

SOLICITOR'S FINAL REPORT ON TITLE

[To be emailed to customer@firstnational.ca or faxed to 1-866-325-2563. Original Documents to be kept in lawyer's file.]

To:

First National Financial LP
100 University Avenue
Suite 700 North Tower
Toronto, ON
M5J 1V6

Re: Mortgage Number

1156844

Mortgagor(s):

Crystal Vander Veen & Steven Vander Veen

Guarantor(s):

Civic Address:

103-111 Main St N, Grand Valley, Ontario L9W 6E3

(the "Property")

Date of Mortgage:

January 06, 2021

Registration Number:

Registration Date:

Land Registry Office:

GRAND VALLEY

Mortgage Amount:

115,000.00

Fire Insurance

We have reviewed the fire/all-risks insurance policy on the Property and confirm that coverage is for the full replacement value of the buildings and other structures on the Property. The policy contains the standard Insurance Bureau of Canada mortgage clause and shows Computershare Trust Company of Canada and First National Financial LP as the loss payees. The details of such policy are as follows:

Insurer:

Belair Insurance Company Inc.

Policy Number:

976-8548

Agent:

N/A

Expiry Date:

September 1, 2021

Documentation and Execution

We have drawn and registered the mortgage and all ancillary documentation in accordance with your written instructions and are of the opinion that at the time of execution of same the mortgagor(s) and each covenantor/guarantor, if any, had the capacity and the power to execute same and perform their respective obligations thereunder. The executed copy of the Mortgage which is provided herewith is a true and exact copy of the Mortgage as registered.

Title Insurance

A Lender's Policy of Title Insurance in respect of this Mortgage has been issued by the insurer set out below. All requirements relating to title insurance, as set out in your Instructions to Solicitor, have been met.

Name of Title Insurance Company:

Stewart Title

(Must be one of the Companies listed in our Solicitor Instructions)

Certificate Number:

7800860

Amount of Insurance:

115,000.00

Date of Policy:

January 11, 2021

Priority:

1st

Disbursement of Mortgage Proceeds [Delete if not applicable]

We have disbursed mortgage proceeds to pay out and discharge or pay down (as the case may be) the indebtedness described in the "Conditions of Approval" in the Mortgage Commitment.

Enclosures:


We enclose the following, for your records:

- 1) A copy of the registered Mortgage including Schedules
- 2) A copy of the registered Assignment of Rents (if required)
- 3) List of all disbursements made from the advance
- 4) Fire Insurance Policy
- 5) Title Insurance Policy/Certificate
- 6) Confirmation of Independent Legal Advice (if applicable)

We acknowledge that receipt of documents does not imply that they have been, or will be, reviewed by First National Financial LP.

This opinion may be relied upon by First National Financial LP and its successors and assigns.

Comments:

Treadstone Law Professional Corporation	
Name of Firm	Signature of Solicitor
2600 Skymark Avenue	Umar Zulqarnain
Building 5, Suite 201	Name of Solicitor
Address	January 14, 2021
Mississauga, Ontario	Date
L4W 5B2	
Address	
Ph: 416-546-8524	
Telephone Number	