

APPENDIX C4

Chain of Title

CHAIN OF TITLE REPORT

Project #: 25050800644
Address: 530 Guelph Street, Halton Hills
Legal Description: Part Lot 11 Con 11 Esquensing
Parts 1-4, 20R-21405

Searched at: Milton
LRO #: 20

Page 1

PIN #: 25060-0122 (LT)

INSTR #	DOC. TYPE	REG. DATE	PARTY FROM	PARTY TO
	Patent (100 Acres)	02 10 1824	Crown	Robert MILLER
294	Deed	27 05 1825	Robert Miller	John McNAB
97	Deed	11 01 1828	John McNab	James McNAB
650	Deed	27 11 1835	James McNab	William ALLAN
356	Deed	03 03 1840	William Allan	Hon Peter ANDERSON
318	Deed	12 04 1851	Peter Anderson	William GOODHOUSE
15	Deed	04 02 1855	William Goodhouse	James GOODHOUSE
381	Deed	06 05 1856	James Goodhouse	Joseph SUTCLIFF William WEBSTER
241	Deed	01 07 1862	Joseph Sutcliff William Webster	Arthur LITTLE

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Page 2

PIN #: 25060-0122 (LT)

INSTR #	DOC. TYPE	REG. DATE	PARTY FROM	PARTY TO
1143	Deed	03 12 1872	Arthur Little	William CLAY
6435	Deed	01 02 1894	William Clay - Estate	Robert NOBLE
6792	Deed	28 09 1895	Robert Noble	Robert Thomas NOBLE
2498	Deed	31 05 1905	Robert Thomas Noble	Robert NOBLE
11602	Deed	12 09 1919	Robert Noble - Estate	Robert Noble Limited
11603	Deed	12 09 1919	Robert Noble Limited	William J. CAMPBELL
11719	Deed	28 02 1920	William J. Campbell	W. J. Campbell Limited
11720	Mortgage	20 02 1920	W. J. Campbell Limited	The Toronto General Trust Corporation (Mortgagee)
17746	Deed (Power of Sale)	31 01 1924	The Toronto General Trust Corporation (W. J. Campbell Limited defaulted in Mtg)	William G. BROWNE Helen McDonald BROWNE

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Page 3

PIN #: 25060-0122 (LT)

INSTR #	DOC. TYPE	REG. DATE	PARTY FROM	PARTY TO
158247	Deed	21 04 1941	William G. Browne - Estate Helen McDonald Browne - Estate	Joseph H. HUNTER
136217	Deed	06 04 1962	Joseph H. Hunter	Emil Joseph ZUBER
136219	Deed	06 08 1962	Emil Joseph Zuber	Riviera (Norval) Limited
321349	Mortgage	13 09 1971	Riviera (Norval) Limited	Frederick A. HELSON (Mortgagee)
523193	Deed (Power of Sale)	18 06 1980	Frederick A. Helson (Riviera (Norval) Limited defaulted in Mtg)	BTE Realty Company Limited
523199	Mortgage	18 06 1980	BTE Realty Company Limited	Frederick A. HELSON (Mortgagee)
539892	Deed	19 05 1981	BTE Realty Company Limited	476400 Ontario Limited
706630	Deed (Power of Sale)	18 11 1988	Frederick A. Helson (476400 Ontario Limited defaulted in mtg)	527016 Ontario Limited
H744034	Deed	15 05 1990	527016 Ontario Limited	Albert EUTENEIER

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INSTR #	DOC. TYPE	REG. DATE	PARTY FROM	PARTY TO
H856889	Deed	06 03 2002	Albert Euteneier	A. Euteneier Limited
H857618	Vesting Order	27 05 2021	Ontario Superior Court (A. Euteneier Limited)	Thomas EUTENEIER Lawrence EUTENEIER Robert LOVE
HR1816113	Deed (Present Owner)	05 08 2021	Thomas Euteneier Lawrence Euteneier Robert Love	Norval Centre Inc.

LAND
REGISTRY
OFFICE #20

25060-0122 (LT)

PAGE 1 OF 2
PREPARED FOR bertucci
ON 2025/05/13 AT 09:41:18

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

PROPERTY DESCRIPTION: PART LOT 11 CON 11 ESQUESING; PARTS 1, 2, 3 & 4 20R21405; TOWN OF HALTON HILLS

PROPERTY REMARKS:

ESTATE/QUALIFIER:

FEE SIMPLE
LT CONVERSION QUALIFIED

RECENTLY:

RE-ENTRY FROM 25060-0037

PIN CREATION DATE:

2021/07/30

OWNERS' NAMES

NORVAL CENTRE 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 2021/07/30 **						
**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: 2021/07/30 **						
771048	1991/09/10	LIEN		*** DELETED AGAINST THIS PROPERTY ***		
20R21405	2019/04/29	PLAN REFERENCE				C
H857618	2021/05/27	COURT ORDER	\$1	ONTARIO SUPERIOR COURT OF JUSTICE	EUTENEIER, ALBERT - ESTATE EUTENEIER, THOMAS EUTENEIER, LAWRENCE LOVE, ROBERT	C
REMARKS: VESTING ORDER						
HR1815323	2021/08/03	APL (GENERAL)		*** COMPLETELY DELETED *** EUTENEIER, THOMAS EUTENEIER, LAWRENCE LOVE, ROBERT		
REMARKS: DELETE 771048						
HR1816113	2021/08/05	TRANS PERSONAL REP	\$3,000,000	EUTENEIER, THOMAS EUTENEIER, LAWRENCE LOVE, ROBERT	NORVAL CENTRE INC.	C

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 #20

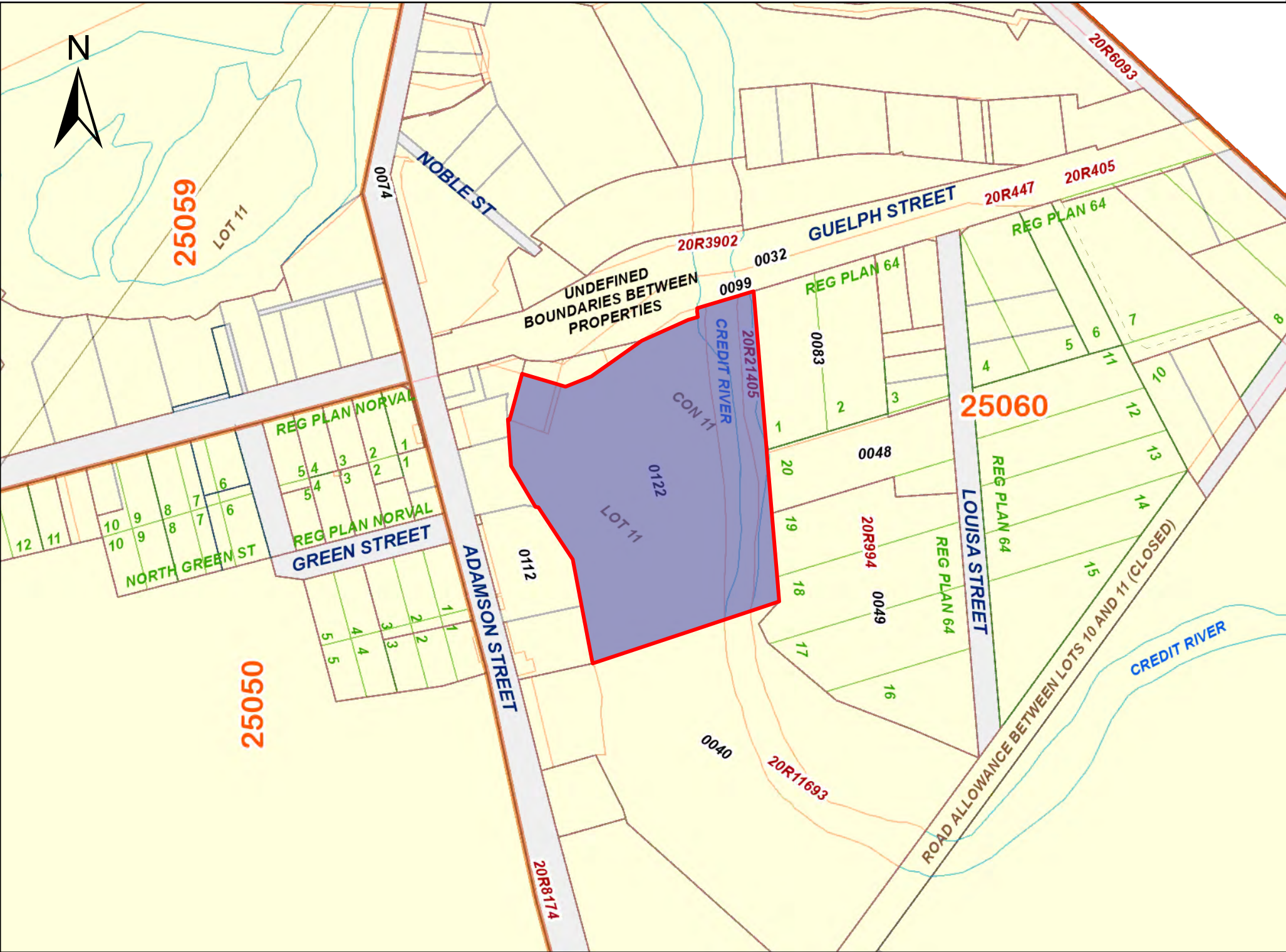
25060-0122 (LT)

PAGE 2 OF 2
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ON 2025/05/13 AT 09:41:18

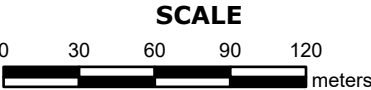
* CERTIFIED IN ACCORDANCE WITH THE LAND TITLES ACT * SUBJECT TO RESERVATIONS IN CROWN GRANT *

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/ CHKD
REMARKS: PLANNING ACT STATEMENTS.						
HR1843018	2021/11/05	CHARGE	\$2,937,500	NORVAL CENTRE INC.	BLUE MOON FINANCIAL CORP.	C
HR1843019	2021/11/05	NO ASSGN RENT GEN		NORVAL CENTRE INC.	BLUE MOON FINANCIAL CORP.	C
REMARKS: HR1843018.						
HR1936526	2022/11/29	APL GOVT ORDER		THE CORPORATION OF THE TOWN OF HALTON HILLS		C

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PRINTED ON 13 MAY, 2025 AT 09:42:25
FOR BERTUCCI



PROPERTY INDEX MAP
HALTON(No. 20)

LEGEND

FREEHOLD PROPERTY	
LEASEHOLD PROPERTY	
LIMITED INTEREST PROPERTY	
CONDOMINIUM PROPERTY	
RETIRED PIN (MAP UPDATE PENDING)	
PROPERTY NUMBER	0449
BLOCK NUMBER	08050
GEOGRAPHIC FABRIC	
EASEMENT	

THIS IS NOT A PLAN OF SURVEY

NOTES

REVIEW THE TITLE RECORDS FOR COMPLETE
PROPERTY INFORMATION AS THIS MAP MAY
NOT REFLECT RECENT REGISTRATIONS

THIS MAP WAS COMPILED FROM PLANS AND
DOCUMENTS RECORDED IN THE LAND
REGISTRATION SYSTEM AND HAS BEEN PREPARED
FOR PROPERTY INDEXING PURPOSES ONLY

FOR DIMENSIONS OF PROPERTIES BOUNDARIES SEE
RECORDED PLANS AND DOCUMENTS

ONLY MAJOR EASEMENTS ARE SHOWN

REFERENCE PLANS UNDERLYING MORE RECENT
REFERENCE PLANS ARE NOT ILLUSTRATED

