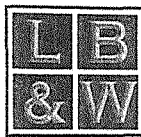


SCHEDULE "A"
TO BY-LAW #2685 (2005)

PART OF SOUTH STREET, PLAN 693, Town of Pelham, formerly Township of Pelham,
designated as Part 2 on Plan 59R-12732, being Part of PIN 64032-0107.



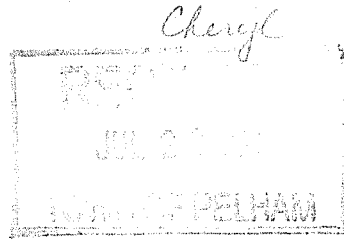
Lancaster, Brooks & Welch LLP
BARRISTERS AND SOLICITORS

PLEASE RESPOND TO WELLAND OFFICE

July 26, 2005

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

Attention: Cheryl Miclette



Dear Madam:

RE: Town of Pelham transfer to Carl Johnson
Part of South Street, Plan 693 designated as Part 2 on Plan 59R-12732

Please find enclosed the following:

1. Two copies of deed of subject portion of South Street;
2. Two copies of acknowledgment and direction regarding registration of by-law.

Would you please have yourself and the mayor sign where indicated on both copies of each document and return to the undersigned. If you could deliver same to the office or arrange for same please advise accordingly.

We trust the above is satisfactory.

Yours very truly,

LANCASTER, BROOKS & WELCH LLP

PER:

R. Bruce Smith

RBS:td
Encl.

Lancaster Brooks & Welch LLP

PO Box 790, 80 King Street, Suite 800, 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, Q.C.
David L. Edwards
R. Bruce Smith
Leanne E. Standryk

Malte von Anrep, Q.C.*
H. Christina MacNaughton** (on leave)
Del C. Daignault
Stanleigh E. Palka

H. E. Thorsteinson, Q.C.
Robert B. Reid
Thomas G. Hanrahan
Joseph B. Doucette

Gary L. Black
Thomas A. Bielby
Kenneth W. Garland

Bruce S. Wormald
Robert W. P. Welch
Michael A. Mann

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

| | | |
|--|---|---|
| (1) Registry <input type="checkbox"/> | Land Titles <input checked="" type="checkbox"/> | (2) Page 1 of _____ pages |
| (3) Property Identifier(s) | Block 64032 - | Property 0107(LT) Additional: See Schedule <input type="checkbox"/> |
| (4) Consideration ONE----- Dollars \$ 1.00 | | |
| (5) Description This is a: Property Division <input type="checkbox"/> Property Consolidation <input type="checkbox"/> Part of South Street, Plan 693, Town of Pelham, formerly Township of Pelham, designated as Part 2 on Plan 59R-12732, being Part of PIN 64032-0107 | | |

New Property Identifiers

Additional:
See
Schedule ☐

Executions

Additional:
See
Schedule ☐

| | | | |
|----------------------------|--|--|---|
| (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

| | | |
|---------------------------------------|---|----------------------------|
| Name(s) | Signature(s) | Date of Signature Y M D |
| THE CORPORATION OF THE TOWN OF PELHAM | Per: <i>Ronald W. Leavens</i> Ronald Leavens - Mayor | 2005 08 02 |
| | Per: <i>Cheryl Miclette</i> Cheryl Miclette Clerk | 2005 08 02 |

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

| | |
|-------------------------|------------------------|
| (11) Transferee(s) | Date of Birth Y M D |
| JOHNSON, Carl Frederick | 1949 06 06 |

| | |
|--|--|
| (12) Transferee(s) Address for Service | 1336-1338 Effingham Road, Ridgeville, Ontario, L0S 1M0 |
|--|--|

| | |
|---|---|
| (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 _____ 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. | (16) Municipal Address of Property 1336-1338 Effingham Road Ridgeville, Ontario L0S 1M0 | (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 |
|---|-------------------------|--|---|---------------------|--|



Ministry of Finance
Motor Fuels and
Tobacco Tax Branch
PO Box 625
33 King St West
Oshawa ON L1H 8H9

Property Identifier(s) No.
64032-0107

Land Transfer Tax Affidavit
Land Transfer Tax Act

Refer to instructions on reverse side.

In the Matter of the Conveyance of (insert brief description of land) Part of South Street, Plan 693, Town of Pelham, formerly Township of Pelham, designated as Part 2 on Plan 59R-12732, being Part of PIN 64032-0107

BY (print names of all transferors in full) The Corporation Of The Town Of Pelham
TO (print names of all transferees in full) Carl Frederick Johnson

I Carl Frederick Johnson
have personal knowledge of the facts herein deposed to and Make Oath and Say that:

1. I am (place a clear mark within the square opposite the following paragraph(s) that describe(s) the capacity of the deponents):
- ☒ (a) the transferee named in the above-described conveyance;
 - ☐ (b) the authorized agent or solicitor acting in this transaction for the transferee(s);
 - ☐ (c) the President, Vice-President, Secretary, Treasurer, Director or Manager authorized to act for _____ (the transferee(s));
 - ☐ (d) a transferee and am making this affidavit on my own behalf and on behalf of (insert name of spouse or same-sex partner) _____ who is my spouse or same-sex partner.
 - ☐ (e) ~~the transferor or an officer authorized to act on behalf of the transferor company and~~ I am tendering this document for registration and ☐ no tax is payable on registration of this document.

2. THE TOTAL CONSIDERATION FOR THIS TRANSACTION IS ALLOCATED AS FOLLOWS:

| | | | | |
|--|----|------|--|------|
| (a) Monies paid or to be paid in cash | \$ | 1.00 | All blanks must be filled in. Insert "Nil" where applicable. | |
| (b) Mortgages (i) Assumed (principal and interest) | \$ | Nil | | |
| (ii) Given back to vendor | \$ | Nil | | |
| (c) Property transferred in exchange (detail below in para. 5) | \$ | Nil | | |
| (d) Other consideration subject to tax (detail below) | \$ | Nil | | |
| (e) Fair market value of the lands (see Instruction 2) | \$ | Nil | | |
| (f) Value of land, building, fixtures and goodwill subject to Land Transfer Tax (Total of (a) to (e)) | \$ | 1.00 | \$ | 1.00 |
| (g) Value of all chattels - items of tangible personal property which are taxable under the provisions of the Retail Sales Tax Act | | | \$ | Nil |
| (h) Other consideration for transaction not included in (f) or (g) above | | | \$ | Nil |
| (i) Total Consideration | | | \$ | 1.00 |

3. To be completed where the value of the consideration for the conveyance exceeds \$400,000.00.
- I have read and considered the definition of "single family residence" set out in subsection 1(1) of the Act. The land conveyed in the above-described conveyance:
- ☐ does not contain a single family residence or contains more than two single family residences;
 - ☐ contains at least one and not more than two single family residences; or
 - ☐ contains at least one and not more than two single family residences and the lands are used for other than just residential purposes. The transferee has accordingly apportioned the value of consideration on the basis that the consideration for the single family residence is \$ _____ and the remainder of the lands are used for _____ purposes.

Note: Subsection 2(1)(b) imposes an additional tax at the rate of one-half of one per cent upon the value of the consideration in excess of \$400,000.00 where the conveyance contains at least one and not more than two single family residences and 2(2) allows an apportionment of the consideration where the lands are used for other than just residential purposes.

4. If consideration is nominal, is the land subject to any encumbrance? ☐ Yes ☐ No
5. Other remarks and explanations, if necessary. Transfer from Transferor to Transferee of closed portion of road as per by-law.

Sworn/affirmed before me in the in the Town of Pelham
in the Regional Municipality of Niagara
this _____ day of _____, 20____

Carl Frederick Johnson
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) 1336-1338 Effingham Road
Ridgeville, Ontario, L0S 1M0
- (ii) Assessment Roll No. (if available) _____
- C. Mailing address(es) for future Notices of Assessment under the Assessment Act for property being conveyed
1336-1338 Effingham Road, Ridgeville
Ontario, L0S 1M0
- 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: JILL C ANTHONY, Barrister and Solicitor
10 Highway 20 East, P. O. Box 743, Fonthill, Ontario, L0S 1E0

| | |
|------------------------------------|--|
| For Land Registry Office Use Only | |
| Registration No. | |
| Registration Date (Year/Month/Day) | |
| Land Registry Office No. | |

School 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? | <input type="checkbox"/> | <input type="checkbox"/> |
| c) Do all individual transferees have French Language Education Rights? | <input type="checkbox"/> | <input type="checkbox"/> |
| d) If Yes, do all individual transferees wish to support the French Language School Board (where established)? | <input type="checkbox"/> | <input type="checkbox"/> |

Note: As to (c) and (d) the land being transferred will receive French Public School Board Election unless otherwise directed in (a) and (b).

ACKNOWLEDGEMENT AND DIRECTION

Page 1 of 1

TO: Robert Bruce Smith
(insert lawyer's name)

AND TO: LANCASTER BROOKS & WELCH
(insert Firm name if applicable)

RE: By-Law 2685
(insert brief description of transaction)

This will confirm that:

- I/we have reviewed the information set out below, and that this information is accurate;
- You are authorized and directed to register electronically on my behalf the document(s) described in this Acknowledgement and Direction as well as any other document(s) required to complete the transaction described above;
- You are authorized and directed to enter into an escrow closing arrangement substantially in the form attached hereto as Schedule "A" and I/we acknowledge that I/we shall be bound by the terms of that Agreement.
- The effect of the electronic documents described in this Acknowledgement and Direction has been fully explained to me/us and I/we understand that I/we are parties to and bound by the terms and provisions of these electronic document(s) to the same extent as if I/we had signed these documents; and
- I/we are in fact parties named in the electronic documents described in this Acknowledgement and Direction and I/we have not misrepresented our identities to you.

DESCRIPTION OF DOCUMENT GENERAL (Document Attached as Schedule Hereto):

Properties

PIN 64032 - 0107 LT Estate/Qualifier ☒ Affects Part of Prop
Description PT SOUTH ST PL 693 PELHAM, DESIGNATED AS PT 2 ON PLAN 59R-12732;
PELHAM
Address PELHAM

Applicant(s)

Share

Name THE CORPORATION OF THE TOWN OF PELHAM

Dated at TOWN OF PELHAM, this 2ND day of AUGUST, 2005.

Witness: (as to all signatures, if applicable)

Ronald W. Leavens
Ronald Leavens - Mayor

Cheryl Miclette
Cheryl Miclette - Clerk

I have authority to bind the Corporation.

This document has not been submitted and may be incomplete.

Properties

| | | | |
|-------------|--|------------------|--|
| PIN | 64032 - 0107 LT | Estate/Qualifier | <input checked="" type="checkbox"/> Affects Part of Prop |
| Description | PT SOUTH ST PL 693 PELHAM, DESIGNATED AS PT 2 ON PLAN 59R-12732; PELHAM | | |
| Address | PELHAM | | |

Applicant(s)

This Order/By-law affects the selected PINs.

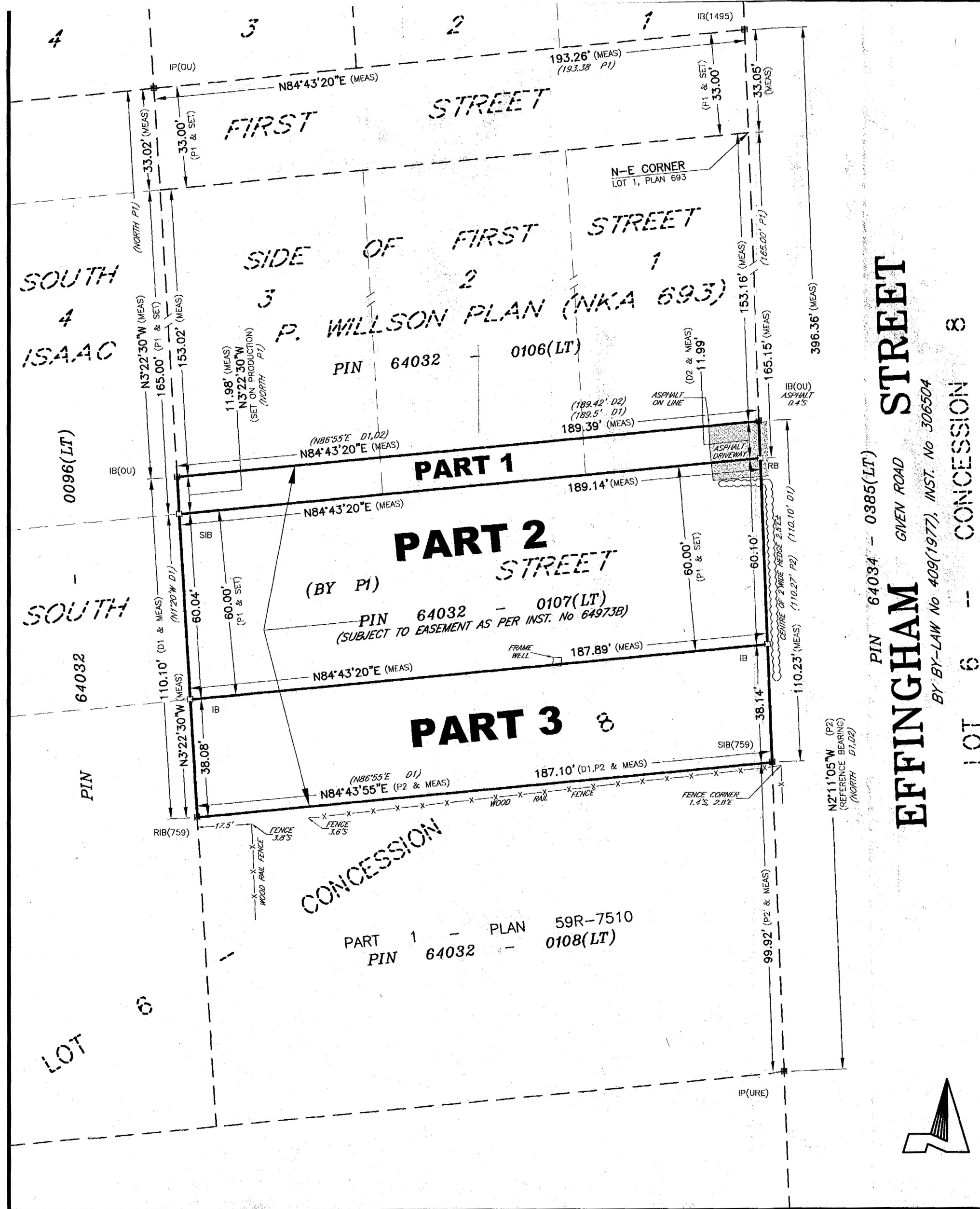
| | |
|---------------------|--|
| Name | THE CORPORATION OF THE TOWN OF PELHAM Acting as a company |
| Address for Service | P. O. Box 400 20 Pelham Town Square Fonthill, Ontario L0S 1E0 |

This document is being authorized by a municipal corporation Ronald Leavens - Mayor and Cheryl Miclette - Clerk.

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

Statements

This application is based on the Municipality By-Law No. 2685 (2005) dated 2005/06/20.



I REQUIRE THIS PLAN TO BE DEPOSITED UNDER THE LAND TITLES ACT.

DATE APRIL 27, 2005

P. Douglas Reitsma
P. DOUGLAS REITSMA, B. Sc., O.L.S.

PLAN 59R-1273Z
RECEIVED AND DEPOSITED

DATE APRIL 28, 2005

S. Wedekind
ASSISTANT DEPUTY LAND REGISTRAR FOR THE LAND TITLES DIVISION OF NIAGARA SOUTH(59).

SCHEDULE

| PART | LOCATION | PIN |
|------|---|--|
| 1 | PART OF LOTS 1, 2 AND 3 ON THE SOUTH SIDE OF FIRST STREET ISAAC P. WILLSON PLAN (NKA 693) IN THE TOWNSHIP OF PELHAM | ALL OF PIN 64032-0107(LT) SUBJECT TO EASEMENT AS PER INST. No 64973B |
| 2 | PART OF SOUTH STREET ISAAC P. WILLSON PLAN (NKA 693) IN THE TOWNSHIP OF PELHAM | |
| 3 | PART OF LOT 6, CONCESSION 8 IN THE TOWNSHIP OF PELHAM | |

PLAN OF SURVEY OF
PART OF LOTS 1, 2 AND 3 ON THE
SOUTH SIDE OF FIRST STREET
AND PART OF SOUTH STREET
ISAAC P. WILLSON PLAN (NOW KNOWN AS PLAN 693)
AND PART OF LOT 6, CONCESSION 8
ALL IN THE TOWNSHIP OF PELHAM
IN THE

TOWN OF PELHAM

REGIONAL MUNICIPALITY OF NIAGARA

SCALE 1" = 30'

P. DOUGLAS REITSMA - ONTARIO LAND SURVEYOR

NOTES

BEARINGS ARE ASTRONOMIC AND ARE REFERRED TO THE WESTERLY LIMIT OF EFFINGHAM STREET AS SHOWN ON PLAN 59R-7510 ON A COURSE OF N2°11'05"W.

| SYMBOL | DENOTES |
|---------|---|
| SIB | SURVEY MONUMENT FOUND |
| RB | SURVEY MONUMENT SET |
| IB | STANDARD IRON BAR |
| RIB | ROCK BAR |
| IP | IRON BAR |
| MEAS | ROUND IRON BAR |
| OU | IRON PIPE |
| N/S/E/W | MEASURED |
| NKA | ORIGIN UNKNOWN |
| PIN | NORTH/SOUTH/EAST/WEST |
| P1 | NOW KNOWN AS |
| P2 | PROPERTY IDENTIFICATION NUMBER |
| D1 | ISAAC P. WILLSON PLAN (NKA 693) |
| D2 | DEPOSITED PLAN 59R-7510 |
| 539/URE | INSTRUMENT No 617122 - PIN 64032-0107(LT) |
| 759 | INSTRUMENT No 64973B - PIN 64032-0106(LT) |
| 1495 | D. J. URE, O.L.S. |
| | C. J. CLARKE, O.L.S. |
| | P. D. REITSMA, O.L.S. |

IMPERIAL NOTE

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

SURVEYOR'S CERTIFICATE

I CERTIFY THAT:

- THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT, THE SURVEYORS ACT AND THE LAND TITLES ACT AND THE REGULATIONS MADE UNDER THEM;
- THE SURVEY WAS COMPLETED ON THE 23rd DAY OF APRIL, 2005.

DATE APRIL 26, 2005

P. Douglas Reitsma
P. DOUGLAS REITSMA, B. Sc., O.L.S.

P. D. REITSMA SURVEYING LTD.

203 EAST MAIN STREET (Upper)
WELLAND ONTARIO L3B-3W7
(905) 735-7841

DRAWN BY: D. H. T. DISK: CIVIL 2003 DWG: 03096 FILE No: 03-96