

SCHEDULE "A"
TO
BY-LAW #2509 (2003)

FIRSTLY:

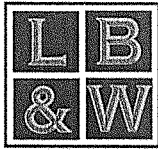
Bacon Lane being a forced road through Township Lot 177 Thorold; Part Township Lot 177 Thorold in BB95092, Town of Pelham, formerly Township of Thorold, Regional Municipality of Niagara, being all of PIN 64072-0076 (LT);

SECONDLY:

Part Township Lot 177, Town of Pelham, formerly Township of Thorold, Regional Municipality of Niagara, designated as Part 19 on Plan 59R-12116, being Part of PIN 64072-0374 (LT);

THIRDLY:

Part Township Lot 177, Town of Pelham, formerly Township of Thorold, Regional Municipality of Niagara, designated as Parts 1 and 2 on Plan 59R-12120, being Part of PIN 64072-0078 (LT).



Lancaster, Brooks & Welch
BARRISTERS AND SOLICITORS

PLEASE RESPOND TO WELLAND OFFICE

October 8, 2003

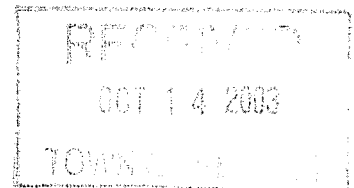
The Corporation of the
Town of Pelham
P. O. Box 400
Fonthill, Ontario
L0S 1E0

BL 2509

Attention: Mr. Craig Larmour

Dear Sir:

**RE: Town of Pelham and Hectares Properties Inc.
Bacon Lane Severances**



We are pleased to advise that the matters arising out of the severances on both sides of Bacon Lane have now been completed and we submit our report to you.

As you are aware, this matter arose out of claims by the developer to develop certain lots along both sides of what commonly is known as Bacon Lane. After some time these matters have now been completed and we enclose the following registered documents:

North Side of Bacon Lane

1. Deed, from Hectares Properties Inc. to the Town of Pelham, registered as instrument No. SN2150 on July 30, 2003, for Bacon Lane road widening;
2. Stormwater drainage easement, from Hectares Properties Inc. to the Town of Pelham, registered as instrument No. SN2151 on July 30, 2003;

Lancaster Brooks & Welch LLP

PO Box 790, 55 King Street, St. Catharines, Ontario L2R 6Z1 Tel. 905.641.1551, Fax 905.641.1830
PO Box 67, 247 East Main Street, Welland, Ontario L3B 5N9 Tel. 905.735.5684, Fax 905.735.3340
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Rodger A. Gordon, QC
Bruce S. Wormald
Thomas A. Bielby
Kenneth W. Garland

Malte von Anrep, QC*
David L. Edwards
Robert W. P. Welch
Michael A. Mann

H. E. Thorsteinson, QC
H. Christina MacNaughton**
R. Bruce Smith
Leanne E. Standryk

Gary L. Black
Robert B. Reid
Thomas G. Hanrahan
Stanleigh E. Palka

Geoffrey F. Brooks, QC (retired); Robert S. K. Welch, OC, QC, LLD (1928 - 2000)

*Certified by the Law Society as a Specialist in Civil Litigation **Certified by the Law Society as a Specialist in Family Law

FOR OFFICE USE ONLY	<div>2150</div> <div>CERTIFICATE OF RECEIPT CERTIFICAT DE RÉCÉPISSE</div> <div>JUL 30 2003 11:47</div> <div>NIAGARA SOUTH/SUD (SS) WELLAND Land Registrar / Registrateur</div> <div>Additional: See Schedule <input type="checkbox"/></div>		(1) Registry <input type="checkbox"/> Land Titles <input checked="" type="checkbox"/>		(2) Page 1 of 2 pages						
			(3) Property Identifier(s) Block Property Part of 64072 0374		Additional: See Schedule <input type="checkbox"/>						
			(4) Consideration ONE-----XX/100 Dollar \$ 1.00								
			(5) Description This is a: Property Division <input checked="" type="checkbox"/> Property Consolidation <input type="checkbox"/> PART OF TOWNSHIP LOT 177, THOROLD BEING PART 19 on 59R-12116 TOWN OF PELHAM REGIONAL MUNICIPALITY OF NIAGARA								
			Executions Additional: See Schedule <input type="checkbox"/>								
(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 checked="" type="checkbox"/>		(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 Name(s) HECTARES PROPERTIES INC. Signature(s) <i>Kimberley Duffin</i> Date of Signature Y M D 2003 07 21 KIMBERLEY DUFFIN, Secretary I have the authority to bind the Corporation.											
(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 R.R. 2, Welland, Ontario, L3B 5N5											
(11) Transferee(s) THE CORPORATION OF THE TOWN OF PELHAM Date of Birth Y M D											
(12) Transferee(s) Address for Service 20 Pelham Town Square, Fonthill, Ontario, L0S 1E0											
Planning Act - Optional Affix Statement by Solicitor for Transferee(s) here if necessary	(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 _____ Date of Signature Y M D 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 _____ 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 _____ Signature _____ Date of Signature Y M D										
(15) Assessment Roll Number of Property		Cty.	Mun.	Map	Sub.	Par.	not assigned	FOR OFFICE USE ONLY	Fees and Tax		
(16) Municipal Address of Property		(17) Document Prepared by: Title PLUS							Registration Fee		
vacant land		Jill C. Anthony							Land Transfer Tax		
Pelham Street		Barrister & Solicitor									
Fonthill, Ontario		10 Highway 20 East									
		Fonthill, Ontario								Total	
		L0S 1E0									



Transfer/Deed of Land
Form 1 — Land Registration Reform Act

Pelham/Hectares

FOR OFFICE USE ONLY

SN 2151
CERTIFICATE OF RECEIPT
CERTIFICAT DE RÉCÉPISSE
JUL 30 2003 11:47
NIAGARA
SOUTH/SUD
(59) WELLAND
Land Registrar / Registrateur

New Property Identifiers

Additional:
See
Schedule

Executions

Additional:
See
Schedule

(1) Registry ☐

Land Titles ☒

(2) Page 1 of 5 pages

(3) Property Identifier(s) PART OF 64072-0374 (LT)

Block

Property

Additional:
See
Schedule

(4) Consideration

ONE----- Dollars \$ 1.00

(5) Description This is a: Property ☐ Division ☐ Property Consolidation ☐

Part of Township Lot 177, Town of Pelham, formerly Township of Thorold, Regional Municipality of Niagara, designated as Parts 9, 10, 16 and 18, on Plan 59R-12116, being Part of PIN 64072-0374 (LT).

(6) This Document Contains

(a) Redescription
New Easement
Plan/Sketch ☐

(b) Schedule for:

Description ☐

Additional Parties ☐

Other ☒

(7) Interest/Estate Transferred
Easement

(8) Transferor(s) The transferor hereby transfers the land to the transferee

Name(s)

HECTARES PROPERTIES INC.

Signature(s)

PER: Kimberly Diefen
I have signed authority
to bind the corporation

Date of Signature
Y M D

2003 07 23

(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

2779 Hurricane Road, R. R. #2, Welland, Ontario, L3B 5N5

(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, Ontario, L0S 1E0

Planning Act - OPTIONAL

(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
Y M D

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
Y M D

Signature

(15) Assessment Roll Number
of Property

Cty. Mun. Map Sub. Par.

NOT ASSIGNED

(16) Municipal Address of Property

NOT ASSIGNED

(17) Document Prepared by:

R. BRUCE SMITH
LANCASTER BROOKS & WELCH
247 East Main Street
Welland, Ontario
L3B 3X1

Fees and Tax

Registration Fee

Land Transfer Tax

Total

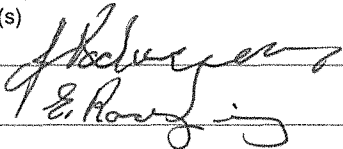



Transfer/Deed of Land

Form 1 - Land Registration Reform Act

A

FOR OFFICE USE ONLY	<div>2678</div> <div>CERTIFICATE OF RECEIPT CERTIFICAT DE RÉCEPTION</div> <div>2003 AUG 01 13:00</div> <div>NIAGARA SOUTH/SUD (99) WELLAND</div> <div>Land Registrar / Registrateur</div> <div>Additional: See Schedule <input type="checkbox"/></div>	(1) Registry <input type="checkbox"/> Land Titles <input checked="" type="checkbox"/>	(2) Page 1 of 2 pages
		(3) Property Identifier(s) Block Part of 64072 Property 0078 (LT) Additional: See Schedule <input type="checkbox"/>	
		(4) Consideration One dollar Dollar \$ 1.00	
		(5) Description This is a: Property Division <input checked="" type="checkbox"/> Property Consolidation <input type="checkbox"/> Part Township Lot 177, Thorold designated as Part 1 on 59R-12134 Town of Pelham, Regional Municipality of Niagara Land Titles Division of Niagara South, (No. 59)	
		(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 and certifies that the transferor is at least eighteen years old and that We are spouses of one another.			
Name(s) RODRIGUEZ, John		Signature(s)	Date of Signature Y M D 2003 7 21
Name(s) RODRIGUEZ, Encarnacion		Signature(s)	Date of Signature Y M D 2003 7 21
(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 1189 PELHAM ST. PELHAM ON L0S1E0			
(11) Transferee(s) THE CORPORATION OF THE TOWN OF PELHAM			
(12) Transferee(s) Address for Service 20 Pelham Town Square, 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.			
Signature _____		Date of Signature Y M D	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.		Date of Signature Y M D	Signature _____
Name and Address of Solicitor _____		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 Y M D	Signature _____
(15) Assessment Roll Number of Property _____			
(16) Municipal Address of Property Vacant Land Bacon Lane Fonthill, Ontario			
(17) Document Prepared by: Jill C. Anthony Barrister & Solicitor 10 Highway 20 East, PO Box 743 Fonthill, Ontario L0S 1E0 020598			
Fees and Tax		Registration Fee	
Land Transfer Tax			
Total			

FOR OFFICE USE ONLY	<div>2679</div> <div>CERTIFICATE OF RECEIPT</div> <div>CERTIFICAT DE RÉCÉPISSE</div> <div>2003 AUG 01 13:00</div> <div>NIAGARA SOUTH/SUD</div> <div>(59) WELLAND Land Registrar / Registrateur</div> <div>Additional: See Schedule <input type="checkbox"/></div> <div>Executions</div> <div>Additional: See Schedule <input type="checkbox"/></div>	(1) Registry <input type="checkbox"/> Land Titles <input checked="" type="checkbox"/>	(2) Page 1 of 2 pages
		(3) Property Identifier(s) Block Part of 64072 Property 0078 (LT) Additional: See Schedule <input type="checkbox"/>	
		(4) Consideration One dollar Dollar \$ 1.00	
		(5) Description This is a: Property Division <input checked="" type="checkbox"/> Property Consolidation <input type="checkbox"/> Part Township Lot 177, Thorold designated as Parts 1 and 2 on 59R-12120 Town of Pelham, Regional Municipality of Niagara Land Titles Division of Niagara South, (No. 59)	
		(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 and certifies that the transferor is at least eighteen years old and that We are spouses of one another.			
Name(s)		Signature(s)	Date of Signature Y M D
RODRIGUEZ, John			2003 7 21
RODRIGUEZ, Encarnacion			2003 7 21
(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 1189 PELHAM ST. PELHAM ON. L0S 1E0			
(11) Transferee(s)			
THE CORPORATION OF THE TOWN OF PELHAM		Date of Birth Y M D	
(12) Transferee(s) Address for Service 20 Pelham Town Square, 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.			
Signature		Date of Signature Y M D	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.		Date of Signature Y M D	Signature
Name and Address of Solicitor		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 Y M D	
		Signature	
(15) Assessment Roll Number of Property			
Cty.	Mun.	Map	Sub. Par.
NOT ASSIGNED			
(16) Municipal Address of Property			
Vacant Land Bacon Lane Fonthill, Ontario			
(17) Document Prepared by:			
Jill C. Anthony Barrister & Solicitor 10 Highway 20 East, PO Box 743 Fonthill, Ontario L0S 1E0 020598			
FOR OFFICE USE ONLY		Fees and Tax	
		Registration Fee	
		Land Transfer Tax	
		Total	

FOR OFFICE USE ONLY

6981
SN
CERTIFICATE OF RECEIPT
CERTIFICAT DE REÇU

2003 SEP 11

NIAGARA
SOUTH/SUD
(59) WELLAND Land Registrar / Registrateur

13-47

(1) Registry ☐

Land Titles ☒

(2) Page 1 of 5 pages

(3) Property Identifier(s) PART OF 64072-0078 (LT)

Block

Property

Additional:
See
Schedule ☐

(4) Consideration

ONE----- Dollars \$ 1.00

(5) Description

This is a: Property
Division ☐

Property
Consolidation ☐

Part of Township Lot 177, Town of Pelham, formerly Township of
Thorold, Regional Municipality of Niagara, designated as Parts 1, 3, 5
and 7 on Plan 59R-12166
being Part of 64072-0078 (LT)

New Property Identifiers

Additional:
See
Schedule ☐

Executions

Additional:
See
Schedule ☐

(6) This
Document
Contains

(a) Redescription
New Easement
Plan/Sketch ☐

(b) Schedule for:

Description ☐

Additional
Parties ☐ Other ☒

(7) Interest/Estate Transferred
~~Fee Simple~~
Easement

(8) Transferor(s) The transferor hereby transfers the land to the transferee ~~and the transferee hereby transfers the land to the transferor~~

Name(s)
HECTARES PROPERTIES INC.

Signature(s)

PER:

K. Luffin
I have authority to
bind the Corporation
- President - Kim Sullivan

Date of Signature
Y M D

2003 08 22

(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

2779 Hurricane Road, R. R. #2, Welland, Ontario, L3B 5N5

(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, 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
Y M D

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

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

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

NOT ASSIGNED

(17) Document Prepared by:

R. Bruce Smith
LANCASTER BROOKS & WELCH
247 East Main Street
Welland, Ontario
L3B 3X1

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 for stormwater drainage purposes 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 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.

4. Notwithstanding any rule of law or equity, all works, appurtenances, attachments, apparatus, appliances, markers, fixtures and equipment constructed and/or installed by the Transferee 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 Transferor 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"

Part of Township Lot 177, Town of Pelham, formerly Township of Thorold, Regional Municipality of Niagara, designated as Parts 1, 3, 5 and 7 on Plan 59R-12166 being Part of PIN 64072-0078 (LT).

FOR OFFICE USE ONLY

6982

CERTIFICATE OF RECEIPT
CERTIFICAT DE RÉCÉPISSE

2003 SEP 11

NIAGARA SOUTH/SUD (259) WELLAND Land Registrar / Régistrateur

13:47

New Property Identifier

Executions

Additional:
See
Schedule

(1) Registry ☐ Land Titles ☒

(2) Page 1 of 5 pages

(3) Property Identifier(s) PART OF 64072-0078 (LT)

Block

Property

Additional:
See
Schedule

(4) Consideration

ONE

Dollars \$ 1.00

(5) Description

This is a: Property Division ☐ Property Consolidation ☐

Part of Township Lot 177, Town of Pelham, formerly Township of Thorold, Regional Municipality of Niagara, designated as Parts 2, 4 and 6 on Plan 59R-12166 being Part of 64072-0078 (LT).

(6) This Document Contains

(a) Redescription New Easement Plan/Sketch ☐

(b) Schedule for: Description ☐ Additional Parties ☐ Other ☒

(7) Interest/Estate Transferred Fee Simple Easement

(8) Transferor(s) The transferor hereby transfers the land to the transferee

Name(s) WM. DUFFIN HOLDINGS INC.

Signature(s) PER: [Signature]

Date of Signature Y M D 2003 08 22

(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

R. R. #2, Welland, Ontario, L3B 5N5

(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, 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.

Signature

Date of Signature Y M D

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

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

Signature

Date of Signature Y M D

(15) Assessment Roll Number of Property

Cty. Mun. Map Sub. Par.

NOT ASSIGNED

(16) Municipal Address of Property

NOT ASSIGNED

(17) Document Prepared by: R. Bruce Smith LANCASTER BROOKS & WELCH 247 East Main Street Welland, Ontario L3B 3X1

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 for stormwater drainage purposes 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 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.

4. Notwithstanding any rule of law or equity, all works, appurtenances, attachments, apparatus, appliances, markers, fixtures and equipment constructed and/or installed by the Transferee 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 Transferor 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"

Part of Township Lot 177, Town of Pelham, formerly Township of Thorold, Regional Municipality of
Niagara, designated as Parts 2, 4 and 6 on Plan 59R-12166 being Part of PIN 64072-0078 (LT).

FOR OFFICE USE ONLY

6983
SN.....
CERTIFICATE OF RECEIPT
CERTIFICAT DE RÉCEPTION
2003 SEP 11
NIAGARA
SOUTH/SUD
(58) WELLAND
Land Registrar / Registrateur
1347

(1) Registry <input type="checkbox"/>	Land Titles <input checked="" type="checkbox"/>	(2) Page 1 of 1 pages
(3) Property Identifier(s)	Block	Property
	PART OF 64072-0078 (LT)	
Additional: See Schedule <input type="checkbox"/>		
(4) Nature of Document POSTPONEMENT OF MORTGAGE		
(5) Consideration		
Dollars \$		
(6) Description Part of Township Lot 177, Town of Pelham, formerly Township of Thorold, Regional Municipality of Niagara, designated as Parts 1 - 7, inclusive, on Plan 59R-12166.		
(7) This Document Contains:	(a) Redescription New Easement Plan/Sketch <input type="checkbox"/>	(b) Schedule for: Description <input type="checkbox"/> Additional Parties <input checked="" type="checkbox"/> Other <input type="checkbox"/>

New Property Identifiers

Additional: See Schedule ☐

Executions

Additional: See Schedule ☐

(8) This Document provides as follows: **MARTHA DRAKOULAKOS, MARK STIRPE, MICHEL DRAKOULAKOS and AGELIKI DRAKOULAKOS**, the registered owners of Charge No. SN-2688, registered on August 1, 2003, hereby postpones the said Charge to the easements registered as instrument Nos. SN- 6981 and SN- 6982 , on September 11 , 2003 in favour of The Corporation of the Town of Pelham.

Continued on Schedule ☐

(9) This Document relates to instrument number(s) **SN-2688 Postponement to SN- 6981 and SN- 6982**

(10) Party(ies) (Set out Status or Interest)	Signature(s)	Date of Signature
Name(s)		Y M D
DRAKOULAKOS, Michel		2003 09 08
DRAKOULAKOS, Ageliki		2003 09 08

(11) Address for Service **2550 Pharmacy Avenue, Apt. 1706, Scarborough, Ontario, M1W 1H9**

(12) Party(ies) (Set out Status or Interest)	Signature(s)	Date of Signature
Name(s)		Y M D
THE CORPORATION OF THE TOWN OF PELHAM		

(13) Address for Service **P. O. Box 400, Fonthill, Ontario, L0S 1E0**

(14) Municipal Address of Property Bacon Lane Pelham, Ontario	(15) Document Prepared by: R. BRUCE SMITH LANCASTER BROOKS & WELCH 247 East Main Street Welland, Ontario L3B 3X1	FOR OFFICE USE ONLY	Fees and Tax
			Registration Fee
			Total



Additional Property Identifier(s) and/or Other Information

Additional Parties

Name

Date

Signature

DRAKOULAKOS, MARTHA

08/09/03

x *M. Drakoulakos*

STIRPE, MARK

08/09/03

✓ *Mark Stirpe*

FOR OFFICE
USE ONLY

FOR OFFICE USE ONLY

SN 7658
CERTIFICATE OF RECEIPT
CERTIFICAT DE RÉCEPISSE
2003 SEP 17 15:18
NIAGARA SOUTH/SUD
(69) WELLAND Land Registrar / Régistrateur

New Property Identifiers

Additional:
See
Schedule ☐

Executions

Additional:
See
Schedule ☐

(1) Registry ☐ Land Titles ☒

(2) Page 1 of 3 pages

(3) Property Identifier(s) 64072-0076 (LT); PART OF 64072-0374(LT)
PART OF 64072-0078 (LT)

Block Property

Additional:
See
Schedule ☐

(4) Nature of Document
BY-LAW #2509 (2003)

(5) Consideration

Dollars \$

(6) Description

FIRSTLY: Bacon Lane being a forced road through Township Lot 177 Thorold; Part Township Lot 177 Thorold in BB95092, Town of Pelham, formerly Township of Thorold, Regional Municipality of Niagara, being all of PIN 64072-0076 (LT).
SECONDLY: Part Township Lot 177, Town of Pelham, formerly Township of Thorold, Regional Municipality of Niagara, designated as Part 19 on Plan 59R-12116, being Part of PIN 64072-0374 (LT);
THIRDLY: Part Township Lot 177, Town of Pelham, formerly Township of Thorold, Regional Municipality of Niagara, designated as Parts 1 and 2 on Plan 59R-12120, being Part of PIN 64072-0078 (LT).

(7) This Document Contains:

(a)Redescription
New Easement
Plan/Sketch ☐

(b) Schedule for:
Description ☐ Additional Parties ☐ Other ☒

(8) This Document provides as follows:

SEE BY-LAW #2509 (2003) ATTACHED.

Continued on Schedule ☐

(9) This Document relates to instrument number(s)

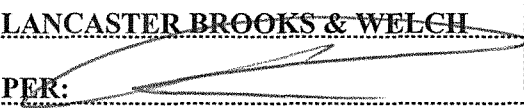
(10) Party(ies) (Set out Status or Interest)

Name(s)

Signature(s)

Date of Signature
Y M D

THE CORPORATION OF THE TOWN OF PELHAM
By its solicitors
Lancaster Brooks & Welch

LANCASTER BROOKS & WELCH
PER: 
(R. Bruce Smith)

2003 09 16

(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:

R. Bruce Smith
LANCASTER BROOKS & WELCH
247 East Main Street
Welland, Ontario
L3B 3X1

Fees and Tax	
Registration Fee	
Total	

FOR OFFICE USE ONLY

THE CORPORATION OF THE
TOWN OF PELHAM
BY-LAW NO. 2509 (2003)

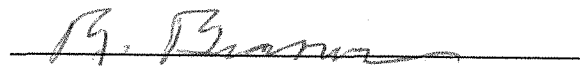
Being a by-law to dedicate certain lands, described in Schedule "A",
as public highway and to name the lands "Bacon Lane".

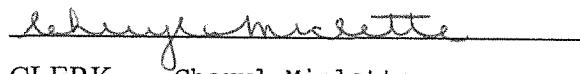
WHEREAS the Council of the Corporation of the Town of Pelham deems it desirable
and necessary to dedicate, as a public highway, the lands described in Schedule "A" and to name the
lands "Bacon Lane";

NOW THEREFORE THE COUNCIL OF THE CORPORATION OF THE TOWN
OF PELHAM ENACTS AS FOLLOWS:

- (1) THAT the lands as described in Schedule "A" be dedicated for the use of the public
as a public highway.
- (2) THAT the public highway described in Section (1) be named "**BACON LANE**".
- (3) THAT this by-law shall come into force and effect upon the registration of the by-law
in the Registry Office for Land Titles Division of Niagara South.

READ A FIRST, SECOND AND THIRD TIME
AND FINALLY PASSED BY COUNCIL THIS
2nd. DAY OF SEPTEMBER, 2003 A.D.


MAYOR - Ralph Beamer


CLERK - Cheryl Miclette

SCHEDULE "A"
TO
BY-LAW #2509 (2003)

FIRSTLY:

Bacon Lane being a forced road through Township Lot 177 Thorold; Part Township Lot 177 Thorold in BB95092, Town of Pelham, formerly Township of Thorold, Regional Municipality of Niagara, being all of PIN 64072-0076 (LT);

SECONDLY:

Part Township Lot 177, Town of Pelham, formerly Township of Thorold, Regional Municipality of Niagara, designated as Part 19 on Plan 59R-12116, being Part of PIN 64072-0374 (LT);

THIRDLY:

Part Township Lot 177, Town of Pelham, formerly Township of Thorold, Regional Municipality of Niagara, designated as Parts 1 and 2 on Plan 59R-12120, being Part of PIN 64072-0078 (LT).