

Form 12

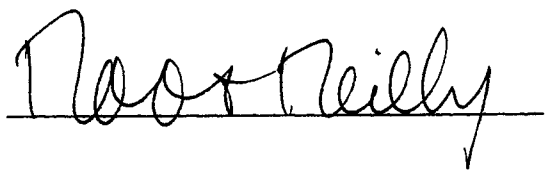
The Registry Act

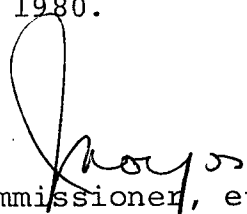
DECLARATION UNDER SECTION 23 OF THE ACT

I, ROBERT HUGH HULL REILLY, of the City of Port Colborne, in the Regional Municipality of Niagara, do solemnly declare that I am the solicitor for Woodstream Estates Limited and River Realty Development (1976) Inc., two of the parties to an agreement registered in the Registry Office for the Registry Division of Niagara South (No. 59) as No. 352796 amending an agreement under The Drainage Act 1975 that was registered in the said Registry Office as No. 317655 and in the Land Titles Division of Niagara South (No. 59) as No. LT12947; and which amending agreement registered as No. 352796 affects inter alia the lands described in Schedules B, C, D, E & F attached hereto.

I make this solemn declaration conscientiously believing it to be true and knowing that it is of the same force and effect as if made under oath.

DECLARED before me at the City)
of Port Colborne, in the)
Regional Municipality of)
Niagara, this 28 day of)
May, A.D. 1980.)




A Commissioner, etc.

JACQUELYN F. NOYES, a Commissioner, etc., Judicial
District Niagara South, for Cash, Reilly & Quinn, Bar-
risters. Expires January 6, 1983.

SCHEDULE "B"

RIVER REALTY DEVELOPMENT (1976) INC.

ALL AND SINGULAR those certain parcels or tracts 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 parts of Township Lot no. 2, Concession No. 10, in the former Township of Pelham, County of Welland, now in said Town of Pelham, more particularly described as follows:

FIRSTLY: that portion of said Township Lot No. 2, containing by admeasurement 25.61 acres, designated as Part 1 on a plan deposited in the Land Registry Office for the Land Titles Division of Niagara South as 59R-1512.

SECONDLY: being a portion of that part of said Township Lot No. 2 designated as Part 2 on said reference plan No. 59R - 1512 being Parcel 2-1, 59- Pelham - 10. Save and except that part of Lot 2 designated on part 1 on 59 R-2485.///

SCHEDULE "C"

LANDS OF 282017 ONTARIO LIMITED

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 part of Township Lot No. 1, Concession No. 10, in the former Township of Pelham, County of Welland, now in said Town of Pelham, more particularly described as follows:

PREMISING that the bearing of the road allowance between Township Lots Nos. 1 and 2 in the said former Township of Pelham is north 0 degrees, 32 minutes east, astronomic, as shown on a plan deposited in the Land Registry Office for the Land Titles Division of Niagara South, as reference plan 59R-1512, and that all bearings herein are referred thereto;

COMMENCING at the point of intersection of the present southerly limit of a road known as Quaker Road with the westerly limit of said Township Lot No. 1, distant therein southerly 1180.4 feet from the northwest corner of said lot;

Thence south 0 degrees, 32 minutes west in the westerly limit of said Lot No. 1, a distance of 200.0 feet to a point;

Thence north 89 degrees, 18 minutes, 30 seconds east parallel with the southerly limit of said Quaker Road, a distance of 1314.0 feet more or less to a point in the westerly limit of South Pelham Street as widened and described in Instrument No. 41567B;

Thence north 0 degrees, 41 minutes east in the westerly limit of said South Pelham Street, as widened, 150.0 feet to an angle point therein;

Thence north 45 degrees, 00 minutes, 15 seconds west in the westerly limit of said South Pelham Street as widened, 69.86 feet to a point in the southerly limit of Quaker Road;

Thence south 89 degrees, 18 minutes, 30 seconds west in the southerly limit of said Quaker Road, 1264.5 feet more or less to the point of commencement, containing by admeasurement 6.00 acres.

SCHEDULE "D" ✓

ROSENBERG DEVELOPMENTS LIMITED

ALL AND SINGULAR those certain parcels or tracts 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 parts of Township Lots Nos. 1 and 2, Concession No. 9, in the former Township of Pelham, County of Welland, now in said Town of Pelham, more particularly described as follows:

PREMISING that all bearings herein are astronomic, and are referred to the bearing of north 88 degrees, 50 minutes, 30 seconds east of the northerly limit of that part of said Township Lot No. 2 designated as Part 1 on a plan deposited in the Land Registry Office for the Registry Division of Niagara South as Reference Plan No. 59R-577;

FIRSTLY: Being that part of said Township Lot No. 2 designated as Part 1 on said Reference Plan 59R-577;

SECONDLY: Being composed of part of said Township Lot No. 2;

COMMENCING at the northwesterly corner of said Part 1, Reference Plan 59R-577, which said point of commencement is located as follows:

BEGINNING at the southwesterly corner of said Township Lot No. 2;

Thence north 88 degrees, 50 minutes, 30 seconds east along the southerly limit of said Township Lot No. 2, a distance of 66 feet to a point in the easterly limit of Haist Road;

Thence north 0 degrees, 15 minutes, 30 seconds west in the easterly limit of said Haist Road, 330 feet to a point;

Thence north 88 degrees, 50 minutes, 30 seconds east, 160 feet to the point of commencement aforesaid;

Thence north 0 degrees, 15 minutes, 30 seconds west, 81.60 feet;

Thence north 88 degrees, 50 minutes, 30 seconds east, 3 feet;

Thence north 0 degrees, 15 minutes, 30 seconds west, 210 feet;

Thence south 88 degrees, 50 minutes, 30 seconds west, 3 feet;

Thence north 0 degrees, 15 minutes, 30 seconds west, 292.66 feet more or less to an iron bar planted in the southerly limit of Nursery Road;

Thence north 85 degrees, 28 minutes, 30 seconds east along said southerly limit, 369.02 feet to an iron bar;

Thence south 0 degrees, 15 minutes, 30 seconds east, 605.96 feet to an iron bar planted in a line drawn on a course north 88 degrees, 50 minutes, 30 seconds east from the point of commencement;

Thence south 88 degrees, 50 minutes, 30 seconds west, 368 feet to the point of commencement.

THIRDLY: Being composed of part of said Township Lot No. 1;

COMMENCING at the southeasterly corner of Lot No. 418 (1.0 foot reserve), according to Registered Plan No. M-19, being a point in the westerly limit of South Pelham Street as widened by Instrument No. 74328B;

Thence south 0 degrees, 02 minutes east in the westerly limit of said South Pelham Street as widened, 462.66 feet to an angle point therein;

Thence south 37 degrees, 53 minutes west in the westerly limit of said South Pelham Street as widened, 78.89 feet to a point in the northerly limit of Nursery Road;

Thence south 75 degrees, 48 minutes, 20 seconds west in the northerly limit of Nursery Road, 729.4 feet to the southeasterly corner of Lot No. 93, according to said Registered Plan M-19;

Thence north 0 degrees, 00 minutes, 30 seconds west in the easterly limits of Lots Nos. 93 to 85, both inclusive, according to said Registered Plan M-19, a distance of 613.16 feet to the northeasterly corner of said Lot No. 85, being also a point in the southerly limit of Lot No. 29, according to said Registered Plan M-19;

Thence north 83 degrees, 09 minutes, 50 seconds east in the southerly limits of Lots Nos. 29 to 21, both inclusive, and Lot No. 418, all according to said Registered Plan M-19, a distance of 760.94 feet to the point of commencement.

Said Firstly, Secondly and Thirdly above described lands containing by admeasurement a total of 17.78 acres more or less.

SCHEDULE "E" ✓

R.O.A.D. HOLDINGS LIMITED ✓

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 part of Township Lot No. 1, Concession No. 10 in the former Township of Pelham, County of Welland, now in said Town of Pelham, more particularly described as follows:

PREMISING that the bearings herein are astronomic and are referred to the meridian through the northeast corner of Township Lot No. 4, Concession No. 8, in the said former Township of Pelham;

COMMENCING at the point of intersection of the westerly limit of South Pelham Street as widened by Instrument No. 20865B, with the northerly limit of said Township Lot No. 1, distant therein south 89 degrees, 01 minute, 40 seconds west, 20.0 feet from the northeasterly corner of said Township Lot No. 1;

Thence south 0 degrees, 00 minutes, 30 seconds east along the westerly limit of said South Pelham Street as widened, 837.07 feet to a point;

Thence south 89 degrees, 18 minutes, 30 seconds west, 325.0 feet to a point;

Thence south 0 degrees, 00 minutes, 30 seconds east, 284.0 feet more or less to the northerly limit of the given road known as Quaker Road;

Thence south 89 degrees, 18 minutes, 30 seconds west in the northerly limit of said Quaker Road, a distance of 694.7 feet to a point;

Thence north 0 degrees, 07 minutes east, 1116.12 feet to a point in the northerly limit of said Township Lot No. 1;

Thence north 89 degrees, 01 minute, 40 seconds east in the northerly limit of said Township Lot No. 1, a distance of 1017.37 feet to the point of commencement, containing by admeasurement 24.04 acres more or less.

SCHEDULE "F" ✓

TALFOR INVESTMENTS LTD.

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 part of Township Lot No. 1, Concession No. 10, in the former Township of Pelham, County of Welland, now in said Town of Pelham, more particularly described as follows:

PREMISING that the bearing of the westerly limit of the road allowance between Township Lots Nos. 1 and 2 in said Concession No. 10, is north 0 degrees, 04 minutes east astronomic, as shown on a plan deposited in the Land Registry Office for the Land Titles Division of Niagara South as 59R-1512, and that all bearings herein are referred thereto;

COMMENCING at the northwesterly corner of said Township Lot No. 1;

Thence north 88 degrees, 58 minutes, 40 seconds east in the northerly limit of said Township Lot No. 1, a distance of 285.0 feet to a point;

Thence south 0 degrees, 04 minutes west parallel with the westerly limit of said Township Lot No. 1, a distance of 837.6 feet to a point;

Thence south 57 degrees, 47 minutes, 20 seconds west, 163.8 feet to a point;

Thence south 0 degrees, 04 minutes west, 193.0 feet to a point in the northerly limit of a given road known as Quaker Road, as established by Instrument No. 66515B;

Thence south 89 degrees, 18 minutes, 30 seconds west in the northerly limit of said Quaker Road, 146.5 feet to its intersection with the westerly limit of said Township Lot No. 1;

Thence north 0 degrees, 04 minutes east in the westerly limit of said Township Lot No. 1, a distance of 1114.71 feet to the point of commencement, containing by admeasurement 6.55 acres.

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