

Properties

PIN 01134 - 0147 LT Interest/Estate Fee Simple
Description PT BLK A PL 211 SANDWICH EAST AS IN R656927 ; WINDSOR; S/T EASEMENT
OVER PT 2 PL 12R 20841 AS IN CE54946
Address 1880 ASSUMPTION STREET
WINDSOR

Consideration

Consideration \$3,365,000.00

Transferor(s)

The transferor(s) hereby transfers the land to the transferee(s).

Name SPIDA HAVILAH INC.
Address for Service c/o Unit 11
561 Edward Avenue
Richmond Hill, Ontario
L4C 9W6

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 RADICAL CAPITAL MANAGEMENT INC. Registered Owner
Address for Service 1138 Lilydale Avenue
Belle River, Ontario N0R 1A0

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

Frederick David Woolfson 1000 Finch Avenue West Suite acting for Signed 2023 12 21
#306 Transferor(s)
Toronto
M3J 2V5

Tel 416-630-1801

Fax 416-630-1805

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).

Daniel Kenneth Moorhouse 1061 University Avenue West acting for Signed 2023 12 22
Windsor Transferee(s)
N9A 5S5

Tel 519-258-5002

Fax 519-258-0241

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

HOLDEN & MOORHOUSE 1061 University Avenue West 2023 12 22
Windsor
N9A 5S5

Tel 519-258-5002

LRO # 12 Transfer

Received as CE1165211 on 2023 12 22 at 15:59

The applicant(s) hereby applies to the Land Registrar.

yyyy mm dd Page 2 of 3

Submitted By

Fax 519-258-0241

Fees/Taxes/Payment

Statutory Registration Fee	\$69.95
Provincial Land Transfer Tax	\$63,775.00
Total Paid	\$63,844.95

File Number

Transferee Client File Number : 974-039

LAND TRANSFER TAX STATEMENTS

In the matter of the conveyance of: 01134 - 0147 PT BLK A PL 211 SANDWICH EAST AS IN R656927 ; WINDSOR; S/T EASEMENT
OVER PT 2 PL 12R 20841 AS IN CE54946

BY: SPIDA HAVILAH INC.

TO: RADICAL CAPITAL MANAGEMENT INC.

Registered Owner

1. STEVE HENGSPERGER

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 RADICAL CAPITAL MANAGEMENT INC. 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	\$3,365,000.00
(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))	\$3,365,000.00
(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	\$3,365,000.00

6. Other remarks and explanations, if necessary.

1. 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.
2. 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:
3. (c) The transferee(s) is not a "foreign entity" or a "taxable trustee".
4. 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.
5. 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.

PROPERTY Information Record

A. Nature of Instrument: Transfer
LRO 12 Registration No. CE1165211 Date: 2023/12/22

B. Property(s): PIN 01134 - 0147 Address 1880 ASSUMPTION STREET WINDSOR
Assessment 3739020 - 01004700
Roll No

C. Address for Service: 1138 Lilydale Avenue
Belle River, Ontario N0R 1A0

D. (i) Last Conveyance(s): PIN 01134 - 0147 Registration No. CE607048
(ii) Legal Description for Property Conveyed: Same as in last conveyance? Yes ☒ No ☐ Not known ☐

E. Tax Statements Prepared By: Daniel Kenneth Moorhouse
1061 University Avenue West
Windsor N9A 5S5