

(1) Registry ☐ Land Titles ☒

(2) Page 1 of 6 pages

(3) Property Identifier(s) Block Property

Additional: See Schedule ☐

(4) Consideration

NIL Dollars \$

(5) Description This is a: Property Division ☐ Property Consolidation ☐

Part Lots 10, 11, 14 and 15, Plan 59M-102, designated as Parts 1, 2, 3 and 4, on Plan 59R-4509, in the Town of Pelham, in the Regional Municipality of Niagara.  
Parcel Plan-1 Section 59M-102

FOR OFFICE USE ONLY

NUMBER LT 34400

CERTIFICATE OF RECEIPT

'85 MAY 31 P4:20

R. H. Lawrence

ASS. DEP. LAND REGISTRAR

NIAGARA SOUTH No. 59

WELLAND

New Property Identifiers

Additional: See Schedule ☐

Executions

Additional: See Schedule ☐

(6) This Document Contains

(a) Redescription New Easement Plan/Sketch ☒

(b) Schedule for: Description ☒ Additional Parties ☐ Other ☒

(7) Interest/Estate Transferred ~~Fee Simple~~ Easement

(8) Transferor(s) The transferor hereby transfers the land to the transferee and certifies that the transferor is at least eighteen years old and that

Name(s) RICENBERG DEVELOPMENTS LIMITED

Signature(s) *[Signature]* Date of Signature Y M D 1985 05 16

Secretary-Treasurer

(9) Spouse(s) of Transferor(s) I hereby consent to this transaction

Name(s)

Signature(s)

Date of Signature Y M D

(10) Transferor(s) Address for Service

1110 Sheppard Avenue East, Suite 312, Willowdale, Ontario. M2K 2W2

(11) Transferee(s)

THE CORPORATION OF THE TOWN OF PELHAM

Date of Birth Y M D

(12) Transferee(s) Address for Service

P. O. Box 400, Fonthill, Ontario. L0S 1E0

(13) Transferor(s) The transferor verifies that to the best of the transferor's knowledge and belief, this transfer does not contravene section 49 of the Planning Act, 1983.

Signature. Date of Signature Y M D

Solicitor for Transferor(s) I have explained the effect of section 49 of the Planning Act, 1983 to the transferor and I have made inquiries of the transferor to determine that this transfer does not contravene that section and based on the information supplied by the transferor, to the best of my knowledge and belief, this transfer does not contravene that section. I am an Ontario solicitor in good standing.

Name and Address of Solicitor. Signature. Date of Signature Y M D

(14) Solicitor for Transferee(s) I have investigated the title to this land and to abutting land where relevant and I am satisfied that the title records reveal no contravention as set out in subclause 49 (21a) (c) (ii) of the Planning Act, 1983 and that to the best of my knowledge and belief this transfer does not contravene section 49 of the Planning Act 1983. I act independently of the solicitor for the transferor(s) and I am an Ontario solicitor in good standing.

Name and Address of Solicitor. Signature. Date of Signature Y M D

(15) Assessment Roll Number of Property

Cty. Mun. Map Sub. Par.

Multiple

(16) Municipal Address of Property

Multiple

(17) Document Prepared by:

MESSRS. CHOWN, CAIRNS,  
80 King Street,  
P. O. Box 760,  
St. Catharines, Ontario.  
L2R 6Y8

FOR OFFICE USE ONLY

Fees and Tax

Registration Fee 1700

Land Transfer Tax

Total 1700

THE LAND TITLES ACT

RICENBERG DEVELOPMENTS LIMITED, a company incorporated under the laws of the Province of Ontario, having its head office in the City of Toronto, in the Municipality of Metropolitan Toronto,

the registered owner of the freehold land registered in the office of Land Titles at Welland as Parcel Plan-1, in the register for Section 59M-102.

In consideration of other good and valuable consideration and the sum of Two Dollars (\$2.00) paid to it, transfers to

THE CORPORATION OF THE TOWN OF PELHAM,

its successors and assigns, easements and rights:-

(a) To enter, maintain, inspect, alter and repair a watermain including all appurtenances thereto on and under the lands described in Schedule "A";

(b) For the servants, agents, contractors and workmen of The Corporation of the Town of Pelham, to enter with machinery, materials, vehicles and equipment necessary for the use of the easement herein granted.

The transferee covenants, as far as is practicable, to restore the surface of the lands described in Schedule "A" to the same condition as they were in, prior to entry thereon, after each entry thereon.

The transferor covenants to keep the said lands clear of all brush, trees and other obstructions as may, in the opinion of the transferee, obstruct the use of the easements herein granted.

This agreement shall enure to the benefit of and be binding upon the parties hereto and their respective heirs, executors, administrators, successors and assigns.

And The Toronto-Dominion Bank, the registered owner of charge number 348576, hereby consents to the registration of this transfer of easement and postpones and subordinates the said charge to the easements herein created and transferred.

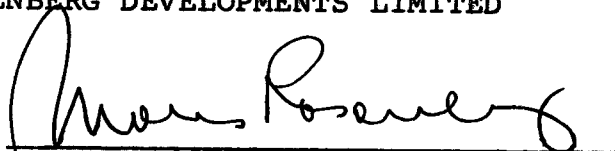
IN WITNESS WHEREOF the parties hereto have hereunto

affixed their corporate seals under the hands of their proper signing officers duly authorized in that behalf.

DATED this 2nd day of April, 1985.


RICENBERG DEVELOPMENTS LIMITED


Per:

  
Secretary-Treasurer

THE CORPORATION OF THE TOWN OF PELHAM

Per:

  
Mayor

  
Clerk

THE TORONTO-DOMINION BANK

Per:



GENERAL MANAGER

  
APPROVED

J. A. B.

14

Form 1  
Land Transfer Tax Act

Pg. 4  
REFER to all instructions  
on reverse side

AFFIDAVIT OF RESIDENCE AND OF VALUE OF THE CONSIDERATION

IN THE MATTER OF THE CONVEYANCE OF (insert brief description of land) Part of Lots 10, 11, 14 & 15, Plan 59M-102, designated as Parts 1, 2, 3 & 4, Plan 59R-4509, in the Town of Pelham Regional Municipality of Niagara

BY (print names of all transferors in full) Ricenbergl Developments Limited

TO (see instruction 1 and print names of all transferees in full) The Corporation of the Town of Pelham

I, (see instruction 2 and print name(s) in full) MURRAY HACKETT

MAKE OATH AND SAY THAT:

1. I am (place a clear mark within the square opposite that one of the following paragraphs that describes the capacity of the deponent(s)): (see instruction 2)

- ☐ (a) A person in trust for whom the land conveyed in the above - described conveyance is being conveyed;  
☐ (b) A trustee named in the above - described conveyance to whom the land is being conveyed;  
☐ (c) A transferee named in the above - described conveyance;  
☒ (d) The authorized agent ~~XXXXXX~~ acting in this transaction for THE CORPORATION OF THE TOWN OF PELHAM (insert name(s) of principal(s))

described in paragraph(s) ~~(a), (b), (c)~~ above; (strike out references to inapplicable paragraphs)  
☐ (e) The President, Vice-President, Manager, Secretary, Director, or Treasurer authorized to act for (insert name(s) of corporation(s))

described in paragraph(s) (a), (b), (c) above. (strike out references to inapplicable paragraphs)  
☐ (f) A transferee described in paragraph ( ) (insert only one of paragraph (a), (b) or (c) above, as applicable) and am making this affidavit on my own behalf and on behalf of. (insert name of spouse)

who is my spouse described in paragraph ( ). (insert only one of paragraph (a), (b) or (c) above, as applicable)  
and as such, I have personal knowledge of the facts herein deposed to.

2. I have read and considered the definitions of "non-resident corporation" and "non-resident person" set out respectively in clauses 1 (1)(f) and (g) of the Act. (see instruction 3)

3. The following persons to whom or in trust for whom the land conveyed in the above-described conveyance is being conveyed are non-resident persons within the meaning of the Act. (see instruction 4) . . . NONE

4. THE TOTAL CONSIDERATION FOR THIS TRANSACTION IS ALLOCATED AS FOLLOWS:

- (a) Monies paid or to be paid in cash \$ nil  
(b) Mortgages (i) Assumed (show principal and interest to be credited against purchase price) \$ nil  
(ii) Given back to vendor \$ nil  
(c) Property transferred in exchange (detail below) \$ nil  
(d) Securities transferred to the value of (detail below) \$ nil  
(e) Liens, legacies, annuities and maintenance charges to which transfer is subject \$ nil  
(f) Other valuable consideration subject to land transfer tax (detail below) \$ nil  
(g) VALUE OF LAND, BUILDING, FIXTURES AND GOODWILL SUBJECT TO LAND TRANSFER TAX (total of (a) to (f)) \$ nil \$ nil  
(h) VALUE OF ALL CHATTELS - items of tangible personal property (Retail Sales Tax is payable on the value of all chattels unless exempt under the provisions of the Retail Sales Tax Act, R.S.O. 1980, c.454, as amended) \$ nil  
(i) Other consideration for transaction not included in (g) or (h) above \$ nil  
(j) TOTAL CONSIDERATION \$ nil

ALL BLANKS  
MUST BE  
FILLED IN.

INSERT "NIL"  
WHERE  
APPLICABLE

5. If consideration is nominal, describe relationship between transferor and transferee and state purpose of conveyance. (see instruction 5) n/a

6. If the consideration is nominal, is the land subject to any encumbrance? n/a

7. Other remarks and explanations, if necessary Transfer of Easement to a municipality pursuant to a Subdivision Agreement for which valuable consideration is not paid.

SWORN before me at the Town of Pelham  
in the Regional Municipality of Niagara

this 2<sup>nd</sup> day of MAY 1985  
E. C. Wagg, A.M.C.T.

A Commissioner for taking Affidavits, etc. Deputy Clerk

(signature(s))

PROPERTY INFORMATION RECORD

- A. Describe nature of instrument. . . Transfer of Easement  
B. (i) Address of property being conveyed (if available) not available  
(ii) Assessment Roll # (if available) not available  
C. Mailing address(es) for future Notices of Assessment under the Assessment Act for property being conveyed (see instruction 6).  
P. O. Box 400, Fonthill, Ontario. L0S 1E0  
D. (i) Registration number for last conveyance of property being conveyed (if available) not available  
(ii) Legal description of property conveyed: Same as in D. (i) above. ☐ Yes ☐ No ☒ Not Known  
E. Name(s) and address(es) of each transferee's solicitor. . .  
THE CORPORATION OF THE TOWN OF PELHAM  
P. O. Box 400,  
Fonthill, Ontario.  
L0S 1E0

For Land Registry Office use only

REGISTRATION NO.  
Land Registry Office No.  
Registration Date

SCHEDULE "A"

All and singular that certain parcel or tract of lands and premises situate, lying and being in the Town of Pelham, in the Regional Municipality of Niagara, formerly in the Township of Pelham, County of Welland, and being composed of parts of Lots 10, 11, 14 and 15, as shown on a Plan registered in the Land Titles Office for the Land Titles Division of Niagara South as Plan 59M-102 and designated as Parts 1, 2, 3 and 4, according to a plan deposited in the said Land Titles Office as Plan 59R-4509, and being part of the parcel.

SCHEDULE "B"

THAT public highway in the Town of Pelham, in the Regional Municipality of Niagara, known as Cynthia Court as shown on a Plan of Subdivision registered in the Land Titles Office at Welland as 59M-102.