

V01-2020

The Corporation of the
Municipality of Neebing
4766 Highway 61, Neebing, Ontario P7L 0B5
Telephone: 807-474-5331 Facsimile: 807-474-5331
Email: neebing@neebing.org

Application (to the Municipal Council) for a Validation of Title Order
Under Section 57 of the Planning Act

File No.: 4525-001

1. Applicant:

(a) Owner(s): Milan Mrakic
(Please indicate all Owners' names as shown on Transfer/Deed of Land(s); use additional page if needed)
Street (Mailing) Address: 635 Onion Lake Rd
City/Town: Thunder Bay Province: Ontario
Postal Code: P7G 2C2 Tel: _____ Cell: _____
Fax: _____ Email: _____

(b) Authorized Agent (if any): MacIvor Scrimshaw Nelson LLP - Jocelyn Huculak
Street (Mailing) Address: 101-1151 Barton St
City/Town: Thunder Bay Province: Ontario
Postal Code: P7B 5N3 Tel: 807-623-1100 Cell: _____
Fax: 807-623-1122 Email: lisa@macivorlaw.com

(c) Specify to whom all communications should be sent: Owner Agent

2. Location and Description of Subject Property or Properties:

(a) First Parcel:
Geographic Municipality: Crooks Blake Scoble Pearson Pardee
Lot No. ^{North 1/2 lot 10} _____ & Concession No. 1 OR Lot No. _____ Plan No. _____
Part Number (s): North 1/2 lot 10 on Reference Plan No. 55R-
Street No.: 900 ^{unassigned} Name of Street: Hwy 608
Frontage: _____ Depth: _____ Area: _____
Existing Use: Vacant Land Residential Proposed Use: Residential
Existing Zoning: Rural Official Plan Designation: RU
Number & type of buildings/structures on the land:
one seasonal /recreational - not inhabitable

(b) Second Parcel:

Geographic Municipality: Crooks Blake Scoble Pearson Pardee
Lot No. _____ & Concession No. _____ OR Lot No. _____ Plan No. _____
Part Number (s): Part 1 on Reference Plan No. 55R-55R8193
Street No.: 890-1167 Name of Street: Hwy 608
Frontage: 165.01m Depth: 362.40m Area: 59799.624
Existing Use: Residential Proposed Use: Residential
Existing Zoning: Rural Official Plan Designation: RU
Number & type of buildings/structures on the land:
one single family residence

(Please provide the same information on additional pages if there are more than two properties involved)

3. When was/were the property/properties purchased?

- (a) First Parcel: August 27 2004
(b) Second Parcel: August 27 2004

4. Did the Previous Owner retain any interest in the subject land? If so, provide detail:

- (a) First Parcel: No
(b) Second Parcel: No

5. Does the Applicant have any interest in any other abutting land? If so, provide detail:

- (a) First Parcel: No
(b) Second Parcel: No

6. (a) Attach the following documents relating to the title to all affected parcels of land:

- i. The most recent abstract(s) of title for the parcel to be validated and the remaining parcel from the deed prior to the possible contravention of the Planning Act.
- ii. A chart showing the chain of title.
- iii. Copies of registered deeds to indicate the land transfers that have occurred from the time the possible contravention took place.
- iv. Copies of any outstanding encumbrances (i.e. mortgages)
- v. Copies of all registered easements or rights of way over the parcel(s) in question.
- vi. Copies of any registered plans or reference plans for the subject and abutting lands.

(b) Name of the previous owner who transferred land in apparent contravention of the subdivision provisions of the Planning Act:
Maria Teresa Jursza

(c) Provide explanation as to why this person is unavailable to sign a consent application:
Unable to locate the Transferor.

(Note: if the person is available, a consent application must be used rather than a validation order)

7. Please explain below the events that caused the apparent contravention of the Planning Act.

Please see attached

8. What is the access to the subject Property?

Provincial Highway Municipal Road Private Road Other: _____

9. If this Application involves one or more parcels of land to be used for any occupancy by humans (i.e. residential, commercial, industrial, recreational), attach approval(s) for all sanitary septic systems/services and evidence of adequate potable water supply.

10. Attach a sketch indicating all relevant land parcels to this Application.

Provide the following information on the sketch:

- i. the boundaries and dimensions of the relevant parcels
- ii. the land parcel ownership interests
- iii. the approximate location of all natural and artificial features on the land and adjacent lands that, in the opinion of the Applicant, may impact the application (i.e. buildings, railways, roads, watercourses, drainage ditches, river or stream banks, wetlands, wooded areas, wells, septic tanks, road allowances, rights of way, easements, etc.); and
- iv. the existing uses on adjacent properties.

11. Please include any other information that may be useful to the Council in reviewing this application. (Attach separate pages if required.)

Please see attached

12. For the purposes of this Application, the Applicant grants permission to the members of the Council for the Municipality of Neebing, and to municipal staff, to enter upon the property for inspection purposes.

- 13 For the purposes of the Municipal Freedom of Information and Protection of Privacy Act, I authorize and consent to the use of any information in this Application (collected under the authority of the Planning Act) by the Municipality of Neebing for the purposes of processing this Application.

Affidavit or Declaration:

I, Milan Mrakic of the city of Thunder Bay, in the Province of Ontario, MAKE OATH AND SAY (or SOLEMNLY DECLARE) that the information contained in this application is accurate and that the information contained in the documents that accompany this application is accurate.

Sworn (or Declared) before me at the city
of Thunder Bay in the Province of Ontario
This 23 day of January, 2020


A Commissioner for Taking Affidavits in Ontario


Applicant's Signature
Milan Mrakic

JOCELYN PAULINE HUCULAK
BARRISTER & SOLICITOR

PROPERTY ONE

1. On March 7, 1990 a reference plan was registered as 55R8193 which severed Part 1 from the remaining parcel of the North half of Lot 10 Concession 1 in the Township of Scoble.
2. The township of Scoble was unorganized at that time there are no records of a certificate of consent being issued. We have investigated further and confirm the Lakehead Rural Planning Council also do not hold any records of a certificate of consent being issued.
3. A Transfer Deed registered as instrument F51914, on February 23 1995 wherein the Transferee being **Marie Teresa Jurza** transferred title to **Michael Edward Jursa, Christine Charlene Covacci, Peter Stanley Jursza and Stanley Victor Jursza** and in doing so signed the planning act statement confirming there was no contravention of section 50 of the Planning act.
4. A subsequent Transfer Deed was registered as instrument F135084, registered on August 27 2004, wherein to **Michael Edward Jursa, Christine Charlene Covacci, Peter Stanley Jursza and Stanley Victor Jursza** transferred title to **Milan Mrakic** and both the solicitors for the Transferors, **Rebecca E Peters**, and solicitor for the Transferee, **Thomas G Watkinson** signed the planning act statements confirming there is no contravention of Section 50 of the Planning Act.

PROPERTY TWO

1. A Transfer Deed registered as instrument F51990 on February 27 1995 wherein the transferor **Stanley Jurza** transferred title to **Maria Teresa Jursza** as a gift from son to mother and in doing so signed the planning act statement confirming there is no contravention of Section 50 of the Planning Act.
2. A subsequent Transfer Deed registered as instrument F135085 on August 27 2008 wherein the transferor **Maria Teresa Jursza** transferred title to **Milan Mrakic** for consideration and in doing so both the solicitors for the Transferors, Rebecca E Peters, and solicitor for the Transferee, Thomas G Watkinson both signed the planning act statements confirming there is no contravention of Section 50 of the Planning Act.

POTENTIAL PLANNING ACT VIOLATION

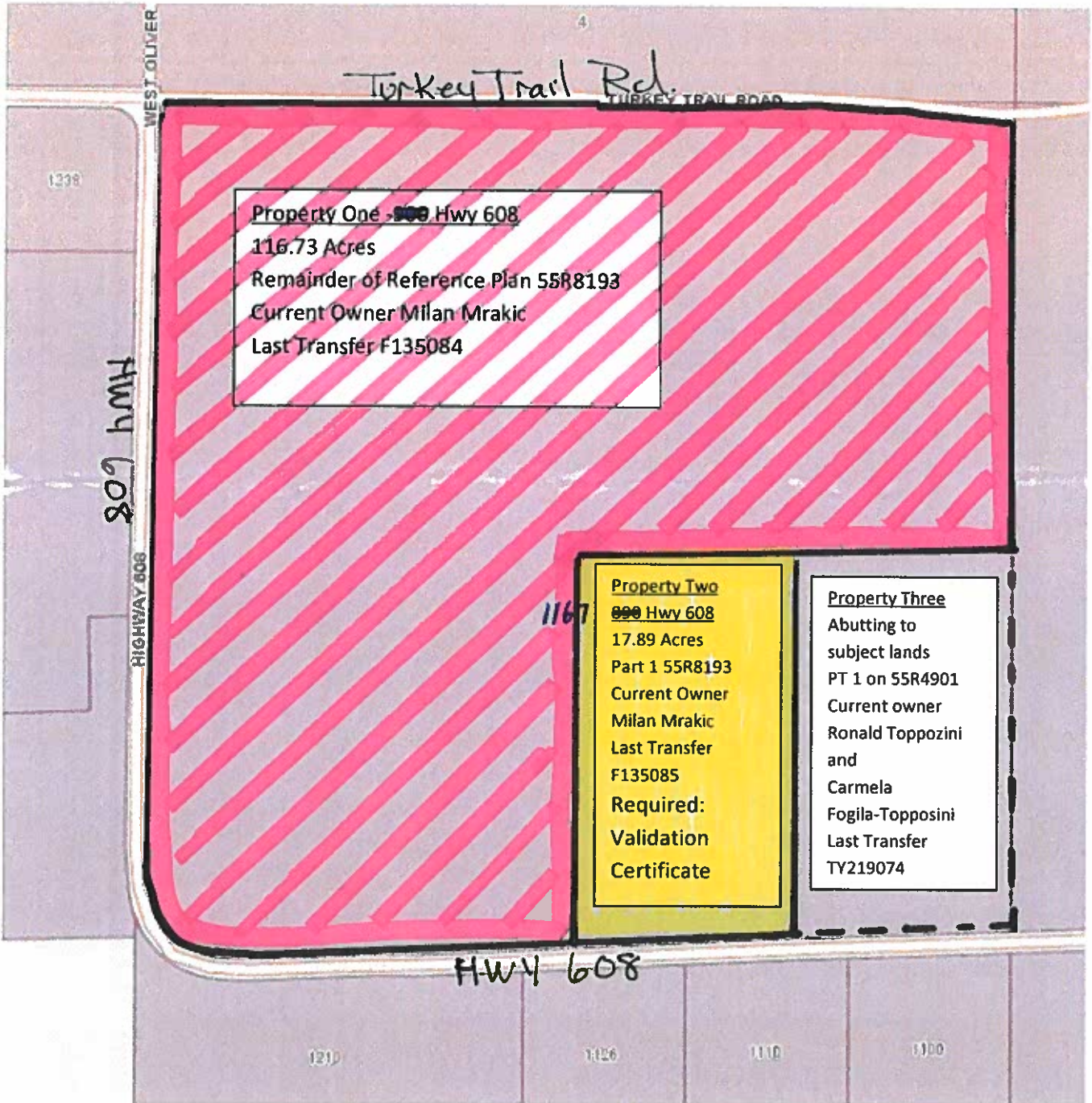
Currently both properties are held in the same capacity by **Milan Mrakic**, without a registered certificate of consent obtained by the municipality.

Furthermore Property Number 3 being Part 1 on reference plan 55R4901 also has not been registered with a certificate of consent.

VALIDATION OF TITLE ORDER

A certificate of Validation is hereby requested for property number 2 to confirm the consent of the severance of part 1 on 55R8193 and further support the severance of Part 1 on 55R4901 (property 3 the abutting property)

Please see sketch attached.



Turkey Trail Rd.
TURKEY TRAIL ROAD

Property One - ~~800~~ Hwy 608
116.73 Acres
Remainder of Reference Plan 55R8193
Current Owner Milan Mrakic
Last Transfer F135084

Property Two
~~800~~ Hwy 608
17.89 Acres
Part 1 55R8193
Current Owner
Milan Mrakic
Last Transfer
F135085
Required:
Validation
Certificate

Property Three
Abutting to
subject lands
PT 1 on 55R4901
Current owner
Ronald Toppozini
and
Carmela
Fogila-Topposini
Last Transfer
TY219074

HWY 608
HIGHWAY 608

1167

HWY 608

1238

1210

1126

1110

1100

600 Hwy 608

Property Unit



Ontario ServiceOntario

PARCEL REGISTER (ABBREVIATED) FOR PROPERTY IDENTIFIER

62283-0501 (LT)

PAGE 1 OF 1
PREPARED FOR 11***croft
ON 2019/02/21 AT 10:46:31

PROPERTY DESCRIPTION: PCL 1177 SEC DFMF; N 1/2 LT 10 CON 1 SCOBLE EXCEPT PT 1 55R4901, PT 1 55R8193 & 1EW33739; NEERING

PROPERTY REMARKS: CROWN GRANT SEE PPA1497.

ESTATE/QUALIFIER: FEE SIMPLE ABSOLUTE

RECENTLY: FIRST CONVERSION FROM BOOK

OWNERS' NAMES: MRKAC, MILAN

CAPACITY SHARE: BENO

EIN CREATION DATE: 2004/03/29

REC. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/CHKD
F51914	1995/02/23	TRANSFER		*** DELETED AGAINST THIS PROPERTY ***		
F135084	2004/08/27	TRANSFER	\$100,000	JURSA, MICHAEL EDWARD COVACCI, CHRISTINE CHARLENE JURSA, PETER STANLEY	JURSA, MICHAEL EDWARD COVACCI, CHRISTINE CHARLENE JURSA, PETER STANLEY JURSA, STANLEY VICTOR MRKAC, MILAN	C

REMARKS: PLANNING ACT STATEMENTS

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.



Transfer/Deed of Land

ONE & DUNN CO. INC. - Form No. 670
Amended NOV. 1992

Form 1 - Land Registration Reform Act

A

FOR OFFICE USE ONLY

Number/Numéro: **F051914**
 FEB 23 AT 10:33
 Certificate of Receipt
 Certificat de Réception
Robert Johnson
 Land Registrar
 Registrateur
 Thunder Bay (ES)

Additional See Schedule

Executions *nil* Additional See Schedule

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

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

(4) Consideration
 TWO Dollars \$ 2.00

(5) Description This is a: Property Division Property Consolidation
 Remainder of Parcel 1177, District of Fort William
 Freehold, being part of the North half of Lot 10,
 Concession 1, Township of Scoble, District of Thunder Bay

(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 the property transferred is not ordinarily occupied by me and my spouse, who is not separated from me, as our family residence.

Name(s) **JURSA, Maria Teresa** Signature(s) *Maria Teresa Jurza* Date of Signature Y M D 1995 02 06

(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. #5, Site 6, Box 15, Thunder Bay, Ontario, P7C 5M9**

(11) Transferee(s)

Name	Date of Birth Y	M	D
JURSA, Michael Edward	1954	08	01
COVACCI, Christine Charlene	1967	10	06
JURSA, Peter Stanley	1952	05	05
JURSA, Stanley Victor, as Joint Tenants	1958	09	20

(12) Transferee(s) Address for Service **c/o R. R. #5, Site 6, Box 19, Thunder Bay, Ontario, P7C 5M9**

(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.

Signature *Maria Teresa Jurza* Date of Signature Y M D 1995 02 06

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 Signature Date of Signature Y M D

(14) Solicitor for Transferee(s) I have investigated the title to this land and to adjoining 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 Signature Date of Signature Y M D

(15) Assessment Roll Number of Property
 City: 58 Mun: 15 Map: 910 Sub: 002 Par: 00900

(16) Municipal Address of Property
 NOT ASSIGNED

(17) Document Prepared by:
 THOMAS C. MITTON
 P. O. Box 173
 THUNDER BAY, Ontario, P7C 4V8

FOR OFFICE USE ONLY

Fees and Tax	
Registration Fee	50.00
Land Transfer Tax	A
Total	

(all instructions on reverse side)
THE MATTER OF THE CONVEYANCE OF *(insert brief description of land)* Remainder of Parcel 1177, District of Port
William Freehold, being part of the North half of Lot 10, Concession 1, Township of
Scoble, District of Thunder Bay
BY *(print names of all transferees in full)* MARIA TERESA JURSA

TO *(see instruction 1 and print names of all transferees in full)* MICHAEL EDWARD JURSA, CHRISTINE CHARLENE COVACCI,
PETER STANLEY JURSA and STANLEY VICTOR JURSA
I, *(see instruction 2 and print name(s) in full)* THOMAS CHARLES MITTON, of the City of Thunder Bay,
in the District of Thunder Bay,

MAKE OATH AND SAY THAT:

1. I am *(place a check 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~~ *(insert name(s) of principal)* Michael Edward Jursza, Christine Charlene Covacci, Peter Stanley Jursza and Stanley Victor Jursza described in paragraph (b) & (c) above; *(delete references to applicable paragraph)*
 - (e) The President, Vice-President, Manager, Secretary, Director, or Treasurer authorized to act for *(insert name(s) of corporation)* _____ described in paragraph(s) (e), (b), (c) above; *(delete references to applicable paragraph)*
 - (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)(j) 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	\$ 2.00	
(b) Mortgages (i) Assumed <i>(show principal and interest to be credited against purchase price)</i>	\$ nil	
(ii) Given back to vendor	\$ nil	
(c) Property transferred in exchange <i>(detail below)</i>	\$ nil	
(d) Securities transferred to the value of <i>(detail below)</i>	\$ nil	
(e) Liens, legacies, annuities and maintenance charges to which transfer is subject	\$ nil	
(f) Other valuable consideration subject to land transfer tax <i>(detail below)</i>	\$ nil	
(g) VALUE OF LAND, BUILDING, FIXTURES AND GOODWILL SUBJECT TO LAND TRANSFER TAX <i>(Total of (a) to (f))</i>	\$ 2.00	\$ 2.00
(h) VALUE OF ALL CHATTELS - Items of tangible personal property <i>(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)</i>	\$ nil	
(i) Other consideration for transaction not included in (g) or (h) above	\$ nil	
(j) TOTAL CONSIDERATION	\$ 2.00	

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)*
Transfer from mother to her three sons and one daughter for natural love and affection

6. *If the consideration is nominal, is the land subject to any encumbrance?* none

7. Other remarks and explanations, if necessary. none

Sworn before me at the City of Thunder Bay
in the District of Thunder Bay
this 20th day of February 19 95

Carol Ann Daley
CAROL ANN DALEY, a Commissioner, etc.,
A Commissioner for taking Affidavits,
District of Thunder Bay,
Thomas C. Mitton, Barrister and Solicitor.
Expires November 8, 1997.

Thomas Charles Mitton

Property Information Record Thomas C. Mitton, Barrister and Solicitor.
Expires November 8, 1997.

A. Describe nature of instrument: Transfer

B. (i) Address of property being conveyed *(if available)* not assigned

(ii) Assessment Roll No. *(if available)* 58 15 910 002 00900

C. Mailing address(es) for future Notices of Assessment under the Assessment Act for property being conveyed *(see instruction 7)* c/o R. R. #5, Site 6, Box 19, Thunder Bay, Ontario, P7C 5M9

D. (i) Registration number for last conveyance of property being conveyed *(if available)* not 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
THOMAS C. MITTON, P. O. Box 173
THUNDER BAY, Ontario, P7C 4V8

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 in (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). 04490 (00-00)



Transfer/Deed of Land

Div. 5 DURHAM CO. INC. - Form No. 070
Amended NOV. 1992

Form 1 - Land Registration Reform Act

A

FOR OFFICE USE ONLY

PROPERTY OF LRO #55
DO NOT REMOVE

F 0135084
CERTIFICATE OF RECEIPT
RECEIVED BY THE REGISTRAR
ON 27 AUG 2004 4:40 PM
Additional See Schedule

Executions
NIL. J

Additional See Schedule

(1) Registry Land Titles (2) Page 1 of 3 pages

(3) Property Identifier(s) Block 62283 Property 0501(LT) Additional See Schedule

(4) Consideration
ONE HUNDRED THOUSAND----- Dollars \$ 100,000.00

(5) Description This is a: Property Division Property Consolidation
Parcel 1177, District of Fort William Freehold
North 1/2 of Lot 10, Concession 1
Scoble Township, Municipality of Neebing
District of Thunder Bay
Saving and Excepting Part 1, 55R4901,
Part 1 55R8193 and LEW32739
Being all of the PIN

(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 the property transferred is not ordinarily occupied by me and my spouse, who is not separated from me, as our family residence.

Name(s) JURSZ, Stanley Victor Signature(s) *Stanley Jurisz* Date of Signature Y M D 2004 08 19

(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
c/o R.R. #5, Site 6, Box 19, Thunder Bay, Ontario P7C 5M9

(11) Transferee(s)
Name(s) MRAKIC, Milan Date of Birth Y M D 1930 01 13

(12) Transferee(s) Address for Service
R.R. #15, Onion Lake Road, Thunder Bay, Ontario P7B 5N1

(13) Transferor(s) The transferor certifies that to the best of the transferor's knowledge and belief, this transfer does not contravene section 50 of the Planning Act.
STANLEY VICTOR JURSZ Date of Signature Y M D 2004 08 19
Signature: *Stanley Jurisz*
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 THOMAS G. WATKINSON
123 Brodie Street South
Thunder Bay, ON P7E 1B8 Date of Signature Y M D 2004 08 19
Signature: *Thomas G. Watkinson*

(14) Solicitor for Transferee(s) I have investigated the transferor(s) 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) (i) 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.
PIN: 62283-0501 Cont on Schedule Name of Transferee(s) MRAKIC, Milan Cont on Schedule Name and Address of Solicitor R. B. Judge 101 N. Syndicate Ave. Thunder Bay, ON Date of Signature Y M D 2004 08 27
Signature: *R. B. Judge*

(15) Assessment Map number of Property
City: 58 01 910 002 00890

(16) Municipal Address of Property
Not Assigned

(17) Document Prepared by:
THOMAS G. WATKINSON
Barrister and Solicitor
123 Brodie Street South
Thunder Bay, Ontario
P7E 1B8
chk# 2575

FOR OFFICE USE ONLY

Fees and Tax	
Registration Fee	600 -
Land Transfer Tax	725 -
Total	785 -

Additional Property Identifier(s) and/or Other Information

(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 the property transferred is not ordinarily occupied by me and my spouse, who is not separated from me, as our family residence.

Names	Signatures	Date of Signature		
		Y	M	D
JURSA, Michael Edward	<i>[Signature]</i>	2004	08	24
COVACCI, Christine Charlene	<i>[Signature]</i>	2004	08	24
JURSA, Peter Stanley	<i>[Signature]</i>	2004	08	24

Address for Service : c/o R.R. #5, Site 6, Box 19, Thunder Bay, Ontario P7C 5M9

(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.

Names	Signatures	Date of Signature		
		Y	M	D
JURSA, Michael Edward	<i>[Signature]</i>	2004	08	24
COVACCI, Christine Charlene	<i>[Signature]</i>	2004	08	24
JURSA, Peter Stanley	<i>[Signature]</i>	2004	08	24

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
Rebecca E. Peters
4701 St. Clair Avenue
Niagara Falls, Ontario
L5E 6V7

Signature	Date of Signature		
	Y	M	D
<i>[Signature]</i>	2004	08	24

FOR OFFICE USE ONLY

to all instructions on reverse side.

THE MATTER OF THE CONVEYANCE OF (insert brief description of land) Parcel 1177, District of Fort William, Freehold
North 1/2 of Lot 10, Concession I, Excepting Part I on 55R-490 and Part I on 55R-8193 and LEW32739

Township of Scoble, now Municipality of Neebing, District of Thunder Bay

BY (print names of all transferors in full) Stanley Victor Jursza, Peter Stanley Jursza,
Christine Charlene Covacci and Michael Edward Jursza

TO (print names of all transferees in full) Milnn Mrakic

I/We have personal knowledge of the facts herein deposed to and MAKE OATH AND SAY THAT:

1. I am/We are (place a clear mark within the square opposite the following paragraph(s) that describe(s) the capacity of the deponents):

- (a) the transferee(s) named in the above-described conveyance;
- (b) the authorized agent or solicitor acting in this transaction for the transferee(s);
- (c) The President, Vice-President, Secretary, Treasurer, Director or Manager authorized to act for _____ (the transferee(s));
- (d) a transferee and am making this affidavit on my own behalf and on behalf of (insert name of spouse or same-sex partner) _____ who is my spouse or same-sex partner.
- (e) the transferor and I am tendering this document for registration and no tax is payable on registration of this document.

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

(a) Monies paid or to be paid in cash	\$ 100,000.00	} All blanks must be filled in. Insert "Nil" where applicable.
(b) Mortgages: (i) Assumed (principal and interest)	\$ Nil	
(ii) Given back to vendor	\$ Nil	
(c) Property transferred in exchange (detail below in para. 5)	\$ Nil	
(d) Other consideration subject to tax (detail below)	\$ Nil	
(e) Fair market value of the lands (see instruction 2)	\$ Nil	
(f) Value of land, building, fixtures and goodwill subject to Land Transfer Tax (Total of (a) to (e))	\$ 100,000.00	\$ 100,000.00
(g) Value of all chattels - items of tangible personal property which are taxable under the provisions of the Retail Sales Tax Act	\$ _____	\$ _____
(h) Other consideration for transaction not included in (f) or (g) above	\$ Nil	\$ Nil
(i) Total Consideration	\$ _____	\$ 100,000.00

3. To be completed where the value of the consideration for the conveyance exceeds \$400,000.00
I have read and considered the definition of "single family residence" set out in subsection 1(1) of the Act. The land conveyed in the above-described conveyance:

- does not contain a single family residence or contains more than two single family residences.
- contains at least one and not more than two single family residences.
- contains at least one and not more than two single family residences and the lands are used for other than just residential purposes. The transferee has accordingly apportioned the value of consideration on the basis that the consideration for the single family residence is \$ _____ and the remainder of the lands are used for _____ purposes.

Note: Subsection 2(1)(b) imposes an additional tax at the rate of one-half of one percent upon the value of the consideration in excess of \$400,000.00 where the conveyance contains at least one and not more than two single family residences and 2(2) allows an apportionment of the consideration where the lands are used for other than just residential purposes.

4. If consideration is nominal, is the land subject to any encumbrance? Yes No

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

Sworn before me at the City of Thunder Bay

in the District of Thunder Bay

this 24th day of August, 2004

A Commissioner for taking Affidavits, etc. J. A. CYR

Deborah A. Humphreys
Signature(s)

Property Information Record

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

B. (i) Address of property being conveyed (if available) not assigned

(ii) Assessment Roll No. (if available) 58 15 910 002 00890

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

R.R. #15, Onion Lake Road, Thunder Bay, Ontario P7B 5N1

D. (i) Registration number for last conveyance of property being conveyed (if available) F51914

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

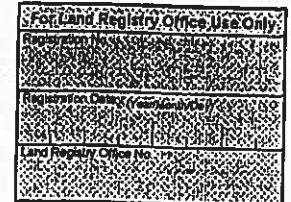
E. Name(s) and address(es) of each transferee's solicitor:

Deborah A. Humphreys, Weiler, Maloney, Nelson (td)
101 N. Syndicate Ave., Box 10010, Thunder Bay, Ontario, P7B 6T6 (File 50345)

School 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 receive French Public School Board Election unless otherwise directed in (a) and (b).



890 Hwy 608

Property 100



LAND
REGISTRY
OFFICE #55

PAGE 1 OF 1

PREPARED FOR ILS:scroft
ON 2019/02/21 AT 11:17:08

62283-0500 (LT)

PARCEL REGISTER (ABBREVIATED) FOR PROPERTY IDENTIFIER

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

PROPERTY DESCRIPTION: PCL 24287 SEC T8F; PT N 1/2 LT 10 CON 1 SCOBLE PT 1 55R8193; NEEDING

PROPERTY REMARKS: PLANNING ACT CONSENT AS IN F7901.

ESTATE/QUALIFIER:
FEE SIMPLE
ABSOLUTE

RECENTLY:
FIRST CONVERSION FROM BOOK

PIN CREATION DATE:
2004/03/29

OWNERS' NAMES
MRKAC, MILAN

CAPACITY SHARE
BENO

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/CHKD
** PRINTOUT INCLUDES ALL DOCUMENT TYPES AND DELETED INSTRUMENTS SINCE 2004/03/26 **						
55R8193	1990/03/07	PLAN REFERENCE				
F51990	1995/02/27	TRANSFER		*** COMPLETELY DELETED ***	JURSA, MARIA TERESA	C
F135085	2004/06/27	TRANSFER	\$20,000	JURSA, MARIA TERESA	MRKAC, MILAN	C
REMARKS: PLANNING ACT STATEMENTS						

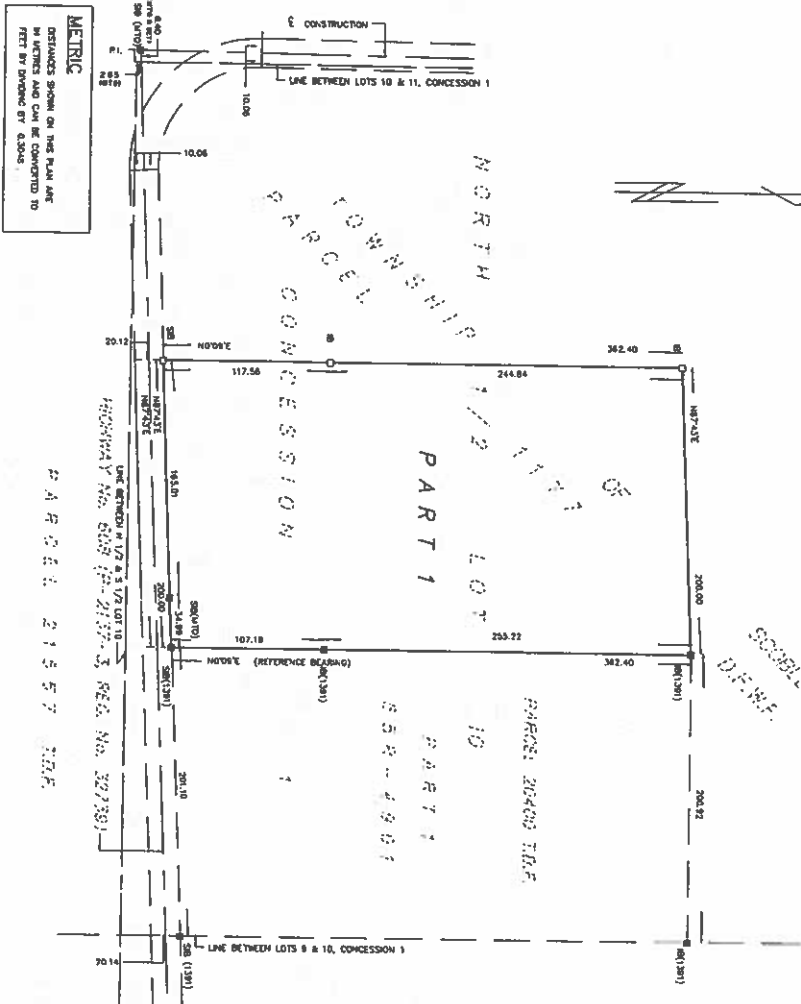
NOTE: ADJOINING PROPERTIES SHOULD BE INVESTIGATED TO ASCERTAIN DESCRIPTIVE INCONSISTENCIES, IF ANY, WITH DESCRIPTION REPRESENTED FOR THIS PROPERTY.
NOTE: ENSURE THAT YOUR PRINTOUT STATES THE TOTAL NUMBER OF PAGES AND THAT YOU HAVE PICKED THEM ALL UP.

PLAN OF SURVEY OF
PART OF THE NORTH 1/2 LOT 10,
CONCESSION 1
TOWNSHIP OF SCOBLE
DISTRICT OF THUNDER BAY

SCALE 1 : 2000



B. MASKELL LIMITED
 ONTARIO LAND SURVEYORS
 1980



METRIC
 DISTANCES SHOWN ON THIS PLAN ARE
 IN METRES AND CAN BE CONVERTED TO
 FEET BY DIVIDING BY 0.3048

A R O L L 2 1 5 5 7 T D F

PLAN 55R - 8193

RECORDED AND REPORTED	DATE 90-03-07
BY B. MASKELL LIMITED	
B. MASKELL LIMITED	
ONTARIO LAND SURVEYORS	
FEBRUARY 21, 1980	
PART 1 - PART OF PARCEL 1177 O.L.W.F.	

SURVEYOR'S CERTIFICATE

- I CERTIFY THAT
1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEY ACT AND THE LAND TITLES ACT AND THE REGULATIONS MADE THEREUNDER.
 2. THIS SURVEY WAS COMPLETED ON THE 15TH DAY OF JANUARY, 1980.

FEBRUARY 21, 1980

B. MASKELL
 ONTARIO LAND SURVEYOR

NOTE

BEARINGS ARE ASTROBASIC AND ARE DERIVED FROM THE BEST
 DATA OF PART 1, AS SHOWN ON PLAN 55R-4901, HAVING A
 BEARING OF 100° 00' 00"

LEGEND

- DONOTES SURVEY MONUMENT FOUND
- DONOTES SURVEY MONUMENT SET
- SM DONOTES STAKELESS ROCK MARK
- T.M.F. DONOTES THUNDER BAY FIELD BOOK
- O.L.W.F. DONOTES DISTRICT OF THUNDER BAY FIELD BOOK
- AND DONOTES DISTRICT OF THUNDER BAY FIELD BOOK
- 1581 DONOTES B. MASKELL O.L.S.

CAUTION

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

B. MASKELL LIMITED
 Land Surveyors
 Thunder Bay - 7091 FRANKS, ONTARIO
 TEL: 863-140 FAX: 863-140



Transfer/Deed of Land

ONTARIO GOVERNMENT - Form No. 97
Amended NOV. 1992

Form 1 - Land Registration Reform Act

A

<p style="writing-mode: vertical-rl; transform: rotate(180deg);">FOR OFFICE USE ONLY</p> <p style="writing-mode: vertical-rl; transform: rotate(180deg);">New Property Manifests</p> <p style="writing-mode: vertical-rl; transform: rotate(180deg);">Executions</p>	<p>Number/Numéro: F 051990</p> <p>95 FEB 27 P1:44</p> <p>Certificate of Receipt Certificat de Réception</p> <p><i>Robert Johnson</i> Land Registrar Registraire</p> <p>Thunder Bay (SS)</p>	<p>(1) Registry <input type="checkbox"/> Land Titles <input checked="" type="checkbox"/> (2) Page 1 of 2 pages</p> <p>(3) Property Identifier(s) Block Property</p> <p>(4) Consideration TWO ----- Dollars \$ 2.00</p> <p>(5) Description This is a: Property Division <input type="checkbox"/> Property Consolidation <input type="checkbox"/></p> <p>Parcel 24287, Thunder Bay Freehold, being part of North half of Lot 10, Concession 1, being Part 1, 55R-8193 Township of Scoble, District of Thunder Bay</p>	<p>Additional See Schedule <input type="checkbox"/></p> <p>Additional See Schedule <input type="checkbox"/></p>														
	<p>(6) This Document Contains</p> <p>(a) Redescription New Easement Plan/Sketch <input type="checkbox"/></p> <p>(b) Schedule for: Description <input type="checkbox"/> Additional Parties <input type="checkbox"/> Other <input type="checkbox"/></p> <p>(7) Interest/Estate Transferred Fee Simple</p>	<p>(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 the property transferred is not ordinarily occupied by me and my spouse, who is not separated from me, as our family residence.</p> <table style="width:100%; border-collapse: collapse;"> <tr> <td style="width:70%;">Name(s) JURSA, Stanley Victor</td> <td style="width:20%;">Signature(s) <i>Stanley Jursa</i></td> <td style="width:10%;">Date of Signature Y M D 1995 02 23</td> </tr> </table>			Name(s) JURSA, Stanley Victor	Signature(s) <i>Stanley Jursa</i>	Date of Signature Y M D 1995 02 23										
Name(s) JURSA, Stanley Victor	Signature(s) <i>Stanley Jursa</i>	Date of Signature Y M D 1995 02 23															
<p>(9) Spouse(s) of Transferor(s) I hereby consent to this transaction</p> <table style="width:100%; border-collapse: collapse;"> <tr> <td style="width:70%;">Name(s)</td> <td style="width:20%;">Signature(s)</td> <td style="width:10%;">Date of Signature Y M D</td> </tr> </table>				Name(s)	Signature(s)	Date of Signature Y M D											
Name(s)	Signature(s)	Date of Signature Y M D															
<p>(10) Transferor(s) Address for Service R. R. #5, Site 6, Box 19, Thunder Bay, Ontario, P7C 5M9</p>																	
<p>(11) Transferee(s)</p> <table style="width:100%; border-collapse: collapse;"> <tr> <td style="width:70%;">Name(s) JURSA, Maria Teresa</td> <td style="width:20%;">Date of Birth Y M D 1933 02 07</td> </tr> </table>				Name(s) JURSA, Maria Teresa	Date of Birth Y M D 1933 02 07												
Name(s) JURSA, Maria Teresa	Date of Birth Y M D 1933 02 07																
<p>(12) Transferee(s) Address for Service R. R. #5, Site 6, Box 15, Thunder Bay, Ontario, P7C 5M9</p>																	
<p>(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.</p> <table style="width:100%; border-collapse: collapse;"> <tr> <td style="width:70%;">Signature <i>Stanley Jursa</i></td> <td style="width:20%;">Date of Signature Y M D 1995 02 23</td> <td style="width:10%;">Date of Signature Y M D</td> </tr> </table> <p>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.</p> <table style="width:100%; border-collapse: collapse;"> <tr> <td style="width:70%;">Name and Address of Solicitor</td> <td style="width:20%;">Signature</td> <td style="width:10%;">Date of Signature Y M D</td> </tr> </table>				Signature <i>Stanley Jursa</i>	Date of Signature Y M D 1995 02 23	Date of Signature Y M D	Name and Address of Solicitor	Signature	Date of Signature Y M D								
Signature <i>Stanley Jursa</i>	Date of Signature Y M D 1995 02 23	Date of Signature Y M D															
Name and Address of Solicitor	Signature	Date of Signature Y M D															
<p>(14) Solicitor for Transferee(s) I have investigated the title to this land and to adjoining 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.</p> <table style="width:100%; border-collapse: collapse;"> <tr> <td style="width:70%;">Name and Address of Solicitor THOMAS C. MITTON, P. O. Box 173 THUNDER BAY, Ontario, P7C 4V8</td> <td style="width:20%;">Signature</td> <td style="width:10%;">Date of Signature Y M D</td> </tr> </table>				Name and Address of Solicitor THOMAS C. MITTON, P. O. Box 173 THUNDER BAY, Ontario, P7C 4V8	Signature	Date of Signature Y M D											
Name and Address of Solicitor THOMAS C. MITTON, P. O. Box 173 THUNDER BAY, Ontario, P7C 4V8	Signature	Date of Signature Y M D															
<table style="width:100%; border-collapse: collapse;"> <tr> <td style="width:40%;">(15) Assessment Roll Number of Property</td> <td style="width:10%;">City</td> <td style="width:10%;">Mun.</td> <td style="width:10%;">Map</td> <td style="width:10%;">Sub.</td> <td style="width:10%;">Par.</td> <td style="width:10%;"></td> </tr> <tr> <td></td> <td>58</td> <td>15</td> <td>910</td> <td>002</td> <td>00900</td> <td></td> </tr> </table>				(15) Assessment Roll Number of Property	City	Mun.	Map	Sub.	Par.			58	15	910	002	00900	
(15) Assessment Roll Number of Property	City	Mun.	Map	Sub.	Par.												
	58	15	910	002	00900												
<table style="width:100%; border-collapse: collapse;"> <tr> <td style="width:50%;">(16) Municipal Address of Property NOT ASSIGNED</td> <td style="width:50%;">(17) Document Prepared by: THOMAS C. MITTON P. O. Box 173 THUNDER BAY, Ontario, P7C 4V8</td> </tr> </table>				(16) Municipal Address of Property NOT ASSIGNED	(17) Document Prepared by: THOMAS C. MITTON P. O. Box 173 THUNDER BAY, Ontario, P7C 4V8												
(16) Municipal Address of Property NOT ASSIGNED	(17) Document Prepared by: THOMAS C. MITTON P. O. Box 173 THUNDER BAY, Ontario, P7C 4V8																
<table style="width:100%; border-collapse: collapse;"> <tr> <td style="width:70%;"></td> <td style="width:30%; text-align: center;">Fees and Tax</td> </tr> <tr> <td></td> <td style="text-align: center;">Registration Fee 50.00</td> </tr> <tr> <td></td> <td style="text-align: center;">Land Transfer Tax</td> </tr> <tr> <td></td> <td style="text-align: center;">Total</td> </tr> </table>					Fees and Tax		Registration Fee 50.00		Land Transfer Tax		Total						
	Fees and Tax																
	Registration Fee 50.00																
	Land Transfer Tax																
	Total																

Planning Act - OPTIONAL
Attest Signature of Transferor(s)
Solicitor (where necessary)

FOR OFFICE USE ONLY

all instructions on reverse side.
RE MATTER OF THE CONVEYANCE OF (insert brief description of land) Parcel 24287, Thunder Bay Freehold, being
part of North half of Lot 10, Concession 1, being Part 1, 55R-8193, Township of Scoble,
District of Thunder Bay

BY (insert names of all transferors in full) STANLEY VICTOR JURSZA

TO (see instruction 1 and print names of all transferees in full) MARIA TERESA JURSZA

1. (see instruction 3 and print names in full) MARIA TERESA JURSZA
of the City of Thunder Bay, in the District of Thunder Bay

MAKE OATH AND SAY THAT:

- 1. I am (place a check 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, 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; (delete 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)(j) 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	\$ 2.00	
(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))	\$ 2.00	\$ 2.00
(h) VALUE OF ALL CHATTELS - items of tangible personal property (detail below Tax is payable on the value of all chattels unless exempt under the provisions of the "Reciprocal 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	\$ 2.00	

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)
Transfer from son to mother for natural love and affection.
- 6. If the consideration is nominal, is the land subject to any encumbrance? none
- 7. Other remarks and explanations, if necessary. none

Sworn before me at the City of Thunder Bay
in the District of Thunder Bay
this 23rd day of February 19 95

A Commissioner for taking Affidavits, etc.

Maria Teresa Jursza
Maria Teresa Jursza

Property Information Record

- A. Describe nature of instrument: Transfer
- B. (i) Address of property being conveyed (if available) not assigned
- (ii) Assessment Roll No. (if available) 58 15 910 002 00900
- C. Mailing address(es) for future Notices of Assessment under the Assessment Act for property being conveyed (see instruction 7) R. R. #5, Site 6, Box 15, Thunder Bay, Ontario, P7C 5M9
- D. (i) Registration number for last conveyance of property being conveyed (if available) not 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
THOMAS C. MITTON, P. O. Box 173
THUNDER BAY, Ontario, P7C 4V8

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 local board membership will be assigned to the French Public School Board or Sector unless otherwise directed in (a) and (b).



Transfer/Deed of Land

Ont. & QUEBEC CO. INC. - Form No. 970
Amended NOV. 1992

Form 1 - Land Registration Reform Act

A

DO NOT REMOVE

FOR OFFICE USE ONLY

F 0135085

CERTIFICATE OF RECEIPT
LITHIUM ION RECYCLING
THUNDER BAY

'04 AUG 27 PM 4 45

Additional See Schedule

Executions

NIL

Additional See Schedule

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

(3) Property Identifier(s) Block 62283 Property 0500(LT) Additional See Schedule

(4) Consideration
TWENTY THOUSAND Dollars \$ 20,000.00

(5) Description This is a: Property Division Property Consolidation
Parcel 24287, Thunder Bay Freehold,
Part of the North 1/2 of Lot 10,
Concession 1, Part 1, 55R-8193,
Scoble Township, Municipality of Neebing
District of Thunder Bay
Being all of the PIN

(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 I am not a spouse.

Name(s) JURSZA, Maria Teresa Signature(s) *Maria Teresa Jurzsa* Date of Signature Y M D 2004 08 24

(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 6890 Margaret Street, Niagara Falls, Ontario L2G 2V7

(11) Transferee(s) Name(s) MRAKIC, Milan Date of Birth Y M D 1930 01 13

(12) Transferee(s) Address for Service R.R. #15, Onion Lake Road, Thunder Bay, Ontario P7B 5N1

(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. MARIA TERESA JURSZA Date of Signature Y M D 2004 08 24
Signature *Maria Teresa Jurzsa*
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 Rebecca E. Petric 4701 St. Clair Avenue Niagara Falls ON L2E 6V7 Signature *R. Petric* Date of Signature Y M D 2004 08 24

(14) Solicitor for Transferee(s) I have investigated the transferor(s) 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 of Transferee(s): MRAKIC, Milan Cont on Schedule
R.B. Judge 101 N. Syndicate Ave. Name and Address of Solicitor Thunder Bay, ON Date of Signature Y M D 2004 08 27
Signature *R.B. Judge*

(15) Assessment Roll Number of Property 58 15 910 002 00900 Fees and Tax

(16) Municipal Address of Property NOT ASSIGNED (17) Document Prepared by: THOMAS G. WATKINSON Barrister and Solicitor 123 Brodie Street South Thunder Bay, Ontario P7E 1B8 *chk#2575*

FOR OFFICE USE ONLY

Registration Fee 60
Land Transfer Tax 100
Total 160

Property Identifier(s) No.
62283-0500

Land Transfer Tax Affidavit
Land Transfer Tax Act

to all instructions on reverse side.

IN THE MATTER OF THE CONVEYANCE OF (insert brief description of land) Parcel 24287, Thunder Bay Freehold
Part of the North 1/2 of Lot 10, Concession 1, being Part 1 on Reference Plan 55R-8193, Township of Scoble,
now the Municipality of Neeching in the District of Thunder Bay

BY (print names of all transferors in full) Marin Teresa Jurszn
TO (print names of all transferees in full) Milan Mrakic

I/We have personal knowledge of the facts herein deposed to and MAKE OATH AND SAY THAT:

1. I am/We are (place a clear mark within the square opposite the following paragraph(s) that describe(s) the capacity of the deponents):
- (a) the transferee(s) named in the above-described conveyance;
 - (b) the authorized agent or solicitor acting in this transaction for the transferee(s);
 - (c) The President, Vice-President, Secretary, Treasurer, Director or Manager authorized to act for _____ (the transferee(s));
 - (d) a transferee and am making this affidavit on my own behalf and on behalf of (insert name of spouse or same-sex partner) _____ who is my spouse or same-sex partner.
 - (e) the transferor and I am lending this document for registration and no tax is payable on registration of this document.

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

(a) Monies paid or to be paid in cash	..... \$	<u>20,000.00</u>	} All blanks must be filled in inset "Nil" where applicable.
(b) Mortgages (i) Assumed (principal and interest)	..... \$	<u>Nil</u>	
(ii) Given back to vendor	..... \$	<u>Nil</u>	
(c) Property transferred in exchange (detail below in para. 6)	..... \$	<u>Nil</u>	
(d) Other consideration subject to tax (detail below)	..... \$	<u>Nil</u>	
(e) Fair market value of the lands (see instruction 2)	..... \$	<u>Nil</u>	
(f) Value of land, building, fixtures and goodwill subject to Land Transfer Tax (Total of (a) to (e))	..... \$	<u>20,000.00</u>	<u>20,000.00</u>
(g) Value of all chattels - items of tangible personal property which are taxable under the provisions of the Retail Sales Tax Act	..... \$	<u>Nil</u>	
(h) Other consideration for transaction not included in (f) or (g) above	..... \$	<u>Nil</u>	
(i) Total Consideration	..... \$	<u>20,000.00</u>	

3. To be completed where the value of the consideration for the conveyance exceeds \$400,000.00
I have read and considered the definition of "single family residence" set out in subsection 1(1) of the Act. The land conveyed in the above-described conveyance:
- does not contain a single family residence or contains more than two single family residences.
 - contains at least one and not more than two single family residences.
 - contains at least one and not more than two single family residences and the lands are used for other than just residential purposes. The transferee has accordingly apportioned the value of consideration on the basis that the consideration for the single family residence is \$ _____ and the remainder of the lands are used for _____ purposes.

Note: Subsection 2(1)(b) imposes an additional tax at the rate of one-half of one percent upon the value of the consideration in excess of \$400,000.00 where the conveyance contains at least one and not more than two single family residences and 2(2) allows an apportionment of the consideration where the lands are used for other than just residential purposes.

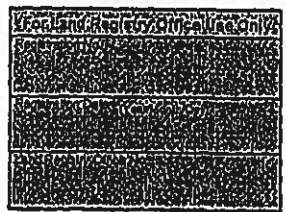
4. If consideration is nominal, is the land subject to any encumbrance? Yes No
5. Other remarks and explanations, if necessary, n/a

Sworn before me at the City of Thunder Bay
In the District of Thunder Bay
this 24th day of August, 2004
A Commissioner for taking Affidavits etc.

Deborah A. Humphreys
Deborah A. Humphreys
Signature(s)

Property Information Record N. A. Melchiorre

- A. Describe nature of instrument: Transfer/Deed of Land
- B. (i) Address of property being conveyed (if available) _____
not assigned
- (ii) Assessment Roll No. (if available) 58.01.910.002.00900
- C. Mailing address(es) for future Notices of Assessment under the Assessment Act for property being conveyed
R.R. #15, Onion Lake Road, Thunder Bay, Ontario P7B 5N1
- D. (i) Registration number for last conveyance of property being conveyed (if available) E51990
(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:
Deborah A. Humphreys, Weiler, Maloney, Nelson (td)
101 N. Syndicate Ave., Box 10010, Thunder Bay, Ontario, P7B 6T6



- School Support (Voluntary Election) (See reverse for explanation)
- | | | |
|---|------------------------------|-----------------------------|
| (a) Are all individual transferees Roman Catholic? | Yes <input type="checkbox"/> | No <input type="checkbox"/> |
| (b) If Yes, do all individual transferees wish to be Roman Catholic Separate School Supporters? | <input type="checkbox"/> | <input type="checkbox"/> |
| (c) Do all individual transferees have French Language Education Rights? | <input type="checkbox"/> | <input type="checkbox"/> |
| (d) If Yes, do all individual transferees wish to support the French Language School Board (where established)? | <input type="checkbox"/> | <input type="checkbox"/> |