

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

(3) Property Identifier(s) Block Property

Additional: See Schedule ☐

(4) Consideration

---ONE----- Dollars \$1.00

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

Parcel 75-1, Section 59M-164
Blocks 75 and 76, Plan 59M-164
in the Town of Pelham,
in the Regional Municipality of Niagara.

FOR OFFICE USE ONLY

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

(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)

THE CORPORATION OF THE TOWN OF PELHAM

Signature(s)

Mardi Collins
Mardi Collins, Mayor

Clerk

Mardi Collins

Date of Signature Y M D

1991 01 22

1991 01 22

(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 400, Fonthill, Ontario L0S 1E0

(11) Transferee(s)

RIVER REALTY DEVELOPMENT (1976) INC.

Date of Birth Y M D

(12) Transferee(s) Address for Service

P. O. Box 576, Niagara Falls, Ontario L2E 6V2

(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, 1963.

Date of Signature Y M D

Signature

Signature. I have explained the effect of section 49 of the Planning Act, 1963 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

Planning Act — OPTIONAL

Affix Statement by Solicitor for Transferee(s) here if necessary

(14) Solicitor for Transferee(s) I have investigated the title to this land and to adjoining 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, 1963 and that to the best of my knowledge and belief this transfer does not contravene section 49 of the Planning Act 1963. I act independently of the solicitor for the transferor(s) and I am an Ontario solicitor in good standing.

Name and Address of Solicitor

Date of Signature Y M D

Signature

(15) Assessment Roll Number of Property

Cy.

Mun.

Map

Sub.

Par.

Not Assigned

(16) Municipal Address of Property

(17) Document Prepared by:

Not Assigned

RIVER REALTY DEVELOPMENT (1976) INC.

P. O. Box 576

Niagara Falls, Ontario

L2E 6V2

FOR OFFICE USE ONLY

Fees and Tax

Registration Fee

Land Transfer Tax

Total

Form 1 - Land Transfer Tax Act
Affidavit of Residence and of Value of the Consideration
Refer to all instructions on reverse side.

Revised August 1990

IN THE MATTER OF THE CONVEYANCE OF (insert brief description of land) Blocks 75 and 76, Plan 59M-164
in the Town of Pelham, in the Regional Municipality of Niagara

BY (print names of all transferors in full) THE CORPORATION OF THE TOWN OF PELHAM

TO (see instruction 1 and print names of all transferees in full) RIVER REALTY DEVELOPMENT (1976) INC.

1. (see instruction 2 and print name(s) in full) STEWART A. BRANSCOMBE

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

☒ (e) The President, ~~Xxx Brxxx xxxxxxxxxx~~ xxxxxxx authorized to act for (insert name(s) of corporation(s))
RIVER REALTY DEVELOPMENT (1976) INC.

☐ (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) (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. who is my spouse described in paragraph ()

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)(i)(a) of the Act. The land conveyed in the above-described conveyance contains at least one and not more than two single family residences.

☐ 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)

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 (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))	\$ 1.00	\$ 1.00
(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	\$ Nil
(i) Other consideration for transaction not included in (g) or (h) above	\$ Nil	\$ 1.00
(j) TOTAL CONSIDERATION		

5. If consideration is nominal, describe relationship between transferor and transferee and state purpose of conveyance. (see instruction 6)

Required by Subdivider's Agreement

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 longer required. No consideration passing whatsoever.

Sworn before me at the City of Niagara Falls
in the Regional Municipality of Niagara
this 9th day of January 19 91

Roger John Burley, a Commissioner, etc.,
Regional Municipality of Niagara, for River
Realty Development (1976) Inc. and associates.
Expires September 28, 1993.

AP Branscombe
(signature)

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)

RIVER REALTY DEVELOPMENT (1976) INC.

P.O. BOX 576, Niagara Falls, Ontario L2E 6V2

D. (i) Registration number for last conveyance of property being conveyed (if available) LT-62624

(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

REGISTRATION NO.	For Land Registry Office use only
Land Registry Office No.	
Registration Date	