

**SCHEDULE 'A'**

**DESCRIPTION**

Parts 5, 7, 9 and 11 on Registered Plan 59R-10669,  
Town of Pelham, Regional Municipality of Niagara

FOR OFFICE USE ONLY

LT160441

CERTIFICATE OF RECEIPT  
RECEPISSE

NIAGARA SOUTH (SUD) (S.S.) WELLAND

00 JUN 30 AM 11 03

*R. Beamer*

New Property Identifiers

Additional:  
See  
Schedule

Executions

Additional:  
See  
Schedule

(1) Registry ☒ Land Titles ☐

(2) Page 1 of 2 pages

(3) Property Identifier(s) Block Property Additional:  
See  
Schedule ☒

(4) Nature of Document  
PARTIAL RELEASE OF SITE PLAN AGREEMENT

(5) Consideration  
Dollars \$

(6) Description  
Part of Lot 1, Concession 10,  
designated as Parts 5, 7, 9 and 11 on  
Reference Plan 59R-10669  
Town of Pelham,  
Regional Municipality of Niagara

(7) This Document Contains: (a) Redescription New Easement Plan/Sketch ☐ (b) Schedule for: Description ☐ Additional Parties ☐ Other ☒

(8) This Document provides as follows:  
The Corporation of the Town of Pelham hereby fully releases the lands described in Box (6) from the terms of a Site Plan Agreement between the Corporation of the Town of Pelham and Valentin Sajm and Katarina Sajm registered in the Land Registry Office for the Land Registry Division of Niagara South on the 28th day of September, 1989 as Instrument No. RO 565265.  
Continued on Schedule ☐

(9) This Document relates to instrument number(s)  
RO 565265 - Site Plan Agreement

(10) Party(ies) (Set out Status or Interest)

Name(s)

Signature(s)

Date of Signature  
Y M D

THE CORPORATION OF THE TOWN OF PELHAM

*Ralph Beamer*  
Ralph Beamer, Mayor

2000 06 26

*Cheryl Maclette*  
Cheryl Maclette - Clerk

2000 06 26

(11) Address for Service  
P.O. Box 400  
FONTHILL, Ontario L0S 1E0

(12) Party(ies) (Set out Status or Interest)

Name(s)

Signature(s)

Date of Signature  
Y M D

(13) Address for Service

(14) Municipal Address of Property  
NOT ASSIGNED

(15) Document Prepared by:  
Joseph J. Zabek  
REID, McNAUGHTON  
63 Ontario Street, Box 577  
St. Catharines, Ontario  
L2R 6T8  
JJZ/jds

FOR OFFICE USE ONLY

Fees and Tax

Registration Fee

Total



Additional Property Identifier(s) and/or Other Information

## PROPERTY IDENTIFIERS

Part 5 Part of Pin No. 64398 - <sup>0047</sup>~~0026~~ (LT)  
Part 7 Part of Pin No. 64398 - <sup>0052</sup>~~0026~~ (LT)  
Part 9 Part of Pin No. 64398 - <sup>0050</sup>~~0026~~ (LT)  
Part 11 Part of Pin No. 64398 - <sup>0047</sup>~~0026~~ (LT)

FOR OFFICE USE ONLY

LT 151799

CERTIFICATE OF RECEIPT  
RECEPISSE

NIAGARA SOUTH/SUD (09) WELLAND

00 FEB 21 AM 11 20

New Property Identifiers

Additional:  
See  
Schedule ☐

Executions

Additional:  
See  
Schedule ☐

(1) Registry ☐

Land Titles ☒

(2) Page 1 of 2 pages

(3) Property Identifier(s)

Block

Property

Additional:  
See  
Schedule ☐

Part of 64398

0045 (LT)

(4) Consideration

ONE-----Dollars \$ 1.00

(5) Description

This is a: Property  
Division ☒

Property  
Consolidation ☐

Part of Lot 1,  
Concession 10,  
Town of Pelham,  
Regional Municipality of Niagara  
designated as Part 1 on Reference Plan 59R-10892

(6) This Document  
Contains

(a) Redescription  
New Easement  
Plan/Sketch ☐

(b) Schedule for:

Description ☐

Additional  
Parties ☐ Other ☒

(7) Interest/Estate Transferred  
Fee Simple

(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  
The property transferred is not ordinarily occupied by me and my spouse, who is not separated from me, as our family residence.

Name(s)  
SAJN, Louis

Signature(s)

Date of Signature  
Y M D  
1999 12 07

(9) Spouse(s) of Transferor(s) I hereby consent to this transaction  
Name(s)

Signature(s)

Date of Signature  
Y M D

(10) Transferor(s) Address 563 Memorial Drive  
for Service FENWICK, ON L0S 1C0

(11) Transferee(s)

THE CORPORATION OF THE TOWN OF  
PELHAM

Date of Birth  
Y M D

(12) Transferee(s) Address P.O. Box 400  
for Service FONTHILL, ON 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

Date of Signature

Y M D

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

Mun.

Map

Sub.

Par.

NOT ASSIGNED

(16) Municipal Address of Property

(17) Document Prepared by:

Joseph J. Zabek  
REID, McNAUGHTON  
Box 577  
63 Ontario Street  
St. Catharines, Ontario  
L2R 6T8

JJZ/jds

FOR OFFICE USE ONLY

Fees and Tax

Registration Fee  
Land Transfer Tax

Total

BY (print names of all transferors in full) Louis Sajn

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

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

(e) The President, Vice-President, Manager, Secretary, Director or Treasurer (insert name(s) of corporation(s))
- ☐

(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)(j) 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

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 lands to municipality for daylighting triangle purposes pursuant to conditions of subdivision approval.

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

7. Other remarks and explanations, if necessary. n/a

Sworn before me at the City of Welland  
in the in the Regional Municipality of Niagara  
this 18 day of February , 2000

Robert Bruce Smith  
signature(s)

A Commissioner for taking Affidavits, etc.

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 400, Fonthill, Ontario, L0S 1E0

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  
BROOKS, BIELBY & SMITH  
247 East Main Street, Welland, Ontario, L3B 3X1

For Land Registry Office Use Only

Registration No.

Registration Date

Land Registry Office No.

FOR OFFICE USE ONLY

LT 151798

CERTIFICATE OF RECEIPT  
RECÉPISSE

NIAGARA SOUTH/GND (GG) WELLAND

2007 FEB 21 AM 11 19

New Property Identifiers

Additional:  
See  
Schedule

Executions

Additional:  
See  
Schedule

(1) Registry

Land Titles

(2) Page 1 of 2 pages

(3) Property Identifier(s)

Block

Property

Additional:  
See  
Schedule

Part of 64398

0044 (LT)

(4) Consideration

ONE Dollars \$ 1.00

(5) Description

This is a: Property

Division

Property

Consolidation

Part of Lot 1,  
Concession 10,  
Town of Pelham,  
Regional Municipality of Niagara  
designated as Part 2 on Reference Plan 59R-10892

(6) This Document Contains

(a) Redescription  
New Easement  
Plan/Sketch

(b) Schedule for:

Description

Additional Parties

Other

(7) Interest/Estate Transferred  
Fee Simple

(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

The property transferred is not ordinarily occupied by me and my spouse, who is not separated from me, as our family residence.

Name(s)

ZVONAR, Mary

Signature(s)

Mary Zvonar

Date of Signature

1999 12 07

(9) Spouse(s) of Transferor(s) I hereby consent to this transaction

Signature(s)

Date of Signature

(10) Transferor(s) Address 4920 Sann Road  
for Service BEAMSVILLE, ON L0R 1B0

(11) Transferee(s)

THE CORPORATION OF THE TOWN OF  
PELHAM

Date of Birth

(12) Transferee(s) Address P.O. Box 400  
for Service FONTHILL, ON 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

Date of Signature

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

Signature

(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

Signature

(15) Assessment Roll Number  
of Property

Cty. Mun. Map Sub. Par.

NOT ASSIGNED

(16) Municipal Address of Property

(17) Document Prepared by:  
Joseph J. Zabek  
REID, McNAUGHTON  
Box 577  
63 Ontario Street  
St. Catharines, Ontario  
L2R 6T8

JJZ/jds

Fees and Tax

Registration Fee  
Land Transfer Tax

Total

BY (print names of all transferors in full) Mary Zvonar

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

I, (see instruction 2 and print name(s) in full) Robert 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)~~, ~~(B)~~, (c) above; (strike out references to inapplicable paragraphs)

☐ (e) The President, Vice-President, Manager, Secretary, Director or Treasurer (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

\$ 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
- 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 lands to municipality for daylighting triangle purposes pursuant to conditions of subdivision approval.
6. If the consideration is nominal, is the land subject to any encumbrance? no
7. Other remarks and explanations, if necessary. n/a

Sworn before me at the City of Welland  
in the in the Regional Municipality of Niagara  
this 18 day of February, 2000

A Commissioner for taking Affidavits, etc.

Robert Bruce Smith  
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 400, Fonthill, Ontario, L0S 1E0
- 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  
BROOKS, BIELBY & SMITH  
247 East Main Street, Welland, Ontario, L3B 3X1

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).

FOR OFFICE USE ONLY

LT151800

CERTIFICATE OF RECEIPT

RECEPISSE

NIAGARA SOUTH/SUD (0-0) WELLAND

00 FEB 21 AM 11 20

New Property Identifiers

Executions

Additional:  
See  
Schedule

Additional:  
See  
Schedule

(1) Registry

Land Titles

(2) Page 1 of 2 pages

(3) Property Identifier(s)

Block

Property

Additional:  
See  
Schedule

Part of 64398

0048 (LT)

(4) Consideration

ONE Dollars \$ 1.00

(5) Description

This is a: Property Division

Property Consolidation

Part of Lot 1,  
Concession 10,  
Town of Pelham,  
Regional Municipality of Niagara  
designated as Parts 5 and 6 on Reference Plan 59R-10892  
(being the 0.3 metre reserve)

(6) This Document Contains

(a) Redescription  
New Easement  
Plan/Sketch

(b) Schedule for:

Description

Additional Parties Other

(7) Interest/Estate Transferred  
Fee Simple

(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 We are spouses of one another.

Name(s)

SAJN, Valentin

SAJN, Katarina

as joint tenants

Signature(s)

Date of Signature

1999 12 07

1999 12 07

(9) Spouse(s) of Transferor(s) I hereby consent to this transaction

Signature(s)

Date of Signature

(10) Transferor(s) Address 763 Clare Avenue  
for Service WELLAND, ON

(11) Transferee(s)

THE CORPORATION OF THE TOWN OF  
PELHAM

Date of Birth

(12) Transferee(s) Address P.O. Box 400  
for Service FONTHILL, ON 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

Date of Signature

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

Signature

(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

Signature

(15) Assessment Roll Number  
of Property

Cty. Mun. Map Sub. Par.

NOT ASSIGNED

(16) Municipal Address of Property

(17) Document Prepared by:  
Joseph J. Zabek  
REID, McNAUGHTON  
Box 577  
63 Ontario Street  
St. Catharines, Ontario  
L2R 6T8

JJZ/jds

Fees and Tax

Registration Fee  
Land Transfer Tax

Total



BY (print names of all transferors in full) Valentin Sajn and Katarina Sajn TO (see instruction 1 and print names of all transferees in full) The Corporation of the Town of Pelham I. (see instruction 2 and print name(s) in full) Robert 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)~~, ~~(b)~~, (c) above; (strike out references to inapplicable paragraphs)
  - ☐ (e) The President, Vice-President, Manager, Secretary, Director or Treasurer (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 . . . . .	\$	1.00	
(b) Mortgages (i) Assumed ( <i>show principal and interest to be credited against purchase price</i> ) . . . . .	\$	Nil	
(ii) Given back to vendor . . . . .	\$	Nil	
(c) Property transferred in exchange ( <i>detail below</i> ) . . . . .	\$	Nil	
(d) Securities transferred to the value of ( <i>detail below</i> ) . . . . .	\$	Nil	
(e) Liens, legacies, annuities and maintenance charges to which transfer is subject . . . . .	\$	Nil	
(f) Other valuable consideration subject to land transfer tax ( <i>detail below</i> ) . . . . .	\$	Nil	
(g) VALUE OF LAND, BUILDING, FIXTURES AND GOODWILL SUBJECT TO LAND TRANSFER TAX ( <i>Total of (a) to (f)</i> ) . . . . .	\$	1.00	\$ <u>1.00</u>
(h) VALUE OF ALL CHATTELS – items of tangible personal property ( <i>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</i> ) . . . . .	\$	Nil	
(i) Other consideration for transaction not included in (g) or (h) above . . . . .	\$	Nil	
(j) TOTAL CONSIDERATION . . . . .	\$	1.00	

}

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 of lands to municipality for 0.3 metre reserve pursuant to conditions of subdivision approval.

---

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

---

7. Other remarks and explanations, if necessary. n/a

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Sworn before me at the City of Welland in the in the Regional Municipality of Niagara this 18 day of February, 2000 Robert Bruce Smith signature(s) A Commissioner for taking Affidavits, etc.

Property Information Record	For Land Registry Office Use Only
A. Describe nature of instrument: Transfer/Deed of Land	Registration No.
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 400, Fonthill, Ontario, L0S 1E0	Registration Date
	Land Registry Office No.
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	
BROOKS, BIELBY & SMITH	
247 East Main Street, Welland, Ontario, L3B 3X1	

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)

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LT151801

CERTIFICATE OF RECEIPT  
RECEPISSE  
NIAGARA SOUTH / SUD (99) WELLAND

00 FEB 21 AM 11 21

New Property Identifiers

Additional: See Schedule

Executions

Additional: See Schedule

(1) Registry

Land Titles

(2) Page 1 of 2 pages

(3) Property Identifier(s)  
Block  
Property  
Part of 64398 0048 (LT)

(4) Consideration  
ONE----- Dollars \$ 1.00

(5) Description  
This is a: Property Division  
Property Consolidation  
Part of Lot 1,  
Concession 10,  
Town of Pelham,  
Regional Municipality of Niagara  
designated as Part 3 on Reference Plan 59R-10892  
(for park purposes)

(6) This Document Contains

(a) Redescription  
New Easement  
Plan/Sketch

(b) Schedule for:  
Description  
Additional Parties  
Other

(7) Interest/Estate Transferred  
Fee Simple

(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  
We are spouses of one another.

Name(s)  
SAJN, Valentin  
SAJN, Katarina  
as joint tenants

Signature(s)  
Valentin Sajin  
Katarina Sajin

Date of Signature  
Y M D  
1999 12 07  
1999 12 07

(9) Spouse(s) of Transferor(s) I hereby consent to this transaction  
Name(s)

Signature(s)

Date of Signature  
Y M D

(10) Transferor(s) Address  
for Service  
763 Clare Avenue  
WELLAND, ON

(11) Transferee(s)  
THE CORPORATION OF THE TOWN OF  
PELHAM

Date of Birth  
Y M D

(12) Transferee(s) Address  
for Service  
P.O. Box 400  
FONTHILL, ON 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.

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. I am an Ontario solicitor in good standing.

Name and Address of Solicitor

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

Date of Signature  
Y M D

(15) Assessment Roll Number of Property  
NOT ASSIGNED

(16) Municipal Address of Property

(17) Document Prepared by:  
Joseph J. Zabek  
REID, McNAUGHTON  
Box 577  
63 Ontario Street  
St. Catharines, Ontario  
L2R 6T8  
JJZ/jds

FOR OFFICE USE ONLY

Fees and Tax  
Registration Fee  
Land Transfer Tax  
Total

BY (print names of all transferors in full) Valentin Sajn and Katarina Sajn

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

I, (see instruction 2 and print name(s) in full) Robert 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) (X), (X), (c) above; (strike out references to inapplicable paragraphs)

☐ (e) The President, Vice-President, Manager, Secretary, Director or Treasurer (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 . . . . .   | \$ | 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 |         |

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 lands to municipality for park purposes pursuant to conditions of subdivision approval.

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

7. Other remarks and explanations, if necessary. n/a
- Sworn before me at the City of Welland  
in the in the Regional Municipality of Niagara  
this 18 day of February 20 00

A Commissioner for taking Affidavits, etc.

Robert Bruce Smith  
signature(s)
- Property Information Record

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BROOKS, BIELBY & SMITH  
247 East Main Street, Welland, Ontario, L3B 3X1

For Land Registry Office Use Only

Registration No.

Registration Date

Land Registry Office No.
- School Tax Support (Voluntary Election) See reverse for explanation

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0449D (90-09)