



FORTFRANCES
BOUNDLESS
APPLICATION FOR CONSENT

FOR OFFICE USE ONLY		
File Number: <u>CJ-2019</u>		
Property: <u>856-860 King Hwy</u>	Roll #: <u>59201000400801</u>	
Date Application Received: <u>March 8/19</u>	Date Fee Received: _____	
Date Application Complete: <u>March 22/19</u>	Receipt #: _____	Application Fee: \$ <u>571.95</u>

Please Print and Complete or (✓) Appropriate Box(es)

1. Applicant Information

▶	1.1	Name of Applicant E. Roy Jorundson Company Limited	Home Telephone No. 807-274-3941	Business Telephone No.
		Address 860 King's Highway, Fort Frances, ON	Postal Code P9A 2X4	
▶	1.2	Name of Owner(s) (If different from the applicant). An owner's authorization is required in Section 11.1 if the applicant is not the owner.		
		Name of Owner(s)	Home Telephone No.	Business Telephone No.
		Address	Postal Code	
	1.3	Please indicate to whom all communications should be sent:		
		<input type="checkbox"/> Owner <input checked="" type="checkbox"/> Agent		

Note: If this application is being submitted by an agent on behalf of the Property Owner, the owner's written authorization must accompany the application. If the applicant is a corporation acting without agent, the application must be signed by an officer of the corporation and the corporation's seal (if any) must be affixed.

2. Location of Subject Land (Severed and Retained) Complete Applicable Boxes in Section 2.1

▶	2.1	Municipality Fort Frances	Township McIrvine	Property Roll No. 00801
		Property descriptor: PIN 56019-0013	Lot/Section No. PT Lot 39, River Range	Part No. 5
		Other Information (parcel #, etc.) Parcel 19282		Reference Plan No. 48R2376
				Registered Plan No.
▶	2.2	Are there any easements or restrictive covenants affecting the subject land? If Yes , describe each easement or covenant and its effect		
		<input type="checkbox"/> No <input checked="" type="checkbox"/> Yes		
▶	2.3	Is there a mortgage or other encumbrance on title to the subject land? If Yes , provide name, full mailing address and contact information of encumbrance holder		
		<input type="checkbox"/> No <input type="checkbox"/> Yes		
		Royal Bank of Canada, Tor-Business Service Centre, 36 York Mills Rd, 4th Floor, Toronto, ON M2P 0A4		

3. Purpose of this Application

► 3.1 Type and purpose of proposed transaction (X appropriate box):

Transfer ☒ Creation of a new lot ☐ Addition of a lot (see also 3.3) ☐ An easement /encroachment agreement

Other

☐ A charge

☐ A lease

☐ Correction of title

☐ Other purpose _____

► 3.2 Name of person(s), if known, to whom land or interest in land is to be transferred, leased or charged
Clare Allan Brunetta

► 3.3 If a lot addition, identify the lands to which the parcel will be added. Also show on accompanying sketch.

4. Existing or Proposed servicing information regarding the subject land.

(complete each section)

Severed

Retained

		Severed	Retained
► 4.1 Dimensions	Frontage (m) (# of ft x .3048)	45.7896	45.7896
	Depth (m) (# of ft. x .3048)	60.386976	60.386976
	Area (ha.) (# of acres x .4047)	.68327	.68327
► 4.2 Use of Property	Existing Use(s)	vacant land	restaurant
	Proposed Use(s)	in accordance with E Zone use	restaurant
► 4.3 Buildings or Structures	Existing	no	x
	Proposed		x
► 4.4 Access (✓ appropriate space)	Provincial Highway (secondary or primary)	x	x
	Municipal Road (maintained all year)		
	Municipal Road (seasonally maintained)		
	Other Public Road		
	Right of Way		
► 4.5 Water Supply (✓ appropriate space)	Publicly owned & operated piped water system		x
	Privately owned & operated individual well		
	Privately owned & operated communal well		
	Lake or other water body		
	Other means		
► 4.6 Sewage Disposal (✓ appropriate space)	Publicly owned & operated sanitary sewage system		x
	Privately owned & operated individual septic tank*		
	Privately owned & operated communal septic system		
	Privy		
	Other means		
*A certificate of approval from the local Health Unit or Ministry of the Environment and Energy submitted with this application will facilitate the review.			
4.7 Other Services (✓ if service is available)	Electricity		x
	School Bussing		
	Garbage Collection		x

- 4.8 If access to the subject land is by private road, or if "other public road" or "right of way" was indicated in section 4.4 above, indicate who owns the land or road, who is responsible for its maintenance and whether it is maintained seasonally or all year.

not applicable

5. Land Use

- 5.1 What is the existing Official Plan designation(s), if any of the subject land? Employment

- 5.2 What is the zoning, if any, of the subject land? Enterprise (E)

- 5.3 Are any of the following uses or features on or adjacent to the subject land. (X appropriate boxes if any apply)

Use or Feature	On subject land	Adjacent to subject land
An agricultural operation	no	no
A landfill	no	no
An industrial or commercial use (specify uses)	no	no
An active railway line	no	no
A Municipal Airport	no	no

6. History of the Subject Land

- 6.1 Has the subject land ever been the subject of an application for approval of a plan of subdivision or consent under the Planning Act?

☐ Yes ☒ No ☐ Unknown

If Yes, and if known, provide the Ministry or Municipal Application file number and the decision made on the application

- 6.2 If this application is a re-submission of a previous consent application, describe how it has been changed from the original application.

- 6.3 Has any land been severed from the parcel originally acquired by the owner of the subject land?

☒ No ☐ Yes

If yes, provide for each parcel severed the date of transfer, the name of the transferee and the land use.

7. Current Applications

- 7.1 Is the subject land currently the subject of a proposed Official plan or Official Plan amendment, Zoning By-Law amendment, a minister's zoning order, a minor variance, an approval or a plan of subdivision or a consent?

☐ Yes ☒ No ☐ Unknown

If yes and if known, specify the appropriate file number and status of the application.

8. Sketch

- 8.1 The application shall be accompanied by a sketch showing:
- (a) the boundaries and dimensions of any land abutting the subject land that is owned by the owner of the subject land;
 - (b) the approximate distance between the subject land and the nearest township lot line or landmark such as a bridge or railway crossing;
 - (c) the boundaries and dimensions of the subject land, the part that is intended to be severed and the part that is intended to be retained;
 - (d) the location of all land previously severed from the parcel originally acquired by the current owner of the subject land;
 - (e) the approximate location of all natural and artificial features (for example, buildings, railways, roads, watercourses, drainage ditches, banks of rivers or streams, wetlands, wooded areas, wells and septic tanks) that,
 - i. are located on the subject land and on land that is adjacent to it, and
 - ii. in the applicant's opinion, may affect the application;
 - (f) the current uses of land that is adjacent to the subject land (*for example, residential, agricultural or commercial*);
 - (g) the location, width and name of any roads within or abutting the subject land, indicating whether it is an unopened road allowance, a public travelled road, a private road or a right of way;
 - (h) if access to the subject land will be by water only, the location of the parking and boat docking facilities to be used; and
 - (i) the location and nature of any easement affecting the subject land.

9. Other Information

- 9.1 Is there any other information that you think may be useful to the Committee of Adjustments for the Township or other agencies in reviewing this application? If so, explain below or attach a separate sheet.
- In 1968 E. Roy Jorundson Company Limited acquired PIN 56019-0013 from Eric Jay Jorundson being Parcel 19282 by way of Instrument No. SL186217. In 1985 E. Roy Jorundson Company Limited then acquired PIN 56019-009 from Fred Makl Foods Ltd. which merged the properties into one.

10. Signature and Statutory Declaration

- 10.1 Signature and Statutory Declaration of Applicant

I, Barbara Flinders, President of the Town of Fort Frances
of E. Roy Jorundson Company Limited

In the District of Rainy River, make oath and say OR solemnly declare that the
all of the above statements contained herein and all exhibits and supporting documentation submitted and attached hereto
are true, and I make this solemn declaration conscientiously believing it to be true and knowing that it is of the same force
and effect as if made under oath.

Sworn/Declared before me at the Town of Fort

Frances, in the District of Rainy River, this 15

day of March, 20 19

L. Sekulich
Commissioner for Oaths, etc.

}

B. Flinders

Applicant

11. Notice of Collection – Municipal Freedom of Information and Protection of Privacy Act

- 11.1 Personal information collected on this form is collected under the authority of the *Planning Act*, R.S.O. 1990 as amended, and will be used to assist in making a decision on this matter. All names, addresses, opinions and comments will be made available for public disclosure. Questions regarding the Municipal Freedom of Information and Protection of Privacy Act should be forwarded to: Town Clerk, c/o Town of Fort Frances, 320 Portage Avenue, Fort Frances, Ontario P9A 3P9, Telephone (807) 274-5323, Ext. 1215.

12. Owner's Authorization and Consent

- 12.1 This form must be used in all cases where individual(s) are being authorized on behalf of the owner to file an application and to act on behalf of the owner of property that is the subject of the application. Some instances where this authorization will be required are: where a solicitor is acting for an owner; where an agent is acting for an owner; where one owner is acting on behalf of other joint owners; where one owner with a percentage interest in a property is acting for other owners with a whole or percentage interest in a property; where a single spouse only has signed the application. Anyone having an interest in the property must provide a signed authorization. This form, or separate individual copies of this form must be appended to and duly executed by any and all owners of the property that is the subject of this application.

Authorization to Applicant and Consent to Use and Disclosure of Personal Information

I, Barbara Flinders, President of _____ of the _____ Town _____ of
_____ E. Roy Jorundson Company Limited
Fort Frances in the _____ District _____ of _____ Rainy River _____ am the owner of the land

that is the subject of this application and, as evidenced by my signature below, I hereby authorize

Clare Allan Brunetta to make this application on my behalf and further to provide any of my personal information that will be included in this application or collected during the processing of the application.

March 15th, 2019

Date

B. Flinders

Signature of Owner

A File Number will be assigned by the Secretary for the Committee of Adjustment, which will be used in all communication.

Applicant's Checklist: Have you remembers to attach

- ☐ 12 copies of completed application form
- ☐ 12 copies of sketch
- ☐ 2 copies of Certificate of Approval from Northwestern Health Unit or Ministry of Environment and Energy (if applicable)
- ☐ Application Fee by cash, certified cheque or money order

Forward to: Town of Fort Frances
Committee of Adjustment
320 Portage Avenue
Fort Frances, On. P9A 3P9

PRINTED ON 14 MAR, 2019 AT 09:29:04
FOR LINDA001

SCALE

0 30 meters

PROPERTY INDEX MAP

RAINY RIVER(No. 48)

LEGEND

FREEHOLD PROPERTY	
LEASEHOLD PROPERTY	
LIMITED INTEREST PROPERTY	
CONDOMINIUM PROPERTY	
RETIRED PIN (MAP UPDATE PENDING)	
PROPERTY NUMBER	0449
BLOCK NUMBER	08050
GEOGRAPHIC FABRIC	---
EASEMENT	---

THIS IS NOT A PLAN OF SURVEY

NOTES

REVIEW THE TITLE RECORDS FOR COMPLETE
PROPERTY INFORMATION AS THIS MAP MAY
NOT REFLECT RECENT REGISTRATIONS

THIS MAP WAS COMPILED FROM PLANS AND DOCUMENTS RECORDED IN THE LAND REGISTRATION SYSTEM AND HAS BEEN PREPARED FOR PROPERTY INDEXING PURPOSES ONLY.

FOR DIMENSIONS OF PROPERTIES BOUNDARIES SEE
RECORDED PLANS AND DOCUMENTS

ONLY MAJOR EASEMENTS ARE SHOWN

REFERENCE PLANS UNDERLYING MORE RECENT
REFERENCE PLANS ARE NOT ILLUSTRATED



56019-0013 (LT)

* CERTIFIED IN ACCORDANCE WITH THE LAND TITLES ACT * SUBJECT TO RESERVATIONS IN CROWN GRANT *

PROPERTY DESCRIPTION: PCL 19282 SEC RAINY RIVER; PT LT 39 RIVER RANGE MCIRVINE DESIGNATED AS PT 5, 48R2376; FORT FRANCES

PROPERTY REMARKS: CROWN GRANT SEE P1113.

ESTATE/QUALIFIER: RECENTLY:
FEE SIMPLE FIRST CONVERSION FROM BOOK
ABSOLUTE

PIN CREATION DATE:
2003/06/16

OWNERS' NAMES
E. ROY JORUNDSON COMPANY LIMITED
BENO

CAPACITY SHARE
BENO

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/ CHKD
** PRINTOUT	INCLUDES ALL	DOCUMENT TYPES AND	DELETED INSTRUMENTS	SINCE 2003/06/13 **		
RR51	1963/04/09	PLAN REFERENCE				C
SLT86217	1968/02/15	TRANSFER	\$1		E. ROY JORUNDSON COMPANY LIMITED	C
48R2376	1986/05/09	PLAN REFERENCE				C
A54850	1992/10/02	CHARGE		*** COMPLETELY DELETED ***	ROYAL BANK OF CANADA	
RD28984	2015/11/13	CHARGE	\$250,000	E. ROY JORUNDSON COMPANY LIMITED	ROYAL BANK OF CANADA	C
RD28990	2015/11/13	DISCH OF CHARGE		*** COMPLETELY DELETED *** ROYAL BANK OF CANADA		
REMARKS: A54850.						

NOTE: ADJOINING PROPERTIES SHOULD BE INVESTIGATED TO ASCERTAIN DESCRIPTIVE INCONSISTENCIES, IF ANY, WITH DESCRIPTION REPRESENTED FOR THIS PROPERTY.
NOTE: ENSURE THAT YOUR PRINTOUT STATES THE TOTAL NUMBER OF PAGES AND THAT YOU HAVE PICKED THEM ALL UP.

2.

Parcel 19282 Kainy River

infrers parcel to E. Roy
Jorundson Company Limited.

By Transfer 86217 dated 14th February, 1966, Registered 15th February, 1966, in consideration of \$41.00 and other consideration, Eric Roy Jorundson transferred the above parcel to E. ROY JORUNDSON COMPANY LIMITED, of Fort Frances, which is now the owner, subject as above set forth.

Ind. *see ref 10*

[Signature]
H. of T.

pos parcel to C.B.
received under *see ref 10*
also 6th Feb. 1968
dated 12th Feb. 1970
A. B. Rutherford

of C. By Charge 1961 dated 15th March, 1961, Registered 15th of March, 1961, E. Roy Jorundson Company Limited charged the above parcel as favour of Canadian Imperial Bank of Commerce, with payment of \$35,000.00 and interest as set forth in said charge. Power of sale and distress, covenant for insurance and other special provisions.

Ind.

[Signature]
L. R.

FFR 20 1004

CHARGE	DESCRIPTION	REF'D DATE	STATION	CHARGE	CONSIDERATION	REMARKS
15274	Charge	86-02-11	E. ROY JORUNDSON COMPANY LIMITED	CANADIAN IMPERIAL BANK OF COMMERCE	175,000.00	11th Parcel 10, 127 & 17, 261 R.R.

detected by 445661

A. B. Rutherford
BY L.R.

[Signature]
BY L.R.

88-2376 Ref. Plan 86-05-09 Whole of above Parcel designated as Part 3.

454830 Charge

82-10-02

ROYAL BANK OF CANADA

130,000.00

[Signature]
BY L.R.

A. B. Rutherford
BY L.R.

Land Titles Act

I,

ERIC ROY JORUNDSON, of the Town
of Fort Frances in the District
of Rainy River,

the registered owner of the freehold land registered in the office
of Land Titles at Fort Frances
as Parcels 18,227, 19,281 and 19,282
in the register for Rainy River

Dye & Durham
Limited
Toronto, Canada

in consideration of the sum of One Dollar (\$1.00) and other good and

valuable consideration Dollars

paid to me TRANSFER to

E. ROY JORUNDSON COMPANY LIMITED,
a Company duly incorporated under the laws of the Province of
Ontario, with head office at
the Town of Fort Frances in the
District of Rainy River

the land hereinafter particularly described namely

Firstly: Part No. 1, as shown on Reference Plan RR-51,
being a plan of survey of parts of Lots 39 and
40, River Range, McIrvine (Fort Frances) filed
in the Office of Land Titles at Fort Frances, and
being the whole of Parcel 18,227 in the Register
for Rainy River.

Secondly: The west 200 feet of Part No. 4, as shown on
Reference Plan RR-23, being a plan of survey of part
of River Range Lot 40, McIrvine (now within the
Town of Fort Frances) filed in the office of Land
Titles at Fort Frances, and being the whole of
Parcel 19,281 in the Register for Rainy River.

Thirdly: Part No. 2 as shown on Reference Plan RR-51, being
a plan of survey of part of River Range Lot 39,
Township of McIrvine (now within the Town of Fort
Frances) filed in the Office of Land Titles at
Fort Frances, and being the whole of Parcel 19,282
in the Register for Rainy River.

AND I, ETHEL KARI JORUNDSON,
wife of the said ERIC ROY JORUNDSON,
hereby bar my dower in the said land.

DATED the

14th

day of

February
~~December~~,

A.D. 19 68.

WITNESS:

Jim Ingalls

Eric Ray Johnson

Kethel Marie Jorundson

Land Titles Act

I, ERIC ROY JORUNDSON,

the transferor named in the above document, make oath and say:

That ETHEL KARI JORUNDSON

who executed the above instrument is my wife, and that we are both of the age of twenty-one years or over.

SWORN before me at the Town

of Fort Frances

in the District

of Rainy River

this 14th

day of ~~December~~, A.D. 19 68.

~~December,~~
February

A.D. 19 68.

A Commissioner, etc.

THE LAND TITLES ACT

IN THE MATTER OF THE PLANNING ACT (R.S.O. 1960 C.296 as amended)

AND IN THE MATTER OF A Transfer of Parcels 18,227, 19,281 and 19,282 in the Register for Rainy River dated February 14th, 1968.

I, CHARLES JAMIESON WATT, of the Town of Fort Frances in the District of Rainy River, make oath and say as follows:

1. THAT I am the Solicitor for the Transferor named in the above mentioned Transfer, which is attached hereto.
2. THAT the said Transfer does not contravene the provisions of Section 26 of The Planning Act, as amended, because the present registered owner retains no land abutting that affected by the Transfer.

SWORN before me at the Town)
of Fort Frances in the)
District of Rainy River this)
15th day of February, (A.D.))
1968.)



A Commissioner, etc.

IRIS MELVILLE, A COMMISSIONER, ETC.
DISTRICT OF RAINY RIVER, FOR CHARLES J. WATT, SOLICITOR
EXPIRY: JUNE 16, 1968

Affidavit, Land Transfer Tax Act
IN THE MATTER OF THE LAND TRANSFER TAX ACT

Province of Ontario
County of Rainy
District of Rainy River

To Wit:

I, ERIC ROY JORUNDSON,
of the Town of Fort Frances
in the County of Rainy District of Rainy River,
named in the within (or annexed) transfer make oath and say:

This affidavit may be made by the purchaser or vendor or by any one acting for them under power of attorney or by an agent accredited in writing by the purchaser or vendor or by the solicitor of either of them.

1. I am the Transferor
named in the within (or annexed) transfer.
2. I have a personal knowledge of the facts stated in this affidavit.
3. The true amount of the monies in cash and the value of any property or security included in the consideration is as follows:

(a) Monies paid in cash	\$ <u>12.00</u>
(b) Property transferred in exchange; Equity value	\$ <u>nil</u>
Encumbrances	\$ <u>nil</u>
(c) Securities transferred to the value of	\$ <u>nil</u>
(d) Balances of existing encumbrances with interest owing at date of transfer	\$ <u>4229.8</u>
(e) Monies secured by mortgage under this transaction	\$ <u>nil</u>
(f) Liens, annuities and maintenance charges to which transfer is subject	\$ <u>nil</u>
Total consideration	\$ <u>4229.8</u>

(all blanks must be filled in.)

4. If consideration is nominal, is the transfer for natural love and affection? No
5. If so, what is the relationship between Grantor and Grantee? -
6. Other remarks and explanations, if necessary Transferor held lands in trust pending organization of transferee corporation.

Sworn before me at the Town
of Fort Frances
in the County of Rainy District of Rainy River
this 14th day of December, A.D. 1968

A Commissioner, etc.

AFFIDAVIT TO BE MADE BY AN OFFICER AS TO AUTHORITY OF PERSONS
EXECUTING FOR A CORPORATION OR COMPANY

Land Titles Act

I, _____ of _____ of _____ in the _____ of _____

make oath and say:

- (1) I am _____ of _____
- (2) whose signature is affixed to the annexed (or within) document is the _____ whose signature of the said company, and _____ thereof, and the seal is also affixed thereto is the _____ affixed thereto is the corporate seal of the said company.
- (3) Under the by-laws of the said company the _____ and _____ are empowered to execute on behalf of the company all deeds and other instruments requiring the seal of the company.
(If the officers executing are not authorized by by-laws then state how they are authorized).

- (4) The said company is, I verily believe, the owner of the land (or charge) mentioned in the said document.

Sworn before me at _____

in the _____

of _____

this _____

day of _____

19 _____

A Commissioner, etc.

No. 86217

Received at the office of Land Titles,

John A. Charnes

at 1:08 o'clock p.m., of the

15th day of Dec.

A.D. 1968 and entered in Folio 44

Volume 109. Parcel 18227

for 44/6 113 19281

4 44 "113" 19282

Master of Titles

86217

Land Titles Act

Dated 14th day of Dec. 1967.

ERIC ROY JORUNDSON

TO

E. ROY JORUNDSON COMPANY LIMITED

Address: Fort Frances, Ontario.

Transfer of Freehold Land

WITH DOWER

Dye & Durham Limited — Toronto, Canada
Printers to the Legal Profession

Charles J. Watt,
Barrister, Solicitor,
Fort Frances, Ontario.

Land Titles Act

IRIS MELVILLE,

of the Town of Fort Frances

District of Rainy River, Secretary,

make oath and say:

That I am well acquainted with ERIC ROY JORUNDSON and ETHEL KARI JORUNDSON

named in the within document and saw them sign the said document, and the signatures pur-

porting to be their respective signatures at the foot of the said document are in their

handwriting.

The said ERIC ROY JORUNDSON is,

as I verily believe the owner of the lands within mentioned, and the said

ETHEL KARI JORUNDSON is reputed to be, and is, as I verily believe, his wife.

The said ERIC ROY JORUNDSON and ETHEL KARI JORUNDSON are each

of the age of twenty-one years or over, are each of sound mind, and signed the said docu-

ment voluntarily at the Town of Fort Frances in the District

of Rainy River in the Province of Ontario

I am a subscribing witness to the said document

SWORN before me at the Town

of Fort Frances

in the District

of Rainy River

this 14th day of December, 1968.

A Commissioner, etc.

John A. Charnes

56019-0009 (LT)

* CERTIFIED IN ACCORDANCE WITH THE LAND TITLES ACT * SUBJECT TO RESERVATIONS IN CROWN GRANT *

PROPERTY DESCRIPTION:					
PCL 18227 SEC RAINY RIVER; PT LT 39 RIVER RANGE MCIRVINE; PT LT 40 RIVER RANGE MCIRVINE DESIGNATED AS PT 6, 48R2376; FORT FRANCES					
PROPERTY REMARKS:					
CROWN GRANT SEE P1113.					
ESTATE/QUALIFIER:					
FEE SIMPLE					
ABSOLUTE					
OWNERS' NAMES					
E. ROY JORUNDSON COMPANY LIMITED					
RECENTLY:					
FIRST CONVERSION FROM BOOK					
CAPACITY SHARE					
BENO					
PIN CREATION DATE:					
2003/06/16					
REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO
** PRINTOUT INCLUDES ALL DOCUMENT TYPES AND DELETED INSTRUMENTS SINCE 2003/06/13 **					
RR51	1963/04/09	PLAN REFERENCE			
A32596	1985/04/03	TRANSFER	\$209,835		E. ROY JORUNDSON COMPANY LIMITED
48R2376	1986/05/09	PLAN REFERENCE			
A54850	1992/10/02	CHARGE		*** COMPLETELY DELETED ***	
RD28984	2015/11/13	CHARGE	\$250,000	E. ROY JORUNDSON COMPANY LIMITED	
RD28990	2015/11/13	DISCH OF CHARGE		*** COMPLETELY DELETED *** ROYAL BANK OF CANADA	
REMARKS: A54850.					
					C
					C
					C
					C

NOTE: ADJOINING PROPERTIES SHOULD BE INVESTIGATED TO ASCERTAIN DESCRIPTIVE INCONSISTENCIES, IF ANY, WITH DESCRIPTION REPRESENTED FOR THIS PROPERTY.

NOTE: ENSURE THAT YOUR PRINTOUT STATES THE TOTAL NUMBER OF PAGES AND THAT YOU HAVE PICKED THEM ALL UP.

4 32596

④ AB

Land Titles Act
TRANSFER OF LAND

~~XXXXX~~ FRED MAKL FOODS LTD.

the registered owner of the freehold land registered in the Land Registry
Office for the Land Titles Division of Rainy River

as Parcel s #18,227 and #19,281
in the Register for Rainy River

in consideration of the sum of One Dollar (\$1.00) and other good and valuable
consideration ----- DOLLARS,
paid to it TRANSFER to

E. ROY JORUNDSON COMPANY LIMITED

of the Town of Fort Frances in the
District of Rainy River

the land described as follows:

ALL AND SINGULAR that certain parcel or tract of land situate
within the Corporation of the Town of Fort Frances, in the
District of Rainy River, and Province of Ontario, and more
particularly described as follows:

FIRSTLY: Part Number One (1) as shown on Reference Plan RR-51
being a plan of survey of part of Lots 39 and 40, River Range
McIrvine (Fort Frances) filed in the Land Titles Office #48
at Fort Frances; being the whole of Parcel #18,227

SECONDLY: The West Two Hundred Feet of Part Number Four (4)
being a Plan of survey of part of River Range Lot 40, McIrvine
(now within the Town of Fort Frances), filed in the Office of
Land Titles #48, at Fort Frances, being the whole of Parcel
#19,281;

NO EXECUTIONS

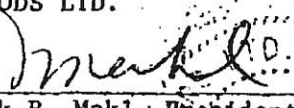
Insert 'the whole'
or 'a part' as the
case may be.


being the whole of the said Parcels

DATED the 14th day of March, 1985

~~WITNESS~~

FRED MAKI FOODS LTD.

Per: 
Frederick R. Maki, President

Per: 
Marlene I. Maki, Secretary/Treasurer

Form 1 - Land Transfer Tax Act

AFFIDAVIT OF RESIDENCE AND OF VALUE OF THE CONSIDERATION

IN THE MATTER OF THE CONVEYANCE OF *(insert brief description of land)* West 200' of Part No. 4,
Plan RR-23, Parcel #19,281; and Part #1, Plan RR-51, Parcel #18,227

BY *(print names of all transferors in full)* Fred Makl Foods Ltd.

TO *(see instruction 1 and print names of all transferees in full)* E. Roy Jorundson Company Limited

I, *(see instruction 2 and print name(s) in full)* Ethel Jorundson

MAKE OATH AND SAY THAT:

1. I am *(place a clear mark within the square opposite that one of the following paragraphs that describes the capacity of the deponent(s): (see instruction 2)*

- ☐ (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 *(insert name(s) of principal(s))*

(insert name(s) of principal(s)) described in paragraph(s) (a), (b), (c) above; *(strike out reference to inapplicable paragraph(s))*

☒ (e) The ~~authorized agent or solicitor~~ *(insert name(s) of corporation(s))* Secretary, ~~Director or Receiver~~ authorized to act for *(insert name(s) of corporation(s))*

E. Roy Jorundson Company Limited

(insert name(s) of principal(s)) described in paragraph(s) (a), (b), (c) above; *(strike out references to inapplicable paragraph(s))*

- ☐ (f) A transferee described in paragraph () *(insert only one of paragraph (a), (b) or (c) above, as applicable)* and am making this affidavit on my own behalf and on behalf of *(insert name of spouse)* who is my spouse described in paragraph () *(insert only one of paragraph (a), (b) or (c) above, as applicable)*

and as such, I have personal knowledge of the facts herein deposed to.

2. I have read and considered the definitions of "non-resident corporation" and "non-resident person" set out respectively in clauses 1 (1)(f) and (g) of the Act. *(see instruction 3)*.

3. The following persons to whom or in trust for whom the land conveyed in the above-described conveyance is being conveyed are non-resident persons within the meaning of the Act. *(see instruction 4)* None

4 THE TOTAL CONSIDERATION FOR THIS TRANSACTION IS ALLOCATED AS FOLLOWS:

- (a) Monies paid or to be paid in cash \$ nil
(b) Mortgages: (i) Assumed *(show principal and interest to be credited against purchase price)* \$ 7,200.00
(ii) Given back to vendor \$ nil
(c) Property transferred in exchange *(detail below)* \$ nil
(d) Securities transferred to the value of *(detail below)* \$ nil
(e) Liens, legacies, annuities and maintenance charges to which transfer is subject \$ nil
(f) Other valuable consideration subject to land transfer tax *(detail below)* \$ 202,635.65

(g) VALUE OF LAND, BUILDING, FIXTURES AND GOODWILL SUBJECT TO LAND TRANSFER TAX (TOTAL OF (a) to (f)) \$ 209,835.65 \$ 209,835.65

(h) VALUE OF ALL CHATTELS - items of tangible personal property *(Retail Sales Tax is payable on the value of all chattels unless exempt under the provisions of the "Retail Sales Tax Act", R.S.O. 1980, c. 454, as amended)* \$ 3,200.00

(i) Other consideration for transaction not included in (g) or (h) above \$ nil

(j) TOTAL CONSIDERATION \$ 213,035.65

ALL BLANKS
MUST BE
FILLED IN.
INSERT "NIL"
WHERE
APPLICABLE.

5. If consideration is nominal, describe relationship between transferor and transferee and state purpose of conveyance. *(see instruction 5)* n/a

6. If the consideration is nominal, is the land subject to any encumbrance? n/a

7. Other remarks and explanations, if necessary Transfer given to satisfy balance owing on Charge #A-17705 from Transferor to Transferee.

SWORN before me at the Town of Fort Frances

in the District of Rainy River

this 27th day of March

1985.

A Commissioner for taking Affidavits, etc.

Ethel Jorundson
signature(s)

PROPERTY INFORMATION RECORD

A. Describe nature of instrument: Transfer

B. (i) Address of property being conveyed *(if available)* same as above

(ii) Assessment Roll No. *(if available)* n/a

C. Mailing address(es) for future Notices of Assessment under the Assessment Act for property being conveyed *(see instruction 6)*

271 Biddeson Avenue

FORT FRANCES, Ontario, P9A 3L7

D. (i) Registration number for last conveyance of property being conveyed *(if available)* A-17704

(ii) Legal description of property conveyed: Same as in D.(i) above. Yes ☒ No ☐ Not Known ☐

E. Name(s) and address(es) of each transferee's solicitor

Watt & Brunetta

Barristers & Solicitors,

P.O. Box 636,

FORT FRANCES, Ontario,

P9A 3M9

For Land Registry Office use only

REGISTRATION NO.

Land Registry Office No.

Registration Date

AFFIDAVIT OF SUBSCRIBING WITNESS

I, _____
of the _____
in the _____

"See footnote" I am a subscribing witness to the attached instrument and I was present and saw it executed at _____ by _____
make oath and say:

"See footnote" I verily believe that each person whose signature I witnessed is the party of the same name referred to in the instrument.

SWORN before me at the _____
day of _____
19 _____

A COMMISSIONER FOR TAKING AFFIDAVITS ETC

"Where a party is unable to read the instrument or where a party signs by making his mark or in foreign characters add "after instrument had been read to him and he appeared fully to understand it". Where executed under a power of attorney insert "(name of attorney) as attorney for (name of party)"; and for next clause substitute "(I verily believe that the person whose signature I witnessed was authorized to execute the instrument as attorney for (name))".

A 32596

Land Titles Act

Dated March 4th 19 85

FRED MAKL FOODS LTD.

--TO--

E. ROY JORUNDSON COMPANY LIMITED
271 Biddesden Ave,
FORT FRANCES, ONT.

Transfer
of
Land

Newspont and Gilbert, Limited—Form 332 or 336

ASSESSMENT ROLL NO. _____
ADDRESS OF PROPERTY: _____

SWANCAR, COMPTON, SHEWCHUK & CARTEN
Barristers & Solicitors
P. O. Box 1290
KENORA, Ontario
P9N 3K7

NO: A 32596
CERTIFICATE OF RECEIPT.
By LAND REGISTRAR,
L.R.O. NO. 48, FORT FRANCES

APR - 3 1985

APR - 3 AM 10 35

REGISTRATION FEE	18.00
LAND TRANSFER TAX	1678.70
RETAIL SALES TAX	224.00

Sealed 2 1.00

56019-0010 (LT)

PROPERTY DESCRIPTION: PCL 18234 SEC RAINY RIVER; PT LT 39 RIVER RANGE MCIRVINE DESIGNATED AS PT 4, 48R2376; FORT FRANCES

PROPERTY REMARKS: CROWN GRANT SEE P1113.

ESTATE/QUALIFIER: RECENTLY:
FEE SIMPLE FIRST CONVERSION FROM BOOK
ABSOLUTE

OWNERS' NAMES CAPACITY SHARE
4 HIGH STREET INC. ROWN

PIN CREATION DATE:
2003/06/16

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/ CHKD
** PRINTOUT	INCLUDES ALL DOCUMENT TYPES AND DELETED INSTRUMENTS SINCE 2003/06/13 **					
48R2376	1986/05/09	PLAN REFERENCE				
A62151	1995/05/31	TRANSFER		*** COMPLETELY DELETED ***		
REMARKS: PLANNING ACT STATEMENT						
RD13524	2009/06/03	TRANSFER		*** COMPLETELY DELETED *** CAUSEWAY PONTIAC BUICK LTD.	CAUSEWAY PONTIAC BUICK LTD.	
RD30918	2016/08/30	TRANSFER	\$67,500	TCB INVESTMENTS LTD.	TCB INVESTMENTS LTD. 4 HIGH STREET INC.	C
REMARKS: PLANNING ACT STATEMENTS.						
RD36903	2018/12/27	CHARGE	\$520,000	4 HIGH STREET INC.	MERIDIAN CREDIT UNION	C
RD36904	2018/12/27	NO ASSGN RENT GEN		4 HIGH STREET INC.	MERIDIAN CREDIT UNION	C
REMARKS: RD36903.						

NOTE: ADJOINING PROPERTIES SHOULD BE INVESTIGATED TO ASCERTAIN DESCRIPTIVE INCONSISTENCIES, IF ANY, WITH DESCRIPTION REPRESENTED FOR THIS PROPERTY.
NOTE: ENSURE THAT YOUR PRINTOUT STATES THE TOTAL NUMBER OF PAGES AND THAT YOU HAVE PICKED THEM ALL UP.

56019-0011 (1T)

* CERTIFIED IN ACCORDANCE WITH THE LAND TITLES ACT * SUBJECT TO RESERVATIONS IN CROWN GRANT *

PROPERTY DESCRIPTION:

PCL 19244 SEC RAINY RIVER; PT LT 39 RIVER RANGE MCIRVINE; PT LT 40 RIVER RANGE MCIRVINE BEING THAT PT OF PT 6, RR23, AS IN SLT84262 EXCEPT PT 10 48R1110 & PT 2 RR105 & PT 2 48R1532; S/T A955, SLT77028, SLT91172; FORT FRANCES

PROPERTY REMARKS:

CROWN GRANT SEE P1113.

ESTATE/QUALIFIER:

RECENTLY:
FIRST CONVERSION FROM BOOK

FEE SIMPLE
ABSOLUTE

PIN CREATION DATE:

2003/06/16

OWNERS' NAMES

RAINY RIVER DISTRICT SCHOOL BOARD

CAPACITY SHARE
ROWN

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/ CHKD
** PRINTOUT INCLUDES ALL DOCUMENT TYPES AND DELETED INSTRUMENTS SINCE 2003/06/13 **						
RR23	1962/07/26	PLAN REFERENCE	\$1		THE BELL TELEPHONE COMPANY OF CANADA FORT FRANCES BOARD OF EDUCATION BELL TELEPHONE COMPANY OF CANADA	C
RR71	1963/09/12	PLAN REFERENCE				C
SLT77028	1963/09/13	TRANSFER EASEMENT				C
SLT84262	1967/02/08	TRANSFER				C
REMARKS: AMENDED BY SLT89902						
SLT91172	1970/08/14	TRANSFER EASEMENT		BOARD OF TRUSTEES OF THE FORT FRANCES-RAINY RIVER BOARD OF EDUCATION	THE CORPORATION OF THE TOWN OF FORT FRANCES RAINY RIVER DISTRICT SCHOOL BOARD	C
48R1098	1974/01/18	PLAN REFERENCE				C
48R1110	1974/04/10	PLAN REFERENCE				C
A955	1974/04/18	TRANSFER EASEMENT				C
RD11985	2008/10/03	APL CH NAME OWNER				C

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NOTE: ENSURE THAT YOUR PRINTOUT STATES THE TOTAL NUMBER OF PAGES AND THAT YOU HAVE PICKED THEM ALL UP.

* CERTIFIED IN ACCORDANCE WITH THE LAND TITLES ACT * SUBJECT TO RESERVATIONS IN CROWN GRANT *

<u>PROPERTY DESCRIPTION:</u> PCL 10635 SEC RAINY RIVER; PT LT 39 RIVER RANGE MCIRVINE; PT LT 40 RIVER RANGE MCIRVINE AS IN SLT30055 AS FOURTHLY; FORT FRANCES				
<u>PROPERTY REMARKS:</u> CROWN GRANT SEE SP27.				
<u>ESTATE/QUALIFIER:</u> FIRST CONVERSION FROM BOOK				
<u>FEE SIMPLE ABSOLUTE</u>				
<u>OWNERS' NAMES</u>				
THE CORPORATION OF THE TOWN OF FORT FRANCES				
<u>RECENTLY:</u> <u>CAPACITY SHARE</u>				
FIRST CONVERSION FROM BOOK BENO				
<u>PIN CREATION DATE:</u> 2003/06/16				
<u>REG. NUM.</u>	<u>DATE</u>	<u>INSTRUMENT TYPE</u>	<u>AMOUNT</u>	<u>PARTIES FROM</u>
** PRINTOUT	INCLUDES ALL DOCUMENT TYPES AND DELETED INSTRUMENTS SINCE 2003/06/13 **			
SLT52925	1951/03/19	TRANSFER	\$1	HER MAJESTY THE KING AS REPRESENTED BY THE MINISTER OF HIGHWAYS FOR PROVINCE OF ONTARIO
CORRECTIONS: 'TRANSFEROR: HER MAJESTY THE KING AS REPRESENTED BY THE MINISTER OF HIGHWAYS FOR PROVINCE OF ONTARIO' ADDED ON 2005/09/13 BY ANGELA MOSE.				
'TRANSFeree' CHANGED FROM 'HIS MAJESTY THE KING AS REPRESENTED BY THE MINISTER OF HIGHWAYS FOR THE PROVINCE OF ONTARIO' TO 'THE CORPORATION OF THE TOWN OF FORT FRANCES' ON 2005/09/13 BY ANGELA MOSE.				
THE CORPORATION OF THE TOWN OF FORT FRANCES				C
CERT/CHKD				

NOTE: ADJOINING PROPERTIES SHOULD BE INVESTIGATED TO ASCERTAIN DESCRIPTIVE INCONSISTENCIES, IF ANY, WITH DESCRIPTION REPRESENTED FOR THIS PROPERTY.
NOTE: ENSURE THAT YOUR PRINTOUT STATES THE TOTAL NUMBER OF PAGES AND THAT YOU HAVE PICKED THEM ALL UP.