

<div>FOR OFFICE USE ONLY</div> <div>LT 088788</div> <div>CERTIFICATE OF RECEIPT RECEPTE</div> <div>NIAGRA SOUTH/590(59)WELLAND</div> <div>'92 09 29 10 03</div> <div>New Property Identifiers</div> <div>Executions</div>		(1) Registry <input type="checkbox"/> Land Titles <input checked="" type="checkbox"/>		(2) Page 1 of 5 pages	
		(3) Property Identifier(s) Block Property		Additional: See Schedule <input type="checkbox"/>	
		(4) Consideration			
		(5) Description This is a: Property Division <input type="checkbox"/> Property Consolidation <input type="checkbox"/>			
		Pt. Block 69, 70, and 72, Plan 59M-147, Town of Pelham, Regional Municipality of Niagara, designated as Parts 2, 4, 6, 8, 10, 12, 14, 16, 18 and 20 on Reference Plan 59R-8115 and Parts 1, 2, 3, on Reference Plan 59R-8204.			
		Part of Parcel 69-1 Section 59M-147			
(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- Transfer of Easement Agreement	
(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)		Signature(s)		Date of Signature Y M D	
DAIMLER DEVELOPMENTS LIMITED		MARIO BEVACQUA, Secretary		92 09 28	
		I 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					
Suite 205, 72 East Main Street, Welland, Ontario L3B 3W3					
(11) Transferee(s)					
THE CORPORATION OF THE TOWN OF PELHAM				Date of Birth Y M D	
(12) Transferee(s) Address for Service					
20 Pelham Square, 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		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	
Name and Address of Solicitor					
(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		Date of Signature Y M D		Signature	
(15) Assessment Roll Number of Property					
Cty.	Mun.	Map	Sub.	Par.	Multiple
(16) Municipal Address of Property					
S/S Lawrence Lane					
(17) Document Prepared by:					
Daimler Developments Limited 72 East Main Street Suite 205 Welland, Ontario L3B 3W3					
<div>FOR OFFICE USE ONLY</div>		Fees and Tax			
		Registration Fee		27.00	
		Land Transfer Tax			
		Total		27.00	

EASEMENT AGREEMENT

THIS AGREEMENT made this 25th day of September , 1992 and authorized by By-law number /512 of the Town of Pelham.

BETWEEN: DAIMLER DEVELOPMENTS LIMITED

Hereinafter called the "Transferor"

of the First Part

- and -

THE CORPORATION OF THE TOWN OF PELHAM

Hereinafter called the "Transferee"

of the Second Part

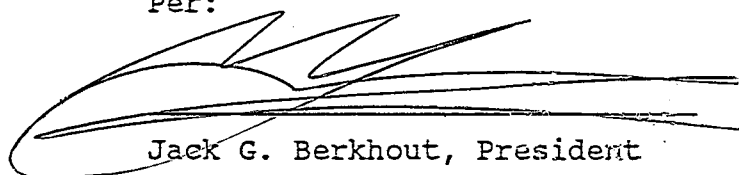
WITNESSETH that in consideration of the sum of One (\$1.00) dollar now paid by the Transferee to the Transferor receipt of which is hereby acknowledged, the Transferor transfer to the Transferee its successors and assigns an easement and the rights associated therewith, the terms of which are set out in Schedule "A" hereto, on and under the lands described in Schedule "B" hereto.

~~The easement herein is declared to be appurtenant to and for the benefit of the lands of the Transferor more particularly described in Schedule "C".~~

IN WITNESS WHEREOF Daimler Developments Limited affixed its corporate seal only attested to by the hands of its proper officer in its behalf this day of .

Daimler Developments Limited

Per:


Jack G. Berkhout, President

IN WITNESS WHEREOF THE CORPORATION OF THE TOWN OF PELHAM has hereunto affixed its corporate seal duly attested to by the hands of its proper officers in its behalf, this 25th day of September, 1992.

THE CORPORATION OF THE TOWN OF PELHAM

Per:



Mayor

Per:



Clerk

SCHEDULE "B"PERMANENT EASEMENT FOR STORM SEWER

Pt. Block 69, 70, and 72, Plan 59M-147, Town of Pelham, Regional Municipality of Niagara. designated as Parts 2, 4, 6, 8, 10, 12, 14, 16, 18 and 20 on Reference Plan 59R-8115 and Parts 1, 2, 3, on Reference Plan 59R-8204.

Part of Parcel 69-1

Section 59M-147

Refer to all instructions on reverse side.

IN THE MATTER OF THE CONVEYANCE OF (insert brief description of land)

Parts 2, 4, 6, 8, 10, 12, 16, 18 and 20 on Reference Plan 59R-8115 and Parts 1, 2 and 3 on Reference Plan 59R-8204.

BY (print names of all transferors in full)

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

CAO/CLERK

TOWN OF PELHAM

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)) THE Corporation

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

All Blanks
Must Be
Filled In.
Where
Applicable.

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

TRANSFER OF EASEMENT

6. If the consideration is nominal, is the land subject to any encumbrance? N.A. not determined

7. Other remarks and explanations, if necessary. N.A.

Sworn before me at the TOWN OF PELHAM
in the REGIONAL MUNICIPALITY OF NIAGARA
this 18 TH day of SEPTEMBER 19 92

A Commissioner for taking Affidavits, etc.

Jack Bernard

signature(s)

Property Information Record

- A. Describe nature of instrument: TRANSFER OF EASEMENT
B. (i) Address of property being conveyed (if available) S/S LAWRENCE LANE
PELHAM, ONTARIO
(ii) Assessment Roll No. (if available) MULTIPLE
C. Mailing address(es) for future Notices of Assessment under the Assessment Act for property being conveyed (see instruction 7) N.A.
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 N.A.

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).