



Ontario

ServiceOntario

PARCEL REGISTER (ABBREVIATED) FOR PROPERTY IDENTIFIER

PAGE 1 OF 1

PREPARED FOR LRO80  
ON 2016/01/14 AT 11:04:48

LAND  
REGISTRY  
OFFICE #66

10395-0183 (LT)

\* CERTIFIED IN ACCORDANCE WITH THE LAND TITLES ACT \* SUBJECT TO RESERVATIONS IN CROWN GRANT \*

PROPERTY DESCRIPTION: PT LT 23 PL 2191 TORONTO (DAVIS HARRIS ANNEX); PT LT 24 PL 2191 TORONTO (DAVIS HARRIS ANNEX) AS IN CA631057; S/T & T/W CA631057; TORONTO, CITY OF TORONTO

PROPERTY REMARKS:

ESTATE/QUALIFIER:

FEE SIMPLE

LT CONVERSION QUALIFIED

OWNERS' NAMES

NIELANDER, ALFRED  
HESS, LIA  
TAUL, ANDRES  
VARANGU, EVA  
POLDRA, PEETER  
KUTTI, TOOMAS

RECENTLY:

FIRST CONVERSION FROM BOOK

CAPACITY SHARE

TCOM  
TCOM  
TCOM  
TCOM  
TCOM  
TCOM

PIN CREATION DATE:

2001/04/23

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/CHKD
** PRINTOUT INCLUDES ALL DOCUMENT TYPES (DELETED INSTRUMENTS NOT INCLUDED) **						
**SUBJECT, ON FIRST REGISTRATION UNDER THE LAND TITLES ACT, TO:						
**		SUBSECTION 44(1) OF THE LAND TITLES ACT, EXCEPT PARAGRAPH 11, PARAGRAPH 14, PROVINCIAL SUCCESSION DUTIES *				
**		AND ESCHEATS OR FORFEITURE TO THE CROWN.				
**		THE RIGHTS OF ANY PERSON WHO WOULD, BUT FOR THE LAND TITLES ACT, BE ENTITLED TO THE LAND OR ANY PART OF				
**		IT THROUGH LENGTH OF ADVERSE POSSESSION, PRESCRIPTION, MISDESCRIPTION OR BOUNDARIES SETTLED BY				
**		CONVENTION.				
**		ANY LEASE TO WHICH THE SUBSECTION 70(2) OF THE REGISTRY ACT APPLIES.				
**		DATE OF CONVERSION TO LAND TITLES: 2001/04/23 **				
63BA378	1972/10/31	PLAN BOUNDARIES ACT				C
REMARKS: EV85139						
64R13908	1993/07/26	PLAN REFERENCE				C
AT1536843	2007/08/10	TRANSFER	\$305,000	KARIMALIS, PEARL KARIMALIS, SOCRATES	NIELANDER, ALFRED HESS, LIA TAUL, ANDRES VARANGU, EVA POLDRA, PEETER KUTTI, TOOMAS	C
REMARKS: PLANNING ACT STATEMENTS						

NOTE: ADJOINING PROPERTIES SHOULD BE INVESTIGATED TO ASCERTAIN DESCRIPTIVE INCONSISTENCIES, IF ANY, WITH DESCRIPTION REPRESENTED FOR THIS PROPERTY.

NOTE: ENSURE THAT YOUR PRINTOUT STATES THE TOTAL NUMBER OF PAGES AND THAT YOU HAVE PICKED THEM ALL UP.



Ontario

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PARCEL REGISTER (ABBREVIATED) FOR PROPERTY IDENTIFIER

PAGE 1 OF 1

PREPARED FOR 66  
ON 2015/09/28 AT 10:43:43

LAND  
REGISTRY  
OFFICE #66

10395-0183 (LT)

\* CERTIFIED IN ACCORDANCE WITH THE LAND TITLES ACT \* SUBJECT TO RESERVATIONS IN CROWN GRANT \*

PROPERTY DESCRIPTION: PT LT 23 PL 2191 TORONTO (DAVIS HARRIS ANNEX); PT LT 24 PL 2191 TORONTO (DAVIS HARRIS ANNEX) AS IN CA631057; S/T & T/W CA631057; TORONTO, CITY OF TORONTO

PROPERTY REMARKS:

ESTATE/QUALIFIER:

FEE SIMPLE

LT CONVERSION QUALIFIED

OWNERS' NAMES

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HESS, LIA

TAUL, ANDRES

VARANGU, EVA

POLDRA, PEETER

KUTTI, TOOMAS

RECENTLY:

FIRST CONVERSION FROM BOOK

CAPACITY SHARE

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TCOM

PIN CREATION DATE:

2001/04/23

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/CHKD
** PRINTOUT		INCLUDES ALL DOCUMENT TYPES (DELETED INSTRUMENTS NOT INCLUDED) **				
**SUBJECT,		ON FIRST REGISTRATION UNDER THE LAND TITLES ACT, TO:				
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**		IT THROUGH LENGTH OF ADVERSE POSSESSION, PRESCRIPTION, MISDESCRIPTION OR BOUNDARIES SETTLED BY				
**		CONVENTION.				
**		ANY LEASE TO WHICH THE SUBSECTION 70(2) OF THE REGISTRY ACT APPLIES.				
**DATE OF CONVERSION TO		LAND TITLES: 2001/04/23 **				
63BA378	1972/10/31	PLAN BOUNDARIES ACT				C
		REMARKS: EV85139				
64R13908	1993/07/26	PLAN REFERENCE				C
AT1536843	2007/08/10	TRANSFER	\$305,000	KARIMALIS, PEARL KARIMALIS, SOCRATES	NIELANDER, ALFRED HESS, LIA TAUL, ANDRES VARANGU, EVA POLDRA, PEETER KUTTI, TOOMAS	C
		REMARKS: PLANNING ACT STATEMENTS				

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**Properties**

*PIN* 10395 - 0183 LT *Interest/Estate* Fee Simple  
*Description* PT LT 23 PL 2191 TORONTO (DAVIS HARRIS ANNEX); PT LT 24 PL 2191 TORONTO (DAVIS HARRIS ANNEX) AS IN CA631057; S/T & T/W CA631057; TORONTO , CITY OF TORONTO  
*Address* 00954 BROADVIEW AVE  
TORONTO

**Consideration**

*Consideration* \$305,000.00

**Transferor(s)**

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

*Name* KARIMALIS, PEARL  
*Address for Service* 21 Cambridge Avenue,  
Toronto, Ontario,  
M4K 2L2  
Walter Massey (solicitor),  
1402-625 Roselawn Avenue,  
Toronto, Ontario,  
M5N 1K7

I am at least 18 years of age.

Socrates Karimalis 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* KARIMALIS, SOCRATES  
*Address for Service* 21 Cambridge Avenue,  
Toronto, Ontario,  
M4K 2L2  
Walter Massey (solicitor),  
1402-625 Roselawn Avenue,  
Toronto, Ontario,  
M5N 1K7

I am at least 18 years of age.

Pearl Karimalis 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* NIELANDER, ALFRED *Capacity* Tenants In Common  
*Date of Birth* 1955 02 02  
*Address for Service* 958 Broadview Avenue,  
Toronto, Ontario,  
M4K 2R6

*Name* HESS, LIA *Capacity* Tenants In Common  
*Date of Birth* 1955 06 24  
*Address for Service* 958 Broadview Avenue,  
Toronto, Ontario,  
M4K 2R6

*Name* TAUL, ANDRES *Capacity* Tenants In Common  
*Date of Birth* 1936 08 11  
*Address for Service* 958 Broadview Avenue,  
Toronto, Ontario,  
M4K 2R6

*Name* VARANGU, EVA *Capacity* Tenants In Common  
*Date of Birth* 1954 09 27

<b>Transferee(s)</b>		<b>Capacity</b>	<b>Share</b>
<i>Address for Service</i>	958 Broadview Avenue, Toronto, Ontario, M4K 2R6		
<i>Name</i>	POLDRA, PEETER	Tenants In Common	
<i>Date of Birth</i>	1953 01 11		
<i>Address for Service</i>	958 Broadview Avenue, Toronto, Ontario, M4K 2R6		
<i>Name</i>	KUTTI, TOOMAS	Tenants In Common	
<i>Date of Birth</i>	1956 11 09		
<i>Address for Service</i>	958 Broadview Avenue, Toronto, Ontario, M4K 2R6		

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.

<b>Signed By</b>				
Walter Joseph Massey	7700 Hurontario Street, Suite 404 Brampton L6Y 4M3	acting for Transferor(s)	Signed	2007 08 10
Tel 41698615231				
Fax 9054595971				
Thomas Birdsell McPherson	15220 Yonge St., P.O. Box 338, Stn. Main Aurora L4G 3H4	acting for Transferee(s)	Signed	2007 08 10
Tel 905-727-3151				
Fax 9058412164				

<b>Submitted By</b>		
THOMAS MCPHERSON & ASSOCIATES	15220 Yonge St., P.O. Box 338, Stn. Main Aurora L4G 3H4	2007 08 10
Tel 905-727-3151		
Fax 9058412164		

<b>Fees/Taxes/Payment</b>	
<i>Statutory Registration Fee</i>	\$60.00
<i>Land Transfer Tax</i>	\$3,050.00
<i>Total Paid</i>	\$3,110.00

**LAND TRANSFER TAX STATEMENTS**

In the matter of the conveyance of: 10395 - 0183 PT LT 23 PL 2191 TORONTO (DAVIS HARRIS ANNEX); PT LT 24 PL 2191 TORONTO (DAVIS HARRIS ANNEX) AS IN CA631057; S/T & T/W CA631057; TORONTO, CITY OF TORONTO

BY: KARIMALIS, PEARL  
KARIMALIS, SOCRATES  
TO: NIELANDER, ALFRED Tenants In Common  
HESS, LIA Tenants In Common  
TAUL, ANDRES Tenants In Common  
VARANGU, EVA Tenants In Common  
POLDRA, PEETER Tenants In Common  
KUTTI, TOOMAS Tenants In Common

1. NIELANDER, ALFRED AND HESS, LIA AND TAUL, ANDRES AND VARANGU, EVA AND POLDRA, PEETER AND KUTTI, TOOMAS

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 \_\_\_\_\_ described in paragraph(s) ( ) 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.

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

(a) Monies paid or to be paid in cash	305,000.00
(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))	305,000.00
(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	305,000.00

**PROPERTY Information Record**

A. Nature of Instrument: Transfer  
LRO 80 Registration No. AT1536843 Date: 2007/08/10  
B. Property(s): PIN 10395 - 0183 Address 00954 BROADVIEW AVE Assessment 1904075 - 53000200  
TORONTO Roll No  
C. Address for Service: 958 Broadview Avenue,  
Toronto, Ontario,  
M4K 2R6

D. (i) Last Conveyance(s): PIN 10395 - 0183 Registration No. AT818287  
(ii) Legal Description for Property Conveyed: Same as in last conveyance? Yes  No  Not known

E. Tax Statements Prepared By: Thomas Birdsell McPherson  
15220 Yonge St., P.O. Box 338, Stn. Main  
Aurora L4G 3H4