

<div>FOR OFFICE USE ONLY</div> <div>734825</div> <div>NEW PROPERTY IDENTIFIERS</div> <div>97 10 16 14 -- 23</div> <div>Additional: See Schedule <input type="checkbox"/></div> <div>Executions</div> <div>Additional: See Schedule <input type="checkbox"/></div>	(1) Registry <input checked="" type="checkbox"/> Land Titles <input type="checkbox"/>	(2) Page 1 of 23 pages		
	(3) Property Identifier(s)	Block	Property	Additional: See Schedule <input type="checkbox"/>
	(4) Consideration			
	ONE----- Dollars \$ 1.00			
(5) Description This is a: Property Division <input type="checkbox"/> Property Consolidation <input type="checkbox"/>				
Part of Lot 161, in the Town of Pelham, formerly Township of Thorold, in the Regional Municipality of Niagara designated as Part 1 on Plan 59R-10076				

(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
----------------------------	---	---	--

(8) Transferor(s) The transferor hereby transfers the land to the transferee			
Name(s)	Signature(s)	Date of Signature Y M D	
THE CORPORATION OF THE TOWN OF PELHAM	Per: <i>Ralph Beamer</i>	1997 10 10	
	Mayor-Ralph Beamer		
	Per: <i>Murray Hackett</i>	1997 10 10	
	Clerk-Murray Hackett		

(9) Spouse(s) of Transferor(s) I hereby consent to this transaction	Signature(s)	Date of Signature Y M D
Name(s)		

(10) Transferor(s) Address for Service	P. O. Box 400, Fonthill, Ontario L0S 1E0
--	--

(11) Transferee(s)	Date of Birth Y M D
978824 ONTARIO LIMITED	

(12) Transferee(s) Address for Service	P. O. Box 4647, Brantford, Ontario N3T 6J7
--	--

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

(15) Assessment Roll Number of Property	Cty. 27 Mun. 32 Map Sub. Par.	NOT ASSIGNED
(16) Municipal Address of Property	(17) Document Prepared by:	Fees and Tax
Not Assigned	R. Bruce Smith Brooks, Bielby & Smith 247 East Main Street Welland, Ontario L3B 3X1	Registration Fee
		Land Transfer Tax
		Total

CERTIFICATE OF COMPLIANCE

FORM FOR USE WITH SECTION 193 OF THE MUNICIPAL ACT

Certificate of Compliance with Section 193 of the *Municipal Act* in the sale or disposition of the real property described as:

Part of Lot 161 Town of Pelham, formerly Township of Thorold, Regional Municipality of Niagara, designated at Part 1 on Plan 59R-100076

I hereby certify that:

1. The Municipality passed By-law 1714(1995)

On April 18, 1995.

It is a procedural by-law for the purposes of the sale or other disposition of real property and was in force on the date of the sale or disposition of the property described above.

2. The property was declared surplus by Resolution passed on

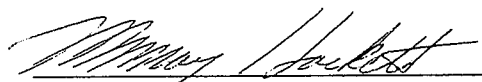
October 6, 1997.

3. The property sale or disposition is exempt from the requirement to obtain an appraisal of its fair market value under the following exemption:

Subsection 1.3 of Ontario Regulation 815/94 made under the
Municipal Act.

4. Public notice of intent to sell or dispose of the property was given by the following method:

Notice on the Council Agenda for the passing of By-law No. 1935 (1997)
on the following date October 6, 1997


(Signature of clerk or administrative head)

October 10, 1997
(Date)

Refer to all instructions on reverse side.

IN THE MATTER OF THE CONVEYANCE OF (insert brief description of land) Part of Lot 161, Town of Pelham, formerly Township of Thorold, Regional Municipality of Niagara, designated as Part 1 on 59R-10076

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) 978824 ONTARIO LIMITED

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

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)) _____

_____ 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)) 978824 ONTARIO LIMITED

_____ described in paragraph(s) ☒ ☒ (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. **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.

☐ 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	\$	<u>1.00</u>	
(b) Mortgages (I) Assumed (show principal and interest to be credited against purchase price)	\$	<u>Nil</u>	
(b) Mortgages (II) Given back to vendor	\$	<u>Nil</u>	
(c) Property transferred in exchange (detail below)	\$	<u>Nil</u>	
(d) Securities transferred to the value of (detail below)	\$	<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 (detail below)	\$	<u>Nil</u>	
(g) VALUE OF LAND, BUILDING, FIXTURES AND GOODWILL SUBJECT TO LAND TRANSFER TAX (Total of (a) to (f))	\$	<u>1.00</u>	\$ <u>1.00</u>
(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)	\$	<u>Nil</u>	
(i) Other consideration for transaction not included in (g) or (h) above	\$	<u>Nil</u>	
(j) TOTAL CONSIDERATION	\$	<u>1.00</u>	\$ <u>1.00</u>

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 of surplus lands by municipality to developer of abutting lands

6. If the consideration is nominal, is the land subject to any encumbrance? No

7. Other remarks and explanations, if necessary.

Sworn before me at the in the Town of Pelham
in the in the Regional Municipality of Niagara
this 14 day of October 19 97

Cheryl Miclette
A Commissioner for taking Affidavits, etc.
CHERYL MICLETTE, Deputy Clerk,
Town of Pelham, a Commissioner
for taking Affidavits in the
Regional Municipality of Niagara.

PAUL KLOETSTRA
signature(s)

Property Information Record

- A. Describe nature of Instrument: Transfer/Deed of Land
- B. (i) Address of property being conveyed (if available) Not assigned
- (ii) Assessment Roll No. (if available) Not assigned
- C. Mailing address(es) for future Notices of Assessment under the Assessment Act for property being conveyed (see instruction 7) P. O. Box 4647, Brantford, Ontario N5T 6J7
- 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

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 ☐