the Land Titles Act, this is an estate in fee simple with an absolute title.

Subject to subsequent entries this parcel comprises the following land						
Registration Number	Instrument Type	Registration Date YYYY/MM/DD	Parties From	Parties To	Consideration	Land/Remarks
E-167293	Charge	1989/03/19	COMPANY INC.	THE BANK OF ALL BANKS	\$1,000,000	
E-199999	By-Law	1992/09/30		THE CORPORATION OF THE CITY OF TORONTO		
E-399299	Agreement	1997/01/21	DECLARANT INC.	TORONTO CONDOMINIUM CORPORATION NO. 1177		
E-427312	Agreement	1999/05/11	DECLARANT INC.	THE CORPORATION OF THE CITY OF TORONTO		
E-444687	Charge	2000/06/29	DECLARANT INC.	DEVELOPMENT BANK OF CANADA	\$500,000	
E-477290	Certificate of Title	2000/11/22	THE DIRECTOR OF TITLES	DECLARANT INC. (Owner) Effective 5:00 p.m. on the 18th day of November 2000.		Part of Town Lot 4, South Side of Richmond Street East, according to Town of York Plan and designated as PARTS 1, 2 and 3 on Plan 64R-18883 and PARTS 1, 3 and 4 on Plan 64R-17768. City of Toronto.
<p>The boundaries of the south side of Richmond Street East have been confirmed by Boundaries Act Plan BA-788 registered as Instrument No. CT157877.</p> <p>The boundaries of the west side of Sherbourne Street have been confirmed by Boundaries Act Plan BA-1750 registered as Instrument No. CT417746.</p> <p>TOGETHER WITH an easement over part of Town Lot 4, South Side of Richmond Street East on said Town of York Plan, designated as PART 5 on Plan 64R-17768, for the purposes as set out in Instrument E267253.</p> <p>TOGETHER WITH a temporary easement over Toronto Condominium Plan No. 1177, designated as PART 1 on Plan 64R-17734 for the purposes as set out in Instrument E141470.</p> <p>SUBJECT TO a permanent easement and right-of-way in favour of the owners, their successors and assigns of Metropolitan Toronto Condominium Plan No. 1177, over part of Town Lot 4, South Side of Richmond Street East, on said Town of York Plan, designated as PART 1 on Plan 64R-18883 and PARTS 3 and 4 on Plan 64R-17768, for the purposes as set out in Instrument No. E141470.</p> <p>SUBJECT TO a right-of-way in favour of Rogers Cablesystems Limited over Part of Town Lot 4, South Side of Richmond Street East, according to Town of York Plan and designated as PARTS 1, 2 and 3 on Plan 64R-18883 and PARTS 1, 3 and 4 on Plan 64R-17768 for the purposes as set out in Instrument E305577.</p> <p>SUBJECT TO EXCEPTIONS, LIMITATIONS, QUALIFICATIONS AND RESERVATION IN SCHEDULE 'B' OF CERTIFICATE OF TITLE.</p>						

Condo Training Materials
 Property Abstract Index – Standard Condo (Registry)
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Property Parcel Register or Property Abstract Index

Toronto Standard Condominium Plan No. 1400

 Registration Number	Instrument Type	Registration Date YYYY/MM/DD	Parties From	Parties To	Consideration	Land/Remarks
E-501222	Declaration and Description	2001/06/29	DECLARANT INC.			Part of Town Lot 4, South Side of Richmond Street East, according to Town of York Plan and designated as PARTS 1, 2 and 3 on Plan 64R-18883 and PARTS 1, 3 and 4 on Plan 64R-17768. The property is governed by The Condominium Act, 1998

Condo Training Materials
Common Elements and General Index – Standard Condo (Registry)

Common Elements and General Index



Notice:
Instruments affecting ownership of interests in common elements, as appurtenant to units, are recorded in the unit indexes or unit registers.
SEE PROPERTY ABSTRACT INDEX FOR PRIOR TITLE

Toronto Standard Condominium Plan No. 1400

Registration Number	Instrument Type	Registration Date YYYY/MM/DD	Parties From	Parties To	Consideration	Land/Remarks
E-501222	Declaration	2001/06/29	DECLARANT INC.			Part of Town Lot 4, South Side of Richmond Street East, according to Town of York Plan and designated as PARTS 1, 2 and 3 on Plan 64R-18883 and PARTS 1, 3 and 4 on Plan 64R-17768. The property is governed by The Condominium Act, 1998

Condo Training Materials
Constitution Index – Standard Condo (Registry)

Constitution Index



Toronto Standard Condominium Corporation No. 1400
(Name of Condominium Corporation)

Toronto Standard Condominium Plan No. 1400

Registration Number	Registration Date YYYY/MM/DD	Instrument Type	Remarks
E-501222	2001/06/29	Declaration and Description	
Future Number	Future Date	By-law No. 1	General

Condo Training Materials
Unit Index – Standard Condo (Registry)

Unit Register or Index

Notice: See the Constitution Index for the Declaration, by-laws, etc., and the Common Elements and General Index for instruments affecting the common elements of all units, and the Property Parcel Register or Property Abstract Index for prior title.



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Unit 1 Level 1
Toronto Standard Condominium Plan No. 1400

Registry Division of Toronto No. 66

AND ITS APPURTENANT COMMON INTEREST

Registration Number	Instrument Type	Registration Date YYYY/MM/DD	Parties From	Parties To	Consideration	Land/Remarks
Future Number	Transfer	Future Date	DECLARANT INC.	DOE, JOHN DOE, JANE As Joint Tenants	\$125,000.00	
Future Number	Charge	Future Date	DOE, JOHN DOE, JANE	THE BANK FOR PEOPLE	\$85,000.00	
Future Number	Discharge	Future Date	DEVELOPMENT BANK OF CANADA			Charge E-444687