



September 18, 2024

Wild Gray Capital Management Inc.

75 First Street, Suite 14
Orangeville, Ontario
L9W 2E7

Attention: Mr. Willem Wildeboer, Project Manager

Dear Mr. Wildeboer

**Subject: Phase One Environmental Site Assessment Update
49 High Street, Barrie, Ontario
Project No: 30010**

As requested, OHE Consultants (OHE) is pleased to present Wild Gray Capital Management Inc. with the following letter report summarizing the Phase One Environmental Site Assessment (ESA) Update conducted at the above captioned location (hereinafter referred to as the "Property"). The Property location is shown as Drawing 1 and a site plan is shown as Drawing 2.

Objective

Keller Engineering carried out a Phase I ESA of the above captioned Property, as documented in the following report:

- *Phase I Environmental Site Assessment, 49 High Street, Barrie, Ontario, prepared for: Wild Gray Capital Management Inc., October 19, 2023.*

Wild Gray Capital Management Inc. intends to obtain a Record of Site Condition for the above captioned Property. OHE reviewed the Keller Engineering report and found it to be comprehensive and well prepared but not completely in compliance with Ontario Regulation 153/04. Full compliance with this regulation is necessary for the Record of Site Condition process. The OHE Phase One ESA Update has, therefore, been prepared in order to address these specific compliance issues.

Keller Engineering Phase I Environmental Site Assessment

Keller Engineering had conducted a Phase I ESA, under the name of Criterium-Jansen Engineers on June 18, 2018.

The Keller Engineering Phase I ESA was carried out as per CSA Z768-01 (R2022) *Phase I Environmental Site Assessment*, as well as ASTM E 1527-13 *Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process*. Neither of these guidelines address the Record of Site Condition process.

The Keller Engineering Phase I ESA comprised the following tasks and resources:

- Property and adjoining property inspection;
- parcel registry review, Land Registry Office #51;
- EcoLog ERIS environmental data search and review;
- Ontario Ministry of Environment, Conservation and Parks (MECP) Freedom of Information request;

Keller Engineering concluded:

This assessment has revealed no evidence of recognized environmental conditions; of hazardous substances or petroleum products on the subject property which would indicate an existing release, a past release, or a threat of release of these substances in connection with the property.

OHE Consultants Phase One Environmental Site Assessment Update

Property Reconnaissance

OHE conducted an inspection of the Property and of all properties within a 250 m radius of the Property on August 6, 2024. The 250 m radius search area is a requirement of Ontario Regulation 153/04.

The Property was described in the Keller Engineering report. It was developed with a four (4)-storey office building, with a basement. Property tenants comprised professional offices as well as Pizza Pizza, on the south side ground floor. The building comprised the entire Property.

Building heating was by way of natural gas-fired roof-top heating, ventilation, air-conditioning (HVAC) units, with supplemental heating provided by of electrical baseboard heaters. Building infrastructure was noted as follows:

- Basement: There are tenant lockers, water pumps, a fire alarm panel and a communications room in the basement. A monitoring well was found in this space.
- Pizza Pizza ground floor unit: A water heater and a grease trap for sanitary discharges were noted in this tenant space.



- Second Floor: The elevator room was identified on the second floor. An elevator oil storage tank was identified in this room.
- Third Floor: Tenant compressors, a water heater and a dentist tenant VacStar unit were identified in the mechanical room.
- Fourth Floor: A water heater was noted in the mechanical room.

The Property was adjoined as follows:

- north: parking lot, at a lower elevation than the Property;
- east: 110 Dunlop Street West, developed with a vacant two (2)-storey commercial building;
- west: High Street followed by 48 High Street, 52 High Street and 60 High Street, developed with residential dwellings;
- south: Dunlop Street West, followed by Stephen's Park;

A possible vent pipe was identified at the rear (north exterior) of 110 Dunlop Street West. In addition, an automotive garage (The Auto Shoppe) was identified at 66 Toronto Street, approximately 40 m to the east.

Enhanced Records Review

In order to complete the Phase One ESA OHE ordered the following resources:

- fire insurance plans;
- city directories;
- online Land Registry Office documentation;
- aerial photographs;

Fire Insurance Plans:

April 1917:

The Property was shown as developed with a residential dwelling in a primarily residential area.

Two (2) underground storage tanks (USTs) were indicated at 101 Dunlop Street West, across Dunlop Street to the southeast.

Three (3) USTs were noted at 19 Bradford Street, approximately 130 m to the south.



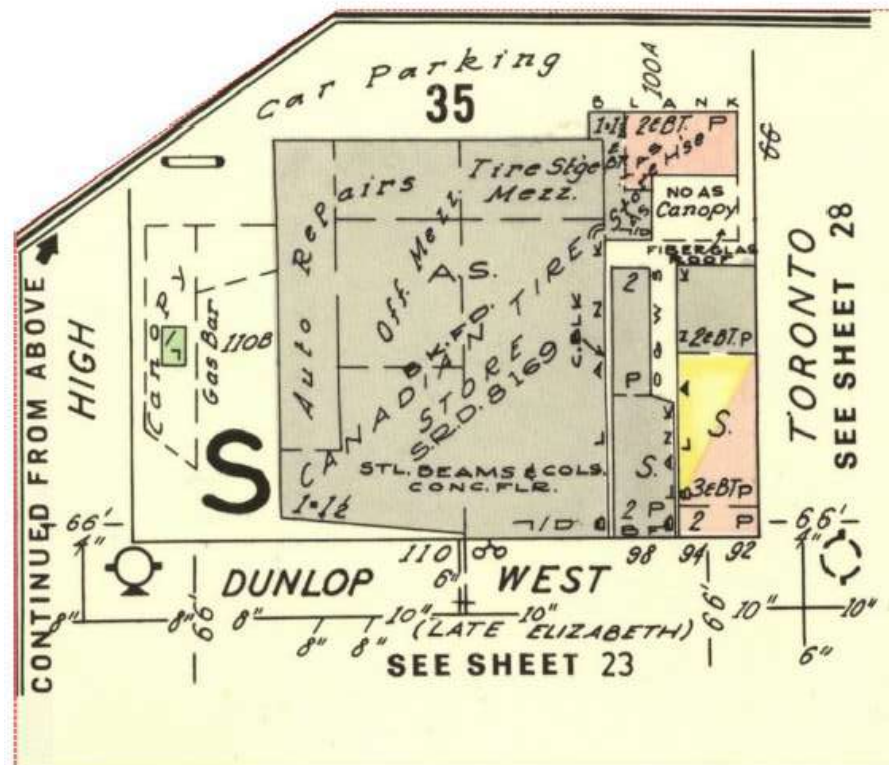
Both locations were at assumed hydraulically downgradient locations relative to the Property.

Four (4) USTs were noted at 85 Dunlop Street West, approximately 110 m to the east. This UST was situated at an assumed hydraulically cross-gradient location relative to the Property.

These facilities all comprise Potentially Contaminating Activities (PCAs). In preparation of a Phase One ESA Update PCAs are evaluated to determine if they present a potential environmental concern with respect to the Property. In such a case, an Area of Potential Environmental Concern (APEC) is defined on the Property. For these PCAs no onsite APECs were identified.

May 1971:

The Property was developed with a Canadian Tire store, with “auto repairs” and a gas bar. There was a single UST associated with the gas bar.



Two (2) USTs were identified at an “auto service” facility at 101 Dunlop Street West, across Dunlop Street to the southeast.



Two (2) USTs were noted at 19 Bradford Street, approximately 130 m to the south.

One (1) UST was noted at the former location of Barrie Tanning Ltd., approximately 250 m south of the Property along High Street.

85 Dunlop Street West, approximately 95 m to the southeast, was utilized for “auto service”, with one (1) UST.

Three (3) furnace fuel oil USTs, one (1) stove oil UST and one (1) unlabeled UST were noted at 34 Simcoe Street, approximately 180 m to the southeast.

88 Dunlop Street West, approximately 110 m to the east, was formerly utilized as an automotive garage.

A dry cleaning facility was identified south of 19 Bradford Street, approximately 150 m to the south of the Property.

These items all form PCAs. However, only those items directly associated with the Property form associated APECs. The other PCAs, corresponding to offsite findings, are situated at assumed hydraulically downgradient to cross-gradient locations.

Fire insurance plans are included as Appendix A in this report.

City Directories:

City directories were consulted for the years 1980, 1982, 1986, 1991 and 1994 / 1995. The following is noted:

The Property was not listed in 1980. The existing building was listed in 1982.

83 / 85 Dunlop Street West was listed as occupied by Wakelin's Texaco Centre, Texaco Canada Inc. and Downtown Texaco from 1980 to 1991. 83 / 85 Dunlop Street West is situated approximately 110 m to the east.

Land Registry Office Information:

The Property is legally described as part of Lot 33 North Side Elizabeth Street, Registered Plan 129, and part of Lot 13 East Side High Street, Registered Plan, described by PARTs 1, 2 and 3, Reference Plan 5R-10115, defined by Parcel



Registrar 58798-0113 (LT). The current owner, Wild Gray Capital Management Group Inc., acquired the Property in November 2011 from 1717132 Ontario Limited.

Registered leases were noted as follows:

- Ivan K. Portnikoff, August 1983;
- Min-A-Mart, January 1982;
- Ultra Med Developments Inc., January 1982;
- Ontario Housing Corp., July 1987;

The Property was owned by Canadian Tire Corporation, Limited, from September 1958 to July 1977.

The Parcel Registrar is included as Appendix B in this report.

Aerial Photographs:

Aerial photographs for the years 1962, 1995 and 2003 were reviewed as part of this Phase One ESA Update. These aerial photographs are included in Appendix C.

In the 1962 aerial photograph a rectangular building was visible. This likely corresponds to the Canadian Tire store. Given the resolution of the photograph details regarding other properties in the Phase One ESA Study Area were difficult to interpret.

Given photograph resolution the Property and the Phase One ESA Study Area appeared to be similarly developed as its current configuration in the 1995 and 2003 aerial photographs.

Phase One Environmental Site Assessment Update Conclusions

Potentially Contaminating Activities

The following PCAs were identified during the Phase One ESA Update:



Potentially Contaminating Activity (PCA)	Ontario Regulation 153/04 Item	Description
PCA #1	Item #30: Importation of Fill Material of Unknown Quality	fill was likely used during Property development and removal of tanks
PCA #2	Item #28: Gasoline and Associated Products Storage in Fixed Tanks	UST formerly present at the Property as part of a Canadian Tire retail facility presence of an elevator hydraulic oil storage tank in the building
PCA #3	Item #10: Commercial Autobody Shops	past use of the Property as a Canadian Tire automotive repair facility
PCA #4	Item #28: Gasoline and Associated Products Storage in Fixed Tanks	vent pipe at the rear of 110 Dunlop Street East
PCA #5	Item #10: Commercial Autobody Shops	automotive garage at 110 Dunlop Street East
PCA #6	Item #10: Commercial Autobody Shops	past use of 88 Dunlop Street as an automotive garage
PCA #7	Item #28: Gasoline and Associated Products Storage in Fixed Tanks	historic presence of UST at 101 Dunlop Street West
PCA #8	Item #10: Commercial Autobody Shops	past use of 101 Dunlop Street West as a gasoline service station
PCA #9	Item #28: Gasoline and Associated Products Storage in Fixed Tanks	historic presence of UST at 85 Dunlop Street West
PCA #10	Item #10: Commercial Autobody Shops	past use of 85 Dunlop Street West as a gasoline service station
PCA #11	Item #28: Gasoline and Associated Products Storage in Fixed Tanks	historic presence of UST at property northeast of 19 Bradford Street
PCA #12	Item #10: Commercial Autobody Shops	past use of property northeast of 19 Bradford Street as a gasoline service station



PCA #13	Item #28: Gasoline and Associated Products Storage in Fixed Tanks	historic presence of UST at 19 Bradford Street
PCA #14	Item #37: Operation of Dry Cleaning Equipment (where chemicals are used)	historic dry cleaner, west side of Bradford Street opposite Simcoe Street
PCA #15	Item #28: Gasoline and Associated Products Storage in Fixed Tanks	historic furnace fuel oil tanks, 34 Simcoe Street
PCA #16	Item #28: Gasoline and Associated Products Storage in Fixed Tanks	historic UST, 34 Simcoe Street
PCA #17	Item #28: Gasoline and Associated Products Storage in Fixed Tanks	historic UST, High Street

The first PCA (PCA # 1, Item #30: Importation of Fill Material of Unknown Quality) was not discussed in this letter. This PCA has been added as it is typically expected by the MECP for any properties for which any evidence of possible fill has been determined.

PCAs are shown in Drawing 3.

Areas of Potential Environmental Concern

OHE reviewed the above PCAs with respect to relevance to the Property. Based upon this review the following APECs were derived. These APECs apply to the entire Property.



Area of Potential Environmental Concern (APEC)	Corresponding Potentially Contaminating Activities (PCAs)	Description
APEC #1	Item #30: Importation of Fill Material of Unknown Quality	fill was likely used during Property development and removal of tanks
APEC #2	Item #28: Gasoline and Associated Products Storage in Fixed Tanks	past presence of an underground storage tank at the Property presence of an elevator hydraulic oil storage tank in the building
APEC #3	Item #10: Commercial Autobody Shops	past use of the Property as an automotive garage

APECs are shown in Drawing 4.

In order to address these APECs soil and ground water sampling is required. Such sampling is recommended as follows:

- Soil: petroleum hydrocarbons (PHCs), volatile organic compounds (VOCs), polycyclic aromatic hydrocarbons (PAHs), metals and hydride-forming metals;
- Ground Water: PHCs, VOCs, and PAHs;

Metals and hydride-forming metals has been added the suite of parameters for soil to address the potential presence of fill.

In order to apply for a Record of Site Condition there can be no soil ground water contamination present. If such contamination is found it can be addressed through site remediation or through use a Risk Assessment. The latter process is one in which generic province-wide environmental Standards are re-evaluated based upon Property-specific conditions. This is a rigorous scientific process and is subject to MECP review.

Overall

We trust that this letter meets your present requirements. Should you have any questions or require additional information, please do not hesitate to contact the undersigned.



OHE Consultants

Occupational Hygiene & Environment

Prepared by:

Reviewed by:

Mike Grayhurst, P.Eng., Q.P._{ESA}, EP, PMP
Senior Managing Consultant

Farid (Fred) Atrash, M.H.Sc., CIH, ROH
President



DRAWINGS



Legend:

← Property

Notes:

Locations of site features are approximate and may vary from that shown

Drawing Title:

Site Location

Client Address:

Wild Gray Capital Management Inc.
75 First Street, Suite 14
Orangeville, Ontario

Project Location:

49 High Street
Barrie, Ontario

Project No: 30100



Date: Sept. 2024

Drawing No:

Scale: As Shown

1

Drawn By: OA

Approved By: MG






Legend:
 — Approximate Property Boundary

Notes:
 Locations of site features are approximate and may vary from that shown

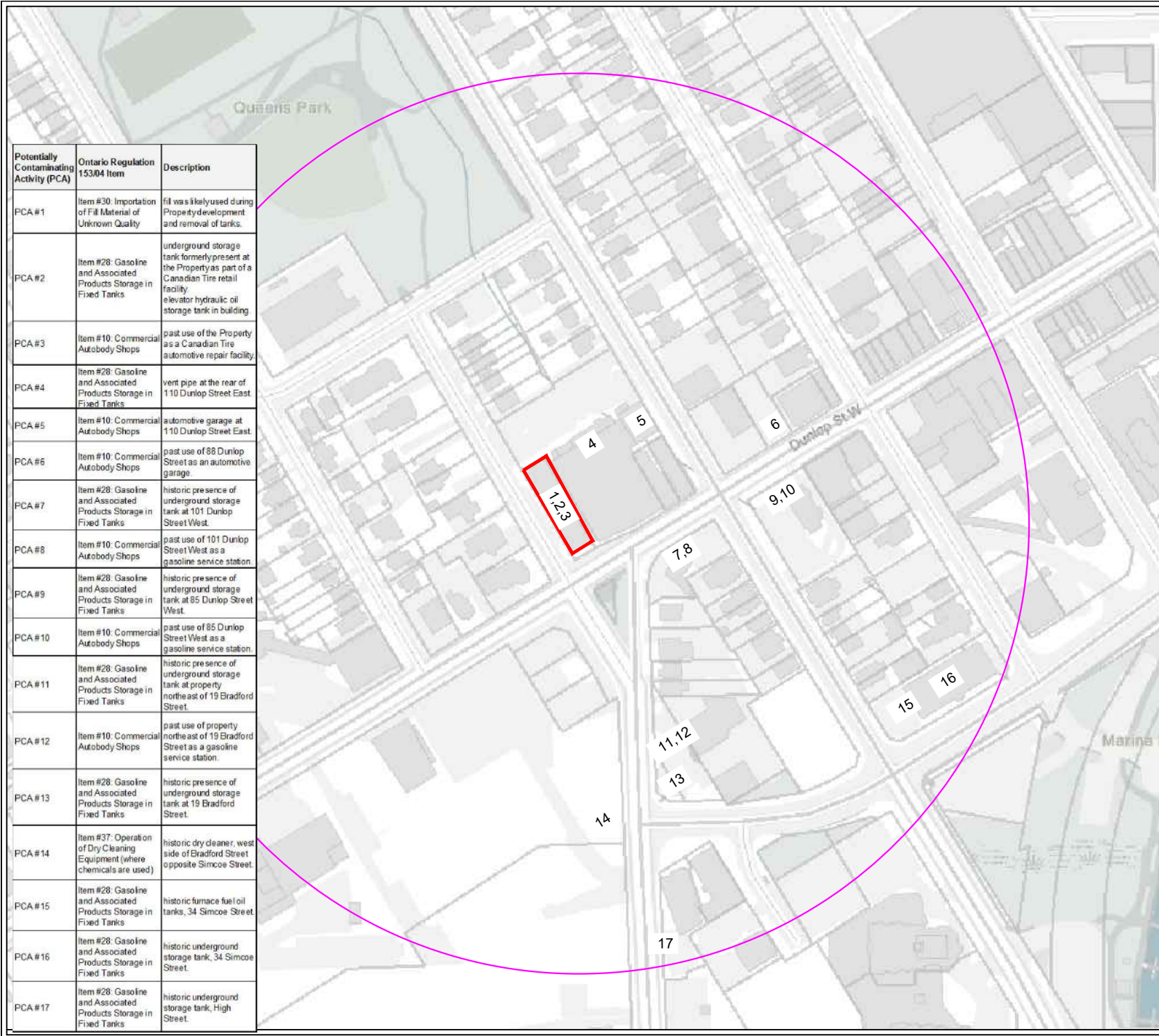
Drawing Title:
 Site Plan

Client Address:
 Wild Gray Capital Management Inc.
 75 First Street, Suite 14
 Orangeville, Ontario

Project Location:
 49 High Street
 Barrie, Ontario

Project No: 30100	 2
Date: Sept. 2024	
Scale: As Shown	
Drawn By: OA	
Approved By: MG	





Legend:

- Approximate Property Boundary
- Phase One Environmental Site Assessment Study Area

Potentially Contaminating Activity (PCA)	Ontario Regulation 153/04 Item	Description
PCA #1	Item #30: Importation of Fill Material of Unknown Quality	fill was likely used during Property development and removal of tanks.
PCA #2	Item #28: Gasoline and Associated Products Storage in Fixed Tanks	underground storage tank formerly present at the Property as part of a Canadian Tire retail facility elevator hydraulic oil storage tank in building
PCA #3	Item #10: Commercial Autobody Shops	past use of the Property as a Canadian Tire automotive repair facility.
PCA #4	Item #28: Gasoline and Associated Products Storage in Fixed Tanks	vent pipe at the rear of 110 Dunlop Street East
PCA #5	Item #10: Commercial Autobody Shops	automotive garage at 110 Dunlop Street East
PCA #6	Item #10: Commercial Autobody Shops	past use of 88 Dunlop Street as an automotive garage.
PCA #7	Item #28: Gasoline and Associated Products Storage in Fixed Tanks	historic presence of underground storage tank at 101 Dunlop Street West.
PCA #8	Item #10: Commercial Autobody Shops	past use of 101 Dunlop Street West as a gasoline service station
PCA #9	Item #28: Gasoline and Associated Products Storage in Fixed Tanks	historic presence of underground storage tank at 85 Dunlop Street West
PCA #10	Item #10: Commercial Autobody Shops	past use of 85 Dunlop Street West as a gasoline service station.
PCA #11	Item #28: Gasoline and Associated Products Storage in Fixed Tanks	historic presence of underground storage tank at property northeast of 19 Bradford Street.
PCA #12	Item #10: Commercial Autobody Shops	past use of property northeast of 19 Bradford Street as a gasoline service station.
PCA #13	Item #28: Gasoline and Associated Products Storage in Fixed Tanks	historic presence of underground storage tank at 19 Bradford Street.
PCA #14	Item #37: Operation of Dry Cleaning Equipment (where chemicals are used)	historic dry cleaner, west side of Bradford Street opposite Simcoe Street.
PCA #15	Item #28: Gasoline and Associated Products Storage in Fixed Tanks	historic furnace fuel oil tanks, 34 Simcoe Street
PCA #16	Item #28: Gasoline and Associated Products Storage in Fixed Tanks	historic underground storage tank, 34 Simcoe Street.
PCA #17	Item #28: Gasoline and Associated Products Storage in Fixed Tanks	historic underground storage tank, High Street.

Notes:
Locations of site features are approximate and may vary from that shown

Drawing Title:
Potentially Contaminating Activities

Client Address:
Wild Gray Capital Management Inc.
75 First Street, Suite 14
Orangeville, Ontario

Project Location:
49 High Street
Barrie, Ontario

Project No: 30100

Date: Sept. 2024
Scale: As Shown
Drawn By: OA
Approved By: MG



3





Area of Potential Environmental Concern (APEC)	Corresponding Potentially Contaminating Activities (PCAs)	Description	Colour as shown in drawing
APEC #1	Item #30: Importation of Fill Material of Unknown Quality	fill was likely used during Property development and removal of tanks.	—
APEC #2	Item #28: Gasoline and Associated Products Storage in Fixed Tanks	past presence of an underground storage tank at the Property. elevator hydraulic oil storage tank in building.	—
APEC #3	Item #10: Commercial Autobody Shops	past use of the Property as an automotive garage.	—

Legend:

NOTE:
APEC - Area of Potential Environmental Concern

Notes:

Locations of site features are approximate and may vary from that shown

Drawing Title:

Areas of Potential Environmental Concern

Client Address:

Wild Gray Capital Management Inc.
75 First Street, Suite 14
Orangeville, Ontario

Project Location:

49 High Street
Barrie, Ontario

Project No: 30100



Date: Sept. 2024

Drawing No:

Scale: As Shown

Drawn By: OA

Approved By: MG

4



PHOTOGRAPHS





Photograph 1: view of the building, looking southeast along High Street



Photograph 1: view of the building, looking northwest across Dunlop Street West



Photograph 3: view of the building, looking northeast from the High Street / Dunlop Street West intersection



Photograph 4: elevator soil storage tank



Photograph 5: common hallway



Photograph 6: Pizza Pizza kitchen, showing grease trap

FIRE INSURANCE PLANS



enviroscan



175 Commerce Valley Drive W
Markham, Ontario L3T 7Z3

T: 1 877 244 9437
W: optaintel.ca

Stephanie

Site Address:

49 High Street Barrie ON

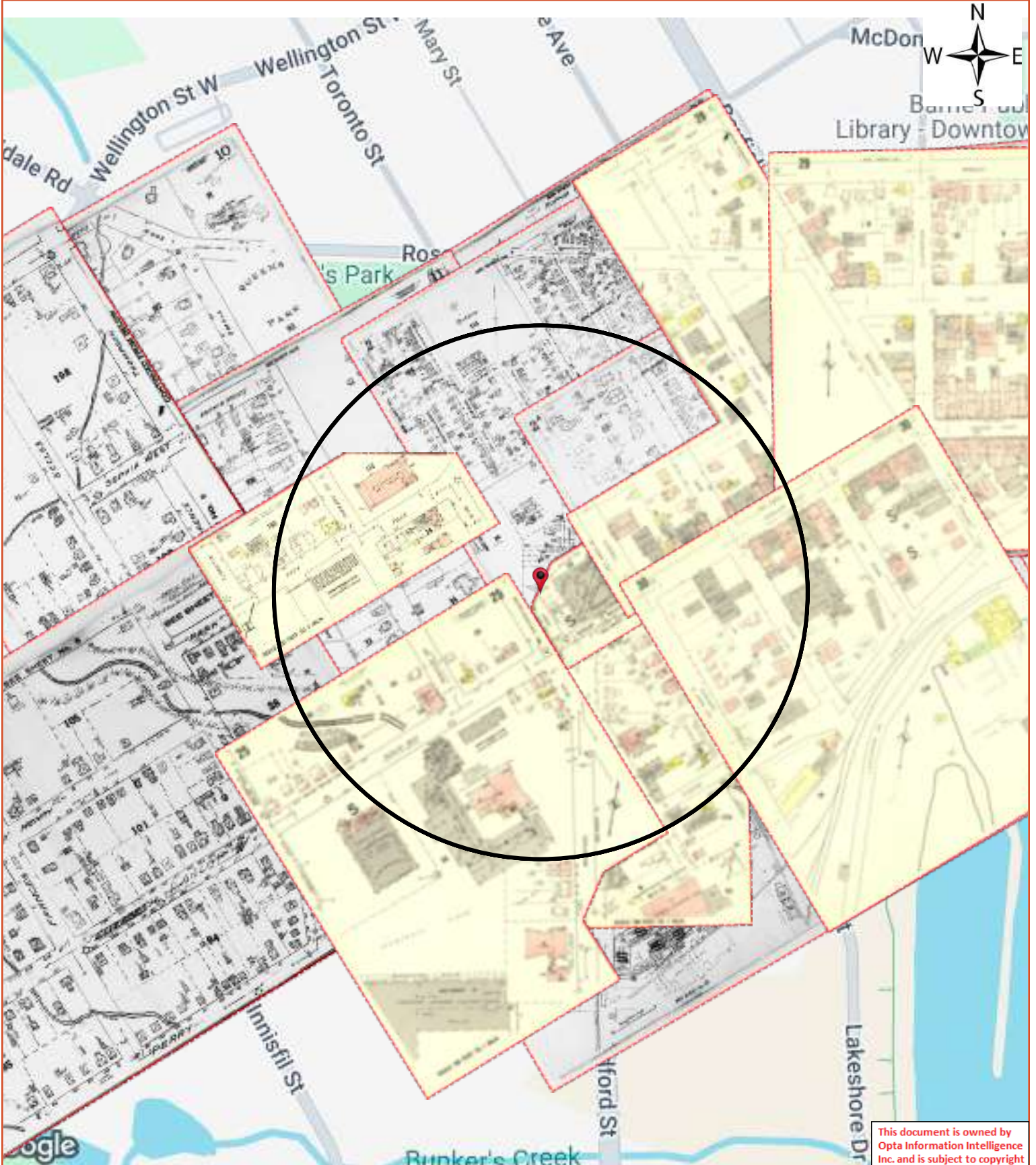
Project No:
24082701397

Opta Order ID:

148710

Requested by:
Eleanor Goolab
Ecolog Eris

Date Completed:
9/4/2024 2:46:21 PM



This document is owned by Opta Information Intelligence Inc. and is subject to copyright protection. Please see the full Terms and Conditions at the front of this document.



Opta Historical Environmental Services EnviroscanTM Terms and Conditions

Report

The documents (hereinafter referred to as the "Documents") to be released as part of the report (hereinafter referred to as the "Report") to be delivered to the purchaser as set out above are documents in Opta's records relating to the described property (hereinafter referred to as the "Property"). Opta makes no representations or warranties respecting the Documents whatsoever, including, without limitation, with respect to the completeness, accuracy or usefulness of the Documents, and does not represent or warrant that these are the only plans and reports prepared in association with the Property or in Opta's possession at the time of Report delivery to the purchaser. The Documents are current as of the date(s) indicated on them. Interpretation of the Documents, if any, is by inference based upon the information which is apparent and obvious on the face of the Documents only. Opta does not represent, warrant or guarantee that interpretations other than those referred to do not exist from other sources. The Report will be prepared for use by the purchaser of the services as shown above hereof only.

Disclaimer

Opta disclaims responsibility for any losses or damages of any kind whatsoever, whether consequential or other, however caused, incurred or suffered, arising directly or indirectly as a result of the services (which services include, but are not limited to, the preparation of the Report provided hereunder), including but not limited to, any losses or damages arising directly or indirectly from any breach of contract, fundamental or otherwise, from reliance on Opta Reports or from any tortious acts or omissions of Opta's agents, employees or representatives.

Entire Agreement

The parties hereto acknowledge and agree to be bound by the terms and conditions hereof. The request form constitutes the entire agreement between the parties pertaining to the subject matter hereof and supersedes all prior and contemporaneous agreements, negotiations and discussions, whether oral or written, and there are no representations or warranties, or other agreements between the parties in connection with the subject matter hereof except as specifically set forth herein. No supplement, modification, waiver, or termination of the request shall be binding, unless confirmed in writing by the parties hereto.

Governing Document

In the event of any conflicts or inconsistencies between the provisions hereof and the Reports, the rights and obligations of the parties shall be deemed to be governed by the request form, which shall be the paramount document.

Law

This agreement shall be governed by and construed in accordance with the laws of the Province of Ontario and the laws of Canada applicable therein.



175 Commerce Valley Drive W
Markham, Ontario
L3T 7Z3

T: 877.244.9437

Toll Free: 877.244.9437

F: 877.244.9437

www.optaintel.ca

Report Index

Requested by:
Eleanor Goolab

Date Completed: 09/04/2024 14:46:21



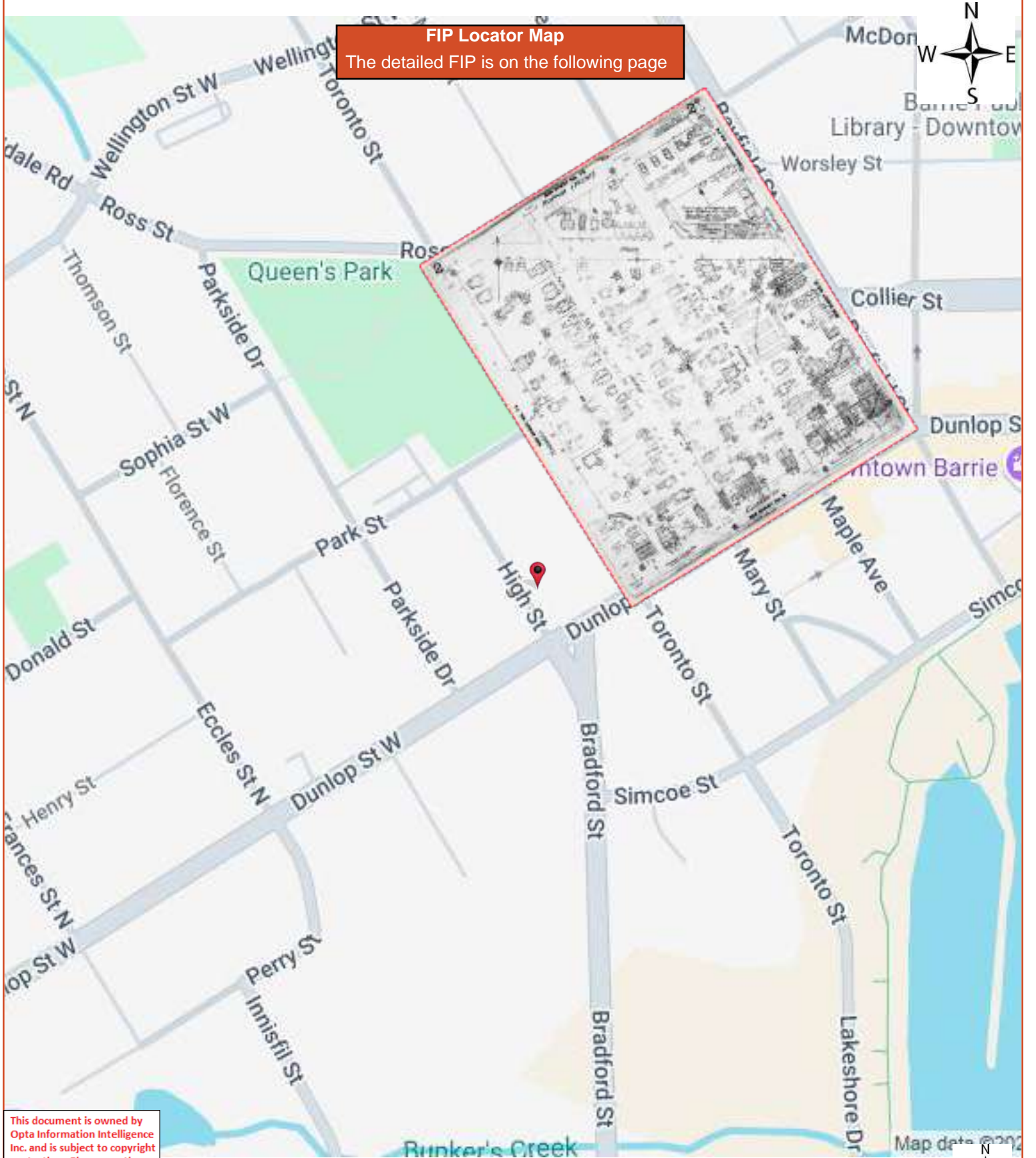
OPTA INFORMATION INTELLIGENCE

Page	Report Title
6	(1917) Volume: Ontario Firemap: 2
8	(1917) Volume: Ontario Firemap: 3
10	(1917) Volume: Ontario Firemap: 7
12	(1917) Volume: Ontario Firemap: 8
14	(1917) Volume: Ontario Firemap: 9
16	(1917) Volume: Ontario Firemap: 10
18	(1917) Volume: Ontario Firemap: 11
20	(1946) Volume: Ontario Firemap: 2
22	(1946) Volume: Ontario Firemap: 3
24	(1946) Volume: Ontario Firemap: 8
26	(1946) Volume: Ontario Firemap: 9
28	(1946) Volume: Ontario Firemap: 2A
30	(1971) Volume: Barrie Firemap: 23
32	(1971) Volume: Barrie Firemap: 25
34	(1971) Volume: Barrie Firemap: 25
36	(1971) Volume: Barrie Firemap: 27
38	(1971) Volume: Barrie Firemap: 28
40	(1971) Volume: Barrie Firemap: 29
42	(1971) Volume: Barrie Firemap: 30

This document is owned by Opta Information Intelligence Inc. and is subject to copyright protection. Please see the full Terms and Conditions at the front of this document.

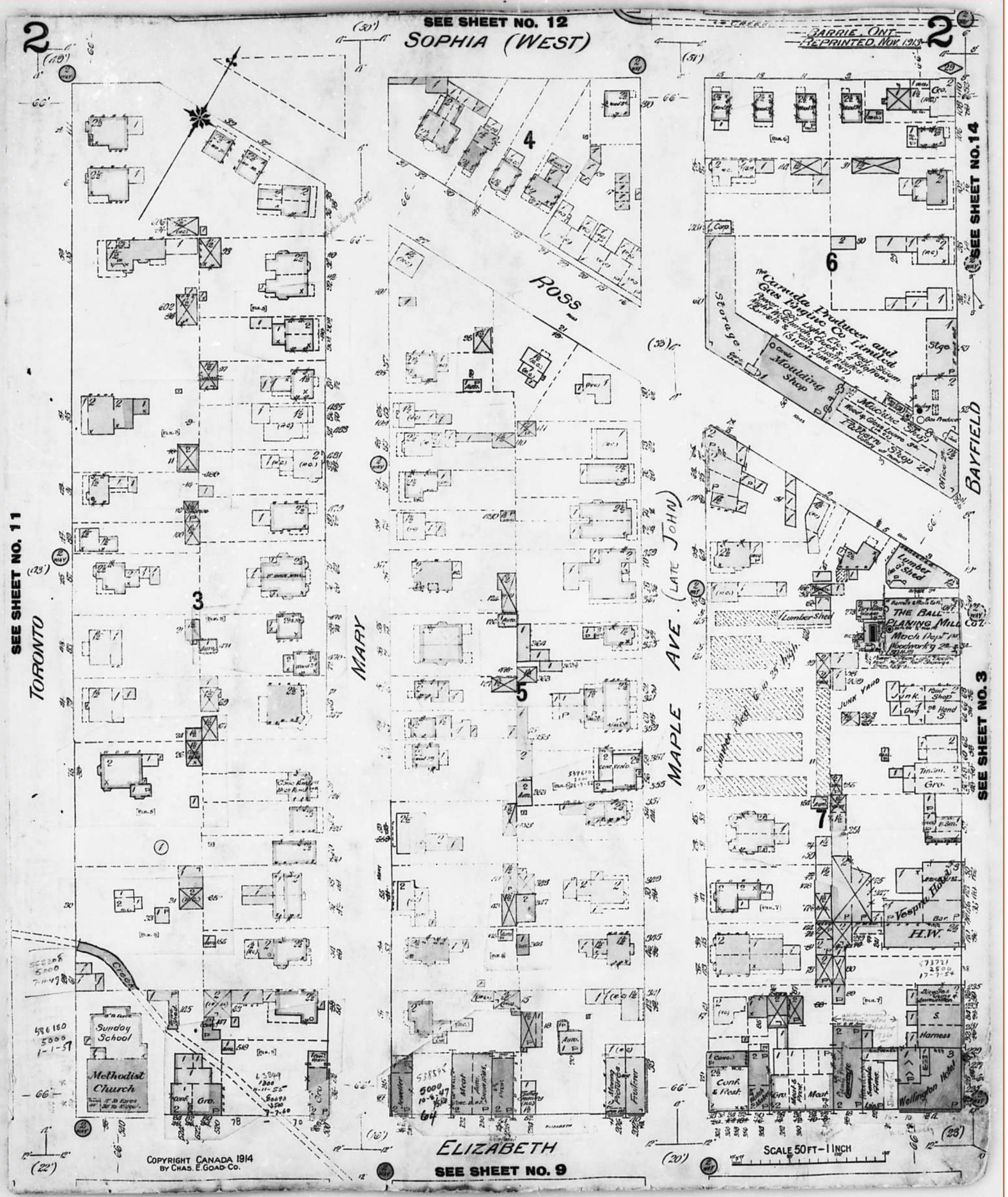


FIP Locator Map
The detailed FIP is on the following page

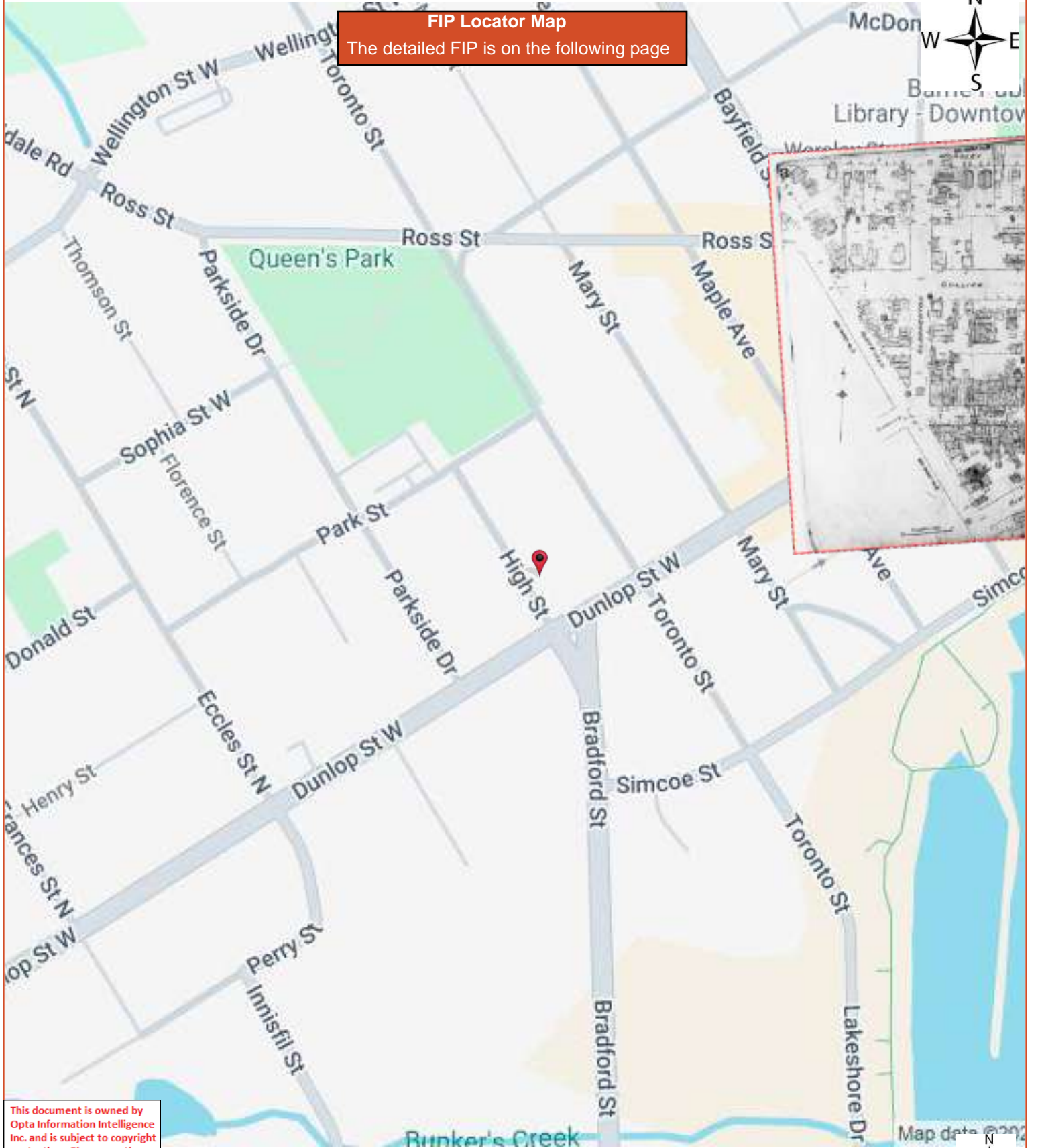


This document is owned by Opta Information Intelligence Inc. and is subject to copyright protection. Please see the full Terms and Conditions at the front of this document.



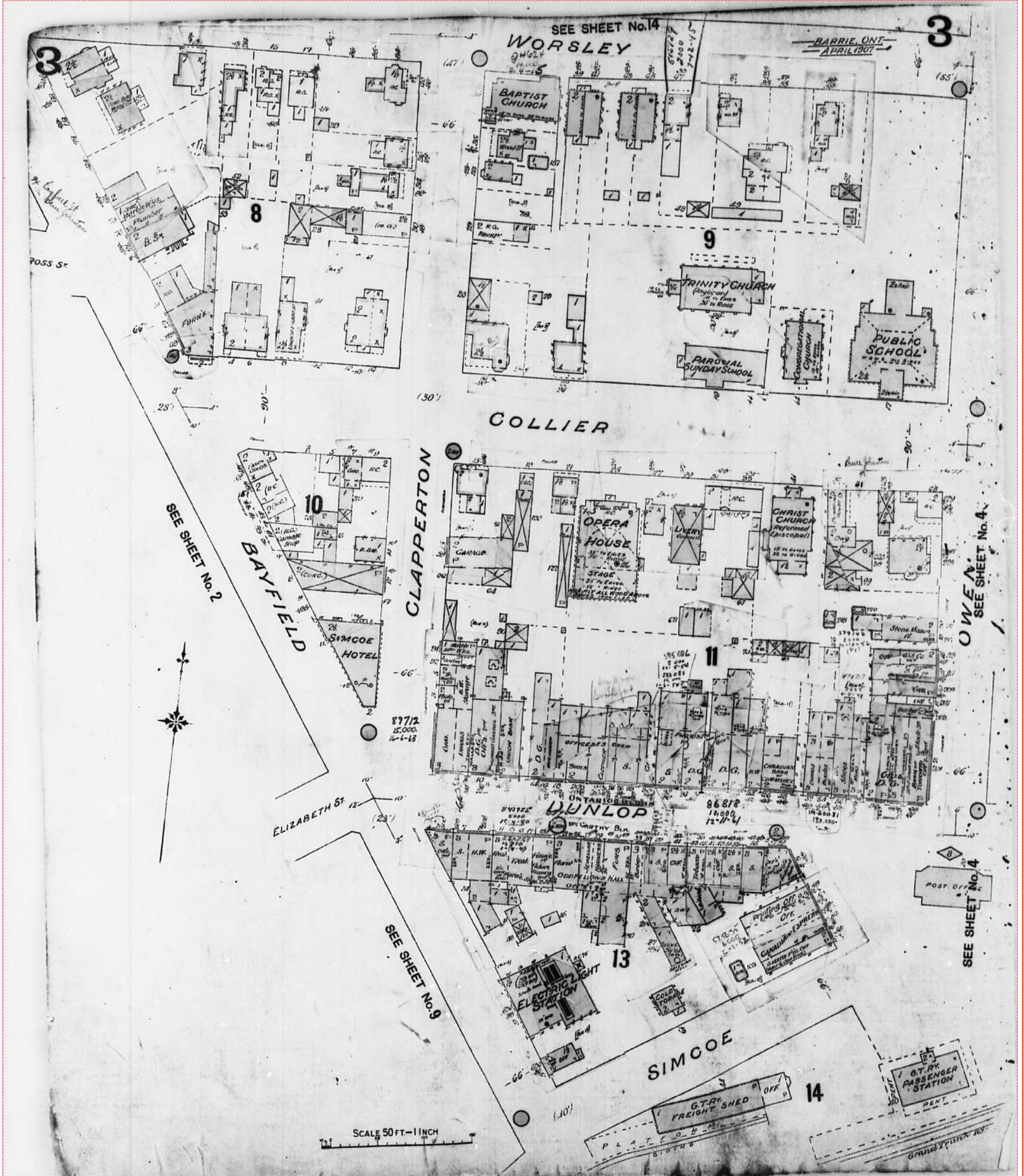


FIP Locator Map
The detailed FIP is on the following page



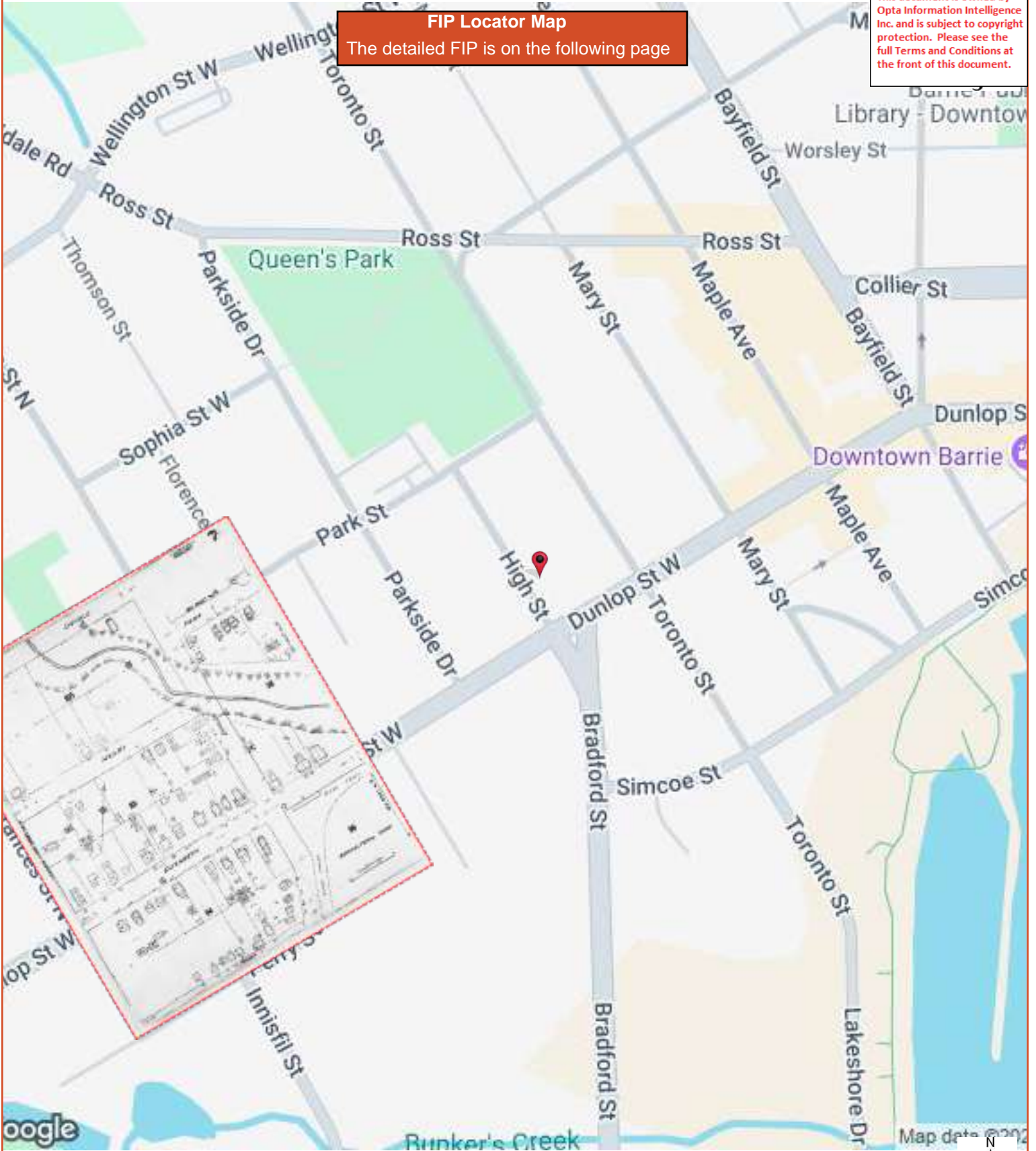
This document is owned by Opta Information Intelligence Inc. and is subject to copyright protection. Please see the full Terms and Conditions at the front of this document.

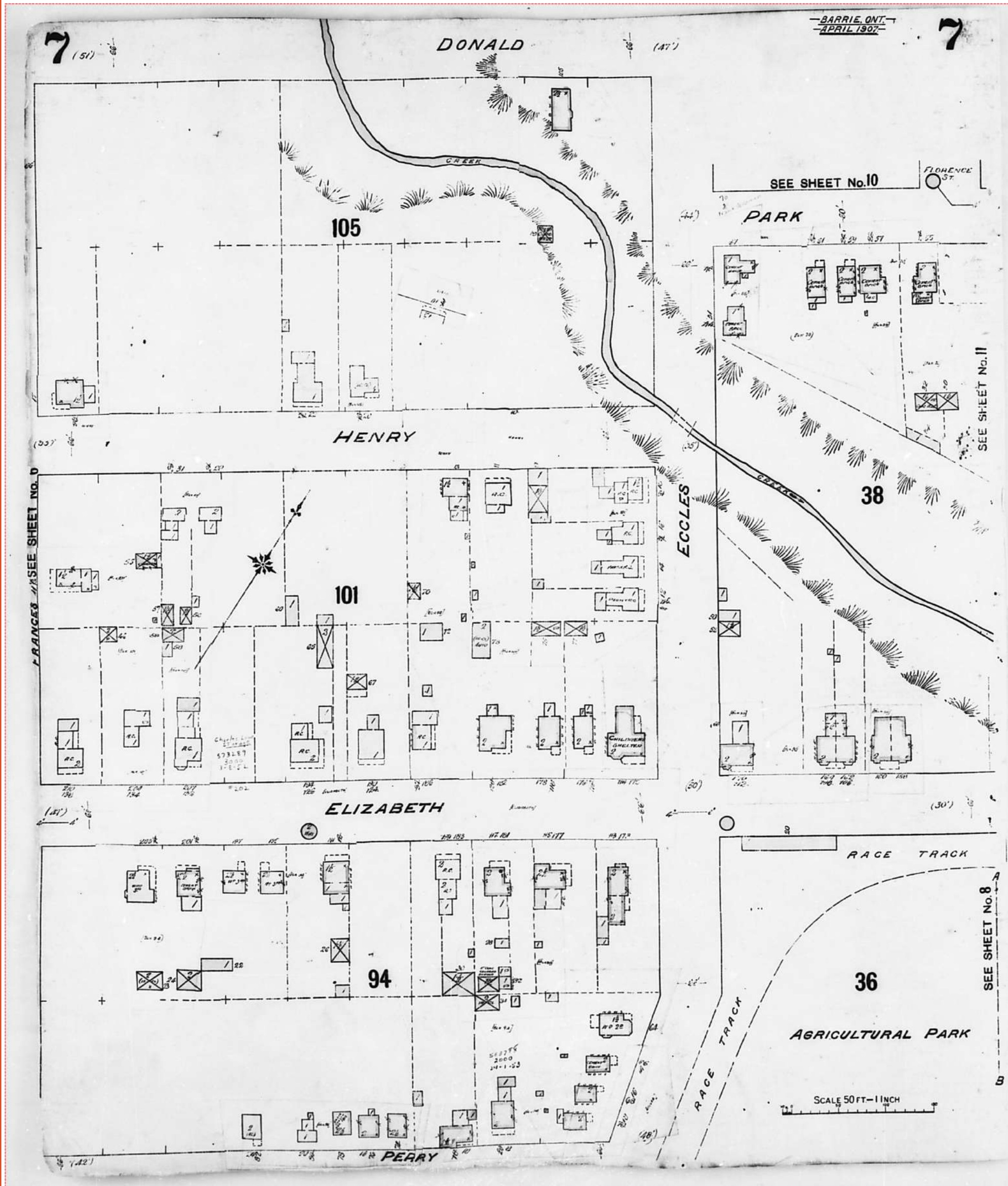
Map data © 2024



This document is owned by Opta Information Intelligence Inc. and is subject to copyright protection. Please see the full Terms and Conditions at the front of this document.

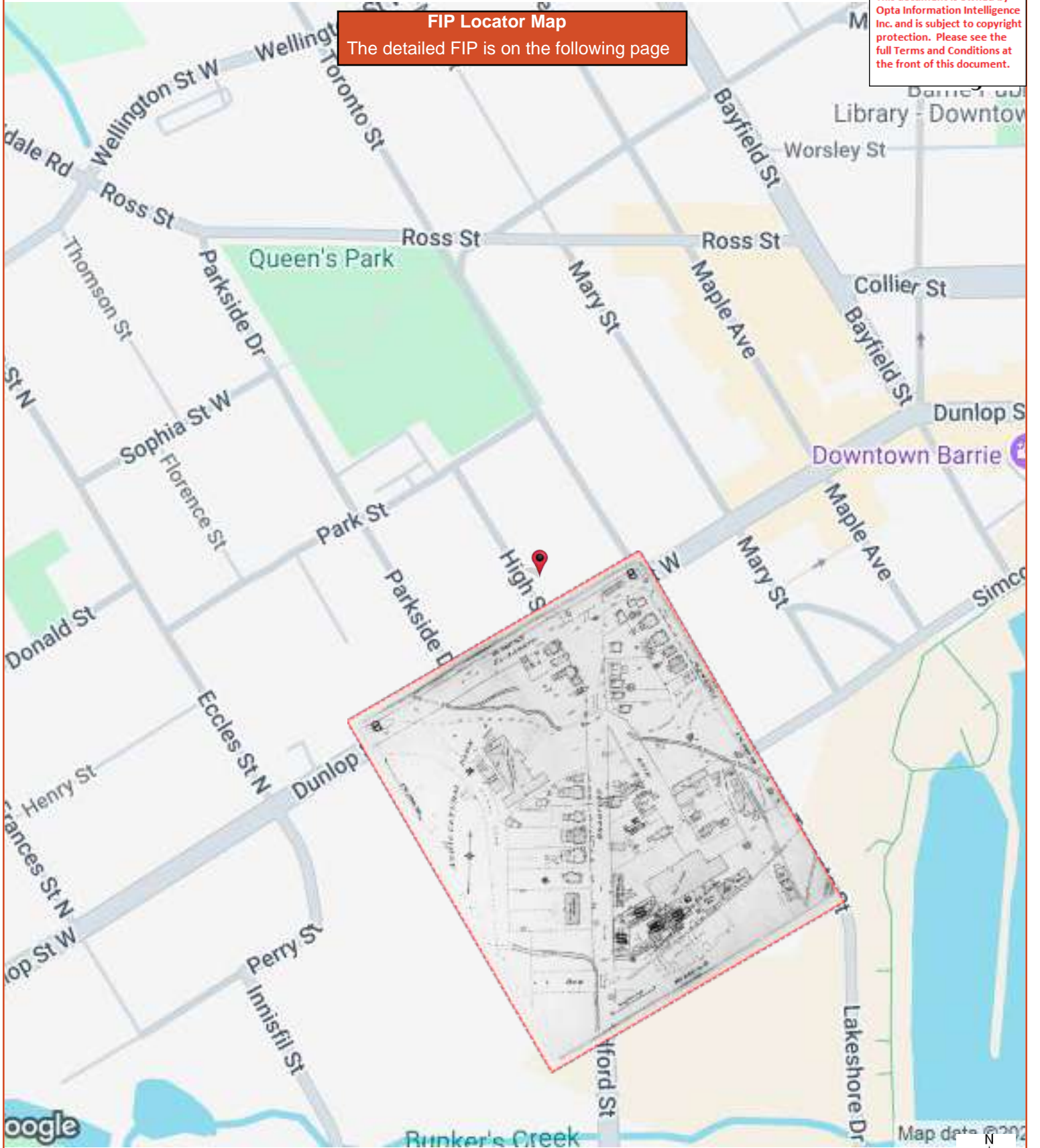
FIP Locator Map
The detailed FIP is on the following page

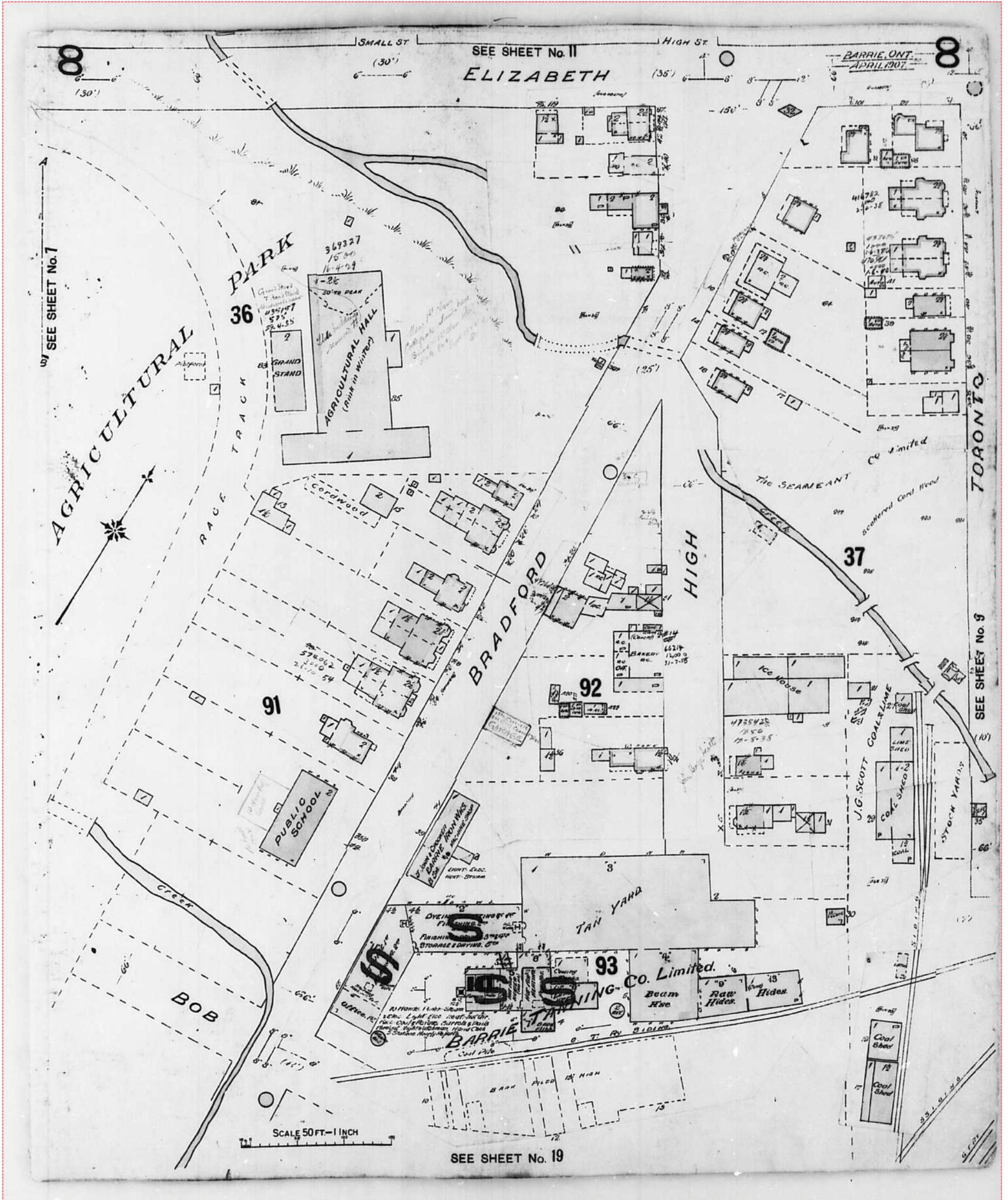




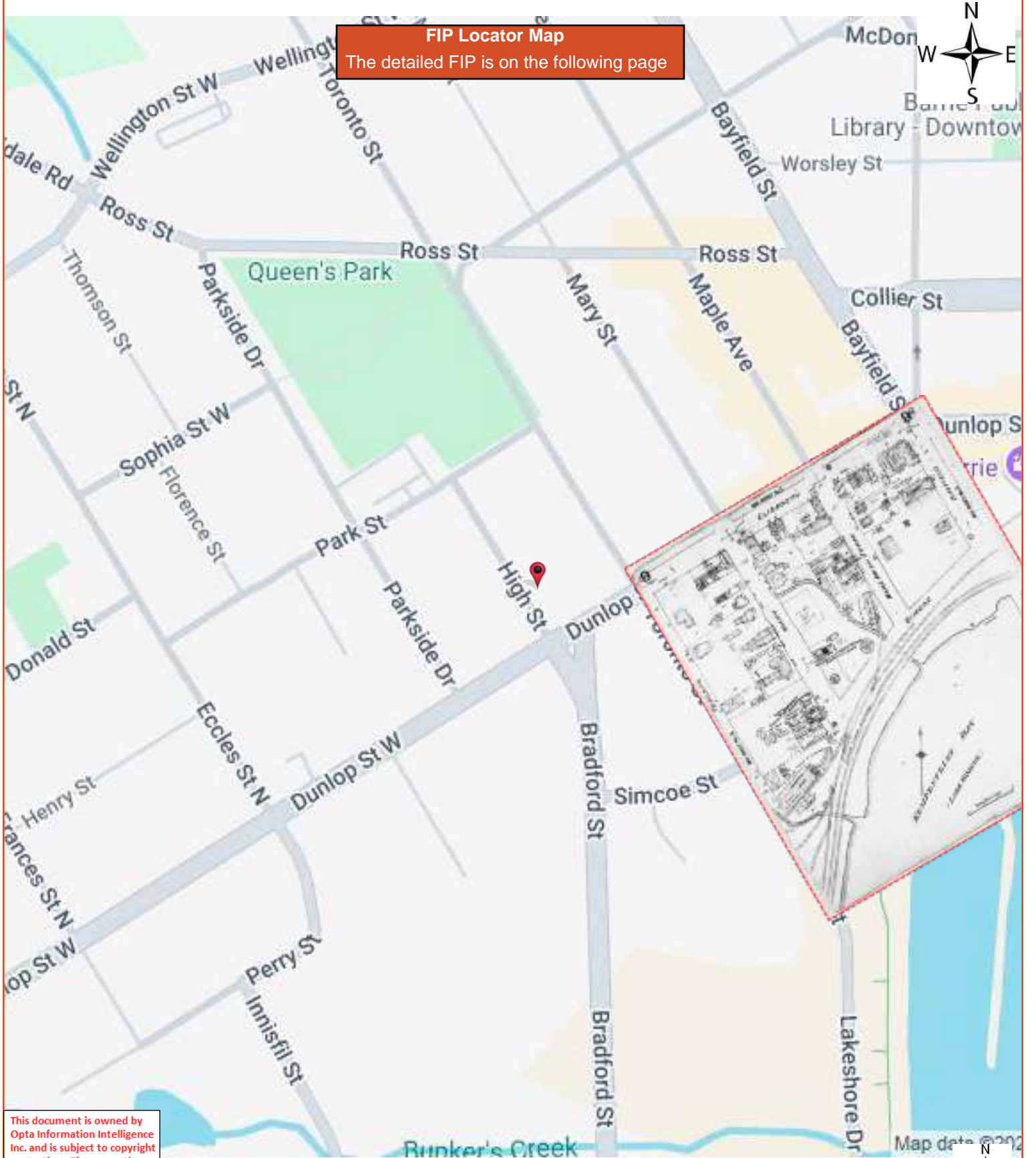
This document is owned by Opta Information Intelligence Inc. and is subject to copyright protection. Please see the full Terms and Conditions at the front of this document.

FIP Locator Map
The detailed FIP is on the following page



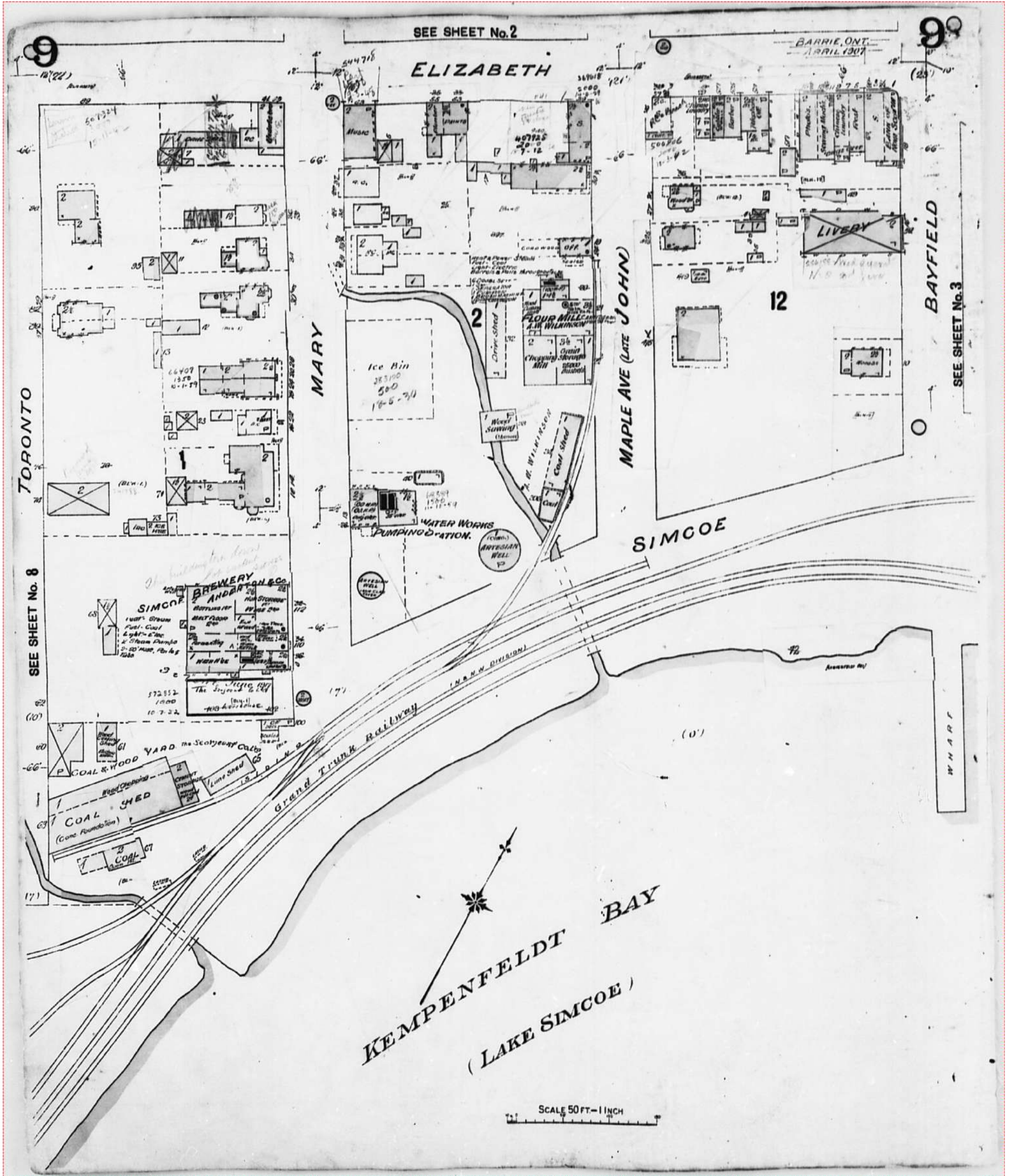


FIP Locator Map
The detailed FIP is on the following page

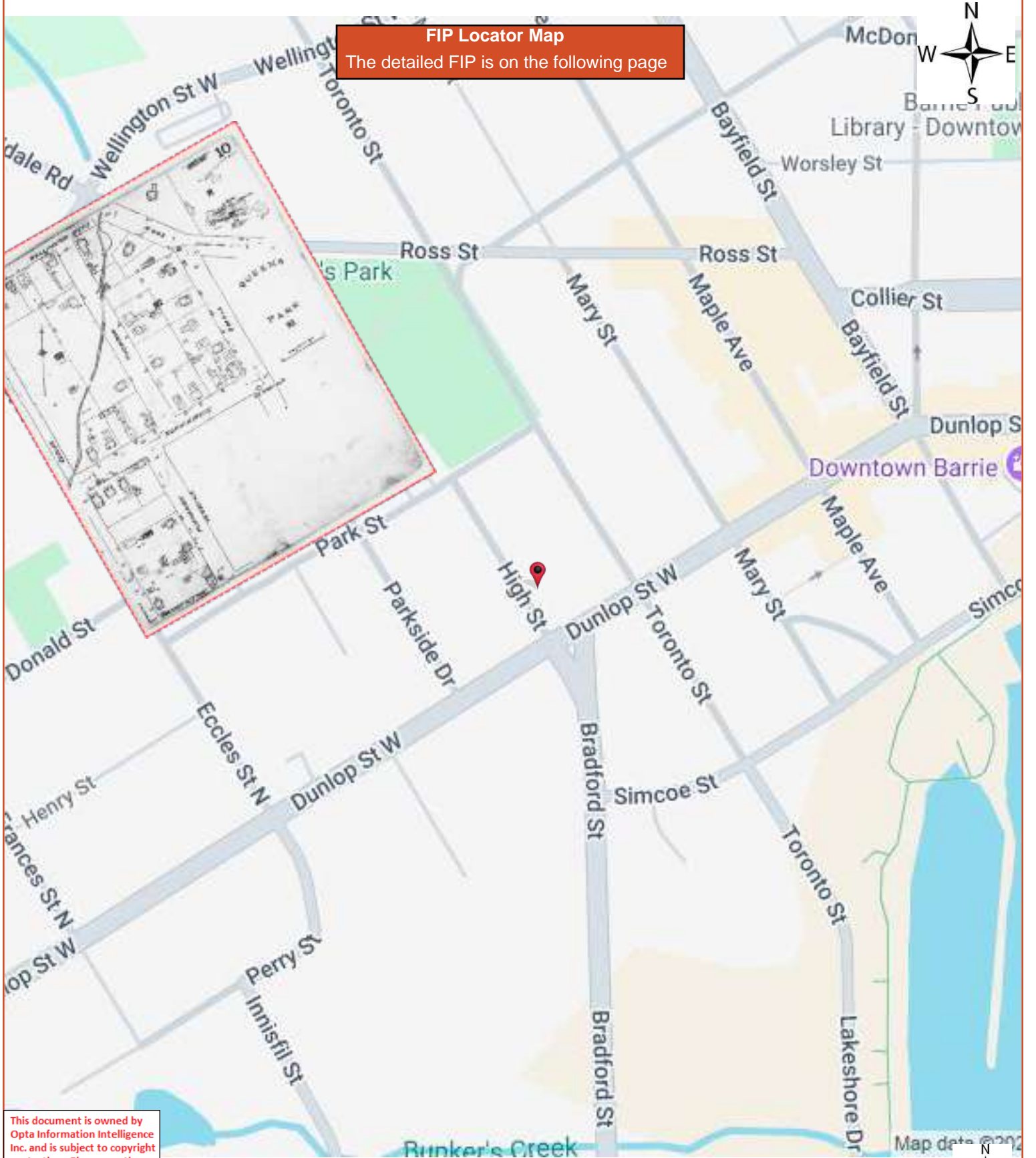


This document is owned by Opta Information Intelligence Inc. and is subject to copyright protection. Please see the full Terms and Conditions at the front of this document.



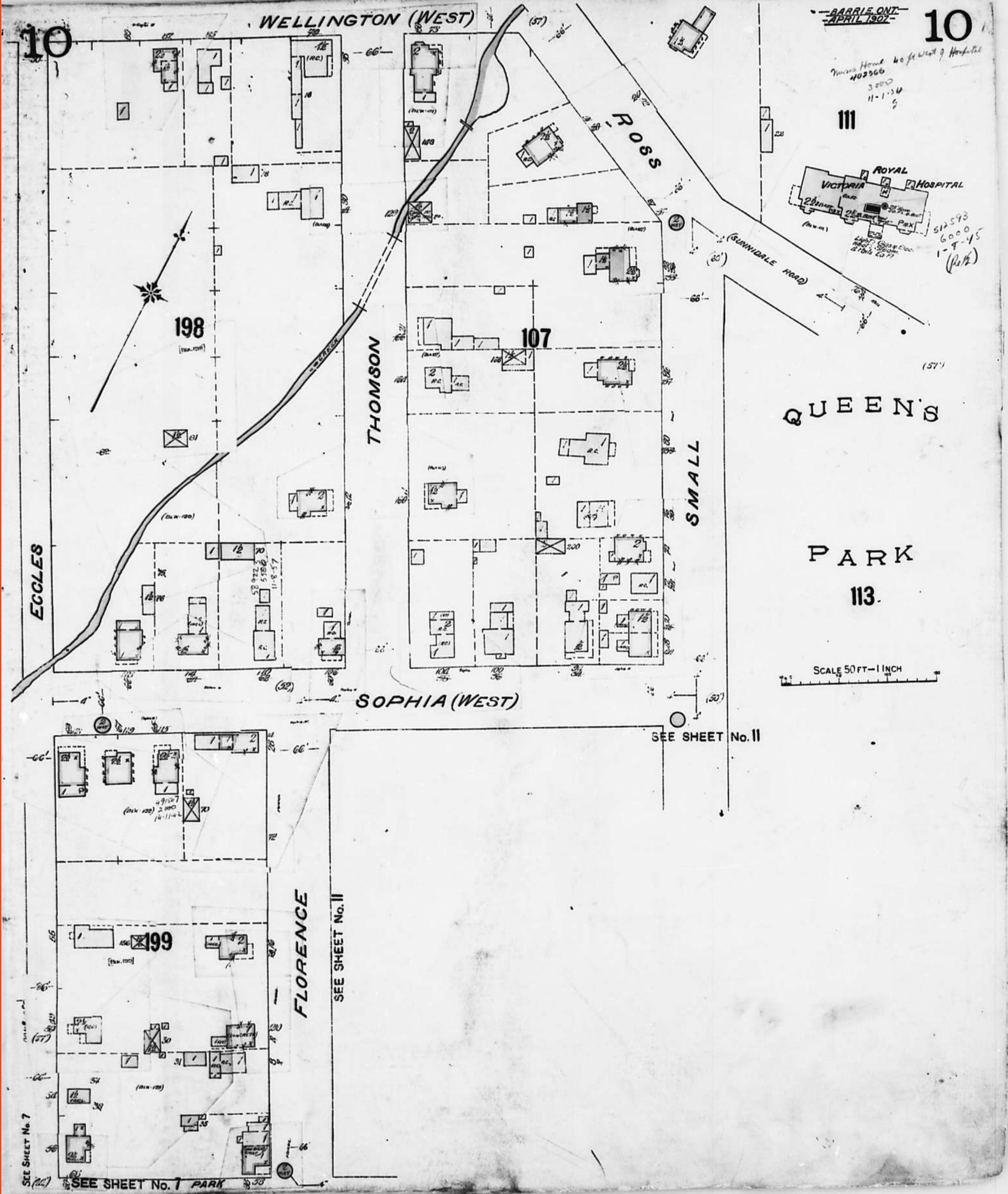


FIP Locator Map
The detailed FIP is on the following page

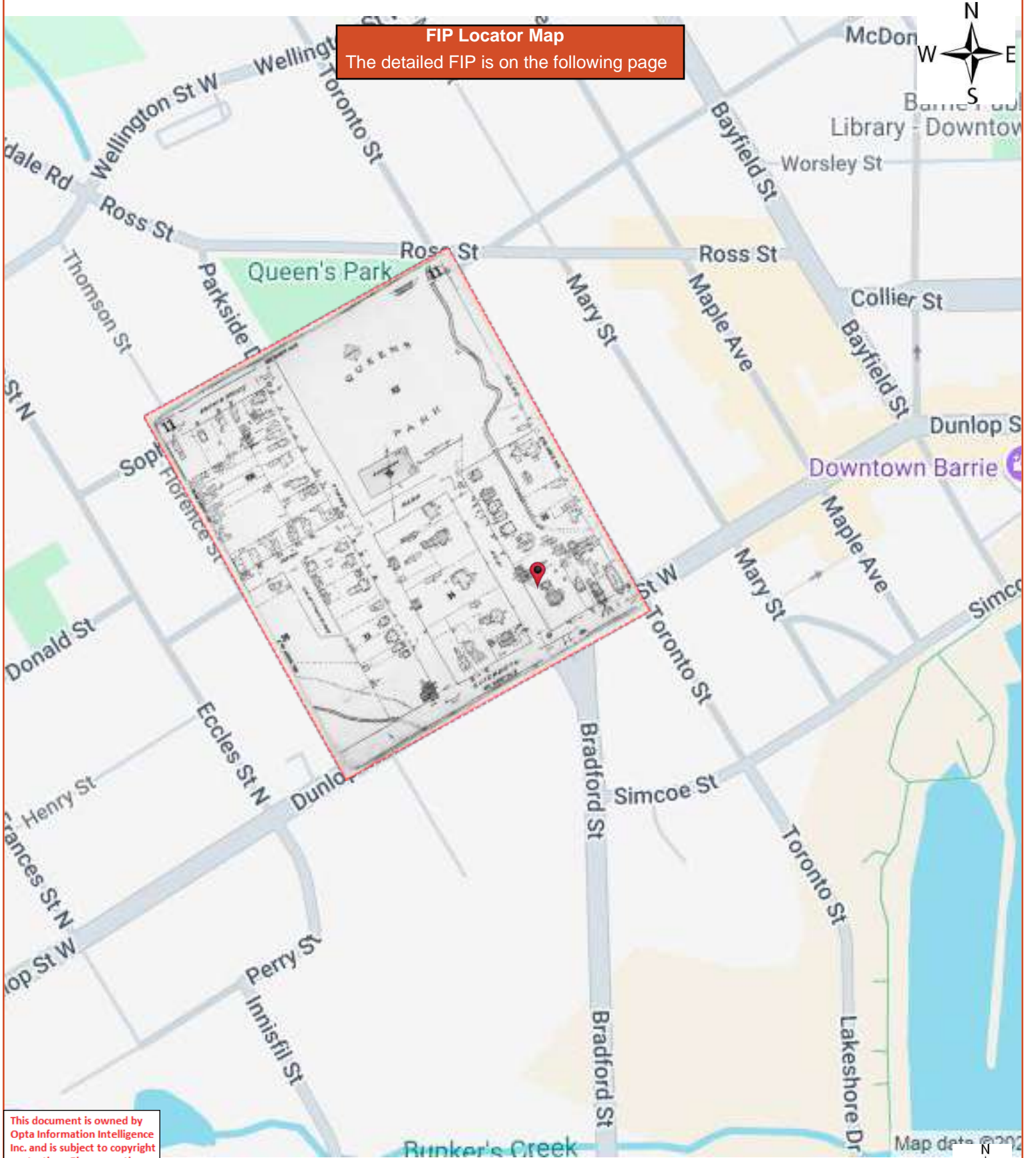


This document is owned by Opta Information Intelligence Inc. and is subject to copyright protection. Please see the full Terms and Conditions at the front of this document.



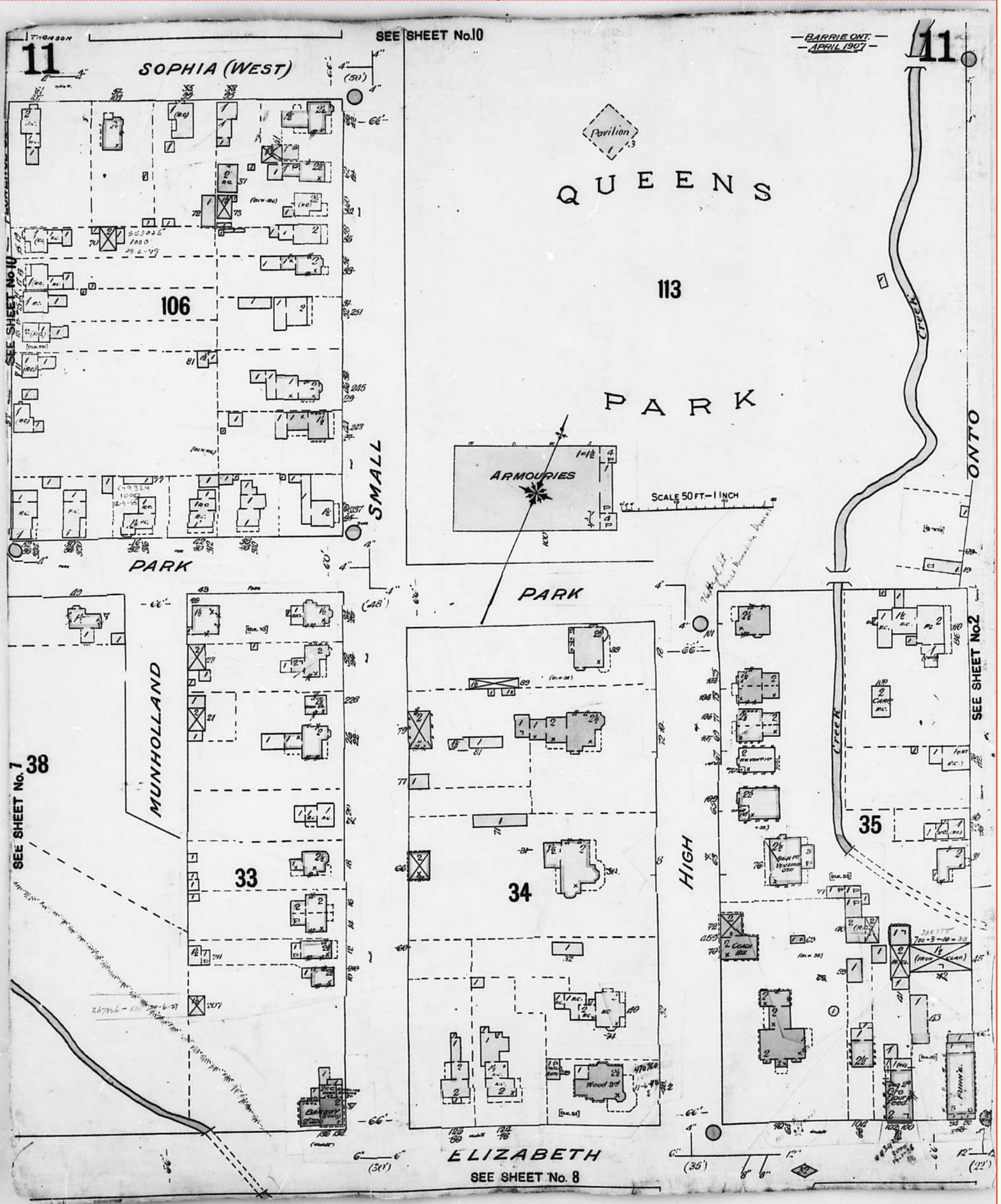


FIP Locator Map
The detailed FIP is on the following page

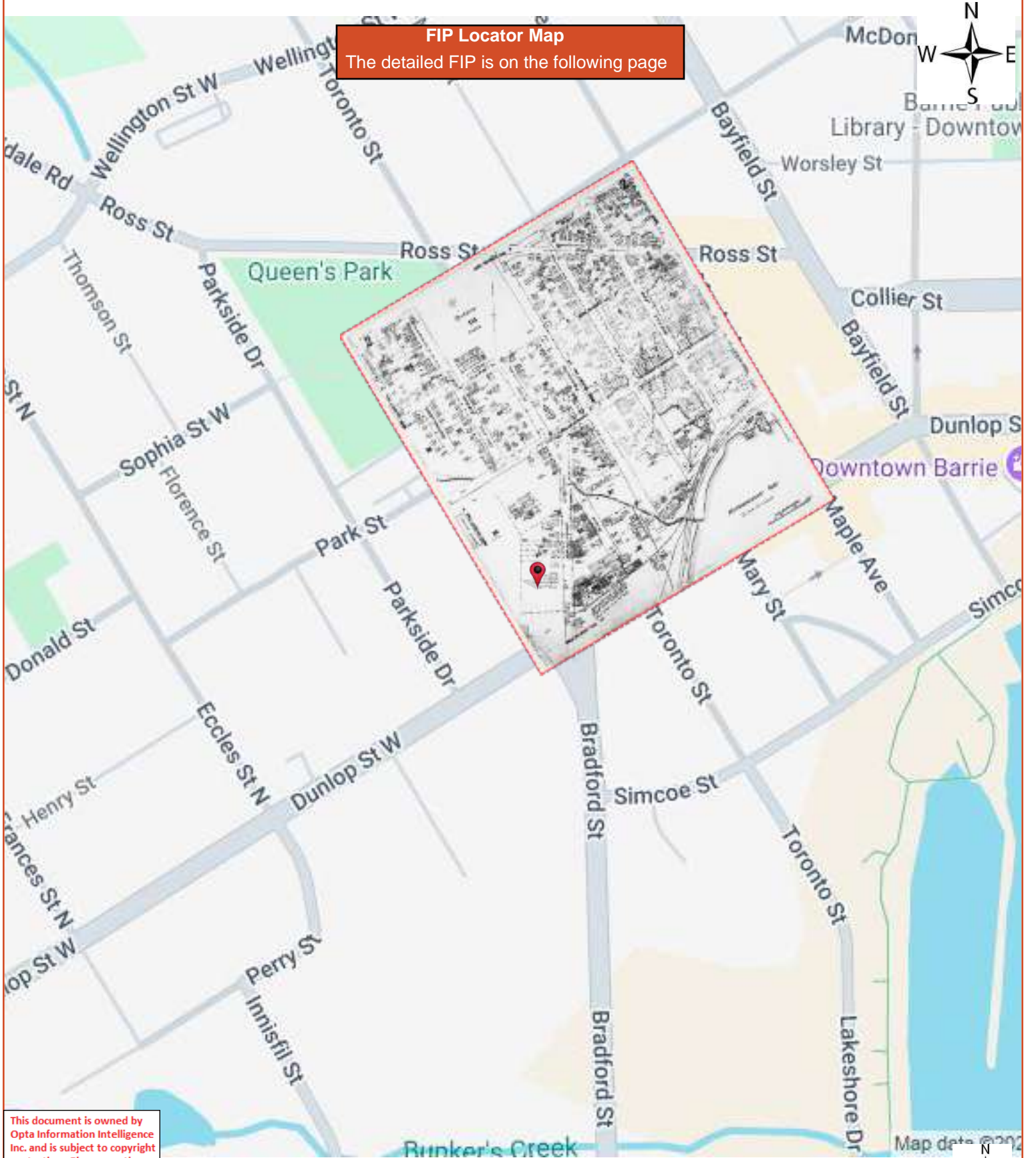


This document is owned by Opta Information Intelligence Inc. and is subject to copyright protection. Please see the full Terms and Conditions at the front of this document.



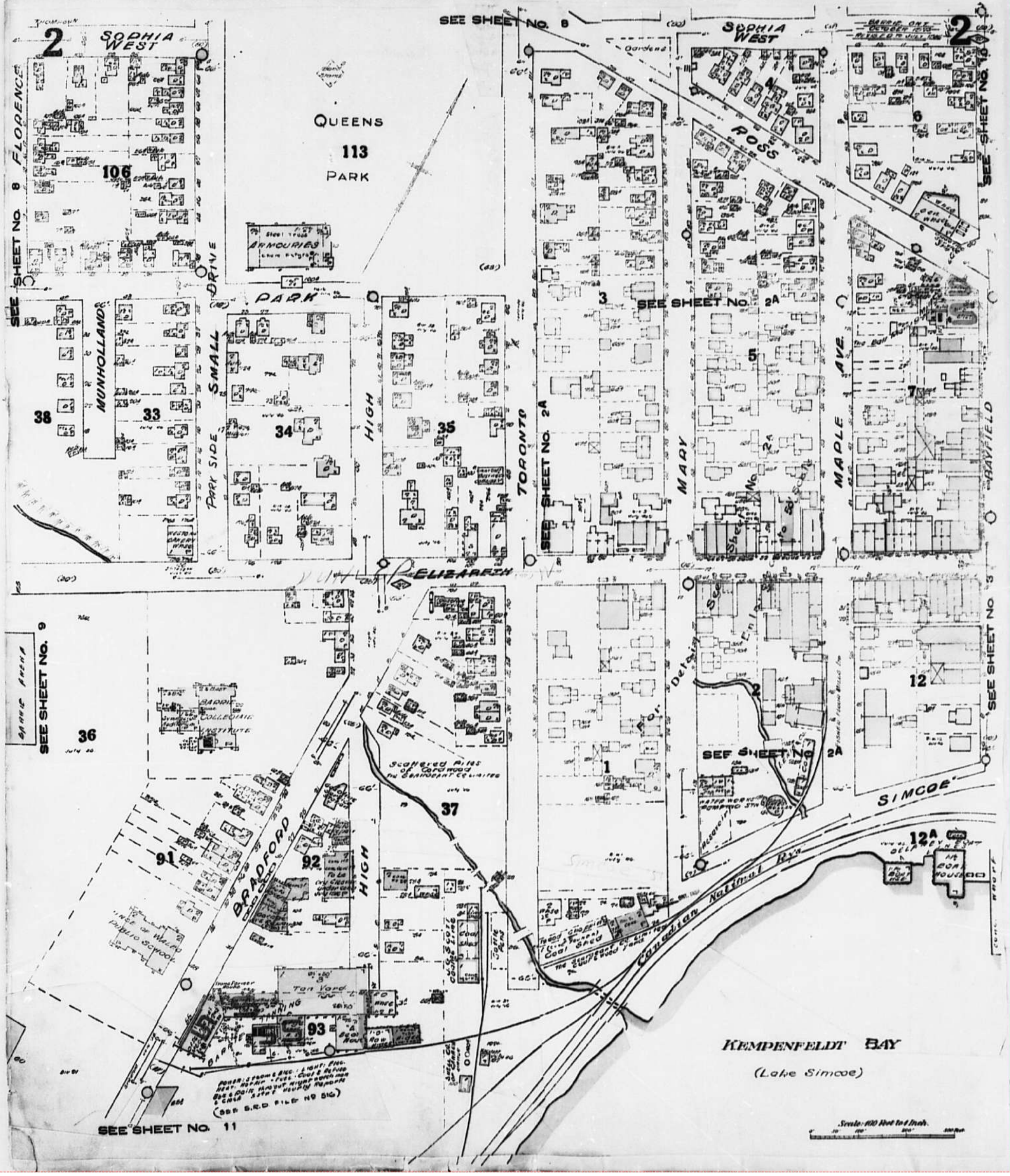


FIP Locator Map
The detailed FIP is on the following page

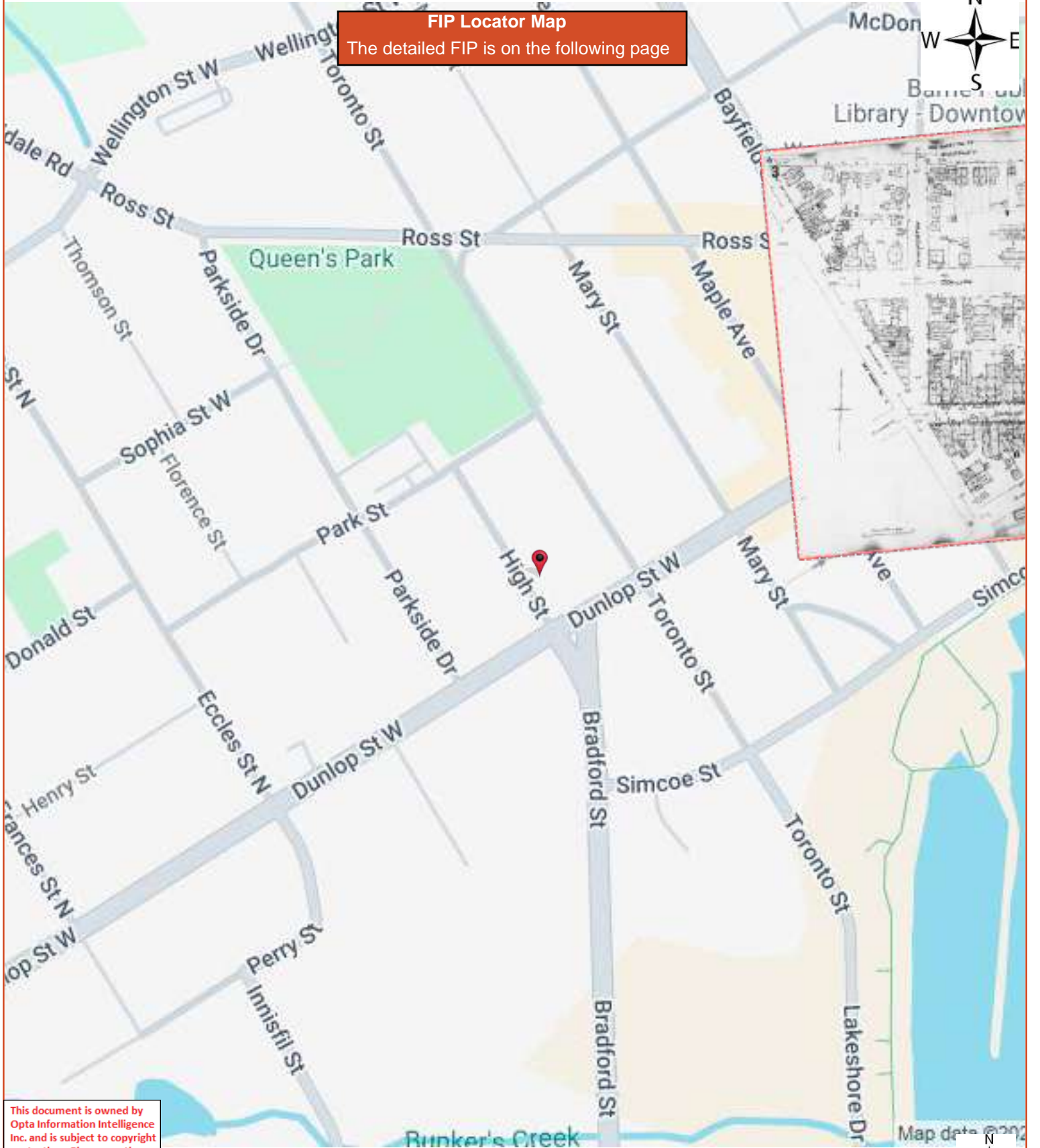


This document is owned by Opta Information Intelligence Inc. and is subject to copyright protection. Please see the full Terms and Conditions at the front of this document.





FIP Locator Map
The detailed FIP is on the following page

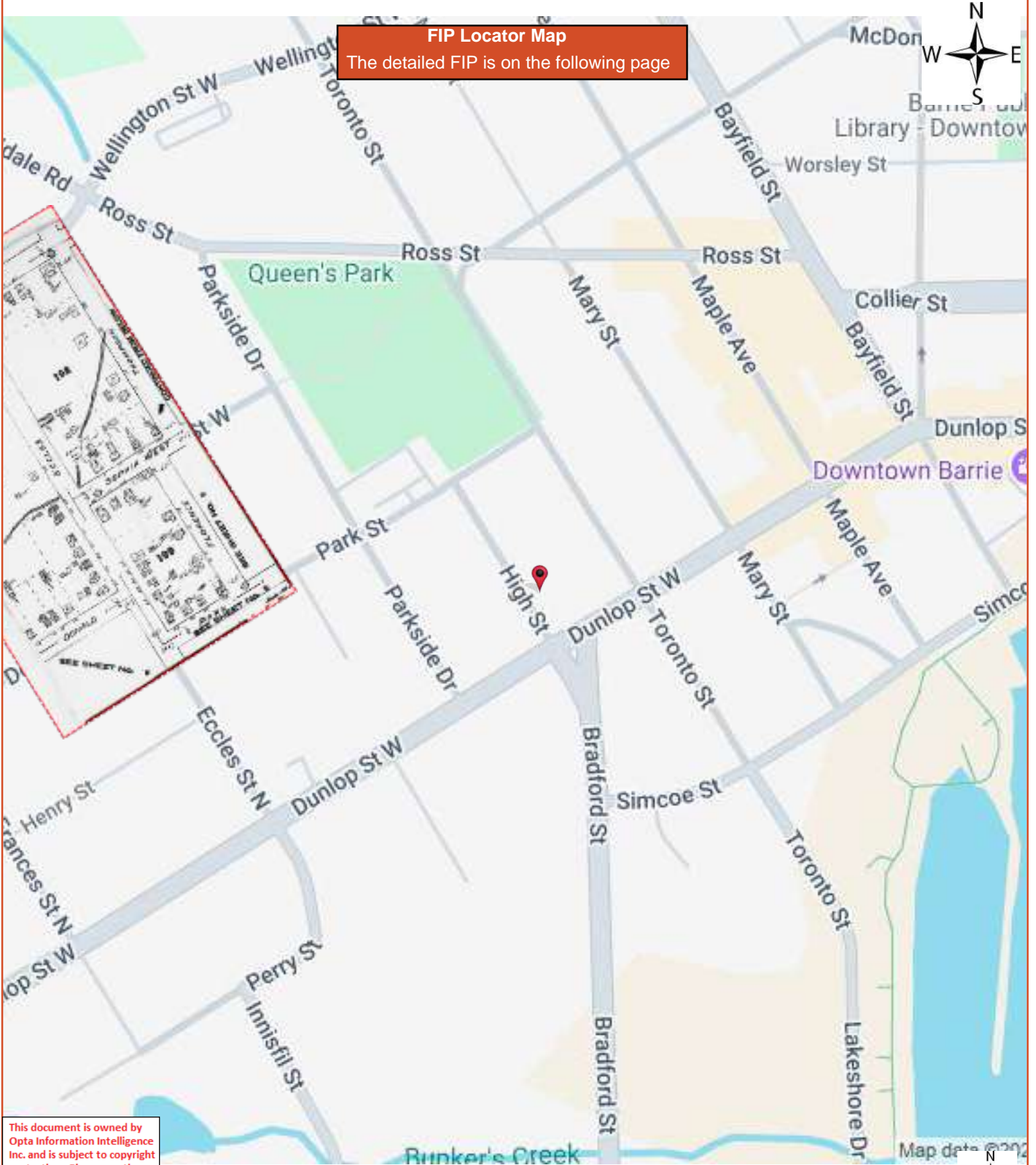


This document is owned by Opta Information Intelligence Inc. and is subject to copyright protection. Please see the full Terms and Conditions at the front of this document.

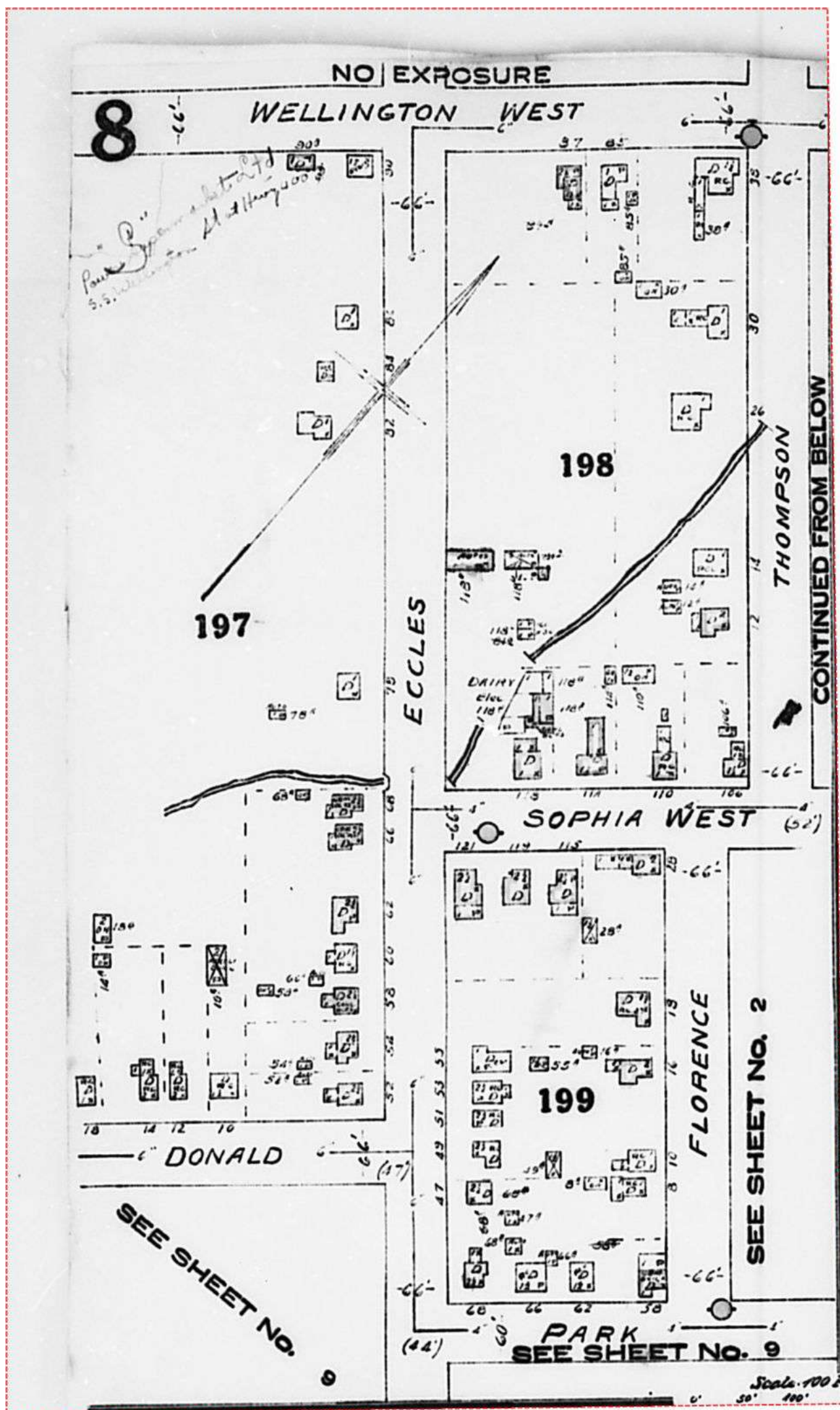




FIP Locator Map
The detailed FIP is on the following page

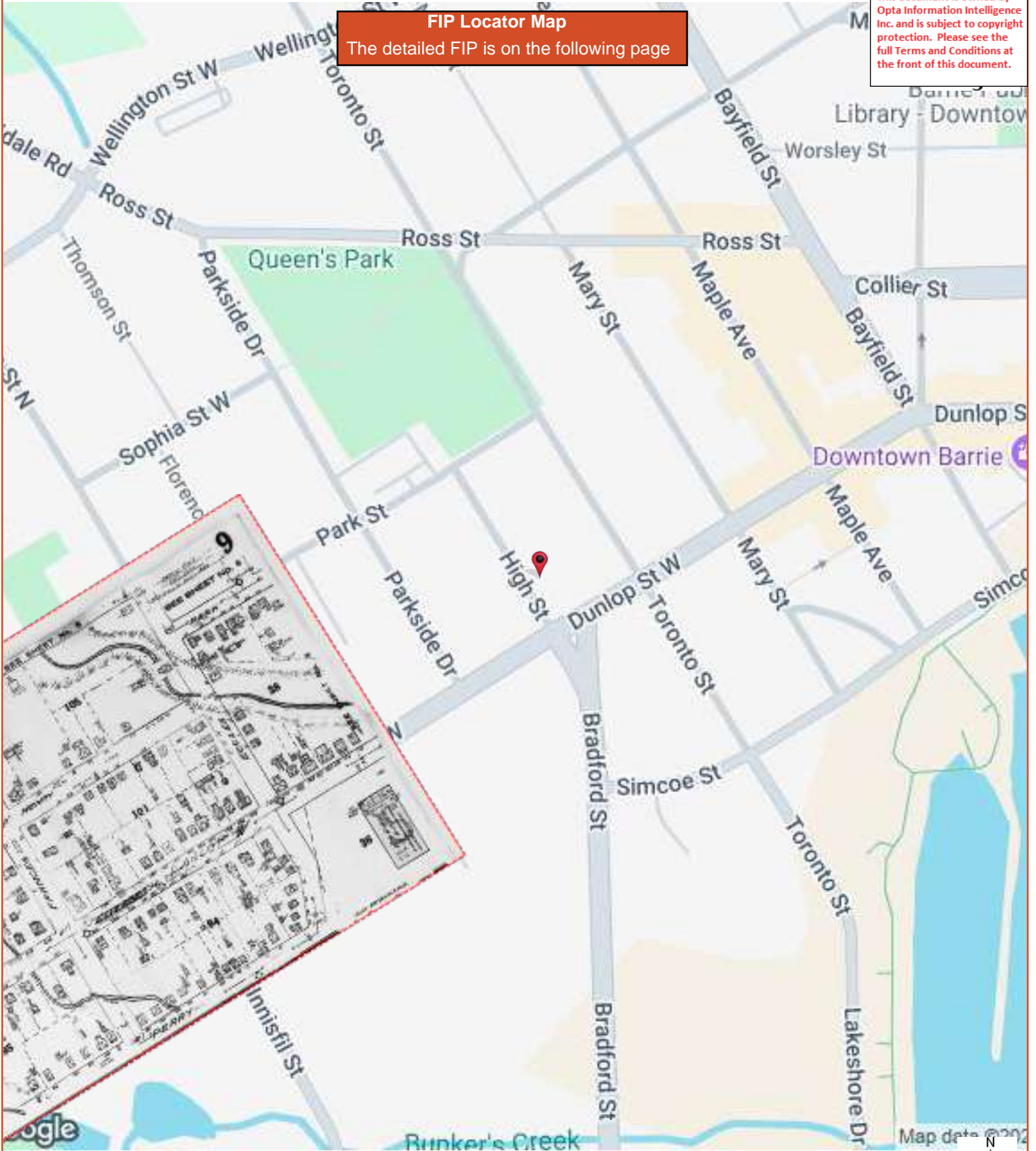


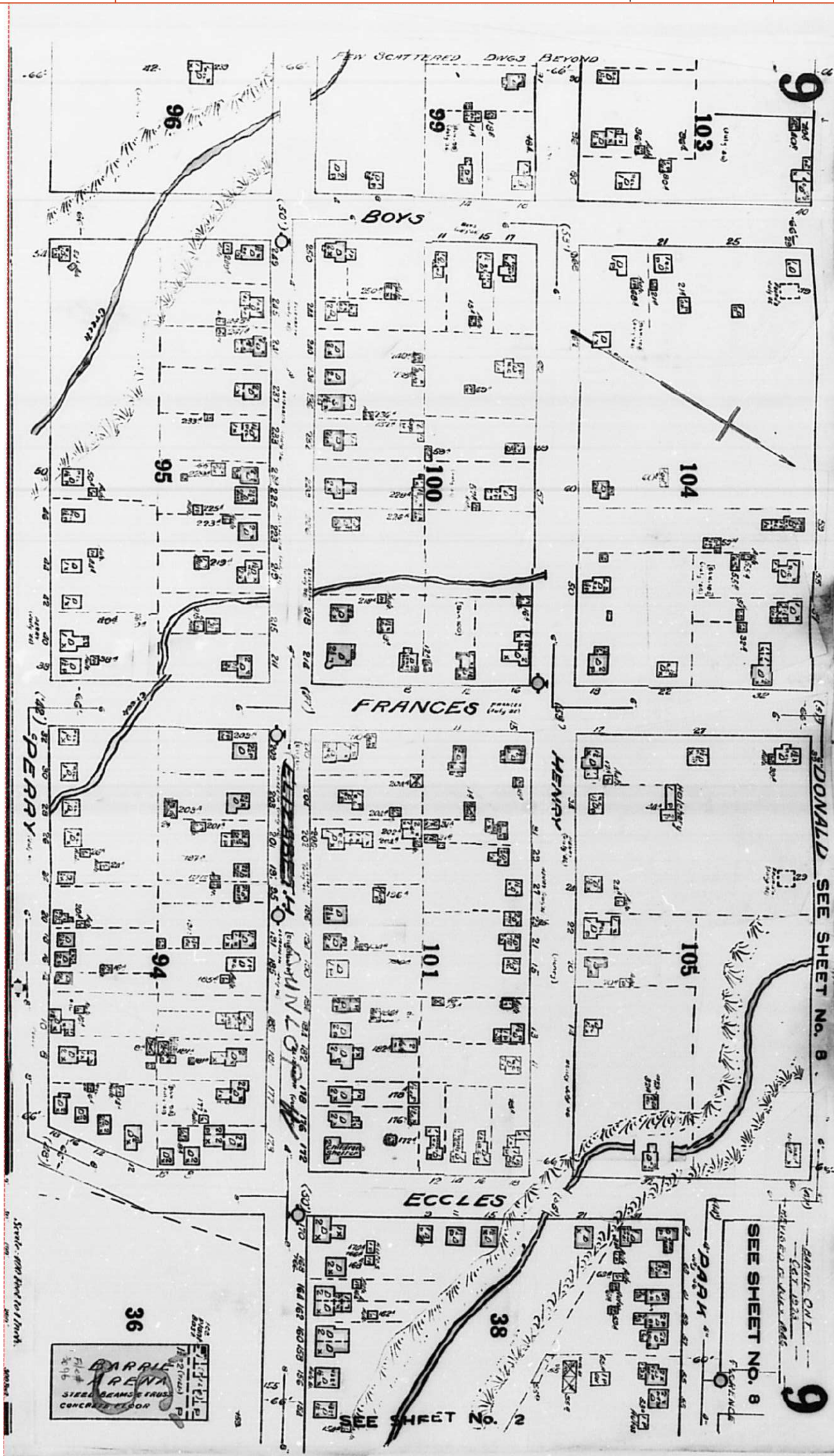
This document is owned by Opta Information Intelligence Inc. and is subject to copyright protection. Please see the full Terms and Conditions at the front of this document.



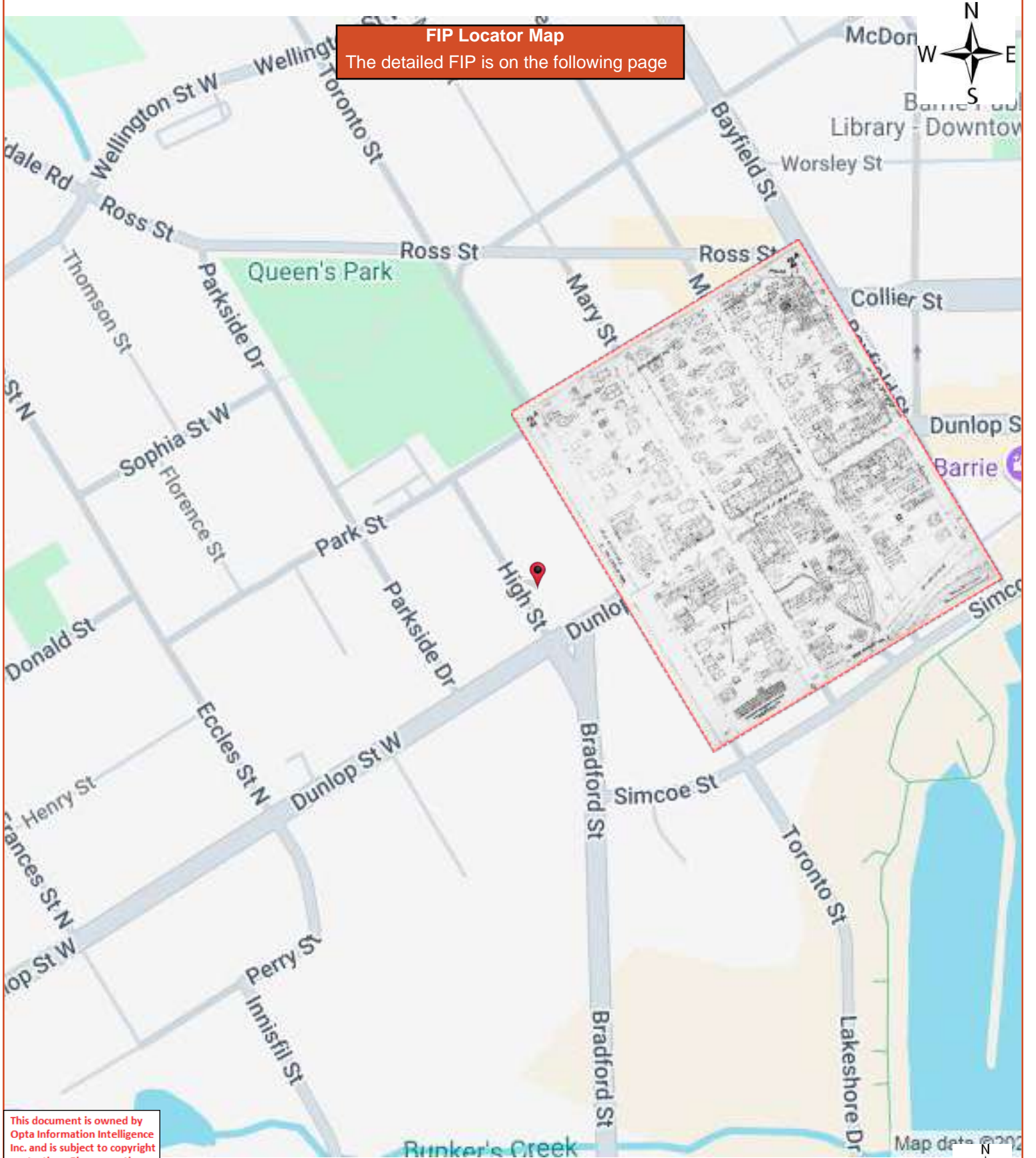
This document is owned by Opta Information Intelligence Inc. and is subject to copyright protection. Please see the full Terms and Conditions at the front of this document.

FIP Locator Map
The detailed FIP is on the following page



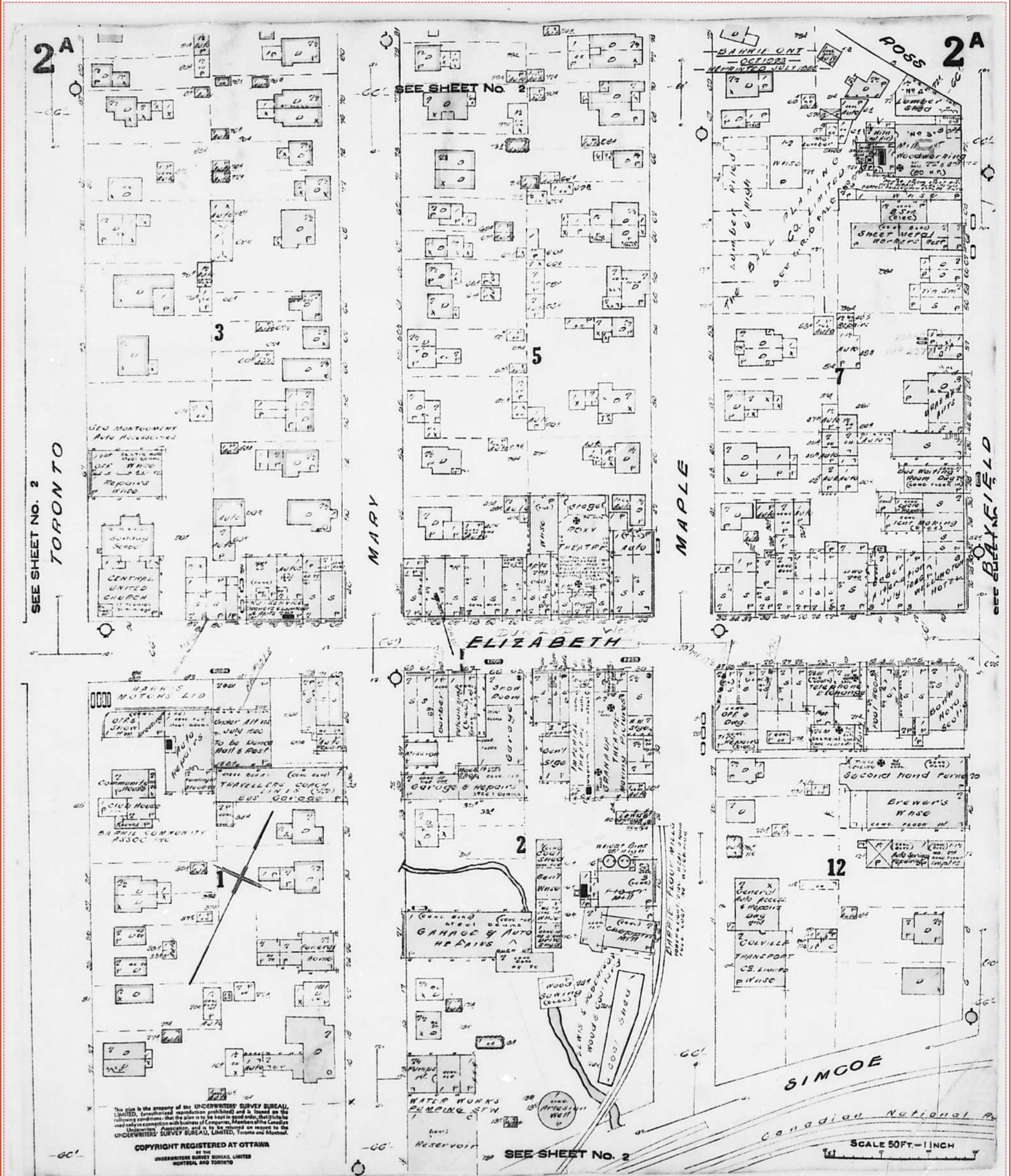


FIP Locator Map
The detailed FIP is on the following page



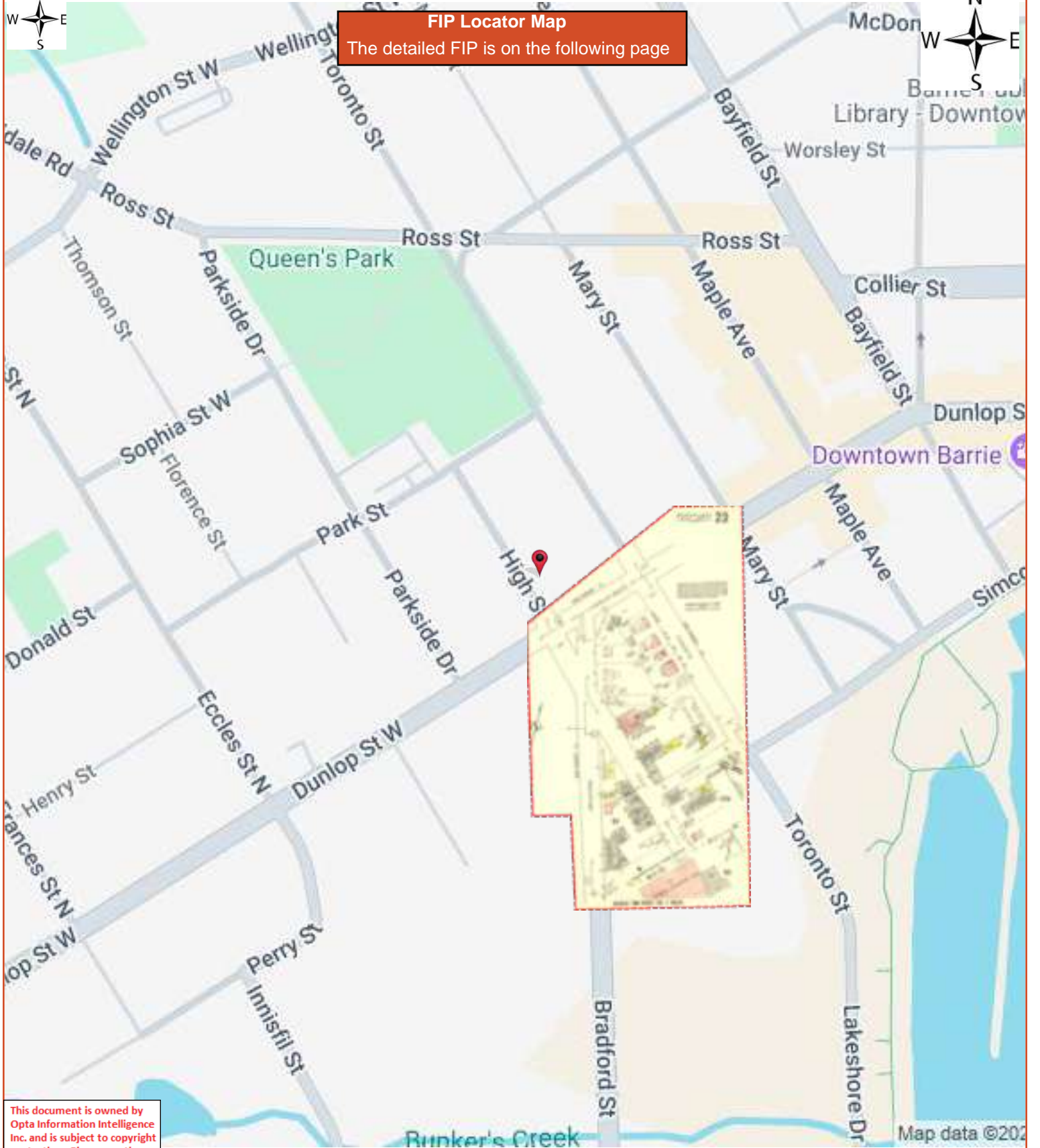
This document is owned by Opta Information Intelligence Inc. and is subject to copyright protection. Please see the full Terms and Conditions at the front of this document.



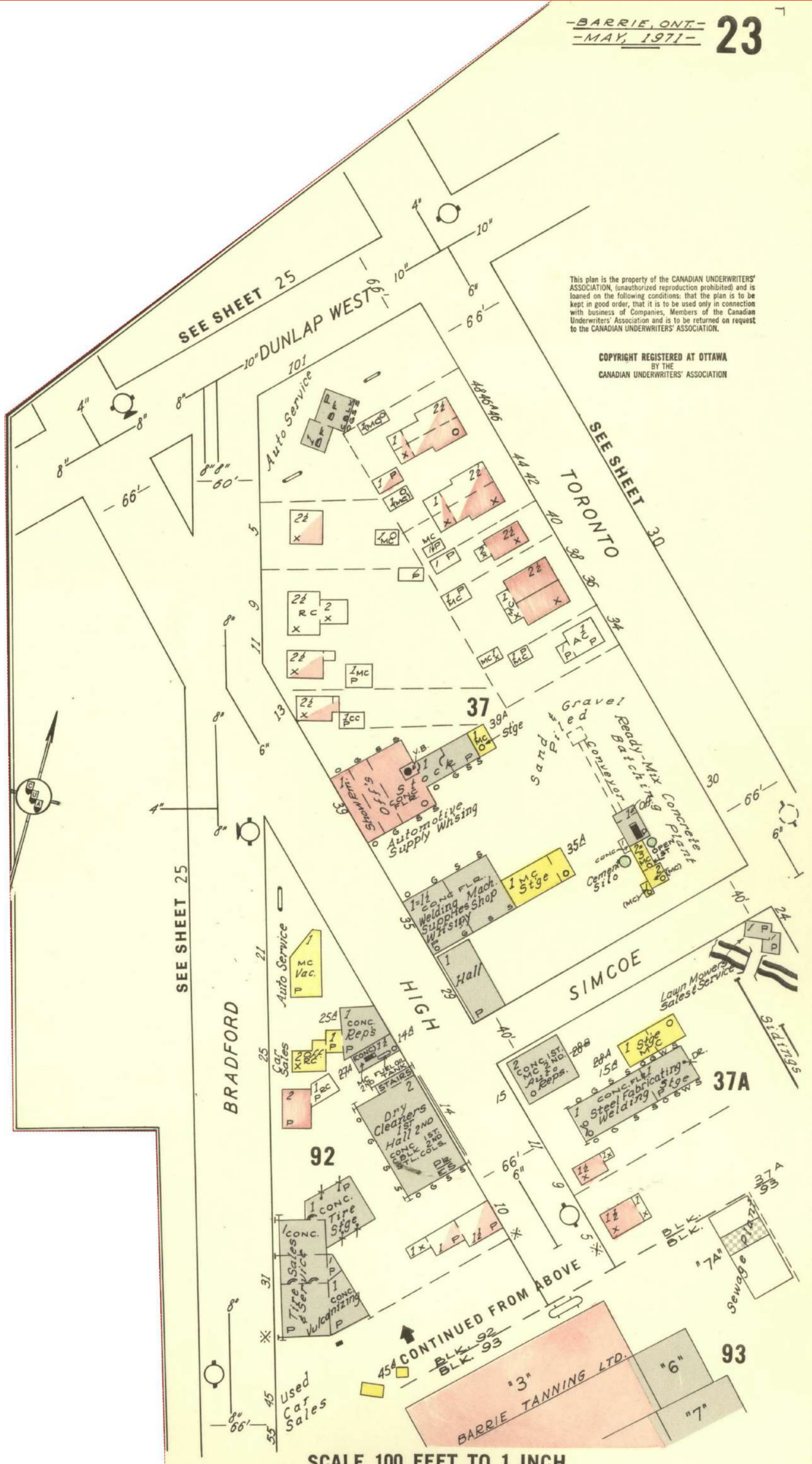




FIP Locator Map
The detailed FIP is on the following page



This document is owned by Opta Information Intelligence Inc. and is subject to copyright protection. Please see the full Terms and Conditions at the front of this document.



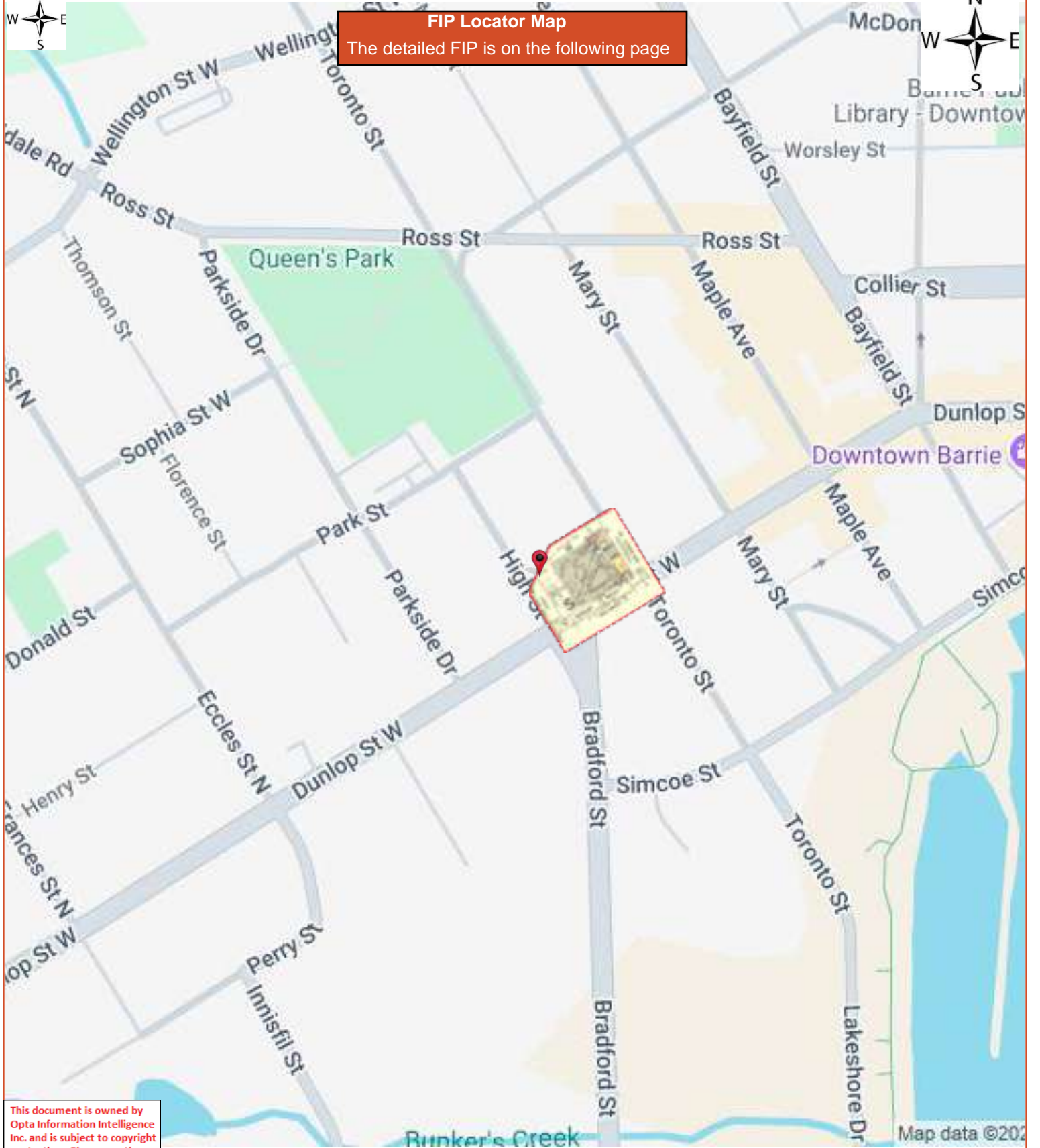
This plan is the property of the CANADIAN UNDERWRITERS' ASSOCIATION, (unauthorized reproduction prohibited) and is loaned on the following conditions: that the plan is to be kept in good order, that it is to be used only in connection with business of Companies, Members of the Canadian Underwriters' Association and is to be returned on request to the CANADIAN UNDERWRITERS' ASSOCIATION.

COPYRIGHT REGISTERED AT OTTAWA
BY THE
CANADIAN UNDERWRITERS' ASSOCIATION

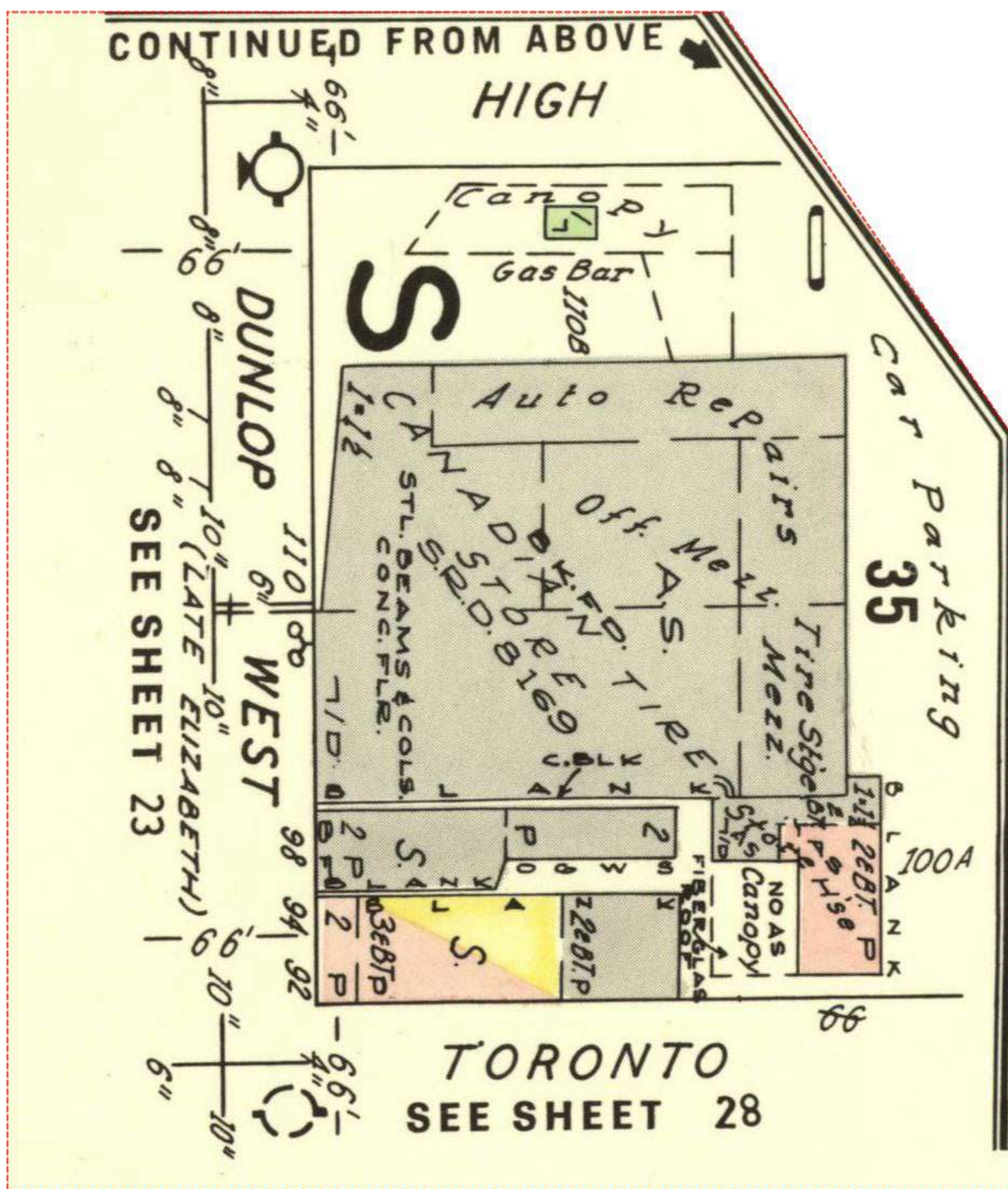
SCALE 100 FEET TO 1 INCH



FIP Locator Map
The detailed FIP is on the following page

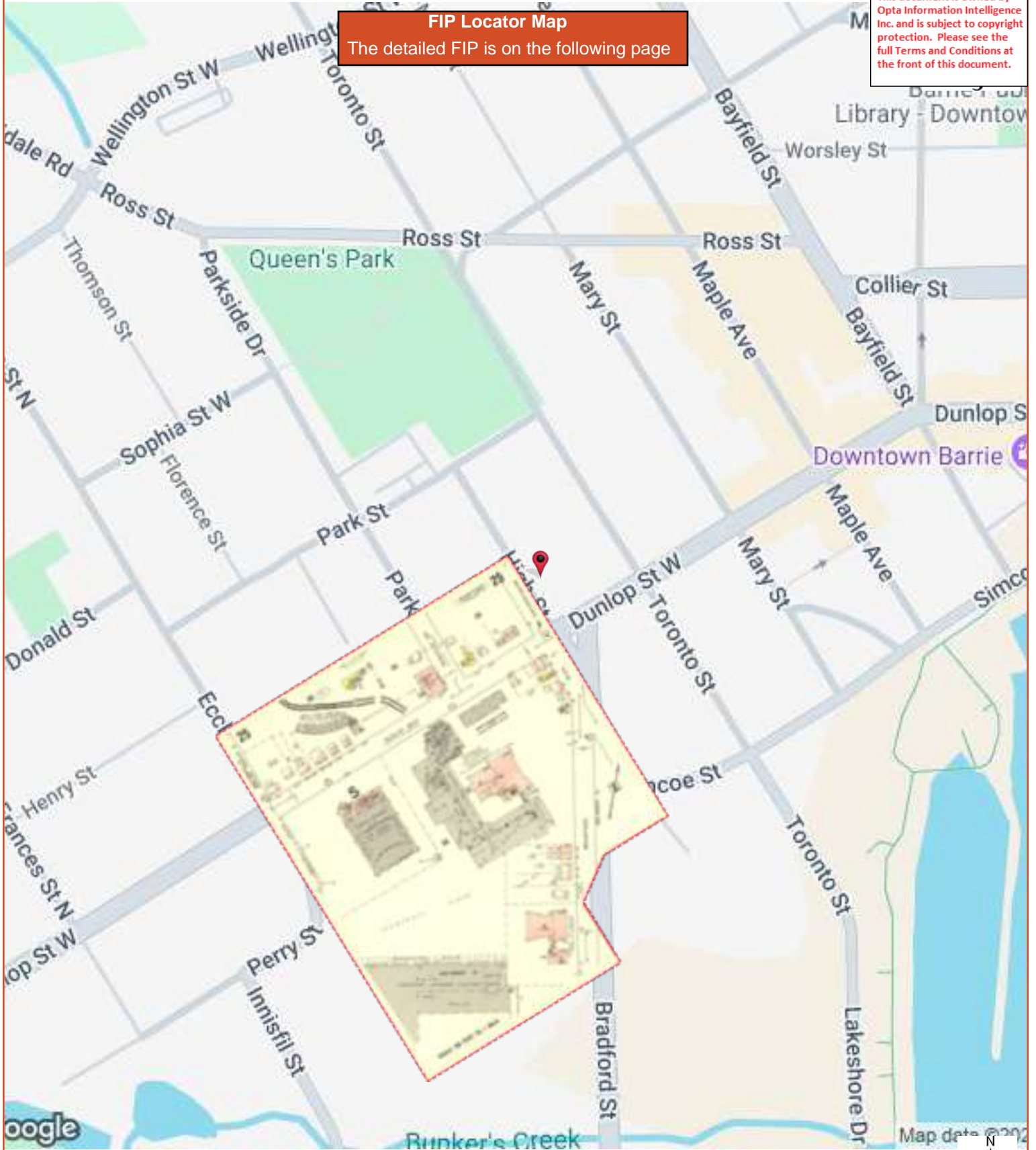


This document is owned by Opta Information Intelligence Inc. and is subject to copyright protection. Please see the full Terms and Conditions at the front of this document.



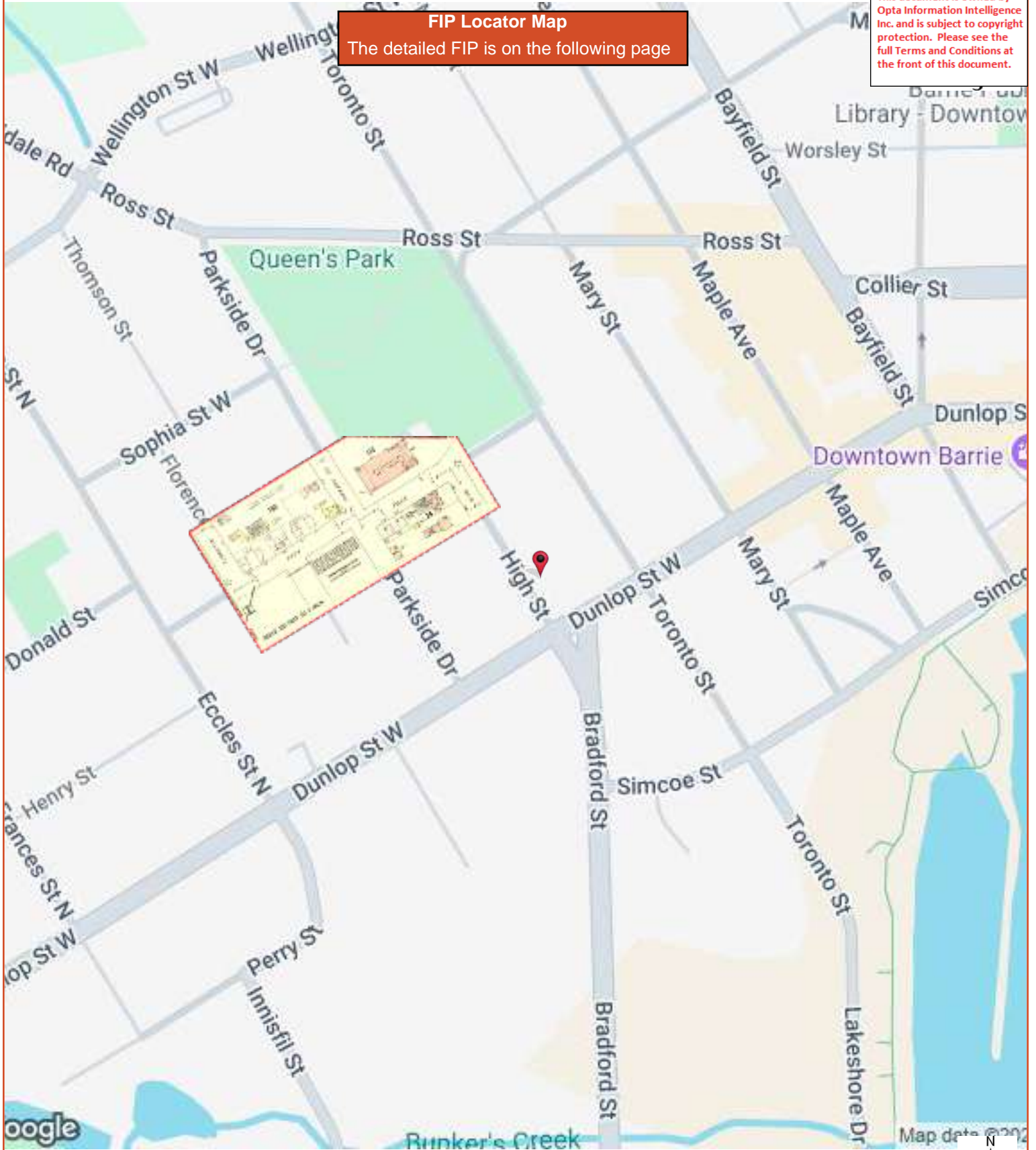
This document is owned by Opta Information Intelligence Inc. and is subject to copyright protection. Please see the full Terms and Conditions at the front of this document.

FIP Locator Map
The detailed FIP is on the following page

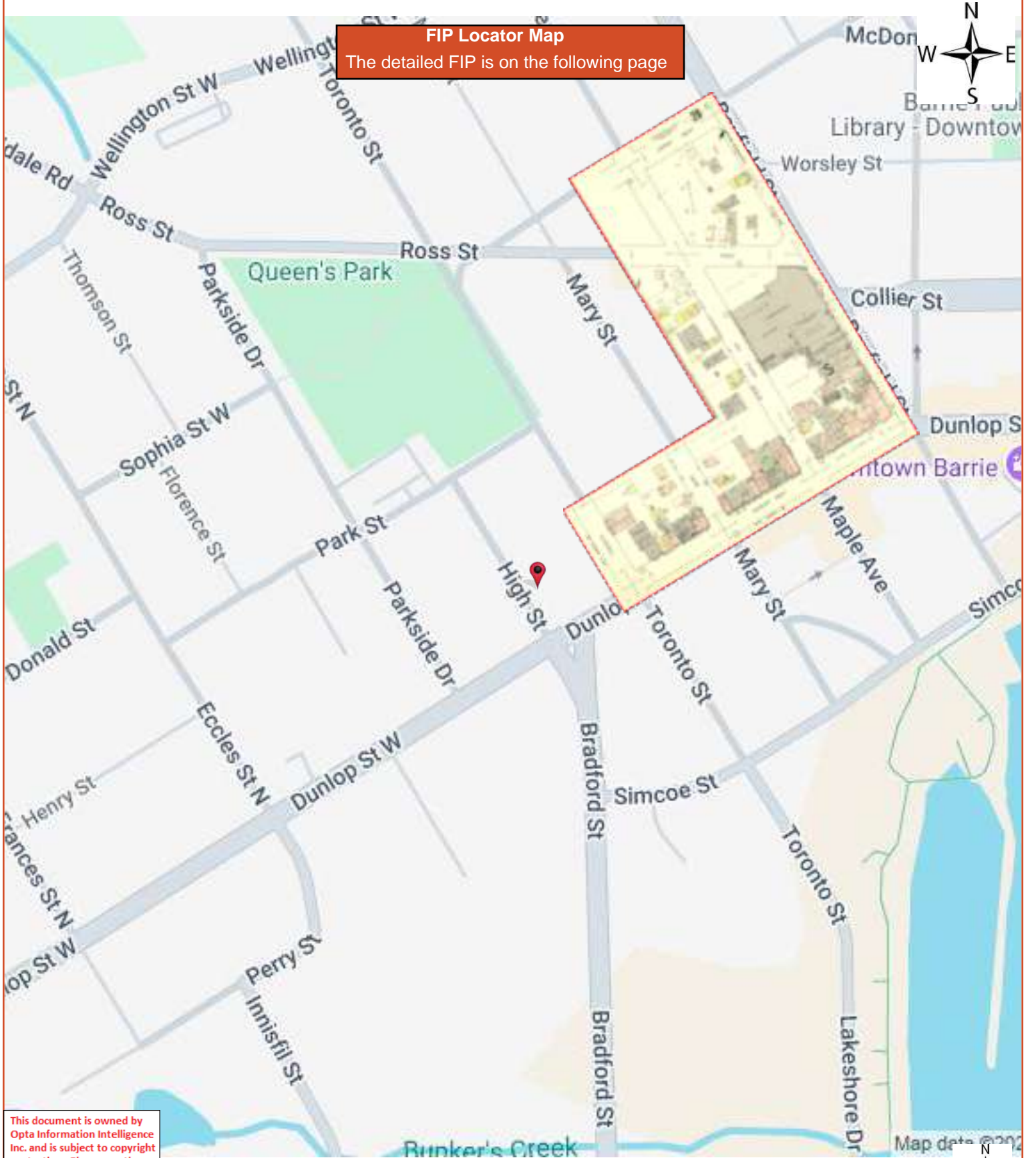


This document is owned by Opta Information Intelligence Inc. and is subject to copyright protection. Please see the full Terms and Conditions at the front of this document.

FIP Locator Map
The detailed FIP is on the following page

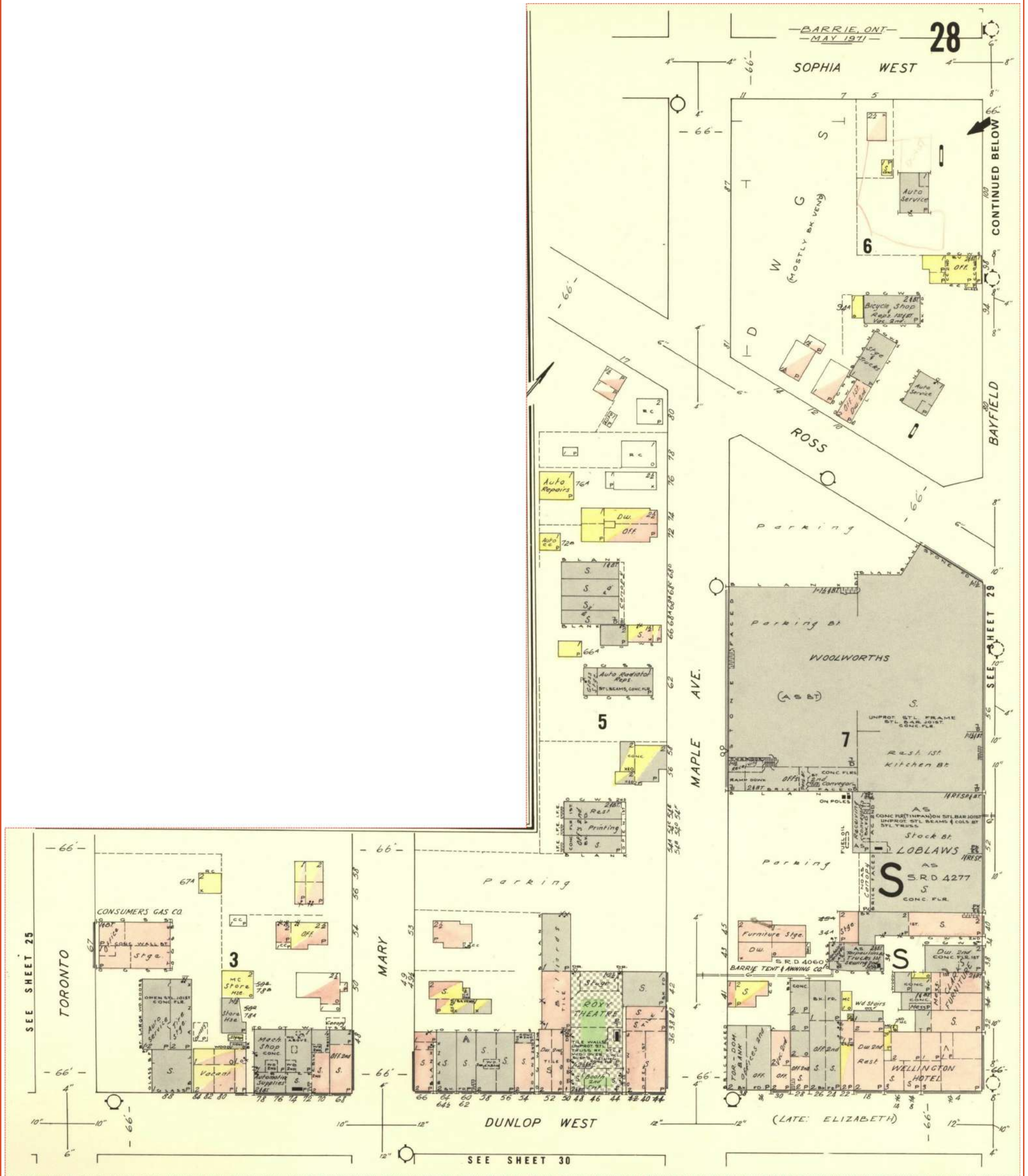


FIP Locator Map
The detailed FIP is on the following page

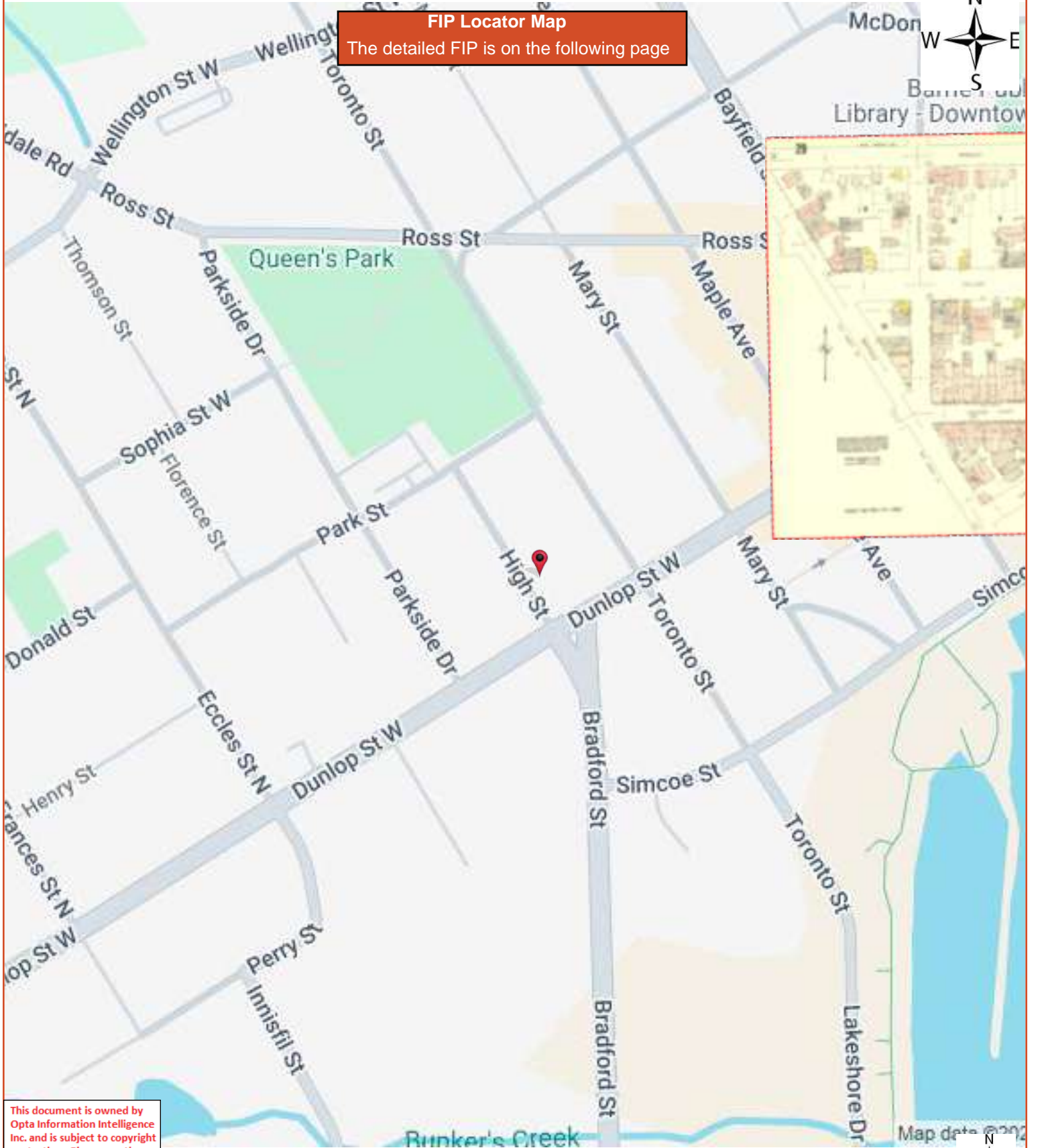


This document is owned by Opta Information Intelligence Inc. and is subject to copyright protection. Please see the full Terms and Conditions at the front of this document.





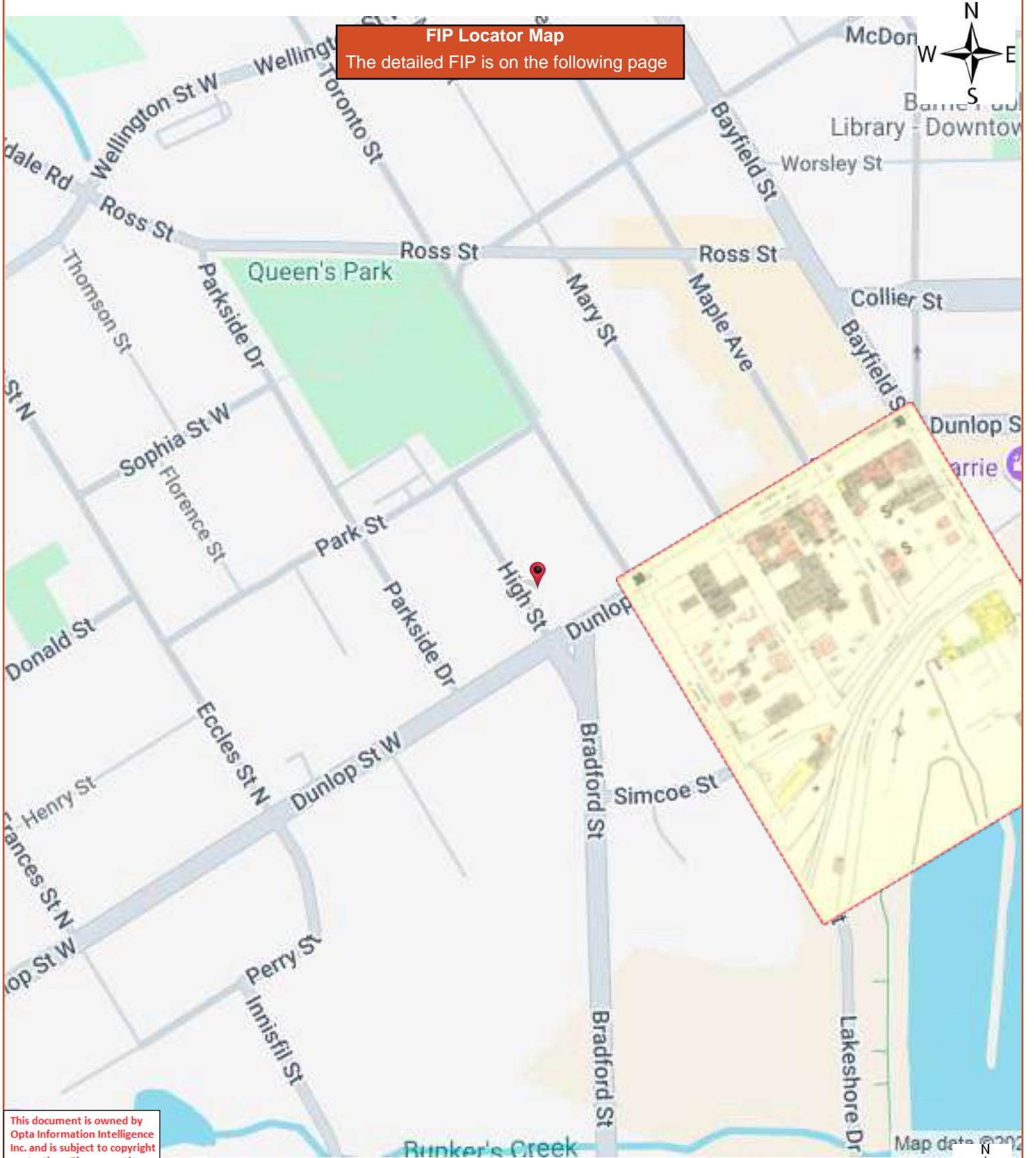
FIP Locator Map
The detailed FIP is on the following page



This document is owned by Opta Information Intelligence Inc. and is subject to copyright protection. Please see the full Terms and Conditions at the front of this document.

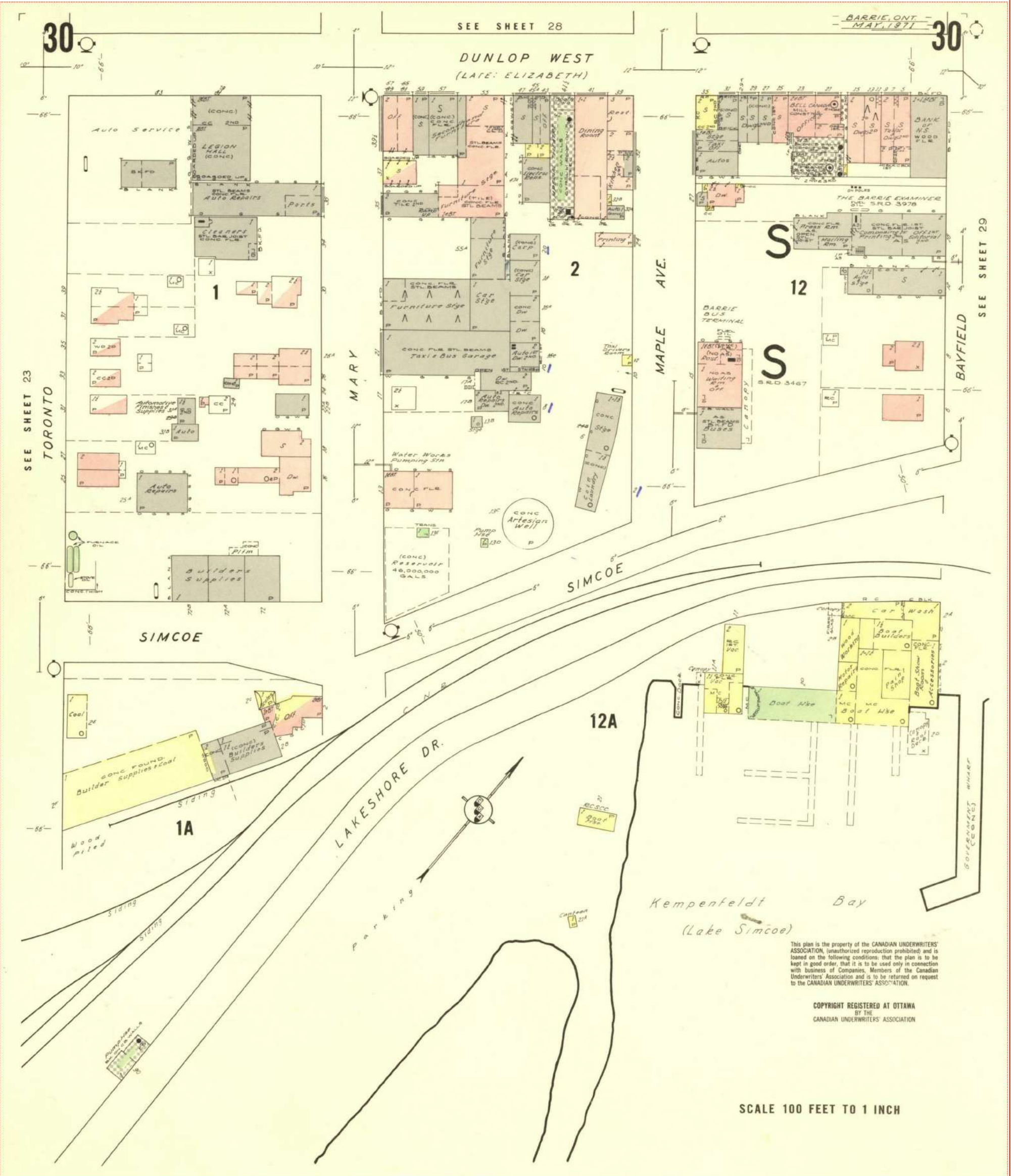


FIP Locator Map
The detailed FIP is on the following page



This document is owned by Opta Information Intelligence Inc. and is subject to copyright protection. Please see the full Terms and Conditions at the front of this document.





PARCEL REGISTRAR

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

PROPERTY DESCRIPTION: PT LT 33 N/S ELIZABETH ST PL 129 BARRIE; PT LT 13 E/S HIGH ST PL 129 BARRIE PTS 1, 2 & 3 51R10115 S/T RO919837 & RO767359; BARRIE

PROPERTY REMARKS:

ESTATE/QUALIFIER:

FEE SIMPLE
LT CONVERSION QUALIFIED

RECENTLY:

RE-ENTRY FROM 58798-0297

PIN CREATION DATE:

2000/12/11

OWNERS' NAMES

WILD GRAY CAPITAL MANAGEMENT GROUP INC.

CAPACITY SHARE

ROWN

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/CHKD
** PRINTOUT INCLUDES ALL DOCUMENT TYPES AND DELETED INSTRUMENTS SINCE 2000/12/08 **						
**SUBJECT, ON FIRST REGISTRATION UNDER THE LAND TITLES ACT, TO:						
** SUBSECTION 44(1) OF THE LAND TITLES ACT, EXCEPT PARAGRAPH 11, PARAGRAPH 14, PROVINCIAL SUCCESSION DUTIES *						
** AND ESCHEATS OR FORFEITURE TO THE CROWN.						
** THE RIGHTS OF ANY PERSON WHO WOULD, BUT FOR THE LAND TITLES ACT, BE ENTITLED TO THE LAND OR ANY PART OF						
** IT THROUGH LENGTH OF ADVERSE POSSESSION, PRESCRIPTION, MISDESCRIPTION OR BOUNDARIES SETTLED BY						
** CONVENTION.						
** ANY LEASE TO WHICH THE SUBSECTION 70(2) OF THE REGISTRY ACT APPLIES.						
**DATE OF CONVERSION TO LAND TITLES: 2000/12/11 **						
RO728217	1981/02/13	LEASE		*** COMPLETELY DELETED ***	DOWNTOWN MEDICAL HOLDINGS LIMITED	
		REMARKS: SKETCH ATTACHED.				
RO728218	1981/02/13	AGREEMENT				C
		REMARKS: SKETCH ATTACHED. COMMON WALL				
RO728219	1981/02/13	RESTRICTION-LAND		*** COMPLETELY DELETED ***		
		REMARKS: EXPIRED 1983. DELETED 2009 07 16 C.GAUTHIER ADLR				
51R10115	1981/02/24	PLAN REFERENCE				C
RO755851	1982/01/19	NOTICE OF LEASE		*** COMPLETELY DELETED ***	ULTRA - MED DEVELOPMENTS INC.	
RO767359	1982/06/30	TRANSFER		*** DELETED AGAINST THIS PROPERTY ***	DOWNTOWN MEDICAL HOLDINGS LIMITED	

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.

PROPERTY DESCRIPTION: PT LT 13 E SIDE HIGH ST & PT LT 33 N SIDE ELIZABETH ST PL 129 PTS 1, 2 & 3 51R10115 ; BARRIE

PROPERTY REMARKS: THIS PARCEL WAS CREATED BASED ON INFORMATION CONTAINED IN DOCUMENT(S) RO767359, WHICH IS (ARE) RECORDED FOR PIN IDENTIFICATION ONLY.

ESTATE/QUALIFIER: RECENTLY: PARCELIZED PIN CREATION DATE:
1998/02/09

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/CHKD
<p><i>**EFFECTIVE 2000/07/29 THE NOTATION OF THE "BLOCK IMPLEMENTATION DATE" OF 1998/02/09 ON THIS PIN**</i></p> <p><i>**WAS REPLACED WITH THE "PIN CREATION DATE" OF 1998/02/09**</i></p> <p><i>** PRINTOUT INCLUDES ALL DOCUMENT TYPES AND DELETED INSTRUMENTS SINCE 1998/02/06 **</i></p> <p><i>THIS ABSTRACT INCLUDES ALL INSTRUMENTS AND DOCUMENTS FROM: 1998/02/09</i></p> <p><i>FOR THE PREVIOUS ABSTRACT SEE ABSTRACT BOOK</i></p> <p><i>NOTE: THIS PIN WAS ONCE REG PIN 58798-0113. THIS PROPERTY WAS CONVERTED TO LT ON 2000/12/11 REUSING PIN 58798-0113.</i></p>						
RO767359	1982/06/30	TRANSFER	\$2		DOWNTOWN MEDICAL HOLDINGS LIMITED	C
RO1414689	1999/06/30	CHARGE	\$300,000	DOWNTOWN MEDICAL HOLDINGS LIMITED	THE TORONTO-DOMINION BANK	C
RO1421939	1999/09/21	AGREEMENT		DOWNTOWN MEDICAL HOLDINGS LIMITED	CLARICA LIFE INSURANCE COMPANY	C
REMARKS: RO1018101						

LAND
REGISTRY
OFFICE #51

58798-0113 (LT)

PREPARED FOR MSG
ON 2024/08/29 AT 12:38:16

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

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/ CHKD	
RO800332	1983/07/12	AGREEMENT		*** DELETED AGAINST THIS PROPERTY ***			
RO804301	1983/08/18	NOTICE OF LEASE		*** COMPLETELY DELETED ***	POSTNIKOFF, IAN M.		
RO807598	1983/09/16	NOTICE OF LEASE		*** COMPLETELY DELETED ***	BANK OF MONTREAL		
RO808117	1983/09/21	NOTICE OF LEASE		*** COMPLETELY DELETED ***	KRAUS, PETER J.		
RO959483	1987/07/13	NOTICE OF LEASE		*** COMPLETELY DELETED ***	ONTARIO HOUSING CORP.		
RO1018101	1988/08/22	CHARGE		*** COMPLETELY DELETED ***	THE MUTUAL LIFE ASSURANCE CO. OF CANADA		
RO1018102	1988/08/22	ASSIGNMENT GENERAL		*** COMPLETELY DELETED ***			
		<i>REMARKS: RENTS, RO1018101</i>					
RO1019984	1988/09/01	AGREEMENT		*** COMPLETELY DELETED ***			
RO1045148	1989/02/14	NOTICE OF SUBLEASE		*** COMPLETELY DELETED ***	ULTRA-MED DEVELOPMENT INC.		
RO1259551	1994/07/12	AGREEMENT		*** COMPLETELY DELETED ***			
		<i>REMARKS: EXTENDING AND AMENDING CHARGE, RO1018101</i>					
RO1414689	1999/06/30	CHARGE		*** DELETED AGAINST THIS PROPERTY *** DOWNTOWN MEDICAL HOLDINGS LIMITED	THE TORONTO-DOMINION BANK		
RO1421939	1999/09/21	AGREEMENT		*** DELETED AGAINST THIS PROPERTY *** DOWNTOWN MEDICAL HOLDINGS LIMITED	CLARICA LIFE INSURANCE COMPANY		
		<i>REMARKS: RO1018101</i>					
LT472121	2001/02/01	NOTICE OF LEASE		DOWNTOWN MEDICAL HOLDINGS LIMITED	PIZZA PIZZA LIMITED	C	
LT472122	2001/02/01	NOTICE AGREEMENT		*** COMPLETELY DELETED *** PIZZA PIZZA LIMITED	THE TORONTO-DOMINION BANK		

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.

LAND
REGISTRY
OFFICE #51

58798-0113 (LT)

PREPARED FOR MSG
ON 2024/08/29 AT 12:38:16

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

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/ CHKD
LT472123	2001/02/01	NOTICE AGREEMENT		*** COMPLETELY DELETED *** PIZZA PIZZA LIMITED	CLARICA LIFE INSURANCE COMPANY	
SC333435	2005/05/31	NOTICE		*** COMPLETELY DELETED *** DOWNTOWN MEDICAL HOLDINGS LIMITED	SUN LIFE ASSURANCE COMPANY OF CANADA	
SC360718	2005/08/26	POSTPONEMENT		*** COMPLETELY DELETED *** THE TORONTO-DOMINION BANK	SUN LIFE ASSURANCE COMPANY OF CANADA	
SC507874	2006/12/20	TRANSFER		*** COMPLETELY DELETED *** DOWNTOWN MEDICAL HOLDINGS LIMITED	1717132 ONTARIO LIMITED	
SC507895	2006/12/20	CHARGE		*** COMPLETELY DELETED *** 1717132 ONTARIO LIMITED	ROMSPEN INVESTMENT CORPORATION	
SC507896	2006/12/20	NO ASSGN RENT GEN		*** COMPLETELY DELETED *** 1717132 ONTARIO LIMITED	ROMSPEN INVESTMENT CORPORATION	
SC507963	2006/12/20	CHARGE		*** COMPLETELY DELETED *** 1717132 ONTARIO LIMITED	BARRIS, SHELDON	
SC517653	2007/02/01	DISCH OF CHARGE		*** COMPLETELY DELETED *** SUN LIFE ASSURANCE COMPANY OF CANADA		
SC529660	2007/03/23	DISCH OF CHARGE		*** COMPLETELY DELETED *** THE TORONTO-DOMINION BANK		
SC551573	2007/06/11	DISCH OF CHARGE		*** COMPLETELY DELETED *** BARRIS, SHELDON		
SC551574	2007/06/11	DISCH OF CHARGE		*** COMPLETELY DELETED *** ROMSPEN INVESTMENT CORPORATION		

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.

LAND
REGISTRY
OFFICE #51

58798-0113 (LT)

PREPARED FOR MSG
ON 2024/08/29 AT 12:38:16

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

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/ CHKD
SC551619	2007/06/11	CHARGE		*** COMPLETELY DELETED *** 1717132 ONTARIO LIMITED	COMPUTERSHARE TRUST COMPANY OF CANADA	
SC551620	2007/06/11	NO ASSGN RENT GEN		*** COMPLETELY DELETED *** 1717132 ONTARIO LIMITED	COMPUTERSHARE TRUST COMPANY OF CANADA	
		REMARKS: SC551619				
SC552569	2007/06/15	CHARGE		*** COMPLETELY DELETED *** 1717132 ONTARIO LIMITED	BARRIS, SHELDON	
SC691706	2008/10/20	CHARGE		*** COMPLETELY DELETED *** 1717132 ONTARIO LIMITED	BARRIS, SHELDON	
SC691716	2008/10/20	POSTPONEMENT		*** COMPLETELY DELETED *** BARRIS, SHELDON	BARRIS, SHELDON	
		REMARKS: SC552569 TO SC691706				
SC704551	2008/12/05	TRANSFER OF CHARGE		*** COMPLETELY DELETED *** BARRIS, SHELDON	THE BANK OF NOVA SCOTIA TRUST COMPANY	
		REMARKS: SC691706				
SC749042	2009/07/08	CHARGE		*** COMPLETELY DELETED *** 1717132 ONTARIO LIMITED	ROMSPEN INVESTMENT CORPORATION	
SC749043	2009/07/08	NO ASSGN RENT GEN		*** COMPLETELY DELETED *** 1717132 ONTARIO LIMITED	ROMSPEN INVESTMENT CORPORATION	
		REMARKS: SC749042				
SC749070	2009/07/08	POSTPONEMENT		*** COMPLETELY DELETED *** BARRIS, SHELDON	ROMSPEN INVESTMENT CORPORATION	
		REMARKS: SC552569 TO SC749042				
SC821284	2010/05/20	TRANSFER OF CHARGE		*** COMPLETELY DELETED *** BARRIS, SHELDON	THE BANK OF NOVA SCOTIA TRUST COMPANY	
		REMARKS: SC691706.				
SC857407	2010/10/06	DISCH OF CHARGE		*** COMPLETELY DELETED *** ROMSPEN INVESTMENT CORPORATION		
		REMARKS: SC749042.				
SC888908	2011/03/15	TRANSFER OF CHARGE		*** COMPLETELY DELETED *** THE BANK OF NOVA SCOTIA TRUST COMPANY	BARRIS, SHELDON	

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.

LAND
REGISTRY
OFFICE #51

58798-0113 (LT)

PREPARED FOR MSG
ON 2024/08/29 AT 12:38:16

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

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/CHKD	
		<i>REMARKS: SC691706.</i>					
SC914879	2011/07/11	APL (GENERAL)		*** COMPLETELY DELETED *** 1830808 ONTARIO LIMITED 1717132 ONTARIO LIMITED			
		<i>REMARKS: DELETES RO800332.</i>					
SC914887	2011/07/11	NO DET/SURR LEASE		*** COMPLETELY DELETED *** POSTNIKOFF, IAN M.	1717132 ONTARIO LIMITED		
		<i>REMARKS: RO804301.</i>					
SC914888	2011/07/11	NO DET/SURR LEASE		*** COMPLETELY DELETED *** 1717132 ONTARIO LIMITED	1717132 ONTARIO LIMITED		
		<i>REMARKS: RO807598.</i>					
SC914893	2011/07/11	NO DET/SURR LEASE		*** COMPLETELY DELETED *** KRAUS, PETER J	1717132 ONTARIO LIMITED		
		<i>REMARKS: RO808117.</i>					
SC914920	2011/07/11	NO DET/SURR LEASE		*** COMPLETELY DELETED *** 1717132 ONTARIO LIMITED	1717132 ONTARIO LIMITED		
		<i>REMARKS: RO959483.</i>					
SC914921	2011/07/11	NO DET/SURR LEASE		*** COMPLETELY DELETED *** 1717132 ONTARIO LIMITED	1717132 ONTARIO LIMITED		
		<i>REMARKS: RO1045148.</i>					
SC914922	2011/07/11	DISCH OF CHARGE		*** COMPLETELY DELETED *** BARRIS, SHELDON			
		<i>REMARKS: SC552569.</i>					
SC914923	2011/07/11	DISCH OF CHARGE		*** COMPLETELY DELETED *** BARRIS, SHELDON			
		<i>REMARKS: SC691706.</i>					
SC914932	2011/07/11	RESTRICTION-LAND		*** COMPLETELY DELETED *** 1717132 ONTARIO LIMITED			
		<i>REMARKS: NO TRANSFER OR CHARGE MAY BE REGISTERED WITHOUT THE CONSENT OF WILD GRAY CAPITAL MANAGEMENT GROUP INC.</i>					
SC945657	2011/11/17	TRANSFER	\$3,500,000	1717132 ONTARIO LIMITED	WILD GRAY CAPITAL MANAGEMENT GROUP INC.	C	
SC975823	2012/04/23	CHARGE		*** COMPLETELY DELETED *** WILD GRAY CAPITAL MANAGEMENT GROUP INC.	CERJANEC, MIRKO		

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.

LAND
REGISTRY
OFFICE #51

58798-0113 (LT)

PREPARED FOR MSG
ON 2024/08/29 AT 12:38:16

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

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/ CHKD
SC975983	2012/04/23	NO ASSGN RENT GEN		*** COMPLETELY DELETED *** WILD GRAY CAPITAL MANAGEMENT GROUP INC.	CERJANEC, MIRKO	
	<i>REMARKS: SC975823.</i>					
SC1423175	2017/06/23	DISCH OF CHARGE		*** COMPLETELY DELETED *** CERJANEC, MIRKO		
	<i>REMARKS: SC975823.</i>					
SC1431343	2017/07/17	CHARGE		*** COMPLETELY DELETED *** WILD GRAY CAPITAL MANAGEMENT GROUP INC.	BARRIS, SHELDON PUSS-N-BOOTS REALTY CORP.	
SC1431344	2017/07/17	NO ASSGN RENT GEN		*** COMPLETELY DELETED *** WILD GRAY CAPITAL MANAGEMENT GROUP INC.	BARRIS, SHELDON PUSS-N-BOOTS REALTY CORP.	
	<i>REMARKS: SC1431343.</i>					
SC1441267	2017/08/16	DISCH OF CHARGE		*** COMPLETELY DELETED *** COMPUTERSHARE TRUST COMPANY OF CANADA		
	<i>REMARKS: SC551619.</i>					
SC1465656	2017/11/01	NOTICE OF LEASE	\$2	WILD GRAY CAPITAL MANAGEMENT GROUP INC.	CANADIAN ADDICTION TREATMENT GP LIMITED CANADIAN ADDICTION TREATMENT CLINICS LP	C
SC1547661	2018/10/12	CHARGE		*** COMPLETELY DELETED *** WILD GRAY CAPITAL MANAGEMENT GROUP INC.	AVERTEX UTILITY SOLUTIONS INC.	
SC1660898	2020/02/10	APL (GENERAL)		*** COMPLETELY DELETED *** WILD GRAY CAPITAL MANAGEMENT GROUP INC.		
	<i>REMARKS: RO755851</i>					
SC1661116	2020/02/11	CHARGE		*** COMPLETELY DELETED *** WILD GRAY CAPITAL MANAGEMENT GROUP INC.	PEAKHILL CAPITAL INC.	
SC1661117	2020/02/11	NO ASSGN RENT GEN		*** COMPLETELY DELETED *** WILD GRAY CAPITAL MANAGEMENT GROUP INC.	PEAKHILL CAPITAL INC.	
	<i>REMARKS: SC1661116</i>					
SC1661177	2020/02/11	DISCH OF CHARGE		*** COMPLETELY DELETED *** AVERTEX UTILITY SOLUTIONS INC.		
	<i>REMARKS: SC1547661.</i>					

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.

LAND
REGISTRY
OFFICE #51

58798-0113 (LT)

PREPARED FOR MSG
ON 2024/08/29 AT 12:38:16

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

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/ CHKD
SC1661189	2020/02/11	DISCH OF CHARGE		*** COMPLETELY DELETED *** BARRIS, SHELDON PUSS-N-BOOTS REALTY CORP.		
		REMARKS: SC1431343.				
SC1685291	2020/06/05	TRANSFER OF CHARGE		*** COMPLETELY DELETED *** PEAKHILL CAPITAL INC.	PEAKHILL CW INC.	
		REMARKS: SC1661116.				
SC1685295	2020/06/05	NO ASSGN RENT GEN		*** COMPLETELY DELETED *** PEAKHILL CAPITAL INC.	PEAKHILL CW INC.	
		REMARKS: SC1661116.				
SC1725718	2020/11/02	TRANSFER OF CHARGE		*** COMPLETELY DELETED *** PEAKHILL CW INC.	PEAKHILL EQ INC.	
		REMARKS: SC1661116. SC1661116 & SC1685295				
SC1725719	2020/11/02	NO ASSGN RENT GEN		*** COMPLETELY DELETED *** PEAKHILL CW INC.	PEAKHILL EQ INC.	
		REMARKS: SC1661116, SC1661117, SC1685291 & SC1685295				
SC1789292	2021/06/04	TRANSFER OF CHARGE		*** COMPLETELY DELETED *** PEAKHILL EQ INC.	AST TRUST COMPANY (CANADA)	
		REMARKS: SC1725718. SC1661116, SC1685291				
SC1789293	2021/06/04	NO ASSGN RENT GEN		*** COMPLETELY DELETED *** PEAKHILL EQ INC.	AST TRUST COMPANY (CANADA)	
		REMARKS: SC1661116 ASSIGNMENT OF ASSIGNMENT OF RENTS				
SC1830737	2021/10/01	TRANSFER OF CHARGE		*** COMPLETELY DELETED *** AST TRUST COMPANY (CANADA)	TSX TRUST COMPANY	
		REMARKS: SC1789292. SC1661116,				
SC1830741	2021/10/01	NO ASSGN RENT GEN		*** COMPLETELY DELETED *** AST TRUST COMPANY (CANADA)	TSX TRUST COMPANY	
		REMARKS: SC1661116 - ASSIGNMENT OF ASSIGNMENT OF RENTS				
SC1830746	2021/10/01	NOTICE		*** COMPLETELY DELETED *** WILD GRAY CAPITAL MANAGEMENT GROUP INC.	TSX TRUST COMPANY	
		REMARKS: SC1661116				
SC2018974	2023/11/01	NO DET/SURR LEASE		*** COMPLETELY DELETED *** WILD GRAY CAPITAL MANAGEMENT GROUP INC.	WILD GRAY CAPITAL MANAGEMENT GROUP INC.	

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.

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

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/ CHKD
		REMARKS: R0728217.				
SC2019746	2023/11/03	CHARGE	\$2,400,000	WILD GRAY CAPITAL MANAGEMENT GROUP INC.	HILLMOUNT CAPITAL MORTGAGE HOLDINGS INC.	C
SC2019747	2023/11/03	NO ASSGN RENT GEN		WILD GRAY CAPITAL MANAGEMENT GROUP INC.	HILLMOUNT CAPITAL MORTGAGE HOLDINGS INC.	C
		REMARKS: SC2019746				
SC2019826	2023/11/03	DISCH OF CHARGE		*** COMPLETELY DELETED *** TSX TRUST COMPANY		
		REMARKS: SC1661116.				

AERIAL PHOTOGRAPHS



HISTORICAL AERIALS

Project Property: Commercial Property

49 High Street

Barrie ON L4N 5J4

Project No: 30100

Requested By: OHE Consultants

Order No: 24082701397

Date Completed: August 29, 2024

Aerial Maps included in this report are produced by the sources listed above and are to be used for research purposes including a phase I report. Maps are not to be resold as commercial property. ERIS provides no warranty of accuracy or liability. The information contained in this report has been produced using aerial photos listed in above sources by ERIS Information Inc. (in the US) and ERIS Information Limited Partnership (in Canada), both doing business as 'ERIS'. The maps contained in this report do not purport to be and do not constitute a guarantee of the accuracy of the information contained herein. Although ERIS has endeavored to present information that is accurate, ERIS disclaims, any and all liability for any errors, omissions, or inaccuracies in such information and data, whether attributable to inadvertence, negligence or otherwise, and for any consequences arising therefrom. Liability on the part of ERIS is limited to the monetary value paid for this report.

Environmental Risk Information Services

A division of Glacier Media Inc.

1.866.517.5204 | info@erisinfo.com | erisinfo.com

Date	Source	Scale	Comments
2023	Maxar Technologies	10,000	
1995	National Air Photo Library	10,000	
1962	National Air Photo Library	10,000	
1930	Decade Coverage Unavailable	10,000	

250
Meters



Year: 2023
Source: MAXAR
Scale: 10,000
Comment:

Address: 49 High Street, Barrie, ON
Approx Center: -79.6946234,44.3878888

Order No: 24082701397



250

Meters



Year: 1995
Source: NAPL
Scale: 10,000
Comment:

Address: 49 High Street, Barrie, ON
Approx Center: -79.6946234,44.3878888

Order No: 24082701397



250
Meters



Year: 1962
Source: NAPL
Scale: 10,000
Comment:

Address: 49 High Street, Barrie, ON
Approx Center: -79.6946234,44.3878888

Order No: 24082701397

