

<div style="text-align: right; font-weight: bold; font-size: 1.2em;">695906</div> <div style="text-align: center; padding: 10px;">CERTIFICATE OF REGISTRATION CERTIFICAT D'ENREGISTREMENT NIAGARA SOUTH/SUD (S.S.) WELLAND</div> <div style="text-align: center; padding: 10px;">'95 10 11 13 44</div> <div style="text-align: center; padding: 10px;"> New Property Identifiers LAND REGISTRAR/REGISTRAR</div> <div style="text-align: right; padding: 10px;">Additional: See Schedule <input type="checkbox"/></div> <div style="text-align: right; padding: 10px;">Additional: See Schedule <input type="checkbox"/></div>	<div style="display: flex; justify-content: space-between;"><div>(1) Registry <input checked="" type="checkbox"/> Land Titles <input type="checkbox"/></div><div>(2) Page 1 of 5 pages</div></div>											
	<div style="display: flex; justify-content: space-between;"><div>(3) Property Identifier(s)</div><div>Block</div><div>Property</div></div>											
	(4) Consideration TWO----- Dollars \$2.00											
	(5) Description This is a: Property Division <input checked="" type="checkbox"/> Property Consolidation <input type="checkbox"/> part of Lots 5 and 6 on the North side of East Canboro Street, D. D'Everardo's unregistered Plan of Fonthill, now known as Plan 716, Town of Pelham, Regional Municipality of Niagara, designated as Part 2, on Reference Plan 59R-9336.											
	(6) This Document Contains (a) Redescription New Easement Plan/Sketch <input checked="" type="checkbox"/> (b) Schedule for: Description <input checked="" type="checkbox"/> Additional Parties <input type="checkbox"/> Other <input checked="" type="checkbox"/> (7) Interest/Estate Transferred Fee Simple EASEMENT											
(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 I am a spouse. The property transferred is not ordinarily occupied by me and my spouse, who is not separated from me, as our family residence. <div style="display: flex; justify-content: space-between; align-items: flex-end;"><div style="width: 45%;">Name(s) TAYLOR, Tia</div><div style="width: 30%; text-align: center;">Signature(s) </div><div style="width: 20%; text-align: center;">Date of Signature Y M D 1995 10 10</div></div>												
(9) Spouse(s) of Transferor(s) I hereby consent to this transaction <div style="display: flex; justify-content: space-between; align-items: flex-end;"><div style="width: 45%;">Name(s)</div><div style="width: 30%; text-align: center;">Signature(s)</div><div style="width: 20%; text-align: center;">Date of Signature Y M D</div></div>												
(10) Transferor(s) Address for Service 77 Canboro Road Fonthill, Ontario L0S 1E5												
(11) Transferee(s) KLOETSTRA CONSTRUCTION MANAGEMENT LIMITED <div style="display: flex; justify-content: space-between; align-items: flex-end;"><div style="width: 80%;"></div><div style="width: 10%; text-align: center;">Date of Birth Y M D</div></div>												
(12) Transferee(s) Address for Service R. R. #2 Vanessa, Ontario N0E 1V0												
(13) Transferor(s) The transferor verifies that to the best of the transferor's knowledge and belief, this transfer does not contravene section 50 of the Planning Act. <div style="display: flex; justify-content: space-between; align-items: flex-end;"><div style="width: 45%;">Signature Solicitor for Transferor(s) I have explained the effect of section 50 of the Planning Act 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</div><div style="width: 10%; text-align: center;">Date of Signature Y M D</div><div style="width: 45%;">Signature</div></div>												
(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 50 (22) (c) (ii) of the Planning Act and that to the best of my knowledge and belief this transfer does not contravene section 50 of the Planning Act. I act independently of the solicitor for the transferor(s) and I am an Ontario solicitor in good standing. <div style="display: flex; justify-content: space-between; align-items: flex-end;"><div style="width: 45%;">Name and Address of Solicitor</div><div style="width: 10%; text-align: center;">Date of Signature Y M D</div><div style="width: 45%;">Signature</div></div>												
(15) Assessment Roll Number of Property <table border="1" style="width: 100%; border-collapse: collapse;"><tr><td style="width: 15%;">Cty.</td><td style="width: 15%;">Mun.</td><td style="width: 15%;">Map</td><td style="width: 15%;">Sub.</td><td style="width: 15%;">Par.</td><td style="width: 30%;">not separately assessed</td></tr></table>			Cty.	Mun.	Map	Sub.	Par.	not separately assessed				
Cty.	Mun.	Map	Sub.	Par.	not separately assessed							
(16) Municipal Address of Property Highway 20 East Fonthill, Ontario L0S 1E0		(17) Document Prepared by: TREPANIER, HAGEY, KNEALE & WIACEK, 63 Charlotte Street Brantford, Ontario N3T 5M3 JWW										
Fees and Tax <table border="1" style="width: 100%; border-collapse: collapse;"><tr><td style="width: 60%;">Registration Fee</td><td style="width: 40%;"></td></tr><tr><td>Land Transfer Tax</td><td></td></tr><tr><td></td><td></td></tr><tr><td></td><td></td></tr><tr><td>Total</td><td></td></tr></table>		Registration Fee		Land Transfer Tax						Total		FOR OFFICE USE ONLY
Registration Fee												
Land Transfer Tax												
Total												

Additional Property Identifier(s) and/or Other Information

TRANSFEROR: TIA TAYLOR

TRANSFeree: KLOETSTRA CONSTRUCTION MANAGEMENT LIMITED

DESCRIPTION: part of Lots 5 and 6 on the North side of East Canboro Street, D. D'Everardo's unregistered Plan of Fonthill, now known as Plan 716, Town of Pelham, Regional Municipality of Niagara, designated as Part 2, on Reference Plan 59R-9336.

FORM 1

THE PLANNING ACT

CERTIFICATE OF SECRETARY - TREASURER

Under subsection 53 [42] of the PLANNING ACT R.S.O. 1990, I certify that the consent of the Land Division Committee for the Regional

Municipality of Niagara was given on May 29, 1995 to the transaction to which this instrument relates.

Harvey E. Huslow
SECRETARY - TREASURER

Dated this 11th day of October 19 95

File: B 262 / 95

Additional Property Identifier(s) and/or Other Information

1. The Transferor grants to the Transferee, its successors and assigns, to be used and enjoyed as appurtenant to the Transferee's lands, the free, uninterrupted and unobstructed right and easement in perpetuity to enter, survey, lay, construct, operate, use, inspect, remove, renew, replace, alter, enlarge, reconstruct, repair, expand and maintain a storm sewer and all works, appurtenances, attachments, apparatus, appliances, markers, fixtures and equipment which the Transferee may deem necessary or convenient thereto, in, on, under and through the lands described in Box 5 of the Transfer/Deed (called "the Easement Lands") for the servants, agents, contractors and workmen of the Transferee to enter with machinery, material, vehicles and equipment necessary or incidental to the exercise and enjoyment of the easement hereby granted.
2. The Transferee covenants to fill in all excavations, remove all surplus soil and debris, and as far as practicable restore the surface to the same condition as prior to the commencement of construction or of any subsequent work thereto.
3. The Transferor shall have the right to use and enjoy the surface of the Easement Lands except that such use and enjoyment shall not interfere with the rights of the Transferee hereunder. The Transferor covenants to keep the Easement Lands clear of all buildings, structures, fences, brush, trees and other obstructions as may be necessary for the use of the easement and the Transferor shall not excavate, alter the grading, drill or install thereon any pit, well or foundation which will obstruct or prevent the exercise and enjoyment by the Transferee of its rights hereunder. The Transferee shall have the right to remove or control the growth of any roots, trees, stumps, brush or other vegetation on or under the Easement Lands and remove any obstruction therefrom.
4. Notwithstanding any rule of law or equity, all works, appurtenances, attachments, apparatus, appliances, markers, fixtures and equipment shall be deemed to be the property of the Transferee notwithstanding the same may have become annexed or affixed to the Easement Lands.
5. The easement herein is declared to be appurtenant to and for the benefit of the lands of the Transferee more particularly described in Schedule "A" attached hereto.
6. The Transfer of Easement and everything herein contained shall enure to and include the parties hereto and their respective heirs, administrators, successors and assigns.

Additional Property Identifier(s) and/or Other Information

SCHEDULE "A"DESCRIPTION

Lots 1, 2, 3, 4 and 5 on the south side of Broad Street,

Lots 1, 2, 3 and Part of Lot 4 on the North side of Walnut Lane,

Part of Lots 3, 4, 5 and 6 on the North side of East Canboro Street,

D. D'Everardo's Unregistered Plan of Fonthill (now known as Plan 716)

and

Nicholl's Lot (formerly Broad Street),

Nicholl's Lot and Part of Beatty Lot (formerly Chestnut Street),

Barnhardt Lot and part of Clark Lot (formerly Walnut Lane),

Registered Plan No. 25 (now known as Plan 717),

Formerly in the Village of Fonthill,

Now all in the Town of Pelham, Regional Municipality of Niagara,

designated as Parts 4 and 5 on Reference Plan 59R-7871.

Refer to all instructions on reverse side.

IN THE MATTER OF THE CONVEYANCE OF (insert brief description of land) part of Lots 5 and 6, North side of
East Canboro Street, D. D'Everardo's unregistered Plan of Fonthill, now known
as Plan 716, Town of Pelham, Regional Municipality of Niagara, designated
as Part 2, on Plan 59R- 9336.

BY (print names of all transferors in full)

TIA TAYLOR

TO (see instruction 1 and print names of all transferees in full)

KLOETSTRA CONSTRUCTION MANAGEMENT LIMITED

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

JOHN WALLACE WIACEK

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)) KLOETSTRA CONSTRUCTION
MANAGEMENT LIMITEDdescribed in paragraph(s) ~~(xxxxx)~~ (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	\$ 2.00	
(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))	\$ 2.00	\$ 2.00
(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	\$ 2.00	

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) Transfer from
Transferor to Transferee to complete terms of previous Agreement.6. If the consideration is nominal, is the land subject to any encumbrance? yes - undetermined7. Other remarks and explanations, if necessary. this instrument conveys only an easement.
The total consideration therefore is as set out above. If encumbrances
exist, they are not being assumed by the transferee.Sworn before me at the City of Brantford,
in the County of Brant,
this 10th day of October, 19 95.C. Vorwald Catherine Mary Vorwald, a Commissioner,
etc., County of Brant, for Trepanier, Hagey,
A Commissioner for taking Affidavits, etc. Kneale & Wiacek, Barristers and Solicitors.
Expires September 3, 1996.

signature(s)

Property Information Record

A. Describe nature of instrument: Transfer of Easement

B. (i) Address of property being conveyed (if available) not available

(ii) Assessment Roll No. (if available) not separately assessed

C. Mailing address(es) for future Notices of Assessment under the Assessment Act for property being conveyed (see instruction 7) 77 Canboro Road
Fonthill, Ontario L0S 1E5

D. (i) Registration number for last conveyance of property being conveyed (if available) not known

(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
John W. Wiacek, TREPANIER, HAGEY, KNEALE & WIACEK, Box 144
63 Charlotte Street, Brantford, Ontario N3T 5M3

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).