

October 8, 2024

BY EMAIL: councilmeeting@toronto.ca

Toronto City Hall
100 Queen Street West
Toronto, ON M5H 2N2
Attention: Sylwia Przedziecki

Dear Members of City Council:

Re: CC22.12 - 33 Maitland Street and 37 Maitland Street - Zoning By-law and Official Plan Amendment - Request for Direction Report

We are lawyers for OEF Village Green Nominee Inc. (“**OEF**”), the registered owner of the lands municipally known as 55 Maitland Street and 40 and 50 Alexander Street in the City of Toronto (collectively, the “**OEF Lands**”). The OEF Lands are situated immediately adjacent to 33-37 Maitland Street (the “**Carlyle Lands**”). The Carlyle Lands are the subject of zoning by-law amendment (“**ZBA**”) and official plan amendment (“**OPA**”) applications for a 49-storey residential building (the “**Proposed Development**”) filed by Carlyle Investments Inc. (“**Carlyle**”).

We understand that City Council has received a settlement offer from Carlyle, dated August 7, 2024, with respect to its appeals of the ZBA and OPA applications before the Ontario Land Tribunal (OLT Case Nos. OLT-23-000374 and OLT-23-000375) (the “**Settlement Offer**”). OEF has advised the Tribunal that it is assuming the party status of the previous owners of the OEF Lands, being Greenrock Investments Limited and The Second Greenrock Corporation, in these appeal proceedings.

Our client has reviewed the Settlement Offer and has serious concerns. In addition to our client’s concerns with respect to the deficient tower setbacks, OEF does not consent to Carlyle’s intended reliance on a proposed private driveway located on the OEF Lands, along the east side of the Carlyle Lands for vehicular and loading access purposes (the “**Proposed Driveway**”).

In summary, Carlyle does not have the necessary easement rights over the OEF Lands to use the Proposed Driveway.

We communicated our objection to the Proposed Driveway to Carlyle’s lawyer, Mr. Daniel Artenosi, in a letter dated October 4, 2024, a copy of which is enclosed at **Appendix A**. A copy of the letter was subsequently provided to City Legal.

As more particularly described in the letter enclosed at Appendix A, the existing easement only applies to a portion of the Proposed Driveway and benefits only half of the Carlyle Lands (*i.e.* 37 Maitland Street, but not 33 Maitland Street). **Therefore, any attempt to use the Proposed Driveway to access the Proposed Development on the Carlyle Lands would constitute trespass.**

A Notice of Application has been filed with the Superior Court of Justice seeking declaratory relief in relation to Carlyle's ongoing and intended use of the Proposed Driveway, and we have requested that Carlyle immediately restrict their access to the Carlyle Lands to the area permitted under the existing easement.

In the absence of OEF granting Carlyle the necessary easements to use the Proposed Driveway, it is premature for City Council to consider the Settlement Offer as there is no ability for Carlyle to access its Proposed Development as currently contemplated. Accordingly, we request that Council reject Carlyle's Settlement Offer.

Thank you for your attention to this matter.

Yours truly,

AIRD & BERLIS LLP



Maggie Bassani Partner

MB/JMB

cc: Brian Chung, Aird & Berlis LLP
cc: Trevor Crowley, Aird & Berlis LLP
cc: Alexander Suriano, Aird & Berlis LLP
cc: Jonathan Marun-Batista, Aird & Berlis LLP
cc: Jason Davidson, City Legal
cc: Amanda Hill, City Legal

62014506.3

AIRD BERLIS

Brian Chung
Direct: 416.865.3426
E-mail: bchung@airdberlis.com

October 4, 2024

BY EMAIL: artenosi@overlandllp.ca

Daniel Artenosi
Overland LLP
5255 Yonge Street, Suite 1101
Toronto, ON M2N 6P4

Dear Mr. Artenosi,

Re: Objection to Carlyle Yonge Maitland GP Inc.'s Proposed Use of Private Driveway at 33-37 Maitland Street

We are lawyers for OEF Village Green Nominee Inc. (“**OEF**”), the new owner of the lands municipally known as 55 Maitland Street and 40 and 50 Alexander Street in the City of Toronto (collectively, the “**OEF Lands**”). We understand that you are counsel for Carlyle Yonge Maitland GP Inc. (“**Carlyle**”), being the owner of the lands municipally known as 33-37 Maitland Street (the “**Site**”). The Site is immediately adjacent to the OEF Lands and is the subject of development applications for a 49-storey residential building (the “**Proposed Development**”). We understand that there is a further proposal to increase the tower height to 62 storeys.

In addition to OEF’s significant concerns regarding the planning merits of the Proposed Development, our client strongly objects to Carlyle’s intended reliance on a proposed private driveway located on the OEF Lands, along the east side of the Site (the “**Proposed Driveway**”) for, among other things, vehicular and loading access. We are in receipt of Carlyle’s settlement offer to the City, dated August 7, 2024, which includes architectural plans that depict Carlyle’s intention to use the Proposed Driveway to access the Proposed Development notwithstanding Carlyle having only limited rights in respect of the Proposed Driveway.

Easement Over Portion of the Proposed Driveway

A portion of the Proposed Driveway is subject to an easement, being the lands shaded in green and labelled ‘Part 2’ on Plan 66R33439, a copy of which is enclosed at **Appendix A** (the “**Survey**”). The easement is described as being “*the west 10 feet of Lot 37*”, and provides for a “*free and uninterrupted right-of-way*” for “*vehicular and pedestrian traffic*”. A copy of the relevant Instrument, No. A157605, is enclosed at **Appendix B**. The remainder of the Proposed Driveway, shaded in red on the attached Survey, is not subject to any easement or right-of-way. As such, Carlyle has no right of access with respect to those lands.

As per the materials submitted by Carlyle in connection with the Proposed Development, Drawings Nos. 004–006 in Appendix C of the Transportation Impact Study, titled “Transportation Tomorrow Survey and Trip Distribution” (the “**TIS Drawings**”) clearly illustrate the intended use of the Proposed Driveway for garbage, recycling, and organics collection services, as well as for moving and delivery services involving large trucks. The simulated paths of these large vehicles visibly extend beyond Part 2 of the Proposed Driveway (*i.e.*, into the portion of the Proposed Driveway shaded in red on the Survey, over which there is no easement). As depicted in the TIS

Drawings, such large vehicles could not feasibly confine their movements solely to Part 2; they would necessarily traverse portions of the Proposed Driveway over which Carlyle has no easement or right of access, constituting trespass on OEF's property.

Access to 33 Maitland Street Without Easement Constitutes Trespass

The easement over Part 2 benefits only a portion of the Site, being Lots 35 and 36 (*i.e.*, 37 Maitland Street) as indicated on the Parcel Register, which notes "*an easement over Part 2, Plan 66R33439 in favour of Lots 35 and 36*". A copy of the Parcel Register is enclosed at **Appendix C**. Notably, the easement granted over Part 2 is for the benefit of 37 Maitland Street only, and not Lots 33 and 34 (*i.e.*, 33 Maitland Street).

Your client's Proposed Development is premised on illegal trespass. By constructing a single building on 33 and 37 Maitland Street, Carlyle cannot effectively restrict the use of the Proposed Driveway solely to occupants or users associated with 37 Maitland Street — the only lands that legally benefit from the existing easement over Part 2. There is no easement or right of access granted for 33 Maitland Street over any portion of the Proposed Driveway. Consequently, any person or vehicle using the Proposed Driveway to access 33 Maitland Street, directly or indirectly, or for any purpose benefiting these lots, would be trespassing. This unauthorized use directly infringes on OEF's property rights. Such use or intended use must cease immediately. If necessary, OEF is prepared to commence legal proceedings, including seeking injunctive relief, to restrain such trespass.

Overburdening an Easement Also Constitutes Trespass

While the easement over Part 2 grants a "*free and uninterrupted right-of-way*" for "*vehicular and pedestrian traffic*", Carlyle's proposed use significantly overburdens the easement. The original easement contemplated normal vehicular and pedestrian movement typical of residential access — not the frequent passage of large garbage trucks, recycling vehicles, organics collection services, and moving and delivery trucks as depicted in the TIS Drawings.

By attempting to use the Proposed Driveway for heavy commercial traffic, the nature and extent of the burden on the easement is unduly increased beyond what was originally contemplated. This change represents a different kind of use that overburdens the easement, thereby constituting trespass. Such an overextension infringes upon OEF's property rights, as the easement does not permit an intensified use exceeding its original scope. OEF does not consent to any use of the easement beyond the scope of the original granting language.

Conclusion

To summarize, Carlyle's intended use of the Proposed Driveway exceeds the scope of the existing easement and infringes upon OEF's property rights. Any unauthorized use of the driveway beyond Part 2 constitutes trespass.

If our understanding of Carlyle's intended use of the Proposed Driveway is inaccurate, or if Carlyle's proposed plans have changed, I trust that you will inform us immediately, as this may influence OEF's intended course of action.

October 4, 2024
Page 3

Otherwise, please note that we have instructions to commence a court application seeking declaratory and consequential relief in respect of Carlyle's ongoing and intended use of the Proposed Driveway. Please advise if you have instructions to accept service on behalf of Carlyle.

In the meantime, we trust that Carlyle will immediately restrict their access to the Site to the area permitted under the existing easement.

Should you wish to discuss the foregoing, please contact the undersigned.

Yours truly,

AIRD & BERLIS LLP

A handwritten signature in blue ink, appearing to read 'B. Chung'.

Brian Chung
Partner

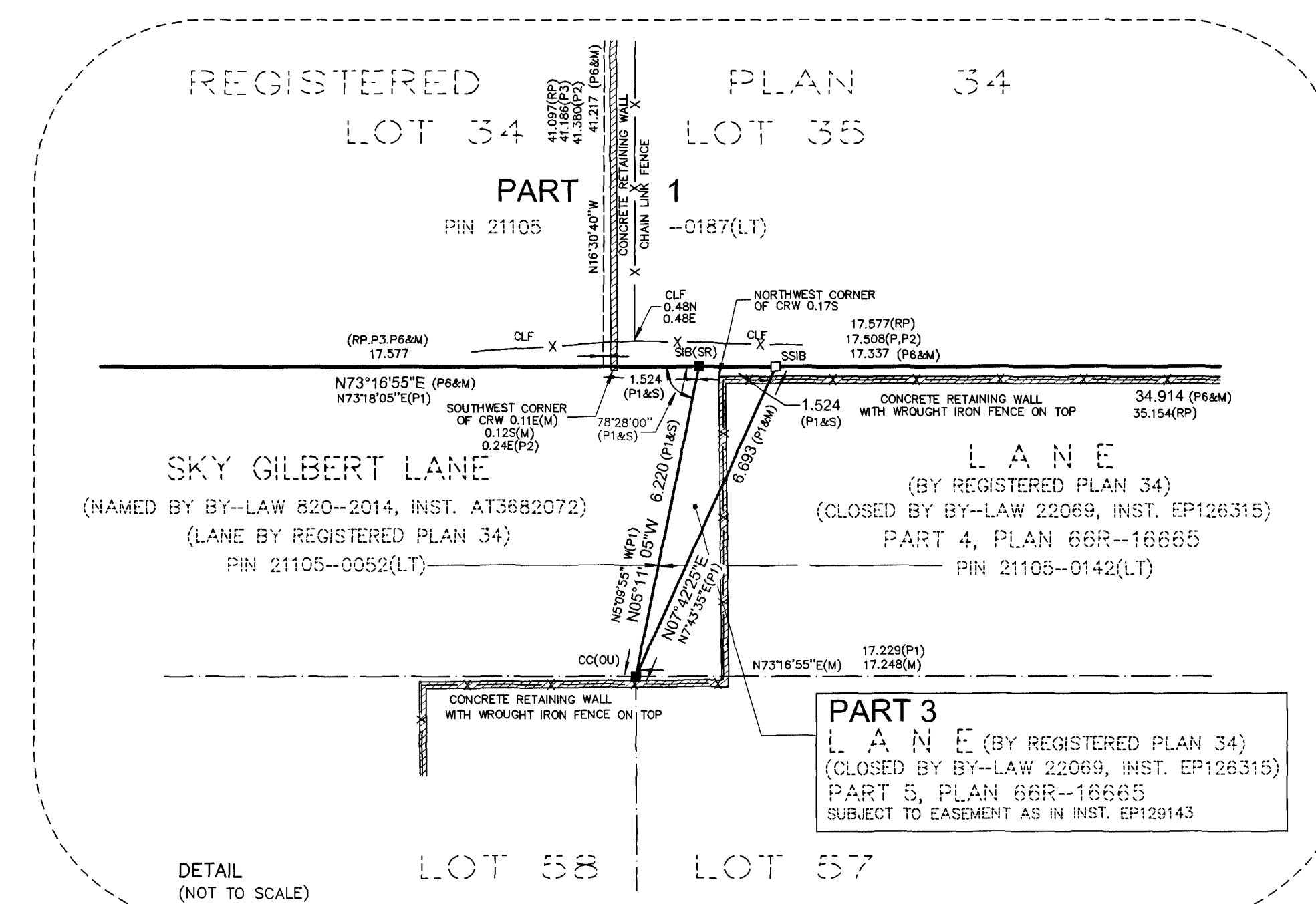
BC/JMB

61982092.7

AIRD BERLIS

INTEGRATION DATA		
3° MTM ZONE 10 COORDINATES		
NAD 83 (CSRS)(2010) (CENTRAL MERIDIAN 79°30' WEST LONGITUDE)		
THE MTM COORDINATES LISTED BELOW ARE TO URBAN ACCURACY AND COMPLY WITH SUBSECTION 14(2) OF ONTARIO REGULATION 216/10 FILED UNDER THE SURVEYORS ACT.		
OBSERVED REFERENCE POINTS		
MONUMENT ID.	NORTHING	EASTING
(A) CP	4 835 991.54	314 088.32
(B) CP	4 836 063.10	314 385.90
REFERENCE POINTS		
POINT	NORTHING	EASTING
1	4 836 017.83	314 253.02
2	4 836 028.01	314 286.69
3	4 835 988.38	314 298.14
4	4 835 978.34	314 264.71
COORDINATE VALUES SHOWN ARE FOR GEOGRAPHIC INFORMATION SYSTEM INTEGRATION ONLY. COORDINATES CANNOT, IN THEMSELVES, BE USED TO RE-ESTABLISH CORNERS OR BOUNDARIES SHOWN ON THIS PLAN.		

Appendix A



1. REQUIRE THIS PLAN TO BE DEPOSITED UNDER THE LAND TITLES ACT.

DATE JUNE 21ST, 2023

WALDEMAR GOLINSKI
ONTARIO LAND SURVEYOR

PLAN 66R-33439

RECEIVED AND DEPOSITED

DATE JULY 11, 2023

WALDEMAR GOLINSKI
ONTARIO LAND SURVEYOR

SCHEDULE			
PART	LOT	PLAN	AREA (m ²)
1	ALL OF 33, 34, 35 AND 36	REGISTERED PLAN 34	1444.7
2	PART OF 37	PART OF 21105-0006(LT)	125.7
3	PART OF LANE (CLOSED BY BY-LAW 22069, INST. EP126315)	PART OF 21105-0142(LT)	4.6

PART 1 COMPRISES ALL OF PIN 21105-0187(LT)
PART 2 COMPRISES PART OF PIN 21105-0006(LT)
PART 3 COMPRISES PART OF PIN 21105-0142(LT)
PART 2 IS SUBJECT TO EASEMENT AS IN INST. A157605.
PART 3 IS SUBJECT TO EASEMENT AS IN INST. EP129143.

PLAN OF SURVEY OF
LOTS 33, 34, 35 AND 36 AND
PART OF LOT 37 AND
PART OF LANE
(CLOSED BY BY-LAW 22069, INST. EP126315)
REGISTERED PLAN 34
CITY OF TORONTO

SCALE 1:150

KRCMAR SURVEYORS LTD. 2023

METRIC: DISTANCES AND COORDINATES SHOWN HEREON ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048

BEARING
BEARINGS SHOWN HEREON ARE GRID DERIVED FROM GPS OBSERVATIONS OF OBSERVED REFERENCE POINTS 'A' AND 'B', USING THE LEICA SMARTNET RTK NETWORK AND ARE REFERRED TO THE 3° MTM COORDINATE SYSTEM, ZONE 10, CENTRAL MERIDIAN 79°30' WEST LONGITUDE.
(3° MODIFIED TRANSVERSE MERCATOR PROJECTION, NAD 83 (CSRS)(2010)).
DISTANCES SHOWN HEREON ARE GROUND DISTANCES AND CAN BE CONVERTED TO GRID DISTANCES BY MULTIPLYING BY A COMBINED SCALE FACTOR OF 0.9999347.

- LEGEND
- DENOTES SURVEY MONUMENT FOUND
 - DENOTES SURVEY MONUMENT PLANTED
 - SIB DENOTES STANDARD IRON BAR
 - SIBS DENOTES SHORT STANDARD IRON BAR
 - IB DENOTES IRON BAR
 - CP DENOTES CONCRETE PIN
 - CC DENOTES CUT CROSS
 - (M) DENOTES MEASURED
 - (S) DENOTES SET
 - (OU) DENOTES ORIGIN UNKNOWN
 - (WT) DENOTES WITNESS
 - (RP) DENOTES REGISTERED PLAN 34
 - (P) DENOTES PLAN R-2129
 - (P1) DENOTES PLAN 66R-16665
 - (P2) DENOTES BUILDING LOCATION SURVEY BY WILLIAM J. PLAXTON LIMITED, O.L.S.
 - (P3) DENOTES SKETCH OF SURVEY BY W.S. GIBSON & SONS, O.L.S.
 - (P4) DENOTES METROPOLITAN TORONTO CONDOMINIUM PLAN 755 DATED JUNE 29, 1959.
 - (P5) DENOTES PLAN OF SURVEY BY CITY OF TORONTO DATED APRIL 11, 1949.
 - (P6) DENOTES PLAN OF SURVEY BY KRCMAR SURVEYORS LTD. O.L.S. DATED APRIL 22, 2022
 - (1370) DENOTES KRCMAR SURVEYORS LTD. O.L.S.
 - (SR) DENOTES SCHAEFFER & REINTHALER LIMITED, O.L.S.
 - (OU) DENOTES ORIGIN UNKNOWN
 - DENOTES FENCE
 - o-h- DENOTES HYDRO SERVICE (OVERHEAD)
 - BR DENOTES BRICK
 - BRW DENOTES BRICK RETAINING WALL
 - CF DENOTES CONCRETE FOUNDATION
 - CLF DENOTES CHAIN LINK FENCE
 - CRW DENOTES CONCRETE RETAINING WALL
 - PROD DENOTES PRODUCTION OF BEARING
 - WF DENOTES WROUGHT IRON FENCE
 - DENOTES HYDRO POLE - WOODEN

NOTE
ALL FOUND MONUMENTS ARE BY KRCMAR SURVEYORS LTD. (1370) UNLESS OTHERWISE NOTED.
ALL BUILDING TIES TAKEN TO BRICK UNLESS NOTED OTHERWISE

SURVEYOR'S CERTIFICATE

1. I CERTIFY THAT:
1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYORS ACT, THE SURVEYORS ACT AND THE LAND TITLES ACT AND THE REGULATIONS MADE UNDER THEM.
2. THE SURVEY WAS COMPLETED ON THE 21st DAY OF FEBRUARY, 2023

DATE APRIL 4, 2023

WALDEMAR GOLINSKI
ONTARIO LAND SURVEYOR

THIS PLAN OF SURVEY RELATES TO AOLS PLAN SUBMISSION FORM NUMBER V-44868

MUNICIPAL ADDRESS: 163, 33 AND 37 MAITLAND STREET, TORONTO

FIELD: J.L. : DRAWN: D.F. : CHECKED: SASE/WG : JOB NO.: 22-077

DWG NAME: 22-077R01 : PLOT INFO: 1316.03/04/2023 : WORK ORDER NO.: 37617

1137 Centre Street, Thornhill, ON L4J 3M6 : 905.738.0053 : F 905.738.9221 : www.krcmar.ca

PLAN AVAILABLE AT www.ProtectYourBoundaries.ca

KRCMAR

A157605

No. A-157605

Received at the Office of Land Titles

at TORONTO at 1:39 o'clock

P.M. of the 2nd day of Feb

A.D. 1965 and entered in

Folio 10 Vol. - Part 37-1

DATED: NOVEMBER

A.D., 1964.

VILLAGE GREEN DEVELOPMENTS

- and -

ELIZABETH MALKIN

GOODMAN & GOODMAN,
65 RICHMOND ST. W.

AUTHORIZED SIGNING OFFICER

TRANSFER OF RIGHT-OF-WAY

GOODMAN & GOODMAN,
1018 Federal Bldg.,
65 Richmond St. W.,
TORONTO 1, Ontario.

65:1 114

RECEIVED
LAND TITLES
OFFICE
TORONTO

THE LAND TITLES ACT

B E T W E E N:

TEMAL INVESTMENTS LIMITED, and YONGE-MATTLAND REALTY LIMITED, carrying on business under the firm name and style of VILLAGE GREEN DEVELOPMENTS,

(Hereinafter called the 'Transferor'),

OF THE FIRST PART,

- and -

ELIZABETH MALKIN, of the City of Toronto, in the County of York,

(Hereinafter called the 'Transferee'),

OF THE SECOND PART.

WHEREAS the Transferor is the owner of the lands described in Schedule "A" hereto annexed and designated as Part 2 on a Plan of Survey of Record in the Office of Land Titles at Toronto as No. R-2129;

AND WHEREAS the Transferee owns the lands in the City of Toronto, in the County of York described in Schedule "B" hereto annexed and has arranged with the Transferor to grant to the Transferee, her lessees and sublessees, their servants, agents, successors and assigns, free and uninterrupted right-of-way for the vehicular and pedestrian traffic over the lands hereinafter set forth;

NOW THEREFORE THIS INDENTURE WITNESSETH that in consideration of the sum of ONE (\$1.00) DOLLAR of lawful money of Canada now paid by the Transferee to the said Transferor (the receipt whereof is hereby by it acknowledged) the Transferor hereby grants and transfers unto the said Transferee, her heirs, executors, administrators, successors and assigns, their servants, agents, successors and assigns, to be used and enjoyed as appurtenant to the said lands of the said Transferee described in Schedule "B" hereto annexed, a free and uninterrupted right-of-way for vehicular and

pedestrian traffic over, along, upon and across the lands described in Schedule "A" hereto annexed.)

This Indenture shall enure to the benefit of and be binding upon the Transferor and Transferee, their respective heirs, executors, administrators, successors and assigns.

IN WITNESS WHEREOF the Transferor hereto has hereunto caused to be affixed its Corporate Seal under the hands of its proper signing officers authorized in that behalf.

TEMAL INVESTMENTS LIMITED, and
YONGE-MAITLAND REALTY LIMITED,
carrying on business under the
firm name and style of
VILLAGE GREEN DEVELOPMENTS.

TEMAL INVESTMENTS LIMITED

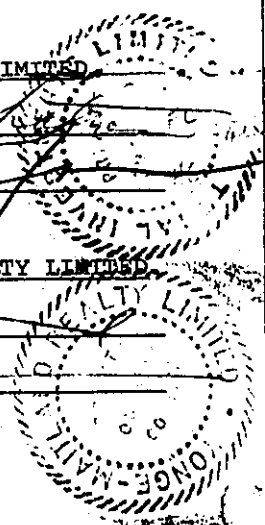
Per: 

Per: 

YONGE-MAITLAND REALTY LIMITED

Per: 

Per: 



SCHEDULE "A"

ALL AND SINGULAR that certain parcel or tract of land and premises situate, lying and being in the City of Toronto, in the County of York and being composed of that part of Lot 37 according to a Plan filed in the Registry Office for the Registry Division of Toronto as #34 and designated as Part 2 on a Plan of Survey of Record in the Office of Land Titles at Toronto as R-2129 and being part of Parcel 37-1 in Section A-34.

1

3

SCHEDULE "B"

ALL AND SINGULAR that certain parcel or tract of land and premises situate, lying and being in City of Toronto in the County of York and being composed of the whole of Lots Numbers 35 and 36, according to a Plan registered in the Registry Office for the Registry Division of the City of Toronto as #34.

4

AFFIDAVIT TO BE MADE BY AN OFFICER AS TO AUTHORITY OF PERSONS
EXECUTING FOR A CORPORATION OR COMPANY

Land Titles Act

I, GERALD J. SHEAR
of the City of Toronto in the County of York

make oath and say:

(1) I am Secretary-Treasurer of YONGE-MAITLAND REALTY LIMITED

(2) John H. Daniels
whose signature is affixed to the annexed (or within) document is the Director
of the said company, and GERALD J. SHEAR whose signature
is also affixed thereto is the Secretary-Treasurer thereof, and the seal
affixed thereto is the corporate seal of the said company.

(3) Under the by-laws of the said company the Secretary-Treasurer and
a Director are empowered to execute on behalf of the company
all deeds and other instruments requiring the seal of the company.

(If the officers executing are not authorized by by-laws then state how they are authorized).

(4) The said company is, I verily believe, the owner of the land (or charge) mentioned in
the said document.

Sworn before me at City of Toronto

in the County of York

of

this

day of 10th December 1964
November 1964

A Commissioner, etc. BY COMMISSION

EX. REG. JULY 2ND, 1966.

AFFIDAVIT TO BE MADE BY AN OFFICER AS TO AUTHORITY OF PERSONS
EXECUTING FOR A CORPORATION OR COMPANY

Land Titles Act

I, HAROLD GREEN
of the City of Toronto in the County of York

make oath and say:

(1) I am the President of TEMAL INVESTMENTS LIMITED

(2) FLORENCE LATNER
whose signature is affixed to the annexed (or within) document is the Secretary
of the said company, and Harold Latner whose signature
is also affixed thereto is the President thereof, and the seal
affixed thereto is the corporate seal of the said company.

(3) Under the by-laws of the said company the President and
Secretary are empowered to execute on behalf of the company
all deeds and other instruments requiring the seal of the company.

(If the officers executing are not authorized by by-laws then state how they are authorized).

(4) The said company is, I verily believe, the owner of the land (or charge) mentioned in
the said document.

Sworn before me at City of Toronto

in the County

of York

this 10th

day of December 1964
November

IRWIN BERNICK

A Commissioner,
Yak County - for Business Purposes
Expiry - July 23rd, 1965

A Commissioner, etc.

PROPERTY DESCRIPTION:

LOTS 33, 34, 35 AND 36, PLAN 34, BEING PART 1, PLAN 66R33439; TOGETHER WITH AN EASEMENT OVER PART 2, PLAN 66R33439 IN FAVOUR OF LOTS 35 AND 36, PLAN 34 AS IN CA278739; TOGETHER WITH AN EASEMENT OVER PART 3, PLAN 66R33439, IN FAVOUR OF LOTS 35 AND 36, PLAN 34 AS IN CA278739; CITY OF TORONTO

PROPERTY REMARKS:

FOR THE PURPOSE OF THE QUALIFIER THE DATE OF REGISTRATION OF ABSOLUTE TITLE IS 2023/07/11.

ESTATE/QUALIFIER:

FEE SIMPLE
LT ABSOLUTE PLUS

RECENTLY:

RE-ENTRY FROM 21105-0187

PIN CREATION DATE:

2023/07/11

OWNERS' NAMES

CARLYLE YONGE MAITLAND GP INC.

CAPACITY SHARE

ROWN

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. **						
EP131153	1965/09/30	AGREEMENT			THE CORPORATION OF THE CITY OF TORONTO	C
REMARKS: ENCROACHMENT						
AT3557207	2014/04/11	NOTICE		ROGERS COMMUNICATIONS INC.		C
REMARKS: THIS NOTICE IS FOR AN INDETERMINATE PERIOD						
AT5336329	2020/01/08	NOTICE OF LEASE	\$2	536869 ONTARIO LIMITED	COINAMATIC CANADA INC.	C
AT6236322	2022/12/01	TRANSFER	\$17,500,000	536869 ONTARIO LIMITED	CARLYLE YONGE MAITLAND GP INC.	C
REMARKS: PLANNING ACT STATEMENTS.						
AT6236323	2022/12/01	TRANSFER	\$17,500,000	IRVING UNGERMAN LIMITED	CARLYLE YONGE MAITLAND GP INC.	C
REMARKS: PLANNING ACT STATEMENTS.						
AT6236324	2022/12/01	CHARGE	\$24,000,000	CARLYLE YONGE MAITLAND GP INC.	DESJARDINS FINANCIAL SECURITY LIFE ASSURANCE COMPANY	C
AT6236325	2022/12/01	NO ASSGN RENT GEN		CARLYLE YONGE MAITLAND GP INC.	DESJARDINS FINANCIAL SECURITY LIFE ASSURANCE COMPANY	C
REMARKS: AT6236324						
AT6236326	2022/12/01	APL CONSOLIDATE		CARLYLE YONGE MAITLAND GP INC.		C
66R33439	2023/07/11	PLAN REFERENCE				C
AT6371995	2023/07/11	APL ABSOLUTE TITLE		CARLYLE YONGE MAITLAND GP INC.	CARLYLE YONGE MAITLAND GP INC.	C
REMARKS: AT6292400 AND AT6311497						

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.