

Properties

PIN	64063 - 0272 LT	Interest/Estate	Fee Simple
Description	BLOCK 1, PLAN 59M432; TOGETHER WITH AN EASEMENT AS IN SN482259; TOWN OF PELHAM		

Address FONTHILL

<i>PIN</i>	64063 - 0277 LT	<i>Interest/Estate</i>	<i>Fee Simple</i>
<i>Description</i>	BLOCK 6; PLAN 59M432; TOGETHER WITH AN EASEMENT AS IN SN482259; TOWN OF PELHAM		

Address Fonthill

Consideration

Consideration	\$ 2,517,072.19
---------------	-----------------

Transferor(s)

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

Name Fonthill Gardens Inc.

Address for Service
4211 Yonge Street
Suite 230
Toronto, Ontario
M2P 2A9

I, DAVID ALLEN, 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	Registered Owner
THE CORPORATION OF THE TOWN OF PELHAM	

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

Signed By _____

Gianfranco Raimondo

700-40 Sheppard Ave. W.
North York

Tel 416-225-9400

Fax 416-225-4805

I am the solicitor for the transferor(s) and I am not one and the same as the solicitor for the transferee(s).

I have the authority to sign and register the document on behalf of the Transferor(s).

Callum Shedden

39 Queen St. P.O. Box 24022
St. Catharines
L2R 7P7

Tel 905-688-1125

Fax 905-688-5725

I am the solicitor for the transferee(s) and I am not one and the same as the solicitor for the transferor(s).

I have the authority to sign and register the document on behalf of the Transferee(s).

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

Submitted By

DANIEL & PARTNERS LLP

39 Queen St. P.O. Box 24022
St. Catharines
L2R 7P7

2017 05 26

Tel 905-688-1125

Fax 905-688-5725

Fees/Taxes/Payment

Statutory Registration Fee \$63.35

Provincial Land Transfer Tax \$46,816.44

Total Paid \$46,879.79

File Number

Transferor Client File Number : 65887

Transferee Client File Number : 49079-RCS

LAND TRANSFER TAX STATEMENTS

In the matter of the conveyance of: 64063 - 0272 BLOCK 1, PLAN 59M432; TOGETHER WITH AN EASEMENT AS IN SN482259; TOWN OF PELHAM

64063 - 0277 BLOCK 6, PLAN 59M432; TOGETHER WITH AN EASEMENT AS IN SN482259; TOWN OF PELHAM

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

1. DAVE AUGUSTYN- MAYOR & NANCY J. BOZZATO- CLERK

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 THE CORPORATION OF THE TOWN OF PELHAM 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 deposited to.

2. I have read and considered the definition of "single family residence" set out in subsection 1(1) of the Act. The land being conveyed herein:

does not contain a single family residence or contains more than two single family residences.

3. The total consideration for this transaction is allocated as follows:

(a) Monies paid or to be paid in cash	2,517,072.19
(b) Mortgages (i) assumed (show principal and interest to be credited against purchase price) (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))	2,517,072.19
(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	2,517,072.19

6. Other remarks and explanations, if necessary.

1. The information prescribed for purposes of section 5.0.1 of the Land Transfer Tax Act is not required to be provided for this conveyance.

PROPERTY Information Record

A. Nature of Instrument:	Transfer	LRO	59	Registration No.	SN512092	Date:	2017/05/26
B. Property(s):	PIN	64063 - 0272	Address	FONTHILL	Assessment Roll No	-	
	PIN	64063 - 0277	Address	FONTHILL	Assessment Roll No	-	
C. Address for Service:	P.O. Box 400	20 Pelham Town Square	Fonthill, Ontario L0S 1E0				
D. (i) Last Conveyance(s):	PIN	64063 - 0272	Registration No.	null			
	PIN	64063 - 0277	Registration No.	null			
(ii) Legal Description for Property Conveyed :	Same as in last conveyance? Yes ☒ No ☐ Not known ☐						
E. Tax Statements Prepared By:	Callum Shedden	39 Queen St. P.O. Box	24022	St. Catharines L2R 7P7			



CLEAR CERTIFICATE / CERTIFICAT LIBRE

SHERIFF OF / SHÉRIF DE : REGIONAL MUNICIPALITY OF NIAGARA - SOUTH (WELLAND)

CERTIFICATE # /
N° DE CERTIFICAT : 31342017-1799726B

DATE OF CERTIFICATE /
DATE DU CERTIFICAT : 2017-MAY-26

SHERIFF'S STATEMENT

THIS CERTIFIES THAT THERE ARE NO ACTIVE WRITS OF EXECUTION, ORDERS OR CERTIFICATES OF LIEN FILED WITHIN THE ELECTRONIC DATABASE MAINTAINED BY THIS OFFICE IN ACCORDANCE WITH SECTION 10 OF THE *EXECUTION ACT* AT THE TIME OF SEARCHING AGAINST THE REAL AND PERSONAL PROPERTY OF:

DÉCLARATION DU SHÉRIF

CE CERTIFICAT ATTESTE QU'IL N'Y A AUCUNE ORDONNANCE ACTIVE OU AUCUN BREF D'EXÉCUTION FORCÉE OU CERTIFICAT DE PRIVILÈGE ACTIF DANS LA BASE DE DONNÉES ÉLECTRONIQUE MAINTENUE PAR CE BUREAU AUX TERMES DE L'ARTICLE 10 DE LA *LOI SUR L'EXÉCUTION FORCÉE* AU MOMENT DE LA RECHERCHE VISANT LES BIENS MEUBLES ET IMMEUBLES DE :

NAME SEARCHED / NOM RECHERCHÉ

#	PERSON OR COMPANY / PERSONNE OU SOCIÉTÉ	NAME OR SURNAME, GIVEN NAME(S) / NOM OU NOM DE FAMILLE, PRÉNOM(S)
1.	COMPANY / SOCIÉTÉ	FONTHILL GARDENS INC.

CAUTION TO PARTY REQUESTING SEARCH:

- 1. IT IS THE RESPONSIBILITY OF THE REQUESTING PARTY TO ENSURE THAT THE NAME SEARCHED IS CORRECT.
- 2. BY VIRTUE OF THIS CERTIFICATE, THE SHERIFF IS ASSURING THAT THIS NAME WILL REMAIN CLEAR UNTIL THE END OF CLOSE OF THIS BUSINESS DATE, UNLESS THE SHERIFF IS DIRECTED OTHERWISE UNDER AN ORDER OF THE COURT.

AVERTISSEMENT À LA PARTIE QUI DEMANDE LA RECHERCHE :

- 1. IL INCOMBE À LA PARTIE QUI DEMANDE LA RECHERCHE DE S'ASSURER QUE LE NOM RECHERCHÉ EST EXACT.
- 2. EN VERTU DU PRÉSENT CERTIFICAT, LE SHÉRIF ASSURE QUE CE NOM DEMEURE LIBRE JUSQU'À LA FIN DE CETTE JOURNÉE DE TRAVAIL, À MOINS DE RECEVOIR DES DIRECTIVES CONTRAIRES AUX TERMES D'UNE ORDONNANCE DU TRIBUNAL.

CHARGE FOR THIS CERTIFICATE / FRAIS POUR CE CERTIFICAT : CDN 11.60

SEARCHER REFERENCE /
REFERENCE CONCERNANT
L'AUTEUR DE LA DEMANDE :

CERTIFICATE # / N° DE CERTIFICAT: 31342017-1799726B