

FOR OFFICE USE ONLY

739816  
New Property Identifiers  
CERTIFICATE OF REGISTRATION  
CERTIFICAT D'ENREGISTREMENT  
NIAGARA SOUTH/SUD(50)WELLAND  
08 01 16 14 18

Additional:  
See  
Schedule  
ACTING LAND REGISTRAR  
REGISTRATEUR PROVISOIRE

(1) Registry ☒ Land Titles ☐ (2) Page 1 of pages  
(3) Property Identifier(s) Block Property Additional:  
See  
Schedule ☐

(4) Consideration

ONE THOUSAND Dollars \$ 1,000

(5) Description This is a: Property ☐ Division ☐ Consolidation ☐  
Part of Lot 168, former Township of Thorold,  
being designated as Part 2 on Reference Plan 59R-10080  
in the Town of Pelham  
in the Regional Municipality of Niagara

(6) This Document (a) Redescription New Easement ☐ (b) Schedule for: Description ☐ Additional Parties ☐ Other ☒ (7) Interest/Estate Transferred ~~REVERSION~~ EASEMENT

(3) 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  
ROMAN CATHOLIC EPISCOPAL CORPORATION  
FOR THE DIOCESE OF ST. CATHARINES,  
IN CANADA John A. O'Marra, Bishop 1998 01 14

I have authority to bind the Corporation.

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

(10) Transferor(s) Address P.O. Box 875, ST. CATHARINES, ONTARIO L2R 6Y3

(11) Transferee(s) THE CORPORATION OF THE TOWN OF PELHAM Date of Birth  
Y M D

(12) Transferee(s) Address P.O. Box 400, 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 50 of the Planning Act. Date of Signature  
Roman Catholic Episcopal Corporation In Canada 1998 01  
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 R. Bruce Smith  
247 East Main Street, P.O. Box 67  
Welland, Ontario, L3B 5N9  
Signature  
Date of Signature  
Y M D

(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 Richard Hatinda  
136 East Main Street  
P.O. Box 580  
Welland, Ontario  
L3B 5K3  
Signature  
Date of Signature  
Y M D

(15) Assessment Roll Number 27 32 Map Sub. Par. NOT ASSIGNED

(16) Municipal Address of Property  
Vacant Land  
Station Street and Highway #20  
Fonthill, Ontario

(17) Document Prepared by:  
R. Bruce Smith  
BROOKS, BIELBY & SMITH  
247 East Main Street  
P.O. Box 67  
Welland, Ontario  
L3B 5N9

| FOR OFFICE USE ONLY |  | 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 sanitary 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, driveways, pavement 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, 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 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.

**SCHEDULE "A"**

That public highway as shown on Plan 717 and renamed as Station  
Street by By-Law No. 587, registered as Instrument No. 69967

Refer to all instructions on reverse side.

IN THE MATTER OF THE CONVEYANCE OF (insert brief description of land) Part of Lot 168, former Township of Thorold, being designated as Part 2 on Reference Plan 59R-10080 in the Town

of Pelham in the Regional Municipality of Niagara

BY (print names of all transferors in full) Roman Catholic Episcopal Corporation for the Diocese of St. Catharines, In Canada

TO (see instruction 1 and print names of all transferees in full) The Corporation Of The Town Of Pelham

1. (see instruction 2 and print name(s) in full) R. Bruce Smith

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))

The Corporation Of The Town Of Pelham

☐ described in paragraph(s) ☒ (a) above; (strike out references to inapplicable paragraphs)

(insert name(s) of corporation(s))

☐ described in paragraph(s) (a), (b), (c) above; (strike out references to inapplicable paragraphs)

(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

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)(ia) 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 |

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

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

7. Other remarks and explanations, if necessary. None

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

this 15th day of January 19 98

Eleanor Ruth Boudreau, a Commissioner for taking Affidavits, etc.

"Eleanor Ruth Boudreau, a Commissioner, etc., Regional Municipality of Niagara, for Brooks, Bielby & Smith, Barristers and Solicitors.

signature(s)

R. Bruce Smith

Expires October 24, 2000.

Property Information Record

|                                                                                                                                                                          |                                   |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------|
| A. Describe nature of instrument: Transfer/Deed of Land                                                                                                                  | For Land Registry Office Use Only |
| B. (i) Address of property being conveyed (if available)<br>Vacant Land, Station Street and Highway #20, Fonthill, Ontario                                               | Registration No.                  |
| (ii) Assessment Roll No. (if available) 27 32 (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 400, Fonthill, Ontario L0S 1E0 | Registration Date                 |
|                                                                                                                                                                          | Land Registry Office No.          |
| D. (i) Registration number for last conveyance of property being conveyed (if available)                                                                                 |                                   |
| (ii) Legal description of property conveyed: Same as in D.(i) above.                                                                                                     |                                   |
| E. Name(s) and address(es) of each transferee's solicitor                                                                                                                |                                   |

R. Bruce Smith, BROOKS, BIELBY & SMITH

247 East Main Street, P.O. Box 67, Welland, Ontario, L3B 5N9  
File Pelham 5

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). 0449D (90-09)