

Properties

PIN 64293 - 0479 LT Interest/Estate Fee Simple
 Description PT TWP LT 45 STAMFORD AS IN R0459801; CITY OF NIAGARA FALLS
 Address 3090 MONTROSE ROAD
 NIAGARA FALLS

Consideration

Consideration \$1,200,000.00

Transferor(s)

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

Name SIMOS, JOHN
 Address for Service 4877 Tara Avenue
 Niagara Falls, ON L2H 2V7

I am at least 18 years of age.

I am not a spouse

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

Transferee(s)

Capacity

Share

Name 2855078 ONTARIO INC.
 Address for Service 3090 MONTROSE ROAD
 NIAGARA FALLS

Signed By

Harry Korosis 80 King Street Suite 800 Box 790 acting for Signed 2022 02 11
 St. Catharines Transferor(s)
 L2R 6Z1

Tel 905-641-1551

Fax 905-641-1830

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).

Zahid Nadeem Malik 104-100 Matheson Blvd East acting for Signed 2022 02 11
 Mississauga Transferee(s)
 L4Z 2G7

Tel 905-507-1000

Fax 905-507-1002

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

ZAHID NADEEM MALIK 104-100 Matheson Blvd East 2022 02 11
 Mississauga
 L4Z 2G7

Tel 905-507-1000

Fax 905-507-1002

Fees/Taxes/Payment

Statutory Registration Fee	\$66.30
Provincial Land Transfer Tax	\$20,475.00
Total Paid	\$20,541.30

File Number

Transferor Client File Number : 131367001
 Transferee Client File Number : 0531P-22

LAND TRANSFER TAX STATEMENTS

In the matter of the conveyance of: 64293 - 0479 PT TWP LT 45 STAMFORD AS IN RO459801; CITY OF NIAGARA FALLS

BY: SIMOS, JOHN

TO: 2855078 ONTARIO INC.

1. NOUMAN SAROSH ALVI

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 2855078 ONTARIO INC. described in paragraph(s) (e) 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	\$1,200,000.00
(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))	\$1,200,000.00
(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	\$1,200,000.00

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 A1869753.
- 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:
- (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. SN713072 Date: 2022/02/11

B. Property(s): PIN 64293 - 0479 Address 3090 MONTROSE ROAD
NIAGARA FALLS Assessment 2725100 - 00303700
Roll No

C. Address for Service: 3090 MONTROSE ROAD
NIAGARA FALLS

D. (i) Last Conveyance(s): PIN 64293 - 0479 Registration No. SN482037
(ii) Legal Description for Property Conveyed: Same as in last conveyance? Yes No Not known

E. Tax Statements Prepared By: Zahid Nadeem Malik
104-100 Matheson Blvd East
Mississauga L4Z 2G7

Properties

PIN 64293 - 0479 LT *Interest/Estate* Fee Simple
Description PT TWP LT 45 STAMFORD AS IN RO459801; CITY OF NIAGARA FALLS
Address 3090 MONTROSE ROAD
 NIAGARA FALLS

Chargor(s)

The chargor(s) hereby charges the land to the chargee(s). The chargor(s) acknowledges the receipt of the charge and the standard charge terms, if any.

Name 2855078 ONTARIO INC.
Address for Service 3090 Montrose Rd, Niagara Falls,
 Ontario L2H 0K3

A person or persons with authority to bind the corporation has/have consented to the registration of this document.
 This document is not authorized under Power of Attorney by this party.

Chargee(s)*Capacity**Share*

Name CANADIAN IMPERIAL BANK OF COMMERCE
Address for Service PO BOX 115, COMMERCE COURT, POSTAL STN, Toronto,
 Ontario M5L 1E5

Statements

Schedule: See Schedules

Provisions

Principal \$800,000.00 *Currency* CDN
Calculation Period See Schedule of Additional Terms
Balance Due Date 2027/02/11
Interest Rate See Schedule of Additional Terms
Payments \$2,869.72
Interest Adjustment Date 2022 02 11
Payment Date 11th day of each month
First Payment Date 2022 03 11
Last Payment Date 2027 02 11
Standard Charge Terms 201812
Insurance Amount Full insurable value
Guarantor NOUMAN SAROSH ALVI and FAAIZ RAHIM KHAN

Signed By

Zahid Nadeem Malik 104-100 Matheson Blvd East acting for Signed 2022 02 11
 Mississauga Chargor(s)
 L4Z 2G7

Tel 905-507-1000

Fax 905-507-1002

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

Submitted By

ZAHID NADEEM MALIK 104-100 Matheson Blvd East 2022 02 11
 Mississauga
 L4Z 2G7

Tel 905-507-1000

Fax 905-507-1002

Fees/Taxes/Payment

Statutory Registration Fee \$66.30
Total Paid \$66.30

File Number

Chargor Client File Number : 0531P-22
Chargee Client File Number : 003503238