

SCHEDULE "A"
TO
BY-LAW NO. 2652 (2005)

Part of Township Lot 170, Town of Pelham, formerly Township of Thorold, described as Part 1 on
Plan 59R-17636 and being Part of PIN 64073-0008 (LT)

Properties

PIN

64073 - 0008 LT

Estate/Qualifier

Fee Simple Lt Conversion Qualified

☒ Add Easement

Description

PT TWP LT 170 THOROLD BEING PART 1, 59R12636 ; WELLAND

Address

RICE RD
PELHAM/THOROLD

Consideration

Consideration \$ 1.00

Transferor(s)

The transferor(s) hereby transfers the easement to the transferee(s).

Name

SCHLETT, ARPAD

Address for Service

1317 Rice Road
R.R. #2
Welland, Ontario
L3B 5N5

I am at least 18 years of age.

Marianne Schlett and I are spouses of one another and are both parties to this document

This document is not authorized under Power of Attorney by this party.

Name

SCHLETT, MARIANNE

Address for Service

1317 Rice Road
R.R. #2
Welland, Ontario
L3B 5N5

I am at least 18 years of age.

Arpad Schlett and I are spouses of one another and are both parties to this document

This document is not authorized under Power of Attorney by this party.

Transferee(s)

Capacity

Share

Name

THE CORPORATION OF THE TOWN OF PELHAM

Address for Service

20 Pelham Town Square
P.O. Box 400
Fonthill, Ontario
L0S 1E0

Statements

Schedule: See Schedules

Signed By

Rodney John Kajan

102-60 King St., PO Box 130, Stn. Main
Welland L3B 5P2

acting for Transferor(s)

Signed

2005 04 06

Tel 905-732-1352

Fax 9057320531

Robert Bruce Smith

201-247 East Main St. PO Box 67
Welland L3B 5N9

acting for Transferee(s)

Signed

2005 04 06

Tel 905-735-5684

Fax 9057353340

The applicant(s) hereby applies to the Land Registrar.

Submitted By

LANCASTER BROOKS & WELCH 201-247 East Main St. PO Box 67
Welland L3B 5N9 2005 04 06

Tel 905-735-5684

Fax 9057353340

Fees/Taxes/Payment

<i>Statutory Registration Fee</i>	\$60.00
<i>Land Transfer Tax</i>	\$0.00
<i>Total Paid</i>	\$60.00

SCHEDULE

CONDITIONS OF EASEMENT

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 subject lands (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 Transferee more particularly described as Rice Road, being all of PIN 64073-0001 (LT).
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.

LAND TRANSFER TAX STATEMENTS

In the matter of the conveyance of: 64073 - 0008 PT TWP LT 170 THOROLD BEING PART 1, 59R12636 ; WELLAND

BY: SCHLETT, ARPAD
SCHLETT, MARIANNE
TO: THE CORPORATION OF THE TOWN OF PELHAM % (all PINs)

1. R. BRUCE SMITH

I am

- ☐ (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 THE CORPORATION OF THE TOWN OF PELHAM described in paragraph(s) (c) above.
- ☐ (e) The President, Vice-President, Manager, Secretary, Director, or Treasurer authorized to act for _____ described in paragraph(s) () above.
- ☐ (f) A transferee described in paragraph () and am making these statements on my own behalf and on behalf of _____ who is my spouse described in paragraph () and as such, I have personal knowledge of the facts herein deposed to.
- ☐ (g) A transferee described in paragraph () and am making these statements on my own behalf and on behalf of _____ who is my same-sex partner described above in paragraph(s) ().

3. 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)	0.00
(ii) Given Back to Vendor	0.00
(c) Property transferred in exchange (detail below)	0.00
(d) Fair market value of the land(s)	0.00
(e) Liens, legacies, annuities and maintenance charges to which transfer is subject	0.00
(f) Other valuable consideration subject to land transfer tax (detail below)	0.00
(g) Value of land, building, fixtures and goodwill subject to land transfer tax (total of (a) to (f))	1.00
(h) VALUE OF ALL CHATTELS - items of tangible personal property	0.00
(i) Other considerations for transaction not included in (g) or (h) above	0.00
(j) Total consideration	1.00

4.

Explanation for nominal considerations:
s) other: transfer of easement

PROPERTY Information Record

A. Nature of Instrument:

Transfer Easement

LRO 59

Registration No. SN71909

Date: 2005/04/06

B. Property(s):

PIN 64073 - 0008 Address RICE RD

Assessment -

Pelham/Thorold Roll No

C. Address for Service:

20 Pelham Town Square

P.O. Box 400

Fonthill, Ontario

L0S 1E0

D. (i) Last Conveyance(s):

PIN 64073 - 0008 Registration No. BB15594

(ii) Legal Description for Property Conveyed :

Same as in last conveyance? Yes ☐ No ☒ Not known ☐

E. Tax Statements Prepared By:

Robert Bruce Smith

201-247 East Main St. PO

Box 67

Welland L3B 5N9