

(ROAD ALLOWANCE BETWEEN LOTS 11 AND 12)

STREET

P.I.N. 64091-0192

CREAM

LOCALLY KNOWN AS

TOWNSHIP

PART 1

PLAN 59R-9628

P.I.N.

64091-0228

LOT

PART 3

N 89° 22' 50" E
43.590 (PLAN & MEAS.)

CONCESSION
PART 2

OF

P.I.N.

64091-1

PLAN

PART

PEL

PART 2

PART 1

N 80° 13' 00" E

44.235 (PLAN & MEAS.)

IBK 16677

N 80° 13' 00" E (PLAN & MEAS.)

FORMERLY REGIONAL ROAD 63, BY-LAW No. 46-2000, REGISTERED AS INST. No. 769795
LOCALLY KNOWN AS

CANBORO

ROAD

PART 12, PLAN 59R-1809
64091-0108

NORTHWEST CORNER
PART 2, PLAN 59R-11124

IB

IBK 16677

136.400

129.36

(PLAN & MEAS.)

(PLAN & MEAS.)

N 00° 02' 00" E

N 00° 02' 00" E

52.995

N 00° 35' 20" E

2.757

SIB

SIB

(PLAN & MEAS.)

2.752

SIBK 13212

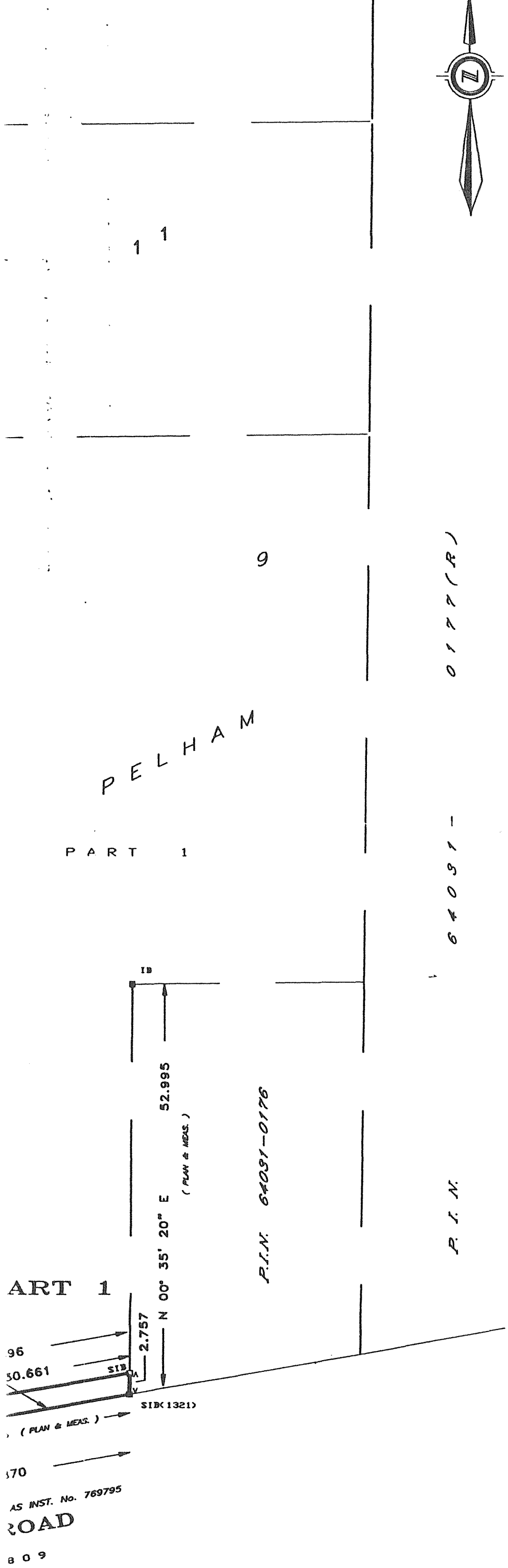
SIBK 13212

74.896

30.661

30.635 (PLAN & MEAS.)

74.870



RECEIVED AND DEPOSITED

DATE: OCT - 3 2000

Asst DEPUTY LAND REGISTRAR FOR
THE REGISTRY DIVISION OF
NIAGARA SOUTH(59)

PARTS 1 AND 2 COMPRISE PART OF P.I.N. 64031-0173(R)

| PART | AREA | LOCATION | P.I.N. |
|------|------------|---|-----------------------|
| 1 | 83 SQ. M. | PART OF LOT 11, CONCESSION 9 TOWNSHIP OF PELHAM IN THE TOWN OF PELHAM | PART OF 64031-0173(R) |
| 2 | 120 SQ. M. | | |

IN THE

SCALE: 1 : 500



METRIC NOTE

DISTANCES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE
CONVERTED TO FEET BY DIVIDING BY 0.3048

| | |
|------|---------------------------------|
| ■ | DENOTES SURVEY MONUMENT FOUND |
| □ | DENOTES SURVEY MONUMENT SET |
| SSB | DENOTES STANDARD IRON BAR |
| SSIB | DENOTES SHORT STANDARD IRON BAR |
| IB | DENOTES IRON BAR |
| IT | DENOTES IRON TUBE |
| IB# | DENOTES ROUND IRON BAR |
| CC | DENOTES CUT CROSS |
| WIT | DENOTES WITNESS |
| PLAN | DENOTES PLAN 59R-11124 |
| 1321 | DENOTES R.D. RASCH O.L.S. |
| 1667 | DENOTES A. MALESZYK O.L.S. |

BEARINGS ARE ASTRONOMIC AND ARE REFERRED TO THE NORTHERLY
LIMIT OF CANBORO ROAD, AS SHOWN ON PLAN 59R-11124,
HAVING A BEARING OF N 80°13'00" E

I CERTIFY THAT:

1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT, THE SURVEYOR'S ACT AND THE REGISTRY ACT AND THE REGULATIONS MADE UNDER THEM.
2. THE SURVEY WAS COMPLETED ON THE 28th DAY OF SEPTEMBER 2000

ALEX MALESZYK
ONTARIO LAND SURVEYOR

SUDA & MALESZYK SURVEYING INC.
ONTARIO LAND SURVEYORS

26 EAST MAIN STREET, SUITE 2
WELLAND, ONTARIO L3B 3W3

TEL: (905) 732-7651

FAX: (905) 732-7660

FILE NO: 2000-146

JOB NO: 2619A

BY (print names of all transferors in full) 937776 ONTARIO INC.

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) 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) (X), (X), (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 | \$ | 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 Transferee for road widening purposes pursuant to Development Agreement.

6. If the consideration is nominal, is the land subject to any encumbrance? n/a

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

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

A Commissioner for taking Affidavits, etc.

R. 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) Canboro Road, Fenwick, Ontario, L0S 1C0

(ii) Assessment Roll No. (If available) 27 32

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)

(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 DateLand Registry Office No.