PROTECT YOUR BOUNDARIES

Easement Report

21 RUSSELL ST E
Smiths Fall, ON

In partnership with

GeoWarehouse® POWERED BY TERANET

PROTECT YOUR BOUNDARIES

Easement Report

Property Address:
21 RUSSELL ST E
Smiths Fall, ON

Property Identification Number (PIN):
05277-0029 (LT)

Legal Description:
LT 220 S/S RUSSELL ST PL 13884 LANARK S SOUTH ELMSLEY T/W RS197465 TOWN OF SMITHS FALLS

Official documents attached:

PARCEL IDENTIFICATION NUMBER (PIN):
05277-0029 (LT)

EASEMENT DOCUMENT:
RS197465

PROTECT YOUR BOUNDARIES

Easement Report

Easement 1: Together With

It means that your property has legal rights to use a portion of another property for a specific purpose.

Easement Detection

LT 220 S/S RUSSELL ST PL 13884 LANARK S SOUTH ELMSLEY T/W RS197465 TOWN OF SMITHS FALLS

Instrument Identifier	Instrument Date	Instrument Date	Parties To	Parties To
RS197465	1998/12/18	1998/12/18	21 RUSSELL STREET E	

Easement Language

THE SUBJECT PROPERTY (21 RUSSELL ST E) HAS THE FOLLOWING LEGAL RIGHTS OVER NEIGHBOURING PROPERTIES:
Together with a Right-of-Way over Part of Lot 219, Russell Street, designated as Part 1 on Plan 27R-2157

Summary

The Subject Property (21 Russell St E) has a right to use a portion of its Neighbouring Property (23 Russell Street), designated as Part 1 on Reference Plan 27R-2157, as a right-of-way.

Easement 2: Subject To

It means that another property or party has legal rights to use a portion of your land for a specific purpose.

Easement Detection

LT 220 S/S RUSSELL ST PL 13884 LANARK S SOUTH ELMSLEY T/W RS197465 TOWN OF SMITHS FALLS

Instrument Identifier	Instrument Date	Instrument Date	Parties To	Parties To
NONE	NONE	NONE	NONE	NONE

Easement Language
NONE

About easements and this document:

What Documents Are in this Report?

We have provided you with two types of document:
The Parcel Register for your property.
Easement Instruments on title

Where does the information in this report come from?

The Parcel Register and Easement Instruments come from Teranet Inc. Teranet is the exclusive provider of Ontario's online property search and registration. They developed, own and operate the Ontario Electronic Land Registration System – one of the most advanced, secure and sophisticated land registration systems in the world. Protect Your Boundaries is a licensed partner of Teranet.

How Accurate is this Report?

This report is based on the easements identified in the thumbnail legal description of a property provided by Teranet Inc. If an easement is in the property's thumbnail legal description, we have made every reasonable effort to identify it and provide you with the legal documentation that describes the easements, along with a simplified explanation. We do not warrant the identification or explanation of any easements (registered or unregistered) that do not appear in the property's thumbnail legal description, or that have been documented in the thumbnail legal description in a nonconventional manner.

Is this report a full title search?

No it is not. It is simply an identification of, and explanation of the easements identified in a property's thumbnail legal description.

What is an easement?

An easement provides the legal right to use a portion of another's land for specific purposes. Are there different types of easement? Yes, there are dozens of types of easement, however the two most common ones in residential properties are access easements (including shared driveways, laneways and access paths), and utility easements.

Are all easements shown on title?

The answer should be yes, however the sheer volume of easement that exist means that occasionally a legitimate easement does not make it onto a property's title. That does not mean it doesn't exist or that it's not valid. Unregistered easements are a rare occurrence, so if you suspect that there's an easement on a property that's not shown in the legal description contact us at Protect Your Boundaries for a full investigation.

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Subject To vs. Together With Easement Rights

There are always two parties to an easement:
The Servient Tenement the—party giving up the access right.
The Dominant Tenement—the party gaining the right.

If a property is the servient tenement in an easement, it is "Subject To" the rights of another party. In the property's legal description this is usually abbreviated to "ST" or "S/T". If a property is the dominant tenement in an easement, it holds rights over another property "Together With" that property. In the property's legal description this is usually abbreviated to "TW"or "T/W".

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Further Reading

More on Easements

How Easement Affect Private Property Rights
Homeowner's Guide to Easements
Province of Ontario Bulletin 200502: Easements and Release of Easements.

Glossary and Definitions:

PIN	Property Identification Number
NY/TB/AT/TR/etc.	Instrument Prefixes
LT	Lot or Land Titles Act Instrument Document
PL	Registered Plan ROW Right of way
S/T	Subject To PT Part (usually in reference to lot)
T/W	Together With

BoundaryPlus™: report integrating ownership and boundary information for homeowners

Charge: also known as a mortgage

Easement: an interest or right in land owned by another that entitles its holder to a specific limited use

Instrument: legal "document" available in land registration system

Land titles: the system of land registration in which ownership and interests affecting ownership interests are recorded and guaranteed, subject to statutory and common law exceptions

Legal description: geographic location of property based on lot/concession/township or lot/block/plan

Parcel register: a record of transactions affecting a property and other information including the current owner, a short legal description, and the estate/qualifiers affecting title

Property Identification Number (PIN): unique 9digit number assigned for each Ontario property

Reference plan: graphic "legal description" in plan form

Registered plan: plan with a unique sequential number placed in the official land registration system whereby an action related to land occurs upon registration

Right of way: a right of access or passage in relation to someone else's property

Transfer: previously known as a "deed" of property

Terms and Conditions:

Limitations

a. The information presented in this BoundaryPlus™ Property Report is provided "asis" without representation, warranties or conditions of any kind, either express or implied.

b. While some of the information in the BoundaryPlus™ Property Report has been extracted from provincial land registration records, the BoundaryPlus™ Property Report is not a product of the Government of Ontario and is not prepared or distributed to the public on its behalf. The Province makes no representations, warranties as to the accuracy or completeness of this Report and offers no guarantees with respect to property boundaries or extent.

c. The information presented in this BoundaryPlus™ Property Report does not constitute professional legal advice of any kind to be applied in specific situations or disputes. Users with boundary issues or concerns are advised to consult a lawyer and obtain professional advice.

d. Protect Your Boundaries Inc., its affiliates and suppliers, will accept no liability for any damages whatsoever arising from the use, misuse, or inability to use this BoundaryPlus™ Property Report and its information.

Privacy Policy

We are dedicated to maintaining the highest standards of privacy with respect to personal information that is provided to us. The information collected for this BoundaryPlus™ Property Report is for communicating information we believe to be of interest and relevant to you. It is held securely by Protect Your Boundaries Inc. and not shared with any other party.

I REQUIRE THIS PLAN TO BE DEPOSITED UNDER THE REGISTRY ACT

May 14th , 1981

Geo. W. Bracken

GEO W BRACKEN
ONTARIO LAND SURVEYOR

RECEIVED AND DEPOSITED AS

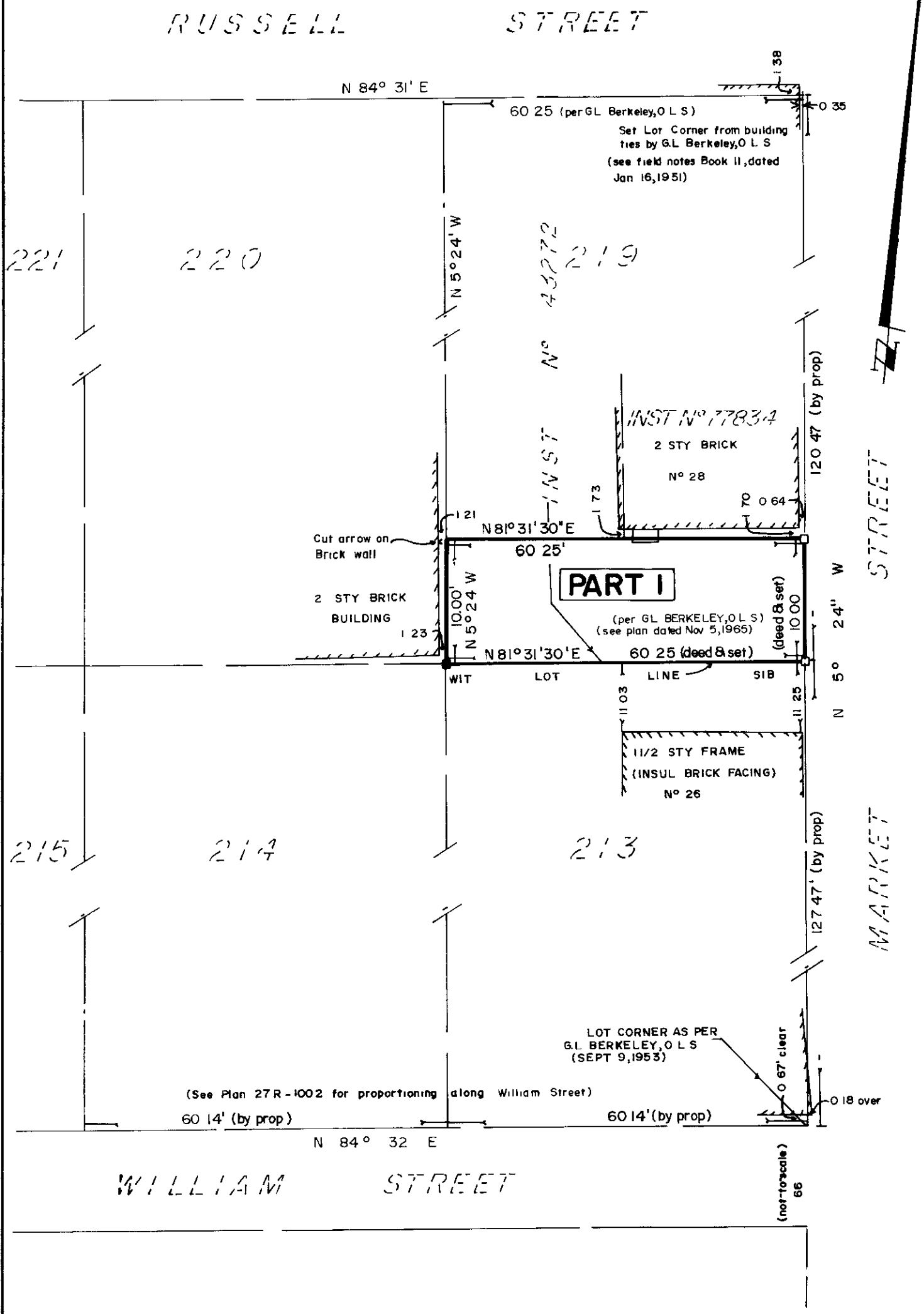
PLAN 27 R-2157

May 15 , 1981.

Mark C Bovington

LAND REGISTRAR FOR THE REGISTRY DIVISION OF LANARK SOUTH (N° 27)

Dep



PLAN OF SURVEY OF PART OF

LOT 219 ON SOUTH SIDE OF RUSSELL STREET REGISTERED PLAN N° 13884

TOWN OF SMITHS FALLS

COUNTY OF LANARK

SCALE 1 INCH = 20 FEET

1981

GEO W BRACKEN, P ENG, O L S

BEARINGS ARE ASTRONOMIC, DERIVED FROM SOLAR OBSERVATIONS, AND ARE REFERRED TO THE MERIDIAN THROUGH THE NW ANGLE OF LOT 219

"CAUTION" THIS PLAN IS NOT A PLAN OF SUBDIVISION WITHIN THE MEANING OF THE PLANNING ACT

SURVEYOR'S CERTIFICATE

I hereby certify that

1 This survey and plan are correct and in accordance with the Surveys Act and the Registry Act and the regulations made there under

2 The survey was completed on MAY 1st 19 81

May 14th 1981

Geo. W. Bracken

GEO W BRACKEN
Ontario Land Surveyor

LEGEND

- DENOTES IRON BAR 5/8 x 5/8 x 24
- DENOTES SHORT STANDARD IRON BAR 1'x1 x24
- S I B —DENOTES STANDARD IRON BAR 1 x1' x48
- Fd —DENOTES FOUND
- WIT – DENOTES WITNESS
- DENOTES ROUND IRON BAR 5/8' DIA x 24
- DENOTES ROCK BAR
- DENOTES CUT CROSS
- MTC—MINISTRY OF TRANSPORTATION & COMMUNICATIONS
- —x—x—DENOTES FENCE

NOTE ALL HANGING LINES HAVE BEEN VERIFIED

GEO W. BRACKEN LTD
ONTARIO LAND SURVEYORS
40, MAIN STREET WEST SMITHS FALLS
ONTARIO, K7A 4S9 TEL (613) 283 2233
BRANCH OFFICE
32 FOSTER STREET, PERTH
ONTARIO K7H 1R7 TEL (613)267 6524

Dwn by B G	Ckd by G W B
File SMF - 120	Ref 10007

Province of Ontario

Transfer/Deed of Land

Form 1 -- Land Registration Reform Act

A

FOR OFFICE USE ONLY

197465

CERTIFICATE OF REGISTRATION
LANARK (No.) ALMONTE
LAND REGISTRAR

'98 DEC 18 PM 12 56

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

FIFTY THOUSAND----------

Dollars $50,000.00

(5) Description This is a: Property Division ☐ Property Consolidation ☐

Lot 220, fronting on the south side of Russell Street, Plan 13884
Town of Smiths Falls
County of Lanark
Together with a Right-of-Way over Part of Lot 219, Russell Street, designated as Part 1 on Plan 27R-2157

(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 XXXX

DYE & DURHAM CO. INC. - Form No. 500
Amended 1991

Affidavit of Residence and of Value of the Consideration

Refer to all instructions on reverse side.

Form 1 – Land Transfer Tax Act

IN THE MATTER OF THE CONVEYANCE OF *(insert brief description of land)* Lot 220, Plan 13884, Town of Smiths Falls
County of Lanark

BY *(print names of all transferors in full)* DURANT'S BILLIARDS LIMITED

TO *(see instruction 1 and print names of all transferees in full)* HARRY HERMANS IN TRUST

I, *(see instruction 2 and print name(s) in full)* CHRIS F. DORELEYERS

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))* Harry Hermans In Trust described in paragraph(s) ~~(a)~~ ~~(b)~~ (c) above; *(strike out references to inapplicable paragraphs)*
   - ☐ (e) The President, Vice-President, Manager, Secretary, Director, or Treasurer authorized to act for *(insert name(s) of corporation(s))* _____ described in paragraph(s) (a), (b), (c) above; *(strike out references to inapplicable paragraphs)*
   - ☐ (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 $400,000).***
   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 $400,000 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	$ 50,000.00	
(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))*	$ 50,000.00	$ 50,000.00
(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. 1990, c.454, as amended)*		$ nil
(i) Other consideration for transaction not included in (g) or (h) above		$ nil
(j) TOTAL CONSIDERATION		$ 50,000.00

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)* n/a
6. If the consideration is nominal, is the land subject to any encumbrance? n/a
7. Other remarks and explanations, if necessary. none

Sworn before me at the Town of Greater Napanee
in the County of Lennox and Addington
this 17 day of December 19 98

Lisa Jennifer Podhy, a Commissioner, etc.,
Province of Ontario, for Hogle & Doreleyers, Barristers and Solicitors. Expires September 2, 2000.

A Commissioner for taking Affidavits, etc.

Signature(s)

Property Information Record

A. Describe nature of instrument: Deed/Transfer

B. (i) Address of property being conveyed *(if available)* 21 Russell Street East, Smiths Falls, Ontario

(ii) Assessment Roll No. *(if available)* 09 04 020 025 51800

C. Mailing address(es) for future Notices of Assessment under the Assessment Act for property being conveyed (see instruction 7) c/o Nikki Hollestelle, R. R. 2, Westport, Ontario K0H 1X0

D. (i) Registration number for last conveyance of property being conveyed *(if available)* n/a

(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
HOGLE & DORELEYERS
35 Dundas Street East
Napanee, Ontario K7R 3P5

For Land Registry Office Use Only	
Registration No.	
Registration Date	Land Registry Office No.

School Tax Support (Voluntary Election) See reverse for explanation

(a) Are all individual transferees Roman Catholic ? Yes ☐ No ☐
(b) If Yes, do all individual transferees wish to be Roman Catholic Separate School Supporters ? Yes ☐ No ☐
(c) Do all individual transferees have French Language Education Rights ? Yes ☐ No ☐
(d) If Yes, do all individual transferees wish to support the French Language School Board (where established)? Yes ☐ No ☐

NOTE: As to (c) and (d) the land being transferred will be assigned to the French Public School Board or Sector unless otherwise directed in (a) and (b).

Ontario ServiceOntario

PARCEL REGISTER (ABBREVIATED) FOR PROPERTY IDENTIFIER

LAND REGISTRY OFFICE #27

05277-0029 (LT)

PREPARED FOR ChrisK01
ON 2026/10/05 AT 19:51:32

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

PROPERTY DESCRIPTION: LT 220 S/S RUSSELL ST PL 13884 LANARK S SOUTH ELMSLEY T/W RS197465; TOWN OF SMITHS FALLS

PROPERTY REMARKS:

ESTATE/QUALIFIER:
FEE SIMPLE
LT CONVERSION QUALIFIED

RECENTLY:
FIRST CONVERSION FROM BOOK

PIN CREATION DATE:
1999/12/13

OWNERS' NAMES
2391642 ONTARIO INC.

CAPACITY SHARE

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/ CHKD
EFFECTIVE 2000/07/29 THE NOTATION OF THE "BLOCK IMPLEMENTATION DATE" OF 1999/12/13 ON THIS PIN						
WAS REPLACED WITH THE "PIN CREATION DATE" OF 1999/12/13						
*** PRINTOUT INCLUDES ALL DOCUMENT TYPES (DELETED INSTRUMENTS NOT INCLUDED) ***						
***SUBJECT, ON FIRST REGISTRATION UNDER THE LAND TITLES ACT, TO:*						
*** SUBSECTION 44(1) OF THE LAND TITLES ACT, EXCEPT PARAGRAPH 11, PARAGRAPH 14, PROVINCIAL SUCCESSION DUTIES **						
*** AND ESCHEATS OR FORFEITURE TO THE CROWN.*						
*** THE RIGHTS OF ANY PERSON WHO WOULD, BUT FOR THE LAND TITLES ACT, BE ENTITLED TO THE LAND OR ANY PART OF*						
*** IT THROUGH LENGTH OF ADVERSE POSSESSION, PRESCRIPTION, MISDESCRIPTION OR BOUNDARIES SETTLED BY*						
*** CONVENTION.*						
*** ANY LEASE TO WHICH THE SUBSECTION 70(2) OF THE REGISTRY ACT APPLIES.*						
***DATE OF CONVERSION TO LAND TITLES: 1999/12/13 ***						
RS190985	1998/03/30	AGREEMENT			TOWN OF SMITHS FALLS	C
	REMARKS: SITE PLAN					
LC139341	2013/12/02	TRANSFER	$112,000	1597698 ONTARIO LTD.	2391642 ONTARIO INC.	C
LC205990	2020/02/13	CHARGE	$78,000	2391642 ONTARIO INC.	CANADIAN IMPERIAL BANK OF COMMERCE	C
LC234254	2022/02/08	CHARGE	$75,000	2391642 ONTARIO INC.	CANADA FIRST LENDING CORP.	C
LC281010	2026/05/07	CERTIFICATE	$11,255	THE CORPORATION OF THE TOWN OF SMITHS FALLS		C
	REMARKS: TAX ARREARS.					

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.

PROTECT YOUR BOUNDARIES

Easement Report

23 RUSSELL STREET
Smiths Falls, ON

In partnership with

GeoWarehouse® POWERED BY TERANET

PROTECT YOUR BOUNDARIES

Easement Report

Property Address:
23 RUSSELL STREET
Smiths Falls, ON

Property Identification Number (PIN):
05277-0141 (LT)

Legal Description:
PT LT 219 S/S RUSSELL ST PL 13884 LANARK S SOUTH ELMSLEY AS IN RS183044; S/T RS183044 TOWN OF SMITHS FALLS

Official documents attached:

PARCEL IDENTIFICATION NUMBER (PIN):
05277-0141 (LT)

EASEMENT DOCUMENT:
RS183044

Easement Report

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Easement Detection

PT LT 219 S/S RUSSELL ST PL 13884 LANARK S SOUTH ELMSLEY AS IN RS183044; S/T RS183044 TOWN OF SMITHS FALLS

Instrument Identifier	Instrument Date	Instrument Date	Parties To	Parties To
RS183044	1997/04/29	1997/04/29	21 RUSSELL ST E	

Easement Language

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SUBJECT TO A RIGHT-OF-WAY for all those entitled thereto, in, over, along and upon Part of Lot 219 designated as Part 1, 27R-2157.

Summary

The Subject Property (23 Russell St E) gives access to its Neighbouring Property (23 Russell Street) to use a portion of its land, designated as Part 1 on Reference Plan 27R-2157, as a right-of-way.

Easement 2: Subject To

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PT LT 219 S/S RUSSELL ST PL 13884 LANARK S SOUTH ELMSLEY AS IN RS183044; S/T RS183044 TOWN OF SMITHS FALLS

Instrument Identifier	Instrument Date	Instrument Date	Parties To	Parties To
RS183044	1997/04/29	1997/04/29	34 MARKET ST N	

Easement Language

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SUBJECT TO A RIGHT-OF-WAY for all those entitled thereto, in, over, along and upon Part of Lot 219 designated as Part 1, 27R-2157.

Summary

The Subject Property (23 Russell St E) gives access to its Neighbouring Property (34 Market St N) to use a portion of its land, designated as Part 1 on Reference Plan 27R5822, as a right-of-way.

Easement 3: Together With

It means that your property has legal rights to use a portion of another property for a specific purpose.

Easement Detection

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Easement Report

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LT	Lot or Land Titles Act Instrument Document
PL	Registered Plan ROW Right of way
S/T	Subject To PT Part (usually in reference to lot)
T/W	Together With

BoundaryPlus™: report integrating ownership and boundary information for homeowners

Charge: also known as a mortgage

Easement: an interest or right in land owned by another that entitles its holder to a specific limited use

Instrument: legal "document" available in land registration system

Land titles: the system of land registration in which ownership and interests affecting ownership interests are recorded and guaranteed, subject to statutory and common law exceptions

Legal description: geographic location of property based on lot/concession/township or lot/block/plan

Parcel register: a record of transactions affecting a property and other information including the current owner, a short legal description, and the estate/qualifiers affecting title

Property Identification Number (PIN): unique 9digit number assigned for each Ontario property

Reference plan: graphic "legal description" in plan form

Registered plan: plan with a unique sequential number placed in the official land registration system whereby an action related to land occurs upon registration

Right of way: a right of access or passage in relation to someone else's property

Transfer: previously known as a "deed" of property

Terms and Conditions:

Limitations

a. The information presented in this BoundaryPlus™ Property Report is provided "asis" without representation, warranties or conditions of any kind, either express or implied.

b. While some of the information in the BoundaryPlus™ Property Report has been extracted from provincial land registration records, the BoundaryPlus™ Property Report is not a product of the Government of Ontario and is not prepared or distributed to the public on its behalf. The Province makes no representations, warranties as to the accuracy or completeness of this Report and offers no guarantees with respect to property boundaries or extent.

c. The information presented in this BoundaryPlus™ Property Report does not constitute professional legal advice of any kind to be applied in specific situations or disputes. Users with boundary issues or concerns are advised to consult a lawyer and obtain professional advice.

d. Protect Your Boundaries Inc., its affiliates and suppliers, will accept no liability for any damages whatsoever arising from the use, misuse, or inability to use this BoundaryPlus™ Property Report and its information.

Privacy Policy

We are dedicated to maintaining the highest standards of privacy with respect to personal information that is provided to us. The information collected for this BoundaryPlus™ Property Report is for communicating information we believe to be of interest and relevant to you. It is held securely by Protect Your Boundaries Inc. and not shared with any other party.

I REQUIRE THIS PLAN TO BE DEPOSITED UNDER THE REGISTRY ACT

May 14th , 1981

Geo. W. Bracken

GEO W BRACKEN
ONTARIO LAND SURVEYOR

RECEIVED AND DEPOSITED AS

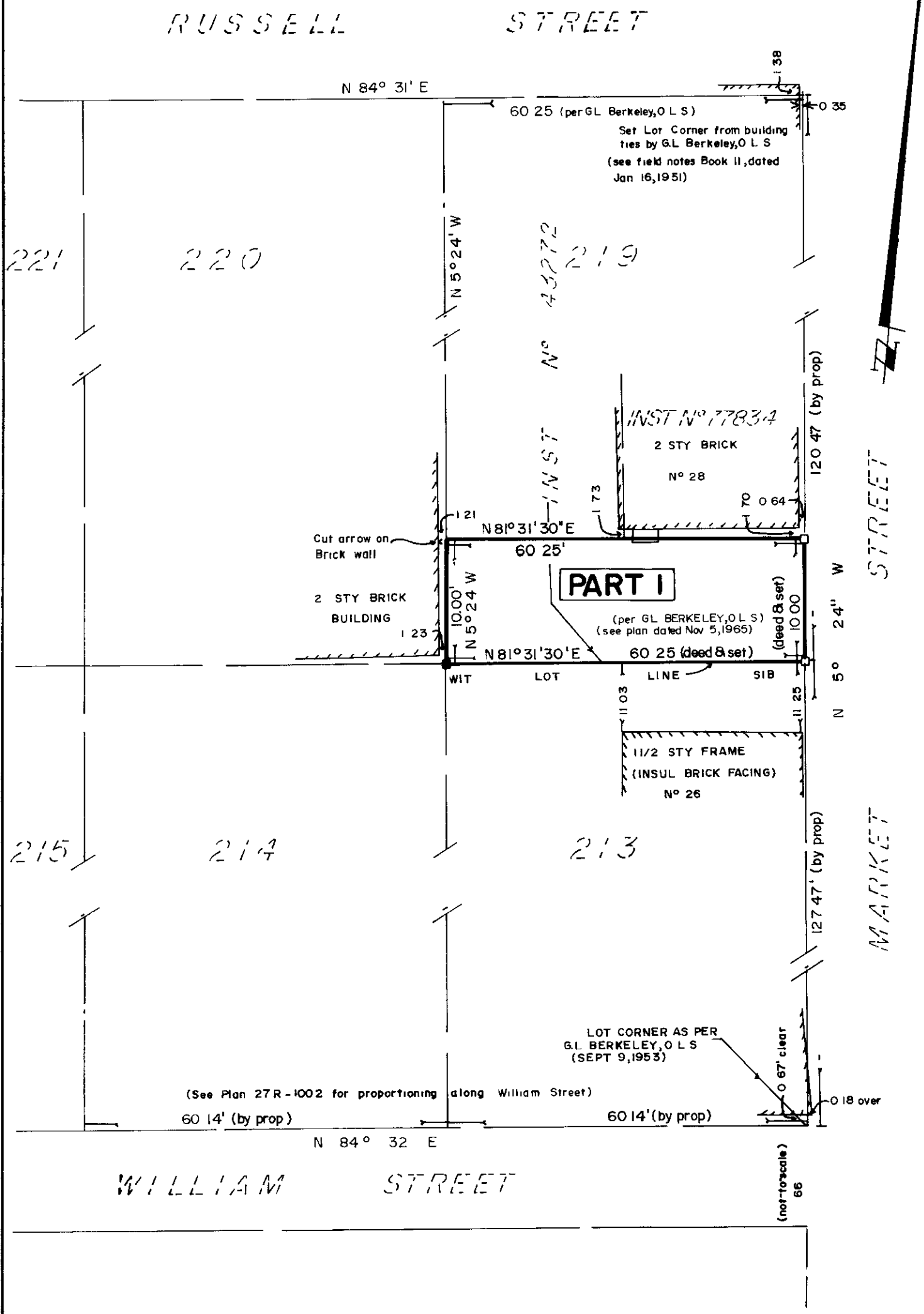
PLAN 27 R-2157

May 15 , 1981.

Mark C Bovington

LAND REGISTRAR FOR THE REGISTRY DIVISION OF LANARK SOUTH (N° 27)

Dep



PLAN OF SURVEY OF PART OF

LOT 219 ON SOUTH SIDE OF RUSSELL STREET REGISTERED PLAN N° 13884

TOWN OF SMITHS FALLS

COUNTY OF LANARK

SCALE 1 INCH = 20 FEET

1981

GEO W BRACKEN, P ENG, O L S

BEARINGS ARE ASTRONOMIC, DERIVED FROM SOLAR OBSERVATIONS, AND ARE REFERRED TO THE MERIDIAN THROUGH THE NW ANGLE OF LOT 219

"CAUTION" THIS PLAN IS NOT A PLAN OF SUBDIVISION WITHIN THE MEANING OF THE PLANNING ACT

SURVEYOR'S CERTIFICATE

I hereby certify that

1 This survey and plan are correct and in accordance with the Surveys Act and the Registry Act and the regulations made there under

2 The survey was completed on MAY 1st 19 81

May 14th 1981

Geo. W. Bracken

GEO W BRACKEN
Ontario Land Surveyor

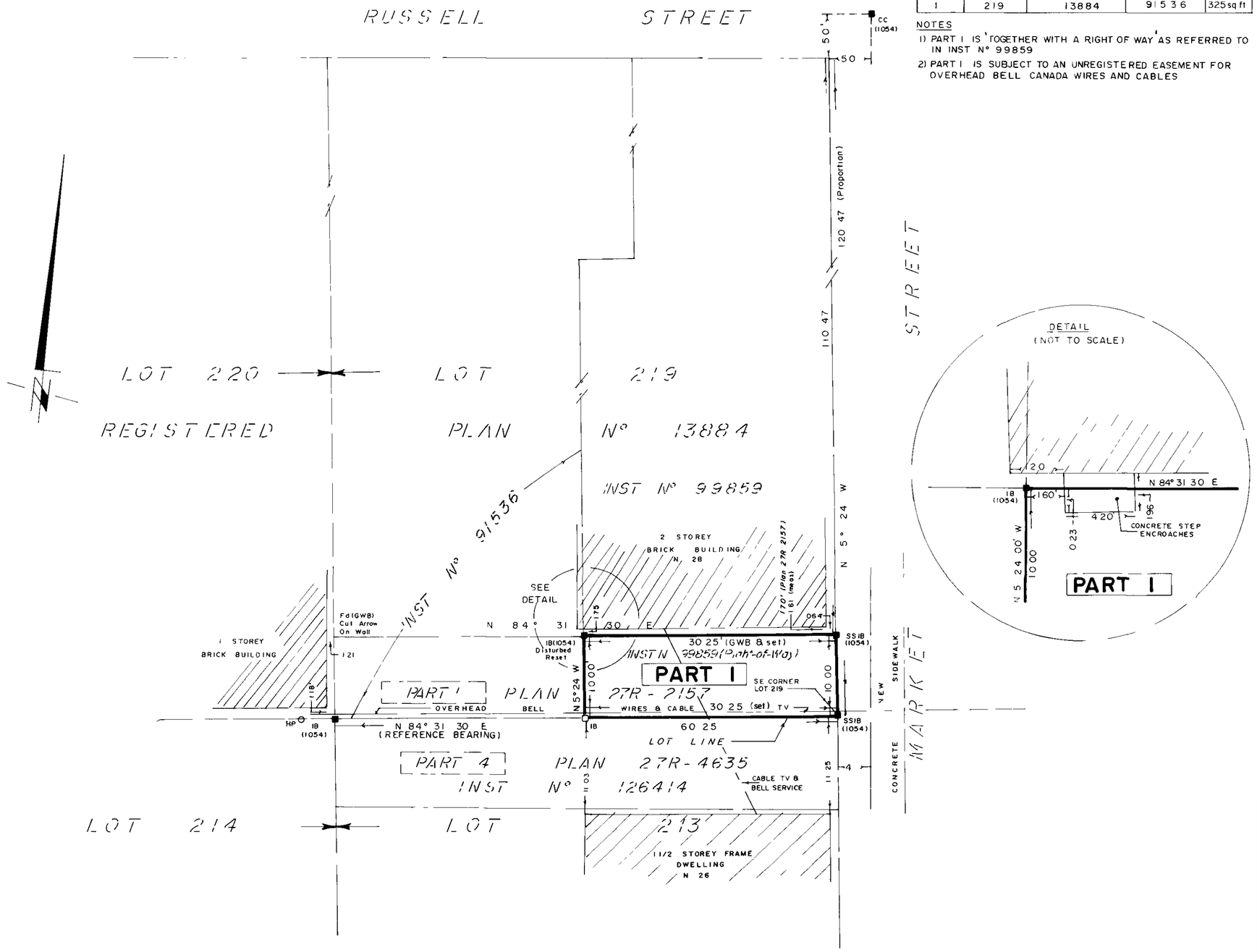
LEGEND

- DENOTES IRON BAR 5/8 x 5/8 x 24
- DENOTES SHORT STANDARD IRON BAR 1'x1 x24
- S I B —DENOTES STANDARD IRON BAR 1 x1' x48
- Fd —DENOTES FOUND
- WIT – DENOTES WITNESS
- DENOTES ROUND IRON BAR 5/8' DIA x 24
- DENOTES ROCK BAR
- DENOTES CUT CROSS
- MTC—MINISTRY OF TRANSPORTATION & COMMUNICATIONS
- —x—x—DENOTES FENCE

NOTE ALL HANGING LINES HAVE BEEN VERIFIED

GEO W. BRACKEN LTD
ONTARIO LAND SURVEYORS
40, MAIN STREET WEST SMITHS FALLS
ONTARIO, K7A 4S9 TEL (613) 283 2233
BRANCH OFFICE
32 FOSTER STREET, PERTH
ONTARIO K7H 1R7 TEL (613)267 6524

Dwn by B G	Ckd by G W B
File SMF - 120	Ref 10007



DETAIL
(NOT TO SCALE)

SCHEDULE				
PART	LOT	REG'D PLAN	INST N°	AREA
1	219	13884	91536	325 sq ft

NOTES

1) PART 1 IS 'TOGETHER WITH A RIGHT OF WAY' AS REFERRED TO IN INST N° 99859

2) PART 1 IS SUBJECT TO AN UNREGISTERED EASEMENT FOR OVERHEAD BELL CANADA WIRES AND CABLES

I REQUIRE THIS PLAN TO BE DEPOSITED UNDER THE REGISTRY ACT

January 5th, 1994

Geo. W. Bracken

GEO W BRACKEN, PENG
ONTARIO LAND SURVEYOR

PLAN 27 R-5822

RECEIVED AND DEPOSITED

January 14, 1994

Mark G Bourgeois

LAND REGISTRAR FOR THE REGISTRY DIVISION OF LANARK (N° 27)

PLAN OF SURVEY OF
PART OF LOT 219, SOUTH SIDE OF
RUSSELL STREET
REGISTERED PLAN N° 13884

TOWN OF SMITHS FALLS

COUNTY OF LANARK
SCALE 1" = 10'
GEO W BRACKEN LIMITED
1993

BEARINGS ARE ASTRONOMIC DERIVED FROM THE SOUTHERLY LIMIT OF PART 1 PLAN 27R-2157 SHOWN AS BEING N84 31 30 E

CAUTION - THIS PLAN IS NOT A PLAN OF SUBDIVISION WITHIN THE MEANING OF THE PLANNING ACT

LEGEND

IB - DENOTES IRON BAR
SIB - DENOTES STANDARD IRON BAR
SSIB - DENOTES SHORT STANDARD IRON BAR
IBØ - DENOTES ROUND IRON BAR
CC - DENOTES CUT CROSS
WIT - DENOTES WITNESS

DENOTES MONUMENT PLANTED
DENOTES MONUMENT FOUND

1054 DENOTES G W BRACKEN O L S

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT

(1) THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT AND THE REGISTRY ACT AND THE REGULATIONS MADE THEREUNDER

(2) THE SURVEY WAS COMPLETED ON THE 20th DAY OF DECEMBER 1993

January 5th 1994

Geo W Bracken

GEO W BRACKEN, PENG,
ONTARIO LAND SURVEYOR

Geo. W. Bracken Limited
Ontario Land Surveyors
40 Main Street, West
Smiths Falls, Ontario
K7A 4S9
P O Box 24 Phone (613) 283-2233

DRAWN BY	BG	MATH CHECK	
CALC'D BY	GWB	FILE No	SMF - 15
CHECKED BY	G.W.B.	JOB No	15269

AU Transtar

Province of Ontario

Transfer/Deed of Land

Form 1 — Land Registration Reform Act

SoftDocs® 3.11 / Distributed by Do Process Software Ltd.

A-4654

A

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183044

CERTIFICATE OF REGISTRATION
(21) LANARK
LAND REGISTRAR

97 APR 29 PM 3 15

New Property Identifiers

Additional: See Schedule ☐

Executions

Additional: See Schedule ☐

(1) Registry ☒ Land Titles ☐ (2) Page 1 of 4 pages

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

(4) Consideration

ONE---------- Dollars $ 1.00

(5) Description This is a: Property Division ☐ Property Consolidation ☐

Part of Lot 219, southerly side of Russell Street, Plan 13884, Town of Smiths Falls, County of lanark, more particularly described on Schedule attached.

(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

We are spouses of one another.

Name(s)	Signature(s)	Date of Signature Y	M	D
KOSMOS, Ilias (Louis)		1997	04	25
KOSMOS, Fofo		1997	04	25

(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 R.R. #2, Jasper, Ontario K0G 1G0

(11) Transferee(s)

	Date of Birth Y	M	D
KOSMOS, Louis	1931	01	15
KOSMOS, Fofo	1938	06	12
KOSMOS, Peter	1968	07	30

as joint tenants

(12) Transferee(s) Address for Service R.R. #2, Jasper, Ontario K0G 1G0

Planning Act — OPTIONAL

(13) Transferor(s) The transferor verifies that to the best of the transferor's knowledge and belief, this transfer does not contravene section 50 of the Planning Act.

Date of Signature Y M D

Signature

Date of Signature Y M D

Signature

Solicitor for Transferor(s) I have explained the effect of section 50 of the Planning Act 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

Date of Signature Y M D

Signature

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 50(22)(c)(ii) of the Planning Act and that to the best of my knowledge and belief this transfer does not contravene section 50 of the Planning Act. I act independently of the solicitor for the transferor(s) and I am an Ontario solicitor in good standing.

Name and Address of Solicitor

Date of Signature Y M D

Signature

(15) Assessment Roll Number of Property

City.	Mun.	Map	Sub.	Par.	
					MULTIPLE

(16) Municipal Address of Property

23 Russell Street East
Smiths Falls, Ontario

126

(17) Document Prepared by:

Kirkland, Murphy & Ain
15 Russell Street East
P.O. Box 220
Smiths Falls, Ontario
K7A 4T1

FOR OFFICE USE ONLY

Fees and Tax	
Registration Fee	
Land Transfer Tax	
Total	

Additional Property Identifier(s) and/or Other Information

DESCRIPTION:

Those lands and premises located in the following municipality, namely, in the Town of Smiths Falls, in the County of Lanark and Province of Ontario and being composed of Lot Two hundred and nineteen (219) on the south side of Russell Street according to the registered plan of the Town of Smiths Falls filed in the Registry Office for the South Riding of the County of Lanark as Number 13884, and which may be more particularly described as follows:

COMMENCING at the point of intersection of the side line between Lots 219 and 220 with the southerly limit of Russell Street;

THENCE Easterly along the southerly limit of Russell Street a distance of thirty-seven (37') feet;

THENCE Southerly at right angles a distance of twenty-seven feet (27');

THENCE Westerly at right angles a distance of seven feet (7');

THENCE Southerly at right angles and parallel to Market Street a distance of eighty-three feet (83') to within ten feet (10') to the rear of said lot;

THENCE Easterly at right angles a distance of thirty feet (30') to Market Street;

THENCE Southerly along Market Street a distance of ten feet (10') to the rear boundary line of said lot;

THENCE Westerly along the rear boundary of said lot two hundred and nineteen (219) a distance of sixty feet (60') to the side line between lot two hundred and nineteen (219) and two hundred and twenty (220);

THENCE Northerly along the side line between Lot two hundred and nineteen (219) and two hundred and twenty (220) a distance of one hundred and twenty feet (120') to the place of beginning.

SUBJECT TO A RIGHT-OF-WAY for all those entitled thereto, in, over, along and upon Part of Lot 219 designated as Part 1, Plan 27R-2157.

PREVIOUSLY DESCRIBED IN INSTR.# 91536

FOR OFFICE USE ONLY

394

91537

SCHEDULE "A"

ALL and Singular that certain parcel or tract of land and premises situate lying and being in the Town of Smiths Falls, in the County of Lanark, and the Province of Ontario, and being composed of Part of Lot Number 219 on the southerly side of Russell Street, according to Registered Plan No. 13884, of the said Town of Smiths Falls, and which said parcel is more particularly described as follows:

COMMENCING at the Northeasterly angle of said Lot Number 219;

THENCE Westerly along the southerly side of Russell Street, a distance of Twenty-three and twenty-five one hundredths feet (23.25') more or less, to a point distant Thirty-seven feet (37.0') measured Easterly along the said Street line from the Northwest angle of said Lot Number 219;

THENCE Southerly, parallel to the Westerly limit of the said Lot, a distance of Twenty-seven and eight one hundredths feet (27.08');

THENCE Westerly, parallel to the Southerly limit of Russell Street, a distance of Seven feet (7.0');

THENCE Southerly, parallel to the Westerly limit of said Lot, a distance of Thirty-six and seventy-two one hundredths feet (36.72') more or less, to the intersection with the Northerly face of a brick wall on the building located on lands immediately to the South of the herein described parcel;

THENCE in an Easterly direction along the Northerly face of the said brick wall of said building, a distance of Thirty and twenty-five one hundredths feet (30.25') more or less, to the intersection with the Westerly limit of Market Street;

THENCE in a Northerly direction along the Westerly limit of Market Street, being the Easterly limit of said Lot 219, a distance of Sixty-three and eighty one hundredths feet (63.80') more or less, to the point of commencement.

THE HEREINBEFORE DECRIBED PARCEL is shown bordered in red on a sketch to illustrate description, signed by George W. Bracken, P. Eng., Ontario Land Surveyor, dated June 9, 1971, and attached to Registered Instrument Number 44032.

Previously Described In Instr. # 91537

stylesus corporation SoftDocs® 3.11 / TORONTO - CANADA
SC601H 8/1992 Document prepared using The Conveyancer

Affidavit of Residence and of Value of the Consideration
Form 1 – Land Transfer Tax Act

Refer to all instructions on reverse side.

IN THE MATTER OF THE CONVEYANCE OF *(insert brief description of land)* Part Lot 219, Plan 13884, Town of Smiths Falls, County of Lanark, RUSSELL ST.

BY *(print names of all transferors in full)* **Ilias (louis) Kosmos and Fofo Kosmos**

TO *(see instruction 1 and print names of all transferees in full)* **Louis Kosmos, Fofo Kosmos and Peter Kosmos**

I, *(see instruction 2 and print name(s) in full)* **J.S. Kirkland**

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))* **Louis Kosmos, Fofo Kosmos and Peter Kosmos** described in paragraph(s) (b), (c) above; *(strike out references to inapplicable paragraphs)*

☐ (e) The President, Vice-President, Manager, Secretary, Director, or Treasurer authorized to act for *(insert name(s) of corporation(s))* _____ described in paragraph(s) (a), (b), (c) above; *(strike out references to inapplicable paragraphs)*

☐ (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 $400,000).***

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 $400,000 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	$ 1.00	
(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))*	$ 1.00	$ 1.00
(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. 1990, c.454, as amended)*	$ Nil	
(i) Other consideration for transaction not included in (g) or (h) above	$ Nil	
(j) TOTAL CONSIDERATION	$ 1.00	

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)* **Deed given from Mother & Father to Mother, Father & Son, deemed to be solely a gift and in no way**

6. If the consideration is nominal, is the land subject to any encumbrance? **n/a NO**

7. Other remarks and explanations, if necessary. **n/a is there consideration exchanged either directly or indirectly between the Transferors & Transferees.**

Sworn before me at the **Town of Smiths Falls**
In the **County of Lanark**
this 25 *day of* **April** *19* **97**

BRUCE JAMES HALPIN, a Commissioner, etc., County of Lanark for Kirkland, Murphy & Ain, Barristers and Solicitors. Expires September 30, 1998

A Commissioner for taking Affidavits, etc.

J.S. Kirkland
signature(s)

Property Information Record

A. Describe nature of instrument: **Transfer/Deed of Land**

B. (i) Address of property being conveyed *(if available)* **23 Russell Street East, Smiths Falls, Ontario**

(ii) Assessment Roll No. *(if available)* **multiple**

C. Mailing address(es) for future Notices of Assessment under the Assessment Act for property being conveyed *(see instruction 7)* **R.R. #2, Jasper, Ontario K0G 1G0**

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

(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
Kirkland, Murphy & Ain
15 Russell Street East, P.O. Box 220, Smiths Falls, Ontario, K7A 4T1
A-4654

For Land Registry Office Use Only	
Registration No.	
Registration Date	Land Registry Office No.

School Tax Support (Voluntary Election) See reverse for explanation

(a) Are all individual transferees Roman Catholic ? Yes ☐ No ☐

(b) If Yes, do all individual transferees wish to be Roman Catholic Separate School Supporters ? Yes ☐ No ☐

(c) Do all individual transferees have French Language Education Rights ? Yes ☐ No ☐

(d) If Yes, do all individual transferees wish to support the French Language School Board (where established) ? Yes ☐ No ☐

NOTE: As to (c) and (d) the land being transferred will be assigned to the French Public School Board or Sector unless otherwise directed in (a) and (b). 0449D (90-09)

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

PROPERTY DESCRIPTION: PT LT 219 S/S RUSSELL ST PL 13884 LANARK S SOUTH ELMSLEY AS IN RS183044; S/T RS183044; TOWN OF SMITHS FALLS

PROPERTY REMARKS:

ESTATE/QUALIFIER:
FEE SIMPLE
LT CONVERSION QUALIFIED

RECENTLY:
CONSOLIDATION FROM 05277-0027, 05277-0028

PIN CREATION DATE:
2001/01/22

OWNERS' NAMES
2391642 ONTARIO INC.

CAPACITY SHARE

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/ CHKD
** PRINTOUT INCLUDES ALL DOCUMENT TYPES (DELETED INSTRUMENTS NOT INCLUDED) **						
**SUBJECT, ON FIRST REGISTRATION UNDER THE LAND TITLES ACT, TO:						
** SUBSECTION 44(1) OF THE LAND TITLES ACT, EXCEPT PARAGRAPH 11, PARAGRAPH 14, PROVINCIAL SUCCESSION DUTIES *						
** AND ESCHEATS OR FORFEITURE TO THE CROWN.						
** THE RIGHTS OF ANY PERSON WHO WOULD, BUT FOR THE LAND TITLES ACT, BE ENTITLED TO THE LAND OR ANY PART OF						
** IT THROUGH LENGTH OF ADVERSE POSSESSION, PRESCRIPTION, MISDESCRIPTION OR BOUNDARIES SETTLED BY						
** CONVENTION.						
** ANY LEASE TO WHICH THE SUBSECTION 70(2) OF THE REGISTRY ACT APPLIES.						
**DATE OF CONVERSION TO LAND TITLES: 1999/12/13 **						
27R2157	1981/05/15	PLAN REFERENCE				C
27R5822	1994/01/14	PLAN REFERENCE				C
LC139340	2013/12/02	TRANSFER	$330,000	1597698 ONTARIO LTD. HO, CHI VAN	2391642 ONTARIO INC.	C
LC205991	2020/02/13	CHARGE	$442,500	2391642 ONTARIO INC.	CANADIAN IMPERIAL BANK OF COMMERCE	C
LC205992	2020/02/13	NO ASSGN RENT GEN		2391642 ONTARIO INC.	CANADIAN IMPERIAL BANK OF COMMERCE	C
REMARKS: LC205991.						
LC234253	2022/02/08	CHARGE	$75,000	2391642 ONTARIO INC.	CANADA FIRST LENDING CORP.	C
LC281009	2026/05/07	CERTIFICATE	$135,433	THE CORPORATION OF THE TOWN OF SMITHS FALLS		C
REMARKS: TAX ARREARS						

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.