

Properties				
PIN	68135 - 0068	LT	Interest/Estate	Fee Simple
Description	PT LT 6 CON 6 SOUTH GOWER PT 3, 15R9419; NORTH GRENVILLE			
Address	23 PRECISION DR KEMPTVILLE			

Consideration	
Consideration	\$2,300,000.00

Transferor(s)	
The transferor(s) hereby transfers the land to the transferee(s).	
Name	2842261 ONTARIO INC.
Address for Service	c/o Debbie Turcotte, 51 Kings Landing Private, Ottawa, Ontario K1S 5P8
A person or persons with authority to bind the corporation has/have consented to the registration of this document.	
This document is not authorized under Power of Attorney by this party.	

Transferee(s)	Capacity	Share
Name	1001593798 ONTARIO INC.	Registered Owner
Address for Service	3944 Autumnwood St, Ottawa, Ontario K1T 1C1	

Statements
STATEMENT OF THE TRANSFEROR (S): The transferor(s) verifies that to the best of the transferor's knowledge and belief, this transfer does not contravene the Planning Act.
STATEMENT OF THE SOLICITOR FOR THE TRANSFEROR (S): I have explained the effect of the Planning Act to the transferor(s) and I have made inquiries of the transferor(s) to determine that this transfer does not contravene that Act and based on the information supplied by the transferor(s), to the best of my knowledge and belief, this transfer does not contravene that Act. I am an Ontario solicitor in good standing.
STATEMENT OF THE SOLICITOR FOR THE TRANSFEE (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 the Planning Act, and to the best of my knowledge and belief this transfer does not contravene the Planning Act. I act independently of the solicitor for the transferor(s) and I am an Ontario solicitor in good standing.

Signed By				
Robert Norman Hall		157 Gilmour Street Ottawa K2P 0N8	acting for Transferor(s)	Signed 2026 06 22
Tel	613-231-2995			
Email	robert@kenhoytlaw.ca			
I am the solicitor for the transferor(s) and I am not one and the same as the solicitor for the transferee(s).				
I have the authority to sign and register the document on behalf of the Transferor(s).				
Emily Christine Tierney		1600 Carling Ave, Suite 510 Ottawa K1Z 0A1	acting for Transferee(s)	Signed 2026 06 23
Tel	613-728-8057			
Email	etierney@tslawyers.ca			
I am the solicitor for the transferee(s) and I am not one and the same as the solicitor for the transferor(s).				
I have the authority to sign and register the document on behalf of the Transferee(s).				

Submitted By		
TIERNEY STAUFFER LLP	1600 Carling Ave, Suite 510 Ottawa K1Z 0A1	2026 06 23
Tel	613-728-8057	
Email	etierney@tslawyers.ca	

Fees/Taxes/Payment

Statutory Registration Fee	\$71.55
Provincial Land Transfer Tax	\$42,475.00
Total Paid	\$42,546.55

File Number

Transferor Client File Number :	2605060
Transferee Client File Number :	65962C

LAND TRANSFER TAX STATEMENTS

In the matter of the conveyance of:68135 - 0068PT LT 6 CON 6 SOUTH GOWER PT 3, 15R9419; NORTH GRENVILLE

BY:2842261 ONTARIO INC.

TO:1001593798 ONTARIO INC.

Registered Owner

1. MICHAEL PITCHER

I am

☐

(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;☐☒☐☐

2. I have read and considered the definition of "single family residence" set out in subsection 1(1) of the Act. The land being conveyed herein:

does not contain a single family residence or contains more than two single family residences.

3. The total consideration for this transaction is allocated as follows:

(a) Monies paid or to be paid in cash	\$2,300,000.00
(b) Mortgages (i) assumed (show principal and interest to be credited against purchase price)	\$0.00
(ii) Given Back to Vendor	\$0.00
(c) Property transferred in exchange (detail below)	\$0.00
(d) Fair market value of the land(s)	\$0.00
(e) Liens, legacies, annuities and maintenance charges to which transfer is subject	\$0.00
(f) Other valuable consideration subject to land transfer tax (detail below)	\$0.00
(g) Value of land, building, fixtures and goodwill subject to land transfer tax (total of (a) to (f))	\$2,300,000.00
(h) VALUE OF ALL CHATTELS -items of tangible personal property	\$0.00
(i) Other considerations for transaction not included in (g) or (h) above	\$0.00
(j) Total consideration	\$2,300,000.00

6. Other remarks and explanations, if necessary.

1. The transferee(s) has considered the definition of "newly constructed home", "permanent resident of Canada", "purchaser", "qualifying home", and "eligible home" as set out in section 9.2 of the Land Transfer Tax Act and declares one of the following statements:

2. (a) The transferee(s) DOES NOT qualify for a refund on the purchase of a qualifying home pursuant to section 9.2 of the Land Transfer Tax Act

3. The information prescribed for purposes of section 5.0.1 of the Land Transfer Tax Act is not required to be provided for this conveyance.

4. The transferee(s) has read and considered the definitions of "designated land", "foreign corporation", "foreign entity", "foreign national", "Greater Golden Horseshoe Region", "specified region", "spouse" and "taxable trustee" as set out in subsection 1(1) of the Land Transfer Tax Act and O. Reg 182/17. The transferee(s) declare that this conveyance is not subject to additional tax as set out in subsection 2(2.1) of the Act because:

5. (c) The transferee(s) is not a "foreign entity" or a "taxable trustee".

6. The transferee(s) declare that they will keep at their place of residence in Ontario (or at their principal place of business in Ontario) such documents, records and accounts in such form and containing such information as will enable an accurate determination of the taxes payable under the Land Transfer Tax Act for a period of at least seven years.

7. The transferee(s) agree that they or the designated custodian will provide such documents, records and accounts in such form and containing such information as will enable an accurate determination of the taxes payable under the Land Transfer Tax Act, to the Ministry of Finance upon request.

8. I acknowledge that the personal information collected in the provincial land transfer tax statements provided in this conveyance is being collected by the Ministry of Finance under the authority of the Land Transfer Tax Act, R.S.O. 1990, c. L.6, as amended ("the Act"), and that the personal information may be used for purposes of the administration or enforcement of the Act, other tax statutes, and for purposes of compiling statistical information and of developing and evaluating economic, tax and fiscal policy. (Note: Personal information collected under section 5.0.1 of the Act that accompanies this conveyance can be used only to administer and enforce the Act. De-identified data collected under section 5.0.1 can be used to compile statistical information and develop and evaluate economic, tax and fiscal policy.)

PROPERTY Information Record

A. Nature of Instrument:

Transfer

LRO15Registration No. GC101410Date: 2026/06/23

B. Property(s):

PIN 68135 - 0068Address 23 PRECISION DR KEMPTVILLEAssessment Roll No 0719721 - 01503616

C. Address for Service:

3944 Autumnwood St, Ottawa, Ontario K1T 1C1

D. (i) Last Conveyance(s):

PIN68135 - 0068Registration No. GC72135

(ii) Legal Description for Property Conveyed: Same as in last conveyance? Yes☒ No☐ Not known☐

LAND TRANSFER TAX STATEMENTS

E. Tax Statements Prepared By: Emily Christine Tierney
1600 Carling Ave, Suite 510
Ottawa K1Z 0A1