

Transfer/Deed of Land

Form 1 — Land Registration Reform Act

A

FOR OFFICE USE ONLY

112715E

REGISTRATION INSTRUMENT PEEL (43) BRAMPTON

96 10 29 11 43

REGISTRY

New Property Identifiers

Additional: See Schedule

Executions

Additional: See Schedule

(1) Registry Land Titles (2) Page 1 of 03 pages

(3) Property Identifier(s) Block Property Additional: See Schedule

(4) Consideration One Million Three Hundred Sixty Two Thousand Eight Hundred Seventy—00/100
Dollars \$ 1,362,870.00

(5) Description This is a: Property Division Property Consolidation
Part of Block N, Plan 719, City of Mississauga, Regional Municipality of Peel.
Registered in the Land Registry Office for Peel (No. 43).
As more particularly described on the schedule attached.
As previously described in Instrument No. 969941.

(6) This Document Contains (a) Redescription New Easement Plan/Sketch (b) Schedule for: Description Additional Parties Other (7) Interest/Estate Transferred Fee Simple

(8) Transferor(s) The transferor hereby transfers the land to the transferee and certifies that the transferor is at least eighteen years old and that—

Name(s) DELKIN INVESTMENTS LIMITED Signature(s) Per: *Ray Mandel* Date of Signature Y M D 1996 08 31
as to all of its undivided 30% interest
I have authority to bind the Corporation.

(9) Spouse(s) of Transferor(s) I hereby consent to this transaction Name(s) Signature(s) Date of Signature Y M D

(10) Transferor(s) Address for Service 24 Cortleigh Blvd., Toronto, Ontario M4R 1R6

(11) Transferee(s) Date of Birth Y M D
CARLDON HOLDINGS INC. as to an undivided 10% interest
RUTHDON HOLDINGS INC. as to an undivided 10% interest
DADADON HOLDINGS INC. as to an undivided 10% interest

(12) Transferee(s) Address for Service c/o 24 Cortleigh Blvd., Toronto, Ontario M4R 1R6

(13) Transferor(s) The transferor verifies that to the best of the transferor's knowledge and belief, this transfer does not contravene section 50 of the Planning Act.
Date of Signature Y M D Signature Date of Signature Y M D
Signature _____ Signature _____
Solicitor for Transferor(s) I have explained the effect of section 50 of the Planning Act to the transferor and I have made inquiries of the transferor to determine that this transfer does not contravene that section and based on the information supplied by the transferor, to the best of my knowledge and belief, this transfer does not contravene that section. I am an Ontario solicitor in good standing.
Date of Signature Y M D
Name and Address of Solicitor Signature _____

(14) Solicitor for Transferee(s) I have investigated the title to this land and to abutting land where relevant and I am satisfied that the title records reveal no contravention as set out in subclause 50 (22) (c) (ii) of the Planning Act and that to the best of my knowledge and belief this transfer does not contravene section 50 of the Planning Act. I act independently of the solicitor for the transferor(s) and I am an Ontario solicitor in good standing.
Date of Signature Y M D
Name and Address of Solicitor Signature _____

(15) Assessment Roll Number of Property
City: 21 Mun.: 05 Map: 030 Sub.: 073 Par.: 09500

(16) Municipal Address of Property
CENTENNIAL APARTMENTS
3355 Ponytrail
Mississauga, Ontario

(17) Document Prepared by:
C.M. Goldlist (tmdo)
MCDONALD & HAYDEN
1 QUEEN STREET EAST
SUITE 1500
TORONTO ONTARIO M5C 2Y3

Fees and Tax	
Registration Fee	50.00
Land Transfer Tax	18,918.05
Total	18,968.05

Planning Act — OPTIONAL
Also Statement by Solicitor for Transferee(s) here if necessary

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Additional Property Identifier(s) and/or Other Information

All and singular that certain parcel of tract or land and premises situate lying and being in the City of Mississauga, in the Regional Municipality of Peel and being composed of part of Block N according to a Plan registered in the Registry Office for the Regional Municipality of Peel as Number 719, and which parcel of land may be more particularly described as follows:

Commencing at a point in the Southeasterly limit of Ponytrail Drive, being distant two hundred and ninety-one and eleven one-hundredths feet (291.11') measured Northeasterly thereon from an iron bar marking the most Westerly angle of Block N;

Thence South 58 degrees 30 minutes East a distance of four hundred and twenty-four and seventy-one one-hundredths feet (424.71') to a point in the Southeasterly limit of said Block N;

Thence South 34 degrees 55 minutes 20 seconds West along the last mentioned limit a distance of two hundred and thirty and five one-hundredths feet (230.05') to an iron bar marking the most Southerly angle of the said Block N;

Thence North 67 degrees 30 minutes West following the Southwesterly limit of the said Block a distance of three hundred and seventy feet (370') to an iron bar marking the most Westerly angle of Block N, being a point in the Southeasterly limit of Ponytrail Drive;

Thence North 22 degrees 30 minutes East along the last mentioned limit a distance of two hundred and ninety-one and eleven one-hundredths feet (291.11') more or less to the Point of Commencement.

Affidavit of Residence and of Value of the Consideration Form 1 - Land Transfer Tax Act

Refer to all instructions on reverse side.

IN THE MATTER OF THE CONVEYANCE OF (insert brief description of land)

Part of Block N, Plan 719, City of Mississauga, Regional Municipality of Peel.

BY (print names of all transferors in full) DELKIN INVESTMENTS LIMITED as to all of its undivided 30% interest

TO (see instruction 1 and print names of all transferees in full) CARLDON HOLDINGS INC., RUTHDON HOLDINGS INC. and DADADON HOLDINGS INC. each as to an undivided 10% interest

I, (see instruction 2 and print name(s) in full) Judith Mandel

MAKE OATH AND SAY THAT:

1. I am (place a clear mark within the square opposite that one of the following paragraphs that describes the capacity of the deponent(s)): (see instruction 2)

- (a) A person in trust for whom the land conveyed in the above-described conveyance is being conveyed;
(b) A trustee named in the above-described conveyance to whom the land is being conveyed;
(c) A transferee named in the above-described conveyance;
(d) The authorized agent or solicitor acting in this transaction for (insert name(s) of principals)

(e) The President, Vice-President, Manager, Secretary, Director or Officer authorized to act for (insert name(s) of corporation(s)) Carldon Holdings Inc., Ruthdon Holdings Inc. and Dadadon Holdings Inc.

(f) A transferee described in paragraph () (insert only one of paragraph (a), (b) or (c) above, as applicable) and am making this affidavit on my own behalf and on behalf of (insert name of spouse) who is my spouse described in paragraph () (insert only one of paragraph (a), (b) or (c) above, as applicable) and as such, I have personal knowledge of the facts herein deposed to.

2. (To be completed where the value of the consideration for the conveyance exceeds \$400,000).

I have read and considered the definition of "single family residence" set out in clause 1 (1) (ja) of the Act. The land conveyed in the above-described conveyance

- contains at least one and not more than two single family residences.
X does not contain a single family residence.
contains more than two single family residences. (see instruction 3)

Note: Clause 2 (1) (d) imposes an additional tax at the rate of one-half of one per cent upon the value of consideration in excess of \$400,000 where the conveyance contains at least one and not more than two single family residences.

3. I have read and considered the definitions of "non-resident corporation" and "non-resident person" set out respectively in clauses 1 (1) (f) and (g) of the Act and each of the following persons to whom or in trust for whom the land is being conveyed in the above-described conveyance is a "non-resident corporation" or a "non-resident person" as set out in the Act. (see instructions 4 and 5)

none

4. THE TOTAL CONSIDERATION FOR THIS TRANSACTION IS ALLOCATED AS FOLLOWS:

Table with columns for description, amount, and tax. Includes rows for cash, mortgages, property transferred, securities, liens, and total consideration.

All Blanks Must Be Filled In. Insert "Nil" Where Applicable

5. If consideration is nominal, describe relationship between transferor and transferee and state purpose of conveyance. (see instruction 6)

n/a

6. If the consideration is nominal, is the land subject to any encumbrance? n/a

7. Other remarks and explanations, if necessary.

n/a

Sworn before me at the City of Toronto in the Municipality of Metropolitan Toronto

this 31st day of August 19

CATHRYN S. BUTTI, a Commissioner, etc., Municipality of Metropolitan Toronto, for McDonald & Hayden, Barristers and Solicitors. Expires January 9, 1992.

J. Mandel signature(s)

Judith Mandel

Property Information Record

- A. Describe nature of instrument: Transfer/Deed of Land
B. (i) Address of property being conveyed (if available): CENTENNIAL APARTMENTS 3355 Ponytrail, Mississauga, Ontario
(ii) Assessment Roll No. (if available): 21 05 030 073 09500
C. Mailing address(es) for future Notices of Assessment under the Assessment Act for property being conveyed (see instruction 7): no change
D. (i) Registration number for last conveyance of property being conveyed (if available): 969941
(ii) Legal description of property conveyed: Same as in D.(i) above. Yes [X] No [] Not known []
E. Name(s) and address(es) of each transferee's solicitor: Clifford M. Goldlist, McDONALD & HAYDEN, Barristers & Solicitors 1500-1 Queen Street East, Toronto, Ontario M5C 2Y3 (tmdo)

For Land Registry Office Use Only. Registration No., Registration Date, Land Registry Office No.

School Tax Support (Voluntary Election) See reverse for explanation

- (a) Are all individual transferees Roman Catholic? Yes [] No []
(b) If Yes, do all individual transferees wish to be Roman Catholic Separate School Supporters? Yes [] No []
(c) Do all individual transferees have French Language Education Rights? Yes [] No []
(d) If Yes, do all individual transferees wish to support the French Language School Board (where established)? Yes [] No []

NOTE: As to (c) and (d) the land being transferred will be assigned to the French Public School Board or Sector unless otherwise directed in (a) and (b).