

This Indenture

made in duplicate the 28th day of November
one thousand nine hundred and Seventy-Two

In Pursuance of the Short Forms of Conveyances Act:

Between

THE CORPORATION OF THE TOWN OF PELHAM,
in the Regional Municipality of
Niagara,

hereinafter called the "GRANTOR"

OF THE FIRST PART

- and -

WOODSTREAM ESTATES LIMITED, a Company
incorporated under the laws of the
Province of Ontario,

hereinafter called the "GRANTEE"

OF THE SECOND PART

WHEREAS those parts of the Road Allowance between Lots 1 and 2, Concession 9 and of Nursery Road being Part Lot 2, Concession 9 hereinafter described were stopped up and closed and the conveyance thereof authorized by ByLaw No. 154 of the Town of Pelham registered in the Registry Office of the Registry Division of Niagara South on the 8th day of December, 1972 as Instrument No. 179272

Witnesseth that in consideration of -----

-----ONE (\$1.00)-----

lawful money of Canada now paid by the said grantee to the said grantor (the receipt whereof is hereby by it acknowledged) it is the said grantor DOth GRANT unto the said grantee in fee simple

ALL and Singular that certain parcel or tract of land and premises, situate, lying and being in the Town of Pelham, in the Regional Municipality of Niagara, formerly in the County of Welland and Province of Ontario and being composed of

FIRSTLY: Part of the Road Allowance between Lots 1 and 2 in the 9th Concession of the former Township of Pelham containing by admeasurement 4.002 acres be the same more or less and premising that the easterly limit of the Wellington Heights Plan registered in the Registry Office for the Registry Division of Niagara South as Plan No. N.S. 1 has an assumed bearing of north 0 degrees, 00 minutes and 30 seconds west and relating all bearings herein thereto the said parcel may be more particularly described as follows:

COMMENCING at the southeast angle of Lot 2 in the 9th Concession of the former Township of Pelham;

THENCE north 0 degrees, 01 minutes and 30 seconds west in the westerly limit of the Road Allowance between Lots 1 and 2, a distance of 1784.66 feet to an angle therein;

THENCE north 0 degrees and 06 minutes west continuing in the westerly limit of the said Road Allowance, a distance of 722.22 feet to the south-east angle of the said Registered Plan No. N.S. 1;

THENCE north 0 degrees and 00 minutes and 30 seconds west in the easterly limit of the said plan, a distance of 140.00 feet to the intersection of the southerly limit of Begelow Crescent as shown thereon;

THENCE north 89 degrees, 59 minutes and 30 seconds east in the easterly production of the said southerly limit, a distance of 66.0 feet to a point in the easterly limit of the said Road Allowance between Concessions 1 and 2;

THENCE south 0 degrees, 00 minutes and 30 seconds east in the said easterly limit, a distance of 139.96 feet to an angle therein;

THENCE south 0 degrees and 06 minutes east continuing in the said easterly limit, a distance of 722.19 feet to an angle therein;

THENCE south 0 degrees and 01 minutes and 30 seconds east continuing in the said easterly limit, a distance of 1783.53 feet to the southwest angle of the said Lot 1;

THENCE south 89 degrees, 01 minutes west, a distance of 66.01 feet more or less to the Point of Commencement.

SECONDLY: Part of Nursery Road, being part of Lot 2 in the 9th Concession of the former Township of Pelham, containing by admeasurement 1.007 acres be the same more or less and which said parcel may be more particularly described as follows:

COMMENCING at the southeast angle of Lot 2 in the 9th Concession of the former Township of Pelham;

THENCE north 0 degrees, 01 minutes and 30 seconds west in the easterly limit of the said Lot, a distance of 1055.07 feet to its intersection with the southerly limit of Nursery Road and which said intersection is the Place of Beginning of the herein described lands;

THENCE continuing north 0 degrees, 01 minutes and 30 seconds west in the easterly limit of the said lot, a distance of 68.64 feet to its intersection with the northerly limit of Nursery Road;

THENCE south 74 degrees, 01 minutes and 40 seconds west in the said northerly limit, a distance of 396.77 feet to an angle therein;

THENCE south 85 degrees and 27 minutes west continuing in the said northerly limit, a distance of 268.04 feet to a point;

THENCE south 0 degrees, 16 minutes and 30 seconds east, a distance of 66.18 feet to a point in the southerly limit of Nursery Road;

THENCE north 85 degrees and 27 minutes east in the said southerly limit, a distance of 279.57 feet to an angle therein;

THENCE north 74 degrees, 01 minutes and 40 seconds east continuing in the said southerly limit, a distance of 384.53 feet more or less to the Place of Beginning.

THIRDLY: Part of Nursery Road being Part of Lot 1 in the 9th Concession of the former Township of Pelham containing by admeasurement 0.750 acre be the same more or less and which said parcel may be more particularly described as follows:

COMMENCING at the southwest angle of the said Lot 1;

THENCE north 0 degrees, 01 minutes and 30 seconds west in the westerly limit of the said lot, a distance of 1072.78 feet to its intersection with the southerly limit of Nursery Road and which said intersection is the Place of Beginning of the herein described lands;

THENCE north 0 degrees, 01 minutes and 30 seconds west continuing in the westerly limit of the said lot, a distance of 68.64 feet to its intersection with the northerly limit of Nursery Road;

THENCE north 74 degrees, 01 minutes and 40 seconds east in the said northerly limit, a distance of 371.96 feet to an angle therein;

THENCE north 75 degrees, 48 minutes and 20 seconds east continuing in the said northerly limit, a distance of 123.04 feet to a point;

THENCE south 0 degrees, 00 minutes and 30 seconds east, a distance of 68.07 feet to a point in the southerly limit of Nursery Road;

THENCE south 75 degrees, 48 minutes and 20 seconds west in the said southerly limit, a distance of 105.33 feet to an angle therein;

THENCE south 74 degrees, 01 minutes and 40 seconds west continuing in the said southerly limit, a distance of 389.80 feet more or less to the Place of Beginning.

PREMISING that the easterly limit of the Wellington Heights Plan registered in the Registry Office for the Registry Division of Niagara South as Plan N.S. 1 has an assumed bearing of north 0 degrees, 00 minutes and 30 seconds west all bearings herein being related thereto.

Insert County, District, Regional Municipality etc. and name of same.

REGIONAL MUNICIPALITY

OF NIAGARA

I/WE

of the

To Wit: in the

in the within instrument named, make oath and say that at the time of the execution of the within instrument,

1. I was of the full age of eighteen years;

2. And that

who also executed the within instrument

of the full age of eighteen years

3. I was legally married to the person named therein as my wife/husband;

4. I was unmarried/divorced/widower.

SWORN before me at the

of

in the

of

this

day of

19

A Commissioner for taking Affidavits, etc.

NOTE: If Attorney, substitute in space provided, "I am Attorney for (State name), one of the parties named therein and he/she was of the full age of eighteen years, at the time of execution of the power of attorney."

Revised For Oct./71

Affidavit, The Land Transfer Tax Act

IN THE MATTER OF THE LAND TRANSFER TAX ACT

PROVINCE OF ONTARIO

REGIONAL MUNICIPALITY OF NIAGARA

I,

THOMAS HERBERT BAKER

of the

City of Welland

in the

Regional Municipality of Niagara,

To Wit:

named in the within (or annexed) transfer make oath and say:

- I am the solicitor for the Grantor named in the within (or annexed) transfer.
- I have a personal knowledge of the facts stated in this affidavit.
- (1) The total consideration for this transaction has been allocated as follows:

(a) Land, buildings, fixtures and goodwill	\$ 1.00
(b) Chattels—items of tangible personal property	\$ nil
TOTAL CONSIDERATION	\$ 1.00
- (2) The true consideration for the transfer or conveyance for Land Transfer Tax purposes is as follows:

(a) Monies paid in cash	\$ 1.00
(b) Property transferred in exchange (Detail Below)	\$ nil
(c) Securities transferred to the value of (Detail Below)	\$ nil
(d) Balances of existing encumbrances with interest owing at date of transfer	\$ nil
(e) Monies secured by mortgage under this transaction	\$ nil
(f) Liens, legacies, annuities and maintenance charges to which transfer is subject	\$ nil
(g) Other (Detail Below)	\$ nil
TOTAL CONSIDERATION (should agree with 3(1) (a) above)	\$ 1.00
- If consideration is nominal, is the transfer for natural love and affection? no
- If so, what is the relationship between Grantor and Grantee?
(If other than husband and wife, complete 3(2) (d))
- Other remarks and explanations, if necessary
Deed of parts of Road Allowances to adjoining owners pursuant to the Statute and Municipal By-law for the sum of \$1.00

All blanks must be filled in.

SWORN before me at the City of Welland in the Regional Municipality of Niagara

this day of November 19 72

A Commissioner, etc.

Retail sales tax is payable on the valuation of items shown in 3(1) (b) unless otherwise exempted under the provisions of The Retail Sales Tax Act