

This Indenture

made (in duplicate) the 24th day of September
one thousand nine hundred and sixty-nine.

In Pursuance of The Short Forms of Conveyances Act

Between

RIGOLD INVESTMENTS LIMITED and
CADIZ CONSTRUCTION LIMITED, both
private companies incorporated
under the laws of the Province of
Ontario and carrying on business
in the name of FOREST PARK APARTMENTS

Hereinafter called the Grantor

of the first part;

-and-

STEFAN SLOJEWSKY, JOHN BAUER and
ZENON KLEMENSOWICZ, all of the
Municipality of Metropolitan Toronto,
in the County of York, Trustees, to
Uses

Hereinafter called the Grantees

of the second part;

Witnesseth that in consideration of other good and valuable

consideration and the sum of TWO-----(\$2.00)-----Dollars
of lawful money of Canada now paid by the said Grantees to the said
Grantor (the receipt whereof is hereby by it acknowledged),
the said Grantor Do th Grant unto the said Grantees ~~in fee simple~~
to and for the uses hereinafter declared
All and Singular that certain parcel or tract of land and premises
situate lying and being in the Township of ~~Peel~~ in the County
of Peel and being composed of part of Block "G" according to
a plan registered in the Registry Office for the Registry
Division of the County of Peel as Number 719, which said parcel
may be more particularly described in Schedule "A" hereto
attached.

TO HAVE AND TO HOLD unto the said Grantee unto such uses as they the said Grantees may from time to time by deed, will, mortgage or other instrument in writing appoint and until and in default of appointment and insofar as such appointment may not extend unto the uses of the said Grantee, their heirs and assigns in fee simple.

PROVIDED that, in the event of the Grantees from time to time in the exercise of the above-mentioned power of appointment appointing any interest or estate in the said lands or in any part thereof which is less than a fee simple or is for a limited term or for a special purpose, then in every such case and as often as the same may occur, the remaining interest or estate shall be subject to the power of appointment hereinbefore expressed, and, upon the re-vesting of any interest or estate so appointed for a limited time or for a special purpose either by effluxion of time or by fulfilment of purpose or by operation of law or otherwise, the interest or estate so re-vesting shall be subject to the said power of appointment in the same way and with the same effect as if there had not been any exercise of the said power of appointment for such limited time or for such special purpose; it being the intent hereof that, notwithstanding any intervening exercise of the said power of appointment, the said power shall continue and shall not be exhausted until the fee simple in the lands hereby conveyed shall have been appointed absolutely without reservation in the said Grantee of any lien, equity of redemption or other estate, right or interest.

PROVIDED FURTHER that no exercise of the said power of appointment shall derogate from the effect of any previous exercise of the said power.

SUBJECT NEVERTHELESS to the reservations, limitations, provisions and conditions expressed in the Original Grant thereof from the Crown.

SCHEDULE "A"

ALL AND SINGULAR that certain parcel or tract of land and premises situate, lying and being in the Town of Mississauga (formerly Township of Toronto) in the County of Peel and being composed of part of Block "G" according to a plan registered in the Registry Office for the Registry Division of the County of Peel as Number 719, which said parcel may be described as follows:

COMMENCING at the most southerly angle of said Block "G";

THENCE North 51 degrees 26 minutes 40 seconds west along the southwesterly limit of said Block "G" a distance of 229.10 feet to a point therein;

THENCE North 67 degrees 30 minutes west, continuing along the last mentioned limit a distance of 190.60 feet more or less to the most westerly angle of said Block "G";

THENCE North 34 degrees 54 minutes 10 seconds east along the northwesterly limit of said Block "G" a distance of 253.03 feet to a point therein;

THENCE South 51 degrees 37 minutes 30 seconds east to and along the centre line of a wall, hereby acknowledged to be a party wall, and said centre line produced, in all a distance of 432.59 feet to a point in the south-easterly limit of said Block "G" distant 201.11 feet measured northeasterly thereon from the most southerly angle thereof;

THENCE South 39 degrees 42 minutes 40 seconds west a distance of 201.11 feet to the point of commencement, containing by admeasurement an area of 2.065 acres more or less.

The said Grantor **Covenants** with the said Grantee s That he it has the right to convey the said lands to the said Grantee s notwithstanding any act of the said Grantor .

And that the said Grantee s shall have quiet possession of the said lands, free from all encumbrances.

And the said Grantor **Covenants** with the said Grantee s that he it will execute such further assurances of the said lands as may be requisite.

And the said Grantor **Covenants** with the said Grantee s that he it has done no act to encumber the said lands.

And the said Grantor **Releases** to the said Grantee s All its claims upon the said lands.

~~the companies hereto have hereunto affixed their corporate seals as attested by the hands of their signing officers duly authorized in that behalf.~~
In Witness Whereof the said parties hereto have hereunto set

Signed, Sealed and Delivered
IN THE PRESENCE OF

FOREST PARK APARTMENTS
BY RIGOLD INVESTMENTS LIMITED
Per: Louis Blum
President

Per: M. C. R...
Secretary

BY CARLZ CONSTRUCTION LIMITED
Per: Charles F. ...
President

Per: W. J. ...
Secretary-Treasurer

AFFIDAVIT

PROVINCE OF ONTARIO)
)
COUNTY OF PEEL)
)
)
)
TO WIT:)

I, MAXWELL CLAUDE RICE, of the Town of Mississauga, in the County of Peel, make oath and say:

1. That I am the Secretary of Rigold Investments Limited, and as such have knowledge of the facts herein deposed to.
2. That the land herein was acquired by Rigold Investments Limited and Cadiz Construction Limited as partnership property; has been held at all times as partnership property; and that Rigold Investments Limited and Cadiz Construction Limited are the only partners in the said partnership.
3. That there has never been any other partner or partners in the said partnership.

SWORN BEFORE ME at the Town)
)
of Brampton, in the County)
)
of Peel, this 24th day of)
)
October, 1969.)

M.C. Rice
Maxwell Claude Rice

[Handwritten Signature]
a Commissioner

AFFIDAVIT AS TO LEGAL AGE AND MARITAL STATUS

PROVINCE OF ONTARIO
COUNTY OF

I/WE

of the

of

To WIT: in the County of

Strike out words and parts not applicable and initial

in the within instrument named, make oath and say that at the time of the execution of the within instrument,

1. I was of the full age of twenty-one years;

2. And that

who also executed the within instrument of the full age of twenty-one years

3. I was legally married to the person named therein as my wife/husband;

4. I was unmarried/divorced/widower.

SWORN before me at the

of

in the

this day of

A.D. 19

A Commissioner for taking Affidavits, etc.

NOTE: If Attorney, substitute in space provided "I am Attorney for (State name) one of the parties named therein and he/she was of the full age of twenty-one years."

Affidavit, Land Transfer Tax Act
IN THE MATTER OF THE LAND TRANSFER TAX ACT

PROVINCE OF ONTARIO
COUNTY OF Peel

I, John Robert Kelly
of the Town of Brampton
in the County of Peel, Solicitor for the Grantors
named in the within (or annexed) transfer make oath and say:

To WIT:

1. I am Solicitor for the Grantors named in the within (or annexed) transfer.
2. I have a personal knowledge of the facts stated in this affidavit.
3. The true amount of the monies in cash and the value of any property or security included in the consideration is as follows:

(a) Monies paid in cash	\$ 21,474.02
(b) Property transferred in exchange: Equity value	\$ Nil
Encumbrances	\$ Nil
(c) Securities transferred to the value of	\$ Nil
(d) Balances of existing encumbrances with interest owing at date of transfer	\$ 1,185,259.00
(e) Monies secured by mortgage under this transaction	\$ 200,000.00
(f) Liens, privileges and maintenance charges to which transfer is subject	\$ Nil
Total consideration	
	\$ 1,590,000.00
4. If consideration is nominal, is the transfer for natural love and affection? NA
5. If so, what is the relationship between Grantor and Grantee? NA
6. Other remarks and explanations, if necessary NA

This affidavit may be made by the purchaser or vendor or by any one acting for them under power of attorney or by an agent appointed in writing by the purchaser or vendor or by the solicitor of either of them.

All blanks must be filled in.

Sworn before me at the Town of
Brampton
in the County of Peel
this 16th day of October A.D. 1969

A Commissioner, etc.

[Handwritten Signature]

6360880
50
6310

OF

I, of the

of

in the

TO WIT:

make oath and say:

1. THAT I was personally present and did see the within or annexed Instrument and a duplicate thereof duly signed, sealed and executed by

of the parties thereto.

2. THAT the said Instrument and duplicate were executed by the said part

at the

3. THAT I know the said part

4. THAT I am a subscribing witness to the said Instrument and duplicate.

SWORN before me at the

of in the County
of this
day of A.D. 19

A Commissioner for taking Affidavits, etc.

OF

I, of the

of

in the

TO WIT:

make oath and say:

1. THAT I was personally present and did see the within or annexed Instrument and a duplicate thereof duly signed, sealed and executed by

of the parties thereto.

2. THAT the said Instrument and duplicate were executed by the said part

at the

of

3. THAT I know the said part

4. THAT I am a subscribing witness to the said Instrument and duplicate.

SWORN before me at the

of in the County
of this
day of A.D. 19

A Commissioner for taking Affidavits, etc.

124478

Dated September 24th 1969

FOREST PARK APARTMENTS

TO

STEPAN SIQJEWski, JOHN BAUER
and HENON KLEMENSONWICA

Address: 14573 Looa St W
Mississ.

Deed of Land

SITUATE

Part of Block 880, Plan 7197,
Town of MISSISSAUGA, Co. of
Peel,

Deed of Land Limited - 1969, Canada
Provisions to the Legal Profession

750

RETURN TO

JOHN F. STREZ

TORONTO

LAWYERS LAWRENCE, SHERBROOK & WEBER
BARRISTERS & SOLICITORS
110 CHURCH STREET WEST
TORONTO ONTARIO

124478

MISSISSAUGA

199 OCT 23 PM 1:34 27

124478 V3

Number
This copy is of the Instrument
is from the Registry Office for
the Peel's Division of the County
of Peel.

MISSISSAUGA

Registrar

Deas Carter

THIS INSTRUMENT
IS THE PROPERTY OF
THE REGISTRY OFFICE FOR
THE COUNTY OF PEEL

THIS SPACE TO BE RESERVED FOR REGISTRY OFFICE CERTIFICATES