

28. SUCCESSORS AND ASSIGNS: The heirs, executors, administrators, successors and assigns of the undersigned are bound by the terms herein.

SIGNED, SEALED AND DELIVERED in the presence of:

IN WITNESS whereof I have hereunto set my hand and seal:

(Witness)

Lynne Crocker



DATE

Feb 20, 2015

(Witness)

(Buyer)



DATE

Feb 20 '15

I, the Undersigned Seller, agree to the above offer. I hereby irrevocably instruct my lawyer to pay directly to the brokerage(s) with whom I have agreed to pay commission, the unpaid balance of the commission together with applicable Harmonized Sales Tax (and any other taxes as may hereafter be applicable), from the proceeds of the sale prior to any payment to the undersigned on completion, as advised by the brokerage(s) to my lawyer.

SIGNED, SEALED AND DELIVERED in the presence of:

IN WITNESS whereof I have hereunto set my hand and seal:

(Witness)

(Seller)



DATE

Feb 23, 2015

(Witness)

(Seller)



DATE

23/2/2015

SPOUSAL CONSENT: The Undersigned Spouse of the Seller hereby consents to the disposition evidenced herein pursuant to the provisions of the Family Law Act, R.S.O. 1990, and hereby agrees with the Buyer that he/she will execute all necessary or incidental documents to give full force and effect to the sale evidenced herein.

(Witness)

(Spouse)



DATE

CONFIRMATION OF ACCEPTANCE: Notwithstanding anything contained herein to the contrary, I confirm this Agreement with all changes both typed and written was finally accepted by all parties at *7:00 a.m./p.m.* this *23RD* day of *FEBRUARY*, 2015.

INFORMATION ON BROKERAGE(S)

(Signature of Seller or Buyer)

Listing Brokerage: M.E. Antoine Real Estate Brokerage	
Phone: (613) 279-2657	Fax: _____
Co-operating/Buyer Brokerage: RE/MAX Metro-City Realty Ltd.	
Phone: (613) 593-5353	Fax: (613) 723-9393

ACKNOWLEDGEMENT

I acknowledge receipt of my signed copy of this accepted Agreement of Purchase and Sale and I authorize the Brokerage to forward a copy to my lawyer.

I acknowledge receipt of my signed copy of this accepted Agreement of Purchase and Sale and I authorize the Brokerage to forward a copy to my lawyer.

Benny Friedman DATE *24 Feb. 2015*
(Seller)
D. Friedman DATE *24 Feb. 2015*
(Seller)

[Signature] DATE *Feb 23 '15*
(Buyer)
Lynne Crocker DATE *Feb. 23, 2015*
(Buyer)

Address for Service:

Address for Service:

Phone _____
Seller's Lawyer: *D. Heeley, Barker Willison*
Address: *31 Foster St., Perth ON*
Email: *Kirsten@barkerwillison.com*
613-267-2800 x 114
Phone _____ Fax _____

Phone _____
Buyer's Lawyer: *Donald Simonds*
Address _____
Email: *dsimonds@tslawyers.ca*
(613) 288-3277
Phone _____ Fax _____

FOR OFFICE USE ONLY

COMMISSION TRUST AGREEMENT

To: Co-operating Brokerage shown on the foregoing Agreement of Purchase and Sale:

In consideration for the Co-operating Brokerage procuring the foregoing Agreement of Purchase and Sale, I hereby declare that all moneys received or receivable by me in connection with the Transaction as contemplated in the MLS® Rules and Regulations of my Real Estate Board shall be receivable and held in trust. This agreement shall constitute a Commission Trust Agreement as defined in the MLS® Rules and shall be subject to and governed by the MLS® Rules pertaining to Commission Trust.

DATED as of the date and time of the acceptance of the foregoing Agreement of Purchase and Sale.

Acknowledged by:

(Authorized to bind the Listing Brokerage)

(Authorized to bind the Co-operating Brokerage)



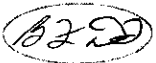
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Listing Agreement Authority to Offer for Sale

Form 200 for use in the Province of Ontario



EXCLUSIVE



This is a Multiple Listing Service® Agreement

OR Exclusive Listing Agreement

BETWEEN:

BROKERAGE: M. L'ANTOINE REAL ESTATE BROKERAGE

P.O. BOX 285

SHARBOT LAKE

(the "Listing Brokerage") Tel. No. 613 279-2657

SELLER(S): Barry and Deborah Friedman

(the "Seller")

In consideration of the Listing Brokerage listing the real property for sale known as 1037 Oak Lane South, Sharbot Lake, ON.

Black Lake, Twsp Central Frontenac, Olden District

Frontenac County

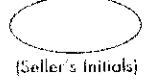
(the "Property")

the Seller hereby gives the Listing Brokerage the **exclusive and irrevocable** right to act as the Seller's agent,

commencing at 12:01 a.m. on the 21 day of February 2015

until 11:59 p.m. on the 30 day of April 2015 (the "Listing Period").

{ Seller acknowledges that the length of the Listing Period is negotiable between the Seller and the Listing Brokerage and, if a MLS® listing, may be subject to minimum requirements of the real estate board, however, in accordance with the Real Estate and Business Brokers Act (2002), if the Listing Period exceeds six months, the Listing Brokerage must obtain the Seller's initials.



to offer the property for sale at a price of:

Dollars (CDN\$) 265,000.00

Two Hundred Sixty-Five Thousand

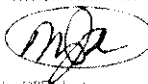
Dollars

and upon the terms particularly set out herein, or at such other price and/or terms acceptable to the Seller. It is understood that the price and/or terms set out herein are at the Seller's personal request, after full discussion with the Listing Brokerage's representative regarding potential market value of the Property.

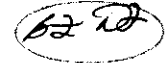
The Seller hereby represents and warrants that the Seller is not a party to any other listing agreement for the Property or agreement to pay commission to any other real estate brokerage for the sale of the property.

- 1. DEFINITIONS AND INTERPRETATIONS:** For the purposes of this Listing Agreement ("Authority" or "Agreement"), "Seller" includes vendor, a "buyer" includes a purchaser, or a prospective purchaser and a "real estate board" includes a real estate association. A purchase shall be deemed to include the entering into of any agreement to exchange, or the obtaining of an option to purchase which is subsequently exercised. This Agreement shall be read with all changes of gender or number required by the context. For purposes of this Agreement, anyone introduced to or shown the Property shall be deemed to include any spouse, heirs, executors, administrators, successors, assigns, related corporations and affiliated corporations. Related corporations or affiliated corporations shall include any corporation where one half or a majority of the shareholders, directors or officers of the related or affiliated corporation are the same person(s) as the shareholders, directors, or officers of the corporation introduced to or shown the Property.
- 2. COMMISSION:** In consideration of the Listing Brokerage listing the Property, the Seller agrees to pay the Listing Brokerage a commission of 5% of the sale price of the Property or for any valid offer to purchase the Property from any source whatsoever obtained during the Listing Period and on the terms and conditions set out in this Agreement OR such other terms and conditions as the Seller may accept. The Seller further agrees to pay such commission as calculated above if an agreement to purchase is agreed to or accepted by the Seller or anyone on the Seller's behalf within 30 days after the expiration of the Listing Period (Holdover Period), so long as such agreement is with anyone who was introduced to the Property from any source whatsoever during the Listing Period or shown the Property during the Listing Period. If, however, the offer for the purchase of the Property is pursuant to a new agreement in writing to pay commission to another registered real estate brokerage, the Seller's liability for commission shall be reduced by the amount paid by the Seller under the new agreement. The Seller further agrees to pay such commission as calculated above even if the transaction contemplated by an agreement to purchase agreed to or accepted by the Seller or anyone on the Seller's behalf is not completed, if such non-completion is owing or attributable to the Seller's default or neglect, said commission to be payable on the date set for completion of the purchase of the Property. Any deposit in respect of any agreement where the transaction has been completed shall first be applied to reduce the commission payable. Should such amounts paid to the Listing Brokerage from the deposit or by the Seller's solicitor not be sufficient, the Seller shall be liable to pay to the Listing Brokerage on demand, any deficiency in commission and taxes owing on such commission. All amounts set out as commission are to be paid plus applicable taxes on such commission.
- 3. REPRESENTATION:** The Seller acknowledges that the Listing Brokerage has provided the Seller with information explaining agency relationships, including information on Seller Representation, Sub-agency, Buyer Representation, Multiple Representation and Customer Service. The Seller authorizes the Listing Brokerage to co-operate with any other registered real estate brokerage (co-operating brokerage), and to offer to pay the co-operating brokerage a commission of 2.5% of the sale price of the Property or out of the commission the Seller pays the Listing Brokerage.

INITIALS OF LISTING BROKERAGE:



INITIALS OF SELLER(S):



The Seller understands that unless the Seller is otherwise informed, the co-operating brokerage is representing the interests of the buyer in the transaction. The Seller further acknowledges that the Listing Brokerage may be listing other properties that may be similar to the Seller's Property and the Seller hereby consents to the Listing Brokerage listing other properties that may be similar to the Seller's Property without any claim by the Seller of conflict of interest. The Seller hereby appoints the Listing Brokerage as the Seller's agent for the purpose of giving and receiving notices pursuant to any offer or agreement to purchase the property. Unless otherwise agreed in writing between Seller and Listing Brokerage, any commission payable to any other brokerage shall be paid out of the commission the Seller pays the Listing Brokerage, said commission to be disbursed in accordance with the Commission Trust Agreement.

MULTIPLE REPRESENTATION: The Seller hereby acknowledges that the Listing Brokerage may be entering into buyer representation agreements with buyers who may be interested in purchasing the Seller's Property. In the event that the Listing Brokerage has entered into or enters into a buyer representation agreement with a prospective buyer for the Seller's Property, the Listing Brokerage will obtain the Seller's written consent to represent both the Seller and the buyer for the transaction at the earliest practicable opportunity and in all cases prior to any offer to purchase being submitted or presented.

The Seller understands and acknowledges that the Listing Brokerage must be impartial when representing both the Seller and the buyer and equally protect the interests of the Seller and buyer. The Seller understands and acknowledges that when representing both the Seller and the buyer, the Listing Brokerage shall have a duty of full disclosure to both the Seller and the buyer, including a requirement to disclose all factual information about the Property known to the Listing Brokerage.

However, the Seller further understands and acknowledges that the Listing Brokerage shall not disclose:

- that the Seller may or will accept less than the listed price, unless otherwise instructed in writing by the Seller;
- that the buyer may or will pay more than the offered price, unless otherwise instructed in writing by the buyer;
- the motivation of or personal information about the Seller or buyer, unless otherwise instructed in writing by the party to which the information applies or unless failure to disclose would constitute fraudulent, unlawful or unethical practice
- the price the buyer should offer or the price the Seller should accept; and
- the listing Brokerage shall not disclose to the buyer the terms of any other offer.

However, it is understood that factual market information about comparable properties and information known to the Listing Brokerage concerning potential uses for the Property will be disclosed to both Seller and buyer to assist them to come to their own conclusions.

Where a Brokerage represents both the Seller and the Buyer (multiple representation), the Brokerage shall not be entitled or authorized to be agent for either the Buyer or the Seller for the purpose of giving and receiving notices.

MULTIPLE REPRESENTATION AND CUSTOMER SERVICE: The Seller understands and agrees that the Listing Brokerage also provides representation and customer service to other sellers and buyers. If the Listing Brokerage represents or provides customer service to more than one seller or buyer for the same trade, the Listing Brokerage shall, in writing, at the earliest practicable opportunity and before any offer is made, inform all sellers and buyers of the nature of the Listing Brokerage's relationship to each seller and buyer.

- 4. FINDERS FEES:** The Seller acknowledges that the Brokerage may be receiving a finder's fee, reward and/or referral incentive, and the Seller consents to any such benefit being received and retained by the Brokerage in addition to the commission as described above.
- 5. REFERRAL OF ENQUIRIES:** The Seller agrees that during the Listing Period, the Seller shall advise the Listing Brokerage immediately of all enquiries from any source whatsoever, and all offers to purchase submitted to the Seller shall be immediately submitted to the Listing Brokerage before the Seller accepts or rejects the same. If any enquiry during the Listing Period results in the Seller accepting a valid offer to purchase during the Listing Period or within the Holdover Period after the expiration of the Listing Period, the Seller agrees to pay the Listing Brokerage the amount of commission set out above, payable within five (5) days following the Listing Brokerage's written demand therefor.
- 6. MARKETING:** The Seller agrees to allow the Listing Brokerage to show and permit prospective buyers to fully inspect the Property during reasonable hours and the Seller gives the Listing Brokerage the sole and exclusive right to place "For Sale" and "Sold" sign(s) upon the Property. The Seller consents to the Listing Brokerage including information in advertising that may identify the Property. The Seller further agrees that the Listing Brokerage shall have sole and exclusive authority to make all advertising decisions relating to the marketing of the Property for sale during the Listing Period. The Seller agrees that the Listing Brokerage will not be held liable in any manner whatsoever for any acts or omissions with respect to advertising by the Listing Brokerage or any other party, other than by the Listing Brokerage's gross negligence or wilful act.
- 7. WARRANTY:** The Seller represents and warrants that the Seller has the exclusive authority and power to execute this Authority to offer the Property for sale and that the Seller has informed the Listing Brokerage of any third party interests or claims on the Property such as rights of first refusal, options, easements, mortgages, encumbrances or otherwise concerning the Property, which may affect the sale of the Property.
- 8. INDEMNIFICATION AND INSURANCE:** The Seller will not hold the Listing Brokerage and representatives of the Brokerage responsible for any loss or damage to the Property or contents occurring during the term of this Agreement caused by the Listing Brokerage or anyone else by any means, including theft, fire or vandalism, other than by the Listing Brokerage's gross negligence or wilful act. The Seller agrees to indemnify and save harmless the Listing Brokerage and representatives of the Brokerage and any co-operating brokerage from any liability, claim, loss, cost, damage or injury, including but not limited to loss of the commission payable under this Agreement, caused or contributed to by the breach of any warranty or representation made by the Seller in this Agreement or the accompanying data form. The Seller warrants the Property is insured, including personal liability insurance against any claims or lawsuits resulting from bodily injury or property damage to others caused in any way on or at the Property and the Seller indemnifies the Brokerage and all of its employees, representatives, salespersons and brokers (Listing Brokerage) and any co-operating brokerage and all of its employees, representatives, salespersons and brokers (co-operating brokerage) for and against any claims against the Listing Brokerage or co-operating brokerage made by anyone who attends or visits the Property.
- 9. FAMILY LAW ACT:** The Seller hereby warrants that spousal consent is not necessary under the provisions of the Family Law Act, R.S.O. 1990, unless the Seller's spouse has executed the consent hereinafter provided.
- 10. VERIFICATION OF INFORMATION:** The Seller authorizes the Listing Brokerage to obtain any information affecting the Property from any regulatory authorities, governments, mortgagees or others and the Seller agrees to execute and deliver such further authorizations in this regard as may be reasonably required. The Seller hereby appoints the Listing Brokerage or the Listing Brokerage's authorized representative as the Seller's attorney to execute such documentation as may be necessary to effect obtaining any information as aforesaid. The Seller hereby authorizes, instructs and directs the above noted regulatory authorities, governments, mortgagees or others to release any and all information to the Listing Brokerage.
- 11. USE AND DISTRIBUTION OF INFORMATION:** The Seller consents to the collection, use and disclosure of personal information by the Brokerage for the purpose of listing and marketing the Property including, but not limited to: listing and advertising the Property using any medium including the Internet, disclosing Property information to prospective buyers, brokerages, salespersons and others who may assist in the sale of the Property; such other use of the Seller's personal information as is consistent with listing and marketing of the Property. The Seller consents, if this is an MLS® Listing, to placement of the listing information and sales information by the Brokerage into the database(s) of the MLS® System of the appropriate Board, and to the posting of any documents and other information (including, without limitation, photographs, images, graphics, audio and video recordings, virtual tours, drawings, floor plans, architectural designs, artistic renderings, surveys and listing descriptions) provided by or on behalf of the Seller into the

INITIALS OF LISTING BROKERAGE:

INITIALS OF SELLER(S):

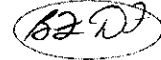


database[s] of the MLS® System of the appropriate Board. The Seller hereby indemnifies and saves harmless the Brokerage and/or any of its employees, servants, brokers or sales representatives from any and all claims, liabilities, suits, actions, losses, costs and legal fees caused by, or arising out of, or resulting from the posting of any documents or other information (including, without limitation, photographs, images, graphics, audio and video recordings, virtual tours, drawings, floor plans, architectural designs, artistic renderings, surveys and listing descriptions) as aforesaid. The Seller acknowledges that the database, within the board's MLS® System is the property of the real estate board(s) and can be licensed, resold, or otherwise dealt with by the board(s). The Seller further acknowledges that the real estate board(s) may, during the term of the listing and thereafter, distribute the information in the database, within the board's MLS® System to any persons authorized to use such service which may include other brokerages, government departments, appraisers, municipal organizations and others; market the Property, at its option, in any medium, including electronic media; during the term of the listing and thereafter, compile, retain and publish any statistics including historical data within the board's MLS® System and retain, reproduce and display photographs, images, graphics, audio and video recordings, virtual tours, drawings, floor plans, architectural designs, artistic renderings, surveys and listing descriptions which may be used by board members to conduct comparative analyses; and make such other use of the information as the Brokerage and/or real estate board(s) deem appropriate, in connection with the listing, marketing and selling of real estate during the term of the listing and thereafter. The Seller acknowledges that the information, personal or otherwise ("information"), provided to the real estate board or association may be stored on databases located outside of Canada, in which case the information would be subject to the laws of the jurisdiction in which the information is located.

In the event that this Agreement expires or is cancelled or otherwise terminated and the Property is not sold, the Seller, by initialing:



Does



Does Not

consent to allow other real estate board members to contact the Seller after expiration or other termination of this Agreement to discuss listing or otherwise marketing the Property.

12. SUCCESSORS AND ASSIGNS: The heirs, executors, administrators, successors and assigns of the undersigned are bound by the terms of this Agreement.

13. CONFLICT OR DISCREPANCY: If there is any conflict or discrepancy between any provision added to this Agreement (including any Schedule attached hereto) and any provision in the standard pre-set portion hereof, the added provision shall supersede the standard pre-set provision to the extent of such conflict or discrepancy. This Agreement, including any Schedule attached hereto, shall constitute the entire Agreement between the Seller and the Listing Brokerage. There is no representation, warranty, collateral agreement or condition which affects this Agreement other than as expressed herein.

14. ELECTRONIC COMMUNICATION: This Listing Agreement and any agreements, notices or other communications contemplated hereby may be transmitted by means of electronic systems, in which case signatures shall be deemed to be original. The transmission of this Agreement by the Seller by electronic means shall be deemed to confirm the Seller has retained a true copy of the Agreement.

15. SCHEDULE(S): and data form attached hereto form(s) part of this Agreement.

THE LISTING BROKERAGE AGREES TO MARKET THE PROPERTY ON BEHALF OF THE SELLER AND REPRESENT THE SELLER IN AN ENDEAVOUR TO OBTAIN A VALID OFFER TO PURCHASE THE PROPERTY ON THE TERMS SET OUT IN THIS AGREEMENT OR ON SUCH OTHER TERMS SATISFACTORY TO THE SELLER.


(Authorized to bind the Listing Brokerage)

DATE

Feb 24/15

Mimi Antoine, Broker of Record

(Name of Person Signing)

THIS AGREEMENT HAS BEEN READ AND FULLY UNDERSTOOD BY ME AND I ACKNOWLEDGE THIS DATE I HAVE SIGNED UNDER SEAL. Any representations contained herein or as shown on the accompanying data form respecting the Property are true to the best of my knowledge, information and belief.

SIGNED, SEALED AND DELIVERED I have hereunto set my hand and seal:


(Signature of Seller)

●
(Seal)

DATE

24 Feb. 2015

(Tel. No.)


(Signature of Seller)

●
(Seal)

DATE

24/2/2015

SPOUSAL CONSENT: The undersigned spouse of the Seller hereby consents to the listing of the Property herein pursuant to the provisions of the Family Law Act, R.S.O. 1990 and hereby agrees that he/she will execute all necessary or incidental documents to further any transaction provided for herein.

Spouse:
.....
(Seal)

●
(Seal)

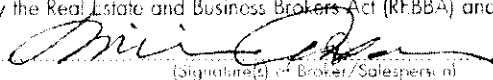
DATE

DECLARATION OF INSURANCE

The broker/salesperson, MIMI ANTOINE, Broker of Record

(Name of Broker/Salesperson)

hereby declares that he/she is insured as required by the Real Estate and Business Brokers Act (REBBA) and Regulations.


(Signature of Broker/Salesperson)

ACKNOWLEDGEMENT

The Seller(s) hereby acknowledge that the Seller(s) fully understand the terms of this Agreement and have received a true copy of this Agreement on the 24th day of February, 2015


(Signature of Seller)

Date: 24 Feb. 2015

(Signature of Seller)

Date: 24 Feb 2015



Township of Central Frontenac

P.O. Box 89,
1084 Elizabeth St
Sharbot Lake, ON K0H 2P0
Canada
Phone: (613) 279-2935
Fax: (613) 279-2422

TAX BILL

2015 Interim
Billing Date: Jan 14, 2015

Roll Number
10-39-070-010-40300-0000

Mortgage Reference:
Mortgage Company:

FRIEDMAN, BARRY LAWRENCE
FRIEDMAN, DEBORAH ELIZABETH
480 TWEEDSMUIR AVE
OTTAWA, ON K1Z 5N9
CAN

Legal Description:
PLAN 1113 LOTS 11 & 12 RP 13R9842 PARTS 1 &
2 BLACK LAKE BURNIEY RD. => SUMMIT RD.

Owner(s):
FRIEDMAN, BARRY LAWRENCE
FRIEDMAN, DEBORAH ELIZABETH

Civic Address: 36529

ASSESSMENT			MUNICIPAL			EDUCATION			
Class	Value	Lower-Tier Levies	Tax Rate	Amount	Upper-Tier Levies	Tax Rate	Amount	Tax Rate	Amount
RTPRU	349,500	Muni Res Full	0.003987740	1,393.72	Cty Res Full	0.000859590	300.43	0.001015000	354.74
Municipal Levy							1,694.15	Education	354.74
INSTALLMENTS			SPECIAL CHARGES/CREDITS			SUMMARY			
First:	Feb 19, 2015	\$1,388.48	The Interim Cap (126.05)			Tax Levy Sub-Total (Municipal + Education)			2,048.89
Second:	Apr 23, 2015	\$961.42				Special Charges/Credits			(126.05)
PAY PROMPTLY TO AVOID PENALTY. RETURN BILL INTACT IF RECEIPT IS REQUIRED, OTHERWISE RETURN STUB ONLY. 1.2500% OF UNPAID TAXES WILL BE ADDED AS PENALTY ON THE FIRST DAY OF DEFAULT AND/OR ON THE FIRST DAY OF EACH CALENDAR MONTH THEREAFTER.						(2015) Tax Cap Adjustment			0.00
						Interim (2015) Taxes			1,922.84
						Less Interim Billing			0.00
						Past Due/Credit (As of Jan 14, 2015)			427.06
			Sub Total (126.05)			Total Amount Due			\$2,349.90

Explanation of Tax Changes - 2014 to 2015

Property Class(es):	
Final 2014 Levies	Final 2015 Levies

Total Year Over Year Change:

Final 2014 Levies

*2014 Annualized Taxes

2015 Local Municipal Levy Change

2015 Upper-Tier Municipal Levy Change

2015 Provincial Education Levy Change

2015 Tax Change Due to Reassessment

** Final 2015 Levies

\$0.00

Explanation of Property Tax Calculations - 2015 Taxation Year

Property Class(es):	Commercial	Industrial	Multi-Residential
2015 CVA Taxes			
2014 Annualized Taxes *			
2015 Tax Cap Amount			
2015 Provincial Education Levy Change			
2015 Municipal Levy Change			
2015 Adjusted Taxes **			

COMMENTS

Payable to Central Frontenac Twp, at the Office in Sharbot Lake, Mon to Fri 8:30am-4:30pm, by mail, at any CANADIAN Bank/Telebanking/ Internet Banking/Pre-Authorized Payment. PAYABLE IN CANADIAN FUNDS ONLY.

* An annualized tax figure is used in this analysis to compensate for mid-year adjustments in tax treatment or assessment value. If a property did not have any mid-year adjustments, the annualized taxes should equal the Final 2014 Levies amount listed above.

** Final Levy amount applies only to the property or portion(s) of property referred to in this notice and may not include some special charges and credit amounts.

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Township of Central Frontenac

P.O. Box 89,
1084 Elizabeth St
Sharbot Lake, ON K0H 2P0
Canada
Phone: (613) 279-2935
Fax: (613) 279-2422

TAX BILL

2014 Final

Billing Date: May 8, 2014

Roll Number

10-39-070-010-40300-0000

Mortgage Reference:

Mortgage Company:

FRIEDMAN, BARRY LAWRENCE
FRIEDMAN, DEBORAH ELIZABETH
480 TWEEDSMUIR AVE
OTTAWA, ON K1Z 5N9
CAN

Legal Description:

PLAN 1113 LOTS 11 & 12 RP 13R9842 PARTS 1 &
2 BLACK LAKE BURNEY RD.=>SUMMIT RD.

Owner(s):

FRIEDMAN, BARRY LAWRENCE
FRIEDMAN, DEBORAH ELIZABETH

Civic Address:

36529

ASSESSMENT			MUNICIPAL				EDUCATION		
Class	Value	Lower-Tier Levies	Tax Rate	Amount	Upper-Tier Levies	Tax Rate	Amount	Tax Rate	Amount
RTPRU	328,000	Muni Res Full	0.007975470	2,615.95	Cty Res Full	0.001719180	563.89	0.002030000	665.84
Municipal Levy							3,179.84	Education	665.84
INSTALLMENTS			SPECIAL CHARGES/CREDITS			SUMMARY			
First:	Jun 19, 2014	\$2,556.37	The Interim Cap		(130.04)	Tax Levy Sub-Total (Municipal + Education)			3,845.68
Second:	Sep 18, 2014	\$995.99	The Cap Reversal		130.04	Special Charges/Credits			0.00
PAY PROMPTLY TO AVOID PENALTY, RETURN BILL INTACT IF RECEIPT IS REQUIRED, OTHERWISE RETURN STUB ONLY. 1.2500% OF UNPAID TAXES WILL BE ADDED AS PENALTY ON THE FIRST DAY OF DEFAULT AND/OR ON THE FIRST DAY OF EACH CALENDAR MONTH THEREAFTER.						(2014) Tax Cap Adjustment			0.00
						Final (2014) Taxes			3,845.68
						Less Interim Billing			1,853.72
						Past Due/Credit (As of May 8, 2014)			1,560.40
			Sub Total			Total Amount Due			\$3,552.36
Explanation of Tax Changes - 2013 to 2014				Explanation of Property Tax Calculations - 2014 Taxation Year					
Property Class(es): R				CommercialIndustrialMulti-Residential					
Final 2013 Levies		Final 2014 Levies		Property Class(es):					
\$3,707.44		\$3,845.68		2014 CVA Taxes					
Total Year Over Year Change: \$138.24				2013 Annualized Taxes *					

Final 2013 Levies \$3,707.44
 *2013 Annualized Taxes \$3,707.44
 2014 Local Municipal Levy Change (\$66.38)
 2014 Upper-Tier Municipal Levy Change (\$19.87)
 2014 Provincial Education Levy Change (\$27.58)
 2014 Tax Change Due to Reassessment \$252.07
 ** Final 2014 Levies \$3,845.68

Property Class(es):
 2014 CVA Taxes
 2013 Annualized Taxes *
 2014 Tax Cap Amount
 2014 Provincial Education Levy Change
 2014 Municipal Levy Change
 2014 Adjusted Taxes **

COMMENTS

Payable to Central Frontenac Twp. at the Office in Sharbot Lake, Mon to Fri 8:30am-4:30pm, by mail, at any
 CANADIAN Bank/Telebanking/ Internet Banking/Pre-Authorized Payment/E-pay. PAYABLE IN CANADIAN
 FUNDS ONLY.

* An annualized tax figure is used in this analysis to compensate for mid-year adjustments in tax treatment or assessment value. If a property did not have any mid-year adjustments, the annualized taxes should equal the Final 2013 Levies amount listed above.

** Final Levy amount applies only to the property or portion(s) of property referred to in this notice and may not include some special charges and credit amounts.

© 2001-2003 United Systems Technology, Inc.



Service address: MR. BARRY FRIEDMAN
1037 OAK LANE S

Your account number: 200117832840

Bill Cycle 17

Billing date: January 15, 2015

Page 1 of 2

Customer service

Hydro One Networks Inc.
PO Box 5700
Markham, Ontario L3R 1C8

View your electricity use at
www.HydroOne.com

For billing and service
inquiries, call
1-888-664-9376
Monday to Friday
7:30 a.m. - 8 p.m.

For 24 hour power
outages or emergency
service, call
1-800-434-1235

Standard Service supplied by
Hydro One

Here's what you owe

Balance forward that is past due \$294.69
Your new charges \$932.50
Adjustments \$4.42

Total amount you owe \$1,231.61

The total amount you owe, as indicated on this bill, is due on the billing date. Your payment for this invoice is due on **February 3, 2015** (the Required Payment Date).



If payment is not received by February 3, 2015 (the Required Payment Date), a late payment charge of 1.5% compounded monthly (19.56% per year) will be calculated from the billing date and applied to your next bill.

***Ontario Clean Energy Benefit takes 10% off the cost of up to 3,000 kWh/month of electricity use. Some exceptions apply, please see Ontario.ca/OCEB or call 1-888-668-4636.

This bill includes a past due balance and should be paid immediately to avoid interruption to your electricity service. If this amount has been paid, please accept our thanks.

We have applied to the Ontario Energy Board to increase your delivery rates, effective January 1, 2015. To see how this proposed increase may affect your bill, go to www.HydroOne.com/Rates or call us.

IMPORTANT NOTICE: The Ontario Energy Board has changed Time-of-Use electricity prices to: 14 cents per kWh for on-peak (from 13.5 cents), 11.4 cents per kWh for mid-peak (from 11.2 cents) and 7.7 cents per kWh for off-peak (from 7.5 cents), effective November 1, 2014. Go to www.ontarioenergyboard.ca for details.

Point of Delivery: 10760650

Compare the electricity you are using+

	Number of days	Average Daily Electricity Use (kWh)			Average electricity you used per day (kWh)
		On-Peak	Mid-Peak	Off-Peak	
Oct 08, 2014 - Jan 09, 2015	93	7	7	28	42
Jul 10, 2014 - Oct 08, 2014	90	2	2	7	10
Apr 08, 2014 - Jul 10, 2014	93	2	2	9	14
Jan 09, 2014 - Apr 08, 2014	89	15	13	52	79
Nov 01, 2013 - Jan 09, 2014	70	10	9	38	57



Please return this slip with your payment.

Your account number: **200117832840**

Total amount you owe \$1,231.61

Amount enclosed

\$

T270

(E)
16

004256

MR. BARRY FRIEDMAN
480 TWEEDSMUIR AVE
OTTAWA ON K1Z 5N9

HYDRO ONE NETWORKS INC.
PO BOX 4102 STN A
TORONTO ON M5W 3L3

2001178328400001231610

103129001

96



Service address: MR. BARRY FRIEDMAN
1037 OAK LANE S

Your account number: 200117832840

Bill Cycle 17

Billing date: July 16, 2014

Page 1 of 2

Customer service

Hydro One Networks Inc.
PO Box 5700
Markham, Ontario L3R 1C8

View your electricity use at
www.HydroOne.com

For billing and service
inquiries, call
1-888-664-9376
Monday to Friday
7:30 a.m. - 8 p.m.

For collection and
past due bills, call
1-800-294-9376
Monday to Friday
7:30 a.m. - 8 p.m.

For 24 hour power
outages or emergency
service, call
1-800-434-1235

Standard Service supplied by
Hydro One

Here's what you owe

Balance forward that is past due \$1,254.05
Your new charges \$347.12



Total amount you owe \$1,601.17

The total amount you owe, as indicated on this bill, is due on the billing date. Your payment for this invoice is due on **August 4, 2014** (the Required Payment Date).



***Ontario Clean Energy Benefit takes 10% off the cost of up to 3,000 kWh/month of electricity use. Some exceptions apply, please see Ontario.ca/OCEB or call 1-888-668-4636.

The way line losses are shown on your bill has changed and are now included in the delivery line. There are no changes to your rates or charges. To learn more, please visit www.HydroOne.com/LineLosses or call us.

This bill includes a past due balance and should be paid immediately. If this amount has been paid, please accept our thanks and pay only the new charges.

IMPORTANT NOTICE: The Ontario Energy Board has increased Time-of-Use electricity prices to: 13.5 cents per kWh for on-peak (from 12.9 cents), 11.2 cents per kWh for mid-peak (from 10.9 cents) and 7.5 cents per kWh for off-peak (from 7.2 cents), effective May 1, 2014. Go to www.ontarioenergyboard.ca for details.

It just got easier to pay your Hydro One Networks bill. Sign up for epost today to view and pay your bill online. You'll save time, paper and postage. For more details on eBilling, go to www.HydroOne.com/epost.

For energy efficiency tips to manage your bill visit www.HydroOne.com/SaveEnergy.

Point of Delivery: 10760650

Compare the electricity you are using+

	Number of days	Average Daily Electricity Use (kWh)			Average electricity you used per day (kWh)
		On-Peak	Mid-Peak	Off-Peak	
Apr 08, 2014 - Jul 10, 2014	93	2	2	9	14
Jan 09, 2014 - Apr 08, 2014	89	15	13	52	79
Nov 01, 2013 - Jan 09, 2014	70	10	9	38	57



Please return this slip with your payment.

Your account number: **200117832840**

Total amount you owe \$1,601.17

Amount enclosed

\$

T245

(N)

16

014700

MR. BARRY FRIEDMAN
480 TWEEDSMUIR AVE
OTTAWA ON K1Z 5N9

HYDRO ONE NETWORKS INC.
PO BOX 4102 STN A
TORONTO ON M5W 3L3

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1031200000

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/SEL/11/3/4/6/8/

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