

*file - one copy with each of original & duplicate original by Simon & Anthony
re - site plan Roumesta property - Pelham St*

SIMON & ANTHONY

Barristers, Solicitors & Notaries

John J. Simon, LL.B.
Jill C. Anthony, B.A., LL.B.

OFFICES:

7 FRONT STREET NORTH
P.O. BOX 505
THOROLD, Ontario
L2V 4W1

(416) 227-9191
FAX: (416) 227-7234

1450 PELHAM STREET
P.O. BOX 743
FONTHILL, Ontario
L0S 1E0

(416) 892-2621
FAX: (416) 892-1022

REPLY TO: Fonthill Office

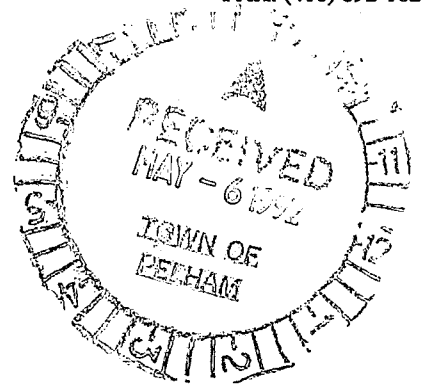
May 4, 1992

THE CORPORATION OF
THE TOWN OF PELHAM
P.O. Box 400
FONTHILL, Ontario
L0S 1E0

Attention: Murray Hackett, Town Clerk

Dear Sir:

Re: SITE PLAN AGREEMENT
Lot 4, Plan 717, Station Street, PELHAM



Further to our recent discussions with respect to the above matter, we enclose herein the duplicate registered copies of the Declaration and Release of Site Plan Agreement which have been registered to correctly place the Site Plan Agreement on Lot 4, Plan 715, Town of Pelham (formerly Plan of Temperanceville) and Lot 52, Plan 717, Town of Pelham and effectively remove it from Lot 4, Plan 717 as the records of the Land Registry Office indicated.

We also wish to acknowledge receipt of the registration fees of \$50 to rectify the discrepancy and thank you for your co-operation in this regard.

Yours very truly,
SIMON & ANTHONY
Per:

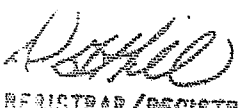
JILL C. ANTHONY
JCA/ld
Enclos. (2)

FOR OFFICE USE ONLY

030378

CERTIFICATE OF REGISTRATION
CERTIFICAT D'ENREGISTREMENT
PARA SOUTH/COD(59)WELLAND

92 04 29 14 59


LAND REGISTRAR/REGISTRATEUR

New Property Identifiers

Additional:
See
Schedule

Executions

Additional:
See
Schedule

(1) Registry ☒ Land Titles ☐

(2) Page 1 of 1 pages

(3) Property Identifier(s)

Block

Property

Additional:
See
Schedule

(4) Nature of Document

RELEASE OF SITE PLAN AGREEMENT

(5) Consideration

Dollars \$

(6) Description

Lot 4, east side of McComb's Lane, now
Station Street,
Plan 717,
Town of Pelham,
Regional Municipality of Niagara
(formerly Plan 25 for the Village of Fonthill)

(7) This Document Contains:

(a) Redescription
New Easement
Plan/Sketch

(b) Schedule for:
Description

Additional
Parties

Other

(8) This Document provides as follows:

WHEREAS a Site Plan Agreement dated the 23rd day of September, 1983 and registered on the 28th day of September, 1983 as Instrument No. 416867 was erroneously registered on the property described in Box 6 above;

AND WHEREAS it is desirable to release the Site Plan Agreement from Lot 4, Plan 717, Town of Pelham.

THEREFORE this document hereby releases the said Site Plan Agreement from this property.

Continued on Schedule

(9) This Document relates to instrument number(s)

416867

(10) Party(ies) (Set out Status or Interest)

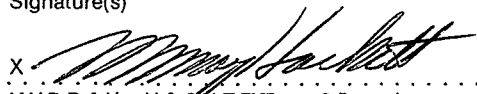
Name(s)

Signature(s)

Date of Signature
Y M D

THE CORPORATION OF THE
TOWN OF PELHAM

x


MURRAY HACKETT, Clerk

*I have the authority to
bind the Corporation*

(Releasor)

1992 04 27

(11) Address for Service

P.O. Box 400, FONTHILL, Ontario LOS 1E0

(12) Party(ies) (Set out Status or Interest)

Name(s)

Signature(s)

Date of Signature
Y M D

(13) Address for Service

(14) Municipal Address of Property

1435 Station Street
FONTHILL, Ontario
LOS 1E0

(15) Document Prepared by:

SIMON & ANTHONY
Barristers and Solicitors
1450 Pelham Street
FONTHILL, Ontario
LOS 1E0
JCA/ld

FOR OFFICE USE ONLY

Fees and Tax

Registration Fee

Total

10174 (12/84)

FOR OFFICE USE ONLY	<div>030379</div> <div>OFFICE OF REGISTRATION BUREAU D'ENREGISTREMENT 1001 SOUTH/CAD(60)WELLAN</div> <div>'92 04 29 14 59</div> <div></div> <div>LAND REGISTRAR/REGISTRATEUR</div> <div>New Property Identifiers</div> <div>Additional: See Schedule</div> <div>Executions</div> <div>Additional: See Schedule</div>	(1) Registry <input checked="" type="checkbox"/> Land Titles <input type="checkbox"/>		(2) Page 1 of 2 pages		
		(3) Property Identifier(s)		Block	Property	
		(4) Nature of Document		DECLARATION (SECTION 22 (a) OF THE REGISTRY ACT		
		(5) Consideration		Dollars \$		
		(6) Description		Lot 4, east side of McComb's Lane, now Station Street, Plan 777 715 Town of Pelham, Regional Municipality of Niagara (formerly Plan 25 for the Village of Fonthill) WEST side of North Pelham ST.		
(7) This Document Contains:		(a) Redescription New Easement Plan/Sketch <input type="checkbox"/>	(b) Schedule for: Description <input type="checkbox"/> Additional Parties <input type="checkbox"/> Other <input checked="" type="checkbox"/>			
(8) This Document provides as follows: SEE DECLARATION ATTACHED <div>Continued on Schedule <input checked="" type="checkbox"/></div>						
(9) This Document relates to instrument number(s)						
(10) Party(ies) (Set out Status or Interest)						
Name(s)		Signature(s)		Date of Signature Y M D		
THE CORPORATION OF THE TOWN OF PELHAM		x MURRAY HACKETT, Clerk <i>I have the Authority to bind the Corporation</i>		1992 04 27		
(11) Address for Service						
P.O. Box 400, FONTHILL, Ontario L0S 1E0						
(12) Party(ies) (Set out Status or Interest)						
Name(s)		Signature(s)		Date of Signature Y M D		
(13) Address for Service						
(14) Municipal Address of Property		(15) Document Prepared by:		Fees and Tax		
1435 Station Street FONTHILL, Ontario L0S 1E0		SIMON & ANTHONY Barristers and Solicitors 1450 Pelham Street FONTHILL, Ontario L0S 1E0		Registration Fee		
				Total		

DECLARATION UNDER
SECTION 22 OF THE REGISTRY ACT

I, MURRAY HACKETT, Clerk of The Corporation of the
Town of Pelham,
of the Town of Pelham,
in the Regional Municipality of Niagara

DO SOLEMNLY DECLARE THAT I am a party to a Site
Plan Agreement dated the 23rd day of September, 1983 and
registered in the Land Registry Office for the Registry
Division of Niagara South on the 28th day of September, 1983
as Instrument No. 416867 which affects the following lands:

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, (formerly in the
Village of Fonthill, in the County of Welland), and being
Part of Lot Number One (1) in the Seventh Concession of the
Township of Pelham, and more particularly Parts of Lot
Number Four (4) on the west side of North Pelham Street in
the Village of Fonthill as subdivided by Plan No. 25, having
a frontage of Forty-eight (48) feet, formerly the Southerly
Part of Lot 4 as shown on the plan of Temperanceville, now
known as Plan 715 for the Town of Pelham, and of Lot Number
Fifty-two (52) accordingly to Plan No. 25 for the Village of
Fonthill, now known as Plan No. 717 for the Town of Pelham,
which said parcel or tract of land may be more particularly
described as follows:

FIRSTLY: All of said Lot 4 as shown on the plan of
Temperanceville, now known as Plan 715 for the Town of
Pelham;

SECONDLY: Lot 52, Plan 25 for the Village of Fonthill, now
known as Plan 717 for the Town of Pelham, being more
particularly described as follows:

COMMENCING in the South-westerly angle of said Lot 4;

THENCE Westerly along the line of the Southerly limits of
the said Lot 4 produced Westerly to the Westerly limits of
said Lot 52;

THENCE Northerly along the Westerly limits of said Lot 52 to
the North-westerly angle thereof;

THENCE Easterly along the Northerly limits of said Lot 52 to
the North-easterly angle thereof;

THENCE Southerly along the Easterly limits of the said Lot
52 to the place of beginning.

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 Town of Pelham)
this 27TH day of April,)
1992.)

Jack Bernard)
A Commissioner, Etc.)

Murray Hackett
MURRAY HACKETT, Clerk