

Land Titles Act

3.

RICENBERG DEVELOPMENTS LIMITED, a company duly incorporated under the Laws of the Province of Ontario, and having its Head Office at the City of North York,

the registered owner of the freehold land registered in the Land Registry Office for the Land Titles Division of Niagara South (No. 59) at Welland as Parcel Plan -1 in the register for Section 59M-

in consideration of the sum of TWO -----

----- (\$2.00) ----- Dollars

paid to it, TRANSFER to THE CORPORATION OF THE TOWN OF PELHAM

~~xxxxxx~~

of

~~xxxxxx~~

the land hereinafter particularly described ~~xxxxxx~~ in Schedule "A" hereto annexed.

SCHEDULE "A"

FIRSTLY:

Those parts of Lot 22 on Plan M-19 in the Town of Pelham, in the Regional Municipality of Niagara, registered in the Land Registry Office (No. 59) for the Land Titles Division of Niagara South at Welland designated as Parts 1,2 and 3 on a Plan of Survey of Record filed in said Registry Office for said Land Titles Division as 59R-3168.

SECONDLY:

Those parts of Lot 22 on Plan M-19 in the Town of Pelham, in the Regional Municipality of Niagara, registered in the Land Registry Office (No. 59) for the Land Titles Division of Niagara South at Welland designated as Part 1 on a Plan of Survey of Record filed in said Registry Office for said Land Titles Division as 59R-4202.

THIRDLY:

Those parts of Lot 21 on Plan M-19 in the Town of Pelham, in the Regional Municipality of Niagara, registered in the Land Registry Office (No. 59) for the Land Titles Division of Niagara South at Welland designated as Part 2 on a Plan of Survey of Record filed in said Registry Office for said Land Titles Division as 59R-1903.

Affidavit - Planning Act

IN THE MATTER OF THE PLANNING ACT, 1983

AND IN THE MATTER OF THE TITLE TO Part of Lot 1, Concession 9,
former Township of Pelham, now in the Town of Pelham, in the
Regional Municipality of Niagara.

Deed, Mortgage,
Partial
Discharge of
Mortgage,
Lease, Transfer,
Charge, etc.

AND IN THE MATTER OF A TRANSFER
THEREOF, FROM RICENBERG DEVELOPMENTS LIMITED
TO THE CORPORATION OF THE TOWN OF PELHAM

DATED OCTOBER 15TH 19 84.

I, RONALD GREENSPAN
of the City of St. Catharines, in the Regional
Municipality of Niagara
MAKE OATH AND SAY AS FOLLOWS:

1. I am

the Solicitor for the Transferor ^{Company} named in the above mentioned Instrument, and have
knowledge of the matters hereinafter sworn.

2. A consent under section 49 of the Planning Act, 1983, in respect of the said Instrument is not required
because.

Delete (a)
if not
applicable

~~(a) the person conveying or otherwise dealing with land in the said Instrument does not
retain the fee or the equity of redemption in, or a power or right to grant, assign or
exercise a power of appointment with respect to any land abutting the land that is being
conveyed or otherwise dealt with.~~

State
other
reason
if any

(b) This is a transfer of lands to a Municipality and is
therefore exempt under Section 49(5) (b) of The Planning Act.

SWORN before me

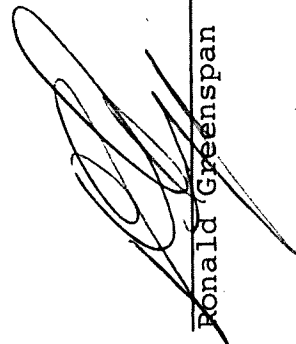
at the City of St. Catharines,

in the Regional Municipality of Niagara

this 15th

day of October

19 84.


Ronald Greenspan

BARRY J. KOWALSKI, a Commissioner etc.
Judicial District of Niagara North, for Chown,
Cajins, Barristers.

Expires February 10th, 1985

Form 1
Land Transfer Tax Act

REFER to all instructions
on reverse side

AFFIDAVIT OF RESIDENCE AND OF VALUE OF THE CONSIDERATION

IN THE MATTER OF THE CONVEYANCE OF *(insert brief description of land)* Part of Lot I, Concession 9,
former Township of Pelham, now in the Town of Pelham in the Regional
Municipality of Niagara,
BY *(print names of all transferors in full)* RICENBERG DEVELOPMENTS LIMITED

TO *(see instruction 1 and print names of all transferees in full)* THE CORPORATION OF THE TOWN OF PELHAM

I, *(see instruction 2 and print name(s) in full)* MURRAY HACKETT

MAKE OATH AND SAY THAT:

1. I am *(place a clear mark within the square opposite that one of the following paragraphs that describes the capacity of the deponent(s))*:
(see instruction 2)

- ☐ (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 The Corporation of the Town of Pelham
(insert name(s) of principal(s))

described in paragraph(s) ~~xxxix~~ (c) above; *(strike out references to inapplicable paragraphs)*

☐ (e) The President, Vice-President, Manager, Secretary, Director, or Treasurer authorized to act for *(insert name(s) of corporation(s))*

described in paragraph(s) (a), (b), (c) above. *(strike out references to inapplicable paragraphs)*

☐ (f) A transferee described in paragraph () *(insert only one of paragraph (a), (b) or (c) above, as applicable)* and am making
this affidavit on my own behalf and on behalf of *(insert name of spouse)*

who is my spouse described in paragraph (). *(insert only one of paragraph (a), (b) or (c) above, as applicable)*
and as such, I have personal knowledge of the facts herein deposed to.

2. I have read and considered the definitions of "non-resident corporation" and "non-resident person" set out respectively in clauses
1 (1)(f) and (g) of the Act. *(see instruction 3)*

3. The following persons to whom or in trust for whom the land conveyed in the above-described conveyance is being conveyed are non-
resident persons within the meaning of the Act. *(see instruction 4)* None

4. THE TOTAL CONSIDERATION FOR THIS TRANSACTION IS ALLOCATED AS FOLLOWS:

(a) Monies paid or to be paid in cash \$ 2.00

(b) Mortgages (i) Assumed *(show principal and interest to be credited
against purchase price)*

(ii) Given back to vendor

(c) Property transferred in exchange *(detail below)*

(d) Securities transferred to the value of *(detail below)*

(e) Liens, legacies, annuities and maintenance charges to which
transfer is subject

(f) Other valuable consideration subject to land transfer tax
(detail below)

(g) VALUE OF LAND, BUILDING, FIXTURES AND GOODWILL SUBJECT
TO LAND TRANSFER TAX *(total of (a) to (f))*

(h) VALUE OF ALL CHATTELS — items of tangible personal property
*(Retail Sales Tax is payable on the value of all chattels unless exempt
under the provisions of the Retail Sales Tax Act, R.S.O. 1980,
c.454, as amended)*

(i) Other consideration for transaction not included in (g) or (h) above.

(j) TOTAL CONSIDERATION

5. If consideration is nominal, describe relationship between transferor and transferee and state purpose of conveyance. *(see instruction
5)* N/A

6. If the consideration is nominal, is the land subject to any encumbrance? This clause not applicable

7. Other remarks and explanations, if necessary. This is a transfer of lands to a Municipality
for road purposes and is therefore exempt.

SWORN before me at the

in the Regional Municipality of Niagara

this 6th day of November, 1984.

A Commissioner for Taking Affidavits

(signature(s))

PROPERTY INFORMATION RECORD

A. Describe nature of instrument. Transfer

B. (i) Address of property being conveyed *(if available)* Not available

(ii) Assessment Roll # *(if available)* Not available

C. Mailing address(es) for future Notices of Assessment under the Assessment Act for property being conveyed *(see instruction 6)*

The Corporation of the Town of Pelham, P.O. Box 400, Pelham Municipal Bldg.,
Pelham Town Square, Fonthill, Ontario, L0S 1E0

D. (i) Registration number for last conveyance of property being conveyed *(if available)*

(ii) Legal description of property conveyed: Same as in D. (i) above.

E. Name(s) and address(es) of each transferee's solicitor

Town Solicitor

Corporation of the Town of Pelham

P.O. Box 400

Fonthill, Ontario, L0S 1E0

For Land Registry Office use only

REGISTRATION NO.

Land Registry Office No.

Registration Date

ALL BLANKS
MUST BE
FILLED IN.

INSERT "NIL"
WHERE
APPLICABLE

AFFIDAVIT AS TO AGE AND SPOUSAL STATUS

I/WE
of the
in the
make oath and say:When
executed the attached instrument,

• If attorney
see footnote

I/WE at least eighteen years old.

Within the meaning of section 1(f) of the Family Law Reform Act:-

- Strike out
inapplicable
clauses.
- a) I was a spouse.
- b) We were spouses of one another.
- c) was my spouse.

••Not a
Matrimonial
Home, etc.
see footnote.

Resident of
Canada, etc.

(SEVERALLY) SWORN before me at the

this day of 19

A COMMISSIONER FOR TAKING AFFIDAVITS, ETC.

*Where the affidavit is made by an attorney signing on behalf of a party under a power of attorney, the attorney shall depose,
(a) that the party was at least eighteen years of age at the time of execution of the power of attorney;
(b) as to the party's status as a spouse at the time of execution of the instrument; and
(c) that the power of attorney is in full force and effect and has not been revoked.

•• Where spouse does not join in or consent, see Section 42(3) of the Family Law Reform Act (or complete separate affidavit).

AFFIDAVIT OF SUBSCRIBING WITNESS

I,
of the
in the

make oath and say:

I am a subscribing witness to the attached instrument and I was present and saw it executed
at by

•See footnote

•See footnote
I verily believe that each person whose signature I witnessed is the party of the same name referred to in the instrument.

SWORN before me at the

this day of 19

A COMMISSIONER FOR TAKING AFFIDAVITS, ETC.

• Where a party is unable to read the instrument or where a party signs by making his mark or in foreign characters add
"after the instrument had been read to him and he appeared fully to understand it". Where executed under a power of attorney
insert "(name of attorney) as attorney for (name of party)"; and for next clause substitute "I verily believe that the person whose
signature I witnessed was authorized to execute the instrument as attorney for (name)".

AFFIDAVIT OF SUBSCRIBING, LESS

I,
of the
in the

make oath and say:

I am a subscribing witness to the attached instrument and I was present and saw it executed
at
by

*See footnote

I verily believe that each person whose signature I witnessed is the party of the same name referred
to in the instrument.

*See footnote

SWORN before me at the

this day of 19 }

A COMMISSIONER FOR TAKING AFFIDAVITS, ETC.

*Where a party is unable to read the instrument or where a party signs by making his mark or in foreign characters add
"after the instrument had been read to him and he appeared fully to understand it". Where executed under a power of attorney
insert "(name of attorney) as attorney for (name of party)", and for next clause substitute "I verily believe that the person whose
signature I witnessed was authorized to execute the instrument as attorney for (name)".

Land Titles Act

Dated 15th day of October 1984

RICENBERG DEVELOPMENTS
LIMITED

TO

THE CORPORATION OF THE TOWN
OF PELHAM

Address: P.O. Box 400, Pelham
Municipal Bldg., Pelham Town
~~Square, Fonthill, Ont., L0S1E0~~

Transfer of Freehold Land

UNITED STATIONERY CO. LIMITED
30 PRODUCTION DRIVE, SCARBOROUGH, ONTARIO

ASSESSMENT ROLL NO:

ADDRESS OF PROPERTY

CHOWN, CAIRNS,
Barristers and Solicitors
80 King Street
P. O. Box 760
St. Catharines, Ontario
L2R 6Y8

BJK:dd

REGISTRATION FEE	
LAND TRANSFER TAX	
RETAIL SALES TAX	