

TITLE MEMORANDUM

BOMAR 2 INC. - BEDFORD ESTATES

Part of Block 1, Plan 51M-1029 being Parts 1 to 59 and 61 to 72 and 74 to 96 and 98, Plan 51R-40461, City of Barrie, County of Simcoe, together with an interest in Simcoe Common Element Condominium Plan No. 445

1. Please advise us, as soon as possible, to whom you wish us to message the Transfer so that you can 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 Taron Warranty Fees will be added to the Value of the Consideration portion of the Transfer.
2. There are 43 freehold properties. 41 have an interest in **Simcoe Common Elements Condominium Plan No. 445**. The PINs for the 43 properties go from **58910-1811 to 58910-1853**. The PIN for **Simcoe Common Elements Condominium Plan No. 445** is **59445-0001**. The two properties not connected to the Common Elements Condominium are Parts 10 & 75 and 11 & 74. (PINS: 58910-1820 & 58910-1821).
3. The properties are subject to numerous Subdivision Agreements and a Site Plan Agreement with The Corporation of the City of Barrie registered as instrument Nos. **LT279319, LT336052, SC1152286** and **SC1344729**. 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. **SC1281868** is a Transfer of **Easement** between 2388493 Ontario Inc. and Enbridge Gas Distribution Inc. Please satisfy yourself as to compliance with the terms of this Easement.
5. Instrument No. **SC1344735** is a Transfer of **Easement** between Bomar 2 Inc. and The Corporation of the City of Brampton for surface drainage purposes. Please satisfy yourself as to compliance with the terms of this Easement.
6. Instrument No. **SC1350696** is a **Bylaw** in favour of The Corporation of the City of Barrie, exempting Block 1, Plan 51M-1029, designated as Parts 1 to 98, Plan 51R-40461 from Part Lot Control. Instrument No. **SC1359321** is the Transfer which created the individual parcels.
8. Instrument No. **SC1437597** is a **Charge** in favour of **Royal Bank of Canada**. We will provide you with a discharge letter/statement from Royal Bank of Canada 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 provide you with the **Status Certificate** for the Condominium Corporation pursuant to Section 76(1) of the Condominium Act, 1998 for your client's interest. Copies of the Declaration, By-Law Number 1, Management Agreement, Budget and Insurance Certificate will be available for download from our website at www.tanzola-sorbara.net. Under the "Condominium Projects" tab, please click "**Bomar 2**" where documents will be listed for download as they become available.
11. 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. A general undertaking will be given by the Vendor to complete the dwelling in accordance with the terms of the Agreement of Purchase and Sale.
12. You will note on the Statement of Adjustments that the Vendor is being credited for the balance of the 2018 **realty taxes**. The properties may not, as yet, be individually assessed for realty taxes. The Vendor will undertake to readjust the 2018 realty taxes, if necessary, save and except any additional or special tax assessment assessed after the closing due to the ownership and occupation by the Purchase. Any additional or special tax assessment will be the responsibility of the Purchaser.
13. For **occupancy** information, please contact the City of Barrie, Building Department, 705-739-4220, ext. 4539 to determine if occupancy is permitted and if the "Occupancy Inspection Report" is available.
14. Please note a Bomar 2 Inc. representative will be contacting your client to arrange a **Taron Warranty Inspection**. Should your client not be contacted five days prior to closing, kindly advise your client to contact the Builder to arrange a **Taron Warranty Inspection** by calling (905)738-8821. The **Builder's Reference No. is 45398**.
15. **Keys** will be released at the site office once all funds and properly executed documents are received by us.
16. 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. **Originals of these documents, in duplicate and/or triplicate, unless otherwise stated, must be received in our office on or before the closing date by courier.**
17. We prefer receiving certified funds, via courier, from the purchaser's solicitor's trust account prior to 1:00 pm on the day of closing. In the event you need to direct deposit funds into our trust account, please contact Angelina Sacco-Fantauzzi of our office at 905-265-2252 ext. 341 or email Angelina at asacco-fantauzzi@tanzola-sorbara.net for direct deposit information.
18. 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. This Agreement may be viewed on The Law Society of Upper Canada website.