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SCHEDULE "A"

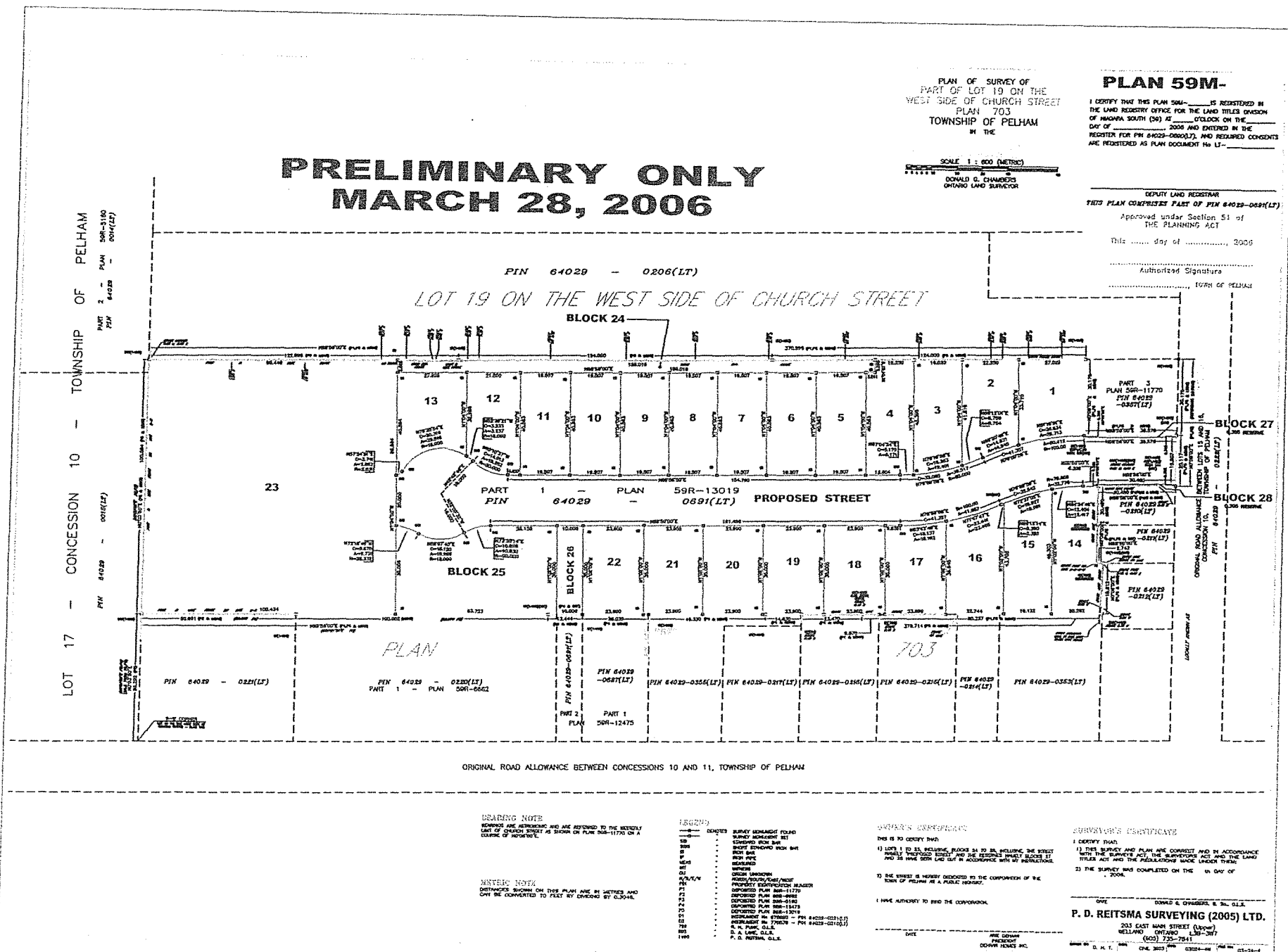
LEGAL DESCRIPTION

Lots 1 to 23, inclusive, Blocks 25 to 28, inclusive, Registered Plan No. 59M-352, Town of Pelham,
Regional Municipality of Niagara.

The described lands being all of PIN 64029-0691 (LT).

SCHEDULE "A-1"

LEGAL DESCRIPTION



SCHEDULE "B"

SPECIAL PROVISIONS

1. The Developer acknowledges that the Region will not assign a servicing allocation for the Subdivision until the Plan is granted final approval for Registration.
2. All references to Blocks and Lots in this Agreement are to be the preliminary Plan of Subdivision (59M Plan) prepared by Donald G. Chambers, O.L.S., under File No. 03-24-4, dated January 10, 2006.
3. The Developer shall make arrangements satisfactory to the required private utilities and the Town of Pelham for the provision of underground Utility Services, internal and external to this Subdivision.
4. Recognizing that the lands within the plan are primarily comprised of sand and silt surficial soils which, when disturbed or exposed, are susceptible to airborne and waterborne erosion mechanisms; therefore:
 - all areas of the subdivision lands disturbed by servicing work and/or stripped of topsoil cover shall be hydroseeded immediately upon completion of constructions of works;
 - the Developer shall, throughout servicing and the residential building phases of this development, construct and maintain temporary silt ponds at locations determined acceptable by the Director;
 - airborne erosion of sands and silts from disturbed areas shall be controlled by application of water as required in the sole discretion of the Director;
 - the Developer agrees to implement, as required, other reasonable measures as determined by the Director for purposes of controlling and mitigating air and/or water borne sand and/or silt erosion from the subdivision;
 - the Developer shall immediately remove waterborne sands and silts which may be carried from the lands within the plan of subdivision and restore such off-site impacted lands; and
 - Silt control devices, including silt fences shown on approved engineering drawings and as may be further installed or constructed at the request of the Director, shall be continuously inspected and maintained by the Developer throughout all servicing and residential building phases of this subdivision development.
5. The Developer shall ensure that the dwelling units located on Lots 1 to 13 are provided with forced air ventilation systems with ducts sized for the future installation of central air conditioning by the occupant.
6. The Developer shall construct a 1.8 metre high black vinyl chainlink fence at the rear of Lots 1 to 13 in accordance with the plans on file in the Town's office. This fencing shall be completed immediately following the grading and re-sodding of necessary drainage swales.

SCHEDULE "C"

LANDS CONVEYED FOR PUBLIC PURPOSES

The Developer shall transfer title to the Town, free and clear of all encumbrances and at its own expense, Blocks 27 and 28 for 0.3 metre reserve purposes.

The Developer shall transfer title to the Town, free and clear of all encumbrances and at its own expense, Block 25 for stormwater management purposes.

The Developer shall transfer title to the Town, free and clear of all encumbrances and at its own expense, Block 26 for emergency access purposes.

LANDS CONVEYED TO NEIGHBOUR

The Developer shall transfer title to the neighbouring owner to the north (PIN 64029-0206 (LT)), free and clear of all encumbrances and at its own expense, Block 24.

All references to Blocks and Lots in this Agreement relate to the preliminary Plan of Subdivision (59M Plan) prepared by Donald G. Chambers, O.L.S., under File No. 03-24-4 dated January 10, 2006.

SCHEDULE "D"

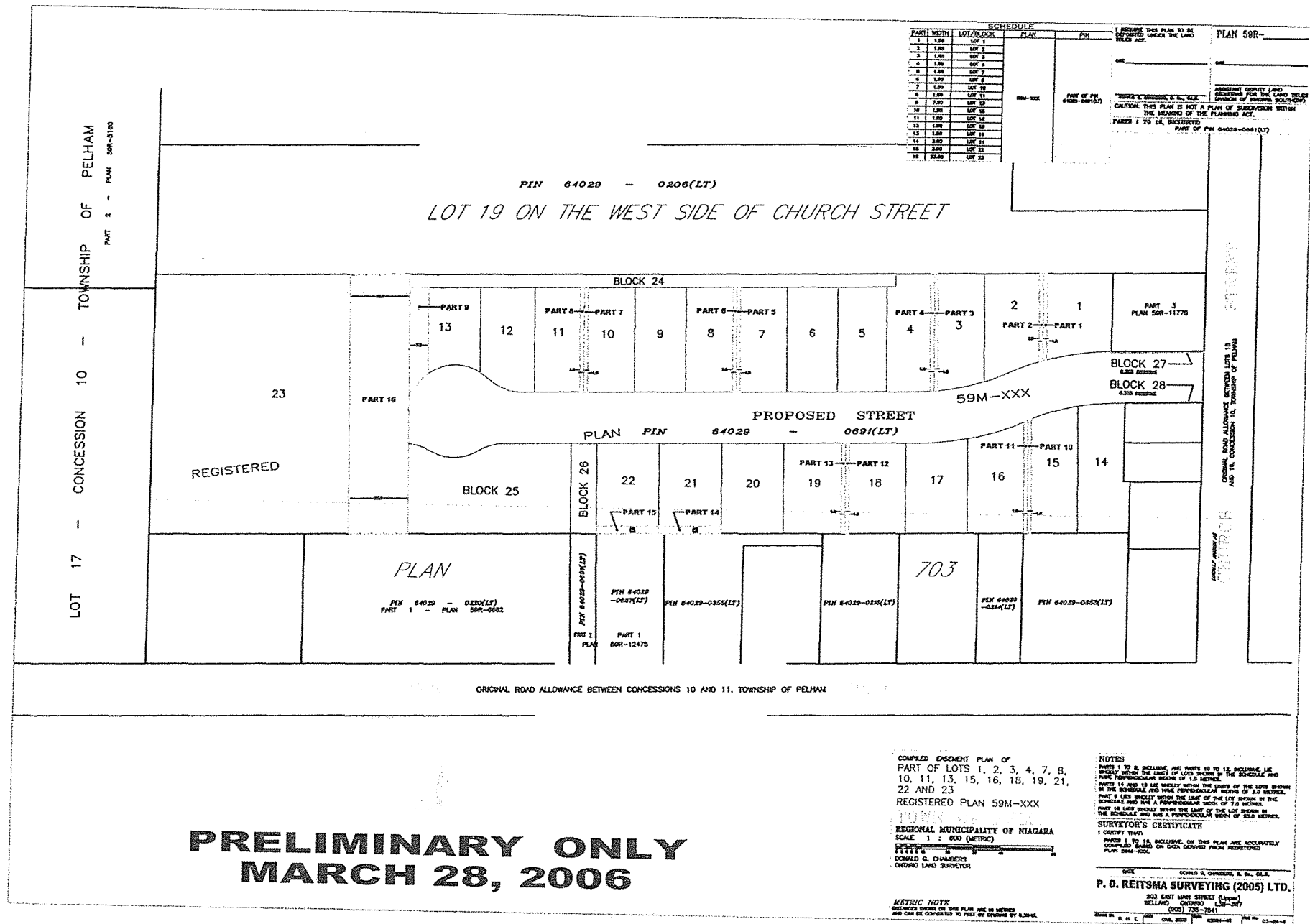
EASEMENTS

The Developer shall convey, free and clear of all encumbrances and at its own expense, easements to the Corporation of the Town of Pelham, over, under and through Lots shown on the preliminary Reference Plan (59R Plan), prepared by Donald G. Chambers, O.L.S., and under File No. 03-24-4, dated January 10, 2006, as follows:

- (a) Easements in favour of the Town for drainage purposes over Lots 1, 2, 3, 4, 7, 8, 10, 11, 15, 16, 18, 19, 21 and 22, described as Parts 1 to 8, inclusive and Parts 10 to 15, inclusive, on the preliminary 59R Plan; and
- (b) An easement in favour of the Town for maintenance of the municipal drain over Lots 13 and 23 described as Parts 9 and 16 on the preliminary 59R Plan.

SCHEDULE "D-1"

EASEMENTS



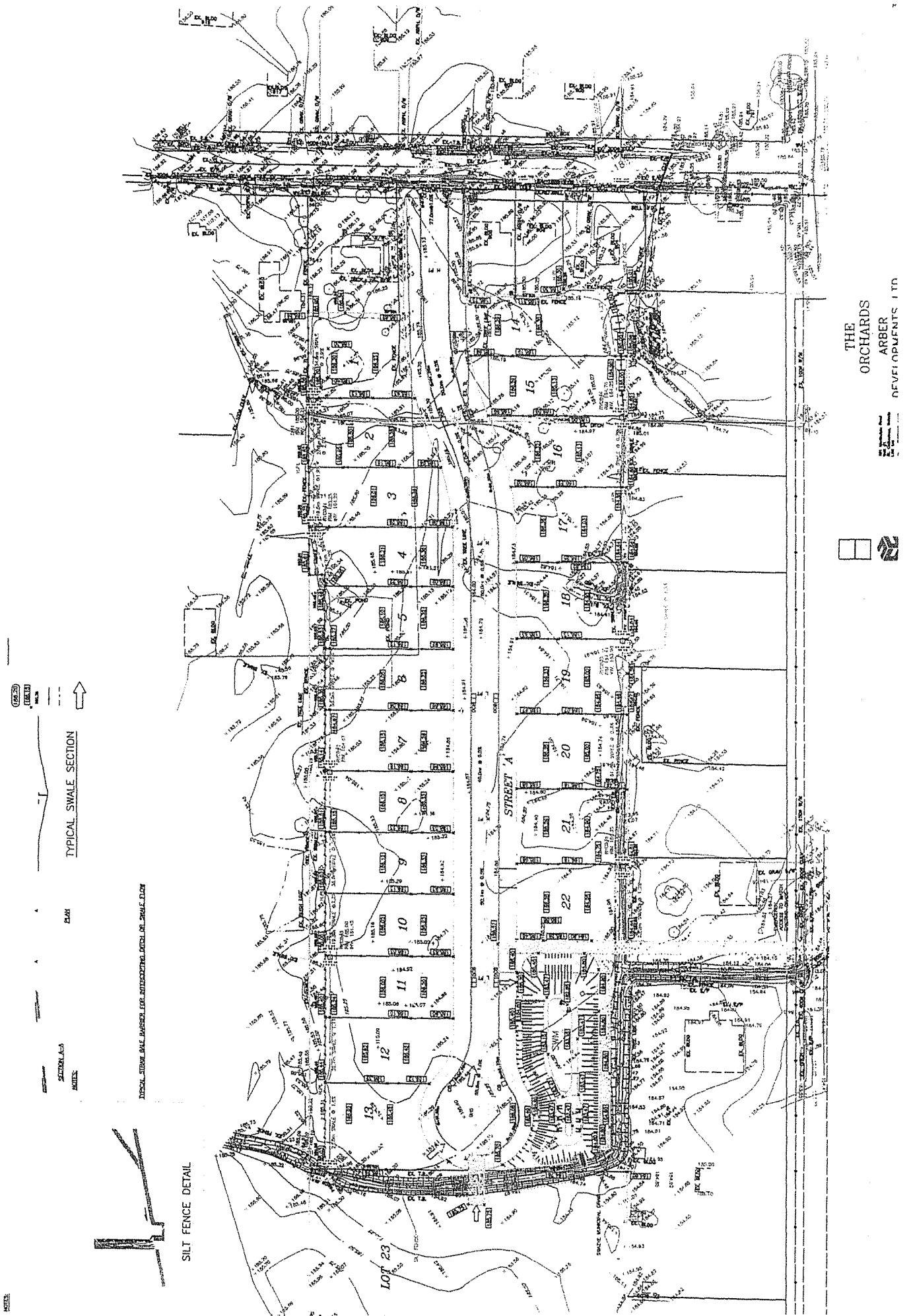
PRELIMINARY ONLY
MARCH 28, 2006

SCHEDULE "E"

SUBDIVISION GRADE CONTROL PLAN

All Lot grading shall be in general conformity with the Subdivision Grade Control Plan forming part of the subdivision design, as approved by the Director and attached hereto as Schedule "E-1".

SCHEDULE "E-1"
SUBDIVISION GRADE CONTROL PLAN



SCHEDULE "F"

BUILDING RESTRICTIONS (To be included in all Deeds)

The Developer shall cause to be Registered against all Lots in the Subdivision the transfer restrictions and restrictive covenants outlined below.

According to the nature of the annexed instrument, the words "Vendor", "Purchaser" and "Land" shall have the following meaning:

- (a) "VENDOR" means and includes also a grantor, transferor or seller and the heirs, successors and assigns of the Vendor.
- (b) "PURCHASER" means and includes also a grantee, transferee or buyer and the heirs, successors and assigns of the Purchaser.
- (c) "LAND" means and includes the land intended to be sold, conveyed or transferred by such instrument.

The Purchaser shall, in respect of the herein described land, adhere to and comply with the Lot grading plan attached to the subdivider's agreement registered in the Land Titles Office for Niagara South and, in particular, shall do nothing to interfere with or impede the drainage patterns shown thereon. All grade elevation shown on the said Lot grading plan shall be maintained after construction of any building or structure upon the herein described land in accordance with the Town's Lot Grading Control Policy. In the event that the Purchaser fails to maintain such elevations, or to maintain the proper grades and levels herein referred to, or in the event that the Purchaser impedes any drainage system or pattern on the herein described Lands or neighbouring lands, the Purchaser shall be responsible for the immediate rectification and alteration of the land to conform with the drainage system or patterns laid out in the subdivider's agreement for any consequential damages, costs, expenses or other loss caused by the failure to maintain such grades or drainage patterns.

The Purchaser shall, in the event of requiring a different driveway entrance from that installed by the Vendor, relocate services/utilities at purchaser's expense, cut and reconstruct the concrete curb where necessary on the roadway adjacent to the land herein described. He shall install, keep and maintain his driveway entrance or entrances from the travelled portion of the roadway to the Lot line in good condition until the concrete sidewalk, concrete curbs and/or asphalt roadways for the said Subdivision are constructed.

The Purchaser shall, within nine (9) months of being able to occupy the home in accordance with the *Ontario Building Code* and to the satisfaction of the Chief Building Official, pave or cause to be paved the driveway upon the Lot. Paving shall consist of a hard surface such as asphalt, concrete, paving stones, paving bricks or other similar materials. Crushed brick is not a suitable alternative.

The Purchaser shall, within twelve (12) months of being able to occupy the home in accordance with the *Ontario Building Code* and to the satisfaction of the Chief Building Official, sod the lot.

The Purchaser shall maintain the road allowance between the Lot line and the curb nearest thereto in good condition and free from weeds and shall cut the grass thereon at frequent intervals.

The Purchaser will not remove any topsoil or strip the Lot of vegetation prior to commencing construction of a home on the Lot. Only then will the Purchaser strip and excavate to the limit approved by the Town.

SCHEDULE "F"

BUILDING RESTRICTIONS
(Continued)

The Purchaser shall not occupy the dwelling on the Lot concerned until the Chief Building Official for the Town has certified that such of the following services, as are applicable to the property, have been installed and are operating adequately to serve the dwelling, or in the case of telephone services, are at least available to houses within the Plan: hydro, gas, water services, sanitary sewers and telephone.

The Purchaser shall not impede by the placing of fill, Buildings or other structures or Works any natural watercourse, swale, ditch, etc. which exists on the property.

The Purchaser shall not discharge by direct connection to a sanitary or storm sewer any discharge from eavestroughing, downspouts or swimming pools.

The Purchaser shall not erect any free standing tower, radio antenna, communication tower or similar structure.

SCHEDULE "G"

FINANCIAL OBLIGATIONS AND COST OF CONSTRUCTION

ON-SITE Primary Servicing

Watermains & services	\$63,400.00
Storm sewers & services	\$157,900.00
Storm water management: pond & outlet structures	\$41,500.00
Sanitary sewers & services	\$55,200.00
Storm & sanitary sewer flush, TV inspection & air test (626.3m)	\$6,300.00
Preliminary Roads (HL8 HS)	\$170,700.00
Grading roadway, boulevards, topsoil stripping, siltation control	\$41,500.00
Sodding of major swales	\$9,200.00

OFF-SITE Primary Servicing

Church Street sanitary sewer and restoration	\$47,700.00
Sanitary sewer flush, TV inspection & air test (119.3m)	\$1,200.00
Granular material for road (125.0m x 4.0m)	\$4,600.00
Asphalt HL8 HS (125.0m x 4.0m)	\$3,900.00

Total for Primary Servicing	\$603,000.00
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ON-SITE Secondary Servicing

Driveway ramps	\$25,000.00
Storm & sanitary sewer TV inspections (626.3m)	\$6,300.00
Adjustment of appurtenances (29)	\$7,300.00
Final asphalt (HL3 HS)	\$27,000.00
Concrete sidewalks	\$22,500.00
Final grading, topsoil & sodding boulevards	\$28,000.00
Boulevard trees (23)	\$11,500.00
Decorative street lighting (RTG's Estimate)	\$36,500.00
Miscellaneous repairs	\$15,500.00

OFF-SITE Secondary Servicing

Sanitary sewer TV inspections (626.3m)	\$1,200.00
Adjustment of appurtenances (5)	\$1,300.00

Total for Secondary Servicing	\$182,000.00
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Total Net Subdivision Servicing Cost	\$785,000.00
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5% Contingency	\$39,000.00
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10% Engineering	\$79,000.00
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Subtotal	\$903,000.00
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7% GST	\$63,000.00
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Total Cost for Servicing Subdivision	\$966,000.00
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Primary Servicing Letter of Credit required (20%)	\$148,000.00
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Secondary Servicing Letter of Credit required (120%)	\$269,000.00
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Total Security Required	\$417,000.00
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Engineering Cash Deposits

Total administration & review fee required	\$42,000.00
Street signs installation	\$300.00
Foss Road watermain reimbursement	\$4,686.00

Total Cash Deposit Required	\$46,986.00
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Note: Totals and Subtotals rounded to nearest 1000

Properties

PIN 64029 - 0691 LT

Description LTS 1 - 23, INCLUSIVE, BLKS 25 - 28, INCLUSIVE, PL 59M-352 ; PELHAM

Address PELHAM

☒ Redescription

Applicant(s)

Name THE CORPORATION OF THE TOWN OF PELHAM

Address for Service P. O. Box 400
Fonthill, Ontario
L0S 1E0

I, RONALD LEAVENS - MAYOR AND CHERYL MICLETTE - CLERK, have the authority to bind the corporation.

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

Statements

The Municipality/applicant applies for an entry inhibiting any dealing with the property until the following have been complied with. 1. Transfer of Blks 27 and 28, Plan 59M- 352 to The Corporation of the Town of Pelham for 0.3 metre reserve purposes. 2. Transfer of Blk 25, Plan 59M- 352 to The Corporation of the Town of Pelham for stormwater management purposes. 3. Transfer of Blk 26, Plan 59M- 352 to The Corporation of the Town of Pelham for emergency access purposes. 4. Transfer of Blk 24, Plan 59M-352 to the neighbouring owner to the north being the owner of the lands described in PIN 64029-0206 (LT). 5. Transfer to The Corporation of the Town of Pelham of a drainage easement over Lts 1, 2, 3, 4, 7, 8, 10, 11, 15, 16, 18, 19, 21 and 22, Plan 59M- 352. 6. Transfer to The Corporation of the Town of Pelham of a municipal drain easement over Lts 13 and 23, Plan 59M- 352. 7. Issuance by The Corporation of the Town of Pelham of a Certificate of Completion of Primary Services in regard to Lts 1 - 23, inclusive, Plan 59M- 352.. The registered owner of the land has agreed not to deal with the land until the specified condition(s) has been complied with.

Signed By

Robert Bruce Smith 201-247 East Main St. PO Box 67 acting for Applicant(s) Signed 2006 10 10

Welland L3B 5N9

Tel 9057355684

Fax 9057353340

Submitted By

LANCASTER, BROOKS & WELCH 201-247 East Main St. PO Box 67 2006 10 10

(WELLAND) Welland L3B 5N9

Tel 9057355684

Fax 9057353340

Fees/Taxes/Payment

Statutory Registration Fee \$60.00

Total Paid \$60.00

LAND TRANSFER TAX STATEMENTS

In the matter of the conveyance of: 64029 - 0691 BLK 25, PLAN 59M- 352; BLK 26, PLAN 59M- 352; BLK 27, PLAN 59M- 352 AND BLK 28, PLAN 59M-352 ; PELHAM

BY: DEHAAN HOMES INC.
TO: THE CORPORATION OF THE TOWN OF PELHAM Registered Owner %(all PINs)

1. 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.

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: Conveyance pursuant to terms of Subdivision Agreement.

5. The land is subject to encumbrance

PROPERTY Information Record

A. Nature of Instrument: Transfer
LRO 59 Registration No. SN139251 Date: 2006/10/10

B. Property(s): PIN 64029 - 0691 Address PELHAM Assessment - Roll No

C. Address for Service: P. O. Box 400
Fonthill, Ontario
L0S 1E0

D. (i) Last Conveyance(s): PIN 64029 - 0691 Registration No. SN113340
(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

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

Properties

PIN 64029 - 0691 LT Interest/Estate Easement ☒ Add Easement
Description PT LT 13, PLAN 59M-352, DESIGNATED AS PT 9 ON PLAN 59R-13234; PELHAM
 PT LT 23, PLAN 59M-352, DESIGNATED AS PT 16 ON PLAN 59R-13234; PELHAM
Address PELHAM

Consideration

Consideration \$ 1.00

Transferor(s)

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

Name DEHAAN HOMES INC.
Address for Service P. O. Box 142
 Ridgeville, Ontario
 L0S 1M0

I, ARIE DEHAAN, have the authority to bind the corporation.
This document is not authorized under Power of Attorney by this party.

Transferee(s)	Capacity	Share
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Name	THE CORPORATION OF THE TOWN OF PELHAM	Registered Owner
Address for Service	P. O. Box 400 Fonthill, Ontario L0S 1E0	

Statements

Schedule: See Schedules

THE CORPORATION OF THE TOWN OF PELHAM, has consented to the registration of this document, subject to the continuance of registration no. SN139243 registered on 2006/10/10

Signed By

Robert Bruce Smith	201-247 East Main St. PO Box 67 Welland L3B 5N9	acting for Transferor(s)	Signed	2006 10 11
Tel 9057355684				
Fax 9057353340				
Robert Bruce Smith	201-247 East Main St. PO Box 67 Welland L3B 5N9	acting for Transferee(s)	Signed	2006 10 11
Tel 9057355684				
Fax 9057353340				

Submitted By

LANCASTER, BROOKS & WELCH (WELLAND)	201-247 East Main St. PO Box 67 Welland L3B 5N9	2006 10 11
Tel 9057355684		
Fax 9057353340		

Fees/Taxes/Payment

Statutory Registration Fee	\$60.00
Land Transfer Tax	\$0.00
Total Paid	\$60.00

LAND TRANSFER TAX STATEMENTS

In the matter of the conveyance of: 64029 - 0691 PT LT 13, PLAN 59M-352, DESIGNATED AS PT 9 ON PLAN 59R-13234; PELHAM
PT LT 23, PLAN 59M-352, DESIGNATED AS PT 16 ON PLAN 59R-13234;
PELHAM

BY: DEHAAN HOMES INC.
TO: THE CORPORATION OF THE TOWN OF PELHAM Registered Owner %(all PINs)

1. 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.

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: Conveyance pursuant to terms of subdivision agreement

5. The land is subject to encumbrance

PROPERTY Information Record

- A. Nature of Instrument: Transfer Easement
LRO 59 Registration No. SN139470 Date: 2006/10/11
- B. Property(s): PIN 64029 - 0691 Address PELHAM Assessment Roll No -
- C. Address for Service: P. O. Box 400
Fonthill, Ontario
L0S 1E0
- D. (i) Last Conveyance(s): PIN 64029 - 0691 Registration No. SN139251
(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

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 municipal drain 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 Transfer of Easement and everything herein contained shall enure to and include the parties hereto and their respective heirs, administrators, successors and assigns.
6. This is an easement in gross.

Properties

PIN	64029 - 0691 LT	Interest/Estate	Easement	<input checked="" type="checkbox"/> Add Easement
Description	PT LT 1, PLAN 59M-352, DESIGNATED AS PART 1 ON PLAN 59R-13234; PELHAM PT LT 2, PLAN 59M-352, DESIGNATED AS PART 2 ON PLAN 59R-13234; PELHAM PT LT 3, PLAN 59M-352, DESIGNATED AS PART 3 ON PLAN 59R-13234; PELHAM PT LT 4, PLAN 59M-352, DESIGNATED AS PART 4 ON PLAN 59R-13234; PELHAM PT LT 7, PLAN 59M-352, DESIGNATED AS PART 5 ON PLAN 59R-13234; PELHAM PT LT 8, PLAN 59M-352, DESIGNATED AS PART 6 ON PLAN 59R-13234; PELHAM PT LT 10, PLAN 59M-352, DESIGNATED AS PART 7 ON PLAN 59R-13234; PELHAM PT LT 11, PLAN 59M-352, DESIGNATED AS PART 8 ON PLAN 59R-13234; PELHAM PT LT 15, PLAN 59M-352, DESIGNATED AS PART 10 ON PLAN 59R-13234; PELHAM PT LT 16, PLAN 59M-352, DESIGNATED AS PART 11 ON PLAN 59R-13234; PELHAM PT LT 18, PLAN 59M-352, DESIGNATED AS PART 12 ON PLAN 59R-13234; PELHAM PT LT 19, PLAN 59M-352, DESIGNATED AS PART 13 ON PLAN 59R-13234; PELHAM PT LT 21, PLAN 59M-352, DESIGNATED AS PART 14 ON PLAN 59R-13234; PELHAM PT LT 22, PLAN 59M-352, DESIGNATED AS PART 15 ON PLAN 59R-13234; PELHAM			
Address	PELHAM			

Consideration

Consideration \$ 1.00

Transferor(s)

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

Name DEHAAN HOMES INC.

Address for Service P. O. Box 142
Ridgeville, Ontario
L0S 1M0

I, ARIE DEHAAN, have the authority to bind the corporation.

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

Transferee(s)	Capacity	Share
Name THE CORPORATION OF THE TOWN OF PELHAM	Registered Owner	
Address for Service P. O. Box 400 Fonthill, Ontario L0S 1E0		

Statements

Schedule: See Schedules

THE CORPORATION OF THE TOWN OF PELHAM, has consented to the registration of this document, subject to the continuance of registration no. SN139243 registered on 2006/10/10

Signed By

Robert Bruce Smith	201-247 East Main St. PO Box 67 Welland L3B 5N9	acting for Transferor(s)	Signed	2006 10 11
Tel 9057355684				
Fax 9057353340				
Robert Bruce Smith	201-247 East Main St. PO Box 67 Welland L3B 5N9	acting for Transferee(s)	Signed	2006 10 11
Tel 9057355684				
Fax 9057353340				

Submitted By

LANCASTER, BROOKS & WELCH (WELLAND)	201-247 East Main St. PO Box 67 Welland L3B 5N9	2006 10 11
Tel 9057355684		
Fax 9057353340		

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

Fees/Taxes/Payment

Statutory Registration Fee	\$60.00
Land Transfer Tax	\$0.00
Total Paid	\$60.00

LAND TRANSFER TAX STATEMENTS

In the matter of the conveyance of: 64029 - 0691 PT LT 1, PLAN 59M-352, DESIGNATED AS PART 1 ON PLAN 59R-13234; PELHAM
PT LT 2, PLAN 59M-352, DESIGNATED AS PART 2 ON PLAN 59R-13234; PELHAM
PT LT 3, PLAN 59M-352, DESIGNATED AS PART 3 ON PLAN 59R-13234; PELHAM
PT LT 4, PLAN 59M-352, DESIGNATED AS PART 4 ON PLAN 59R-13234; PELHAM
PT LT 7, PLAN 59M-352, DESIGNATED AS PART 5 ON PLAN 59R-13234; PELHAM
PT LT 8, PLAN 59M-352, DESIGNATED AS PART 6 ON PLAN 59R-13234; PELHAM
PT LT 10, PLAN 59M-352, DESIGNATED AS PART 7 ON PLAN 59R-13234; PELHAM
PT LT 11, PLAN 59M-352, DESIGNATED AS PART 8 ON PLAN 59R-13234; PELHAM
PT LT 15, PLAN 59M-352, DESIGNATED AS PART 10 ON PLAN 59R-13234; PELHAM
PT LT 16, PLAN 59M-352, DESIGNATED AS PART 11 ON PLAN 59R-13234; PELHAM
PT LT 18, PLAN 59M-352, DESIGNATED AS PART 12 ON PLAN 59R-13234; PELHAM
PT LT 19, PLAN 59M-352, DESIGNATED AS PART 13 ON PLAN 59R-13234; PELHAM
PT LT 21, PLAN 59M-352, DESIGNATED AS PART 14 ON PLAN 59R-13234; PELHAM
PT LT 22, PLAN 59M-352, DESIGNATED AS PART 15 ON PLAN 59R-13234; PELHAM

BY: DEHAAN HOMES INC.
TO: THE CORPORATION OF THE TOWN OF PELHAM Registered Owner %(all PINs)

1. 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.

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: Conveyance puruant to terms of Subdivision Agreement.

5. The land is subject to encumbrance

PROPERTY Information Record

A. Nature of Instrument: Transfer Easement
LRO 59 Registration No. SN139471 Date: 2006/10/11

B. Property(s): PIN 64029 - 0691 Address PELHAM Assessment Roll No -

C. Address for Service: P. O. Box 400
Fonthill, Ontario
L0S 1E0

D. (i) Last Conveyance(s): PIN 64029 - 0691 Registration No. SN139251
(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

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 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 Transfer of Easement and everything herein contained shall enure to and include the parties hereto and their respective heirs, administrators, successors and assigns.
6. This is an easement in gross.

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

Properties

PIN 64029 - 0691 LT ☒ Affects Part of Prop

Description PART OF LOT 13, PLAN 59M352, DESIGNATED AS PART 9 ON PLAN 59R-13234;
PELHAM
PART OF LOT 23, PLAN 59M352, DESIGNATED AS PART 16 ON PLAN 59R-13234;
PELHAM

Address PELHAM

Source Instruments

Registration No.	Date	Type of Instrument
SN113341	2006 03 14	Charge/Mortgage

Party From(s)

Name MERIDIAN CREDIT UNION LIMITED

Address for Service 610 Niagara Street
Welland, Ontario

I, Patrick Ingram, Account Manager, Commercial Services, have the authority to bind the corporation.

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

Party To(s)	Capacity	Share
-------------	----------	-------

Name THE CORPORATION OF THE TOWN OF PELHAM

Address for Service PO Box 400
Fonthill, Ontario
L0S 1E0

Statements

The applicant postpones the rights under the selected instrument to the rights under an instrument registered as number SN139470 registered on 2006/10/11

This document relates to registration no.(s)SN113341 and SN139470

The Corporation of the Town of Pelham, has consented to the registration of this document, subject to the continuance of registration no. SN139243 registered on 2006/10/10

Signed By

Jill Christine Anthony	10 Highway 20 East, PO Box 743 Fonthill L0S 1E0	acting for Party From(s)	Signed	2006 10 12
Tel 905-892-2621				
Fax 9058921022				
Jill Christine Anthony	10 Highway 20 East, PO Box 743 Fonthill L0S 1E0	acting for Party To(s)	Signed	2006 10 12
Tel 905-892-2621				
Fax 9058921022				

Submitted By

JILL C. ANTHONY 10 Highway 20 East, PO Box 743 2006 10 12
Fonthill L0S 1E0

Tel 905-892-2621

Fax 9058921022

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

Fees/Taxes/Payment

Statutory Registration Fee	\$60.00
Total Paid	\$60.00

Properties

PIN 64029 - 0691 LT ☒ Affects Part of Prop

Description PART OF LOT 13, PLAN 59M352, DESIGNATED AS PART 9 ON PLAN 59R-13234;
PELHAM
PART OF LOT 23, PLAN 59M352, DESIGNATED AS PART 16 ON PLAN 59R-13234;
PELHAM

Address PELHAM

Source Instruments

Registration No.	Date	Type of Instrument
SN113342	2006 03 14	Charge/Mortgage

Party From(s)

Name ARBER DEVELOPMENTS LTD.

Address for Service 4134 Eleventh Street
St. Catharines, Ontario

I, Adrian Berman, General Manager, have the authority to bind the corporation.

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

Party To(s)

Capacity

Share

Name THE CORPORATION OF THE TOWN OF PELHAM

Address for Service PO Box 400
Fonthill, Ontario
L0S 1E0

Statements

The applicant postpones the rights under the selected instrument to the rights under an instrument registered as number SN139470 registered on 2006/10/11

This document relates to registration no.(s)SN113342 and SN139470

The Corporation of the Town of Pelham, has consented to the registration of this document, subject to the continuance of registration no. SN139243 registered on 2006/10/10

Signed By

Jill Christine Anthony	10 Highway 20 East, PO Box 743 Fonthill L0S 1E0	acting for Party From(s)	Signed	2006 10 12
Tel 905-892-2621				
Fax 9058921022				
Jill Christine Anthony	10 Highway 20 East, PO Box 743 Fonthill L0S 1E0	acting for Party To(s)	Signed	2006 10 12
Tel 905-892-2621				
Fax 9058921022				

Submitted By

JILL C. ANTHONY	10 Highway 20 East, PO Box 743 Fonthill L0S 1E0	2006 10 12
Tel 905-892-2621		
Fax 9058921022		

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

Fees/Taxes/Payment

Statutory Registration Fee	\$60.00
Total Paid	\$60.00

Properties

PIN

64029 - 0691 LT

☒ Affects Part of Prop

Description

PART OF LOT 1, PLAN 59M-352, DESIGNATED AS PART 1 ON PLAN 59R-13234;PELHAM
PART OF LOT 2, PLAM 59M-352, DESIGNATED AS PART 2 ON PLAN 59R-13234;
PELHAM
PART OF LOT 3, PLAN 59M-352, DESIGNATED AS PART 3 ON PLAN 59R-13234;
PELHAM
PART OF LOT 4, PLAN 59M352, DESIGNATED AS PART 4 ON PLAN 59R-13234;
PELHAM
PART OF LOT 7, PLAN 59M352, DESIGNATED AS PART 5 ON PLAN 59R-13234;
PELHAM
PART OF LOT 8, PLAN 59M352, DESIGNATED AS PART 6 ON PLAN 59R-13234;
PELHAM
PART OF LOT 10, PLAN 59M352, DESIGNATED AS PART 7 ON PLAN 59R-13234;
PELHAM
PART OF LOT 11, PLAN 59M352, DESIGNATED AS PART 8 ON PLAN 59R-13234;
PELHAM
PART OF LOT 15, PLAN 59M352, DESIGNATED AS PART 10 ON PLAN 59R-13234;
PELHAM
PART OF LOT 16, PLAN 59M352, DESIGNATED AS PART 11 ON PLAN 59R13234;
PELHAM
PART OF LOT 18, PLAN 59M352, DESIGNATED AS PART 12 ON PLAN 59R-13234;
PELHAM
PART OF LOT 19, PLAN 59M352, DESIGNATED AS PART 13 ON PLAN 59R-13234;
PELHAM
PART OF LOT 21, PLAN 59M352, DESIGNATED AS PART 14 ON PLAN 59R13234;
PELHAM
PART OF LOT 22, PLAN 59M352, DESIGNATED AS PART 15 ON PLAN 59R13234;
PELHAM

Address

FENWICK

Source Instruments

Registration No.	Date	Type of Instrument
SN113341	2006 03 14	Charge/Mortgage

Party From(s)

Name

MERIDIAN CREDIT UNION LIMITED

Address for Service

610 Niagara Street
Welland, Ontario

I, Patrick Ingram, Account Manager, Commercial Services, have the authority to bind the corporation.

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

Party To(s)

Capacity

Share

Name

THE CORPORATION OF THE TOWN OF PELHAM

Address for Service

PO Box 400
Fonthill, Ontario
L0S 1E0

Statements

The applicant postpones the rights under the selected instrument to the rights under an instrument registered as number SN139471 registered on 2006/10/11

This document relates to registration no.(s)SN113341 and SN139471

The Corporation of the Town of Pelham, has consented to the registration of this document, subject to the continuance of registration no. SN139243 registered on 2006/10/10

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

Signed By

Jill Christine Anthony 10 Highway 20 East, PO Box 743 acting for Party From(s) Signed 2006 10 12
Fonthill LOS 1E0

Tel 905-892-2621
Fax 9058921022

Jill Christine Anthony 10 Highway 20 East, PO Box 743 acting for Party To(s) Signed 2006 10 12
Fonthill LOS 1E0

Tel 905-892-2621
Fax 9058921022

Submitted By

JILL C. ANTHONY 10 Highway 20 East, PO Box 743 2006 10 12
Fonthill LOS 1E0

Tel 905-892-2621
Fax 9058921022

Fees/Taxes/Payment

Statutory Registration Fee \$60.00

Total Paid \$60.00

Properties

PIN

64029 - 0691 LT

☒ Affects Part of Prop

Description

PART OF LOT 1, PLAN 59M-352, DESIGNATED AS PART 1 ON PLAN 59R-13234;
PELHAM
PART OF LOT 2, PLAM 59M-352, DESIGNATED AS PART 2 ON PLAN 59R-13234;
PELHAM
PART OF LOT 3, PLAN 59M-352, DESIGNATED AS PART 3 ON PLAN 59R-13234;
PELHAM
PART OF LOT 4, PLAN 59M352, DESIGNATED AS PART 4 ON PLAN 59R-13234;
PELHAM
PART OF LOT 7, PLAN 59M352, DESIGNATED AS PART 5 ON PLAN 59R-13234;
PELHAM
PART OF LOT 8, PLAN 59M352, DESIGNATED AS PART 6 ON PLAN 59R-13234;
PELHAM
PART OF LOT 10, PLAN 59M352, DESIGNATED AS PART 7 ON PLAN 59R-13234;
PELHAM
PART OF LOT 11, PLAN 59M352, DESIGNATED AS PART 8 ON PLAN 59R-13234;
PELHAM
PART OF LOT 15, PLAN 59M352, DESIGNATED AS PART 10 ON PLAN 59R-13234;
PELHAM
PART OF LOT 16, PLAN 59M352, DESIGNATED AS PART 11 ON PLAN 59R13234
PELHAM
PART OF LOT 18, PLAN 59M352, DESIGNATED AS PART 12 ON PLAN
59R-13234;PELHAM
PART OF LOT 19, PLAN 59M352, DESIGNATED AS PART 13 ON PLAN
59R-13234;PELHAM
PART OF LOT 21, PLAN 59M352, DESIGNATED AS PART 14 ON PLAN 59R-13234;
PELHAM
PART OF LOT 22, PLAN 59M352, DESIGNATED AS PART 15 ON PLAN 59R-13234;
PELHAM

Address

PELHAM

Source Instruments

Registration No.	Date	Type of Instrument
SN113342	2006 03 14	Charge/Mortgage

Party From(s)

Name

ARBER DEVELOPMENTS LTD.

Address for Service

4134 Eleventh Street
St. Catharines, Ontario

I, Adrian Berman, General Manager, have the authority to bind the corporation.

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

Party To(s)

Capacity

Share

Name

THE CORPORATION OF THE TOWN OF PELHAM

Address for Service

PO Box 400
Fonthill, Ontario
L0S 1E0

Statements

The applicant postpones the rights under the selected instrument to the rights under an instrument registered as number SN139471 registered on 2006/10/11

This document relates to registration no.(s)SN113342 and SN139471

The Corporation of the Town of Pelham, has consented to the registration of this document, subject to the continuance of registration no. SN139243 registered on 2006/10/10

Signed By				
Jill Christine Anthony	10 Highway 20 East, PO Box 743 Fonthill LOS 1E0	acting for Party From(s)	Signed	2006 10 12
Tel 905-892-2621				
Fax 9058921022				
Jill Christine Anthony	10 Highway 20 East, PO Box 743 Fonthill LOS 1E0	acting for Party To(s)	Signed	2006 10 12
Tel 905-892-2621				
Fax 9058921022				

Submitted By		
JILL C. ANTHONY	10 Highway 20 East, PO Box 743 Fonthill LOS 1E0	2006 10 12
Tel 905-892-2621		
Fax 9058921022		

Fees/Taxes/Payment	
Statutory Registration Fee	\$60.00
Total Paid	\$60.00

LRO # 59 Transfer

Received as SN146911 on 2006 12 12 at 14:57

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

yyyy mm dd

Page 1 of 1

Properties

PIN 64029 - 0719 LT Interest/Estate Fee Simple
Description BLOCK 24, PLAN 59M352, PELHAM.
Address PELHAM

Consideration

Consideration \$ 1.00

Transferor(s)

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

Name DEHAAN HOMES INC.
Address for Service PO Box 142
Ridgeville, Ontario
L0S 1M0

I, Arie DeHaan, President, have the authority to bind the corporation.

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

Transferee(s)**Capacity****Share**

Name CLARK, DELL LEWIS Joint Tenants
Date of Birth 1941 09 16
Address for Service 916 Church Street
RR # 4
Fenwick, Ontario
L0S 1C0

Name CLARK, GERTRUDE PHYLLIS Joint Tenants
Date of Birth 1946 03 17
Address for Service

Signed By

Taryn Ann Finlay	10 Highway 20 East, PO Box 743 Fonthill L0S 1E0	acting for Transferor(s)	Signed	2006 12 05
Tel 905-892-2621				
Fax 9058921022				
Jill Christine Anthony	10 Highway 20 East, PO Box 743 Fonthill L0S 1E0	acting for Transferee(s)	Signed	2006 12 12
Tel 905-892-2621				
Fax 9058921022				

Submitted By

JILL C. ANTHONY 10 Highway 20 East, PO Box 743 2006 12 12
Fonthill L0S 1E0
Tel 905-892-2621
Fax 9058921022

Fees/Taxes/Payment

Statutory Registration Fee \$60.00
Land Transfer Tax \$0.00
Total Paid \$60.00

LAND TRANSFER TAX STATEMENTS

In the matter of the conveyance of: 64029 - 0719 BLOCK 24, PLAN 59M352, PELHAM.

BY: DEHAAN HOMES INC.

TO: CLARK, DELL LEWIS

Joint Tenants

%(all PINs)

CLARK, GERTRUDE PHYLLIS

Joint Tenants

%(all PINs)

1. CLARK, DELL LEWIS AND CLARK, GERTRUDE PHYLLIS

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 ____ described in paragraph(s) () 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.

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: No consideration. No monies are changing hands.

5. The land is not subject to an encumbrance

PROPERTY Information Record

A. Nature of Instrument: Transfer

LRO 59 Registration No. SN146911 Date: 2006/12/12

B. Property(s):

PIN 64029 - 0719 Address

PELHAM

Assessment -
Roll No

C. Address for Service:

916 Church Street
RR # 4
Fenwick, Ontario
L0S 1C0

D. (i) Last Conveyance(s): PIN 64029 - 0719 Registration No. null

(ii) Legal Description for Property Conveyed : Same as in last conveyance? Yes ☒ No ☐ Not known ☐

E. Tax Statements Prepared By:

Jill Christine Anthony
10 Highway 20 East, PO
Box 743
Fonthill L0S 1E0

LRO # 59 Discharge Of Charge

Received as SN146917 on 2006 12 12 at 15:14

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

yyyy mm dd

Page 1 of 1

Properties

PIN 64029 - 0695 LT

Description PT LT 19 W/S CHURCH ST, PLAN 703 PELHAM BEING PART 1 ON 59R13019
EXCEPT THE LANDS LAID OUT BY PLAN 59M352 ; PELHAM

Address FENWICK

PIN 64029 - 0719 LT

Description BLOCK 24, PLAN 59M352, PELHAM.

Address FENWICK

Document to be Discharged

Registration No.	Date	Type of Instrument
SN113341	2006 03 14	Charge/Mortgage

Discharging Party(s)

This discharge complies with the Planning Act. This discharge discharges the charge.

Name MERIDIAN CREDIT UNION LIMITED

Address for Service 610 Niagara Street
Welland, Ontario

I, Patrick Ingram, Account Manager, Commercial Services, have the authority to bind the corporation.

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

The party giving this discharge is the original chargee and is the party entitled to give an effective discharge

Signed By

Jill Christine Anthony	10 Highway 20 East, PO Box 743 Fonthill L0S 1E0	acting for Applicant(s)	Signed	2006 12 12
Tel	905-892-2621			
Fax	9058921022			

Submitted By

JILL C. ANTHONY	10 Highway 20 East, PO Box 743 Fonthill L0S 1E0	2006 12 12
Tel	905-892-2621	
Fax	9058921022	

Fees/Taxes/Payment

Statutory Registration Fee	\$60.00
Total Paid	\$60.00

LRO # 59 Discharge Of Charge

Received as SN146918 on 2006 12 12 at 15:14

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

yyyy mm dd

Page 1 of 1

Properties

PIN 64029 - 0695 LT

Description PT LT 19 W/S CHURCH ST, PLAN 703 PELHAM BEING PART 1 ON 59R13019
EXCEPT THE LANDS LAID OUT BY PLAN 59M352 ; PELHAM

Address FENWICK

PIN 64029 - 0719 LT

Description BLOCK 24, PLAN 59M352, PELHAM.

Address FENWICK

Document to be Discharged

Registration No.	Date	Type of Instrument
SN113342	2006 03 14	Charge/Mortgage

Discharging Party(s)

This discharge complies with the Planning Act. This discharge discharges the charge.

Name ARBER DEVELOPMENTS LTD.

Address for Service 4134 Eleventh Street
St. Catharines, Ontario

I, Adrian Berman, General Manager, have the authority to bind the corporation.

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

The party giving this discharge is the original chargee and is the party entitled to give an effective discharge

Signed By

Jill Christine Anthony	10 Highway 20 East, PO Box 743 Fonthill L0S 1E0	acting for Applicant(s)	Signed	2006 12 12
Tel	905-892-2621			
Fax	9058921022			

Submitted By

JILL C. ANTHONY	10 Highway 20 East, PO Box 743 Fonthill L0S 1E0	2006 12 12
Tel	905-892-2621	
Fax	9058921022	

Fees/Taxes/Payment

Statutory Registration Fee	\$60.00
Total Paid	\$60.00

Properties

PIN 64029 - 0695 LT Interest/Estate Fee Simple ☒ Redescription
Description PT LT 19 W/S CHURCH ST, PLAN 703 PELHAM BEING PART 2 ON 59R12475; PELHAM
Address FENWICK

Consideration

Consideration \$0.00

Transferor(s)

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

Name DEHAAN HOMES INC.
Address for Service PO Box 142
 Ridgeville, Ontario
 L0S 1M0

I, Arie DeHaan, President, have the authority to bind the corporation.
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	PO Box 400 Fonthill, Ontario L0S 1E0	

Statements

The Corporation of the Town of Pelham, has consented to the registration of this document, subject to the continuance of registration no. SN139243 registered on 2006/10/10

STATEMENT OF THE TRANSFEROR (S): The transferor(s) verifies that to the best of the transferor's knowledge and belief, this transfer does not contravene the Planning Act.

STATEMENT OF THE SOLICITOR FOR THE TRANSFEROR (S): I have explained the effect of the Planning Act to the transferor(s) and I have made inquiries of the transferor(s) to determine that this transfer does not contravene that Act and based on the information supplied by the transferor(s), to the best of my knowledge and belief, this transfer does not contravene that Act. I am an Ontario solicitor in good standing.

STATEMENT OF THE SOLICITOR FOR THE 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 the Planning Act, and to the best of my knowledge and belief this transfer does not contravene the Planning Act. I act independently of the solicitor for the transferor(s) and I am an Ontario solicitor in good standing.

Signed By

Jill Christine Anthony	10 Highway 20 East, PO Box 743 Fonthill L0S 1E0	acting for Transferor(s)	Signed	2006 12 12
Tel 905-892-2621				
Fax 9058921022				
Robert Bruce Smith	201-247 East Main St. PO Box 67 Welland L3B 5N9	acting for Transferee(s)	Signed	2006 12 12
Tel 9057355684				
Fax 9057353340				

Submitted By

JILL C. ANTHONY	10 Highway 20 East, PO Box 743 Fonthill L0S 1E0	2006 12 12
Tel 905-892-2621		
Fax 9058921022		

LRO # 59 Transfer

Registered as SN146916 on 2006 12 12 at 15:14

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

yyyy mm dd Page 2 of 3

Fees/Taxes/Payment

Statutory Registration Fee	\$60.00
Land Transfer Tax	\$0.00
Total Paid	\$60.00

LAND TRANSFER TAX STATEMENTS

In the matter of the conveyance of: 64029 - 0695 PT LT 19 W/S CHURCH ST, PLAN 703 PELHAM BEING PART 2 ON 59R12475; PELHAM

BY: DEHAAN HOMES INC.
TO: THE CORPORATION OF THE TOWN OF PELHAM

1. 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 deposited to.

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: Conveyance pursuant to terms of subdivision agreement.

5. The land is subject to encumbrance

PROPERTY Information Record

- A. Nature of Instrument: Transfer
LRO 59 Registration No. SN146916 Date: 2006/12/12
- B. Property(s): PIN 64029 - 0695 Address FENWICK Assessment - Roll No
- C. Address for Service: PO Box 400
Fonthill, Ontario
L0S 1E0
- D. (i) Last Conveyance(s): PIN 64029 - 0695 Registration No. SN113340
(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
Wellsand L3B 5N9

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

Properties

PIN	64029 - 0696 LT
Description	LOT 1, PLAN 59M352, PELHAM ; S/T EASEMENT IN GROSS OVER PT 1 PLAN 59R1 3234 AS IN SN139471
Address	PELHAM
PIN	64029 - 0697 LT
Description	LOT 2, PLAN 59M352, PELHAM ; S/T EASEMENT IN GROSS OVER PT 2 PLAN 59R1 3234 AS IN SN139471
Address	PELHAM
PIN	64029 - 0698 LT
Description	LOT 3, PLAN 59M352, PELHAM ; S/T EASEMENT IN GROSS OVER PT 3 PLAN 59R1 3234 AS IN SN139471
Address	PELHAM
PIN	64029 - 0699 LT
Description	LOT 4, PLAN 59M352, PELHAM ; S/T EASEMENT IN GROSS OVER PT 4 PLAN 59R1 3234 AS IN SN139471
Address	PELHAM
PIN	64029 - 0700 LT
Description	LOT 5, PLAN 59M352, PELHAM.
Address	PELHAM
PIN	64029 - 0701 LT
Description	LOT 6, PLAN 59M352, PELHAM.
Address	PELHAM
PIN	64029 - 0702 LT
Description	LOT 7, PLAN 59M352, PELHAM ; S/T EASEMENT IN GROSS OVER PT 5 PLAN 59R1 3234 AS IN SN139471
Address	PELHAM
PIN	64029 - 0703 LT
Description	LOT 8, PLAN 59M352, PELHAM ; S/T EASEMENT IN GROSS OVER PT 6 PLAN 59R1 3234 AS IN SN139471
Address	PELHAM
PIN	64029 - 0704 LT
Description	LOT 9, PLAN 59M352, PELHAM.
Address	PELHAM
PIN	64029 - 0705 LT
Description	LOT 10, PLAN 59M352, PELHAM ; S/T EASEMENT IN GROSS OVER PT 7 PLAN 59R 13234 AS IN SN139471
Address	PELHAM
PIN	64029 - 0706 LT
Description	LOT 11, PLAN 59M352, PELHAM ; S/T EASEMENT IN GROSS OVER PT 8 PLAN 59R 13234 AS IN SN139471
Address	PELHAM
PIN	64029 - 0707 LT
Description	LOT 12, PLAN 59M352, PELHAM.
Address	PELHAM
PIN	64029 - 0708 LT
Description	LOT 13, PLAN 59M352, PELHAM; S/T EASEMENT IN GROSS OVER PT 9 PLAN 59R1 3234 AS IN SN139470
Address	PELHAM
PIN	64029 - 0709 LT
Description	LOT 14, PLAN 59M352, PELHAM.
Address	PELHAM

Properties

PIN	64029 - 0710 LT
Description	LOT 15, PLAN 59M352, PELHAM ; S/T EASEMENT IN GROSS OVER PT 10 PLAN 59 R13234 AS IN SN139471
Address	PELHAM
PIN	64029 - 0711 LT
Description	LOT 16, PLAN 59M352, PELHAM ; S/T EASEMENT IN GROSS OVER PT 11 PLAN 59 R13234 AS IN SN139471
Address	PELHAM
PIN	64029 - 0712 LT
Description	LOT 17, PLAN 59M352, PELHAM.
Address	PELHAM
PIN	64029 - 0713 LT
Description	LOT 18, PLAN 59M352, PELHAM ; S/T EASEMENT IN GROSS OVER PT 12 PLAN 59 R13234 AS IN SN139471
Address	PELHAM
PIN	64029 - 0714 LT
Description	LOT 19, PLAN 59M352, PELHAM ; S/T EASEMENT IN GROSS OVER PT 13 PLAN 59 R13234 AS IN SN139471
Address	PELHAM
PIN	64029 - 0715 LT
Description	LOT 20, PLAN 59M352, PELHAM.
Address	PELHAM
PIN	64029 - 0716 LT
Description	LOT 21, PLAN 59M352, PELHAM ; S/T EASEMENT IN GROSS OVER PT 14 PLAN 59 R13234 AS IN SN139471
Address	PELHAM
PIN	64029 - 0717 LT
Description	LOT 22, PLAN 59M352, PELHAM ; S/T EASEMENT IN GROSS OVER PT 15 PLAN 59 R13234 AS IN SN139471
Address	PELHAM
PIN	64029 - 0718 LT
Description	LOT 23, PLAN 59M352, PELHAM ; S/T EASEMENT IN GROSS OVER PT 16 PLAN 59 R13234 AS IN SN139470
Address	PELHAM
PIN	64029 - 0720 LT
Description	BLOCK 25, PLAN 59M352, PELHAM.
Address	PELHAM
PIN	64029 - 0721 LT
Description	BLOCK 26, PLAN 59M352, PELHAM.
Address	PELHAM
PIN	64029 - 0722 LT
Description	BLOCK 27, PLAN 59M352, PELHAM.
Address	PELHAM
PIN	64029 - 0723 LT
Description	BLOCK 28, PLAN 59M352, PELHAM.
Address	PELHAM

Source Instruments

Registration No.	Date	Type of Instrument
SN139243	2006 10 10	Application For Inhibiting Order-Land

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

Applicant(s)

Name THE CORPORATION OF THE TOWN OF PELHAM
Address for Service P. O. Box 400
 Fonthill, Ontario
 L0S 1E0

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

This document is being authorized by a municipal corporation THE CORPORATION OF THE TOWN OF PELHAM BY CHERYL MICLETTE, CLERK.

Statements

All the conditions under the Inhibiting Order have been dealt with and the Inhibiting Order can now be deleted.

Signed By

Robert Bruce Smith	201-247 East Main St. PO Box 67	acting for Applicant(s)	Signed	2007 01 11
	Welland L3B 5N9			
Tel	9057355684			
Fax	9057353340			

Submitted By

LANCASTER, BROOKS & WELCH (WELLAND)	201-247 East Main St. PO Box 67	2007 01 11
	Welland L3B 5N9	
Tel	9057355684	
Fax	9057353340	

Fees/Taxes/Payment

Statutory Registration Fee	\$60.00
Total Paid	\$60.00