

May 29, 2025

17008929 Canada Inc.
2044 Dovercourt Ave
Ottawa, Ontario K2A 0X1

Dear James Walker:

Re: Your purchase from Macnaughton
2715 County Rd 43, North Grenville
Part Lot 26, Concession 2
Being Part 8 On Plan 15R80
Our File No.: MAT112924

We are pleased to now submit our reporting letter in relation to your purchase of the above property, which transaction was completed on May 29, 2025.

TITLE

In accordance with your instructions, your title to the property is protected under a title insurance policy issued by Stewart Title Guaranty Company as Policy No. O-7763 5318815. Schedules identifying the property and the insured, and listing additional exceptions as well as affirmative assurances relating to matters not covered, excluded or excepted, are attached to the title insurance policy. Your copy of the policy, including Schedules, is enclosed with this report. Should you ever be required to file a claim, it is important that you follow the procedures set out in the policy.

Title to the property was taken in the following manner:

17008929 CANADA INC.
as registered owner

We are enclosing herewith the duplicate registered Transfer/Deed, the original of which we registered on your behalf on May 29, 2025 as Instrument No. GC94789.

INSURANCE

It is of the utmost importance to maintain adequate fire and liability coverage on the property and we wish to confirm that you arranged fire insurance effective from the date of closing. Although it is recommended that the amount of coverage be for replacement cost, it is necessary to maintain, at the very least, coverage in an amount not less than the aggregate secured by any mortgages on the property from time to time, and, in addition, the interests of such mortgagees must be noted on the policy.

STATEMENT OF ADJUSTMENTS

We are enclosing herewith a copy of the Statement of Adjustments which contains details of the various adjustments to the purchase price. The statement is used so as to determine the cash balance which you were required to pay to the vendor on closing. The figures on the right-hand side are credits to the vendor (and, as such, are added onto the purchase price) while those on the left are credits to you.

You will see from the Statement of Adjustments that you were charged with the purchase price of \$650,000.00 and you received credit with the deposit monies which you had already paid. With respect to realty taxes, the statement shows the vendor's proportionate share of the annual tax bill for the period from January 1st, 2025 to the date of closing as well as the amount actually paid by the vendor on this account. The difference between these two figures appears as an adjustment to the purchase price.

The balance due on closing was determined by adding to the sale price the credits to the vendor as shown in the right-hand column of the Statement of Adjustments, and deducting therefrom the credits to the purchaser as set out in the left-hand column.


ENCLOSURES

We are enclosing the following documents:

Registered Transfer.

We trust that this transaction has been completed to your satisfaction and if you have any questions or comments, please do not hesitate to contact our office.

Yours very truly,
Kelly Santini LLP



Michael J. Abrams
MJA:njp
Encls.