

NUMBER LT. 42191
CERTIFICATE OF RECEIPT
'86 OCT -3 P12:34

ASS. DEP. LAND REGISTRAR
NIAGARA SOUTH No. 59.
WELLAND

New Property Identifiers

Additional
See
Schedule ☐

Executions

Additional
See
Schedule ☐

(1) Registry ☐ Land Titles ☒ (2) Page 1 of 5 pages

(3) Property Identifier(s) Block Property Additional See Schedule ☐

(4) Nature of Document
APPLICATION TO REGISTER NOTICE OF AGREEMENT
(Section 74 of the Act)

(5) Consideration
Dollars \$

(6) Description
Property parcel register
Common elements and general index for Niagara
South Condominium Corporation No. 12 for the
Town of Pelham, Regional Municipality of
Niagara.

(7) This Document Contains: (a) Redescription New Easement Plan/Sketch ☐ (b) Schedule for: Description ☐ Additional Parties ☐ Other ☒

(8) This Document provides as follows:

Niagara South Condominium Corporation No. 12 has an unregistered estate, right, interest or equity in the agreement attached hereto in the name of the parties inscribed thereon in respect of the lands referred to in Box 6 above

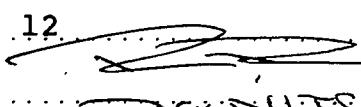
And hereby apply under Section 74 of the Land Titles Act for entry of a notice of Agreement attached hereto in the register for the said parcel.

Continued on Schedule ☐

(9) This Document relates to instrument number(s)

305943

(10) Party(ies) (Set out Status or Interest)

Name(s)	Signature(s)	Date of Signature Y M D
NIAGARA SOUTH CONDOMINIUM CORPORATION No. 12 by their solicitors Forster Morgan Dilts & Toppari, Per: Rick Allan Dilts	 RICK DILTS	1986 10 03

(11) Address for Service 214 West Street, Port Colborne, Ontario

(12) Party(ies) (Set out Status or Interest)

Name(s)	Signature(s)	Date of Signature Y M D

(13) Address for Service

(14) Municipal Address of Property

multiple

(15) Document Prepared by:

FORSTER MORGAN DILTS &
TOPPARI
15 King St. P.O. Box 216
St. Catharines, Ont.
L2R 6S4

Fees and Tax

Registration Fee	
	16.00
Total	

2

THIS AGREEMENT made in duplicate the 15th. day
of SEPTEMBER , 1986 and authorized by By-law No.1089 (1986)
for the Corporation of the Town of Pelham.

BETWEEN:

NIAGARA SOUTH CONDOMINIUM CORPORATION NO. 12

Hereinafter called the "Corporation"

- and -

THE CORPORATION OF THE TOWN OF PELHAM

Hereinafter called the "Town"

- and -

LESTER SHOALTS

Hereinafter called "Shoalts"

- and -

THE NATIONAL LIFE ASSURANCE COMPANY OF CANADA

Hereinafter called "National"

- and -

LESTER SHOALTS LIMITED

Hereinafter called "Shoalts Limited"

- and -

THE ROYAL BANK OF CANADA

Hereinafter called "Royal Bank"

WHEREAS the predecessor on title, Donald Alsop Agencies Limited, and the Corporation of the Town of Pelham, as the Town, entered into a site plan agreement, dated the 2nd day of May, 1977, and registered in the Registry Office for the Registry Division of Niagara South on the 31st day of March, 1978 as Instrument No. 305943, where the owner did covenant and agree, with the consent of the Mortgagees and with the Town to perform certain works on the Town's lands and premises herein described in Schedule "A" annexed hereto, upon terms and conditions therein contained, hereinafter called the said Agreement;

AND WHEREAS by the registration of a Declaration and description on the 9th day of June , 1986, in the Land Registry Office for the Land Titles Division of Niagara South, the Corporation was created;

AND WHEREAS it is the intention of the Corporation, Shoalts, the Town, and the mortgagees, that the Corporation will assume all the terms and conditions in the said agreement registered as aforementioned with regard to the common elements and individual units;

NOW THEREFORE THIS AGREEMENT WITNESSETH that in consideration of the sum of ONE DOLLAR (\$1.00), the receipt of which is hereby acknowledged, and the mutual covenants and agreements herein contained, and subject to the terms and conditions hereinafter set out, the Parties hereto hereby agree as follows:

1. That every covenant, condition, proviso and stipulation contained in the said agreement, registered as Instrument No. 305943, will apply and bind the Corporation in the same manner and with the same effect as if the Corporation had been a party to the said agreement, and the Corporation covenants and agrees with the Town to do, observe, keep and perform every such covenant, condition, proviso and stipulation.

2. This Agreement and everything contained herein shall extend to and bind and enure to the benefit of the respective administrators, successors and assigns of the Parties hereto.

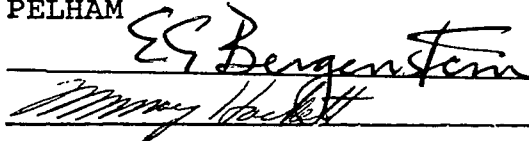
IN WITNESS whereof the Parties hereto have hereunto affixed their corporate seals under the hands of their officers duly authorized in that behalf.

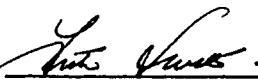
SIGNED, SEALED AND DELIVERED)

NIAGARA SOUTH CONDOMINIUM
CORPORATION NO. 12



THE CORPORATION OF THE TOWN OF
PELHAM





LESTER SHOALTS

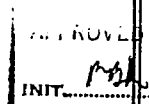
THE COMPANY
/ NATIONAL LIFE ASSURANCE/OF CANADA



Authorized Signing Officer
George Kawasaki

Authorized Signing Officer

T. L. Dea

APPROVED
INIT. 

~~Offices~~ Attorneys

John Hunt.

THE ROYAL BANK OF CANADA
By its ~~XXXXXXX~~ Officers

~~C.A. Moss, Assistant Manager,
Commercial Lending~~

Power of Attorney registered
on August 21, 1985 as No. 458106
LT-35480



Schedule

Form 5 — Land Registration Reform Act, 1984

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Additional Property Identifier(s) and/or Other Information

Property parcel register. Common elements and general index for Niagara South Condominium Corporation No. 12, for the Town of Pelham, Regional Municipality of Niagara.