

FOR OFFICE USE ONLY

256881

CERTIFICATE OF REGISTRATION

89 SEP 26 P4:12

VICTORIA *Elizabeth Ann Legere*  
No. 57  
LAND REGISTRAR  
LINDSAY

(1) Registry ☒ Land Titles ☐

(2) Page 1 of 3 pages *BH*

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

(4) Nature of Document  
AGREEMENT RE RIGHT OF FIRST OPPORTUNITY *REFUSAL*

(5) Consideration  
NIL  
Dollars \$

(6) Description  
All that Part of Lot 2, south of Francis Street and east of Colborne Street according to Registered Plan 100 and being designated as Part One on Reference Plan deposited in the Registry Office for the Registry Division of Victoria (No. 57) as Plan 57R-4516.

(7) This Document Contains: (a) Redescription New Easement Plan/Sketch ☐ (b) Schedule for: Description ☐ Additional Parties ☐ Other ☒

New Property Identifiers Additional: See Schedule ☐

Executions Additional: See Schedule ☐

(8) This Document provides as follows:

SEE SCHEDULE ATTACHED

Continued on Schedule ☒

(9) This Document relates to instrument number(s)

(10) Party(ies) (Set out Status or Interest)	Signature(s)	Date of Signature Y M D
Name(s) THE CORPORATION OF THE VILLAGE OF FENELON FALLS (Owner)		XXXXXXXXXX

(11) Address for Service P.O. Box 179, Fenelon Falls, Ontario. K0M 1N0.

(12) Party(ies) (Set out Status or Interest)	Signature(s)	Date of Signature Y M D
Name(s) SOBKO FOOD MARKET LIMITED (Applicant)	PER: <i>John Sobko</i> John Sobko - President, I have the authority to bind the Corporation	1989 09 15

(13) Address for Service P.O. Box 1119, Fenelon Falls, Ontario. K0M 1N0.

(14) Municipal Address of Property	(15) Document Prepared by:	Fees and Tax						
Fenelon Falls, Ontario. K0M 1N0.	Joni d.S. Fernandes, Messrs. MORRIS/ROSE/LEDGETT Barristers and Solicitors, 2600 York Centre, 145 King Street West, Toronto, Ontario. M5H 3K4.	<table><tr><td>Registration Fee</td><td>22.00</td></tr><tr><td><i>LTT</i></td><td><i>Nil A</i></td></tr><tr><td>Total</td><td>22.00</td></tr></table>	Registration Fee	22.00	<i>LTT</i>	<i>Nil A</i>	Total	22.00
Registration Fee	22.00							
<i>LTT</i>	<i>Nil A</i>							
Total	22.00							

October,  
~~August~~, 1987

AGREEMENT made this 2nd day of

BETWEEN:

THE CORPORATION OF THE VILLAGE OF  
FENELON FALLS

OF THE FIRST PART

AND

SOBKO FOOD MARKET LIMITED

OF THE SECOND PART

1. SOBKO FOOD MARKET LIMITED has agreed to purchase and THE CORPORATION OF THE VILLAGE OF FENELON FALLS has agreed to sell the lands comprising PART TWO on Plan 57R-4516, ~~copy of which is attached hereto~~. The consideration for the purchase and sale is the sum of one dollar and other good and valuable consideration, receipt of which is hereby acknowledged.

2. THE CORPORATION OF THE VILLAGE OF FENELON FALLS will retain PART ONE on said Plan, the said land being presently used for public washrooms.

If at any future time, the said lands are not required for Municipal purposes and if the CORPORATION OF THE VILLAGE OF FENELON FALLS shall decide to convey the land, SOBKO FOOD MARKET LIMITED shall have the first opportunity of acquiring the same at a fair market price, and in the event of dispute, the price to be determined by two arbitrators, one chosen by the Municipality and one by Sobko Food Market Limited.

WITNESSETH the Corporate Seals of the said Corporations duly attested by their proper officers in that behalf:

THE CORPORATION OF THE VILLAGE OF FENELON FALLS

Reeve Darclay Taylor  
Clerk Mary Baker

SOBKO FOOD MARKET LIMITED

President John Sobko



Form 1 - Land Transfer Tax Act  
Affidavit of Residence and of Value of the Consideration  
Refer to all instructions on reverse side.

OYE & DUNDAS CO. LIMITED  
Form No. 600  
(Amended Aug. 1, 1989)

3

IN THE MATTER OF THE CONVEYANCE OF (insert brief description of land) Part of Lot 2, according to Registered Plan 100, being designated as Part Two on Reference Plan 57R-4516, in the Village of Fenelon Falls, in the County of Victoria

BY (print names of all transferors in full) THE CORPORATION OF THE VILLAGE OF FENELON FALLS

TO (see instruction 1 and print names of all transferees in full) SOBKO FOOD MARKET LIMITED

I, (see instruction 2 and print name(s) in full) JOHN SOBKO

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 principal(s)) \_\_\_\_\_

☒ (e) The President, Vice-President, Manager, Secretary, Director, or Treasurer authorized to act for (insert name(s) of corporation(s)) Sobko Food Market Limited

☐ (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 \$250,000).

- 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.  
☐ 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 \$250,000 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:

(a) Monies paid or to be paid in cash	\$	<u>NIL</u>	
(b) Mortgages (i) Assumed (show principal and interest to be credited against purchase price)	\$	<u>NIL</u>	
(ii) Given back to vendor	\$	<u>NIL</u>	
(c) Property transferred in exchange (detail below)	\$	<u>NIL</u>	
(d) Securities transferred to the value of (detail below)	\$	<u>NIL</u>	
(e) Liens, legacies, annuities and maintenance charges to which transfer is subject	\$	<u>NIL</u>	
(f) Other valuable consideration subject to land transfer tax (detail below)	\$	<u>NIL</u>	
(g) VALUE OF LAND, BUILDING, FIXTURES AND GOODWILL SUBJECT TO LAND TRANSFER TAX (Total of (a) to (f))	\$	<u>NIL</u>	\$ <u>NIL</u>
(h) VALUE OF ALL CHATTELS - items of tangible personal property (Retail Sales Tax is payable on the value of all chattels unless exempt under the provisions of the "Retail Sales Tax Act", R.S.O. 1980, c.454, as amended)	\$	<u>NIL</u>	
(i) Other consideration for transaction not included in (g) or (h) above	\$	<u>NIL</u>	
(j) TOTAL CONSIDERATION	\$	<u>NIL</u>	

All Blank  
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. no tax Registration of Right of First Opportunity and not an option, not a conveyance for Land Transfer Tax purposes.

Sworn before me at the City of Toronto, DUN OF LINDSA;  
in the Municipality of Metropolitan Toronto,  
this 15<sup>th</sup> day of September, 1989.

Doreen M. Lusk  
A Commissioner for taking Affidavits, etc.

John Sobko  
signature(s)  
John Sobko

Property Information Record  
Transfer/Deed of Land

A. Describe nature of instrument: \_\_\_\_\_

B. (i) Address of property being conveyed (if available) Fenelon Falls, Ontario. KOM 1N0.

(ii) Assessment Roll No. (if available) not assigned

C. Mailing address(es) for future Notices of Assessment under the Assessment Act for property being conveyed (see instruction 7) P.O. Box 1119, Fenelon Falls, Ontario. KOM 1N0.

D. (i) Registration number for last conveyance of property being conveyed (if available) n/a

(ii) Legal description of property conveyed: Same as in D.(i) above. Yes ☐ No ☐ Not known ☒

E. Name(s) and address(es) of each transferee's solicitor

Joni d.S. Fernandes,  
Messrs. Morris/Rose/Ledgett,  
2600 - 145 King Street West,  
Toronto, Ontario,  
M5H 3K4.

For Land Registry Office use only
REGISTRATION NO.
Land Registry Office No.
Registration Date