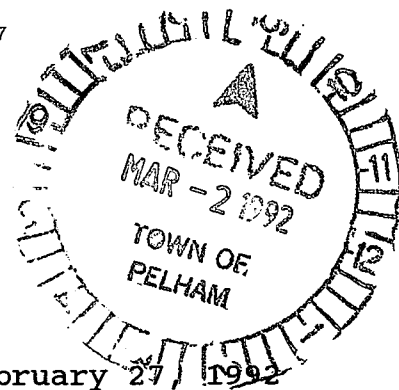




P.O. Box 366, 39 Queen Street, Dominion Building, St. Catharines, Ontario L2R 6V7
Telephone: 416 688-9411 Fax: 416 688-5747



Harry J. Daniel, Q.C.*
Robert A. Wilson
David I. Shapiro
Grant E. Black
Terrence H. Hill
Johan R. McMillan
Luigi De Lizio
Meredith J. Donohue
Martin E. Tiidus
Donald C. DeLorenzo
Callum Shedden
Siona V. Sullivan
Sheila P. Marcantonio
Peter R. Sheppard
Geoffrey P. Spurr

Counsel:
J. Hildebrand, Q.C.

February 27, 1992

Our file #15442-RJH

City Hall
Box 400
Fonthill, Ontario
L0S 1E0

Attention: Jack Bernardi

Dear Sir:

**RE: MACLEAN HUNTER/GEORGE SAYLOR
LAND DIVISION COMMITTEE FILES B384/91 to B388/91
Conveyance of Land for Road Widening Purposes -
Tice Road**

Thank you for your letter of February 24th, 1992, with enclosures.

I confirm that I have conducted a search of title with respect to the land described as Part 11 on Reference Plan 59R-7896 and have conducted a Sheriff's Search with respect to the registered owner of same and hereby confirm that this land has been conveyed to The Corporation of the Town of Pelham free and clear of all encumbrances.

I enclose herewith Deed #622995 by which Part 11, Reference Plan 59R-7896 has been conveyed to The Corporation of the Town of Pelham for road widening purposes.

I trust the foregoing is satisfactory and thank you once again for your co-operation throughout this matter.

Yours truly,


Callum Shedden

CS/tf

Encl.

*Specialist in Civil Litigation and Member of the New York State Bar

FOR OFFICE USE ONLY 622995 New-Property Identifiers 1991 12 19 11 25 Executions Additional: See Schedule <input type="checkbox"/>	(1) Registry <input checked="" type="checkbox"/> Land Titles <input type="checkbox"/>	(2) Page 1 of 3 pages
	(3) Property Identifier(s) Block Property	Additional: See Schedule <input type="checkbox"/>
	(4) Consideration ROAD WIDENING -----TWO-----x Dollars \$ 2.00	
	(5) Description This is a: Property Division <input type="checkbox"/> Property Consolidation <input type="checkbox"/> Part of Lot 4, Shorthills Farm Plan, now known as Plan 694, formerly Township of Pelham, now in the Town of Pelham and Regional Municipality of Niagara. Designated as Part 11 on Reference Plan 59R-7896.	

(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 checked="" type="checkbox"/>	(7) Interest/Estate Transferred Fee Simple
----------------------------	---	--	--

(8) Transferor(s) The transferor hereby transfers the land to the transferee and certifies that the transfer is a bona fide sale for value and that the transferor is not a bankrupt or insolvent.		
Name(s) MACLEAN HUNTER CABLE TV (NIAGARA) LIMITED	Signature(s) Per: J. B. Gage President Per: D. Binds Vice President	Date of Signature Y M D 1991 12 15 1991 12 15 We have the authority to bind the corporation.

(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	80 Worcester Road, Etobicoke, Ontario, M9W 1K7
--	--

(11) Transferee(s)	Date of Birth Y M D
THE CORPORATION OF THE TOWN OF PELHAM	

(12) Transferee(s) Address for Service	City Hall, 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.	Date of Signature Y M D	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		

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

(15) Assessment Roll Number of Property	Cty. Mun. Map Sub. Par.	not assessed	FOR OFFICE USE ONLY	Fees and Tax	
(16) Municipal Address of Property	(17) Document Prepared by:			Registration Fee	
not assigned	DANIEL, WILSON (C. Shedden) P.O. Box 366, 39 Queen St. St. Catharines, Ontario L2R 6V7 15442-RJH (CS/tf)			Land Transfer Tax	
				Total	



Schedule

Form 5 — Land Registration Reform Act, 1984

S

Page 2 of 3

Additional Property Identifier(s) and/or Other Information

By Articles of Amendment filed on the 13th day of September, 1990, and registered in the Land Registry Office for Niagara South on the 18th day of December, 1991 as Instrument #622970, Armstrong Communications Limited changed its name to Maclean Hunter Cable TV (Niagara) Limited.

Affidavit of Residence and of Value of the Consideration
Form 1 - Land Transfer Tax Act

3

Refer to all instructions on reverse side.

IN THE MATTER OF THE CONVEYANCE OF (insert brief description of land) Part of Lot 4, Shorthills Farm Plan,
now known as Plan 694, formerly Township of Pelham, now in the Town of Pelham,
and Regional Municipality of Niagara. Designated as Part 11 on Reference Plan
59R-7896.

BY (print names of all transferors in full)
MACLEAN HUNTER CABLE TV NIAGARA 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)
CALLUM SHEDDEN

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)) The Corporation of the Town
of Pelham
- described in paragraph(s) ~~XX~~, ~~XX~~, (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. (To be completed where the value of the consideration for the conveyance exceeds \$400,000).
- 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 \$400,000 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 | \$ <u>2.00</u> | |
| (b) Mortgages (i) Assumed <u>(show principal and interest to be credited against purchase price)</u> | \$ <u>nil</u> | |
| (ii) Given back to vendor | \$ <u>nil</u> | |
| (c) Property transferred in exchange <u>(detail below)</u> | \$ <u>nil</u> | |
| (d) Securities transferred to the value of <u>(detail below)</u> | \$ <u>nil</u> | |
| (e) Liens, legacies, annuities and maintenance charges to which transfer is subject | \$ <u>nil</u> | |
| (f) Other valuable consideration subject to land transfer tax <u>(detail below)</u> | \$ <u>nil</u> | |
| (g) VALUE OF LAND, BUILDING, FIXTURES AND GOODWILL SUBJECT TO LAND TRANSFER TAX <u>(Total of (a) to (f))</u> | \$ <u>2.00</u> | \$ <u>2.00</u> |
| (h) VALUE OF ALL CHATTELS - items of tangible personal property <u>(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)</u> | \$ <u>nil</u> | |
| (i) Other consideration for transaction not included in (g) or (h) above | \$ <u>nil</u> | |
| (j) TOTAL CONSIDERATION | \$ <u>2.00</u> | |
5. If consideration is nominal, describe relationship between transferor and transferee and state purpose of conveyance. (see instruction 6) property
being conveyed for road widening purposes.
6. If the consideration is nominal, is the land subject to any encumbrance? no
7. Other remarks and explanations, if necessary. no consideration passing directly or indirectly

Sworn before me at the city of St. Catharines
in the Regional Municipality of Niagara
this 19th day of December 19 91

A Commissioner for taking Affidavits, etc.

signature(s)

Property Information Record

- A. Describe nature of instrument: Deed
- B. (i) Address of property being conveyed (if available) not available
- (ii) Assessment Roll No. (if available) not assessed
- C. Mailing address(es) for future Notices of Assessment under the Assessment Act for property being conveyed (see instruction 7) City Hall, 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
DANIEL, WILSON (C. Shedden)
P.O. Box 366, 39 queen Street
St. Catharines, Ontario, L2R 6V7 (CS/TF)

For Land Registry Office Use Only

Registration No.	
Registration Date	
Land Registry Office No.	

School Tax Support (Voluntary Election) See reverse for explanation

- (a) Are all individual transferees Roman Catholic? Yes ☐ No ☐
- (b) If Yes, do all individual transferees wish to be Roman Catholic Separate School Supporters? Yes ☐ No ☐
- (c) Do all individual transferees have French Language Education Rights? Yes ☐ No ☐
- (d) If Yes, do all individual transferees wish to support the French Language School Board (where established)? Yes ☐ No ☐

NOTE: As to (c) and (d) the land being transferred will be assigned to the French Public School Board or Sector unless otherwise directed in (a) and (b)