

**APPLICATION TO DEEM LOTS NOT TO BE
ON A REGISTERED PLAN OF SUBDIVISION**
SECTION 50(4), ONTARIO PLANNING ACT, R.S.O. 1990, C.P. 13

Subject Property: Municipal Address(es): 740 Sixth St. W
730 Sixth St. W
Lots: 34 + 33 Registered Plan: Plan 48 M 353
Plan 48 M 353

I, the undersigned Owner(s) of the above-noted property, hereby apply to the Corporation of the Town of Fort Frances for the enactment of a By-Law to deem the above-noted lots deemed not to be on a registered plan of subdivision for the purposes of Section 50 (3) of the Planning Act.

I acknowledge that full lots on a registered plan of subdivision are separately conveyable from one another; that the enactment and registration of the deeming by-law will merge them to be one lot of record; that conveyance of part of the lot of record will require approval of the Town of Fort Frances through the Consent process; and that this process does not consolidate the properties under the Land Titles Act.

Purpose of Application:

I/We submit with this application the following:

- ☒ Evidence of ownership (original deed/s or copy of parcel register/s)
☒ Site Plan of property
☒ Required Legal Fees (registration legal fees plus \$60.00 per added lot administrative fee)

Owner's Name(s):

757446 Ontario Ltd

Owner's Signature:

[Signature]

ED HALVORSEN PRESIDENT

Mailing Address:

Box 362

Phone: 807-274-5945

FORT FRANCES, ON
P9A 3M7

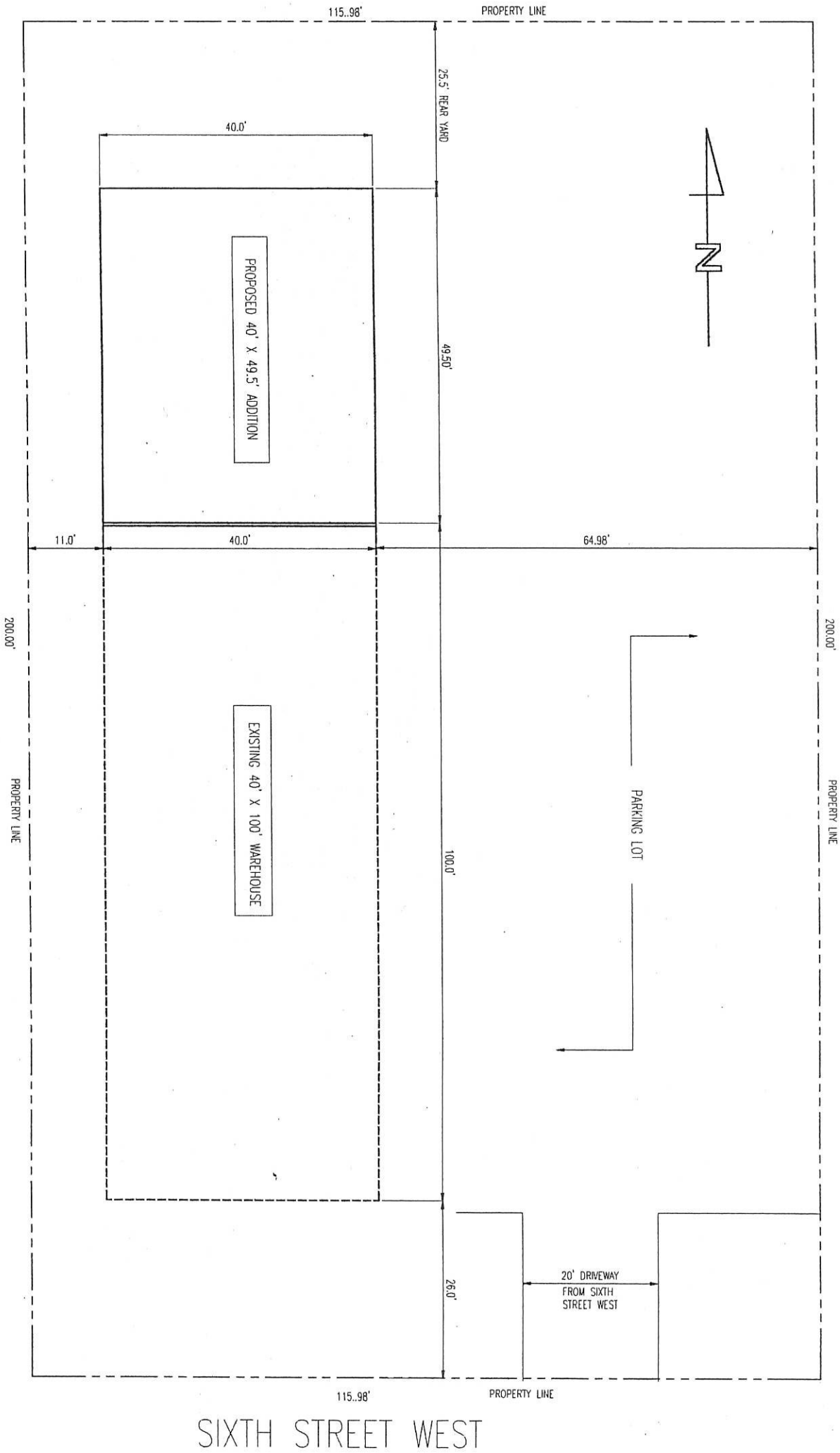
Dated: JULY 24, 2017

FOR OFFICE USE ONLY		
Application Received:	Receipt No.:	RECOMMENDED BY PLANNER
Registration Date of Plan No:		<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No - reasons below
Ownership Confirmed:	Yes <input type="checkbox"/> No <input type="checkbox"/>	<u>allows more development</u>
By-Law No.	Enacted:	<u>allows parking lot bylaw to be</u>
Date Registered:	Document No.	<u>abroked by.</u>

SITE PLAN

SCALE: N.T.S.

LOT 34
PLAN 48M-353





SITE PLAN

200'

100'

SIXTH STREET WEST

LOT 33
PLAN 48M353



Property Assessment
Avis d'évaluation
for the 2013-2016 property



DG100001810 32 1/1 C11/11
757446 ONTARIO LIMITED
C/O HALVORSEN EDWARD LEONARD
PO BOX 362 STN MAIN
FORT FRANCES ON P9A 3M7

Questions?

Please include your roll number
with your enquiry.

Call 1 866 296-MPAC (6722)
1 877 889-MPAC (6722) TTY
Monday to Friday - 8 a.m. to 5 p.m.
Web www.mpac.ca
Fax 1 866 297-6703
Write P.O. Box 9808, Toronto, ON M1S 5T1
Visit Senic River Mall, 130 Second St E, Fort
Monday to Friday - 8 a.m. to 4:30 p.m.

If you have any accessibility needs, please
contact MPAC for assistance.

This Property Assessment Notice is not a property tax bill.

The assessed value of your property is used as the basis for calculating your property taxes. MPAC's role is to accurately value and classify properties in Ontario. Your municipality/local taxing authority is responsible for setting property tax rates. **An assessment increase does not necessarily mean your property taxes will increase.** For questions about your property taxes, contact your municipality/local taxing authority. To learn how MPAC assesses properties or for details about the Reconsideration and Appeal processes, see the enclosed insert. The deadline to file a Request for Reconsideration or an Appeal for the 2013 tax year is **April 1, 2013**. For the tax years 2014-2016, the deadline for filing is **March 31** of the tax year. Please keep a copy of this Notice for your records.

Roll number 59 12 010 004 11950 0000
Property location and description 730 SIXTH ST W
PLAN 48M353 LOT 33 PCL 33-1
Municipality/Local taxing authority FORT FRANCES TOWN

Assessed value of your property

Property classification Industrial: Vacant land
Your property's value as of January 1, 2012 \$14,100
Your property's value as of January 1, 2008 \$10,400
Over this 4-year period, your property's value changed by \$3,700

Under the *Assessment Act*, an increase in assessed value between January 1, 2008 and January 1, 2012 is phased in over four years, from 2013 to 2016. Assuming your property characteristics stay the same, your property assessment will change by **\$925** each year.

TAX YEAR	PHASED-IN ASSESSMENT
2013	\$11,325
2014	\$12,250
2015	\$13,175
2016	\$14,100

School support

2013 ASSESSMENT \$11,325
SCHOOL SUPPORT Not Applicable

Property summary

Property type Industrial Vacant Land
Property information Frontage: 100.00 feet
Depth: 200.00 feet
Lot area: 20,037.60 square feet

To see a profile for your property
and compare your property with
similar properties in your area
free-of-charge, visit
AboutMyProperty™ at
www.aboutmyproperty.ca

To register for your account,
please enter:

Roll number: 59 12 010 004 11950
Access key: CWRW R8FW 885C

Or call MPAC at
1 866 296-MPAC (6722)



MUNICIPAL PROPERTY
ASSESSMENT CORPORATION
SOCIÉTÉ D'ÉVALUATION
FONCIÈRE DES MUNICIPALITÉS

Property Assessment Notice

Avis d'évaluation foncière

for the 2014-2016 property tax years

Questions?

Please include your roll number
with your enquiry.

Call 1 866 296-MPAC (6722)
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Monday to Friday - 8 a.m. to 5 p.m.

Web www.mpac.ca

Fax 1 866 297-6703

Write P.O. Box 9808, Toronto, ON M1S 5T9

Visit Senic River Mall, 130 Second St E, Fort

Frances

Monday to Friday - 8 a.m. to 4:30 p.m.

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This Property Assessment Notice is not a property tax bill.

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Roll number	59 12 010 004 11901 0000
Property location and description	740 SIXTH ST W PLAN 48M353 LOT 34 PCL 34-1 SEC 48M353
Municipality/Local taxing authority	FORT FRANCES TOWN

Assessed value of your property

Property classification	Commercial
Your property's value as of January 1, 2012	\$211,000
Your property's value as of January 1, 2008	\$207,000
Over this 4-year period, your property's value changed by	\$4,000

Under the *Assessment Act*, an increase in assessed value between January 1, 2008 and January 1, 2012 is phased in over four years, from 2013 to 2016. Assuming your property characteristics stay the same, your property assessment will change by **\$1,000** each year.

TAX YEAR	PHASED-IN ASSESSMENT
2014	\$209,000
2015	\$210,000
2016	\$211,000

School support

2014 ASSESSMENT	SCHOOL SUPPORT
\$209,000	Not Applicable

Property summary

Property type	Warehousing
Property information	Frontage: 115.95 feet Depth: 200.00 feet Lot area: 0.53 acres

Please login to
www.aboutmyproperty.ca
to see a profile for your property
and compare your property with
similar properties in your area
free-of-charge.

If you don't have an account,
please register by entering:

Roll number: 59 12 010 004 11901
Access key: 6PV9 M6QL QGM6

Or call MPAC at
1 866 296-MPAC (6722)

FOR OFFICE USE ONLY

NO: A 41763
CERTIFICATE OF RECEIPT.
RJBibby
LAND REGISTRAR.
L.R.O. NO. 48, FORT FRANCES
New Property Identifiers

Additional:
See
Schedule ☐

Executions

Additional:
See
Schedule ☐

(1) Registry ☐ Land Titles ☒ (2) Page 1 of 2 pages

(3) Property Identifier(s) Block Property Additional: See Schedule ☐

(4) Consideration
Six Thousand, Eight Hundred and Twenty Eight Dollars \$ 6,828.00

(5) Description This is a: Property Division ☐ Property Consolidation ☐
Parcel Plan 8, Section 48M-353, being lot 34 as shown on plan of subdivision 48M-353

(6) This Document Contains (a) Redescription New Easement Plan/Sketch ☐ (b) Schedule for: Description ☐ Additional Parties ☐ Other ☐ (7) Interest/Estate Transferred Fee Simple

(8) Transferor(s) The transferor hereby transfers the land to the transferee and certifies that the transferor is at least eighteen years old and that

Name(s)	Signature(s)	Date of Signature Y M D
THE CORPORATION OF THE TOWN OF FORT FRANCES	per: <i>William Felix Naturkach</i> WILLIAM FELIX NATURKACH	1988 03 30
	per: <i>Robert Lawrence Cousineau</i> ROBERT LAWRENCE COUSINEAU	1988 03 30

(9) Spouse(s) of Transferor(s) I hereby consent to this transaction

Name(s)	Signature(s)	Date of Signature Y M D

(10) Transferor(s) Address for Service
P.O. Box 38, Fort Frances, Ontario P9A 3M5

(11) Transferee(s)

	Date of Birth Y M D
757446 ONTARIO LIMITED	

(12) Transferee(s) Address for Service
264 Fifth Street East, Fort Frances, Ontario P9A 1T7

(13) Transferor(s) The transferor verifies that to the best of the transferor's knowledge and belief, this transfer does not contravene section 49 of the Planning Act, 1983.

Signature	Date of Signature Y M D	Signature	Date of Signature Y M D

Solicitor for Transferor(s) I have explained the effect of section 49 of the Planning Act, 1983 to the transferor and I have made inquiries of the transferor to determine that this transfer does not contravene that section and based on the information supplied by the transferor, to the best of my knowledge and belief, this transfer does not contravene that section. I am an Ontario solicitor in good standing.

Name and Address of Solicitor	Signature	Date of Signature Y M D

(14) Solicitor for 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 subclause 49 (21a) (c) (ii) of the Planning Act, 1983 and that to the best of my knowledge and belief this transfer does not contravene section 49 of the Planning Act 1983. I act independently of the solicitor for the transferor(s) and I am an Ontario solicitor in good standing.

Name and Address of Solicitor	Signature	Date of Signature Y M D

(15) Assessment Roll Number of Property
City Mun. Map Sub. Par. Not Assigned

(16) Municipal Address of Property
Sixth Street West
Fort Frances, Ontario

(17) Document Prepared by:
EUSTACE, MORGAN & DERKSEN
Barristers, Solicitors, Notaries
510 Portage Avenue 274-5361
Branch Offices 482-2322, 597-2203
Fort Frances, Ontario P9A 2A3

Fees and Tax	
Registration Fee	
Land Transfer Tax	
Total	

Affidavit of Residence and of Value of the Consideration

Refer to all instructions on reverse side.

DYE & DURHAM P.C. LIMITED
Form No. 500
(Amended Aug. 1, 1986)

IN THE MATTER OF THE CONVEYANCE OF (insert brief description of land) Parcel Plan 8, Section 48M-353, being lot 34
as shown on plan of subdivision 48M-353

BY (print names of all transferors in full) THE CORPORATION OF THE TOWN OF FORT FRANCES

TO (see instruction 1 and print names of all transferees in full) 757446 ONTARIO LIMITED

(see instruction 2 and print name(s) in full) EDWARD LEONARD HALVERSON

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))

☒ (e) The President, XXXXXXXX XXXXXXXX XXXXXXXX XXXXXXXX XXXXXXXX authorized to act for (insert name(s) of corporation(s))
757446 ONTARIO LIMITED

☐ (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. (To be completed where the value of the consideration for the conveyance exceeds \$250,000).

- I have read and considered the definition of "single family residence" set out in clause 1(1)(ja) of the Act. The land conveyed in the above-described conveyance
☐ contains at least one and not more than two single family residences.
☐ does not contain a single family residence.
☐ contains more than two single family residences. (see instruction 3)

Note: Clause 2(1) (d) imposes an additional tax at the rate of one-half of one per cent upon the value of consideration in excess of \$250,000 where the conveyance contains at least one and not more than two single family residences.

3. 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 and each of the following persons to whom or in trust for whom the land is being conveyed in the above-described conveyance is a "non-resident corporation" or a "non-resident person" as set out in the Act. (see instructions 4 and 5) none

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

(a) Monies paid or to be paid in cash	\$ 6,828.00	
(b) Mortgages (i) Assumed (show principal and interest to be credited against purchase price)	\$ Nil	
(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)	\$ Nil	
(g) VALUE OF LAND, BUILDING, FIXTURES AND GOODWILL SUBJECT TO LAND TRANSFER TAX (Total of (a) to (f))	\$ 6,828.00	\$ 6,828.00
(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)	\$ Nil	
(i) Other consideration for transaction not included in (g) or (h) above	\$ Nil	
(j) TOTAL CONSIDERATION	\$ 6,828.00	

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 6) not applicable

If the consideration is nominal, is the land subject to any encumbrance? not applicable

Other remarks and explanations, if necessary. none

Sworn before me at the Town of Fort Frances

in the District of Rainy River

this 31st day of March 1988

Ava Lorraine Howard
Ava Lorraine Howard, a Commissioner for taking affidavits,
District of Rainy River, for Eustace, Morgan & Derksen,
Barristers & Solicitors. Expires: January 29, 1991.

757446 ONTARIO LIMITED

per: [Signature]
signature(s)

Property Information Record

A. Describe nature of instrument: Transfer

B. (i) Address of property being conveyed (if available) Sixth Street West, Fort Frances, Ontario

(ii) Assessment Roll No. (if available) Not Assigned

C. Mailing address(es) for future Notices of Assessment under the Assessment Act for property being conveyed (see instruction 7) 264 Fifth Street East, Fort Frances, Ontario P9A 1T7

D. (i) Registration number for last conveyance of property being conveyed (if available) not applicable

(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

For Land Registry Office use only

REGISTRATION NO.

Land Registry Office No.

Registration Date

EUSTACE, MORGAN & DERKSEN

Barristers, Solicitors, Notaries

510 Portage Avenue 274-5361

Branch Offices 482-2322, 597-2203

Fort Frances, Ontario P9A 2A3

89 MAY 15 A10:47

NO:

A 45090

CERTIFICATE OF RECEIPT.

R. Bibby
LAND REGISTRAR.

L.R.O. NO. 48, FORT FRANCES

New Property Identifiers

Additional:
See
Schedule ☐

Executions

NO EXECUTIONS

Additional:
See
Schedule ☐

(1) Registry ☐

Land Titles ☒

(2) Page 1 of 2 pages

(3) Property Identifier(s)

Block

Property

Additional:
See
Schedule ☐

(4) Consideration

FIVE THOUSAND, EIGHT

HUNDRED AND EIGHTY-EIGHT-43/100 Dollars \$5,888.43

(5) Description

This is a: Property Division ☒

Property Consolidation ☐

PARCEL Plan 8, Section 48M-353, being Lot 33 as shown

on Plan of Subdivision 48M-353,

being a part of the parcel

PARCEL 33 - 1

SECTION 48 M 353

(6) This Document Contains

(a) Redescription
New Easement
Plan/Sketch ☐

(b) Schedule for:
Description ☐

Additional Parties ☐ Other ☒

(7) Interest/Estate Transferred
Fee Simple

(8) Transferor(s) The transferor hereby transfers the land to the transferee and certifies that the transferor is at least eighteen years old and that

Name(s)

THE CORPORATION OF THE TOWN OF FORT FRANCES

Signature(s)
per:

R. A. Lyons - Mayor
G. W. Treftin - Clerk

Date of Signature
Y M D

1989 05 11

per:

1989 05 11

(9) Spouse(s) of Transferor(s) I hereby consent to this transaction
Name(s)

Signature(s)

Date of Signature
Y M D

10) Transferor(s) Address for Service

P. O. Box 38, Fort Frances, Ontario, P9A 3M5

11) Transferee(s)

757446 ONTARIO LIMITED

Date of Birth
Y M D

12) Transferee(s) Address for Service

264 Fifth Street East, Fort Frances, Ontario, P9A 1T7

(13) Transferor(s) The transferor verifies that to the best of the transferor's knowledge and belief, this transfer does not contravene section 49 of the Planning Act, 1983.

Date of Signature
Y M D

Date of Signature
Y M D

Signature

Signature

Solicitor for Transferor(s) I have explained the effect of section 49 of the Planning Act, 1983 to the transferor and I have made inquiries of the transferor to determine that this transfer does not contravene that section and based on the information supplied by the transferor, to the best of my knowledge and belief, this transfer does not contravene that section. I am an Ontario solicitor in good standing.

Name and Address of Solicitor

Signature

Date of Signature
Y M D

Affix Statement by Solicitor for Transferee(s) here if necessary

(14) Solicitor for 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 subclause 49 (21a) (c) (ii) of the Planning Act, 1983 and that to the best of my knowledge and belief this transfer does not contravene section 49 of the Planning Act 1983. I act independently of the solicitor for the transferor(s) and I am an Ontario solicitor in good standing.

Name and Address of Solicitor

Signature

Date of Signature
Y M D

5) Assessment Roll Number of Property

Cty. Mun. Map Sub. Par.
59 12 010 004 11900

(6) Municipal Address of Property

Sixth Street West
Fort Frances, P9A 1T8

(17) Document Prepared by:

EUSTACE, MORGAN & DERKSEN
Barristers & Solicitors
510 Portage Ave.
Fort Frances, Ont., P9A 2A3
Per: W. Derksen

FOR OFFICE USE ONLY

Fees and Tax

Registration Fee

Land Transfer Tax

Total

Affidavit of Residence and of Value of the Consideration

Refer to all instructions on reverse side.

Form No. 500
(Amended Aug. 1, 1986)

Page 2

IN THE MATTER OF THE CONVEYANCE OF (insert brief description of land) Parcel Plan 8, Section 48M-353, being
Lot 33 Plan 48M-353 MUN. OF FT. FRANCES

BY (print names of all transferors in full) The Corporation of the Town of Fort Frances

TO (see instruction 1 and print names of all transferees in full) 757446 ONTARIO LIMITED

I (see instruction 2 and print name(s) in full) EDWARD LEONARD HALVORSEN

MAKE OATH AND SAY THAT:

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))

☒ (e) The President, XX described in paragraph(s) (a), (b), (c) above; (strike out references to inapplicable paragraphs)
757446 ONTARIO LIMITED authorized to act for (insert name(s) of corporation(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.

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☐ contains more than two single family residences. (see instruction 3)

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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 and each of the following persons to whom or in trust for whom the land is being conveyed in the above-described conveyance is a "non-resident corporation" or a "non-resident person" as set out in the Act. (see instructions 4 and 5) none are

THE TOTAL CONSIDERATION FOR THIS TRANSACTION IS ALLOCATED AS FOLLOWS:

(a) Monies paid or to be paid in cash	\$ 5,888.43	
(b) Mortgages (i) Assumed (show principal and interest to be credited against purchase price)	\$ nil	
(b) 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)	\$ nil	
(g) VALUE OF LAND, BUILDING, FIXTURES AND GOODWILL SUBJECT TO LAND TRANSFER TAX (Total of (a) to (f))	\$ 5,888.43	\$ 5,888.43
(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)	\$ nil	
(i) Other consideration for transaction not included in (g) or (h) above	\$ 5,888.43	
(j) TOTAL CONSIDERATION	\$	

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 6) n/a

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

7. Other remarks and explanations, if necessary. n/a

Sworn before me at the Town of Fort Frances
in the District of Rainy River
this 10 day of May 19 89

A Commissioner for taking Affidavits, etc.

I have authority to bind the Corporation

Property Information Record

A. Describe nature of instrument transfer to limited company
B. (i) Address of property being conveyed (if available) Sixth Street West, Fort Frances

(ii) Assessment Roll No. (if available) 59 12 010 004 11900 - split

C. Mailing address(es) for future Notices of Assessment under the Assessment Act for property being conveyed (see instruction 7) 264 Fifth St. E., Fort Frances, Ont., P9A 1T7

D. (i) Registration number for last conveyance of property being conveyed (if available) A-41763

(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

EUSTACE, MORGAN & DERKSEN
Barristers & Solicitors
510 Portage Ave.
Fort Frances, Ont., P9A 2A3
Per: W. Derksen

For Land Registry Office use only

REGISTRATION NO.

Land Registry Office No.

Registration Date