

TITLE MEMORANDUM

Re: **HALTON STANDARD CONDOMINIUM CORPORATION No. 669**
5001 Corporate Drive, Burlington, Ontario, L7L 0H5

1. The PIN numbers for this Condominium go from **25971-0001** to **25971-0161** depending on the Unit(s). The corresponding units and levels can be found under the Teraview Property Search tab for Condominium using prefix **HC669**. The proper address and postal code for the property are indicated above.
2. Title to the property is held in the name of **Jacan Investments Canada Inc.** an Ontario corporation. The Transfer and Discharge(s) will be done by Electronic Registration.
3. Instrument No. **HR1065941** is a **Charge**, registered November 23, 2012, in favour of **Trisura Guarantee Insurance Company** and related Postponements and Notices registered as instrument Nos. **HR1221359**, **HR1241486**, **HR1255776** and **HR1443828**. We will be providing you with a letter from Trisura addressed to all purchasers that Discharges are available for no consideration and our firm undertaking to obtain and register a Discharge of this Charge and to advise you of the registration particulars on our web site.
4. Instrument No. **HR1221345** is a **Charge** registered October 20, 2014 in favour of the **Laurentian Bank of Canada** and related Notice of Assignment of Rents - General and Notice registered as instrument Nos. **HR1221346** and **HR1240413**. We will be re-directing part of the closing funds due on closing to the Bank in accordance with their letter. We will also be providing you with our firm undertaking to obtain and register a Discharge of this Charge and to advise you of the registration particulars on our web site.
5. Instrument No. **HR1281925** is a **Charge** registered July 15, 2015 in favour of the **Clifton Blake Capital Corporation** and related Notice of Assignment of Rents - General and Postponement registered as instrument Nos. **HR1281926** and **HR1443845**. A Discharge of this Charge will be available on closing, however we would prefer to wait until all Units are closed and register one Discharge. We will also be providing you with our firm undertaking to obtain and register a Discharge of this Charge and to advise you of the registration particulars on our web site.
6. Instrument No. **119980** is a By-law under the Planning Act and is no longer relevant
7. Instrument No. **HR194957** is an Application to Annex Restrictive Covenants, with no expiry date, concerning the sale of motor fuels and the operation of a car wash. With the construction of the residential condominium on the lands, these restrictive covenants are no longer relevant.
8. Instrument No. HR211200 is an easement in favour of **Burlington Hydro Inc.** We would advise that you satisfy yourself as to its compliance.
9. On closing we will be providing a **Status Certificate** of the Condominium Corporation pursuant to section 76(1) of the Condominium Act, 1998 for your client's Unit(s). Copies of the Declaration and By-law No.1 as registered and a copy of the Management Agreement, Budget and the Certificate of Insurance will be available for download from our website (www.tanzola-sorbara.net). Under the "Condominium Projects" tab please click on "**Appleby Gardens**" where documents will be listed for download as they become available.
10. You will note on the statement of adjustments that the Vendor is being credited for the balance of the **2017 realty taxes**. We do not expect the units to be individually assessed for realty taxes in 2017. The Vendor will be responsible for and undertake to pay the balance of the realty tax presently assessed for this year, **save and except** any Supplementary/Omit Tax Bill issued by the City of Burlington after the final closing due to the ownership and occupation of the Unit(s) by the Purchaser. Any Supplementary/Omit Tax Bill will be the responsibility of the Purchaser to pay.
11. **Interest** has been credited on the Statement of Adjustments on all the Purchaser's deposits in accordance with section 82 of the Condominium Act, 1998 and section 19 of Regulation 48/01. Particulars of the interest calculations are attached to the Statement of Adjustments.
12. Please review our letter delivered at the time of the interim closing with respect to **GST/HST Confirmation and Title**. No changes will be permitted from the form delivered to us at the time of the occupancy closing, unless agreed to by our client in writing and delivered to us. If your client qualifies for a GST/HST rebate, the necessary forms for signature by your client will be enclosed. If your client does not qualify for a GST/HST rebate, the rebate equivalent has been added to the Statement of Adjustments as provided for in the Agreement of Purchase and Sale.
13. All residential units have been registered with the **Ontario New Home Warranty Plan**. If you require the Certificate of Completion, please request this from the Purchaser who should have received a copy when they did their inspection. For purposes of Land Transfer Tax for **first time buyers**, the builder registration number is **38584**.
14. Please note, that we will not be preparing and/or executing a **Document Registration Agreement** with respect to this Condominium project, however, we have adopted and will be abiding by the most recent Document Registration Agreement prepared by the Joint LSUC-CBAO Committee on Electronic Registration of Title Documents. The Agreement can be viewed on The Law Society of Upper Canada website.