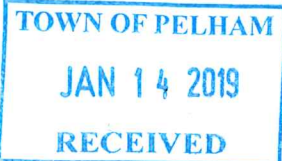


JILL C. ANTHONY PROFESSIONAL CORPORATION
LAW OFFICE



January 7, 2019

BY FAX ONLY

Town of Pelham
20 Pelham Town Square
Box 400
Fonthill, Ontario
L0S 1E0

Dear Sir/Madam:

RE: DeHaan Homes Inc.
190 Canboro Road, Fonthill, Ontario
Part of Lot 3, Concession 8 Pelham; Designated as Part 2 on 59R15924
Our File No.: 190010

I am the solicitor for DeHaan Homes Inc., the registered owner of the above noted property. A search of title has been conducted on the above noted property and two issues have been discovered that require your attention.

1. Part 1 on 59R15924 was transferred to the Corporation of the Town of Pelham on December 5, 2017 by Instrument No. SN536355 however a Bylaw to dedicate Part 1 on 59R15924 as public Highway has not been registered which leaves the above noted property landlocked. Please attend to the registration of a by-law to dedicate Part 1 on 59R15924 as public highway at your earliest convenience and provide particulars of same at your earliest convenience. I have attached a copy of the PIN for Part 1 on 59R15924 for your reference.
2. Instrument No. RO283252 is an Easement Agreement registered on May 18, 1977 in your favour (a copy of this Agreement is attached for your information). This relates to an easement over Part 1 on 59R1652 (copy attached). You can see from Reference Plan 59R15924 that this easement is not over the subject property and does not apply to the above noted lands and therefore the aforementioned easement agreement should be removed from the title to the above noted property.

10 Highway 20 East, Box 743,
Fonthill, ON L0S 1E0
Tel. 905.892.2621 Fax. 905.892.1022

Pio Plaza, 8685 Lundy's Lane, Unit 2
Niagara Falls, ON L2H 1H5
Tel. 289.296.2629 Fax. 289.296.0222

Email janthony@jillanthony.com

www.jillanthony.com

Accordingly, please find enclosed a Transfer, Release and Abandonment of the easement registered as Instrument No. RO283252 from the subject property (being PIN 64034-0609 (LT). Please execute same and return to me at your earliest convenience.

If you have any questions or require any further information, please contact me.

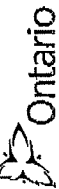
Yours very truly,

A handwritten signature in black ink, appearing to read "Jill C. Anthony", is written over a printed name.

Jill C. Anthony

JCA:tf

Encl.



PARCEL REGISTER (ABBREVIATED) FOR PROPERTY IDENTIFIER

LAND
REGISTRY
OFFICE 159

64034-0605 (LPI)

PAGE 1 OF 1

PREPARED FOR LR

ON 2019/01/02 AT 10:57:46

* CERTIFIED IN ACCORDANCE WITH THE LAND TITLES ACT * SUBJECT TO RESERVATIONS IN CROWN GRANT *

PROPERTY DESCRIPTION: PART LOT 3 CONCESSION 8 PELHAM BEING PART 1 59R15924; TOWN OF PELHAM

PROPERTY REMARKS:

ESTATE/QUALIFIER:

FEE SIMPLE

LT CONVERSION QUALIFIED

OWNERS' NAMES

THE CORPORATION OF THE TOWN OF PELHAM

CAPACITY SHARE

ROHN

RECENTLY:

DIVISION FROM 64034-0097

PIN CREATION DATE:

2018/01/18

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/ CHRD
** PRINTOUT	INCLUDES ALL	DOCUMENT TYPES AND DELETED INSTRUMENTS SINCE 2018/01/18 **				
** SUBJECT	ON FIRST REGISTRATION UNDER THE LAND TITLES ACT, TO					
**	SUBSECTION 44(1) OF THE LAND TITLES ACT, EXCEPT PARAGRAPH 14, PROVINCIAL SUCCESSION DUTIES					
**	AND ESCHEATS OR FORFEITURE TO THE CROWN.					
**	THE RIGHTS OF ANY PERSON WHO WOULD, BUT FOR THE LAND TITLES ACT, BE ENTITLED TO THE LAND OR ANY PART OF					
**	IT THROUGH LENGTH OF ADVERSE POSSESSION, PRESCRIPTION, MISDESCRIPTION OR BOUNDARIES SETTLED BY					
**	CONVENTION.					
**	ANY LEASE TO WHICH THE SUBSECTION 70(2) OF THE REGISTRY ACT APPLIES.					
** DATE OF CONVERSION TO LAND TITLES: 2004/04/29 **						
SN350099	2012/06/29	CHARGE		*** DELETED AGAINST THIS PROPERTY *** DEHAM HOMES INC.	MERIDIAN CREDIT UNION LIMITED	
SN350100	2012/06/29	NO ASSIGN REINT GEN		*** DELETED AGAINST THIS PROPERTY *** DEHAM HOMES INC.	MERIDIAN CREDIT UNION LIMITED	C
REMARKS: SN350099						
59R15924	2017/08/18	PLAN REFERENCE				
SN536355	2017/12/05	TRANSFER	\$1	DEHAM HOMES INC.	THE CORPORATION OF THE TOWN OF PELHAM	C
SN568118	2018/10/12	DISCH OF CHARGE		*** COMPLETELY DELETED *** MERIDIAN CREDIT UNION LIMITED		
REMARKS: SN350099.						

NO BY-LAW TO DEDUCT

NOTE: ADJOINING PROPERTIES SHOULD BE INVESTIGATED TO ASCERTAIN DESCRIPTIVE INCONSISTENCIES, IF ANY, WITH DESCRIPTION REPRESENTED FOR THIS PROPERTY.

NOTE: ENSURE THAT YOUR PRINTOUT STATES THE TOTAL NUMBER OF PAGES AND THAT YOU HAVE PICKED THEM ALL UP.

Properties

PIN 64034 - 0097 LT Interest/Estate Fee Simple ☒ Split
 Description PT LT 3 CON 8 PELHAM; BE NG PARTS 1 AND 3 ON 59R15924; PELHAM
 Address 190 CANBORO RD
 FONTHILL

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 THE CORPORATION OF THE TOWN OF PELHAM Registered Owner
 Address for Service 20 Pelham Town Square
 Fonthill, Ontario
 L0S 1E0

Signed By

Jill Christine Anthony 10 Highway 20 East, PO Box 743 acting for Signed 2017 12 05
 Fonthill
 L0S 1E0 Transferor(s)

Tel 905-892-2621

Fax 905-892-1022

I am the solicitor for the transferor(s) and the transferee(s) and this transfer is being completed in accordance with my professional standards.

I have the authority to sign and register the document on behalf of all parties to the document.

Jill Christine Anthony 10 Highway 20 East, PO Box 743 acting for Signed 2017 12 05
 Fonthill
 L0S 1E0 Transferee(s)

Tel 905-892-2621

Fax 905-892-1022

I am the solicitor for the transferor(s) and the transferee(s) and this transfer is being completed in accordance with my professional standards.

I have the authority to sign and register the document on behalf of all parties to the document.

Submitted By

JILL C. ANTHONY PROFESSIONAL CORPORATION 10 Highway 20 East, PO Box 743 2017 12 05
 Fonthill
 L0S 1E0

Tel 905-892-2621

Fax 905-892-1022

Fees/Taxes/Payment

Statutory Registration Fee \$63.65
 Provincial Land Transfer Tax \$0.00
 Total Paid \$63.65

PARCEL REGISTER (ABBREVIATED) FOR PROPERTY IDENTIFIER

LAND

REGISTRY
OFFICE #59

PAGE 1 OF 1

PREPARED FOR LR
ON 2019/01/02 AT 08:53:40

64034-0609 (LT)

* CERTIFIED IN ACCORDANCE WITH THE LAND TITLES ACT * SUBJECT TO RESERVATIONS IN CROWN GRANT *

PROPERTY DESCRIPTION: PART OF LOT 3 CONCESSION 8 PELHAM DESIGNATED AS PART 2, 59R-15924; TOWN OF PELHAM

PROPERTY REMARKS: PLANNING ACT CONSENT IN DOCUMENT SN542066.

ESTATE/QUALIFIER:

FEE SIMPLE

LT CONVERSION QUALIFIED

RECENTLY:
DIVISION FROM 64034-0607

OWNERS' NAMES

CAPACITY SHARE
ROWNFIN CREATION DATE:
2018/02/27

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/ CHKD
** PRINTOUT	INCLUDES ALL DOCUMENT TYPES AND DELETED INSTRUMENTS SINCE 2018/02/27 **					
** SUBJECT,	ON FIRST REGISTRATION UNDER THE LAND TITLES ACT, TO					
**	SUBSECTION 44(1) OF THE LAND TITLES ACT, EXCEPT PARAGRAPH 11, PARAGRAPH 14, PROVINCIAL SUCCESSION DUTIES *					
**	AND ESCHEATS OR FORFEITURE TO THE CROWN.					
**	THE RIGHTS OF ANY PERSON WHO WOULD, BUT FOR THE LAND TITLES ACT, BE ENTITLED TO THE LAND OR ANY PART OF					
**	IT THROUGH LENGTH OF ADVERSE POSSESSION, PRESCRIPTION, MISDESCRIPTION OR BOUNDARIES SETTLED BY					
**	CONVENTION.					
**	ANY LEASE TO WHICH THE SUBSECTION TO (2) OF THE REGISTRY ACT APPLIES.					
** DATE OF CONVERSION TO LAND TITLES: 2004/08/29 **						
R0283252	1977/05/18	AGREEMENT			THE CORPORATION OF THE TOWN OF PELHAM	C
REMARKS: STORM SEWER EASEMENT						
SN350099	2012/06/29	CHARGE	\$2,000,000	DEHAAN HOMES INC.	MERIDIAN CREDIT UNION LIMITED	C
SN350109	2012/06/29	NO ASSESS REPT GEN		DEHAAN HOMES INC.	MERIDIAN CREDIT UNION LIMITED	C
REMARKS: SN350099						
59R15924	2017/08/18	PLAN REFERENCE				C
SN542066	2018/02/01	TRANSFER	\$1	DEHAAN HOMES INC.	DEHAAN HOMES INC.	C
SN549374	2018/04/19	NOTICE		THE CORPORATION OF THE TOWN OF PELHAM		C

NOTE: ADJOINING PROPERTIES SHOULD BE INVESTIGATED TO ASCERTAIN DESCRIPTIVE INCONSISTENCIES, IF ANY, WITH DESCRIPTION REPRESENTED FOR THIS PROPERTY.
NOTE: ENSURE THAT YOUR PRINTOUT STATES THE TOTAL NUMBER OF PAGES AND THAT YOU HAVE PICKED THEM ALL UP.

STORM SEWER EASEMENT AGREEMENT

THIS AGREEMENT made this 10th day of March, 1977.

BETWEEN:

CLIFFORD HAIST, of the Town of Pelham,
in the Regional Municipality of Niagara,

Hereinafter called the GRANTOR

OF THE FIRST PARTY:

- and -

THE CORPORATION OF THE TOWN OF PELHAM,

Hereinafter called the GRANTEE

OF THE SECOND PARTY:

- and -

GERTRUDE HAIST, wife of the said Grantor,
of the same place,

Hereinafter called the PARTY

OF THE THIRD PARTY:

WITNESSETH that in consideration of the sum of ONE (\$1.00) DOLLAR now paid by the grantee to the grantor, receipt whereof is hereby acknowledged, the grantor grants to the grantee, its successors and assigns as easement and rights, the terms of which are set out in Schedule 'A' hereto, on and under the lands described in Schedule 'B' hereto.

The easement herein is declared to be appurtenant to and for the benefit of the lands of the grantee more particularly described in Schedule 'C'.

And the said Gertrude Haist, wife of the said Grantor, hereby bars her dower in the said lands.

IN WITNESS WHEREOF the parties of the first and third parts have hereunto set their hands and seals, this 10 day of March, 1977.

SIGNED SEALED AND DELIVERED
in the presence of

T. H. Ball

Clifford Haist

Gertrude Haist

IN WITNESS WHEREOF The Corporation of the Town of Pelham has hereunto affixed its corporate seal duly attested to under the hands of its proper officers in that behalf, this 10 day of March, 1977.

THE CORPORATION OF THE TOWN OF PELHAM
per: [Signature]

Mayor

Clerk Treasurer

SCHEDULE 'A'

PERMANENT EASEMENT

1. In perpetuity to enter on and construct, repair, replace, operate and maintain a storm drainage system and all appurtenances thereto, as the Corporation of the Town of Pelham may from time to time or at any time hereafter deem requisite under, along and across the said lands described in Schedule 'B' hereto annexed, Together with the right of free and unimpeded access to the Corporation of the Town of Pelham, its workmen, contractors and agents, supplies, equipment and vehicles at all times and for all purposes and things necessary for or incidental to the exercise and enjoyment of the rights hereby granted over the lands described in Schedule 'B' hereto annexed.

TEMPORARY CONSTRUCTION EASEMENT

2. Until the completion of construction of the aforesaid storm drainage system and other works in the aforesaid permanent easement, Clifford and Gertrude Haist hereby grants the right of free and unimpeded access to the Corporation of the Town of Pelham, its workmen, contractors and agents and supplies, equipment and vehicles at all times and for all purposes and things necessary for or incidental to the exercise and enjoyment of the rights hereby granted, over the lands described in Schedule 'B' hereto annexed.

The Corporation of the Town of Pelham covenants and agrees with Clifford and Gertrude Haist that the Corporation of the Town of Pelham will at all times hereafter:

- (a) Exercise the rights and easements granted in such a manner as to do as little damage as possible to the property of Clifford and Gertrude Haist;
 - (b) To indemnify and save Clifford and Gertrude Haist harmless at all times from damages that may arise as a result of the installation, maintenance, repair, alteration or removal of the aforesaid storm drainage system or other works on or from the lands described in Schedule 'B'.
 - (c) In the event of construction or maintenance work being carried on by the Corporation of the Town of Pelham on the lands covered by the easement, the Corporation of the Town of Pelham will do the work necessary to return the lands to their former state as soon as practically possible after the completion of such maintenance or construction work. Any maintenance or construction work shall be carried on by the Corporation of the Town of Pelham with all reasonable dispatch.
- Clifford and Gertrude Haist shall have the right to use and enjoy fully the said lands described in Schedule 'B' as may

Schedule 'A' (cont'd)....2

be necessary for any of the purposes hereby granted to the Corporation of the Town of Pelham; provided that Clifford and Gertrude Haist shall not without prior consent of the Corporation of the Town of Pelham excavate, fill, drill or install or erect any buildings or permit to be excavated, filled, drilled or installed or erected any buildings in or upon that part of the said lands used or occupied by the Corporation of the Town of Pelham for the purpose of the aforesaid storm drainage system.

This agreement and everything herein contained shall extend to and include the parties hereto and their respective successors and assigns.

SCHEDULE 'B'

ALL AND SINGULAR that certain parcel or tract of land and
premises situate, lying and being in the Town of Pelham,
in the Regional Municipality of Niagara and being composed
of part of Lot 3 in the Eighth Concession and being designated
as Part 1 on a Plan of Survey deposited in the Registry Office
for the Registry Division of Niagara South as Plan 59R-1652.

SCHEDULE 'C'

ALL AND SINGULAR that certain parcel or tract of land and
premises situate, lying and being in the Town of Pelham,
in the Regional Municipality of Niagara and Province of
Ontario and being composed of Vinemount Drive and Concord
Street according to the Vinemount Subdivision Plan filed
in the Office of Land Titles at the City of Welland as
Plan M-48.

Printed Name/ID

AFFIDAVIT OF SUBSCRIBING WITNESS

I, Thomas H. Baker
of the County of West
in the Regional Municipality of Niagara
make oath and say:

I am a subscribing witness to the attached instrument and I was present and saw it executed
at Clifford Haist and
Gertrude Haist.

I verify before me that each person whose signature I witnessed is the party of the same name referred
to in the instrument.

SWORN before me at the City of West
in the Regional Municipality of Niagara
this 31st day of March, 1977.
Veronica Ann Thompson
A COMMISSIONED AND TYNAN OFFICER, ETC.

VERONICA ANN THOMPSON, Commissioner etc.
Judicial District of Niagara South for Joseph E.
Borowski, Registrar.
Expires 25th day of July, 1977.

I have a duty to verify the instrument and when a party signs for another, I must verify that the party signing is authorized to sign for the party named in the instrument.

AFFIDAVIT AS TO AGE AND MARITAL STATUS

WE, CLIFFORD HAIST and GERTRUDE HAIST
of the Town of Palham
in the Regional Municipality of Niagara
make oath and say: We was executed the attached instrument.

If either
was deceased

WE were both at least sixteen years old.

Single and
legitimate
children

None
Veronica Ann Thompson
Registrar

We were married to each other.

Resident of
Canada, etc.

We were residents of Canada within the meaning of the Income Tax Act
and intend to remain so for at least one year from the date hereof.

(HAYRAILY) SWORN before me at the

this 31st day of March, 1977.

T. H. Baker
A COMMISSIONED AND TYNAN OFFICER, ETC.

Clifford Haist
Gertrude Haist

I have a duty to verify the instrument and when a party signs for another, I must verify that the party signing is authorized to sign for the party named in the instrument.

IN THE MATTER OF SUBSECTION 3 OF SECTION 8 OF
THE LAND SPECULATION TAX ACT, 1974

Affidavit

I, **CLIFFORD HAIST** of the Town of Pelham
(print name)
in the Regional Municipality of Niagara
(print address)

MAKE OATH AND SAY THAT:

1. I verily believe that the disposition of designated land evidenced in the attached instrument or writing is exempt from the tax imposed by subsection 1 of section 8 of the above Act by virtue of the disposition being:

Describe
nature of
disposition

A disposition to a Municipality

as provided for by section 4, clause 1, subclause of the above Act.

Where this
paragraph is
inapplicable

2. I am the transferor making the disposition referred to in paragraph 1 hereof. Since the acquisition of my interest in the designated land that is referred to in paragraph 1 hereof and that is being disposed of to the transferee named in the attached instrument or writing, no disposition with respect to such designated land has occurred prior to the disposition to the said transferee.

Where this
paragraph is
inapplicable

3. I am authorized in writing by the transferor making the disposition referred to in paragraph 1 hereof to make this affidavit. Since the acquisition of the interest of the transferor in the designated land that is referred to in paragraph 1 hereof and that is being disposed of to the transferee named in the attached instrument or writing, no disposition with respect to such designated land has occurred prior to the disposition to the said transferee.

Sworn before me at the

of Windsor

In the Regional Municipality of Niagara

of Windsor

this 31st

day of March, 1977.

Clifford Haist
Clifford Haist

T. H. Salmon
A Commissioner, etc.

AFFIDAVIT OF VALUE OF THE CONSIDERATION

IN THE MATTER OF THE CONVEYANCE made

Re: **CLIFFORD HAIST**

to: THE CORPORATION OF THE TOWN OF PELHAM

on the day of March 1977

I, CLIFFORD HAIST
of the Town of Pelham
in the Regional Municipality of Niagara

MAKE OATH AND SAY THAT:

1. I am the grantor
named in the within (or annexed) conveyance.

2. I have a personal knowledge of the facts stated in this affidavit.

3. (1) The total consideration for this transaction has been allocated as follows:

(a) Land, buildings, fixtures and goodwill	1.00
--	------

(b) **Chattels** — (Items of tangible personal property - (see note))

TOTAL CONSIDERATION \$ 1.00

(2) The true consideration for the transfer or conveyance for Land Transfer Tax purposes is as follows:

(a) Money paid in cash

(b) Property transferred in exchange (Detail below) \$ nil

(c) Securities transferred to the value of (Detail below) \$. nil

(d) Balances of existing encumbrances with

Interest owing at date of transfer \$ 114.44

(s) Monies secured by mortgage under this transaction \$ 111,111.11

(f) Lions, logarolos, annuities and maintenance * nil
charges in which transfer is subject

(a) When (Detail below)

(b) CONFIDENTIAL

TOTAL CONSIDERATION (Should agree with 8(1)(A) above) .. \$ 5,000.00

4. If consideration is nominal, is the transfer for natural love and affection? n/a

5. If so, what is the relationship between Grantor and Grantee? n/a

6. Other remarks and explanations, if necessary: Transfer of Easement to a Municipality. No consideration passes either tangible or intangible.

SWORN before me at the City of San Francisco
of December.

In the ~~Regiment~~
~~missionary~~

this 9th day of March, 1977

Clifford Haist
Clifford Haist

A COMMISSIONER OF THE TAXING OFFICE. § 15

NOTE TO PARAGRAPH 2111(b): (b)(1) State sales tax is payable on the valuation of items shown in 2111(b) unless otherwise exempted under the provisions of the Retail Sales Tax Act, R.S. 1916:415 as amended. For the purpose of this exhibit, items only the sales of which, the total value of which is the equivalent of the exempt amount \$100.00. This is not a taxable purchase from the payment of Retail Sales Tax on any and all the personal property in part of this transaction. When goods are purchased as part of this transaction, with value of more than \$100.00, the applicable tax should be paid by the purchaser to the Treasurer of Cayote and reported to the State of Michigan.

283252

DAIED: MARCH 10TH, A.D. 1977.

PROPERTY OF THE
CLIFFORD REGISTRY OFFICE

283252

The
Registry Division of Niagara South (Inc. 59)
I CERTIFY that this instrument is registered as of - and -

3rd M. MAY 18 1977 to THE CORPORATION OF THE TOWN
OF PELHAM

Land Registry
Office at
Niagara
South

David Allen
LAND REGISTRATION

STORM SEWER EASEMENT AGREEMENT

Bush

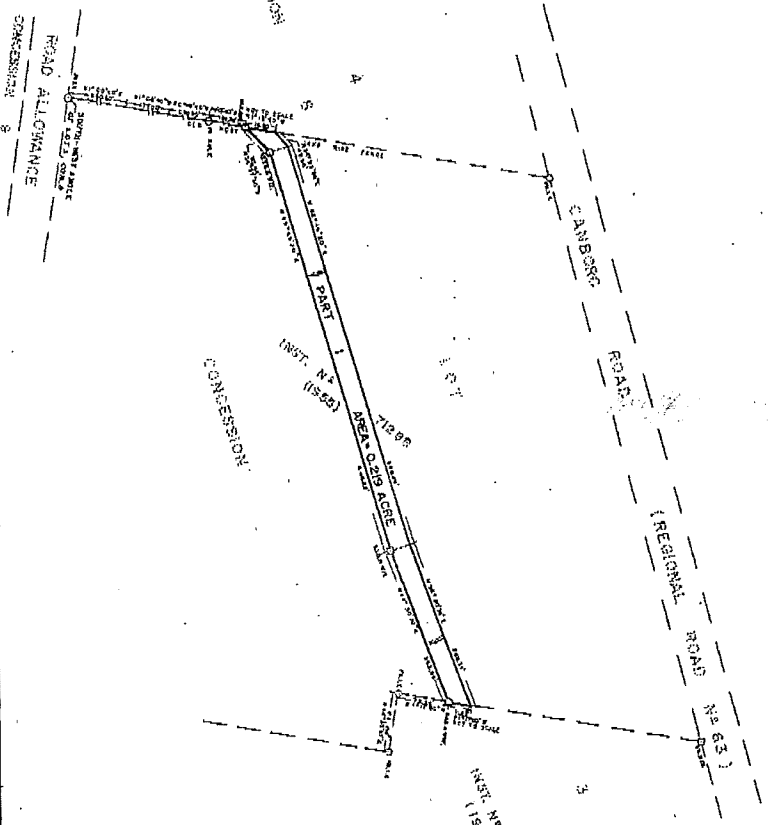
BARKER & ADAMSON
Barristers and Solicitors
60 James Street
St. Catharines, Ontario.
NJB/gm

REGISTRATION	FEE	10
LAND	TRANSFER TAX	
REVENUE		
SALES TAX		

FORMS 7497 B 4 001080

210 0000

PLAN OF SURVEY
OF PART OF LOT 3, CONCESSION 8
NOW IN THE TOWNSHIP OF PELHAM
IN THE REGIONAL MUNICIPALITY OF NIAGARA
FORMERLY IN THE COUNTY OF WELLAND
GERALD A. STEELE
1976



SURVEYOR'S CERTIFICATE
I, the undersigned, being a duly qualified and licensed Surveyor, do hereby certify that the foregoing is a true and correct copy of the original plan of survey as shown to me by the owner thereof, and that the same has been compared with the original plan of survey and found to be correct.

FIELD NOTE CERTIFICATE
I, the undersigned, being a duly qualified and licensed Surveyor, do hereby certify that the foregoing is a true and correct copy of the original plan of survey as shown to me by the owner thereof, and that the same has been compared with the original plan of survey and found to be correct.

CAUTION: THIS PLAN IS NOT A PLAN OF SURVEY
WITHIN THE MEANING OF SECTION 24,
25 OR 26 OF THE PLANNING ACT

NOTES:
1. THE PLAN IS NOT A PLAN OF SURVEY
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1331-972

ACKNOWLEDGEMENT AND DIRECTION

TO: Jill Christine Anthony
(Insert lawyer's name)

AND TO: JILL C. ANTHONY PROFESSIONAL CORPORATION
(Insert firm name)

RE: Transfer, Release and Abandonment of Easement - RO283252 over PIN 64034-0609 (LT)
(Insert brief description of transaction)

This will confirm that:

- I/We have reviewed the information set out in 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 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. Transfer, Release & Abandonment
Dated at Pelham, this 21 day of January, 2019.

WITNESS

(As to all signatures, if required)

THE CORPORATION OF THE TOWN OF PELHAM

Per: Nancy J. Bozzato

Name: Nancy J. Bozzato

Title: Town Clerk

I have authority to bind the Corporation.

Consideration

Consideration \$0.00

Transferor(s)

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

Name THE CORPORATION OF THE TOWN OF PELHAM

Acting as a company

Address for Service 20 Pelham Town Square

Box 400

Fonthill, Ontario

L0S 1E0

I, , have the authority to bind the corporation.

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

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

Name DEHAAN HOMES INC.

Registered Owner

Acting as a company

Address for Service PO Box 142

Ridgeville, Ontario

L0S 1M0

Statements

I Jill C. Anthony confirm that all the parties having an interest have consented to this release of easement

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

I Jill C. Anthony solicitor make the following law statement Instrument No. R0283252 is an Easement Agreement between the Corporation of the Town of Pelham and Clifford Haist and Gertrude Haist. This Easement Agreement does not affect the lands contained in PIN 64034-0808 (LT) and should therefore be removed from title to this property. A Transfer, Release and Abandonment has been obtained from The Corporation of the Town of Pelham..

This document relates to registration number(s)R0283252

Calculated Taxes

Provincial Land Transfer Tax

\$0.00

LAND TRANSFER TAX STATEMENTS

BY: THE CORPORATION OF THE TOWN OF PELHAM

TO: DEHAAN HOMES INC.

Registered Owner

1. ARIE DEHAAN

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 DEHAAN HOMES INC. 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 Easement that does not affect the subject property.

5. The land is subject to encumbrance

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.
2. The transferee(s) has read and considered the definitions of "designated land", "foreign corporation", "foreign entity", "foreign national", "specified region" and "taxable trustee" as set out in subsection 1(1) of the Land Transfer Tax Act. The transferee(s) declare that this conveyance is not subject to additional tax as set out in subsection 2(2.1) of the Act because:
3. (c) The transferee(s) is not a "foreign entity" or a "taxable trustee".
4. The transferee(s) declare that they will keep at their place of residence in Ontario (or at their principal place of business in Ontario) such documents, records and accounts in such form and containing such information as will enable an accurate determination of the taxes payable under the Land Transfer Tax Act for a period of at least seven years.
5. The transferee(s) agree that they or the designated custodian will provide such documents, records and accounts in such form and containing such information as will enable an accurate determination of the taxes payable under the Land Transfer Tax Act, to the Ministry of Finance upon request.

PROPERTY Information Record

A. Nature of Instrument: Transfer Release & Abandonment

LRO 59 Registration No.

Date:

C. Address for Service: PO Box 142
Ridgeville, Ontario
L0S 1M0

Nancy Bozzato

From: Craig Rohe <craig@ucc.com>
Sent: Tuesday, February 12, 2019 12:41 PM
To: Nancy Bozzato; Holly Willford
Cc: Arie Dehaan
Subject: RE: Application for Consent (Easement) - 204 Canboro Road, Fonthill

Hi Nancy,

Didn't know about including 190 Canboro as well. Lesson learned for next time!

I can confirm that both 204 Canboro and 190 Canboro will have full municipal services.

Please modify as required.

Thank you!

Craig A. Rohe, M.Pl., MCIP, RPP
Senior Planner
Upper Canada Consultants
3-30 Hannover Drive
St. Catharines, ON. L2W 1A3

Tel: (905) 688-9400 ext. 506
Mobile: (289) 969-3556
Fax: (905) 688-5274
Email: craig@ucc.com
Web: www.ucc.com

From: Nancy Bozzato [mailto:NBozzato@pelham.ca]
Sent: Tuesday, February 12, 2019 12:32 PM
To: Craig Rohe; Holly Willford
Cc: Arie Dehaan
Subject: RE: Application for Consent (Easement) - 204 Canboro Road, Fonthill

Hi Craig

I am just finishing my review of the Notice of Hearing for this file. For easement applications, the remnant parcel also includes the lands subject to the easement (you are not conveying the lands but rather you are conveying an interest over the lands so they are included in the lands to be retained). This is not indicated on the application form. Also, there is no indication for water supply and sewage disposal for the subject parcel – it should be the same as the retained. Can you please authorize me to make these adjustments to the application?

We are trying to finalize so that notices can be mailed tomorrow, for the March 12th hearing date.

Thank you,

Nancy



Nancy Bozzato, Dipl.M.M.
Town Clerk
Administration Services

e: njbozzato@pelham.ca
p: 905.892.2607 x315
pelham.ca

20 Pelham Town Square
P.O. Box 400
Fonthill, ON L0S 1E0

TOWN OF PELHAM CONFIDENTIALITY NOTICE

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From: Craig Rohe [<mailto:craig@ucc.com>]
Sent: Monday, February 11, 2019 4:12 PM
To: Nancy Bozzato <NBozzato@pelham.ca>; Holly Willford <HWillford@pelham.ca>
Cc: Arie Dehaan <arie.dehaan@dehaanhomes.ca>
Subject: RE: Application for Consent (Easement) - 204 Canboro Road, Fonthill

Hi Nancy and Holly,

Just following up on this submission. Please let me know if you have any questions or require further information.

Thanks, C.

Craig A. Rohe, M.Pl., MCIP, RPP
Senior Planner
Upper Canada Consultants
3-30 Hannover Drive
St. Catharines, ON. L2W 1A3

Tel: (905) 688-9400 ext. 506
Mobile: (289) 969-3556
Fax: (905) 688-5274
Email: craig@ucc.com
Web: www.ucc.com

From: Craig Rohe
Sent: Monday, February 4, 2019 4:28 PM
To: Nancy Bozzato; Holly Willford
Cc: Arie Dehaan
Subject: Application for Consent (Easement) - 204 Canboro Road, Fonthill

Hi Nancy and Holly,

Attached, please find a covering letter, signed application forms, and supporting materials pertaining to an application by Arie and Martha DeHaan for an Easement at 204 Canboro Road in Fonthill. The easement is for a Stormwater outlet and to the benefit of the draft approved 14-unit townhouse development at 190 Canboro Road.

The hard copy of the application with the required fees for the Town and Region will be provided to your office tomorrow. NPCA staff has confirmed they will take circulation of this application, but has waived the fee.

Please give me a call if you have any questions about the submission or need any further materials.

Respectfully submitted,

Craig A. Rohe, M.Pl., MCIP, RPP

Senior Planner

Upper Canada Consultants

3-30 Hannover Drive

St. Catharines, ON. L2W 1A3

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