

THE CORPORATION OF THE
TOWN OF PELHAM
BY-LAW #2891 (2007)

Being a by-law to authorize the sale to 800460 Ontario Limited,
those lands more particularly described in Schedule "A".

WHEREAS the Town of Pelham entered into a Subdivision Agreement with
800460 Ontario Limited as authorized by By-law # 2643 (2005);

AND WHEREAS Articles 8(a)(iv) and 10(b) of said Subdivision Agreement
set out provisions to return ownership of lands to the Developer when the need for a
temporary road connection and stormwater management facility is terminated;

AND WHEREAS Council of the Corporation of the Town of Pelham has
determined that the lands described in Schedule "A" are surplus to the Town's needs;

AND WHEREAS Council deems it necessary and desirable to convey the
said lands back to the Developer in accordance with the Subdivision Agreement;

NOW THEREFORE THE COUNCIL OF THE CORPORATION OF THE
TOWN OF PELHAM ENACTS AS FOLLOWS:

- (1) THAT the lands more particularly described in Schedule "A" be sold to
800460 Ontario Limited, for a cost of One Canadian Dollar (\$1.00) plus any additional
costs and disbursements incurred in regard to such conveyance; and
- (2) THAT the Mayor and Clerk be and are hereby authorized to execute all
documents required to complete the sale of the subject lands.
- (3) THAT By-law #2889 (2007), as amended, be repealed.

READ A FIRST, SECOND AND THIRD TIME
AND FINALLY PASSED BY COUNCIL THIS
13th DAY OF AUGUST, 2007 A.D.



SHARON COOK, DEPUTY MAYOR



CHERYL MACLETTE, CLERK

ACKNOWLEDGEMENT AND DIRECTION

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

AND TO: LANCASTER, BROOKS & WELCH (WELLAND)
(Insert firm name)

RE: Pelham transfer to 800460 (the transaction)
(Insert brief description of transaction)

This will confirm that:

- I/We have reviewed the information set out this Acknowledgement and Direction and in the documents described below (the "Documents"), and that this information is accurate;
- You, your agent or employee are authorized and directed to sign, deliver, and/or register electronically, on my/our behalf the Documents in the form attached.
- You are hereby authorized and directed to enter into an escrow closing arrangement substantially in the form attached hereto being a copy of the version of the Document Registration Agreement, which appears on the website of the Law Society of Upper Canada as of the date of the Agreement of Purchase and sale herein. I/We hereby acknowledge the said Agreement has been reviewed by me/us and that I/We shall be bound by its terms;
- The effect of the Documents has been fully explained to me/us, and I/we understand that I/we are parties to and bound by the terms and provisions of the Documents to the same extent as if I/we had signed them; and
- I/we are in fact the parties named in the Documents and I/we have not misrepresented our identities to you.
- I, _____, am the spouse of _____, the (Transferor/Chargor), and hereby consent to the transaction described in the Acknowledgment and Direction. I authorize you to indicate my consent on all the Documents for which it is required.

DESCRIPTION OF ELECTRONIC DOCUMENTS

The Document(s) described in the Acknowledgement and Direction are the document(s) selected below which are attached hereto as "Document in Preparation" and are:

- ☒ A Transfer of the land described above.
- ☐ A Charge of the land described above.
- ☐ Other documents set out in Schedule "B" attached hereto.

Dated at Fonthill, this _____ day of August, 2007.

WITNESS

THE CORPORATION OF THE TOWN OF PELHAM

(As to all signatures, if required)

PER: Dave Augustyn
DAVE AUGUSTYN-MAYOR

PER: Cheryl Mickle
CHERYL MICKLE-CLERK

LRO # 59 Transfer

In preparation on 2007 08 31 at 12:48

This document has not been submitted and may be incomplete.

yyyy mm dd Page 1 of 1

Properties

PIN	64072 - 0592 LT	Interest/Estate	Fee Simple
Description	LOT 17, PLAN 59M334; S/T EASEMENT OVER PT 10 59R12774 IN FAVOUR OF THE CORPORATION OF THE TOWN OF PELHAM AS IN SN78760; PELHAM		
Address	PELHAM		
PIN	64072 - 0614 LT	Interest/Estate	Fee Simple
Description	LOT 39, PLAN 59M334, PELHAM.		
Address	PELHAM		
PIN	64072 - 0616 LT	Interest/Estate	Fee Simple
Description	BLOCK 41, PLAN 59M334, PELHAM.		
Address	PELHAM		

Consideration

Consideration \$ 1.00

Transferor(s)

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

Name THE CORPORATION OF THE TOWN OF PELHAM
Acting as a company
Address for Service 20 Pelham Town Square
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 DAVE AUGUSTYN-MAYOR AND CHERYL MICLETTE-CLERK.

Transferee(s)

Capacity Share

Name	800460 ONTARIO LIMITED Acting as a company	Registered Owner
Address for Service	c/o Sullivan, Mahoney LLP 40 Queen Street P. O. Box 1360 St. Catharines, Ontario L2R 6Z2	

Calculated Taxes

Retail Sales Tax	\$0.00
Land Transfer Tax	\$0.00

LAND TRANSFER TAX STATEMENTS

In the matter of the conveyance of: 64072 - 0592 LOT 17, PLAN 59M334; SIT EASEMENT OVER PT 10 59R12774 IN FAVOUR OF THE CORPORATION OF THE TOWN OF PELHAM AS IN SN78760; PELHAM

64072 - 0614 LOT 39, PLAN 59M334, PELHAM.

64072 - 0616 BLOCK 41, PLAN 59M334, PELHAM.

BY: THE CORPORATION OF THE TOWN OF PELHAM

TO: 800460 ONTARIO LIMITED

Registered Owner % (all PINs)

1. 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 800460 ONTARIO LIMITED 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: Transfer pursuant to subdivision agreement

PROPERTY Information Record

A. Nature of Instrument

Transfer

LRO 59

Registration No.

Date:

B. Property(s):

PIN 64072 - 0592

Address

PELHAM

Assessment
Roll No

PIN 64072 - 0614

Address

PELHAM

Assessment
Roll No

PIN 64072 - 0616

Address

PELHAM

Assessment
Roll No

C. Address for Service:

c/o Sullivan, Mahoney LLP
40 Queen Street
P. O. Box 1360
St. Catharines, Ontario
L2R 6Z2

D. (i) Last Conveyance(s):

PIN 64072 - 0592

Registration No.

PIN 64072 - 0614

Registration No.

PIN 64072 - 0616

Registration No.

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