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 LOS 1E0

Attention: Mr. Craig Larmour

Dear Sir:

RE: Town of Pelham and Hectares Properties Inc.

Bacon Lane Severances

BL 2509



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 www.lbwlawyers.com

Rodger A. Gordon, QC Bruce S. Wormald Thomas A. Biełby Kenneth W. Garland Malte von Anrep, QC* David L. Edwards Robert W. P. Welch 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



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

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

CAKEsoft Inc. (416) 367-0600 12/2002

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

CAKEsoft Inc. (416) 367-0600

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- 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.

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).

Province of Ontario	Transfer/Dec	ed of Land Data tration Reform Act		ess Soft		(416) 322-6	111	A
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WM. DUFFIN HOLDINGS INC.		PER:		fle Van H	w 1200th	2003	08	22
		to boind secreta	Hu	KIM	Bullin	<u></u>		

(9) Spouse(s) of Transferor(s) I hereby consent to Name(s)	this transaction	Signature(s)	****			Date of	Signa	ature D
(10) Transferor(s) Address	R. R. #2	, Welland, Ontario, L	3B 5	 N5				
(11) Transferee(s)	P					Date Y	of Bir	th D
THE CORPORATION OF THE TOW	N OF PELHAM			*********	*************			
				**********	••••••			
(12) Transferee(s) Address								
for Service (13) Transferor(s) The transferor verifies that to the		400, Fonthill, Ontario			vene section	50 of the Pla	anning	Act.
(-,	Date of Signature					Date of		ature
Signature Solicitor for Transferor(s) I have explained the e that this transfer does not contravene that section does not contravene that section. I am an Ontario Name and	ffect of section 50 of the Plan and based on the information	Signaturening Act to the transferor and n supplied by the transferor, to	have	made in	quiries of the	transferor to	deten	nsfer ature
Address of Solicitor		Signature				~~~	<u> </u>	<u> </u>
(14) Solicitor for Transferee(s) I have inversely and contravention as set out in subclause contravene section 50 of the Planning Name and Address of Solicitor Name and Address of Solicitor	se 50 (22) (c) (ii) of the Plani	ning Act and that to the best on the solicitor for the transferor(of my s) and	knowled II am ar	ge and belie i Ontario sol	of this transfelicitor in good Date of	r does I stan	s not ding.
(15) Assessment Roll Number Cty. Mun.	Map Sub. Par.	Signature				and Tax		\equiv
of Property (16) Municipal Address of Property	(17) Document Prepare	NOT ASSIGNED d by:	E ONLY	Registr	ation Fee			
NOT ASSIGNED	R. Bruce Smith LANCASTER BRO 247 East Main Stre Welland, Ontario		FOR OFFICE US	Land T	ransfer Tax			
	L3B 3X1		FORC		otal			=

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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).

Additional Community PART OF 64072-0078 (LT) September Part OF Food P	Province of Ontario	Document General Form 4 — Land Registration Reform Act Do Process Software Ltd. Pelham/Drak	- W
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(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. New Property Identifiers	E P P P P P P P P P P P P P P P P P P P	(5) Consideration	
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See Standard Description Parties Description			Additional
MICHEL DRAKOULAKOS and AGELIKI DRAKOULAKOS, the registered owners of Charge No. SN-2688, registered an August 1, 2003, hereby postpones the said Charge to the easements registered as instrument Nos. SN-2681 and SN-2682, on Society 1, 2003 in favour of The Corporation of the Town of Pelham. Continued on Sched (9) This Document relates to instrument number(s) sN-2688 Postponement to SN-682 and SN-682 (10) Party(les) (Set out Status or Interest) Name(s) DRAKOULAKOS, Michel DRAKOULAKOS, Agelliki (11) Address for Service (12) Party(les) (Set out Status or Interest) Signature(s) Signature(s) Date of Sign S	See	Contains: Disa/Chatch Description	1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1
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Pelham, Ontario LANCASTER BROOKS & WELCH 247 East Main Street Welland, Ontario L3B 3X1	(14) Municipal Address of Property	(15) Document Prepared by:	
【	1	247 East Main Street Welland, Ontario L3B 3X1	

Schedule Form 5 — Land Registration Reform Act

Do Process Software Ltd. • (416) 322-6111

Page 2

Additional Property Identifier(s) and/or Other Information

Additional Parties

Name

Date

Signature

DRAKOULAKOS, MARTHA

STIRPE, MARK

08/09/03

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		Additional: See Schedule Part 19 on THIRDLY:	Plan 59R-12116, being I Part Township Lot 177, Regional Municipality an 59R-12120, being Pa	Part of Town of Nia	f PIN 6407 of Pelhan gara, desi	72-037 n, form gnated	4 (LT); nerly Tov d as Part	vnsh	
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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

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).