

Properties

PIN	71169 - 1404 LT	Interest/Estate	Fee Simple
Description	PT LT 9 CON 7 ERAMOSA PT 1, 61R3318 EXCEPT PT 1, 61R11278; GUELPH-ERAMOSA		
Address	5245 7TH LINE ROCKWOOD		

Consideration

Consideration	\$3,900,000.00
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Transferor(s)

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

Name	SUS HOLDINGS LIMITED
Address for Service	c/o P.O. Box 66, Rockwood, Ontario, N0B 2K0

I, Michael Robert Wilson, President, have the authority to bind the corporation.

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

Transferee(s)	Capacity	Share
Name	E&J REAL ESTATE HOLDINGS INC.	Registered Owner
Address for Service	c/o 2 - 6006 Hwy 6, R.R. #2, Elora, Ontario, N0B 1S0	

Statements

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.

Signed By

Michael Joseph Philippe Henley	Ontario AgriCentre 100 Stone Road West Ste 301 Guelph N1G 5L3	acting for Transferor(s)	Signed	2021 12 01
Tel	519-822-4680			
Fax	519-822-1583			
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).				
William Glenn Clemens	9 Memorial Av., PO Box 216 Elmira N3B 2Z6	acting for Transferee(s)	Signed	2021 12 01
Tel	519-669-5101			
Fax	519-669-5618			
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

WOODS, CLEMENS, FLETCHER & CRONIN PROFESSIONAL CORPORATION	9 Memorial Av., PO Box 216 Elmira N3B 2Z6	2021 12 01
Tel	519-669-5101	
Fax	519-669-5618	

Fees/Taxes/Payment

Statutory Registration Fee	\$66.30
Provincial Land Transfer Tax	\$74,475.00
Total Paid	\$74,541.30

File Number

Transferee Client File Number : E1613

LAND TRANSFER TAX STATEMENTS

In the matter of the conveyance of: 71169 - 1404 PT LT 9 CON 7 ERAMOSA PT 1, 61R3318 EXCEPT PT 1, 61R11278; GUELPH-ERAMOSA

BY: SUS HOLDINGS LIMITED
TO: E&J REAL ESTATE HOLDINGS INC. Registered Owner

1. JOHN F. MARTIN, PRESIDENT AND ERICA MARTIN, SECRETARY

- 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 E&J REAL ESTATE HOLDINGS 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	\$3,900,000.00
(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))	\$3,900,000.00
(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	\$3,900,000.00

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 A1805113.
- 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 61 Registration No. WC656217 Date: 2021/12/01

B. Property(s): PIN 71169 - 1404 Address 5245 7TH LINE Assessment 2311000 - 00404200
ROCKWOOD Roll No

C. Address for Service: c/o 2 - 6006 Hwy 6, R.R. #2, Elora, Ontario, N0B 1S0

D. (i) Last Conveyance(s): PIN 71169 - 1404 Registration No. ROS546327
(ii) Legal Description for Property Conveyed: Same as in last conveyance? Yes ☒ No ☐ Not known ☐

E. Tax Statements Prepared By: William Glenn Clemens
9 Memorial Av., PO Box 216
Elmira N3B 2Z6