

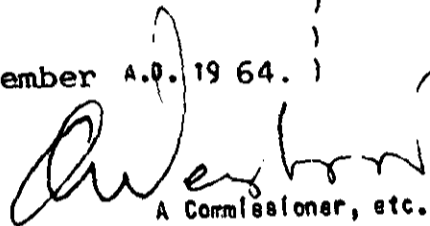
AFFIDAVIT, THE REGISTRY ACT
IN THE MATTER OF THE MORTMAIN AND CHARITABLE USES ACT

PROVINCE OF ONTARIO)
COUNTY OF YORK)

I, IRVING FELDMAN
of the City of Toronto In the County of York
Solicitor make oath and say:

- To Wit:)
1. That I am Solicitor of FOREST GLENN SHOPPING CENTRE LIMITED, the Purchaser named in the annexed instrument, and as such have knowledge of the matters herein deposed to.
 2. That the lands described in the annexed instrument are not assured to Forest Glenn Shopping Centre Limited contrary to the provisions of Section 2 of the Mortmain and Charitable Uses Act of Ontario.

Sworn before me at the City
of Toronto
In the County of York
this 30th
day of December A.D. 1964.


A Commissioner, etc.

Witnesseth that in consideration of other good and valuable

consideration and the sum of-----

ONE----- (\$1.00)----- Dollars
of lawful money of Canada now paid by the said Grantee to the said
Grantor (the receipt whereof is hereby by it acknowledged),
the said Grantor ~~Doth~~ Grant unto the said Grantee in fee simple.

All and Singular that certain parcel or tract of land and premises
situate lying and being in the Township of Toronto in the County
of Peel and Province of Ontario and being composed of the
whole of Block "J" according to Registered Plan No. 710.

This Indenture

made (in duplicate) the 22nd day of December
one thousand nine hundred and sixty-four

In Pursuance of The Short Forms of Conveyances Act

Between

Dye & Durham
Limited
Toronto, Canada

Form 1 to 4

RICE CONSTRUCTION CO., LIMITED, and
FOREST GLEN (DIXIE) LIMITED, companies
incorporated under the laws of the Province
of Ontario carrying on business in the
name of "FOREST GLEN",

hereinafter called the Grantor
OF THE FIRST PART

A N D:

FOREST GLEN SHOPPING CENTRE LIMITED, a
private company incorporated under the laws
of the Province of Ontario, having its head office
situate in the Municipality of Metropolitan
Toronto in the County of York,

hereinafter called the Grantee
OF THE SECOND PART

Witnesseth that in consideration of other good and valuable

consideration and the sum of-----

ONE-----(\$1.00)----- Dollars
of lawful money of Canada now paid by the said Grantee to the said
Grantor (the receipt whereof is hereby by it acknowledged),
the said Grantor Doth Grant unto the said Grantee in fee simple.

All and Singular that certain parcel or tract of land and premises
situate lying and being in the Township of Toronto in the County
of Peel and Province of Ontario and being composed of the
whole of Block "J" according to Registered Plan No. 719.

Dye & De
Lindie
Toronto, Ct.
Form 1 60

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All and Sing
situate lying
of Peel and
whole of Etc

To have and to hold

unto the said Grantee

successors and
heirs and

assigns, to and for

its and

their sole and only use for ever.

Subject

Nevertheless

to the reservations, limitations, provisos and conditions,
expressed in the original grant thereof from the Crown.

and reserving unto the Grantor for itself, its successors, servants, agents and assigns, until the acceptance of the subdivision by the Corporation of the Township of Toronto, the right to enter the lands included herein without charge, to undertake modifications of the surface drainage features of the said lands such that the surface drainage features comply with the drainage patterns provided in the subdivision agreement between the Grantor and the Corporation of the Township of Toronto or as may be otherwise approved by the Engineer for the said Township.

and reserving unto the Grantor for [itself], its successors, servants, agents and assigns, until the acceptance of the subdivision by the Corporation of the Township of Toronto, the
RIGHT TO ENTER THE LANDS INCLUDED HEREIN WITHOUT CHARGE TO UNDERTAKE MODIFICATIONS OF THE SURFACE DRAINAGE FEATURES OF THE SAID LANDS SUCH THAT THE SURFACE DRAINAGE FEATURES COMPLY WITH THE DRAINAGE PATTERNS PROVIDED IN THE SUBDIVISION AGREEMENT
between the Grantor and the Corporation of the Township of Toronto or as may be otherwise approved by the Engineer for the said Township

AND SUBJECT to the following restrictions running with the land for the benefit of the owner or owners for the time being of Blocks E, G, H, O and N, Plan 719, Toronto Township.

1. The purchaser will use the said lands for the purpose of a shopping centre in accordance with the prevailing Municipal by-laws.
2. The purchaser will not permit the construction of any buildings on the said lands unless the entire exposed walls thereof are brick or glass or some other material approved by the Vendor.
3. The purchaser will not permit the installation or erection of any billboards or signs saving and excepting signs of uniform height for all stores in the shopping centre, which said signs shall not project from the buildings but shall be flush with the walls thereof.
4. The purchaser will require any tenants of the shopping centre to remove garbage and rubbish and to keep their part of the premises in a clean and tidy state.
5. The purchaser will keep the parking areas and other common areas of the shopping centre in a clean and tidy state.
6. The purchaser will pave, landscape, or put sidewalks over the entire area not built on.
7. During the course of construction of any buildings on the said lands, the purchaser will keep the same in a clean and tidy state as possible, having regard to construction conditions.
8. All landscaped areas shall be regularly trimmed and kept clean.
9. Building materials and construction buildings and equipment shall not be left on the lands except when in actual use or immediately required.

Dye & Durham
Limited
Toronto, Canada
Form 1 to 4

Witness

consideration

of lawful money of
Grantor (the receipt
of the said Grantor
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ate lying and being
of the Province
of Block "J" Act

The said Grantor ~~Covenant~~ with the said Grantee ~~That he~~ it has the right to convey the said lands to the said Grantee notwithstanding any act of the said Grantor .

And that the said Grantee shall have quiet possession of the said lands, free from all encumbrances.

And the said Grantor ~~Covenant~~ with the said Grantee that ~~he~~ it will execute such further assurances of the said lands as may be requisite.

And the said Grantor ~~Covenants~~ with the said Grantee that ~~he~~ it has done no act to encumber the said lands.

And the said Grantor ~~Releases~~ to the said Grantee ~~All~~ its claims upon the said lands.

Dye & Durbin
Limited
Toronto, Canada
Forms 1 to 4

Witness

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of lawful money
Grantor (the 1
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of Block 110

The Grantor has hereunto affixed its Corporate Seal under the hands of its proper officers duly authorized in that behalf

In Witness Whereof / ~~the said parties hereto have hereunto set their hands and seals.~~

Signed, Sealed and Delivered
IN THE PRESENCE OF

FOREST GLEN
BY: RTCE CONSTRUCTION CO., LIMITED
Per: Louis A. Rice
President

Per: M. C. Rine
Secretary-Treasurer

FOREST GLEN (DIXIE) LIMITED

Per: W. J. Taylor
President

Per: F. A. Uigter
Secretary - TREASURER

COUNTY OF PEEL

TO WIT:

I, LOUIS A. RICE

of the Township of North York in the County
of York, Contractor,

DO SOLEMNLY DECLARE THAT

1. I am the President of Rice Construction Co.,
Limited.
2. That Rice Construction Co., Limited and Forest
Glenn (Dixie) Limited purchased the above property with partnership
funds and have owned the same solely for the benefit of the
partnership known as "Forest Glenn".
3. There are no other partners in "Forest Glenn".

AND I make this solemn Declaration conscientiously believing it to be true, and knowing
that it is of the same force and effect as if made under oath, and by virtue of "The Canada
Evidence Act."

DECLARED before me at the Town

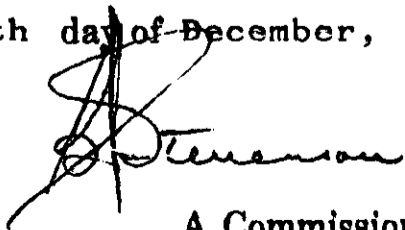
of Brampton

in the County

of Peel

this 30th day of December,

A.D. 19 64.



A Commissioner, etc.

AFFIDAVIT AS TO LEGAL AGE AND MARITAL STATUS

PROVINCE OF ONTARIO } I/WE
 COUNTY OF } of the of
 To Wit: } in the County of

Strike out words and parts not applicable and initial.

If Attorney see footnote.

in the within instrument named, make oath and say that at the time of the execution of the within instrument,

1. I was of the full age of twenty-one years;
2. And that
 who also executed the within instrument of the full age of twenty-one years

3. I was legally married to the person named therein as my wife/husband;
4. I was unmarried/divorced/widower.

SWORN before me at the
 of
 in the
 this day of
 A.D. 19.....

A Commissioner for taking Affidavits, etc.

NOTE: If Attorney, substitute in space provided "I am Attorney for.....(State name)..... one of the parties named therein and he/she was of the full age of twenty-one years."

Affidavit, Land Transfer Tax Act
 IN THE MATTER OF THE LAND TRANSFER TAX ACT

PROVINCE OF ONTARIO }
 COUNTY OF Peel }

1. *Angus F. Tolson*
 of the *City of Toronto*
 in the County of *York*, *Ontario*, for the *Grantor*
 named in the within (or annexed) transfer make oath and say:

To Wit:

This affidavit may be made by the purchaser or vendor or by any one acting for them under power of attorney or by an agent accredited in writing by the purchaser or vendor or by the solicitor of either of them.

1. I am *Robertson for the Grantor*
 named in the within (or annexed) transfer.
2. I have a personal knowledge of the facts stated in this affidavit.
3. The true amount of the monies in cash and the value of any property or security included in the consideration is as follows:

(a) Monies paid in cash	\$ 29,735.00
(b) Property transferred in exchange; Equity value	\$
Encumbrances	\$
(c) Securities transferred to the value of	\$
(d) Balances of existing encumbrances with interest owing at date of transfer	\$
(e) Monies secured by mortgage under this transaction	\$ 117,332.50
(f) Liens, annuities and maintenance charges to which transfer is subject	\$
Total consideration	<u>\$146,667.50</u>
4. If consideration is nominal, is the transfer for natural love and affection?
5. If so, what is the relationship between Grantor and Grantee?
6. Other remarks and explanations, if necessary

all blanks must be filled in.

Sworn before me at the *Town*
 of *Brampton*
 in the County of *York*
 this *30th*
 day of *December* A.D. 19 *64*
A. Stevenson
 A Commissioner, etc.

[Signature]

29,734

OF I, of the of in the
TO WIT make oath and say:

1. THAT I was personally present and did see the within or annexed Instrument and a duplicate thereof duly signed, sealed and executed by

2. THAT the said Instrument and duplicate were executed by the said part of the parties thereto. at the of

3. THAT I know the said part
4. THAT I am a subscribing witness to the said Instrument and duplicate.

SWORN before me at this
of in the County
of this
day of A.D. 19

A Commissioner for taking Affidavits, etc.

OF I, of the of in the
TO WIT: make oath and say:

1. THAT I was personally present and did see the within or annexed Instrument and a duplicate thereof duly signed, sealed and executed by

2. THAT the said Instrument and duplicate were executed by the said part of the parties thereto. at the of

3. THAT I know the said part
4. THAT I am a subscribing witness to the said Instrument and duplicate.

SWORN before me at the
of in the County
of this
day of A.D. 19

A Commissioner for taking Affidavits, etc.

Timb 175194
Dated December 22nd 19 64

RICE CONSTRUCTION CO.,
LIMITED and
FOREST GLEN (DIXIE) LIMITED
293.34 TO (28304)
FOREST GLEN SHOPPING CENTRE
LIMITED
Address: *39 Cambrian Ave*
Doussan

Deed of Land

SITUATE

Block 111 Plan 710
Toronto Township

Dye & Durham Limited, 10 Adelaide Street West, Toronto, Canada
Law and Commercial Stationers

602
RETURN TO
10'39
31/12/64

Feldman & Webster
LAWRENCE, LAWRENCE, STEVENSON & WEBBER
BARRISTERS & SOLICITORS
43 QUEEN STREET WEST
BRAMPTON ONTARIO

175194
TORONTO TWP.

I certify that the within instrument
has duly entered and registered in the
Registry Office for the Registry Division
of the County of Peel.

TORONTO TWP. A1
39
10'39
clock Am. on 31 DEC 1964
A.D. No. *175194*

Stewart Beatty
Prater
M 719

THIS INSTRUMENT
THE COUNTY OF PEEL
THE COUNTY OF PEEL

THIS INSTRUMENT IS REGISTERED IN THE REGISTRY OFFICE CERTIFICATE