

Transfer/Deed of Land

Form 1 — Land Registration Reform Act, 1984

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<p style="writing-mode: vertical-rl; transform: rotate(180deg);">FOR OFFICE USE ONLY</p> <p style="font-size: 2em; font-weight: bold;">121323</p> <p style="font-size: 1.5em; font-weight: bold;">L</p> <p style="writing-mode: vertical-rl; transform: rotate(180deg);">CERTIFICATE OF RECEIPT REGISTRATION MAGARA SOUTH/SUD (59) WELLAND</p> <p style="font-size: 1.5em; font-weight: bold;">1988 05 28 15 17</p> <p style="font-size: 0.8em;">Additional: See Schedule <input type="checkbox"/></p>		(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												
		nil						Dollars \$ 0.00						
<p>Executions</p> <p style="font-size: 0.8em;">Additional: See Schedule <input type="checkbox"/></p>		<p>(5) Description This is a: Property Division <input type="checkbox"/> Property Consolidation <input type="checkbox"/></p> <p>Part of Parcel 60-1 Section 59M-218 Being part of Block 60, Plan 59M-218 designated as Parts 1,6, and 7 on Plan 59R-10283, Town of Pelham, Regional Municipality of Niagara</p>												
(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"/>		(7) Interest/Estate Transferred Fee Simple <input type="checkbox"/> Easement <input checked="" type="checkbox"/>						
<p>(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</p> <div style="display: flex; justify-content: space-between;"> <div style="width: 45%;"> <p>Name(s) DAIMLER PROPERTIES LIMITED</p> <p>Signature(s) <i>Mario Bevacqua</i></p> <p>Per: MARIO BEVACQUA, President</p> <p>I have authority to bind the Corporation</p> </div> <div style="width: 45%; text-align: right;"> <p>Date of Signature Y M D 1988 05 26</p> </div> </div>														
<p>(9) Spouse(s) of Transferor(s) I hereby consent to this transaction</p> <p>Name(s) Signature(s) Date of Signature Y M D</p>														
<p>(10) Transferor(s) Address for Service 44 Division Street, Welland, Ontario L3B 3Z6</p>														
<p>(11) Transferee(s)</p> <p>THE CORPORATION OF THE TOWN OF PELHAM</p> <p style="text-align: right;">Date of Birth Y M D</p>														
<p>(12) Transferee(s) Address for Service P.O. Box 400, Fonthill, Ontario L0S 1E0</p>														
<p>(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.</p> <div style="display: flex; justify-content: space-between;"> <div style="width: 45%;"> <p>Signature Date of Signature Y M D</p> <p>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.</p> <p>Name and Address of Solicitor Signature</p> </div> <div style="width: 45%;"> <p>Signature Date of Signature Y M D</p> </div> </div>														
<p>(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.</p> <p>Name and Address of Solicitor Date of Signature Y M D</p> <p>Signature</p>														
(15) Assessment Roll Number of Property				Cty. 27		Mun. 32		Map		Sub. Par. NOT ASSIGNED				
(16) Municipal Address of Property				(17) Document Prepared by:										
not assigned				DAIMLER PROPERTIES LIMITED 44 Division Street Welland, Ontario L3B 3Z6										
<p style="writing-mode: vertical-rl; transform: rotate(180deg);">FOR OFFICE USE ONLY</p>										Fees and Tax				
										Registration Fee				
										Land Transfer Tax				
										Total				

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 conditions 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, driveways, pavement and other obstruction 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, foundation or pavement 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 equipmen 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 decribed 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.

Schedule

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Additional Property Identifier(s) and/or Other Information

SCHEDULE "A"

That public highway known as Beckett Crescent and shown on Plan 59M-218.

