

Properties

PIN 01205 - 0133 LT *Interest/Estate* Fee Simple
Description LOT 43 PLAN 68 SANDWICH WEST; LOT 44 PLAN 68 SANDWICH WEST; LOT 45
 PLAN 68 SANDWICH WEST; LOT 46 PLAN 68 SANDWICH WEST; LOT 47 PLAN 68
 SANDWICH WEST; LOT 48 PLAN 68 SANDWICH WEST; LOT 49 PLAN 68 SANDWICH
 WEST; LOT 50 PLAN 68 SANDWICH WEST; LOT 51 PLAN 68 SANDWICH WEST ;
 WINDSOR
Address 673 WELLINGTON AVENUE
 WINDSOR

PIN 01205 - 0134 LT *Interest/Estate* Fee Simple
Description LOT 52 PLAN 68 SANDWICH WEST; LOT 53 PLAN 68 SANDWICH WEST ; WINDSOR
Address 673 WELLINGTON AVENUE
 WINDSOR

Consideration

Consideration \$1,715,000.00

Transferor(s)

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

Name 1000001707 ONTARIO INC.
Address for Service 9401 Alma Street
 McGregor, Ontario
 N0R 1J0

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.

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

Name 1000621124 ONTARIO INC. Registered Owner
Address for Service 673 Wellington Avenue
 Windsor, Ontario
 N9A 5J5

Signed By

Jennifer Lynn McKim 2565 Ouellette Avenue, Suite 100 acting for Signed 2023 09 08
 Windsor Transferor(s)
 N8X 1L9

Tel 519-253-7461

Fax 519-253-2321

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).

Zia Shahid Waseer 68 Southdale Road West acting for Signed 2023 09 07
 London Transferee(s)
 N6J 2J1

Tel 519-999-9676

Fax 833-999-9676

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

WASEER LAW PROFESSIONAL CORPORATION 68 Southdale Road West 2023 09 08
 London
 N6J 2J1

Tel 519-999-9676

Fax 833-999-9676

Fees/Taxes/Payment

Statutory Registration Fee \$69.00

Provincial Land Transfer Tax \$30,775.00

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

Fees/Taxes/Payment

Total Paid \$30,844.00

File Number

Transferor Client File Number : 220367

Transferee Client File Number : 190990

LAND TRANSFER TAX STATEMENTS

In the matter of the conveyance of: 01205 - 0133 LOT 43 PLAN 68 SANDWICH WEST; LOT 44 PLAN 68 SANDWICH WEST; LOT 45 PLAN 68 SANDWICH WEST; LOT 46 PLAN 68 SANDWICH WEST; LOT 47 PLAN 68 SANDWICH WEST; LOT 48 PLAN 68 SANDWICH WEST; LOT 49 PLAN 68 SANDWICH WEST; LOT 50 PLAN 68 SANDWICH WEST; LOT 51 PLAN 68 SANDWICH WEST ; WINDSOR

01205 - 0134 LOT 52 PLAN 68 SANDWICH WEST; LOT 53 PLAN 68 SANDWICH WEST ; WINDSOR

BY: 100001707 ONTARIO INC.

TO: 1000621124 ONTARIO INC.

Registered Owner

1. HOWIDI, MOHAMMAD AND ABUALHAYJA, MUAYAD

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 1000621124 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:

does not contain a single family residence or contains 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	\$1,715,000.00
(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))	\$1,715,000.00
(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	\$1,715,000.00

6. Other remarks and explanations, if necessary.

- The information prescribed for purposes of section 5.0.1 of the Land Transfer Tax Act is not required to be provided for this conveyance.
- 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 12 Registration No. CE1150865 Date: 2023/09/08

B. Property(s):

PIN 01205 - 0133 Address 673 WELLINGTON AVENUE WINDSOR Assessment - Roll No

PIN 01205 - 0134 Address 673 WELLINGTON AVENUE WINDSOR Assessment - Roll No

C. Address for Service: 673 Wellington Avenue Windsor, Ontario N9A 5J5

D. (i) Last Conveyance(s): PIN 01205 - 0133 Registration No. CE1047212
PIN 01205 - 0134 Registration No. CE1047212

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

E. Tax Statements Prepared By: Zia Shahid Waseer

LAND TRANSFER TAX STATEMENTS

68 Southdale Road West
London N6J 2J1