
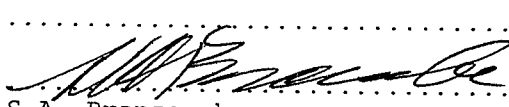


Transfer/Deed of Land

Form 1 — Land Registration Reform Act, 1984

A

<div style="text-align: center;">  <p>Province of Ontario</p> </div> <div style="border: 1px solid black; padding: 5px; margin-top: 10px;"> <p style="text-align: center;">CERTIFICATE OF RECEIPT RECEIVED JUL 19 1990 (59)WELLAND</p> <p style="text-align: center;">New Property Identifiers</p> <p style="font-size: 2em; font-weight: bold;">15-1, 16-1</p> <p style="text-align: right;">'90 07 30 14 51</p> </div>		(1) Registry <input type="checkbox"/> Land Titles <input checked="" type="checkbox"/>		(2) Page 1 of 2 pages	
		(3) Property Identifier(s) Block Property		Additional: See Schedule <input type="checkbox"/>	
		(4) Consideration ONE----- Dollars \$1.00			
		(5) Description This is a: Property Division <input type="checkbox"/> Property Consolidation <input type="checkbox"/> Part of Parcel Plan -1, Section 59M-185 Blocks 15 and 16, Plan 59M-185 in the Town of Pelham, in the Regional Municipality of Niagara.			
(6) This Document Contains (a) Redescription New Easement Plan/Sketch <input type="checkbox"/> (b) Schedule for: Description <input type="checkbox"/> Additional Parties <input type="checkbox"/> Other <input type="checkbox"/>		(7) Interest/Estate Transferred Fee Simple			
(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) RIVER REALTY DEVELOPMENT (1976) INC.		Signature(s)  S.A. Branscombe President		Date of Signature Y M D 1990 07 12	
(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 P.O. Box 576, Niagara Falls, Ontario L2E 6V2					
(11) Transferee(s) THE CORPORATION OF THE TOWN OF PELHAM					
(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 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.		Date of Signature Y M D		Signature Date of Signature Y M D	
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 solicitor in good standing.					
Name and Address of Solicitor		Signature		Date of Signature Y M D	
(15) Assessment Roll Number of Property City Mun. Map Sub. Par. Not assigned					
(16) Municipal Address of Property Not Assigned		(17) Document Prepared by: RIVER REALTY DEVELOPMENT(1976)INC. P.O. Box 576 Niagara Falls, Ontario L2E 6V2		Fees and Tax Registration Fee Land Transfer Tax Total	

Refer to all instructions on reverse side.

I, (see instruction 2 and print name(s) in full) Murray Hackett

☐ (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 or solicitor acting in this transaction for (insert name(s) of principal(s)) _____

CLERK described in paragraph(s) (a), (b), (c) above; (~~strike out references to inapplicable paragraphs~~)
☒ (e) The ~~Kendrick X Co. President X Anthony X Secretary X Director X or X Trustee X~~ authorized to act for (*insert name(s) of corporation(s)*) THE CORPORATION OF THE TOWN OF PELHAM

☐ (f) A transferee described in paragraph(s) (a), (b), (c) above; *(strike out references to inapplicable paragraphs)*
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. (To be completed where the value of the consideration for the conveyance exceeds \$250,000).

☐ I have read and considered the definition of "single family residence" set out in clause 1(1)(ja) of the Act. The land conveyed in the above-described conveyance contains at least one and not more than two single family residences.

☐ does not contain a single family residence.

☐ contains more than two single family residences. (see instruction 3)

Note: Clause 2(1) (d) imposes an additional tax at the rate of one-half of one per cent upon the value of consideration in excess of \$250,000 where the conveyance contains at least one and not more than two single family residences.

3. 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 and each of the following persons to whom or in trust for whom the land is being conveyed in the above-described conveyance is a "non-resident corporation" or a "non-resident person" as set out in the Act. (see instructions 4 and 5) NONE

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

(a) Monies paid or to be paid in cash	\$ 1.00	
(b) Mortgages (i) Assumed (<i>show principal and interest to be credited against purchase price</i>)	\$ Nil	
(ii) Given back to vendor	\$ Nil	
(c) Property transferred in exchange (<i>detail below</i>)	\$ Nil	
(d) Securities transferred to the value of (<i>detail below</i>)	\$ Nil	
(e) Liens, legacies, annuities and maintenance charges to which transfer is subject	\$ Nil	
(f) Other valuable consideration subject to land transfer tax (<i>detail below</i>)	\$ Nil	
(g) VALUE OF LAND, BUILDING, FIXTURES AND GOODWILL SUBJECT TO LAND TRANSFER TAX (<i>Total of (a) to (f)</i>)	\$ 1.00	\$ 1.00
(h) VALUE OF ALL CHATTELS - items of tangible personal property <i>(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)</i>		\$ Nil
(i) Other consideration for transaction not included in (g) or (h) above		\$ Nil
(j) TOTAL CONSIDERATION		\$ 1.00

*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 6)

6. If the consideration is nominal, is the land subject to any encumbrance? Nil

7. Other remarks and explanations, if necessary. Conveyance of Blocks for temporary turning circle.
No consideration passing whatsoever.

Sworn before me at the Town of Pelham
in the Regional Municipality of Niagara
this 18TH day of July 19 90

A Commissioner for taking Affidavits, etc.

Property Information Record

A. Describe nature of instrument: Transfer of Blocks for Temporary Turning Circle

B. (i) Address of property being conveyed (if available) N/A

(ii) Assessment Roll No. (if available) N/A

C. Mailing address(es) for future Notices of Assessment under the Assessment Act for property being conveyed (*see instruction 7*)
Town of Pelham

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

D. (i) Registration number for last conveyance of property being conveyed (if available) N/A

(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

GEOFFREY F. BROOKS

76 Division Street

Welland, Ontario

L3B 5N 9

For Land Registry Office use only

REGISTRATION NO.

Land Registry Office No.

Registration Date