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SCHEDULE "A"

LEGAL DESCRIPTION

Lots 1 to 58, inclusive, and Blocks 59 and 60, Registered Plan No. 59M- , Town of
Pelham, Regional Municipality of Niagara.

The described lands being all of PIN 64030-0797 (LT).

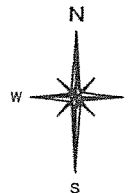
SCALE 1:750
0 10 20 Meters
WILLIAM A. MASCOE
ONTARIO LAND SURVEYOR

SCALE 1:750

WILLIAM A. MASCOE
ONTARIO LAND SURVEYOR

LOT 15,

CONCESSION 9.



LEGEND & NOTES

[illegible]

BEARING NOTE

METRIC
DISTANCES SHOWN ON THIS
PLAN ARE IN METERS AND
CAN BE CONVERTED TO FEET
BY DIVIDING BY 0.3048

FINAL PLAN OF SUBDIVISION
Approved under Section 51 of the Planning Act
This day of , 2006

Authorized Signature
THE CORPORATION OF THE TOWN OF PELHAM

PLAN 59M-

CERTIFICATE OF REGISTRATION

I CERTIFY THAT THE PLAN EDM- 12
REGISTERED IN THE LAND REGISTRY
OFFICE FOR THE LAND TITLES DIVISION
OF NIAGARA SOUTH (No. 58) AT
O'CLOCK ON THE DAY OF
2008 AND ENTERED IN THE REGISTER FOR
P.L.N. 64030 - 0787 (LJ) AND THE
REQUIRED CONSENTS ARE REGISTERED
AS PLAN DOCUMENT No.

ASST. DEP. LAND REGISTRAR

THE NEW YORK PUBLIC LIBRARY
ASTOR LENOX TILDEN FOUNDATION
455 FIFTH AVENUE
NEW YORK 17, N.Y.

OWNER'S CERTIFICATE

and its associated price

DATE 1 TO 22, 1974, 1975, 1976, 1977, 1978, 1979, 1980, 1981, 1982, 1983, 1984, 1985, 1986, 1987, 1988, 1989, 1990, 1991, 1992, 1993, 1994, 1995, 1996, 1997, 1998, 1999, 2000, 2001, 2002, 2003, 2004, 2005, 2006, 2007, 2008, 2009, 2010, 2011, 2012, 2013, 2014, 2015, 2016, 2017, 2018, 2019, 2020, 2021, 2022, 2023, 2024, 2025, 2026, 2027, 2028, 2029, 2030, 2031, 2032, 2033, 2034, 2035, 2036, 2037, 2038, 2039, 2040, 2041, 2042, 2043, 2044, 2045, 2046, 2047, 2048, 2049, 2050, 2051, 2052, 2053, 2054, 2055, 2056, 2057, 2058, 2059, 2060, 2061, 2062, 2063, 2064, 2065, 2066, 2067, 2068, 2069, 2070, 2071, 2072, 2073, 2074, 2075, 2076, 2077, 2078, 2079, 2080, 2081, 2082, 2083, 2084, 2085, 2086, 2087, 2088, 2089, 2090, 2091, 2092, 2093, 2094, 2095, 2096, 2097, 2098, 2099, 2100, 2101, 2102, 2103, 2104, 2105, 2106, 2107, 2108, 2109, 2110, 2111, 2112, 2113, 2114, 2115, 2116, 2117, 2118, 2119, 2120, 2121, 2122, 2123, 2124, 2125, 2126, 2127, 2128, 2129, 2130, 2131, 2132, 2133, 2134, 2135, 2136, 2137, 2138, 2139, 2140, 2141, 2142, 2143, 2144, 2145, 2146, 2147, 2148, 2149, 2150, 2151, 2152, 2153, 2154, 2155, 2156, 2157, 2158, 2159, 2160, 2161, 2162, 2163, 2164, 2165, 2166, 2167, 2168, 2169, 2170, 2171, 2172, 2173, 2174, 2175, 2176, 2177, 2178, 2179, 2180, 2181, 2182, 2183, 2184, 2185, 2186, 2187, 2188, 2189, 2190, 2191, 2192, 2193, 2194, 2195, 2196, 2197, 2198, 2199, 2200, 2201, 2202, 2203, 2204, 2205, 2206, 2207, 2208, 2209, 2210, 2211, 2212, 2213, 2214, 2215, 2216, 2217, 2218, 2219, 2220, 2221, 2222, 2223, 2224, 2225, 2226, 2227, 2228, 2229, 2230, 2231, 2232, 2233, 2234, 2235, 2236, 2237, 2238, 2239, 2240, 2241, 2242, 2243, 2244, 2245, 2246, 2247, 2248, 2249, 2250, 2251, 2252, 2253, 2254, 2255, 2256, 2257, 2258, 2259, 2260, 2261, 2262, 2263, 2264, 2265, 2266, 2267, 2268, 2269, 2270, 2271, 2272, 2273, 2274, 2275, 2276, 2277, 2278, 2279, 2280, 2281, 2282, 2283, 2284, 2285, 2286, 2287, 2288, 2289, 2290, 2291, 2292, 2293, 2294, 2295, 2296, 2297, 2298, 2299, 2300, 2301, 2302, 2303, 2304, 2305, 2306, 2307, 2308, 2309, 2310, 2311, 2312, 2313, 2314, 2315, 2316, 2317, 2318, 2319, 2320, 2321, 2322, 2323, 2324, 2325, 2326, 2327, 2328, 2329, 2330, 2331, 2332, 2333, 2334, 2335, 2336, 2337, 2338, 2339, 2340, 2341, 2342, 2343, 2344, 2345, 2346, 2347, 2348, 2349, 2350, 2351, 2352, 2353, 2354, 2355, 2356, 2357, 2358, 2359, 2360, 2361, 2362, 2363, 2364, 2365, 2366, 2367, 2368, 2369, 2370, 2371, 2372, 2373, 2374, 2375, 2376, 2377, 2378, 2379, 2380, 2381, 2382, 2383, 2384, 2385, 2386, 2387, 2388, 2389, 2390, 2391, 2392, 2393, 2394, 2395, 2396, 2397, 2398, 2399, 2400, 2401, 2402, 2403, 2404, 2405, 2406, 2407, 2408, 2409, 2410, 2411, 2412, 2413, 2414, 2415, 2416, 2417, 2418, 2419, 2420, 2421, 2422, 2423, 2424, 2425, 2426, 2427, 2428, 2429, 2430, 2431, 2432, 2433, 2434, 2435, 2436, 2437, 2438, 2439, 2440, 2441, 2442, 2443, 2444, 2445, 2446, 2447, 2448, 2449, 2450, 2451, 2452, 2453, 2454, 2455, 2456, 2457, 2458, 2459, 2460, 2461, 2462, 2463, 2464, 2465, 2466, 2467, 2468, 2469, 2470, 2471, 2472, 2473, 2474, 2475, 2476, 2477, 2478, 2479, 2480, 2481, 2482, 2483, 2484, 2485, 2486, 2487, 2488, 2489, 2490, 2491, 2492, 2493, 2494, 2495, 2496, 2497, 2498, 2499, 2500, 2501, 2502, 2503, 2504, 2505, 2506, 2507, 2508, 2509, 2510, 2511, 2512, 2513, 2514, 2515, 2516, 2517, 2518, 2519, 2520, 2521, 2522, 2523, 2524, 2525, 2526, 2527, 2528, 2529, 2530, 2531, 2532, 2533, 2534, 2535, 2536, 2537, 2538, 2539, 2540, 2541, 2542, 2543, 2544, 2545, 2546, 2547, 2548, 2549, 2550, 2551, 2552, 2553, 2554, 2555, 2556, 2557, 2558, 2559, 2560, 2561, 2562, 2563, 2564, 2565, 2566, 2567, 2568, 2569, 2570, 2571, 2572, 2573, 2574, 2575, 2576, 2577, 2578, 2579, 2580, 2581, 2582, 2583, 2584, 2585, 2586, 2587, 2588, 2589, 2590, 2591, 2592, 2593, 2594, 2595, 2596, 2597, 2598, 2599, 2600, 2601, 2602, 2603, 2604, 2605, 2606, 2607, 2608, 2609, 2610, 2611, 2612, 2613, 2614, 2615, 2616, 2617, 2618, 2619, 2620, 2621, 2622, 2623, 2624, 2625, 2626, 2627, 2628, 2629, 2630, 2631, 2632, 2633, 2634, 2635, 2636, 2637, 2638, 2639, 2640, 2641, 2642, 2643, 2644, 2645, 2646, 2647, 2648, 2649, 2650, 2651, 2652, 2653, 2654,

1. THE VEHICLE MUST BE TOWED ORAL.
TOWED ORAL, CARRYING MORE COLLECTIONS
AND VARIOUS OTHER, ARE VEHICLE CARRIED
TO COLLECTIONS OF THE TOWN OF PULASKI
AS PUBLIC PROPERTY.

477 2258
2413

1-877-64-ONKABO 24 HOURS
 1-877-64-ONKABO 24 HOURS

SURVEYOR'S CERTIFICATE

1. THE PARTY WAS HELD:

1. THE PARTY AND PLAN ARE COMPLETE AND IN ACCORDANCE WITH THE SERVICE ACT, THE MEMBERSHIP ACT AND THE LAND FILL ACT AND THE REGULATIONS MADE UNDER THEM.
2. THE PARTY WAS HELD ON THE 20th DAY OF APRIL, 2000.

51022 22, 2376

SUBJECT:

CURVE TABLE

[illegible]

**WILLIAM A. MASCOE
SURVEYING LTD.
ST. CATHARINES, ONTARIO
98 CHURCH STREET**

PHONE 205-841-1007 FAX 205-841-4424

DATE: JUNE 23, 2008 FILE: 779

SCHEDULE "A-1"	LEGAL DESCRIPTION
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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 William Mascoe, O.L.S., under File No. 7796, dated July 23, 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 restrict all servicing construction access to Steele Drive from Balfour Street. The Developer shall make its best efforts to restrict all residential building construction traffic access to Steele Drive from Balfour Street and shall demonstrate, in writing, how it will use its best efforts in this regard to the Director prior to release of building permits.
6. The Developer shall ensure that the recommendations of the Tree Preservation Plan completed by Donald Martin, Landscape Architect, dated December 19, 2005, for Cherry Ridge Extension, Town of Pelham, are implemented to the satisfaction of the Town of Pelham and Regional Planning and Development Department.

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, Block 59 for open space purposes.

The Developer shall transfer title to the Town, free and clear of all encumbrances and at its own expense, Blocks 60, 61 and 62 for 0.3 metre reserve purposes.

All references to Blocks and Lots in this Agreement relate to the preliminary Plan of Subdivision (59M Plan) prepared by William A. Mascoe, O.L.S., under File No. 7796 dated June 23, 2006.

SCHEDULE "D"

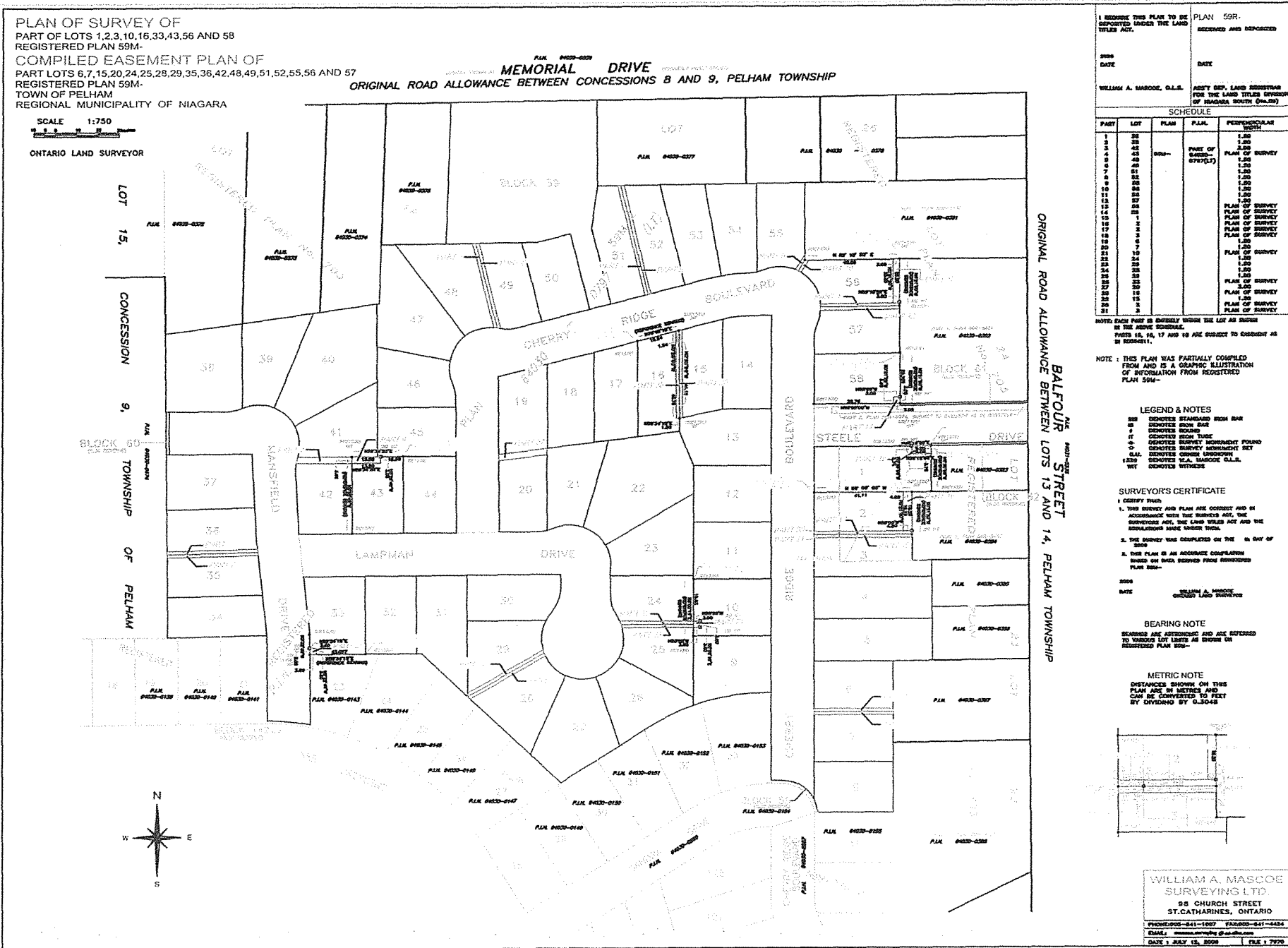
EASEMENTS

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 William A. Mascoe, O.L.S., and under its File No. 7970, dated July 12, 2006, as follows:

- (a) Easements in favour of the Town for drainage purposes over Lots 1, 2, 3, 6, 7, 10, 15, 16, 20, 24, 25, 28, 29, 33, 35, 36, 42, 43, 48, 49, 51, 52, 55, 56, 57 and 58 described as Parts 1 to 31, inclusive, on the preliminary 59R Plan; and
- (b) An easement in favour of the Town for temporary turning circles over the whole of Lot 37 on the preliminary 59M Plan.

SCHEDULE "D-1"

EASEMENTS



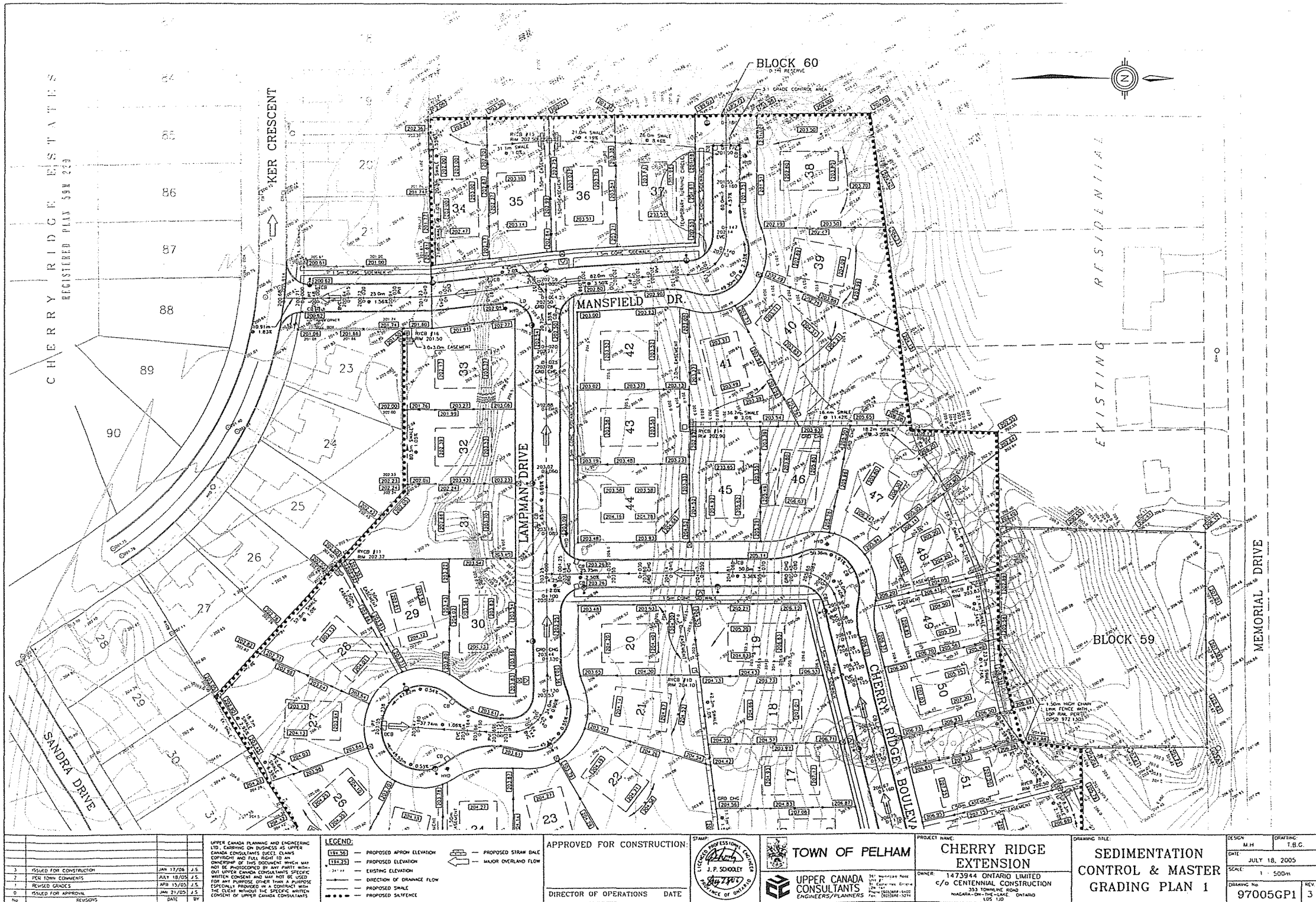
SCHEDULE "E"

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 Schedules "E-1" and "E-2"

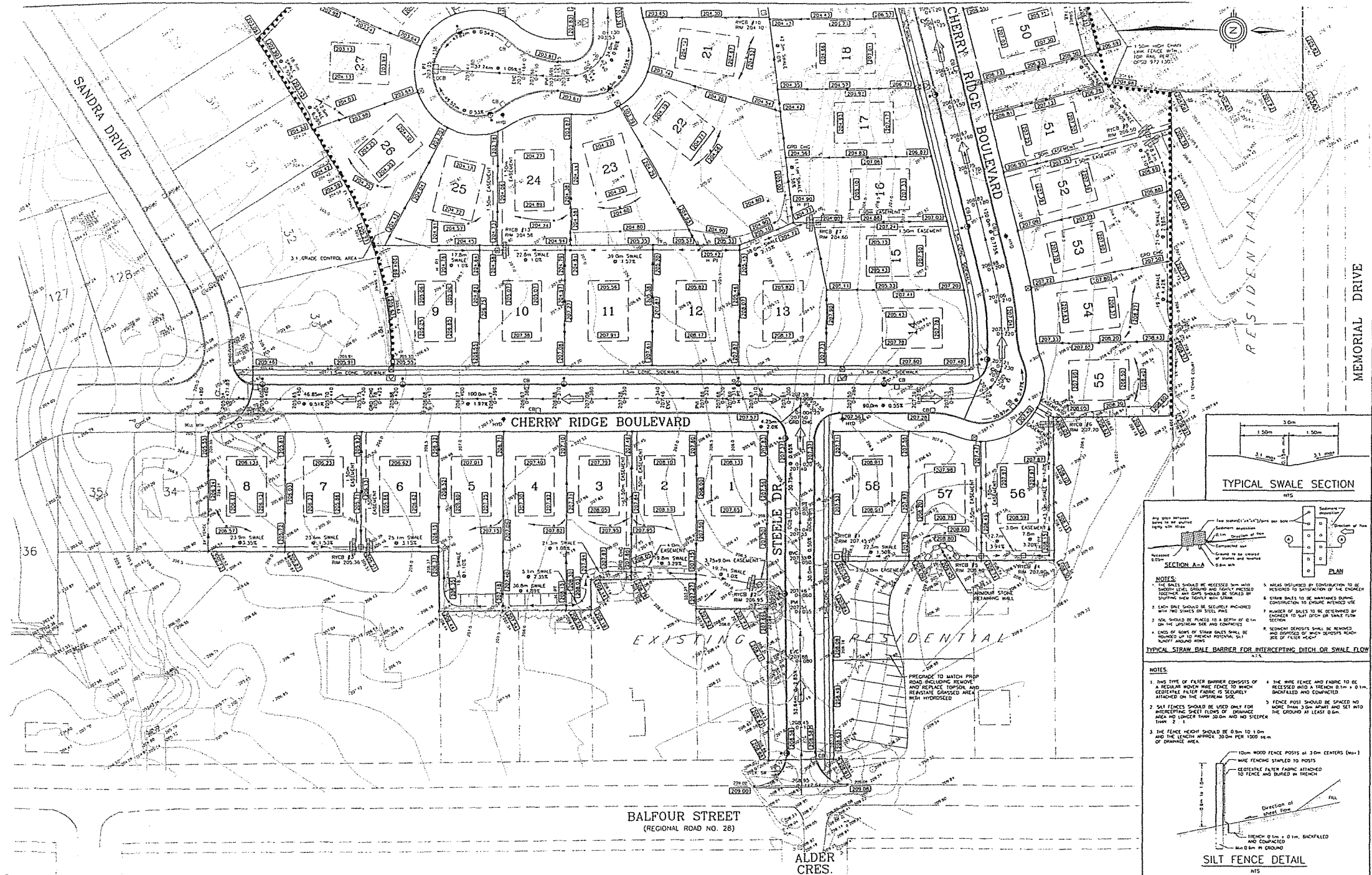
SCHEDULE "E-1"

SUBDIVISION GRADE CONTROL PLAN

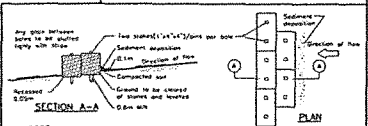


SCHEDULE "E2"

SUBDIVISION GRADE CONTROL PLAN



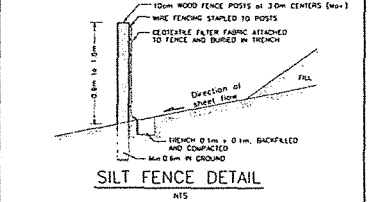
TYPICAL SWALE SECTION



- NOTES:
1. THE SWALE SHOULD BE DESIGNED TO BE RESISTANT TO SATURATION OF THE CHANNEL. SWALE SLOPES SHOULD BE MAINTAINED DURING CONSTRUCTION TO ENSURE INTERFERED USE.
 2. SWALE SLOPES SHOULD BE MAINTAINED DURING CONSTRUCTION TO ENSURE INTERFERED USE.
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 10. SWALE SLOPES SHOULD BE MAINTAINED DURING CONSTRUCTION TO ENSURE INTERFERED USE.

TYPICAL STRAW BALE BARrier FOR INTERCEPTING DITCH OR SWALE FLOW

- NOTES:
1. THE TYPE OF FILTER BARrier CONSISTS OF A REGULAR WOODEN RAIL FENCE TO WHICH GEOTEXTILE FILTER FABRIC IS SECURELY ATTACHED ON THE UPSTREAM SIDE.
 2. THE FENCE SHOULD BE USED ONLY FOR INTERCEPTING SHEET FLOWS OF DRAINAGE AREA NO LONGER THAN 30m AND NO STEEPER THAN 2:1.
 3. THE FENCE HEIGHT SHOULD BE 0.9m TO 1.0m AND THE LENGTH APPROX. 30m PER 1000 m² OF DRAINAGE AREA.
 4. THE WIRE FENCE AND FABRIC TO BE RECESSED INTO A TRENCH 0.1m x 0.1m, BACKFILLED AND COMPACTED.
 5. FENCE POSTS SHOULD BE SPACED NO MORE THAN 3.0m APART AND SET INTO THE GROUND AT LEAST 0.6m.



			UPPER CANADA PLANNING AND ENGINEERING LTD. CARRYING ON BUSINESS AS UPPER CANADA CONSULTANTS (UCC) CLAIMS COPYRIGHT AND FULL RIGHT TO AN ORIGINAL OF THIS DOCUMENT WHICH MAY NOT BE PHOTOCOPIED BY ANY PARTY WITHOUT UPPER CANADA CONSULTANTS SPECIFIC WRITTEN CONSENT AND MAY NOT BE USED FOR ANY PURPOSE OTHER THAN A PURPOSE SPECIFICALLY PROVIDED IN A CONTRACT WITH THE CLIENT WITHOUT THE SPECIFIC WRITTEN CONSENT OF UPPER CANADA CONSULTANTS			LEGEND:			APPROVED FOR CONSTRUCTION:			TOWN OF PELHAM			CHERRY RIDGE EXTENSION			SEDIMENTATION CONTROL & MASTER GRADING PLAN 2			DESIGN: M.H.		DRAWING: T.B.G.				
ISSUED FOR CONSTRUCTION			JAN 12/06			JAN 12/06			JAN 12/06			JAN 12/06			JAN 12/06			JAN 12/06			JAN 12/06			DATE: JULY 18, 2005		SCALE: 1 : 500m	
PER TOWN COMMENTS			JULY 18/05			JULY 18/05			JULY 18/05			JULY 18/05			JULY 18/05			JULY 18/05			JULY 18/05			DRAWING NO: 97005GP2		REV: 3	
REVISED GRADES			APR 15/05			APR 15/05			APR 15/05			APR 15/05			APR 15/05			APR 15/05			APR 15/05						
ISSUED FOR APPROVAL			JAN 21/05			JAN 21/05			JAN 21/05			JAN 21/05			JAN 21/05			JAN 21/05			JAN 21/05						
REVISIONS			DATE			DATE			DATE			DATE			DATE			DATE			DATE						

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.

Construction on Lots 29, 31 and 32 will be restricted to one-storey bungalow style homes, without lofts, having a building height of 6.4 metres (21 feet) measured at the front of the dwellings from the finished grade to the midpoint between the eaves and the peak of the roof.

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

PRIMARY SERVICES

Watermains & services	\$139,800.00
Storm sewers, services & major drainage swales	375,500.00
Storm water management: pond & outlet structures	0.00
Sanitary sewers & services	151,300.00
Storm & sanitary sewer TV inspections (preliminary)	18,100.00
Roadways (excluding surface asphalt)	298,800.00
General grading	32,700.00
Topsoil, seed & mulch entire site	214,100.00
Sodding of all major swales	18,500.00
Miscellaneous (Barricade)	1,500.00

Total for Primary security purposes	\$1,250,300.00
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SECONDARY SERVICES

Driveway ramps	\$43,500.00
Storm & sanitary sewer TV inspections (final acceptance)	18,100.00
Adjustment of Catchbasins and placement of curb and gutter	11,000.00
Final asphalt	44,300.00
Concrete sidewalks	41,200.00
Grading & sodding boulevards	40,000.00
Fencing and landscaping	7,700.00
Boulevard trees	21,000.00
Street lighting	37,500.00

Total for Secondary security purposes	\$264,300.00
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Sub-Total Subdivision Servicing Cost	\$1,514,600.00
Contingencies (5%)	76,000.00
Engineering (10%)	151,000.00
Subtotal servicing, engineering & contingency	\$1,741,600.00
6% GST	104,500.00
TOTAL - CONSTRUCTION OF SERVICES	\$1,846,100.00

20% PRIMARY AND 120% SECONDARY SERVICES	\$698,000.00	(1)
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TOWN ADMINISTRATION FEE	\$73,000.00	(2)
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STREET & TRAFFIC SIGNS	\$1,800.00	(3)
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SUMMARY

LETTER OF CREDIT REQUIRED (1)	\$698,000.00
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CASH PAYMENT REQUIRED (2) + (3)	\$74,800.00
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PIN 64030 - 0797 LT

☒ Redescription

Description LOTS 1-58, INCLUSIVE, BLOCKS 59-62, INCLUSIVE, PLAN 59M-350; PELHAM

Address PELHAM

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 1. Transfer of Block 59, Plan 59M-350 to The Corporation of the Town of Pelham for open space purposes. 2. Transfer of Blocks 60, 61 and 62, Plan 59M-350 to The Corporation of the Town of Pelham for 0.3 metre reserve purposes. 3. Transfer to The Corporation of the Town of Pelham for a drainage easement over part of Lots 1, 2, 3, 6, 7, 10, 15, 16, 20, 24, 25, 28, 29, 33, 35, 36, 42, 43, 48, 49, 51, 52, 55, 56, 57 and 58, Plan 59M-350. 4. Transfer to The Corporation of the Town of Pelham of an easement for a temporary turning circle over Lot 37, Plan 59M-350. 5. Postponement agreements postponing interest of Meridian Credit Union Limited to easements and subdivision agreement. 6. Partial discharge of charge No. SN47213 as it affects Blocks 59-62, inclusive. 7. Release of easement registered as Instrument No. RO504811. 8. Restrictive covenants. 9. Issuance by The Corporation of the Town of Pelham of a Certificate of Completion of Primary Services in regard to Lots 1-58, inclusive, Plan 59M-350. 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 Welland L3B 5N9	acting for Applicant(s)	Signed	2006 08 28
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Tel 9057355684

Fax 9057353340

Submitted By

LANCASTER, BROOKS & WELCH 201-247 East Main St. PO Box 67 2006 08 28
(WELLAND) Welland L3B 5N9

Tel 9057355684

Fax 9057353340

Fees/Taxes/Payment

Statutory Registration Fee	\$60.00
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Total Paid	\$60.00
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The applicant(s) hereby applies to the Land Registrar.

Properties

PIN 64030 - 0797 LT Interest/Estate Fee Simple ☒ Split
Description BLOCK 59; PLAN 59M-350; PELHAM
Address PELHAM

Consideration

Consideration \$ 1.00

Transferor(s)

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

Name 1473944 ONTARIO LIMITED
Address for Service 353 Townline Road, Niagara-on-the-Lake, Ontario, L0S 1J0

I, Domenic Dilalla, 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	Registered Owner
Address for Service	P.O. 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. SN134106 registered on 2006/08/28

Signed By

Brandon Michael Boone	39 Queen St. P.O. Box 24022 St. Catharines L2R 7P7	acting for Transferor(s)	Signed	2006 08 28
Tel 9056881125				
Fax 9056885725				
Robert Bruce Smith	201-247 East Main St. PO Box 67 Welland L3B 5N9	acting for Transferee(s)	Signed	2006 08 29
Tel 9057355684				
Fax 9057353340				

Submitted By

LANCASTER, BROOKS & WELCH (WELLAND)	201-247 East Main St. PO Box 67 Welland L3B 5N9	2006 08 29
Tel 9057355684		
Fax 9057353340		

Fees/Taxes/Payment

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

File Number

Transferor Client File Number : 36688

Properties

PIN 64030 - 0797 LT

Description PT LT 14 PL 703 NS E CANBORO ST & PT LTS 22-24 PL 703 WS BALFOUR AV PTS
1-3 59R8074 , EXCEPT 59M220 & PTS 1-4 59R9035 , S/T PT 3 59R8074 IN FAVOUR
OF PT 1 59R5347 AS IN RO504811 , S/T RO557718 ; LT 22 PL 59M220 ; PELHAM

Address PELHAM

Applicant(s)

Name 1473944 ONTARIO LIMITED

Address for Service 353 Townline Road, Niagara-on-the-Lake, Ontario, L0S 1J0

I, Domenic Dilalla, President, have the authority to bind the corporation.

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

Statements

The applicant applies to register a plan of subdivision of the land prepared by William A. Mascoe dated 2006/06/23

All the consents required have been obtained.

Schedule: See Schedules

Signed By

Monica Evelyn Wolfe	39 Queen St. P.O. Box 24022 St. Catharines L2R 7P7	acting for Applicant(s)	Signed	2006 06 27
Tel	9056881125			
Fax	9056885725			

Submitted By

DANIEL & PARTNERS LLP	39 Queen St. P.O. Box 24022 St. Catharines L2R 7P7	2006 08 28
Tel	9056881125	
Fax	9056885725	

Fees/Taxes/Payment

Statutory Registration Fee \$0.00

Total Paid \$0.00

File Number

Applicant Client File Number : 36688

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

Properties

PIN 64030 - 0797 LT Interest/Estate Fee Simple ☒ Split
Description BLOCKS 60, 61 AND 62, PLAN 59M-350; PELHAM
Address PELHAM

Consideration

Consideration \$ 1.00

Transferor(s)

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

Name 1473944 ONTARIO LIMITED
Address for Service 353 Townline Road, Niagara-on-the-Lake, Ontario, L0S 1J0

I, Domenic Dilalla, 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	Registered Owner
Address for Service	P.O. Box 400, Fonthill, Ontario L0S 1E0	

Statements

Schedule: Conveyance of Blocks 60, 61 and 62 for .3 metre reserve purposes.
THE CORPORATION OF THE TOWN OF PELHAM, has consented to the registration of this document, subject to the continuance of registration no. SN134106 registered on 2006/08/28

Signed By

Brandon Michael Boone	39 Queen St. P.O. Box 24022 St. Catharines L2R 7P7	acting for Transferor(s)	Signed	2006 08 28
Tel 9056881125				
Fax 9056885725				
Robert Bruce Smith	201-247 East Main St. PO Box 67 Welland L3B 5N9	acting for Transferee(s)	Signed	2006 08 29
Tel 9057355684				
Fax 9057353340				

Submitted By

LANCASTER, BROOKS & WELCH (WELLAND)	201-247 East Main St. PO Box 67 Welland L3B 5N9	2006 08 29
Tel 9057355684		
Fax 9057353340		

Fees/Taxes/Payment

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

File Number

Transferor Client File Number : 36688

Properties

PIN	64030 - 0797	LT	Interest/Estate	Easement
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☒ Add Easement

Description LOT 37, PLAN 59M-350; PELHAM

THIS IS AN EASEMENT IN GROSS.

Address PELHAM

Consideration

Consideration \$ 1.00

Transferor(s)

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

Name 1473944 ONTARIO LIMITED

Address for Service 353 Townline Road, Niagara-on-the-Lake, Ontario, L0S 1J0

I, Domenic Dilalla, 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 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. SN134106 registered on 2006/08/28

Signed By

Brandon Michael Boone	39 Queen St. P.O. Box 24022 St. Catharines L2R 7P7	acting for Transferor(s)	Signed	2006 08 28
-----------------------	---	--------------------------	--------	------------

Tel 9056881125

Fax 9056885725

Robert Bruce Smith	201-247 East Main St. PO Box 67 Welland L3B 5N9	acting for Transferee(s)	Signed	2006 08 29
--------------------	--	--------------------------	--------	------------

Tel 9057355684

Fax 9057353340

Submitted By

LANCASTER, BROOKS & WELCH 201-247 East Main St. PO Box 67 2006 08 29
(WELLAND) Welland L3B 5N9

Tel 9057355684

Fax 9057353340

Fees/Taxes/Payment

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

Total Paid	\$60.00
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LAND TRANSFER TAX STATEMENTS

In the matter of the conveyance of: 64030 - 0797 LOT 37, PLAN 59M-350; PELHAM

THIS IS AN EASEMENT IN GROSS.

BY: 1473944 ONTARIO LIMITED
TO: THE CORPORATION OF THE TOWN OF PELHAM %(all PINs)

1. BRUCE SMITH, SOLICITOR

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:
- g) transfer to a municipality pursuant to a development agreement

5. The land is not subject to an encumbrance

PROPERTY Information Record

A. Nature of Instrument: Transfer Easement
LRO 59 Registration No. SN134237 Date: 2006/08/29

B. Property(s): PIN 64030 - 0797 Address PELHAM Assessment Roll No -

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

D. (i) Last Conveyance(s): PIN 64030 - 0797 Registration No. SN134234
(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.

yyyy mm dd

Page 1 of 4

Properties

PIN 64030 - 0797 LT Interest/Estate Easement ☒ Add Easement

Description PART LOTS 1, 2, 3, 6, 7, 10, 15, 16, 20, 24, 25, 28, 29, 33, 35, 36, 42, 43, 48, 49, 51, 52, 55, 56, 57 AND 58, PLAN 59M-350 DESIGNATED AS PARTS 1 TO 31 ON PLAN 59R-13186; PELHAM, MORE PARTICULARLY DESCRIBED ON SCHEDULE ATTACHED.

 THIS IS AN EASEMENT IN GROSS.

Address PELHAM

Consideration

Consideration \$ 1.00

Transferor(s)

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

Name 1473944 ONTARIO LIMITED

Address for Service 353 Townline Road, Niagara-on-the-Lake, Ontario, L0S 1J0

I, Domenic Dilalla, 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 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. SN134106 registered on 2006/08/28

Signed By

Brandon Michael Boone	39 Queen St. P.O. Box 24022 St. Catharines L2R 7P7	acting for Transferor(s)	Signed	2006 08 28
Tel 9056881125				
Fax 9056885725				
Robert Bruce Smith	201-247 East Main St. PO Box 67 Welland L3B 5N9	acting for Transferee(s)	Signed	2006 08 29
Tel 9057355684				
Fax 9057353340				

Submitted By

LANCASTER, BROOKS & WELCH (WELLAND)	201-247 East Main St. PO Box 67 Welland L3B 5N9	2006 08 29
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: 64030 - 0797 PART LOTS 1, 2, 3, 6, 7, 10, 15, 16, 20, 24, 25, 28, 29, 33, 35, 36, 42, 43, 48, 49, 51, 52, 55, 56, 57 AND 58, PLAN 59M-350 DESIGNATED AS PARTS 1 TO 31 ON PLAN 59R-13186; PELHAM, MORE PARTICULARLY DESCRIBED ON SCHEDULE ATTACHED.

THIS IS AN EASEMENT IN GROSS.

BY: 1473944 ONTARIO LIMITED
TO: THE CORPORATION OF THE TOWN OF PELHAM % (all PINs)

1. BRUCE SMITH, SOLICITOR

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:
- g) transfer to a municipality pursuant to a development agreement

5. The land is not subject to an encumbrance

PROPERTY Information Record

- A. Nature of Instrument: Transfer Easement
LRO 59 Registration No. SN134238 Date: 2006/08/29
- B. Property(s): PIN 64030 - 0797 Address PELHAM Assessment - Roll No
- C. Address for Service: P.O. Box 400, Fonthill, Ontario L0S 1E0
- D. (i) Last Conveyance(s): PIN 64030 - 0797 Registration No. SN134234
(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

SCHEDULE FOR DESCRIPTION

Lots referred to hereunder are as on Plan 59M-350

Parts referred to hereunder are as on Plan 59R-13186

Lot 1	Part 15
Lot 2	Parts 16, 17 and 30
Lot 3	Parts 18 and 31
Lot 6	Part 19
Lot 7	Part 20
Lot 10	Part 21
Lot 15	Part 29
Lot 16	Part 28
Lot 20	Part 27
Lot 24	Part 22
Lot 25	Part 23
Lot 28	Part 24
Lot 29	Part 25
Lot 33	Part 26
Lot 35	Part 2
Lot 36	Part 1
Lot 42	Part 3
Lot 43	Part 4
Lot 48	Part 5
Lot 49	Part 6
Lot 51	Part 7
Lot 52	Part 8
Lot 55	Part 9
Lot 56	Parts 10, 11, and 13
Lot 57	Part 12
Lot 58	Part 14

Properties

PIN

64030 - 0797 LT

☒ Affects Part of Prop

Description

LOT 37, PLAN 59M-350; PELHAM

Address

PELHAM

Source Instruments

Registration No.	Date	Type of Instrument
SN47213	2004 08 27	Charge/Mortgage

Party From(s)

Name

MERIDIAN CREDIT UNION LIMITED

Address for Service

75 Corporate Park Drive
St. Catharines, Ontario
L2S 3W3

I, Mick Wolfe, Senior 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

P.O. 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 SN134237 registered on 2006/08/29

THE CORPORATION OF THE TOWN OF PELHAM, has consented to the registration of this document, subject to the continuance of registration no. SN134106 registered on 2006/08/28

Signed By

Brandon Michael Boone	39 Queen St. P.O. Box 24022 St. Catharines L2R 7P7	acting for Party From(s)	Signed	2006 08 29
Tel	9056881125			
Fax	9056885725			
Robert Bruce Smith	201-247 East Main St. PO Box 67 Welland L3B 5N9	acting for Party To(s)	Signed	2006 08 29
Tel	9057355684			
Fax	9057353340			

Submitted By

LANCASTER, BROOKS & WELCH (WELLAND)

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

2006 08 29

Tel

9057355684

Fax

9057353340

Fees/Taxes/Payment

Statutory Registration Fee	\$60.00
Total Paid	\$60.00

Properties

PIN 64030 - 0797 LT

☒ Affects Part of Prop

Description LOTS 1 TO 58, PLAN 59M-350 PELHAM

Address PELHAM

Source Instruments

Registration No.	Date	Type of Instrument
------------------	------	--------------------

SN47213	2004 08 27	Charge/Mortgage
---------	------------	-----------------

Party From(s)

Name MERIDIAN CREDIT UNION LIMITED

Address for Service 75 Corporate Park Drive
St. Catharines, Ontario
L2S 3W3

I, Mick Wolfe, Senior 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 P.O. 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 SN134105 registered on 2006/08/28

THE CORPORATION OF THE TOWN OF PELHAM, has consented to the registration of this document, subject to the continuance of registration no. SN134106 registered on 2006/08/28

Signed By

Brandon Michael Boone	39 Queen St. P.O. Box 24022 St. Catharines L2R 7P7	acting for Party From(s)	Signed	2006 08 28
-----------------------	---	--------------------------	--------	------------

Tel 9056881125

Fax 9056885725

Robert Bruce Smith	201-247 East Main St. PO Box 67 Welland L3B 5N9	acting for Party To(s)	Signed	2006 08 29
--------------------	--	------------------------	--------	------------

Tel 9057355684

Fax 9057353340

Submitted By

LANCASTER, BROOKS & WELCH 201-247 East Main St. PO Box 67 2006 08 29
(WELLAND) Welland L3B 5N9

Tel 9057355684

Fax 9057353340

Fees/Taxes/Payment	
1	2
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71	72
73	74
75	76
77	78
79	80
81	82
83	84
85	86
87	88
89	90
91	92
93	94
95	96
97	98
99	100

Statutory Registration Fee	\$60.00
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Total Paid	\$60.00
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Properties

PIN	64030 - 0797 LT	Interest/Estate	Fee Simple	<input checked="" type="checkbox"/> Remove Easement
Description	LOTS 1 TO 58, BLOCKS 59 TO 62, AND THE STREETS ON PLAN 59M-350; PELHAM (SERVIENT LANDS)			
Address	PELHAM			
PIN	64030 - 0384 LT	Interest/Estate	Fee Simple	<input checked="" type="checkbox"/> Remove Easement
Description	PT LT 23 W/S BALFOUR AV PL 703 PELHAM PT 1 59R5347 ; PELHAM (DOMINANT LANDS)			
Address	PELHAM			

Consideration

Consideration \$ 1.00

Transferor(s)

The transferor(s) hereby transfers, releases and abandons the easement to the transferee(s).

Name VAHRMEYER, MARK
Address for Service 1178 Balfour Avenue
 Fenwick, Ontario
 L0S 1C0

I am at least 18 years of age.
VAHRMEYER, WENDY 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 VAHRMEYER, WENDY
Address for Service 1178 Balfour Avenue
 Fenwick, Ontario
 L0S 1C0

I am at least 18 years of age.
VAHRMEYER, MARK 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	1473944 ONTARIO LIMITED	Registered Owner
Address for Service	353 Townline Road, Niagara-on-the-Lake, Ontario, L0S 1J0	

Statements

All the parties having an interest have consented to this release of easement.

Schedule: Easement registered as RO504811 is hereby released and abandoned from the properties noted above.

This document relates to registration no.(s)RO504811

THE CORPORATION OF THE TOWN OF PELHAM, has consented to the registration of this document, subject to the continuance of registration no. SN134106 registered on 2006/08/28

Signed By

Brandon Michael Boone	39 Queen St. P.O. Box 24022	acting for Transferor(s)	Signed	2006 08 29
	St. Catharines L2R 7P7			
Tel	9056881125			
Fax	9056885725			

LAND TRANSFER TAX STATEMENTS

In the matter of the conveyance of: 64030 - 0797 LOTS 1 TO 58, BLOCKS 59 TO 62, AND THE STREETS ON PLAN 59M-350; PELHAM (SERVIENT LANDS)

64030 - 0384 PT LT 23 W/S BALFOUR AV PL 703 PELHAM PT 1 59R5347 ; PELHAM (DOMINANT LANDS)

BY: VAHRMEYER, MARK
VAHRMEYER, WENDY

TO: 1473944 ONTARIO LIMITED Registered Owner %(all PINs)

1. DOMENIC DILALLA, PRESIDENT

- 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 1473944 ONTARIO LIMITED described in paragraph(s) (c) 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: Release of an easement no longer required.

5. The land is subject to encumbrance

PROPERTY Information Record

A. Nature of Instrument: Transfer Release & Abandonment

LRO 59 Registration No. SN134234 Date: 2006/08/29

B. Property(s): PIN 64030 - 0797 Address PELHAM Assessment Roll No -

PIN 64030 - 0384 Address PELHAM Assessment Roll No 2732010 - 01512800

C. Address for Service: 353 Townline Road,
Niagara-on-the-Lake, Ontario, L0S 1J0

D. (i) Last Conveyance(s): PIN 64030 - 0797 Registration No. SN53760

PIN 64030 - 0384 Registration No. RO504811

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

E. Tax Statements Prepared By: Brandon Michael Boone
39 Queen St. P.O. Box
24022
St. Catharines L2R 7P7

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

yyyy mm dd Page 1 of 1

Properties

PIN 64030 - 0797 LT
Description BLOCKS 59, 60, 61, AND 62, PLAN 59M-350, PELHAM
Address PELHAM

☒ Affects Part of Prop**Document to be Discharged**

<i>Registration No.</i>	<i>Date</i>	<i>Type of Instrument</i>
SN47213	2004 08 27	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 Commercial Banking Centre
75 Corporate Park Drive
St. Catharines, Ontario
L2S 3W3

I, Mick Wolfe, Senior 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 not the original chargee or is the original chargee and has changed it's name but is the party entitled to give an effective discharge

Signed By

Monica Evelyn Wolfe	39 Queen St. P.O. Box 24022 St. Catharines L2R 7P7	acting for Applicant(s)	Signed	2006 08 28
Tel 9056881125				
Fax 9056885725				

Submitted By

DANIEL & PARTNERS LLP	39 Queen St. P.O. Box 24022 St. Catharines L2R 7P7	2006 08 29
Tel 9056881125		
Fax 9056885725		

Fees/Taxes/Payment

<i>Statutory Registration Fee</i>	\$60.00
<i>Total Paid</i>	\$60.00

File Number*Discharging Party Client File Number :* 36688

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

yyyy mm dd

Page 1 of 2

Properties

PIN 64030 - 0797 LT

☒ Affects Part of Prop

Description LOTS 1 TO 58, PLAN 59M-350; PELHAM

Address PELHAM

Applicant(s)

Name 1473944 ONTARIO LIMITED

Address for Service 353 Townline Road, Niagara-on-the-Lake, Ontario, L0S 1J0.

I, Domenic Dilalla, President, have the authority to bind the corporation.

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

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. SN134106 registered on 2006/08/28

Signed By

Brandon Michael Boone	39 Queen St. P.O. Box 24022 St. Catharines L2R 7P7	acting for Applicant(s)	Signed	2006 08 28
Tel	9056881125			
Fax	9056885725			

Submitted By

DANIEL & PARTNERS LLP	39 Queen St. P.O. Box 24022 St. Catharines L2R 7P7	2006 08 29
Tel	9056881125	
Fax	9056885725	

Fees/Taxes/Payment

Statutory Registration Fee	\$60.00
Total Paid	\$60.00

File Number

Applicant Client File Number : 36688

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

Properties

- PIN

64030 - 0801 LT
- Description

LOT 1, PLAN 59M350, PELHAM. S/T EASEMENT IN GROSS OVER PT 15 PLAN 59R1
3186 AS IN SN134238
- Address

PELHAM
- PIN

64030 - 0802 LT
- Description

LOT 2, PLAN 59M350, PELHAM. S/T EASEMENT IN GROSS OVER PTS 16, 17 & 30
PLAN 59R13186 AS IN SN134238
- Address

PELHAM
- PIN

64030 - 0803 LT
- Description

LOT 3, PLAN 59M350, PELHAM. S/T EASEMENT IN GROSS OVER PTS 18 & 31 PLA N
59R13186 AS IN SN134238
- Address

PELHAM
- PIN

64030 - 0804 LT
- Description

LOT 4, PLAN 59M350, PELHAM.
- Address

PELHAM
- PIN

64030 - 0805 LT
- Description

LOT 5, PLAN 59M350, PELHAM.
- Address

PELHAM
- PIN

64030 - 0806 LT
- Description

LOT 6, PLAN 59M350, PELHAM. S/T EASEMENT IN GROSS OVER PT 19 PLAN 59R1
3186 AS IN SN134238
- Address

PELHAM
- PIN

64030 - 0807 LT
- Description

LOT 7, PLAN 59M350, PELHAM. S/T EASEMENT IN GROSS OVER PT 20 PLAN 59R1
3186 AS IN SN134238
- Address

PELHAM
- PIN

64030 - 0808 LT
- Description

LOT 8, PLAN 59M350, PELHAM.
- Address

PELHAM
- PIN

64030 - 0809 LT
- Description

LOT 9, PLAN 59M350, PELHAM.
- Address

PELHAM
- PIN

64030 - 0810 LT
- Description

LOT 10, PLAN 59M350, PELHAM. S/T EASEMENT IN GROSS OVER PT 21 PLAN 59R
13186 AS IN SN134238
- Address

PELHAM
- PIN

64030 - 0811 LT
- Description

LOT 11, PLAN 59M350, PELHAM.
- Address

PELHAM
- PIN

64030 - 0812 LT
- Description

LOT 12, PLAN 59M350, PELHAM.
- Address

PELHAM
- PIN

64030 - 0813 LT
- Description

LOT 13, PLAN 59M350, PELHAM.
- Address

PELHAM
- PIN

64030 - 0814 LT
- Description

LOT 14, PLAN 59M350, PELHAM.
- Address

PELHAM

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

Properties

PIN	64030 - 0829 LT
Description	LOT 29, PLAN 59M350, PELHAM. S/T EASEMENT IN GROSS OVER PT 25 PLAN 59R 13186 AS IN SN134238
Address	PELHAM
PIN	64030 - 0830 LT
Description	LOT 30, PLAN 59M350, PELHAM.
Address	PELHAM
PIN	64030 - 0831 LT
Description	LOT 31, PLAN 59M350, PELHAM.
Address	PELHAM
PIN	64030 - 0832 LT
Description	LOT 32, PLAN 59M350, PELHAM.
Address	PELHAM
PIN	64030 - 0833 LT
Description	LOT 33, PLAN 59M350, PELHAM. S/T EASEMENT IN GROSS OVER PT 26 PLAN 59R 13186 AS IN SN134238
Address	PELHAM
PIN	64030 - 0834 LT
Description	LOT 34, PLAN 59M350, PELHAM.
Address	PELHAM
PIN	64030 - 0835 LT
Description	LOT 35, PLAN 59M350, PELHAM. S/T EASEMENT IN GROSS OVER PT 2 PLAN 59R1 3186 AS IN SN134238
Address	PELHAM
PIN	64030 - 0836 LT
Description	LOT 36, PLAN 59M350, PELHAM. S/T EASEMENT IN GROSS OVER PT 1 PLAN 59R1 3186 AS IN SN134238
Address	PELHAM
PIN	64030 - 0837 LT
Description	LOT 37, PLAN 59M350, PELHAM. S/T EASEMENT IN GROSS AS IN SN134237
Address	PELHAM
PIN	64030 - 0838 LT
Description	LOT 38, PLAN 59M350, PELHAM.
Address	PELHAM
PIN	64030 - 0839 LT
Description	LOT 39, PLAN 59M350, PELHAM.
Address	PELHAM
PIN	64030 - 0840 LT
Description	LOT 40, PLAN 59M350, PELHAM.
Address	PELHAM
PIN	64030 - 0841 LT
Description	LOT 41, PLAN 59M350, PELHAM.
Address	PELHAM
PIN	64030 - 0842 LT
Description	LOT 42, PLAN 59M350, PELHAM. S/T EASEMENT IN GROSS OVER PT 3 PLAN 59R1 3186 AS IN SN134238
Address	PELHAM

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

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Page 5 of 6

Properties

PIN 64030 - 0857 LT
Description LOT 57, PLAN 59M350, PELHAM. S/T EASEMENT IN GROSS OVER PT 12 PLAN 59R
13186 AS IN SN134238
Address PELHAM

PIN 64030 - 0858 LT
Description LOT 58, PLAN 59M350, PELHAM. S/T EASEMENT IN GROSS OVER PT 14 PLAN 59R
13186 AS IN SN134238
Address PELHAM

PIN 64030 - 0859 LT
Description BLOCK 59, PLAN 59M350, PELHAM.
Address PELHAM

PIN 64030 - 0860 LT
Description BLOCK 60, PLAN 59M350, PELHAM.
Address PELHAM

PIN 64030 - 0861 LT
Description BLOCK 61, PLAN 59M350, PELHAM.
Address PELHAM

PIN 64030 - 0862 LT
Description BLOCK 62, PLAN 59M350, PELHAM.
Address PELHAM

Source Instruments

<i>Registration No.</i>	<i>Date</i>	<i>Type of Instrument</i>
SN134106	2006 08 28	Application For Inhibiting Order-Land

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	2006 10 11
	Welland L3B 5N9			
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	