

Exhibit 4

702379

G R A N T

70

I Certify that
the within instrument is duly entered
and Registered in the Registry Office
for the District of Muskoka, in Book No. **6**
for the *Down* of Gravenhurst,

at *3.30*
o'clock, P. M., of the *19th* day of
March, A. D. 1901
Number 2379

Chas. E. Lount,
Dep. Regr.

THE CANADIAN BANK OF COMMERCE

8 25/100
Acres.

Township of Muskoka
District of Muskoka.

Recorded 5th day of July 1899
Liber 101 - Folio 76"

"John T. G. Fisher"
Deputy Provincial Registrar.

THIS IS THE PROPERTY OF
REGISTRY OFFICE
DISTRICT OF MUSKOKA
BRACEBRIDGE, ONT.

PROVINCE OF ONTARIO

VICTORIA by the Grace of God of the United Kingdom of Great Britain and Ireland, Queen, Defender of the Faith
&c. &c. &c.,

TO ALL TO WHOM THESE PRESENTS SHALL COME -

WHEREAS, The Canadian Bank of Commerce have contracted and agreed for the absolute purchase of the Lands and Tenements hereinafter mentioned and described at and for the price or sum of Forty two Dollars of lawful money of Canada, and of which Lands we are seised in right of Our Crown.

NOW KNOW YE, that in consideration of the ^{Said} sum of Forty two Dollars well and truly paid to our Use at or before the sealing of these Our Letters Patent We have granted, sold, aliened, conveyed and assured and by these Presents do grant, sell, alien, convey and assure unto the said The Canadian Bank of Commerce their Successors heirs and assigns forever.

All that parcel or tract of land situate lying and being in the Township of Muskoka in the County of District of Muskoka in the Province of Ontario containing by admeasurement eight acres and twenty five hundredths of an acre ~~or~~ the same more or less which said parcel or tract of land may be otherwise known as follows that is to say: being composed of the Water Lot in front of part of lot Number Nine west of the Muskoka Road in the Township of Muskoka aforesaid as shown on a plan of survey by Wadsworth and Unwin Provincial Land Surveyors dated 23rd October 1877 of Record in the Department of Crown Lands and described as follows

South Bay at the intersection of the production North Westerly of the North easterly boundary of Lot "D" on the North side of Bay Street West said lot being represented on a plan of the subdivision of Lot Number Nine west of the Muskoka Road in the said Township filed in the Registry Office for the District of Muskoka on the Seventeenth day of May A.D. 1876, Thence North fifty two degrees and twenty two minutes west along the production of the north easterly boundary of Lot "D" aforesaid fourteen chains and nineteen links, Thence North fifty two degrees and forty five minutes east seven chains and thirty five links more or less to a point distant seven chains measured on a course north thirty seven degrees and thirty eight minutes east from the said produced boundary of Lot "D", Thence South fifty two degrees and twenty two minutes east parallel to the North easterly boundary of Lot "D" aforesaid five chains and thirty links more or less to water's edge of South Bay, Thence in a southerly direction following the various windings and turnings of the shore line of South Bay to the place of beginning.

TO HAVE AND TO HOLD the said parcel or tract of land hereby granted conveyed and assured unto the said The Canadian Bank of Commerce their successors, heirs and assigns forever, saving excepting and reserving nevertheless unto us our heirs and successors the free uses passage and enjoyment of in over and upon all navigable waters that shall, on or may be hereafter found or under or be flowing through or upon any part of the said parcel or tract of land hereby granted as aforesaid and also excepting and reserving unto us our heirs and successors for the benefit and use of all persons requiring to use the same the free use and navigation of all creeks and streams running through or upon

part of the said parcel or tract of land hereby granted and not embraced in the reservation hereinbefore contained for the purpose of running and floating down sawlogs and other timber lumber rafts and crafts at all times and seasons and excepting and reserving also for the use and benefit of all persons requiring to use the same for the purpose of running and floating down or upon any creek stream or navigable waters upon the said parcel or tract of land the right to enter in and upon the said parcel or tract of land and to occupy and use so much of the bank of the said creeks or streams and of the said navigable waters as may be necessary for the purposes of such running and floating and for the further purpose of erecting constructing and repairing such dams, slides and works as may be required for the purpose aforesaid doing no unnecessary damage thereby.

AND IT IS HEREBY DECLARED that the Grant aforesaid is made on the express condition that the said Grantee for himself his heirs and assigns consents and agrees that all persons desiring to use the same shall have the right to enjoy the easements hereinbefore reserved.

GIVEN under the Great Seal of Our Province of Ontario.
Witness, the Honourable John Hawkins Magarty, Administrator of the Government of the Province of Ontario.

At Toronto this Third day of July in the year of Our Lord one thousand eight hundred and eighty two and in the Forty sixth year of our Reign.

By Command of the Administrator-in-Council.

Ref. No. 48336)

Sale No. 40166)

C. L. S.

"Geor. E. Lunsden"

Assistant Secretary.

"Thos. J. Johnson"

Assistant Commissioner of Crown Lands

"E. F."

"D. C. B."

PROVINCE OF ONTARIO :
County of Wentworth : I, Stephen Frederick Washington of the
TO SIT: : City of Hamilton in the County of
: Wentworth, Solicitor, make oath and

say:

1. That I have carefully compared the annexed paper writing with the original Crown Grant covering the lands and premises within mentioned bearing date the 3rd day of July 1882 and that the same is a true and correct copy of such original Crown Grant as it purports to be.

Sworn before me at the City of Hamilton)
in the County of Wentworth this 18th)
day of March A.D. 1901.)

Alex. Beasley
A Commissioner in H.C.J. &c.,

S. F. Washington

702379

G R A N T

TO

THE CANADIAN BANK OF COMMERCE

R 25/100
Acres.

Township of Muskoka
District of Muskoka.

Recorded 5th day of July 1882

Liber 101 - Folio 76"

"John V. C. Husher"

Deputy Provincial Registrar.

This instrument is duly entered
and Registered in the Registry Office
for the District of Muskoka, in Book No.
6 for the *Down* of Gravenhurst.

at 3.30
o'clock, P. M. of the 19th day of
March, A. D. 1901

Number 2379

Chas. E. Husher
Dep. Regr.

THIS IS THE PROPERTY OF
REGISTRY OFFICE
DISTRICT OF MUSKOKA
BRACEBRIDGE, ONT.

LAND
REGISTRY
OFFICE #35

48192-0267 (LT)

PAGE 1 OF 2
PREPARED FOR aldred12
ON 2023/02/28 AT 11:03:17

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

PROPERTY DESCRIPTION: LOTS 9, 10 & 11 & PART OF LOTS 18 & 19, PLAN 25; PART OF THE ORIGINAL SHORE ROAD ALLOWANCE IN FRONT OF LOT 9 RANGE WEST OF MUSKOKA ROAD CLOSED BY BYLAW MU632 DESIGNATED AS PART 2, 35R-23553; T/W DM128955; TOWN OF GRAVENHURST

PROPERTY REMARKS: PLANNING ACT CONSENT AS IN DM128955. CONVERTED TO LAND TITLES 2017/08/22.

ESTATE/QUALIFIER:
FEE SIMPLE
LT CONVERSION QUALIFIED

RECENTLY:
RE-ENTRY FROM 48192-0180

PIN CREATION DATE:
2017/08/23

OWNERS' NAMES
TRG (CHEROKEE) HOLDINGS INC.

CAPACITY SHARE

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/CHKD
<p>** PRINTOUT INCLUDES ALL DOCUMENT TYPES AND DELETED INSTRUMENTS SINCE 2017/08/23 **</p> <p>**SUBJECT, ON FIRST REGISTRATION UNDER THE LAND TITLES ACT, TO:</p> <p>** SUBSECTION 44(1) OF THE LAND TITLES ACT, EXCEPT PARAGRAPH 11, PARAGRAPH 14, PROVINCIAL SUCCESSION DUTIES * AND ESCHEATS OR FORFEITURE TO THE CROWN.</p> <p>** 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.</p> <p>** ANY LEASE TO WHICH THE SUBSECTION 70(2) OF THE REGISTRY ACT APPLIES.</p> <p>**DATE OF CONVERSION TO LAND TITLES: 2017/08/23 **</p>						
MU632	1878/09/18	TRANSFER		*** DELETED AGAINST THIS PROPERTY *** THE CORPORATION OF THE VILLAGE OF GRAVENHURST	THE CORPORATION OF THE CANADIAN BANK OF COMMERCE	
				REMARKS: BY DECLARATION TO FURTHER RECORD DM374440 REG. 2016/08/02		
35R4763	1976/10/18	PLAN REFERENCE				C
35R23553	2011/05/24	PLAN REFERENCE				C
DM374081	2012/10/12	TRANSFER		*** DELETED AGAINST THIS PROPERTY *** BURNS, ANN ARMOUR BURNS, IAN ARMOUR	BURNS, ANN ARMOUR BURNS, ROSS FREDERICH	
DM374088	2012/11/06	AGREEMENT		THE CORPORATION OF THE TOWN OF GRAVENHURST		C
				REMARKS: SITE PLAN AGREEMENT		
DM374436	2016/08/02	DEPOSIT		BURNS, ANN ARMOUR		C
				REMARKS: PROOF OF DEATH BURNS, ROSS FREDRICK		

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.

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/ CHKD
DM374520	2017/08/22	COURT ORDER <i>REMARKS: VESTING ORDER</i>		*** DELETED AGAINST THIS PROPERTY *** ONTARIO SUPERIOR COURT OF JUSTICE	BURNS, ANN ARMOUR	
MT193851	2017/12/21	TRANSFER <i>REMARKS: PLANNING ACT STATEMENTS.</i>	\$1,400,000	BURNS, ANN ARMOUR	TRG (CHEROKEE) HOLDINGS INC.	C
MT193852	2017/12/21	CHARGE	\$1,500,000	TRG (CHEROKEE) HOLDINGS INC.	MERIDIAN CREDIT UNION LIMITED	C
MT193853	2017/12/21	NO ASSGN RENT GEN <i>REMARKS: MT193852</i>		TRG (CHEROKEE) HOLDINGS INC.	MERIDIAN CREDIT UNION LIMITED	C

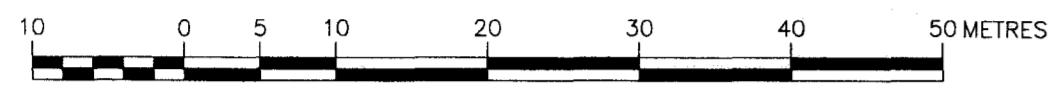
PLAN OF SURVEY

OF LOTS 9 TO 18 INCLUSIVE & PART OF LOT 8 & PART OF LOT 19 REGISTERED PLAN 25, GRAVENHURST & PART OF THE WATER LOT IN FRONT OF MILL LOT REGISTERED PLAN 4, GRAVENHURST & PART OF THE ORIGINAL ROAD ALLOWANCE IN FRONT OF LOT 9, RANGE WEST OF MUSKOKA ROAD CLOSED BY BY LAW 12, INST. 632 (MUSKOKA)

(GEOGRAPHIC TOWNSHIP OF MUSKOKA)

TOWN OF GRAVENHURST

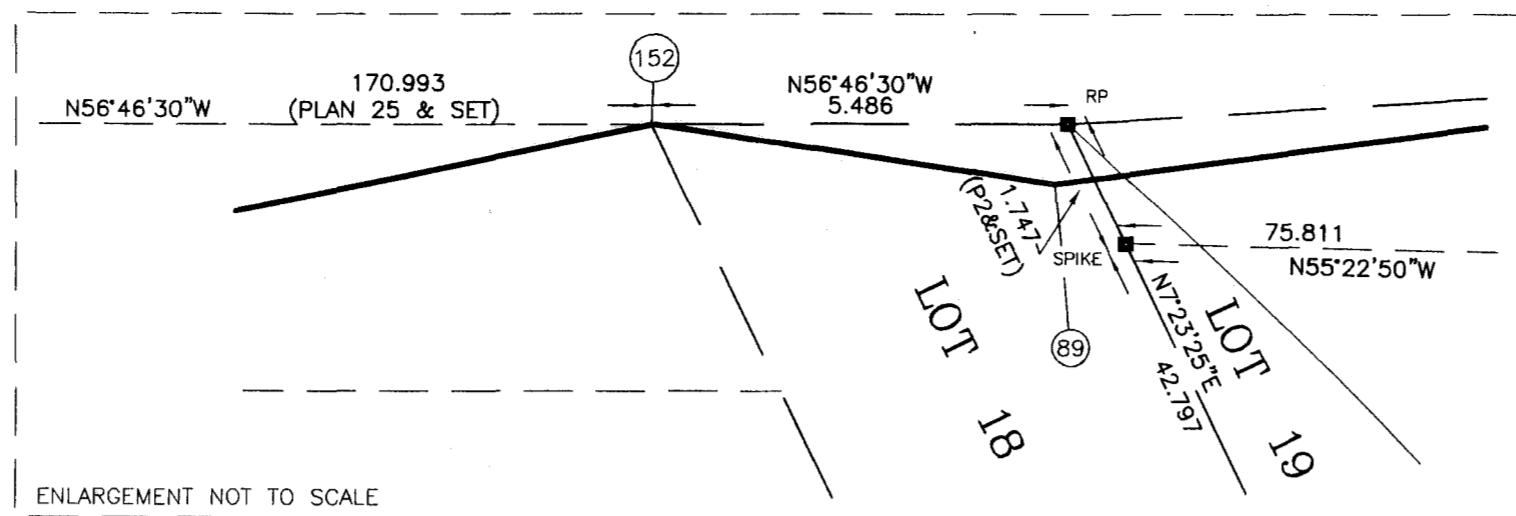
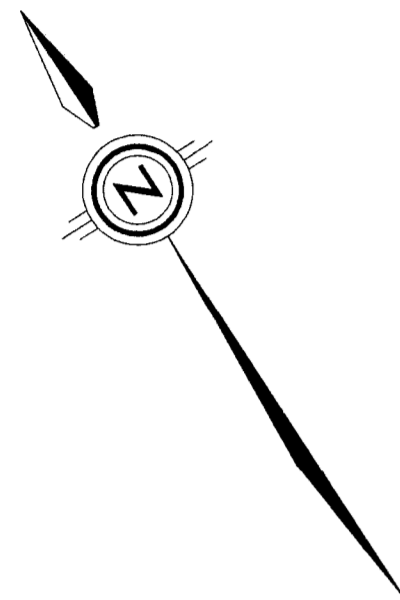
DISTRICT MUNICIPALITY OF MUSKOKA



SCALE 1 : 500

J. A. STANTON O.L.S.

2011



DISTANCES & COORDINATES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048

CAUTION
COORDINATES CANNOT, IN THEMSELVES, BE USED TO RE-ESTABLISH CORNERS OR BOUNDARIES SHOWN ON THIS PLAN.

BEARINGS ARE UTM GRID DERIVED FROM SIMULTANEOUS GPS OBSERVATIONS ON MONUMENTS A AND B SHOWN HEREON, HAVING A GRID BEARING OF N64°36'55"W REFERRED TO THE CENTRAL MERIDIAN UTM ZONE 17, NAD 83 (CSRS) (2011), (81° WEST LONGITUDE).

ALL COORDINATES ARE IN METRES AND WERE DERIVED FROM GPS OBSERVATIONS USING THE PRECISE POINT POSITIONING (PPP) SERVICE UTM ZONE 17, NAD 83 (CSRS) (2011), (81° WEST LONGITUDE).

CSRS COORDINATES TO RURAL ACCURACY PER SEC. 14 (2) OF O.REG. 216/10.

FOR BEARING COMPARISON, A ROTATION OF 4°52'00" (COUNTER CLOCK WISE) WAS APPLIED TO PLAN 35R-4763

DISTANCES ON THIS PLAN ARE GROUND DISTANCES AND CAN BE CONVERTED TO GRID DISTANCES BY MULTIPLYING BY THE COMBINED SCALE FACTOR OF 0.9997676

POINT ID	NORTHING	EASTING
A	4975143.330	626993.629
B	4975254.594	626759.147
C	4975492.955	627586.104
D	4975438.012	627669.996

I REQUIRE THIS PLAN TO BE DEPOSITED UNDER THE REGISTRY ACT.

DATE MAY 18, 2011

J. A. STANTON
ONTARIO LAND SURVEYOR

PLAN 35R-23553
RECEIVED AND DEPOSITED

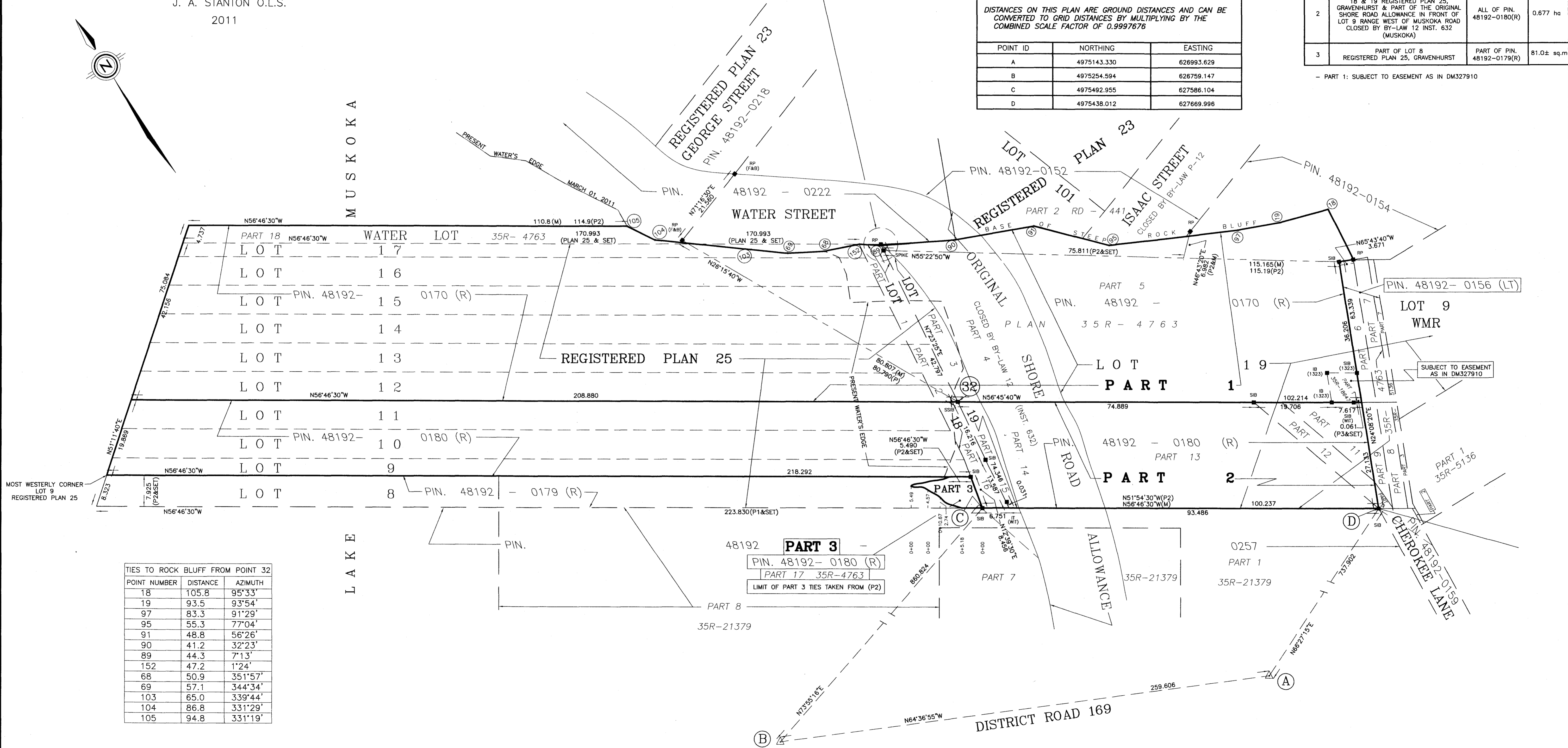
DATE MAY 24, 2011

Mary C. Chaske
LAND REGISTRAR FOR REGISTRY
DIVISION OF MUSKOKA '35'

SCHEDULE OF PARTS

PART	LOCATION	PROPERTY IDENTIFIER	AREA
1	ALL OF LOTS 12 TO 17 & PART OF LOTS 18 & 19 REGISTERED PLAN 25, GRAVENHURST & PART OF WATER LOT IN FRONT OF MILL LOT REGISTERED PLAN 4, GRAVENHURST & PART OF THE ORIGINAL SHORE ROAD ALLOWANCE IN FRONT OF LOT 9 RANGE WEST OF MUSKOKA ROAD CLOSED BY BY-LAW 12 INST. 632 (MUSKOKA)	ALL OF PIN. 48192-0170(R)	1.29± ha
2	ALL OF LOTS 9 TO 11 & PART OF LOTS 18 & 19 REGISTERED PLAN 25, GRAVENHURST & PART OF THE ORIGINAL SHORE ROAD ALLOWANCE IN FRONT OF LOT 9 RANGE WEST OF MUSKOKA ROAD CLOSED BY BY-LAW 12 INST. 632 (MUSKOKA)	ALL OF PIN. 48192-0180(R)	0.677 ha
3	PART OF LOT 8 REGISTERED PLAN 25, GRAVENHURST	PART OF PIN. 48192-0179(R)	81.0± sq.m

- PART 1: SUBJECT TO EASEMENT AS IN DM327910



POINT NUMBER	DISTANCE	AZIMUTH
18	105.8	95°33'
19	93.5	93°54'
97	83.3	91°29'
95	55.3	77°04'
91	48.8	56°26'
90	41.2	32°23'
89	44.3	7°13'
152	47.2	1°24'
68	50.9	351°57'
69	57.1	344°34'
103	65.0	339°44'
104	86.8	331°29'
105	94.8	331°19'

NOTES

- (P1) - REFERS TO PLAN OF SURVEY BY C. T. STRONGMAN OLS. AC FILE 2853(A)(DWG. R-48).
- (P2) - REFERS TO PLAN 35R-4763
- (P3) - REFERS TO PLAN 35R-18647
- (F&B) - DENOTES FITZMAURICE & BOYER OLS.
- (1323) - DENOTES T. BUNKER, OLS.

ALL FOUND BARS ARE BY N. P. LYNDON OLS (812), UNLESS OTHERWISE NOTED.

LEGEND

- SIB - DENOTES STANDARD IRON BAR
- SSIB - DENOTES SHORT STANDARD IRON BAR
- IB - DENOTES IRON BAR
- IBR - DENOTES IRON BAR ROUND
- SB - DENOTES SUBDIVISION BAR
- RP - DENOTES ROCK POST
- IT - DENOTES IRON TUBE
- (OU) - DENOTES ORIGIN UNKNOWN
- (M) - DENOTES MEASURED
- - DENOTES MONUMENT FOUND
- - DENOTES MONUMENT PLANTED
- (WIT) - DENOTES WITNESS

SURVEYOR'S CERTIFICATE

- I CERTIFY THAT:
- THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT, THE SURVEYORS ACT, THE REGISTRY ACT AND THE REGULATIONS MADE UNDER THEM.
 - THE SURVEY WAS COMPLETED ON THE 1st DAY OF MARCH 2011

ORILLIA, ONTARIO
MAY 18, 2011

J. A. STANTON
ONTARIO LAND SURVEYOR

C.T. STRONGMAN SURVEYING LTD.

Ontario Land Surveyors
4145 Burnside Line
R.R. No. 4, Orillia, L3V-6H4
Telephone (705) 329-0765
Fax (705) 329-0424
email-info@ctssurveys.ca

ORILLIA - ONTARIO

AC111 File: 8148

D-2480

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5/18/2011 3:54 PM