

Province of Ontario		Transfer/Deed of Land		Do Process Software • (416) 322-1111		Appendix F	
Form 1 — Land Registration Reform Act		File 13-4656				to Report RS2022-008	
				(2) Page 1 of 2		File No. L25-21-RS011	
<div>FOR OFFICE USE ONLY</div> <div>472744</div> <div>CERTIFICATE OF REGISTRATION</div> <div>JUL 12 2013 16:54</div> <div>Victoria Land Registry</div> <div>Land Registry</div> <div>Additional: See Schedule <input type="checkbox"/></div> <div>Additional: See Schedule <input type="checkbox"/></div>		(1) Registry <input checked="" type="checkbox"/> Land Titles <input checked="" type="checkbox"/>		(3) Property Identifier(s) Block 63210 - Property 0194		Additional: See Schedule <input type="checkbox"/>	
		(4) Consideration ONE MILLION TWO HUNDRED THOUSAND Dollars \$ 1,200,000.00					
		(5) Description This is a: Property Division <input type="checkbox"/> Property Consolidation <input type="checkbox"/> Ernest Street, Plan 44, South of Part 5, Plan 57R-6784 CITY OF KAWARTHA LAKES Victoria Land Registry Office (No. 57)					
		(6) This Document Contains (a) Redescription New Easement Plan/Sketch <input type="checkbox"/> (b) Schedule for: Description <input type="checkbox"/> Additional Parties <input type="checkbox"/> Other <input type="checkbox"/> (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) Signature(s) Date of Signature Y M D 842092 ONTARIO LIMITED WILSON STAPLES, PRESIDENT 2013 07 12 GLEN CORNEIL, SECRETARY 2013 07 12 WE 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 c/o 219 Kent St. West, PO Box 427, Lindsay, Ontario K9V 4S5							
(11) Transferee(s) ZEMER HOLDINGS LTD. Date of Birth Y M D							
(12) Transferee(s) Address for Service 4936 Yonge St., Suite 153, Toronto, Ontario M2N 6S3							
(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. 842092 ONTARIO LIMITED Date of Signature Y M D I have authority to bind 2013 07 12 Signature: [Signature] Date of Signature Y M D 2013 07 12 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. Name and Address of Solicitor J. WILLIAM EVANS 219 Kent St. West, Lindsay, Ont. K9V 4S5 Signature: [Signature] Date of Signature Y M D 2013 07 12							
(14) Solicitor for Transferee(s) I have investigated the transferor(s) 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. PIN: 63210 0194 Name of Transferee(s): ZEMER HOLDINGS LTD. Name and Address of Solicitor George Smith 226 Queen Street West, Toronto, Ontario Date of Signature Y M D 2013 07 11							
(15) Assessment Roll Number of Property Cty. 16 Mun. 51 Map 006 Sub. 006 Par. 04400 0000							
(16) Municipal Address of Property Ernest Street Plan Highway 36 North Lindsay On							
(17) Document Prepared by: J. WILLIAM EVANS 219 KENT ST. WEST BOX 427 LINDSAY, ONT. K9V 4S5							
Fees and Tax Registration Fee 60.00 Land Transfer Tax LTT PM IN KL76585 Total 160.00							



Ministry of Finance  
Motor Fuels and  
Tobacco Tax Branch  
PO Box 625  
33 King St West  
Oshawa ON L1H 8H9

Property Identifier(s) No.  
63210-0133 (LT)  
63210-0194 (R)

Land Transfer Tax Affidavit  
Land Transfer Tax Act

Refer to instructions on reverse side.

In the Matter of the Conveyance of (insert brief description of land)  
R256290 Except Pt 1 57R745, Pt 2 57R746, Pt 3 57R6745, Pt 4 57R6745; Lt 48 Pt 44 Except Pt 3 57R6784 & Pt 1 57R6745; Pt  
Bertram St Pt 44 N of County Rd 17; Pt Lt 61-62 Pt 44 as in R256290; S/T Interest of the Municipality; S/T R295268  
Ernest St. Pt 44 S of Pt 57R6784, Town of Lindsay, City of Kawartha Lakes

BY (print names of all transferors in full) **842092 Ontario Limited**

TO (print names of all transferees in full) **Zemer Holdings Ltd.**

**George Smith**

have personal knowledge of the facts herein deposed to and Make Oath and Say that:

1. I am (place a clear mark within the square opposite the following paragraph(s) that describe(s) the capacity of the deponents):

- ☐ (a) the transferee named in the above-described conveyance;  
☒ (b) the authorized agent or solicitor acting in this transaction for the transferee(s);  
☐ (c) the President, Vice-President, Secretary, Treasurer, Director or Manager authorized to act for \_\_\_\_\_  
(the transferee(s));  
☐ (d) a transferee and am making this affidavit on my own behalf and on behalf of (insert name of spouse or same-sex partner) \_\_\_\_\_  
who is my spouse or same-sex partner.  
☐ (e) the transferor or an officer authorized to act on behalf of the transferor company and ☐ I am tendering this document for registration and  
☐ no tax is payable on registration of this document.

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

(a) Monies paid or to be paid in cash	\$ 1,200,000.00	
(b) Mortgages (i) Assumed (principal and interest)	\$ 0.00	
(ii) Given back to vendor	\$ 0.00	
(c) Property transferred in exchange (detail below in para. 5)	\$ 0.00	
(d) Other consideration subject to tax (detail below)	\$ 0.00	
(e) Fair market value of the lands (see instruction 2)	\$ 0.00	
(f) Value of land, building, fixtures and goodwill subject to Land Transfer Tax (Total of (a) to (e))	\$ 1,200,000.00	\$ 1,200,000.00
(g) Value of all chattels - items of tangible personal property which are taxable under the provisions of the Retail Sales Tax Act	\$ 0.00	
(h) Other consideration for transaction not included in (f) or (g) above	\$ 0.00	
(i) Total Consideration	\$ 1,200,000.00	

All blanks  
must be filled  
in. Insert  
"Nil" where  
applicable.

3. To be completed where the value of the consideration for the conveyance exceeds \$400,000.00.

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

- ☒ does not contain a single family residence or contains more than two single family residences;  
☐ contains at least one and not more than two single family residences; or  
☐ contains at least one and not more than two single family residences and the lands are used for other than just residential purposes. The transferee has  
accordingly apportioned the value of consideration on the basis that the consideration for the single family residence is \$ \_\_\_\_\_ and  
the remainder of the lands are used for \_\_\_\_\_ purposes.

**Note:** Subsection 2(1)(b) imposes an additional tax at the rate of one-half of one per cent upon the value of the consideration in excess of \$400,000.00  
where the conveyance contains at least one and not more than two single family residences and 2(2) allows an apportionment of the consideration  
where the lands are used for other than just residential purposes.

4. If consideration is nominal, is the land subject to any encumbrance? ☐ Yes ☐ No

5. Other remarks and explanations, if necessary. **N/A - Land Transfer paid in #KL 16585.**

Sworn/affirmed before me in the **Township of Scugog**  
**Regional Municipality of Durham**

this **11** day of **July**, **2013**

Diana Lynn Chambers, a Commissioner, etc.,  
Province of Ontario, for Titlers Professional  
Corporation, Barrister and Solicitor.  
Expires January 16, 2016.

A Commissioner for taking Affidavits, etc.

**George Smith** Signature(s)

Property Information Record

A. Describe nature of instrument: **Transfer/Deed of Land**

B. (i) Address of property being conveyed (if available)

(ii) Assessment Roll No. (if available)

C. Mailing address(es) for future Notices of Assessment under the Assessment Act for property being conveyed

**4936 Yonge St. Suite 153, Toronto, Ontario M2N 6S3**

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

(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:

**George Smith, 226 Queen Street, Port Perry, Ontario L9J 1B9**

School 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 receive French Public School Board Election unless otherwise directed in (a) and (b).