

FILE OPENING CHECKLIST

PID _____ More than One? Yes No

Land Registered _____ Yes No

Infant Parcel - Check L.R date of Parent Parcel

Search Start Date: _____ Access: _____

Does Owner in POL View match names in Agreement of Purchase and Sale? Yes No

If signed pursuant to POA, has the POA been recorded? Yes No

Does the parcel description coincide with:

1. Land Registration View Yes No
2. Plan Yes No
3. Historic Description Yes No
4. Does description match POL graphics Yes No
5. Has parcel description and graphics been reviewed with client Yes No
6. Are the burdens/benefits consistent with legal description Yes No
7. Have I clicked on neighbouring PIDs to check for benefits/burdens affecting PID under Search Yes No

MISMATCH Yes No

8. If the parcel was migrated on or after May 4, 2009, are benefits/burdens affecting our parcel also flagged (with a Form 8A) in Property Details of flip-side non-LR parcels? Yes No
9. If the parcel register identifies "Various PIDs", have we satisfied ourselves that it refers to the same benefit/burden Yes No
10. If the parcel is consolidated, can any easement benefits extend for the benefit of the consolidated parcel? Yes No

SEARCHES:

Have we done electronic searches of:

Parcel <input type="checkbox"/>	Seller <input type="checkbox"/>	Buyer <input type="checkbox"/>
GGI (Seller) <input type="checkbox"/>	GGI (Judgments against Buyer) <input type="checkbox"/>	Plans <input type="checkbox"/> Plans in Process <input type="checkbox"/>
Non-LRA Documents in Process <input type="checkbox"/> Seller <input type="checkbox"/> Buyer	By PID for Docs in Process <input type="checkbox"/>	Approved Plan <input type="checkbox"/> Restrictive Covenants <input type="checkbox"/>

CONDOMINIUMS:

Plan of Unit Underlying Land Footprint

COMPLETED: Date _____ By: _____ ☺

CLOSING DAY CHECKLIST

PID _____ More than One? Yes No

DEED:

Is the Seller described in the Deed exactly the same as in the LR View?

Is the Buyer correctly described in the Deed?

Is the manner of tenure correctly stated in the Deed?

If signed by POA, has the POA been recorded? Yes No

If no, is it attached (ie. Doc in Doc?)

Is the *Matrimonial Property Act* Affidavit appropriate? Yes No

Is the name of the Commissioner/Notary/Barrister typed/printed? Yes No

If there is not a separate Certificate of Execution:

1. Does the paragraph in the Affidavit of Status refer only to the *Land Registration Act*? Yes No

2. Does the paragraph have "Affidavit of Execution" heading? Yes No

Does the parcel description coincide with:

1. Land Registration View? Yes No.

2. Plan? No.

3. Historic Description No

4. Does it match POL graphics? Yes No

5. Is it identified by a PID? Yes No

6. Is it labelled Schedule "A"? Yes No

7. Do the easement, burdens/benefits; restrictions match the Parcel Register? Yes No

UNDERTAKINGS:

Does the Land Registration View show recorded instruments which are to be released? Yes No

Do I have an undertaking? Yes No

Have I added these undertakings to the list of undertakings PCLaw? Yes No.

SEARCHES:

Have we done electronic searches of:

Parcel <input type="checkbox"/>	Seller <input type="checkbox"/>	Buyer <input type="checkbox"/>
GGI (Seller) <input type="checkbox"/>	GGI (Judgments against Buyer) <input type="checkbox"/>	Plans <input type="checkbox"/> Plans in Process <input type="checkbox"/>
Non-LRA Documents in Process <input type="checkbox"/> Seller <input type="checkbox"/> Buyer	By PID for Docs in Process <input type="checkbox"/>	

COMPLETED: Date _____ By: _____