

Properties				
PIN	53157 - 1339	LT	Interest/Estate	Fee Simple
Description	BLOCK 72, PLAN 44M102; CITY OF STRATFORD			
Address	STRATFORD			

Consideration	
Consideration	\$1,800,000.00

Transferor(s)	
The transferor(s) hereby transfers the land to the transferee(s).	
Name	WERNER BROMBERG LIMITED
Address for Service	44 Saltsman Drive, Unit 5 Cambridge, Ontario N3H 4R7
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	1001656087 ONTARIO LIMITED	Registered Owner
Address for Service	44 Saltsman Drive, Unit 5 Cambridge, Ontario N3H 4R7	

Signed By					
Robert Bruce Sutherland		675 Queen Street South, Suite 100 Kitchener N2M 1A1	acting for Transferor(s)	Signed	2026 06 26
Tel	519-725-2500				
Email	rob@sutherlandmark.com				
I am the solicitor for the transferor(s) and the transferee(s) and this transfer is being completed in accordance with my professional standards.					
I have the authority to sign and register the document on behalf of all parties to the document.					
Robert Bruce Sutherland		675 Queen Street South, Suite 100 Kitchener N2M 1A1	acting for Transferee(s)	Signed	2026 06 26
Tel	519-725-2500				
Email	rob@sutherlandmark.com				
I am the solicitor for the transferor(s) and the transferee(s) and this transfer is being completed in accordance with my professional standards.					
I have the authority to sign and register the document on behalf of all parties to the document.					

Submitted By		
Sutherland Mark Flemming Professional Corporation	675 Queen Street South, Suite 100 Kitchener N2M 1A1	2026 06 26
Tel	519-725-2500	
Email	rob@sutherlandmark.com	

Fees/Taxes/Payment	
Statutory Registration Fee	\$71.55
Provincial Land Transfer Tax	\$32,475.00
Total Paid	\$32,546.55

LAND TRANSFER TAX STATEMENTS

In the matter of the conveyance of: 53157 - 1339 BLOCK 72, PLAN 44M102; CITY OF STRATFORD

BY: WERNER BROMBERG LIMITED
TO: 1001656087 ONTARIO LIMITED Registered Owner

1. GARY BROMBERG

- 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;
 - ☐ (c) A transferee named in the above-described conveyance;
 - ☐ (d) The authorized agent or solicitor acting in this transaction for _____ described in paragraph(s) () above.
 - ☒ (e) The President, Vice-President, Manager, Secretary, Director, or Treasurer authorized to act for 1001656087 ONTARIO LIMITED described in paragraph(s) (c) above.
 - ☐ (f) A transferee described in paragraph () and am making these statements on my own behalf and on behalf of _____ who is my spouse described in paragraph () and as such, I have personal knowledge of the facts herein deposed to.

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	\$0.00
(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)	\$1,800,000.00
(g) Value of land, building, fixtures and goodwill subject to land transfer tax (total of (a) to (f))	\$1,800,000.00
(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	\$1,800,000.00

6. Other remarks and explanations, if necessary.

- c) Consideration (f) - Other valuable consideration subject to land transfer tax: Promissory Note from the Transferee to the Transferor.
- 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:
- (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
- 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.
- 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:
- (c) The transferee(s) is not a "foreign entity" or a "taxable trustee".
- 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.
- 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.
- 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			
	LRO 44	Registration No.	PC241798	Date: 2026/06/26
B. Property(s):	PIN 53157 - 1339	Address	STRATFORD	Assessment - Roll No
C. Address for Service:	44 Saltsman Drive, Unit 5			
	Cambridge, Ontario			
	N3H 4R7			
D. (i) Last Conveyance(s):	PIN 53157 - 1339	Registration No.		

LAND TRANSFER TAX STATEMENTS

(ii) Legal Description for Property Conveyed: Same as in last conveyance?

Yes☒

No☐

Not known☐

E. Tax Statements Prepared By:

Robert Bruce Sutherland
675 Queen Street South, Suite 100
Kitchener N2M 1A1