

Properties

<i>PIN</i>	64294 - 0286 LT	<i>Interest/Estate</i>	Fee Simple
<i>Description</i>	PT LT 12 PL 59M262 , PT 1 59R11975; CITY OF NIAGARA FALLS		
<i>Address</i>	3151 MONTROSE ROAD NIAGARA FALLS		
<i>PIN</i>	64294 - 0288 LT	<i>Interest/Estate</i>	Fee Simple
<i>Description</i>	PT LT 13 PL 59M262 , PT 2 59R11975 ; NIAGARA FALLS		
<i>Address</i>	3151 MONTROSE ROAD NIAGARA FALLS		
<i>PIN</i>	64294 - 0293 LT	<i>Interest/Estate</i>	Fee Simple
<i>Description</i>	PT LT 46 TWP STAMFORD, PT 2 59R13324; NIAGARA FALLS		
<i>Address</i>	MONTROSE ROAD NIAGARA FALLS		
<i>PIN</i>	64294 - 0294 LT	<i>Interest/Estate</i>	Fee Simple
<i>Description</i>	PT LT 46 TWP STAMFORD, PT 11 59R9692, EXCEPT PTS 1, 2, 4 59R13324; NIAGARA FALLS		
<i>Address</i>	3151 MONTROSE ROAD NIAGARA FALLS		

Consideration

Consideration \$1,805,000.00

Transferor(s)

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

Name KISHNER, LYNDA DIANE
Address for Service 2-6753 O'Neil Street
Niagara Falls, Ontario
L2J 1N3

I am at least 18 years of age.

My spouse has consented to this transaction.

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

Transferee(s)**Capacity****Share**

<i>Name</i>	1000441695 ONTARIO INC.	Registered Owner
<i>Address for Service</i>	4025 Dorchester Road, Suite 312 Niagara Falls, ON L2E 7K8	

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 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 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

Beverly Jo Hodgson	6057 Drummond Road Niagara Falls L2G 4M1	acting for Transferor(s)	Signed	2023 03 31
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Tel 905-354-1600

Fax 905-354-0171

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).

Signed By

Malcolm Kenneth Douglas 501-55 King Street acting for Signed 2023 03 31
St. Catharines Transferee(s)
L2R 3H5

Tel 905-641-1902

Fax 905-641-1368

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

Douglas, Morningstar & Bonin LLP 501-55 King Street 2023 03 31
St. Catharines
L2R 3H5

Tel 905-641-1902

Fax 905-641-1368

Fees/Taxes/Payment

Statutory Registration Fee \$69.00
Provincial Land Transfer Tax \$32,575.00
Total Paid \$32,644.00

File Number

Transferor Client File Number : 220705

LAND TRANSFER TAX STATEMENTS

In the matter of the conveyance of: 64294 - 0286 PT LT 12 PL 59M262 , PT 1 59R11975; CITY OF NIAGARA FALLS
64294 - 0288 PT LT 13 PL 59M262 , PT 2 59R11975 ; NIAGARA FALLS
64294 - 0293 PT LT 46 TWP STAMFORD, PT 2 59R13324; NIAGARA FALLS
64294 - 0294 PT LT 46 TWP STAMFORD, PT 11 59R9692, EXCEPT PTS 1, 2, 4 59R13324;
NIAGARA FALLS

BY: KISHNER, LYNDA DIANE
TO: 1000441695 ONTARIO INC. Registered Owner

1. AMYN KASSAM

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 1000441695 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	\$1,805,000.00
(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))	\$1,805,000.00
(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	\$1,805,000.00

6. Other remarks and explanations, if necessary.

- 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 A2231724.
- The transferee(s) has read and considered the definitions of "designated land", "foreign corporation", "foreign entity", "foreign national", "Greater Golden Horseshoe Region", "specified region", "spouse" and "taxable trustee" as set out in subsection 1(1) of the Land Transfer Tax Act and O. Reg 182/17. 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:
- (c) The transferee(s) is not a "foreign entity" or a "taxable trustee".
- 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.
- 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 59 Registration No. SN761713 Date: 2023/03/31

B. Property(s):
PIN 64294 - 0286 Address 3151 MONTROSE ROAD NIAGARA FALLS Assessment - Roll No
PIN 64294 - 0288 Address 3151 MONTROSE ROAD NIAGARA FALLS Assessment - Roll No
PIN 64294 - 0293 Address MONTROSE ROAD NIAGARA FALLS Assessment - Roll No
PIN 64294 - 0294 Address 3151 MONTROSE ROAD NIAGARA FALLS Assessment - Roll No

C. Address for Service: 4025 Dorchester Road, Suite 312
Niagara Falls, ON L2E 7K8

D. (i) Last Conveyance(s): PIN 64294 - 0286 Registration No. SN438423

LAND TRANSFER TAX STATEMENTS

PIN 64294 - 0288 Registration No. SN438423

PIN 64294 - 0293 Registration No. SN440648

PIN 64294 - 0294 Registration No. SN438423

(ii) Legal Description for Property Conveyed: Same as in last conveyance? Yes No Not known

E. Tax Statements Prepared By: Malcolm Kenneth Douglas
501-55 King Street
St. Catharines L2R 3H5