



# Transfer/Deed of Land

Form 1 - Land Registration Reform Act

CAKEware Inc.  
(416) 367-0600  
08/1993

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<b>E 3 8 6 1 0 1</b> <small>CERTIFICATE OF RECEIPT RECEUILLISSE METHODE DE RECEPTION COMMUNIQUEE A LA PARTIE INTERESSEE</small>		<p style="margin: 0;">(1) Registry <input type="checkbox"/> Land Titles <input checked="" type="checkbox"/> (2) Page 1 of <b>2</b> pages <i>W</i></p> <p style="margin: 0;">(3) Property Identifier(s) Block <b>07367</b> Property <b>0027 (LT)</b> Additional: See Schedule <input type="checkbox"/></p> <p style="margin: 0;">(4) Consideration <b>One million two hundred fifty thousand dollars</b> <small>Dollar \$ 1,250,000.00</small></p> <p style="margin: 0;">(5) Description This is a: Property Division <input type="checkbox"/> Property Consolidation <input type="checkbox"/> <b>Part of Lot 37, Concession 3 Northern Division Fronting the Humber Parts 7 &amp; 8 on Plan 64R-5014 City of Toronto (formerly City of Etobicoke), Ontario Land Titles Division of Toronto (No. 66)</b></p> <p style="margin: 0;">(6) This Document Contains (a) Redescription New Easement Plan/Sketch <input type="checkbox"/> (b) Schedule for: Description <input type="checkbox"/> Additional Parties <input type="checkbox"/> Other <input type="checkbox"/> (7) Interest/Estate Transferred Fee Simple</p> <p style="margin: 0;">(8) Transferor(s) The transferor hereby transfers the land to the transferee and certifies that the transferor is at least eighteen years old and that</p> <p style="margin: 0;">Name(s) <b>ST. LAWRENCE CHEMICAL INC.,</b> <b>I have the authority to bind the Corporation.</b> Signature(s) <i>[Signature]</i> Date of Signature Y <b>2001</b> M <b>01</b> D <b>10</b> Per: Name: Ross Cully Title: Vice-President, Sales &amp; Marketing and General Manager</p> <p style="margin: 0;">(9) Spouse(s) of Transferor(s) I hereby consent to this transaction Name(s) Signature(s) Date of Signature Y M D</p> <p style="margin: 0;">(10) Transferor(s) Address St. Lawrence Chemical Inc., 19201, Ave Clark Graham, Baie d'Urfe, Quebec H9X 3P5 for Service</p> <p style="margin: 0;">(11) Transferee(s) CAD-TEK TOOL DESIGN LTD. Date of Birth Y M D</p> <p style="margin: 0;">(12) Transferee(s) Address Cad-Tek Tool Design Ltd., 321 Humberline Drive, Toronto, Ontario M9W 5T6 for Service</p> <p style="margin: 0;">(13) Transferor(s) The transferor certifies that to the best of the transferor's knowledge and belief, this transfer does not contravene section 50 of the Planning Act. Date of Signature Y <b>2001</b> M <b>01</b> D <b>10</b> Signature Date of Signature Y M D Signature <i>[Signature]</i> Date of Signature Y M D Solicitor for Transferor(s) I have explained the effect of section 50 of the Planning Act to the transferor and I have made inquiries of the transferor to determine that this transfer does not contravene that section and based on the information supplied by the transferor, to the best of my knowledge and belief, this transfer does not contravene that section. I am an Ontario solicitor in good standing. Date of Signature Y M D Name and Address of Solicitor Robert D. Sheaffer, Harris, Sheaffer, Barristers and Solicitors 4100 Yonge Street, Suite 310 Toronto, Ontario M2P 2B5 Signature <i>[Signature]</i> Date of Signature Y <b>2001</b> M <b>01</b> D <b>10</b> Date of Birth Y M D Placing Act: Optional After Statement by Solicitor for Transferee(s) PIN <b>07367-0027 LT</b> Cont. on Schedule <b>CAD-TEK TOOL DESIGN LTD.</b> Cont. on Schedule <b>1220 Eglinton Avenue West Toronto, Ont. M6C 2E3</b> Date of Signature Y M D Signature <i>[Signature]</i> Date of Signature Y M D Total <b>17285</b></p> <p style="margin: 0;">(15) Assessment Roll Number of Property City. <b>19</b> Mun. <b>19</b> Map <b>044</b> Sub. <b>460</b> Par. <b>00300</b> Fees and Tax Registration Fee <b>60</b> Land Transfer Tax <b>17225</b></p> <p style="margin: 0;">(16) Municipal Address of Property <b>321 Humberline Drive Toronto, Ontario M9W 5T6</b> (17) Document Prepared by: Robert D. Sheaffer Harris, Sheaffer Barristers and Solicitors 4100 Yonge Street Suite 310 Toronto, Ontario M2P 2B5 Signature <b>00828</b> FOR OFFICE USE ONLY Total <b>17285</b></p>					
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## Affidavit of Residence and of Value of the Consideration

Form 1 - Land Transfer Tax Act

Refer to all instructions on reverse side.  
 IN THE MATTER OF THE CONVEYANCE OF (insert brief description of land) Part of Lot 37, Concession 3, North Division Fronting  
 the Humber, being Parts 7 and 8 on Plan 64R-5014, City of Toronto

BY (print names of all transferors in full) ST. LAWRENCE CHEMICAL COMPANY (SALES) LTD.TO (see instruction 1 and print names of all transferees in full) CAD-TEK TOOL DESIGN LTD.1. (see instruction 2 and print name(s) in full) Michael McCannell

## MAKE OATH AND SAY THAT:

1. I am (place a clear mark within the square opposite that one of the following paragraphs that describes the capacity of the deponent(s)): (see instruction 2)

- (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 (insert name(s) of principal(s)) \_\_\_\_\_

described in paragraph(s) (a), (b), (c) above; (strike out references to inapplicable paragraphs)

- (e) The President, Vice-President, Manager, Secretary, Director or Treasurer authorized to act for (insert name(s) of corporation(s)) CAD-TEK TOOL DESIGN LTD.

described in paragraph(s) (a), (b), (c) above; (strike out references to inapplicable paragraphs)

- (f) A transferee described in paragraph ( ) (insert only one of paragraph (a), (b) or (c) above, as applicable) and am making this affidavit on my own behalf and on behalf of (insert name of spouse) \_\_\_\_\_ who is my spouse described in paragraph ( ) (insert only one of paragraph (a), (b) or (c) above, as applicable) and as such, I have personal knowledge of the facts herein deposited to.

2. (To be completed where the value of the consideration for the conveyance exceeds \$400,000.)

I have read and considered the definition of "single family residence" set out in clause 1(1)(ja) of the Act. The land conveyed in the above-described conveyance

- contains at least one and not more than two single family residences.  
 does not contain a single family residence.  
 contains more than two single family residences. (see instruction 3)

Note: Clause 2(1)(d) imposes an additional tax at the rate of one-half of one per cent upon the value of consideration in excess of \$400,000 where the conveyance contains at least one and not more than two single family residences.

3. I have read and considered the definitions of "non-resident corporation" and "non-resident person" set out respectively in clauses 1(1)(f) and (g) of the Act and each of the following persons to whom or in trust for whom the land is being conveyed in the above-described conveyance is a "non-resident corporation" or a "non-resident person" as set out in the Act. (see Instructions 4 and 5) none

## 4. THE TOTAL CONSIDERATION FOR THIS TRANSACTION IS ALLOCATED AS FOLLOWS:

(a) Monies paid or to be paid in cash	\$ <u>1,250,000.00</u>
(b) Mortgages (i) Assumed (show principal and interest to be credited against purchase price)	\$ <u>Nil</u>
(ii) Given back to vendor	\$ <u>Nil</u>
(c) Property transferred in exchange (detail below)	\$ <u>Nil</u>
(d) Securities transferred to the value of (detail below)	\$ <u>Nil</u>
(e) Liens, legacies, annuities and maintenance charges to which transfer is subject	\$ <u>Nil</u>
(f) Other valuable consideration subject to land transfer tax (detail below)	\$ <u>Nil</u>
(g) VALUE OF LAND, BUILDING, FIXTURES AND GOODWILL SUBJECT TO LAND TRANSFER TAX (Total of (a) to (f))	\$ <u>1,250,000.00</u> s <u>1,250,000.00</u>
(h) VALUE OF ALL CHATTELS - items of tangible personal property (Retail Sales Tax is payable on the value of all chattels unless exempt under the provisions of the "Retail Sales Tax Act", R.S.O. 1980, c.454, as amended)	\$ <u>Nil</u>
(i) Other consideration for transaction not included in (g) or (h) above	\$ <u>Nil</u>
(j) TOTAL CONSIDERATION	\$ <u>1,250,000.00</u>

All Blanks  
Must Be  
Filled In.  
Insert "Nil"  
Where  
Applicable

5. If consideration is nominal, describe relationship between transferor and transferee and state purpose of conveyance. (see instruction 6)  
n/a6. If the consideration is nominal, is the land subject to any encumbrance? n/a7. Other remarks and explanations, if necessary. n/aSworn before me at the City of Toronto  
in the Province of Ontariothis 8 day of January 2001MYLES H. WAXMAN  
A Commissioner for taking Affidavits, etc.Michael McCannell *[Signature]*

## Property Information Record

- A. Describe nature of instrument: Transfer/Deed of Land
- B. (i) Address of property being conveyed (if available) 321 Humberline Drive, Toronto, Ontario M9W 5T6
- (ii) Assessment Roll No. (if available) 19 19 044 460 00300
- C. Mailing address(es) for future Notices of Assessment under the Assessment Act for property being conveyed (see instruction 7) 321 Humberline Drive, Toronto, Ontario, M9W 5T6
- D. (i) Registration number for last conveyance of property being conveyed (if available) EB473411
- (ii) Legal description of property conveyed: Same as in D.(i) above. Yes  No  Not known
- E. Name(s) and address(es) of each transferee's solicitor  
MYLES H. WAXMAN, LIPMAN, ZENER & WAXMAN  
1220 Eglinton Avenue West, Toronto, Ontario, M6C 2E3

For Land Registry Office Use Only	
Registration No.	
Registration Date	
Land Registry Office No.	

## School Tax Support (Voluntary Election) See reverse for explanation

- (a) Are all individual transferees Roman Catholic? Yes  No   
 (b) If Yes, do all individual transferees wish to be Roman Catholic Separate School Supporters? Yes  No   
 (c) Do all individual transferees have French Language Education Rights? Yes  No   
 (d) If Yes, do all individual transferees wish to support the French Language School Board (where established)? Yes  No

NOTE: As to (c) and (d) the land being transferred will be assigned to the French Public School Board or Sector unless otherwise directed in (a) and (b).

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