

Properties

PIN 01560 - 0136 LT Interest/Estate Fee Simple
Description PT W1/2 LT 13 CON 6 SANDWICH EAST PT 2 12R12694; CITY OF WINDSOR
Address 4190 SIXTH CONCESSION WINDSOR

Consideration

Consideration \$1,125,000.00

Transferor(s)

The transferor(s) hereby transfers the land to the transferee(s).

Name 2800573 ONTARIO INC.
Address for Service 372 Letino Drive
Belle River, Ontario N0R 1A0

I, Hazim Al Harraq, President, and Alex Mereby, Director, have the authority to bind the corporation.
This document is not authorized under Power of Attorney by this party.

Transferee(s)

Name 2863167 ONTARIO INC.
Address for Service 1436 Helsinki Court
Windsor, Ontario N9G 0B4

Capacity Share
Registered Owner

Statements

STATEMENT OF THE TRANSFEROR (S): The transferor(s) verifies that to the best of the transferor's knowledge and belief, this transfer does not contravene the Planning Act.

STATEMENT OF THE SOLICITOR FOR THE TRANSFEROR (S): I have explained the effect of the Planning Act to the transferor(s) and I have made inquiries of the transferor(s) to determine that this transfer does not contravene that Act and based on the information supplied by the transferor(s), to the best of my knowledge and belief, this transfer does not contravene that Act. I am an Ontario solicitor in good standing.

STATEMENT OF THE SOLICITOR FOR THE TRANSFEE (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 the Planning Act, and to the best of my knowledge and belief this transfer does not contravene the Planning Act. I act independently of the solicitor for the transferor(s) and I am an Ontario solicitor in good standing.

Signed By

Ayman Haddad 423 Pelissier St. acting for Signed 2021 11 24
Windsor Transferor(s)
N9A 4L2

Tel 519-255-9840
Fax 519-255-1413

I am the solicitor for the transferor(s) and I am not one and the same as the solicitor for the transferee(s).

I have the authority to sign and register the document on behalf of the Transferor(s).

Mary-Ann Margurite Keefner 250 University Avenue Suite 700 acting for Signed 2021 11 24
Toronto Transferee(s)
M5H 3E5

Tel 416-214-5200
Fax 416-214-5400

I am the solicitor for the transferee(s) and I am not one and the same as the solicitor for the transferor(s).

I have the authority to sign and register the document on behalf of the Transferee(s).

Submitted By

SHIBLEY RIGHTON LLP 250 University Avenue Suite 700 2021 11 24
Toronto
M5H 3E5

Tel 416-214-5200
Fax 416-214-5400

LRO# 12 Transfer

The applicant(s) hereby applies to the Land Registrar.

Received as CE1046822 on 2021 11 24 at 16:51
yyyy mm dd Page 2 of 3

Fees/Taxes/Payment

Statutory Registration Fee	\$66.30
Provincial Land Transfer Tax	\$18,975.00
Total Paid	\$19,041.30

File Number

Transferee Client File Number : 2212984/MAK/TD

LAND TRANSFER TAX STATEMENTS

In the matter of the conveyance of: 01560 - 0136 PT W1/2 LT 13 CON 6 SANDWICH EAST PT 2 12R12694; CITY OF WINDSOR

BY: 2800573 ONTARIO INC.

TO: 2863167 ONTARIO INC.

Registered Owner

1. PAWAN KHICHI, PRESIDENT

I am

- ☐ (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 _____ described in paragraph(s) () above.
- ☒ (e) The President, Vice-President, Manager, Secretary, Director, or Treasurer authorized to act for 2863167 ONTARIO INC. described in paragraph(s) (c) above.
- ☐ (f) A transferee described in paragraph () and am making these statements on my own behalf and on behalf of _____ who is my spouse described in paragraph () and as such, I have personal knowledge of the facts herein deposed to.

- 2.** I have read and considered the definition of "single family residence" set out in subsection 1(1) of the Act. The land being conveyed herein:
contains at least one and not more than two single family residences.

3. The total consideration for this transaction is allocated as follows:

(a) Monies paid or to be paid in cash	\$1,125,000.00
(b) Mortgages (i) assumed (show principal and interest to be credited against purchase price)	\$0.00
(ii) Given Back to Vendor	\$0.00
(c) Property transferred in exchange (detail below)	\$0.00
(d) Fair market value of the land(s)	\$0.00
(e) Liens, legacies, annuities and maintenance charges to which transfer is subject	\$0.00
(f) Other valuable consideration subject to land transfer tax (detail below)	\$0.00
(g) Value of land, building, fixtures and goodwill subject to land transfer tax (total of (a) to (f))	\$1,125,000.00
(h) VALUE OF ALL CHATTELS - items of tangible personal property	\$0.00
(i) Other considerations for transaction not included in (g) or (h) above	\$0.00
(j) Total consideration	\$1,125,000.00

6. Other remarks and explanations, if necessary.

1. The information prescribed for the purposes of section 5.0.1 of the Land Transfer Tax Act is required to be provided for this conveyance. The information has been provided as confirmed by A1786504.
2. The transferee(s) has read and considered the definitions of "designated land", "foreign corporation", "foreign entity", "foreign national", "specified region" and "taxable trustee" as set out in subsection 1(1) of the Land Transfer Tax Act. The transferee(s) declare that this conveyance is not subject to additional tax as set out in subsection 2(2.1) of the Act because:
3. (a) This is not a conveyance of land that is located within the "specified region".
4. The transferee(s) declare that they will keep at their place of residence in Ontario (or at their principal place of business in Ontario) such documents, records and accounts in such form and containing such information as will enable an accurate determination of the taxes payable under the Land Transfer Tax Act for a period of at least seven years.
5. The transferee(s) agree that they or the designated custodian will provide such documents, records and accounts in such form and containing such information as will enable an accurate determination of the taxes payable under the Land Transfer Tax Act, to the Ministry of Finance upon request.

PROPERTY Information Record

A. Nature of Instrument: Transfer
LRO 12 Registration No. CE1046822 Date: 2021/11/24

B. Property(s): PIN 01560 - 0136 Address 4190 SIXTH
CONCESSION
WINDSOR Assessment -
Roll No

C. Address for Service: 1436 Helsinki Court
Windsor, Ontario N9G 0B4

D. (i) Last Conveyance(s): PIN 01560 - 0136 Registration No. CE1024272
(ii) Legal Description for Property Conveyed: Same as in last conveyance? Yes ☒ No ☐ Not known ☐

E. Tax Statements Prepared By: Mary-Ann Margurite Keefner
250 University Avenue Suite 700
Toronto M5H 3E5

CLEAR CERTIFICATE / CERTIFICAT LIBRE**SHERIFF OF / SHÉRIF DE :** COUNTY OF ESSEX (WINDSOR)**CERTIFICATE # /** 43836484-8021728B**N° DE CERTIFICAT :****DATE OF CERTIFICATE /** 2021-NOV-24**DATE DU CERTIFICAT :****SHERIFF'S STATEMENT**

THIS CERTIFIES THAT THERE ARE NO ACTIVE WRITS OF EXECUTION, ORDERS OR CERTIFICATES OF LIEN FILED WITHIN THE ELECTRONIC DATABASE MAINTAINED BY THIS OFFICE IN ACCORDANCE WITH SECTION 10 OF THE *EXECUTION ACT* AT THE TIME OF SEARCHING AGAINST THE REAL AND PERSONAL PROPERTY OF:

DÉCLARATION DU SHÉRIF

CE CERTIFICAT ATTESTE QU'IL N'Y A AUCUNE ORDONNANCE ACTIVE OU AUCUN BREF D'EXÉCUTION FORCÉE OU CERTIFICAT DE PRIVILÈGE ACTIF DANS LA BASE DE DONNÉES ÉLECTRONIQUE MAINTENUE PAR CE BUREAU AUX TERMES DE L'ARTICLE 10 DE LA *LOI SUR L'EXÉCUTION FORCÉE* AU MOMENT DE LA RECHERCHE VISANT LES BIENS MEUBLES ET IMMEUBLES DE :

NAME SEARCHED / NOM RECHERCHÉ

#	PERSON OR COMPANY / PERSONNE OU SOCIÉTÉ	NAME OR SURNAME, GIVEN NAME(S) / NOM OU NOM DE FAMILLE, PRÉNOM(S)
1.	COMPANY / SOCIÉTÉ	2800573 ONTARIO INC.

CAUTION TO PARTY REQUESTING SEARCH:

1. IT IS THE RESPONSIBILITY OF THE REQUESTING PARTY TO ENSURE THAT THE NAME SEARCHED IS CORRECT.
2. BY VIRTUE OF THIS CERTIFICATE, THE SHERIFF IS ASSURING THAT THIS NAME WILL REMAIN CLEAR UNTIL THE END OF CLOSE OF THIS BUSINESS DATE, UNLESS THE SHERIFF IS DIRECTED OTHERWISE UNDER AN ORDER OF THE COURT.

AVERTISSEMENT À LA PARTIE QUI DEMANDE LA RECHERCHE :

1. IL INCOMBE À LA PARTIE QUI DEMANDE LA RECHERCHE DE S'ASSURER QUE LE NOM RECHERCHÉ EST EXACT.
2. EN VERTU DU PRÉSENT CERTIFICAT, LE SHÉRIF ASSURE QUE CE NOM DEMEURE LIBRE JUSQU' À LA FIN DE CETTE JOURNÉE DE TRAVAIL, À MOINS DE RECEVOIR DES DIRECTIVES CONTRAIRES AUX TERMES D'UNE ORDONNANCE DU TRIBUNAL.

CHARGE FOR THIS CERTIFICATE CA\$12.15
/ FRAIS POUR CE CERTIFICAT :

Properties

PIN 01560 - 0137 LT Interest/Estate Fee Simple
Description PT W1/2 LT 13 CON 6 SANDWICH EAST PT 1 12R12694; WINDSOR
Address 4170 6TH CONCESSION ROAD
WINDSOR

Consideration

Consideration \$1,050,000.00

Transferor(s)

The transferor(s) hereby transfers the land to the transferee(s).

Name NASSEREDDINE, SAMIRA
Address for Service 620 North Rear Road
Lakeshore ON
NOR 1K0

I am at least 18 years of age.

Jouhad Nassereddine and I are spouses of one another and are both parties to this document

This document is not authorized under Power of Attorney by this party.

Name NASSEREDDINE, JOUHAD
Address for Service 620 North Rear Road
Lakeshore ON
NOR 1K0

I am at least 18 years of age.

Samira Nassereddine and I are spouses of one another and are both parties to this document

This document is not authorized under Power of Attorney by this party.

Transferee(s)	Capacity	Share
Name 2863167 ONTARIO INC.	Registered Owner	
Address for Service 1436 Helsinki Court Windsor, Ontario N9G 0B4		

Statements

STATEMENT OF THE TRANSFEROR (S): The transferor(s) verifies that to the best of the transferor's knowledge and belief, this transfer does not contravene the Planning Act.

STATEMENT OF THE SOLICITOR FOR THE TRANSFEROR (S): I have explained the effect of the Planning Act to the transferor(s) and I have made inquiries of the transferor(s) to determine that this transfer does not contravene that Act and based on the information supplied by the transferor(s), to the best of my knowledge and belief, this transfer does not contravene that Act. I am an Ontario solicitor in good standing.

STATEMENT OF THE SOLICITOR FOR THE TRANSFEE (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 the Planning Act, and to the best of my knowledge and belief this transfer does not contravene the Planning Act. I act independently of the solicitor for the transferor(s) and I am an Ontario solicitor in good standing.

Signed By

Ayman Haddad 423 Pelissier St. acting for Signed 2021 11 25
Windsor Transferor(s)
N9A 4L2

Tel 519-255-9840

Fax 519-255-1413

I am the solicitor for the transferor(s) and I am not one and the same as the solicitor for the transferee(s).

I have the authority to sign and register the document on behalf of the Transferor(s).

Mary-Ann Margurite Keefner 250 University Avenue Suite 700 acting for Signed 2021 11 18
Toronto Transferee(s)
M5H 3E5

Tel 416-214-5200

Fax 416-214-5400

I am the solicitor for the transferee(s) and I am not one and the same as the solicitor for the transferor(s).

I have the authority to sign and register the document on behalf of the Transferee(s).

Submitted By

SHIBLEY RIGHTON LLP

250 University Avenue Suite 700
Toronto
M5H 3E5

2021 11 25

Tel 416-214-5200

Fax 416-214-5400

Fees/Taxes/Payment

Statutory Registration Fee	\$66.30
Provincial Land Transfer Tax	\$17,475.00
Total Paid	\$17,541.30

File Number

Transferee Client File Number :

2212985/MAK/TD

LAND TRANSFER TAX STATEMENTS

In the matter of the conveyance of: 01560 - 0137 PT W1/2 LT 13 CON 6 SANDWICH EAST PT 1 12R12694; WINDSOR

BY: NASSEREDDINE, SAMIRA
NASSEREDDINE, JOUHAD

TO: 2863167 ONTARIO INC.

Registered Owner

1. PAWAN KHICHI, PRESIDENT

I am

- ☐ (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 _____ described in paragraph(s) () above.
- ☒ (e) The President, Vice-President, Manager, Secretary, Director, or Treasurer authorized to act for 2863167 ONTARIO INC: described in paragraph(s) (C) above.
- ☐ (f) A transferee described in paragraph () and am making these statements on my own behalf and on behalf of _____ who is my spouse described in paragraph () and as such, I have personal knowledge of the facts herein deposed to.

2. I have read and considered the definition of "single family residence" set out in subsection 1(1) of the Act. The land being conveyed herein:
contains at least one and not more than two single family residences.

3. The total consideration for this transaction is allocated as follows:

(a) Monies paid or to be paid in cash	\$1,050,000.00
(b) Mortgages (i) assumed (show principal and interest to be credited against purchase price)	\$0.00
(ii) Given Back to Vendor	\$0.00
(c) Property transferred in exchange (detail below)	\$0.00
(d) Fair market value of the land(s)	\$0.00
(e) Liens, legacies, annuities and maintenance charges to which transfer is subject	\$0.00
(f) Other valuable consideration subject to land transfer tax (detail below)	\$0.00
(g) Value of land, building, fixtures and goodwill subject to land transfer tax (total of (a) to (f))	\$1,050,000.00
(h) VALUE OF ALL CHATTELS -Items of tangible personal property	\$0.00
(i) Other considerations for transaction not included in (g) or (h) above.	\$0.00
(j) Total consideration	\$1,050,000.00

6. Other remarks and explanations, if necessary.

1. The information prescribed for the purposes of section 5.0.1 of the Land Transfer Tax Act is required to be provided for this conveyance. The information has been provided as confirmed by A1786651.
2. The transferee(s) has read and considered the definitions of "designated land", "foreign corporation", "foreign entity", "foreign national", "specified region" and "taxable trustee" as set out in subsection 1(1) of the Land Transfer Tax Act. The transferee(s) declare that this conveyance is not subject to additional tax as set out in subsection 2(2.1) of the Act because:
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5. The transferee(s) agree that they or the designated custodian will provide such documents, records and accounts in such form and containing such information as will enable an accurate determination of the taxes payable under the Land Transfer Tax Act, to the Ministry of Finance upon request.

PROPERTY Information Record

A. Nature of Instrument: Transfer
LRO 12 Registration No. CE1046955 Date: 2021/11/25

B. Property(s): PIN 01560 - 0137 Address 4170 6TH
CONCESSION ROAD
WINDSOR Assessment 3739070 - 15000520
Roll No

C. Address for Service: 1436 Helsinki Court
Windsor, Ontario N9G 0B4

D. (i) Last Conveyance(s): PIN 01560 - 0137 Registration No. CE741024
(ii) Legal Description for Property Conveyed: Same as in last conveyance? Yes ☒ No ☐ Not known ☐

E. Tax Statements Prepared By: Mary-Ann Margurite Keefner
250 University Avenue Suite 700
Toronto M5H 3E5