

TITLE MEMORANDUM

BROOKLIN MEADOWS LIMITED
Block 224, Plan 40M-1803
Town of Whitby, Regional Municipality of Durham

1. Please advise us, as soon as possible, to whom you wish us to message the Transfer so that you can then complete the Transferee and Tax portions of the Transfer. In accordance with the requirements of the Land Transfer Tax Bulletin Number LTT 1-2006, all Purchaser Extras and Tarion Enrolment Fees will be added to the Value of the Consideration portion of the Transfer.
2. The **21** properties are freehold properties with an interest in **Durham Common Elements Condominium Plan No. 292**. The PINs for the 21 properties go from 16434-4516 to 16434-4536. The PIN for the Durham Common Elements Condominium Plan No. 292 is PIN: 27292-0001.
3. The properties are subject to numerous older Subdivision Agreements with The Corporation of the Town of Whitby and The Regional Municipality of Durham registered as instrument Nos. **LT608747**, **LT708315**, **LT715203** and **LT715323**. Please satisfy yourself as to compliance with the terms of these Agreements. There will be no undertaking from the Vendor, or the Vendor's solicitor, with respect to these Agreements.
4. Instrument No. **DR428956** is a Notice of Airport Zoning Regulations. Please satisfy yourself as to compliance with the terms of this Agreement.
5. Instrument No. **DR1536111** is a By-law lifting part lot control for Block 224 and Instrument No. **DR1641341** is the Transfer creating the individual parcels.
6. The properties are also subject to a recent Servicing Agreement, Site Plan Agreement and Condominium Agreement with The Corporation of the Town of Whitby and The Regional Municipality of Durham registered as instrument Nos. **DR1556637**, **DR1590603** and **DR1639619**. Please satisfy yourself as to compliance with the terms of these Agreements. There will be no undertaking from the Vendor, or the Vendor's solicitor, with respect to these Agreements.
7. Instrument Nos. **DR1587774** and **DR1633267** are easements in favour of Enbridge Gas and Whitby Hydro. Please satisfy yourself as to compliance with the terms of these easements.
8. Instrument No. **DR1650118** is a Charge in favour of the **The Toronto-Dominion Bank**. We will be providing you with a discharge letter from the Bank and our Undertaking to obtain and register a Discharge of this Charge within a reasonable time after closing and to provide you with the registration particulars.
9. On closing we will be providing a **Status Certificate** for the Condominium Corporation pursuant to section 76(1) of the Condominium Act, 1998 to reflect your client's interest. Copies of the Declaration and By-law No. 1 as registered, 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 "**Brooklin Corners - 224**" where documents will be listed for download as they become available.
10. There will be no specific undertaking given by the Vendor or the Vendor's solicitor with respect to the completion of specific items of construction. We will provide on closing a general undertaking given by the Vendor to complete the dwelling in accordance with the terms of the Agreement of Purchase and Sale.
11. You will note on the statement of adjustments that the Vendor is being credited for the balance of the **2018 realty taxes**. We do not expect the properties to be individually assessed for realty taxes in 2018. The Vendor will be responsible for and undertake to pay the balance of the realty taxes presently assessed for this year, save and except any Supplementary/Omit Tax Bill issued by the Town of Whitby after the final closing due to the ownership and occupation of the property by the Purchaser. Any Supplementary/Omit Tax Bill will be the responsibility of the Purchaser to pay.
12. Your client will be contacted by it's Customer Service Representative to arrange a Tarion inspection with the Builder. The **Builder's Reference No.** is **45317**.
13. For occupancy information, please contact the Town of Whitby Building Department.
14. Keys will be released at the site office once all funds and properly executed documents are received by us.
15. We will be delivering executed closing documents to you prior to closing which will be accompanied by all the documentation your client(s) will be required to execute for delivery to us on closing.
16. Please note, that we will not be preparing and/or executing a **Document Registration Agreement** with respect to this subdivision, 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.