

From: A Mom <amautoauto@gmail.com>

Sent: Tuesday, June 3, 2025 8:29 AM

To: Clerks@vaughan.ca

Subject: [External] Service issues.

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June 2, 2025

Good afternoon, Mayor and Members of Council, my name is Ali Momeni and I live at [REDACTED] Keele Street. I am here to ask for your help. I bought my property in 2004, understanding it to be a 1.3-acre site with a 60 ft TransCanada pipeline easement. My property tax bill identifies my property to be 1.28 acres and now in the staff report it is shown as .48ha which converts to 1.186 acres, which is incorrect. I have told staff this, but it has not been corrected.

In 2008 I went to the City to try to rezone the property and was given a copy of a block map that was representative of what I understood my property to be. A week later I was given a different map that showed my property to be reduced in size and a different shape. This started me on an investigation to find out why my property dimensions had been changed. This costly and time-consuming process has resulted in me determining that there have been several surveying errors over many decades. I also found out that the landowner to the north and west of me has registered a survey that reduced my property and amended the west boundary without notifying me. This is what the City is now using to represent my property.

I wanted to bring to your attention that through this investigative work, I discovered that there is a significant piece of TC hardware (access pipe) that is installed on my property outside of the easement. This hardware is usually located beside the underground pipe (as it is in other locations in the easement), however the access pipe located on my property closest to Keele St. is beyond the easement and therefore brings into question where the actual pipeline is located as it crosses Keele St.

I also discovered that the Enbridge Gas line is misidentified on the survey, it is shown to be running outside of my eastern property boundary as it approaches the north part of my property. However, when the technician arrived to

locate the pipeline, he found it to be located west of my eastern boundary property line in the northern part of my property.

At the Public Hearing the Land Owners Group were tasked to work with me to sort out the issues I have previously raised, however a Survey Report has been produced by the Block 27 Land Owner Group that does not take into account all the discrepancies I have gathered. It was only provided to me last week, although it is dated May 13th, and it only focuses on the property dimensions and does not address the pipeline issues I have raised. I do not agree with the findings in the report.

I do not have any issue with the new proposed zoning of my land in the Block Plan, however I think it is very important that the western property boundary and the discrepancies in pipeline locations gets resolved before any further partitioning of the north-east of Block 27 proceeds.

Thank You!

Survey Report

prepared for

Block 27 Land Owners Group

R-PE Surveying Ltd was retained by Block 27 Landowners Group Inc. through its agent, Delta Urban to conduct and prepare a Plan of Survey and a Survey Report of the property known municipally as 11320 Keele Street in the City of Vaughan.

The purpose of the survey was to investigate alleged boundary discrepancies between lands owned by a non-participating land owner and lands owned by one of the members of the land owner's group. The non-participating owner's names are Ali Momeni and Natalia Ajguirevitch. The legal description of their property is part of Lot 29, Concession 4, City of Vaughan, Regional Municipality of York as described in Instrument No. R546792 comprising all of PIN 03344-0222 (LT). The accompanying Plan of Survey and this Survey Report set out the method of Survey and retracement of the boundaries of the Momeni parcel.

A. Research

i) Land Registry Office

A thorough search of Land Registry office records was completed when R-PE Surveying Ltd was retained and up-to-date P.I.N.s were purchased for review just prior to signing the Plan of Survey. All related Reference Plans, Expropriation Plans and Registered Plans were purchased and reviewed. The subject deed and predecessor deeds were purchased as well as with adjoining deeds in order to plot and compare deeds along the common boundaries. The date of conversion to Land Titles Qualified is December 21, 1998. Moneni and Ajguirevitch purchased the property October 13, 2004.

ii) Search of Other Surveyor's Records

A thorough search of other surveyors' records was undertaken. We reviewed online sources including the Provincial Survey Records Index, Land Survey Records and Protect Your Boundaries. We also reached out directly to surveyors that had previously worked in the immediate vicinity including Holdings, Jones Vanderveen, O.L.S., J.D. Barnes, O.L.S., GeoVera, O.L.S., and Krcmar, O.L.S.

iii) OnLand

We reviewed the abstract index and purchased the previous deeds associated with the subject land and adjoining lands in order to compare deeds and ensure consistent legal description in the chain of title.

iv) Information from Mr. Ali Momeni

Mr. Momeni provided copies of various plans via text. The majority of this information was a duplication of the information we obtained through the above noted research activities.

B. Preparation of Field File

The plans and deeds were pre-coordinated and field files were prepared. The field files comprised a point plot numbering the location of each property corner or intermediate point where a survey monument had previously been set or where a point was referenced in a metes and bounds description contained in a deed. A digital file containing the coordinates of each point was uploaded to the field data collector.

C. Initial Site Visit (September 26, 2024)

Paul Edward, O.L.S., and Kemaro Morgan, articling student, attended the site and met with the land owner, Mr. Ali Momeni and Mr. Andrew Lam, a representative from Delta Urban. The purpose of the meeting was to have Mr. Momeni indicate where he felt his property limits were located. Mr. Momeni guided us around the property to each corner he considered to be his. Mr. Momeni indicated that all the previous surveys were incorrect based on his research.

D. Initial Field Survey

Kemaro Morgan, articling student accompanied our survey crew to the site on February 7, 2025 to orient the crew and to ensure the crew understood the scope of work. The crew returned to the site on February 24, 2025 to complete the initial field survey. The field crew tied in all the survey monuments they found and all evidence of occupation (fences and gravel parking areas). The crew was accompanied by Mr. Momeni for the duration of each site visit. Ample evidence in the form of survey monuments from previous surveys was located.

E. Initial Plan Preparation

Following completion of February 7 and 24, 2025 field work, the initial plan was drafted for Ontario Land Surveyor review. All the evidence, i.e. survey monuments, fences, gravel parking areas was evaluated and assessed. Based on the review and the receipt of some additional survey records not initially available, a subsequent field trip was scheduled. Based on the observations taken during the initial field survey, our search coordinates for the remaining points were refined and a new point plot and upload file were prepared.

F. Subsequent Field Surveys

Our survey crew re-attend the site on March 4 and 21, 2025 to conduct a final search for survey monuments and any indication of occupation. No additional monuments or indication of other limits of occupation were found.

G. Ontario Land Surveyor review of the title search

In my opinion, the Subject deed R546792 has an error in the third paragraph of the description. The dimension of 195 feet 3 inches is incorrect. We determined this by plotting the courses in ACAD. As you see from snippet below, the description does not close.



We isolated the incorrect course by accepting the courses that agree favourably with the found survey monuments. The subject deed notes in its last paragraph that “the lands being more partially described in registered Instrument No. VA84305”. We have reviewed Instrument No. VA84305 and note that the same error is contained in this document. We have reviewed the predecessor deeds back to the original deed (VA43052) that created the parcel and the same error is contained in this document. See Appendix B for copies of the relevant deeds.

H. Ontario Land Surveyor review of the records of other Surveyors

Appendix A lists the ten Survey Plans that we relied upon to retrace the Momeni/ Ajguirevitch boundary. Having reference to the number assigned to the plans in Appendix A, the following is my review.

Plan #10 is a 1939 Survey of Keele Street, by B. Cavell, O.L.S. It illustrates the northeast corner of Lot 29, Concession 4, and the southeast corner of the adjacent property to the south. The distance measured between these corners agrees favourably with our measured distance.

Plan #6 is a 1950 Survey by C. R. Lyon, O.L.S of the property immediately to the south of the subject property. This is the earliest survey of the limit between the parcel to the south and the subject parcel that we were able to obtain.

Plan #9 appears to be an undated plan circa 1959. Unfortunately, we could not obtain a full copy of the Plan as the author is unknown and no date is illustrated on the plan however there is an indication the plan was prepared for Mrs. McQuarrie, the owner of the subject land and surrounding land at that time. The plan contains the same dimensions and bearings illustrated in the subject deed so it is reasonable to assume this plan was relied upon to create the initial metes and bounds description. This plan does not close mathematically. Through a process of elimination, the error on the plan can be isolated to the south boundary, specifically the dimension of 195 feet 3 inches. Based on our calculations, we believe the south dimension of the subject parcel is 161 feet 2 inches. Plan #9 illustrates iron pipes set at the north west and southwest corners of the subject property as well as an iron bar along the west limit. The plan also illustrates the presence of a post and wire fence running along this limit. In our opinion this is the first running of the west limit of the subject parcel.

Plan #5 by Leitch O.L.S dated 1964 is a retracement of the west limit of the subject parcel. Leitch O.L.S found the survey monuments set in Plan #9 and his plan notes the presence of a post and wire fence which can reasonably be assumed to be the same fence that was illustrated on Plan #9. While the Leitch O.L.S. survey did not re-survey the south limit of the subject parcel, the distance can be determined. Interestingly, the dimension is 161 feet 2 inches which is exactly the dimension we determined from Plan #9.

The next survey of note is a 1989 survey by Tomlinson, O.L.S. This survey is a retracement of the boundaries of the subject parcel. The original extent of the subject parcel had been reduced by the taking of a widening by the Region of York (see Appendix A, Plan #4) however sufficient, previously set survey monuments were found to enable Tomlinson O.L.S. to re-trace the north, south and west limits and his plan closely agrees with the previous plans. It is important to note that Tomlinson did locate the original monuments at the north west corner of the subject parcel and the original monument on the west limit of the subject parcel.

Plan #3 is a deposited Plan of Survey of the property to the west and north of the subject parcel by J. D. Barnes O.L.S. that was completed in 2006. This plan retraced the north and west limits of the subject parcel and found most of the bars set on the Tomlinson O.L.S. plan and indicates a post and wire fence along the north and west limit of the subject parcel. The fenced limits of

occupation illustrated in 2006 J. D. Barnes, O.L.S. survey are consistent with the previous surveys.

Plan #1 is a deposited Plan of Survey of the subject parcel by Jones O.L.S. that was completed in 2009. Jones O.L.S. did not find any survey monuments on the west limit other than at the south west corner of the subject parcel nor does the survey show a fence on the west limit of the subject parcel. Jones O.L.S. re-established the west limit by setting distances derived from earlier surveys. In my opinion, this was the best evidence available to Jones, O.L.S.

I. Ontario Land Surveyor review of survey evidence found on site

i) East Limit (Keele Street)

Survey monuments were located at various points across the entire east limit of the parcel and we noted good agreement with previous surveys. The northerly 2/3 of the east limit is bounded by a chain-link fence along the boundary. Along the southerly 1/3 of the east limit the fence deviates from the property line due to the presence of a steep slope. In my opinion, the east limit of the parcel is demarcated by the found survey monuments.

ii) South Limit

Survey monuments were located at various points along the south limit. The southeast corner and south west corner of Mr. Momeni's property are demarcated by survey monuments. The monument at the southwest corner was set by R. Jones O.L.S. in March 2009. R. Jones O.L.S. relied on a November, 1989 survey by Tomlinson, O.L.S., who, in turn, retraced a survey by Leitch, O.L.S. that was completed in 1964. The survey monument at the south east corner was set by Tomlinson, O.L.S. in 1989 and relied upon the road widening Plan 8266. The field measurements taken during the course of our survey agree favourably with the above-mentioned plans. In my opinion, the south limit of the parcel is demarcated by the found survey monuments.

iii) North Limit

The north limit of the parcel was monumented by Jones, O.L.S. in March 2009 survey. As with the south limit, Jones re-traced the limits of the previous surveys noted above and, in my opinion, the north limit of the parcel is demarcated by the found survey monuments. There is a post and wire fence along a portion of the north limit. This fence was not illustrated on the 2009 survey.

iv) West Limit

In my opinion, the subject deed misdescribed the distance from Keele Street along the south limit. Careful inspection and measurements were made to layout the incorrect distance. Our field crews conducted a thorough search to determine if there was any evidence of a survey monument or other forms of occupation such as fence at this point. None was found. I am of the opinion the Jones, O.L.S. has re-established the west limit correctly and that his survey agrees favourably with

the aforementioned Tomlinson, O.L.S. survey from 1989 and the Leitch O.L.S. from 1964.

- v) We note that Mr. Momeni is currently using a significant area of the property to west of his parcel for livestock grazing and he has erected two frame shelters and a post and wire fence all of which are illustrated on our survey. In addition, Mr. Momeni has extended his current vehicle storage area by placing gravel beyond his west limit and his north limit as illustrated on our survey. A series of air photos with boundary overlays are provided in Appendix C. The photos are time snaps that illustrate the property from 1954 up to the current time.

I. Plan of Survey

Based on the evaluation of all documentary evidence and the field observations and measurements, a Plan of Survey was prepared to illustrate to boundaries of 11320 Keele Street. The resulting bearings and distances agree favourably with the previous surveys. The plan limits are consistent with the physical limits of occupation illustrated on earlier survey.

APENDIX A

Plans of Survey

1. PL1 65R-31943
2. PL2 65R-28797
3. PL3 Plan by R.D. Tomlinson, O.L.S. dated November 24, 1989
4. PL4 Expropriation Plan 8266
5. PL5 Plan by J.M. Leitch, O.L.S. dated August 24, 1964
6. PL6 Plan by C.R. Lyon, O.L.S. dated March 30, 1950
7. PL7 Plan 6061
8. PL8 Plan by Marshall, Macklin, Monaghan dated August 17, 1967
9. Portion of a Plan, that illustrates the subject property circa 1959, author unknown
10. Plan by B. Cavell, O.L.S. dated August 30, 1939

APENDIX B

Pins and deed


1. PIN 03344-0222
2. Instrument No. R546792
3. Instrument VA7373066
4. Instrument No. VA43052
5. Instrument No. VA84305

APENDIX C

Pins and deed

1. PIN 03344-0222
2. Instrument No. R546792
3. Instrument VA7373066
4. Instrument No. VA43052
5. Instrument No. VA84305

May 13, 2025
Date


C. P. Edward
Ontario Land Surveyor

S:\WCPE\19-111 OLS research report- CPE.docx

APPENDICES

Contents

APPENDIX A..... 9

 PLANS OF SURVEY..... 9

 (PL1) REGISTERED PLAN 65R-31943 BY HOLDING JONES VANDERVEEN INC., O.L.S. 10

 (PL3) PLAN OF SURVEY BY R. D. TOMLINSON, O.L.S., DATED NOVEMBER 24TH, 1989..... 12

 (PL4) EXPROPRIATION PLAN 8266 13

 (PL6) PLAN OF SURVEY BY C. R. LYON, O.L.S., DATED MARCH 30TH, 1950 16

 (PL7) REGISTERED PLAN 6061 17

 (PL8) PLAN OF SURVEY MARSHALL, MACKLIN, MONAGHAN, DATED AUGUST 17TH, 1967 18

 (PL9) PORTION OF PLAN – BY UNKNOWN..... 19

 (PL10) PORTION OF PLAN – BY UNKNOWN..... 20

APPENDIX B..... 22

 P.I.N.s AND DEEDS..... 22

 P.I.N. 03344-0222 23

 INSTRUMENT No. R546792 26

 INSTRUMENT No. VA73066 29

 INSTRUMENT No. VA43052 35

 INSTRUMENT No. VA84305 40

APPENDIX C..... 47

 HISTORIC AIR PHOTOS 47

 1954..... 48

 1978..... 49

 1995..... 50

 2002..... 51

 2006..... 52

 2007 – 2009..... 53

 2011-2012 54

 2012 – 2013..... 55

 2015-2016 56

 2016 - 2017..... 57

 2019 – 2020..... 58

 2022 – 2023..... 59

 2024 – PRESENT 60

APPENDIX A

PLANS OF SURVEY

METRIC

DISTANCES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048

EAST 1/4 LOT 30 CONCESSION 4

PART 1, PLAN 65R-28797
PIN 03344-0205

PART 3
AREA=450 SQUARE METRES

PART 2
AREA=750 SQUARE METRES

PART 1
AREA=3588 SQUARE METRES

PLAN OF SURVEY OF PART OF LOT 29 CONCESSION 4 (GEOGRAPHIC TOWNSHIP OF VAUGHAN) CITY OF VAUGHAN THE REGIONAL MUNICIPALITY OF YORK

KEELE STREET - YORK REGION ROAD No. 6

ROAD ALLOWANCE BETWEEN CONCESSIONS 3 AND 4

NOTES:

- BEARINGS ARE ASTROMONIC AND ARE REFERRED TO THE WESTERLY LIMIT OF THE ROAD ALLOWANCE BETWEEN CONCESSIONS 3 AND 4 AS SHOWN ON PLAN 8266, HAVING A BEARING OF N09°19'30"W.
- SURVEY MONUMENT FOUND
- SURVEY MONUMENT SET
- STANDARD IRON BAR
- IRON BAR
- JOHN MACKINNON LETCH, D.L.S.
- R. O. TOMLINSON LIMITED, D.L.S.
- MARSHALL MACKLIN MONAGHAN ONTARIO LIMITED, D.L.S.
- INST. R546792 (PIN 03344-0044)
- PLAN 65R-28797
- PLAN 6206
- PLAN 6061
- CHAIN LINK FENCE
- POST AND WIRE FENCE
- GAS LINE MARKER

SURVEYOR'S CERTIFICATE

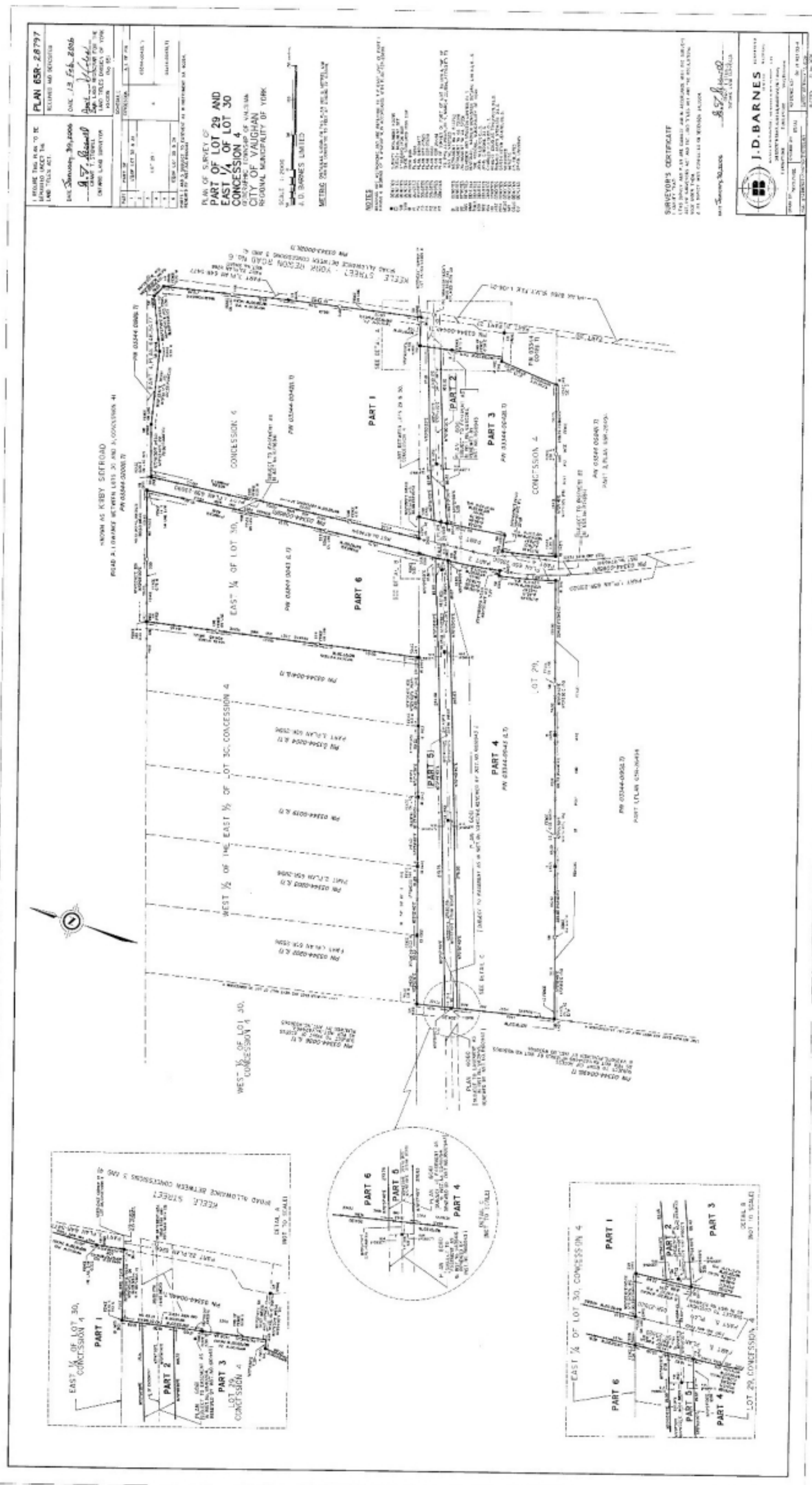
I CERTIFY THAT:

- THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT, THE SURVEYORS ACT AND THE LAND TITLES ACT AND THE REGULATIONS MADE UNDER THEM.
- THE SURVEY WAS COMPLETED ON MARCH 13, 2009.

MARCH 23, 2009
DATE


HOLDING JONES VANDERVEEN NC. ONTARIO LAND SURVEYORS

1700 LANGSTAFF ROAD, SUITE 1002
VAUGHAN, ON L4K 3S3
PHONE: 905-660-4000, 416-445-3800 EMAIL: h@hjv-ols.ca



12

copy + sketch


WUGHAN 61171
CORPORATION OF THE COUNTY OF YORK

REGISTRATION NO. **8266**

LAND PLAN NO. L-136-21 BY-LAW NO. 3367
SCHEDULE A

Dated at NEWMARKET this 14TH day of NOVEMBER 19 67

PLAN OF LAND EXPROPRIATED FOR THE PURPOSE
Subject: OF WIDENING COUNTY ROAD No 6

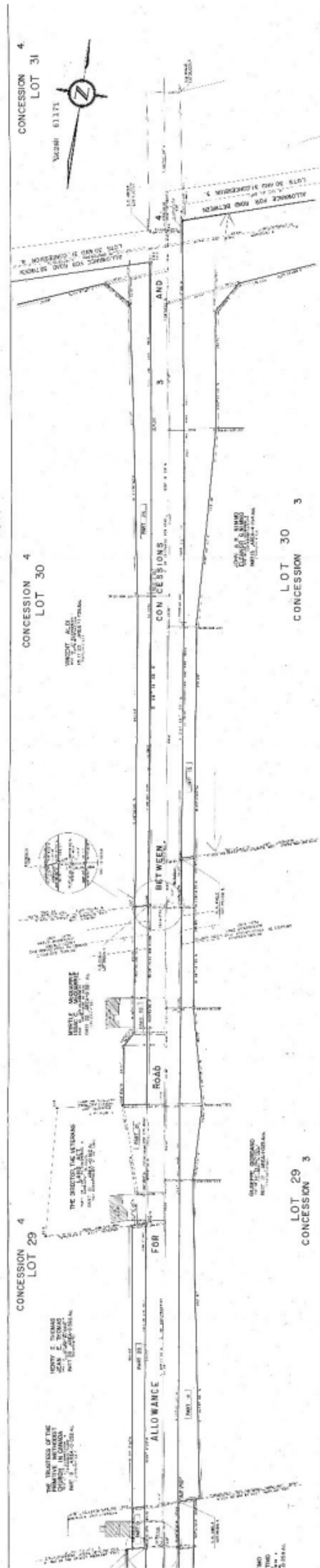
Location: LOTS 26, 27, 28, 29 AND 30 CONCESSION 3
LOTS 26, 27, 28, 29 AND 30 CONCESSION 4

Owners: VARIOUS

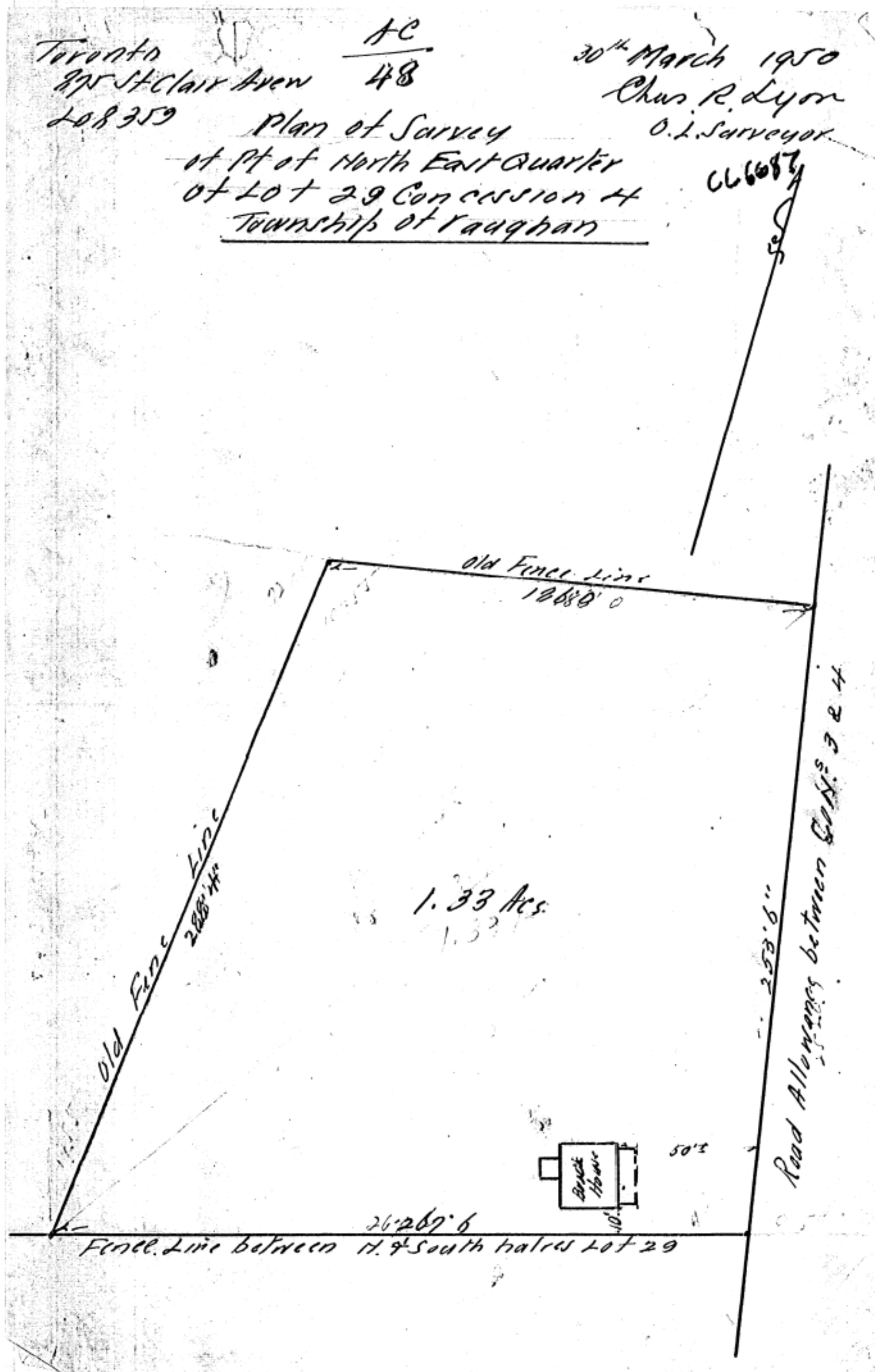
Memorandum:

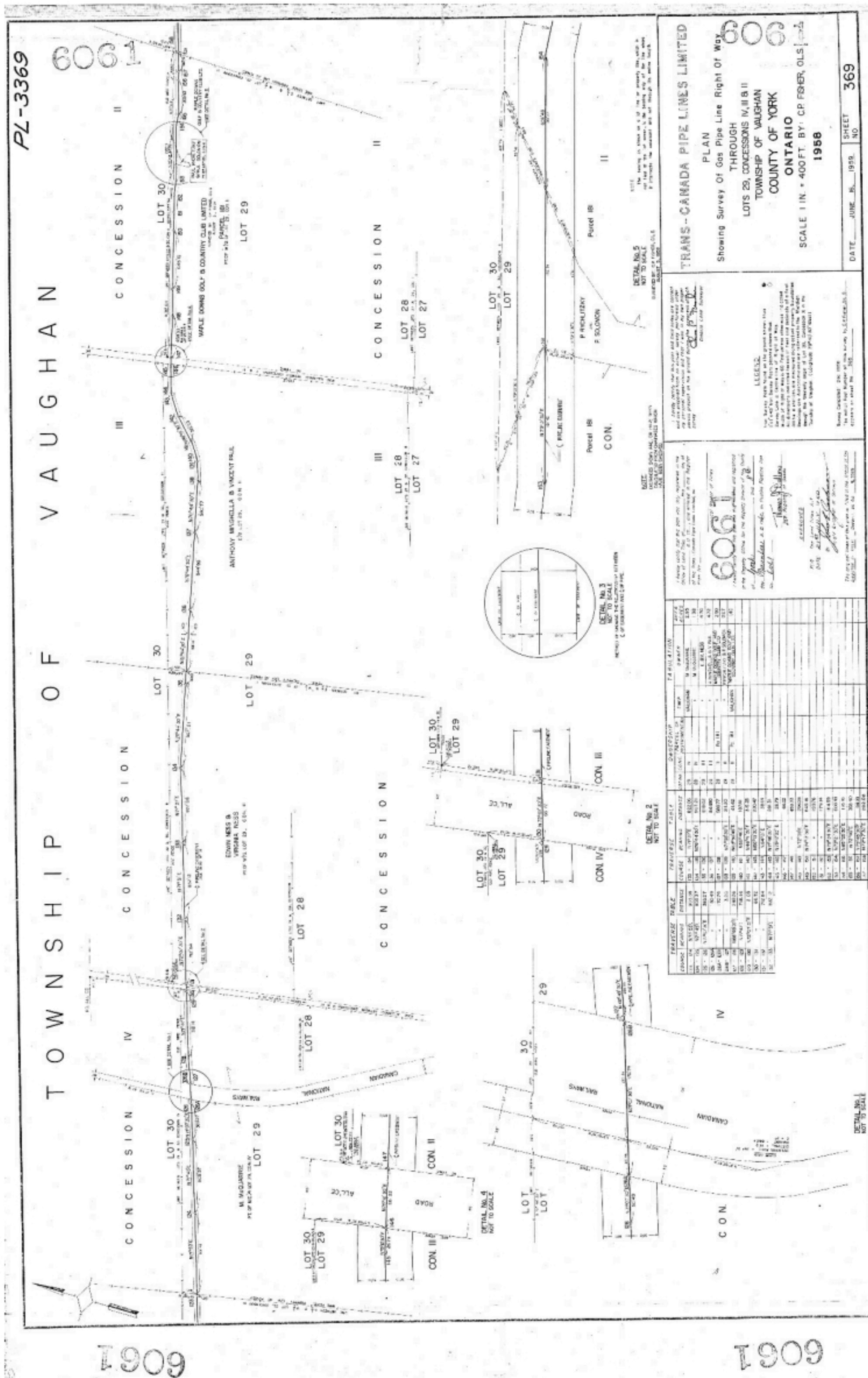
OPAQUE LINE: FOR
REGISTRATION

BOOK No. 1038



[illegible]





TRANS-CANADA PIPE LINES LIMITED

PLAN

Showing Survey of Gas Pipe Line Right of Way

THROUGH

LOTS 29, CONCESSIONS I, II & III

TOWNSHIP OF VAUGHAN

COUNTY OF YORK

ONTARIO

SCALE 1 IN. = 400 FT. BY: CP FISHER OLS

1958

DATE: JUNE 1959

SHEET NO. 369

LEGEND

1. The survey was made by the Trans-Canada Pipe Lines Limited, and the results are shown on this plan.

2. The survey was made by the Trans-Canada Pipe Lines Limited, and the results are shown on this plan.

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10. The survey was made by the Trans-Canada Pipe Lines Limited, and the results are shown on this plan.

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Trans-Canada Pipe Lines Limited

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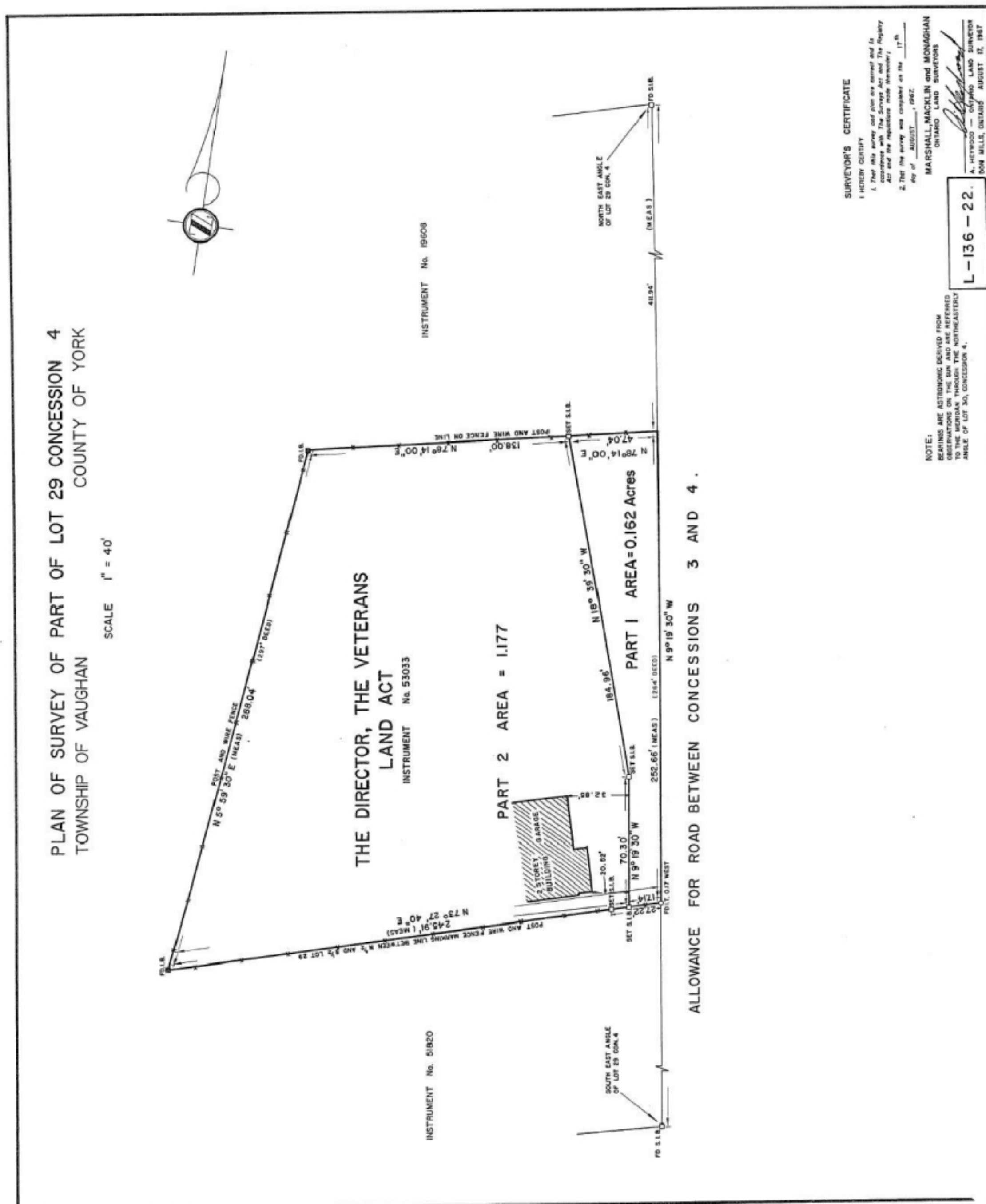
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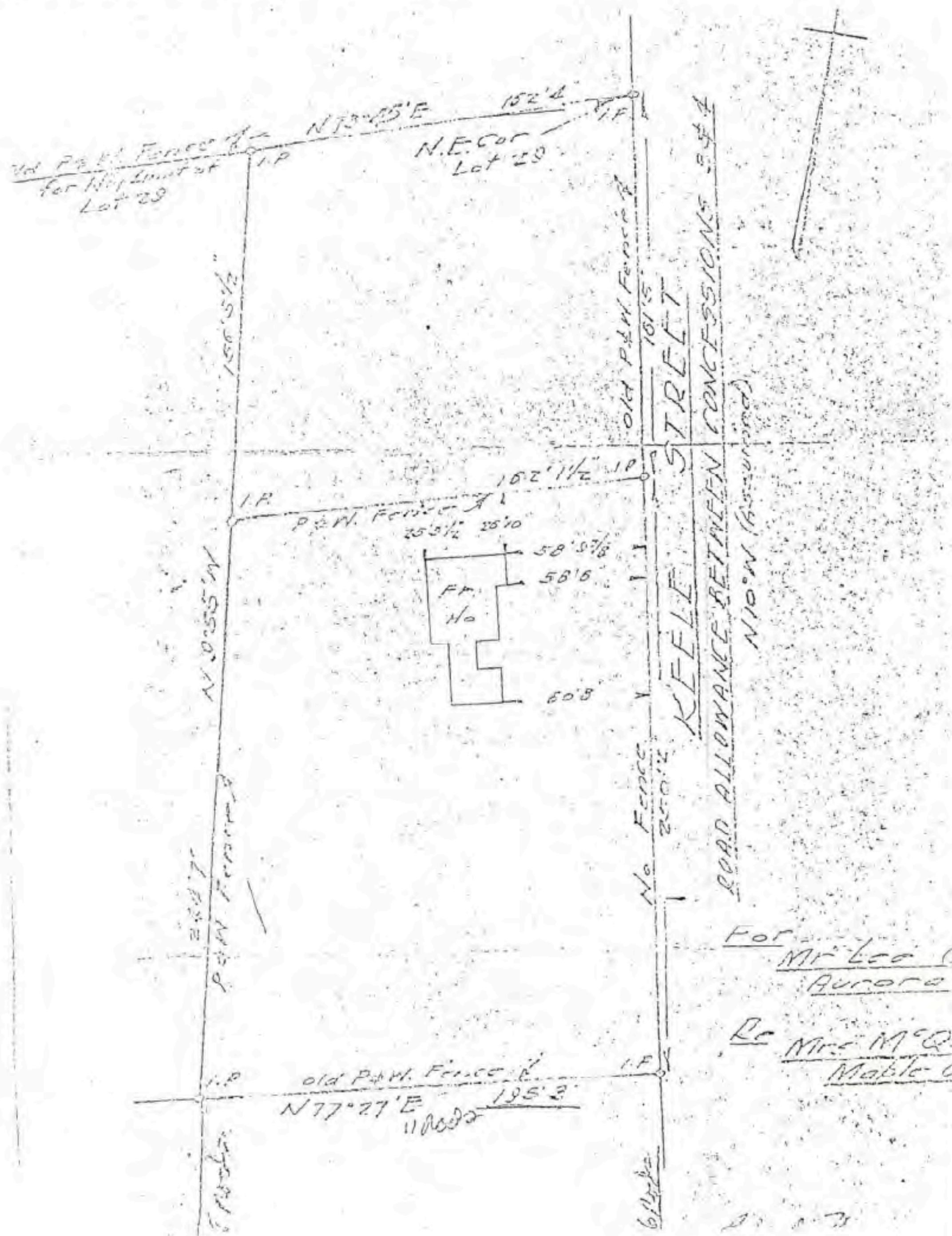
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-3



(PL9) PORTION OF PLAN - BY UNKNOWN



PLAN SHEWING

FOURTH CON. ROAD
LOTS 26 TO 30
TOWNSHIP OF VAUGHAN
COUNTY OF YORK

SCALE: 10 FT. = 1 IN.

Arthur H. Campbell
Ontario Land Surveyor
Toronto, Aug 30th 1939.

25



APPENDIX B

P.I.N.s AND DEEDS



PARCEL REGISTER (ABBREVIATED) FOR PROPERTY IDENTIFIER

LAND

REGISTRY

OFFICE #65

03344-0222 (LUT)

PAGE 1 OF 3

PREPARED FOR: Edward

ON 2025/03/19 AT 14:05:47

PROPERTY DESCRIPTION: PT LT 29 CON 4 VAUGHAN AS IN R346792 ; S/T VA40264; CITY OF VAUGHAN

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

PROPERTY REMARKS:

ESTATE/QUALIFIER:

FEE SIMPLE
LT CONVERSION QUALIFIED

OWNERS' NAMES:

MOMENI, ALI
AGUIREVITCH, NATALIA

RECENTLY:

RE ENTRY FROM 03344 0044

CAPACITY SHARE

JTEN

JTEN

FIN CREATION DATE:

2010/10/20

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/CHKD
** PRINTOUT	INCLUDES ALL DOCUMENT TYPES AND DELETED INSTRUMENTS SINCE 2010/10/20 **					
**SUBJECT,	ON FIRST REGISTRATION UNDER THE LAND TITLES ACT, TOP					
**	SUBSECTION 4(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 70(2) OF THE REGISTRY ACT APPLIES.					
**DATE OF CONVERSION TO LAND TITLES: 1996/12/21 **						
VA40264	1958/07/17	TRANSFER EASEMENT			TRANS-CANADA PIPE LINES LIMITED.	C
VA41143	1958/12/18	SUP DEED TRST&MORT		*** DELETED AGAINST THIS PROPERTY ***	NATIONAL TRUST COMPANY, LIMITED	
VA44620	1960/04/20	SUP DEED TRST&MORT		*** DELETED AGAINST THIS PROPERTY ***	NATIONAL TRUST COMPANY, LIMITED	
VA44877	1960/05/30	SUP DEED TRST&MORT		*** DELETED AGAINST THIS PROPERTY ***	NATIONAL TRUST COMPANY, LIMITED	
PL6061	1960/11/08	PLAN MISCELLANEOUS				
VA50655	1963/05/06	SUP DEED TRST&MORT		*** DELETED AGAINST THIS PROPERTY ***	NATIONAL TRUST COMPANY, LIMITED	C
VA54954	1965/05/13	SUP DEED TRST&MORT		*** DELETED AGAINST THIS PROPERTY ***	NATIONAL TRUST COMPANY, LIMITED	
VA60624	1967/10/03	SUP DEED TRST&MORT		*** DELETED AGAINST THIS PROPERTY ***	NATIONAL TRUST COMPANY, LIMITED	

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.



Ontario

ServiceOntario

PARCEL REGISTER (ABBREVIATED) FOR PROPERTY IDENTIFIER

LAND
REGISTRY
OFFICE #60

PAGE 2 OF 3
PREPARED FOR pedwardl
ON 2025/03/19 AT 14:05:47

03344-0222 (LT)

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

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/ CHKD
VA70272	1972/06/16	SUP DEED TRST&MORT		*** DELETED AGAINST THIS PROPERTY ***	NATIONAL TRUST COMPANY, LIMITED	
VA71944	1973/04/13	SUP DEED TRST&MORT		*** DELETED AGAINST THIS PROPERTY ***	NATIONAL TRUST COMPANY LIMITED	
R239544	1982/03/18	SUP DEED TRST&MORT		*** DELETED AGAINST THIS PROPERTY ***	NATIONAL TRUST COMPANY, LIMITED	
	REMARKS: INSTRUMENT # AMENDED BY LAND REGISTRARS AMENDMENT R727546 ALL/PART VARIOUS LANDS (ADDED 01/10/22, M.GAGNE, ADLR)					
R294353	1982/06/15	SUP DEED TRST&MORT		*** DELETED AGAINST THIS PROPERTY ***	NATIONAL TRUST COMPANY, LIMITED	
	REMARKS: ALL/PART VARIOUS LANDS (ADDED 01/10/22, M.GAGNE, ADLR)					
R610943	1993/01/06	NOTICE				C
	REMARKS: CLAIM OF EASEMENT, MULTI					
	CORRECTIONS: "THIS INSTRUMENT" WAS DELETED FROM PROPERTY 03216-0605 IN ERROR AND WAS RE-INSTALLED ON 1998/08/20 BY THARESA MALLORY.					
R717521	1998/03/02	NOTICE		*** DELETED AGAINST THIS PROPERTY *** NATIONAL TRUST COMPANY, TRUSTEE		
	REMARKS: SEE DOCUMENT					
YR546912	2004/10/13	TRANSFER	\$420,000	MARCELLI, GABRIEL	MONENI, ALI AJGUIREVITCH, NATALIA	C
YR1105834	2007/12/21	CHARGE	\$490,000	AJGUIREVITCH, NATALIA MONENI, ALI	THE TORONTO-DOMINION BANK	C
YR1267897	2015/03/18	APL (GENERAL)		*** COMPLETELY DELETED *** CIBC MELLON TRUST COMPANY		
	REMARKS: VA41143					
YR2268134	2015/03/18	APL (GENERAL)		*** COMPLETELY DELETED *** CIBC MELLON TRUST COMPANY		
	REMARKS: VA44977					
YR2268143	2015/03/18	APL (GENERAL)		*** COMPLETELY DELETED *** CIBC MELLON TRUST COMPANY		
	REMARKS: VA50555					
YR2268150	2015/03/18	APL (GENERAL)		*** COMPLETELY DELETED *** CIBC MELLON TRUST COMPANY		

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.

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

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/ CHKD
VR2268153	2015/03/18	APL (GENERAL)		*** COMPLETELY DELETED *** CIBC MELLON TRUST COMPANY		
VR2268204	2015/03/18	APL (GENERAL)		*** COMPLETELY DELETED *** CIBC MELLON TRUST COMPANY		
REMARKS: R294353						
VR2268227	2015/03/18	APL (GENERAL)		*** COMPLETELY DELETED *** CIBC MELLON TRUST COMPANY		
REMARKS: R289344						
VR2272223	2015/03/30	APL (GENERAL)		*** COMPLETELY DELETED *** CIBC MELLON TRUST COMPANY		
VR2272259	2015/03/30	APL (GENERAL)		*** COMPLETELY DELETED *** CIBC MELLON TRUST COMPANY		
REMARKS: VA70272, R117521, R117523						

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

Province of Ontario		Transfer/Deed of Land		A																	
Form 1 — Land Registration Reform Act, 1984																					
<div style="text-align: center;"> PROPERTY OF THE REGISTRY OFFICE 546792 Number CERTIFICATE OF REGISTRATION 1990 JUL -3 P 4: 22 YORK REGION New Property Identifiers NEWMARKET Land Registrar Additional: See Schedule <input type="checkbox"/> Executions Lot 29, Con 4 VGN Additional: See Schedule <input type="checkbox"/> </div>		(1) Registry <input checked="" type="checkbox"/> Land Titles <input type="checkbox"/> (2) Page 1 of 3 pages <i>2/2</i>																			
		(3) Property Identifier(s) Block Property Additional: See Schedule <input type="checkbox"/>																			
		(4) Consideration FOUR HUNDRED & FORTY THOUSAND Dollars \$ 440,000.00																			
		(5) Description This is a: Property Division <input type="checkbox"/> Property Consolidation <input type="checkbox"/> Part of the North-east quarter of Lot 29 Concession 4 Town of Vaughan Regional Municipality of York Registry Division of York Region See schedule attached																			
(6) This Document Contains (a) Redescription New Easement Plan/Sketch <input type="checkbox"/> (b) Schedule for: Description <input checked="" type="checkbox"/> Additional Parties <input type="checkbox"/> Other <input type="checkbox"/> (7) Interest/Estate Transferred Fee Simple																					
(8) Transferor(s) The transferor hereby transfers the land to the transferee and certifies that the transferor is at least eighteen years old and that I am a spouse, the person consenting below is my spouse.																					
<table border="0" style="width: 100%;"> <tr> <td style="width: 40%;">Name(s) CAMPBELL, Sharon</td> <td style="width: 20%;">Signature(s) <i>Sharon Campbell</i></td> <td style="width: 40%;">Date of Signature Y M D 1990 07 03</td> </tr> </table>						Name(s) CAMPBELL, Sharon	Signature(s) <i>Sharon Campbell</i>	Date of Signature Y M D 1990 07 03													
Name(s) CAMPBELL, Sharon	Signature(s) <i>Sharon Campbell</i>	Date of Signature Y M D 1990 07 03																			
(9) Spouse(s) of Transferor(s) I hereby consent to this transaction <table border="0" style="width: 100%;"> <tr> <td style="width: 40%;">Name(s) CAMPBELL, Charles</td> <td style="width: 20%;">Signature(s) <i>Charles Campbell</i></td> <td style="width: 40%;">Date of Signature Y M D 1990 07 03</td> </tr> </table>						Name(s) CAMPBELL, Charles	Signature(s) <i>Charles Campbell</i>	Date of Signature Y M D 1990 07 03													
Name(s) CAMPBELL, Charles	Signature(s) <i>Charles Campbell</i>	Date of Signature Y M D 1990 07 03																			
(10) Transferor(s) Address for Service 383 Spillette Court, Newmarket, Ontario																					
(11) Transferee(s) <table border="0" style="width: 100%;"> <tr> <td style="width: 60%;">MARCELLI, Gabriel</td> <td style="width: 40%;">Date of Birth Y M D 1939 03 14</td> </tr> <tr> <td>MARCELLI, Bernice</td> <td>1943 07 28</td> </tr> <tr> <td>LAPACCIANA, Pasquale</td> <td>1955 03 11</td> </tr> <tr> <td>LAPACCIANA, Rose</td> <td>1955 07 29</td> </tr> </table>						MARCELLI, Gabriel	Date of Birth Y M D 1939 03 14	MARCELLI, Bernice	1943 07 28	LAPACCIANA, Pasquale	1955 03 11	LAPACCIANA, Rose	1955 07 29								
MARCELLI, Gabriel	Date of Birth Y M D 1939 03 14																				
MARCELLI, Bernice	1943 07 28																				
LAPACCIANA, Pasquale	1955 03 11																				
LAPACCIANA, Rose	1955 07 29																				
(12) Transferee(s) Address for Service 11320 Keele Street, Maple, Ontario, L0J 1E0																					
(13) Transferor(s) The transferor verifies that to the best of the transferor's knowledge and belief, this transfer does not contravene section 49 of the Planning Act, 1983. <table border="0" style="width: 100%;"> <tr> <td style="width: 40%;">Signature <i>Sharon Campbell</i></td> <td style="width: 20%;">Date of Signature Y M D 1990 07 03</td> <td style="width: 40%;">Signature <i>Charles Campbell</i></td> <td style="width: 20%;">Date of Signature Y M D 1990 07 03</td> </tr> </table> Solicitor for Transferor(s) I have explained the effect of section 49 of the Planning Act, 1983 to the transferor and I have made inquiries of the transferor to determine that this transfer does not contravene that section and based on the information supplied by the transferor, to the best of my knowledge and belief, this transfer does not contravene that section. I am an Ontario solicitor in good standing. <table border="0" style="width: 100%;"> <tr> <td style="width: 40%;">Name and Address of Solicitor PETER L. MAY 14 Church St. S. Richmond Hill, Ontario</td> <td style="width: 60%;">Signature <i>Peter L. May</i></td> </tr> </table>						Signature <i>Sharon Campbell</i>	Date of Signature Y M D 1990 07 03	Signature <i>Charles Campbell</i>	Date of Signature Y M D 1990 07 03	Name and Address of Solicitor PETER L. MAY 14 Church St. S. Richmond Hill, Ontario	Signature <i>Peter L. May</i>										
Signature <i>Sharon Campbell</i>	Date of Signature Y M D 1990 07 03	Signature <i>Charles Campbell</i>	Date of Signature Y M D 1990 07 03																		
Name and Address of Solicitor PETER L. MAY 14 Church St. S. Richmond Hill, Ontario	Signature <i>Peter L. May</i>																				
(14) Solicitor for Transferee(s) I have investigated the transferor(s) title to this land and to abutting land where relevant and I am satisfied that the title records reveal no contravention as set out in subclause 49 (21a) (c) (ii) of the Planning Act, 1983 and that to the best of my knowledge and belief this transfer does not contravene section 49 of the Planning Act, 1983. I act independently of the solicitor for the transferor(s) and I am an Ontario solicitor in good standing. <table border="0" style="width: 100%;"> <tr> <td style="width: 40%;">PIN: _____</td> <td style="width: 20%;">Name of Transferee(s): ROSE LAPACCIANA</td> <td style="width: 20%;">Name and Address of Solicitor GAMBIN ASSOCIATES 501, 7501 Keele St. Concord</td> <td style="width: 20%;">Date of Signature Y M D 1990 07 03</td> </tr> <tr> <td>Cont. on Schedule <input type="checkbox"/></td> <td>GABRIEL MARCELLI</td> <td>Signature <i>Gambin</i></td> <td></td> </tr> <tr> <td>Cont. on Schedule <input type="checkbox"/></td> <td>BERNICE MARCELLI</td> <td></td> <td></td> </tr> <tr> <td>Cont. on Schedule <input type="checkbox"/></td> <td>PASQUALE LAPACCIANA</td> <td></td> <td></td> </tr> </table>						PIN: _____	Name of Transferee(s): ROSE LAPACCIANA	Name and Address of Solicitor GAMBIN ASSOCIATES 501, 7501 Keele St. Concord	Date of Signature Y M D 1990 07 03	Cont. on Schedule <input type="checkbox"/>	GABRIEL MARCELLI	Signature <i>Gambin</i>		Cont. on Schedule <input type="checkbox"/>	BERNICE MARCELLI			Cont. on Schedule <input type="checkbox"/>	PASQUALE LAPACCIANA		
PIN: _____	Name of Transferee(s): ROSE LAPACCIANA	Name and Address of Solicitor GAMBIN ASSOCIATES 501, 7501 Keele St. Concord	Date of Signature Y M D 1990 07 03																		
Cont. on Schedule <input type="checkbox"/>	GABRIEL MARCELLI	Signature <i>Gambin</i>																			
Cont. on Schedule <input type="checkbox"/>	BERNICE MARCELLI																				
Cont. on Schedule <input type="checkbox"/>	PASQUALE LAPACCIANA																				
(15) Assessment Roll Number of Property <table border="0" style="width: 100%;"> <tr> <td>Cty. 19</td> <td>Mun. 28</td> <td>Map. 000</td> <td>Sub. 271</td> <td>Par. 15000</td> </tr> </table>						Cty. 19	Mun. 28	Map. 000	Sub. 271	Par. 15000											
Cty. 19	Mun. 28	Map. 000	Sub. 271	Par. 15000																	
(16) Municipal Address of Property 11320 Keele Street Maple, Ontario L0J 1E0		(17) Document Prepared by: PETER L. MAY Barrister & Solicitor 14 Church St. S. Box 29 Richmond Hill, Ontario L4C 4X9																			
<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th colspan="2" style="text-align: center;">Fees and Tax</th> </tr> </thead> <tbody> <tr> <td style="width: 60%;">Registration Fee</td> <td style="width: 40%; text-align: right;">25.00</td> </tr> <tr> <td>Land Transfer Tax</td> <td style="text-align: right;">5,275.00</td> </tr> <tr> <td>Total</td> <td style="text-align: right;">5,300.00</td> </tr> </tbody> </table>						Fees and Tax		Registration Fee	25.00	Land Transfer Tax	5,275.00	Total	5,300.00								
Fees and Tax																					
Registration Fee	25.00																				
Land Transfer Tax	5,275.00																				
Total	5,300.00																				

Additional Property Identifier(s) and/or Other Information

COMMENCING at a point in the easterly limit of said Lot 29, distant 161 feet 5 inches measured southerly along said limit from the north-east angle of the said Lot;

THENCE South along the said easterly limit of 250 feet 2 inches to an iron post planted in an old post and wire fence;

THENCE South 77 degrees 27 minutes West along an old post and wire fence 195 feet 3 inches to an iron post planted;

THENCE North 9 degrees 55 minutes West along a post and wire fence 244 feet 7 inches to an iron post planted;

THENCE Easterly along a post and wire fence 162 feet 1 1/2 inches to the point of commencement.

SECONDLY

ALL AND SINGULAR that certain parcel or tract of land and premises situate, lying and being in the Town of Vaughan, in the Regional Municipality of York, and being composed of part of the North-east quarter of Lot 29, in the Fourth Concession of the Town of Vaughan, more particularly described as follows:

COMMENCING at the North-easterly corner of said Lot;

THENCE South along the easterly limit of said Lot, 161 feet 5 inches to an iron post planted in a post and wire fence;

THENCE Westerly along the said post and wire fence, 162 feet 1 1/2 inches to an iron post planted in a post and wire fence running northerly;

THENCE North 9 degrees 55 minutes West along the last mentioned wire fence, 156 feet 5 1/2 inches to an old post and wire fence for the north limit of said Lot 29;

THENCE North 73 degrees 45 minutes east along the said north limit of Lot 29, 162 feet 4 inches to the point of commencement.

SAVE AND EXCEPT that parcel of land taken by the Toronto York Roads Commission for road widening and registered as Plan Number 8266, Part 22 as described in Instrument registered as Number 61171.

SUBJECT to an easement in favour of Trans-Canada Pipe Lines Limited over the above conveyed land registered as instrument number 40264.

The lands being more particularly described in registered instrument number 84305 Vaughan.

Form 1 - Land Transfer Tax Act
Affidavit of Residence and of Value of the Consideration
Refer to all instructions on reverse side.

DYE & DURHAM CO. LIMITED
Form No. 500
(Amended Aug. 1, 1986)

IN THE MATTER OF THE CONVEYANCE OF (insert brief description of land) Part of N.E. quarter of Lot 29, Concession 4, Town of Vaughan
REGIONAL MUNICIPALITY OF YORK

BY (print names of all transferors in full) SHARON CAMPBELL

TO (see instruction 1 and print names of all transferees in full) BERNICE MARCELLI, GABRIEL MARCELLI, ROSE
LAPACCIANA AND PASQUALE LAPACCIANA

I, (see instruction 2 and print name(s) in full) WE, BERNICE MARCELLI, GABRIEL MARCELLI, ROSE LAPACCIANA
AND PASQUALE LAPACCIANA

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 (insert name(s) of principal(s)) _____

_____ described in paragraph(s) (a), (b), (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 as an

individual and as such, I have personal knowledge of the facts herein deposed to.

2. (To be completed where the value of the consideration for the conveyance exceeds \$250,000).

- I have read and considered the definition of "single family residence" set out in clause 1(1)(j) of the Act. The land conveyed in the above-described conveyance
- ☒ contains at least one and not more than two single family residences. Note: Clause 2(1)(d) imposes an additional tax at the rate of one-half of one per cent upon the value of consideration in excess of \$250,000 where the conveyance contains at least one and not more than two single family residences.
- ☐ does not contain a single family residence.
- ☐ contains more than two single family residences. (see instruction 3)

3. 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 and each of the following persons to whom or in trust for whom the land is being conveyed in the above-described conveyance is a "non-resident corporation" or a "non-resident person" as set out in the Act. (see instructions 4 and 5)

NONE

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

- (a) Monies paid or to be paid in cash \$ 440,000.00
- (b) Mortgages (i) Assumed (show principal and interest to be credited against purchase price) \$ NIL
- (ii) Given back to vendor \$ NIL
- (c) Property transferred in exchange (detail below) \$ NIL
- (d) Securities transferred to the value of (detail below) \$ NIL
- (e) Liens, legacies, annuities and maintenance charges to which transfer is subject \$ NIL
- (f) Other valuable consideration subject to land transfer tax (detail below) \$ NIL
- (g) VALUE OF LAND, BUILDING, FIXTURES AND GOODWILL SUBJECT TO LAND TRANSFER TAX (Total of (a) to (f)) \$ 440,000.00 \$ 440,000.00
- (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) \$ NIL
- (i) Other consideration for transaction not included in (g) or (h) above \$ NIL
- (j) TOTAL CONSIDERATION \$ 440,000.00

AT Blank
Must Be
Filed In
Insert "Nil"
Where
Applicable

5. If consideration is nominal, describe relationship between transferor and transferee and state purpose of conveyance. (see instruction 6)

n/a

6. If the consideration is nominal, is the land subject to any encumbrance? n/a

7. Other remarks and explanations, if necessary. none

Sworn before me at the town of Vaughan
in the Regional Municipality of York
this 29 day of June 19 90

GIORGIO MARIO DELLA ROCCA
Commissioner, etc., Province of Ontario,
for Gambin Associates,
Barristers & Solicitors
Expires August 19th, 1991

A Commissioner for taking Affidavits, Property Information Record

GABRIEL MARCELLI

BERNICE MARCELLI

ROSE LAPACCIANA

PASQUALE LAPACCIANA

- A. Describe nature of instrument: DEED

- B. (i) Address of property being conveyed (if available) 11320 Keele St. Maple, Ontario, L0J 1E0

- (ii) Assessment Roll No. (if available) 19 28 000 271 15000

- C. Mailing address(es) for future Notices of Assessment under the Assessment Act for property being conveyed (see instruction 7)

- 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. Yes ☐ No ☐ Not known ☐

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

GAMBIN ASSOCIATES

Suite 501

7501 Keele St.

Concord, Ontario

L4K 1Y2

For Land Registry Office use only

REGISTRATION NO.
Land Registry Office No.
Registration Date

Deed — With Power

73066

This Indenture

made (in duplicate) the Thirtieth day of August,
one thousand nine hundred and seventy-three.

**In Pursuance of The Short Forms of Conveyances Act
Between**

RICHARD NEIL THOMPSON, of the Town of
Vaughan, in the Regional Municipality
of York, Esquire,

hereinafter called the Grantor
of the First Part

JOHN LEO COOLEY, of the Town of Vaughan,
in the Regional Municipality of York, Univac
Technician; and IRIS MAXINE COOLEY, his wife,
of the same place, as joint tenants and not
as tenants in common,

hereinafter called the Grantee s
of the Second Part

ELSIE MARGARET THOMPSON,

Wife of the said Grantor hereinafter called the part
of the Third Part

Witnesseth that in consideration of OTHER VALUABLE CONSIDERATION

AND THE SUM OF TWO-----(\$2.00)-----Dollars

of lawful money of Canada now paid by the said Grantee s to the said
Grantor (the receipt whereof is hereby by him acknowledged),
the said Grantor Doth Grant unto the said Grantee s/in fee simple
as joint tenants and not as tenants in common
All and Singular th at certain parcel or tract of land and premises
situate lying and being

in the Town of Vaughan, in the Regional
Municipality of York and Province of Ontario (formerly in the
Township of Vaughan, in the County of York) and being composed
of part of Lot Number 29 in the Fourth Concession of the said
Township of Vaughan, more particularly described as follows:

PREMISING that the bearings stated herein are astronomic and
are referred to the meridian through the North Easterly angle
of Lot 30 in the Fourth Concession of said Township;

BEGINNING at the South Easterly angle of the North Half of said
Lot 29, said point of beginning being distant 664.60 feet,
more or less, measured on a course of South 9° 19' 30" East
from the North Easterly angle of said Lot 29;

THENCE South 73° 27' 40" West, 17.14 feet to a standard iron
bar and being the point of commencement of the parcel herein
described;

THENCE North 9° 19' 30" West, 70.30 feet to a standard iron
bar;

Deed — With Dower,
Page 3 — Dye & Durham

The said Grantor ~~Covenant~~^s with the said Grantee^s That he has the right to convey the said lands to the said Grantee notwithstanding any act of the said Grantor.

And that the said Grantee^s shall have quiet possession of the said lands, free from all encumbrances.

And the said Grantor ~~Covenant~~^s with the said Grantee that he will execute such further assurances of the said lands as may be requisite.

And the said Grantor ~~Covenants~~ with the said Grantee^s that he has done no act to encumber the said lands.

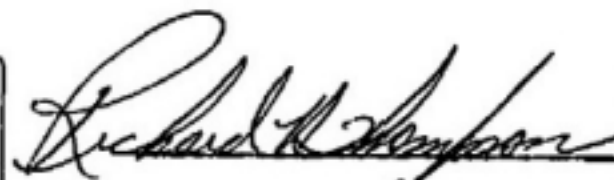
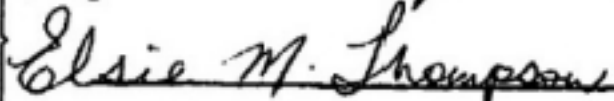
And the said Grantor ~~Release~~^s to the said Grantee^s All his claims upon the said lands.

And the said Elsie Margaret Thompson wife of the said Grantor hereby bars her dower in the said lands.

In Witness Whereof the said parties hereto have hereunto set their hands and seals.

Signed, Sealed and Delivered
IN THE PRESENCE OF

Margaret Watson

THENCE North 18° 39' 30" West, 184.96 feet to a standard iron bar set in the line of a post and wire fence;

THENCE South 78° 14' 00" West, 138 feet to an existing iron bar in the line of a post and wire fence running in a Southerly direction;

THENCE South 5° 59' 30" West, 288.04 feet to an existing iron bar in the line of a post and wire fence running in an Easterly direction and marking the line between the North half and the South Half of the said Lot 29;

THENCE North 73° 27' 40" East along the said last mentioned fence, 245.91 feet to the point of commencement.

The hereinabove described parcel shown on a Plan of Survey dated August 17, 1967 prepared by Marshall, Macklin and Monaghan, Ontario Land Surveyors, a copy of which is attached to a Deed dated December 27, 1967 from The Director, The Veterans' Land Act to The Corporation of the County of York.

as joint tenants and not as tenants in common

To have and to hold unto the said Grantee^s, their heirs and assigns, to and for their sole and only use for ever. **Subject** nevertheless to the reservations, limitations, provisoes and conditions, expressed in the original grant thereof from the Crown.

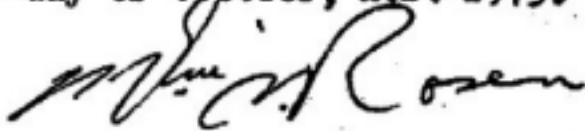
THE REGISTRY ACT

IN THE MATTER of the PLANNING ACT (R.S.O. 1960 c. 296, as amended)
AND IN THE MATTER of a Deed of Part of Lot 29, Concession 4,
Township of Vaughan, dated August 30th, 1973.

I, RICHARD NEIL THOMPSON, of the Town of Vaughan, in the Regional
Municipality of York, make oath and say as follows:

- 1- That I am the Grantor named in the above mentioned
Deed, which is attached hereto.
- 2- That the said Deed does not contravene the provisions
of Section 29 of The Planning Act, as amended, because:
I, the present registered owner, do 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 affected by the Deed.

SWORN before me at the City)
of Toronto, in the Municipality)
of Metropolitan Toronto, this)
17th day of October, A.D. 1973.)



A COMMISSIONER &C.

AFFIDAVIT OF SUBSCRIBING WITNESS

AMENDED MARCH 1972

I, MARGARET WATSON,
of the City of Toronto,
in the Municipality of Metropolitan Toronto,
Secretary, make oath and say:

I am a subscribing witness to the attached instrument and I was present and saw it executed
at Toronto by Richard Neil Thompson and
Elsie Margaret Thompson.

*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 City of
Toronto, in the Municipality
of Metropolitan Toronto,
this 17th day of October, 19 73.

Margaret Watson

[Signature]
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)".

Amended, May, 1973

AFFIDAVIT IN THE MATTER OF THE LAND TRANSFER TAX ACT

PROVINCE OF ONTARIO
Judicial District
of York

*For place of residence insert appropriate County, District, Regional Municipality, etc.

To Wit:

I, RICHARD NEIL THOMPSON,
of the Town of Vaughan,
in the Regional Municipality of York,

named in the within (or annexed) transfer make oath and say:

1. I am the grantor
named in the within (or annexed) transfer.
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, building, fixtures and goodwill	\$ 53,500.00
(b) Chattels — items of tangible personal property (see note)	\$ nil
TOTAL CONSIDERATION	\$ 53,500.00
- (2) The true consideration for the transfer or conveyance for Land Transfer Tax purposes is as follows:

(a) Monies paid in cash	\$ 18,500.00
(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	\$ nil
(e) Monies secured by mortgage under this transaction	\$ 35,000.00
(f) Liens, legacies, annuities and maintenance charges to which transfer is subject	\$ nil
(g) Other (Detail Below)	\$ nil
TOTAL CONSIDERATION (should agree with 3(1)(a) above)	\$ 53,500.00

This affidavit may be made by the purchaser or vendor or by any one acting for them under power of attorney or by an agent accredited in writing by the purchaser, or vendor or by the solicitor of either of them or by some other person approved by the Minister of Revenue.

All blanks must be filled in.

4. If consideration is nominal, is the transfer for natural love and affection?
5. If so, what is the relationship between Grantor and Grantee?
6. Other remarks and explanations, if necessary

SWORN before me at the City
of Toronto, in the Municipality
of Metropolitan Toronto,
this 17th day of October, 19 73.

[Signature]
A Commissioner, etc.

[Signature]
(signature)

Chattels: Retail sales tax is payable on the valuation of items shown in 3(1)(b) unless otherwise exempted under the provisions of The Retail Sales Tax Act. For the purpose of this affidavit insert above only the value of chattels, the total value of which in the opinion of the deponent exceeds \$100.00. This does not exonerate a purchaser from the payment of Retail Sales Tax on any tangible personal property as part of this transaction. When chattels are purchased as part of this transaction with a value of less than \$100.00, the applicable tax should be paid by the purchaser to the Treasurer of Ontario and remitted to the Minister of Revenue.

AFIDAVIT AS TO AGE AND MARITAL STATUS

I/WE RICHARD NEIL THOMPSON,

of the Town of Vaughan,

in the Regional Municipality of York,

make oath and say:

When I

executed the attached instrument,

I/WE was at least eighteen years old.

I was married / divorced / widowed

Elaine Margaret Thompson was my wife / husband and was over the age of eighteen years.

WE WERE MARRIED ON EACH OTHER

WE SOLD THE LAND ON EACH OTHER'S PROPERTY

I am not a non-resident of Canada within the meaning of Section 116 of The Income Tax Act and I am to continue to be a resident of Canada after the sale of the within lands by me.

(SIGNED) SWORN before me at the City

of Toronto, in the Municipality

of Metropolitan Toronto,

this 17th day of October, 1973.

A COMMISSIONER FOR TAKING AFFIDAVITS, ETC.

*Where affidavit made by attorney-in-fact: "When I executed the attached instrument as attorney for (name), he/she was (married status, and if married, name of spouse), and when he/she executed the power of attorney, he/she had attained the age of majority."

Dated VAUGHAN 73066, A.D. 73.
AUGUST 30th.

1080 2160
RICHARD NEIL THOMPSON

TO 53500

JOHN LEO COOLEY ET UX

Address: 1129 Keele St. Maple, Ont.

Deed of Land

SITUATE

Pt. Lot 29, Con. 1,
Vaughan.

One & Duhan Co. Limited, 150 Denby Drive, Toronto

27/00/27-113000

ASSESSMENT ROLL NO.

ADDRESS OF PROPERTY
1129 Keele St. Maple, Ont.

PROPERTY OF THE
REGISTRY OFFICE

WILLIAM S. ROSEN, Q.C.

1012 Bloor St. West,
Toronto, Ontario.

Wm. S. Rosen
1012 Bloor St. West
Toronto, Ontario

VAUGHAN 73066
REGISTRY DIVISION OF
TORONTO BOROUGH
AND YORK SOUTH (No. 64)
I CERTIFY THAT THIS INSTRUMENT IS REGISTERED
AS OF 2:57 P.M.
OCT 22 1973 IN THE
Registry Office
at Toronto,
Ontario.
W. S. Rosen
REGISTRAR

REGISTRATION FEE	
LAND TRANSFER TAX	
RETAIL SALES TAX	

THIS SPACE TO BE RESERVED FOR CERTIFICATE OF REGISTRATION

Deed with Power
Form 113
Newsome & Gilbert Limited, Toronto

VAUGHAN 43052

This Indenture

made in duplicate the Twenty-fourth day of July
in the year of our Lord one thousand nine hundred and Fifty-nine

In Pursuance of the Short Forms of Conveyances Act:
Between

MYRTLE IRENE McQUARRIE, of the Township of Vaughan, in
the County of York, widow,

hereinafter called the Grantor of the FIRST PART

LUDWIK ZABIELSKI and KATHRYN ZABIELSKI
his wife, both of the City of Toronto, in the
County of York, as joint tenants and not as
tenants in common
hereinafter called the Grantee of the SECOND PART

Wife of the Grantor -- of the THIRD PART

Whereas the premises described lands are registered
in names of the grantor and Isaac C. Macdonald
as joint tenants
And whereas the said Isaac C. Macdonald died on the
20th day of September, 1954, and succession duty release
was registered on the 1st day of November, 1954 as F 32897
Witnesseth that in consideration of other valuable consideration and

the sum of ONE.....

.....(\$1.00).....00/100..dollar of
lawful money of Canada now paid by the said grantee to the said grantor (the receipt
whereof is hereby by her acknowledged) She the said grantor DOth
GRANT unto the said grantees in fee simple AS JOINT
TENANTS

ALL and Singular that certain parcel or tract of land and premises, situate, lying and
being in the Township of Vaughan in the County of York, and being
composed of the North-east quarter of lot Number 29 and the East
quarter of lot Number 30 in the 4th concession of the said Township
of Vaughan containing 100 acres more or less.
SAVE AND EXCEPT therefrom the following parcels
FIRSTLY

All and Singular that certain parcel or tract of land and premises,
situate, lying and being in the Township of Vaughan, in the County
of York, and being composed of part of the North-east quarter of
Lot No. 29 in the 4th Concession of the said Township more partic-
ularly described as follows:

COMMENCING at the South-east corner of the North-east quarter of
said Lot 29;

THENCE NORTHERLY along the West side of the allowance for road 16
rods;

THENCE WESTERLY and parallel to the southerly limit of said North-east quarter of Lot 29, 11 rods;

THENCE on a southerly course 18 rods to a point in the southerly limit of the North-east quarter of said Lot distant Westerly along the last mentioned limit from the easterly limit of said lot;

THENCE EASTERLY and parallel to the northerly boundary of said Lot, 16 rods to the point of commencement.

Containing by admeasurement one and one-half acres ($1 \frac{1}{2}$) be the same more or less.

SAVE AND EXCEPT therefrom the following parcels

SECONDLY

All and Singular that certain parcel or tract of land and premises, situate, lying and being in the Township of Vaughan, in the County of York, and being composed of part of the north-east quarter of Lot 29, in the fourth Concession of the Township of Vaughan, more particularly described as follows;

feh
COMMENCING at a point in the easterly limit of said lot 29, distant ^{161'5"} measured ~~northerly~~ along said limit from the north-east angle of the said lot; ~~SOUTHERLY~~ ✓

THENCE South along the said easterly limit two hundred and fifty feet two inches (250'2") to an iron post planted in an old post and wire fence.

THENCE S. 77°27' W. along an old post and wire fence one hundred and ninety-five feet three inches (195'3") to an iron post planted;

THENCE N. 90°55' W. along a post and wire fence two hundred and forty-four feet seven inches (244'7") to an iron post planted

THENCE easterly along a post and wire fence one hundred and sixty-two feet one and one-half inches (162' 1 1/2") to the point of commencement;

THIRDLY

All and Singular that certain parcel or tract of land and premises, situate, lying and being in the Township of Vaughan in the County of York, and being composed of part of the North-east quarter of Lot 29, in the Fourth Concession of the Township of Vaughan, more particularly described as follows:

COMMENCING at the North-easterly corner of said Lot;

THENCE south along the easterly limit of said lot, one hundred and sixty-one feet five inches (161'5") to an iron post planted in a post and wire fence;

feh
THENCE WESTERLY along the said post and wire fence, one hundred and sixty-two feet ^{one-half} inch (162' 1 1/2") to an iron post planted in a post and wire fence running northerly;

feh
THENCE N. 90°55' W. along the last mentioned wire fence, one hundred fifty-six feet five and one-half inches (156'5 1/2") to an old post and wire fence for the north limit of said lot 29;

THENCE N. 73°45' east along the said north limit of lot 29, one hundred and sixty-two feet four inches (162'4"), to the point of commencement.

Uch
Subject to an easement in favor of Trans-Canada Pipe Lines Limited over the above conveyed land registered as No. 40264 ✓

TO HAVE AND TO HOLD unto the said grantee ^{AS JOINT TENANTS} ~~5~~ ^{their} heirs and assigns to and for their sole and only use forever,

SUBJECT NEVERTHELESS to the reservations, limitations, provisoes and conditions expressed in the original grant thereof from the Crown.

The said grantor COVENANTS with the said grantee THAT she has the right to convey the said lands to the said grantee notwithstanding any act of the said grantor

AND that the said grantee shall have quiet possession of the said lands free from all encumbrances.

AND the said grantor COVENANTS with the said grantee that she will execute such further assurances of the said lands as may be requisite.

AND the said grantor COVENANTS with the said grantee that she has done no act to encumber the said lands.

AND the said grantor RELEASES to the said grantee ALL her claims upon the said lands.

~~AND the said~~
~~wife of the said Grantor hereby bars her Dower in the said lands.~~

IN WITNESS WHEREOF the said parties hereto have hereunto set their hands and seals.

Signed, Sealed and Delivered
IN THE PRESENCE OF

L. K. Lee
Mrs. Myrtle D. McQuarrie

AFFIDAVIT AS TO LEGAL AGE

PROVINCE OF ONTARIO } I, **MYRTLE IRENE McQuarrie**
COUNTY OF **York** } of the **Township** of **Vaughan**
To Wit: in the County of **York**

Strike out words and parts not applicable and initial.

in the within instrument named, make oath and say that at the time of the execution of the within instrument,

1. I was of the full age of twenty-one years;

If Attorney see footnote.

~~XXXXXX~~

~~whereby the within instrument is made~~

~~XXXXXX~~

~~XXXXXXXXXXXXXXXXXXXX~~

SWORN before me at the **Town**

of **Aurora**

in the County of **York**

this **17th** day of **July**

A.D. 19 **59**

A Commissioner for taking Affidavits, etc.

NOTE: If Attorney, substitute in space provided, "I am Attorney for _____ (State name) _____ one of the parties named therein and he/she was of the full age of twenty-one years."

Affidavit, Land Transfer Tax Act
IN THE MATTER OF THE LAND TRANSFER TAX ACT.

PROVINCE OF ONTARIO
COUNTY OF **YORK**

I, **MYRTLE IRENE McQUARRIE**
of the **Township of Vaughan**
in the **County of York**

for the

To Wit: named in the within (or annexed) transfer make oath and say:

1. I am the grantor named in the within (or annexed) transfer.
2. I have a personal knowledge of the facts stated in this affidavit.
3. The true amount of the monies in cash and the value of any property or security included in the consideration is as follows:

(a) Monies paid in cash	\$ <u>25.00</u>
(b) Property transferred in exchange;	
Equity value \$	<u>nd</u>
Encumbrance \$	<u>nd</u>
(c) Securities transferred to the value of	\$ <u>nd</u>
(d) Balances of existing encumbrances with interest owing at date of transfer	\$ <u>nd</u>
(e) Monies secured by mortgage under this transaction	\$ <u>25.00</u>
(f) Liens, legacies, annuities and maintenance charges to which transfer is subject	\$ <u>nd</u>
Total consideration	\$ <u>60.00</u>
4. If consideration is nominal, is the transfer for natural love and affection?
5. If so, what is the relationship between Grantor and Grantee?
6. Other remarks and explanations, if necessary.

All blanks must be filled in

Sworn before me at the **Town**
of **Aurora**
in the **County**
of **York**
this **17th** day of **July**
A.D. 19 **59**

A Commissioner, etc.

CANADA
PROVINCE OF ONTARIO
County of York
TO WIT:

I, *Lorne C Lee*
Solicitor
of the Town of Aurora
County of York
make oath and say:

1. THAT I was personally present and did see the within or annexed Instrument and a duplicate thereof duly signed, sealed and executed by MYRTLE IRENE McQUARRIE

2. THAT the said Instrument and duplicate were executed by the said party ^{one of the parties thereto.} at the Town of Aurora

3. THAT I know the said party

4. THAT I am a subscribing witness to the said Instrument and duplicate.

SWORN before me at the Town of Aurora in the County of York this 24th day of July A.D. 1959

W.L. Sulney
A Commissioner for taking Affidavits, etc.

CANADA
PROVINCE OF ONTARIO
County of York
TO WIT:

I, *Lorne C Lee*
Solicitor
of the Town of Aurora
County of York
make oath and say:

1. THAT I was personally present and did see the within or annexed Instrument and a duplicate thereof duly signed, sealed and executed by MYRTLE IRENE McQUARRIE

2. THAT the said Instrument and duplicate were executed by the said party ^{one of the parties thereto.} at the Town of Aurora

3. THAT I know the said party

4. THAT I am a subscribing witness to the said Instrument and duplicate.

SWORN before me at the Town of Aurora in the County of York this 24th day of July A.D. 1959

A Commissioner for taking Affidavits, etc.

VAUGHAN 43052

Dated 24th day of July, 1959

120.00 Lf 50
MYRTLE IRENE McQUARRIE

TO
LUDWIK ZABIELSKI &
KATHRYN ZABIELSKI

Bed of Land
SITUATE

Township of Vaughan

THIS INSTRUMENT
IS THE PROPERTY OF
NEWSCOM & GILBERT LIMITED, TORONTO
REGISTERED
SEP 24 1959

Sulney & Sons
3 30 37

LORNE C. LEE, Q.C.
BARRISTER, SOLICITOR, NOTARY, ETC.
AURORA - ONTARIO

VAUGHAN 43052

I certify that the within instrument is duly entered, registered and microfilmed in the Registry Office for the Registry Division of the East and West Riding of the County of York.
TOWNSHIP OF VAUGHAN
at 2.25 o'clock P.M. of the 22nd day of SEP A.D. 1959
AS WITNESSED
G.D. March

THIS SPACE TO BE RESERVED FOR REGISTRY OFFICE CERTIFICATES

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

*See footnote

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.

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)".

VAUGHAN 84305 19 79
Dated November 20th,

EDDIE NEUSER and
HILDEGARD NEUSER

TO

DOUGLAS RONALD CHALMERS,
MARGARET ISOBEL CHALMERS,
RONALD DOUGLAS CHALMERS,
GORDON F. FRASER.

Address: 11320 Keele Street,
Maple, Ontario.

Deed of Land

SITUATE

Part Lot 29, Conc. 4,
Town of Vaughan

DYE & DURHAM CO. LIMITED

ASSESSMENT, PROPERTY OF THE
ADDRESS OF PROPERTY

GAMBIN, BRATTY, CHIAPPETTA,
MORASSUTTI, CARUSO,
Barristers and Solicitors,
1055 Wilson Avenue,
Downsview, Ontario.
MG/rv

47263 Wabash & Wabash
85 Richmond
Toronto

VAUGHAN 84305
REGISTRY DIVISION OF
TORONTO BOROUGH
AND YORK SOUTH (No. 64)

I CERTIFY THAT THIS INSTRUMENT IS REGISTERED
AS OF 12:45 P.M.
NOV 30 1979 IN THE
Land Registry Office
at Toronto,
Ontario.

29/Nov 4

THIS SPACE TO BE RESERVED FOR CREDITORS' REGISTRATIONS

REGISTRATION FEE	
LAND TRANSFER TAX	
RETAIL SALES TAX	

The Land Transfer Tax Act, 1974

AFFIDAVIT OF RESIDENCE AND OF VALUE OF THE CONSIDERATION

IN THE MATTER OF THE CONVEYANCE OF (insert brief description of land)

Part of the Northeast quarter of Lot 29, Concession 4, Town of
Vaughan

BY (print names of all transferors in full)

Eddie Neuser and Hildegard Neuser

TO (see instruction 1 and print names of all transferees in full)

Douglas Ronald Chalmers, Margaret Isobel
Chalmers, Ronald Douglas Chalmers and Gordon F. Fraser

WE (see instruction 2 and print name(s) in full)

DOUGLAS RONALD CHALMERS, MARGARET ISOBEL CHALMERS,
RONALD DOUGLAS CHALMERS and GORDON F. FRASER

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 (insert name(s) of principal(s))

described in paragraph(s) (a), (b), (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 f and g of subsection 1 of section 1 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	\$ 85,335.00	
(b) Mortgages (i) Assumed (show principal and interest to be credited against purchase price)	\$ 34,665.00	
(ii) Given back to vendor	\$ nil	
(c) Property transferred in exchange (detail below)	\$ nil	
(d) Securities transferred to the value of (detail below)	\$ nil	
(e) Liens, legacies, annuities and maintenance charges to which transfer is subject	\$ nil	
(f) Other valuable consideration subject to land transfer tax (detail below)	\$ nil	
(g) VALUE OF LAND, BUILDING, FIXTURES AND GOODWILL SUBJECT TO LAND TRANSFER TAX (TOTAL OF (a) to (f))	\$ 120,000.00	\$ 120,000.00
(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. 1970, c. 415, as amended)	\$ nil	
(i) Other consideration for transaction not included in (g) or (h) above	\$ nil	
(j) TOTAL CONSIDERATION	\$ 120,000.00	\$ 120,000.00

ALL BLANKS
MUST BE
FILLED IN
INSERT "NIL"
WHERE
APPLICABLE.

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

n/a

6. Other remarks and explanations, if necessary

n/a

SEVERALLY

SWORN before me at the Town of Vaughan

in the Regional Municipality of York,

this 29th day of November 1979

A Commissioner for taking Affidavits, etc.

PROPERTY INFORMATION RECORD

- A. Describe nature of instrument: Deed
- B. (i) Address of property being conveyed (if available) 11320 Keele Street, Maple, Ontario
- (ii) Assessment Roll No. (if available) N/A
- C. Mailing address(es) for future Notices of Assessment under The Assessment Act for property being conveyed (see instruction 6) c/o Mr. Douglas R. Chalmers, 31 Malaren Road, Maple
- D. (i) Registration number for last conveyance of property being conveyed (if available) 71180 Vaughan
- (ii) Legal description of property conveyed: Same as in D (i) above. Yes ☒ No ☐ Not Known ☐
- E. Name(s) and address(es) of each transferee's solicitor: Messrs. Walsh and Walsh Barristers & Solicitors 85 Richmond Street West TORONTO, Ontario M5H 2C9

For Land Registry Office use only

REGISTRATION NO.

Land Registry Office No.

Registration Date

VAUGHAN

84355

This Indenture

made in duplicate the 20th day of November
one thousand nine hundred and seventy-nine

In Pursuance of the Short Forms of Conveyances Act:

Between

EDDIE NEUSER and HILDEGARD NEUSER, his wife, both of
the Town of Vaughan, in the Regional Municipality of
York, as joint tenants and not as tenants in common,

Hereinafter called the GRANTORS OF THE FIRST PART;

- and -

DOUGLAS RONALD CHALMERS, of the Town of Vaughan, in the
Regional Municipality of York, Esso Agent, and MARGARET
ISOBEL CHALMERS, of the same place, his wife, RONALD
DOUGLAS CHALMERS, of the City of North York, in the
Municipality of Metropolitan Toronto, Esso Agent, and
GORDON F. FRASER, of the City of North York, in the
Municipality of Metropolitan Toronto, Manager, as tenants
in common,

Witnesseth that in consideration of other good and valuable consideration
and the sum of TWO-----

----- (\$2.00) -----DOLLARS

now paid by the said Grantee to the said Grantor, the receipt whereof is hereby by him
acknowledged, he the said Grantor DOTH GRANT unto the said Grantee in fee simple

THOSE lands and premises located in the following municipality, namely, in the
Town of Vaughan, in the Regional Municipality of York,

and being composed of Part of the North-east quarter of Lot
Number 29, Concession 4, of the Town of Vaughan, and being
more particularly described in Schedule "A" attached.

SCHEDULE "A"

ALL AND SINGULAR that certain parcel or tract of land and premises, situate, lying and being in the Town of Vaughan, in the Regional Municipality of York, and being composed of Part of the North-east quarter of Lot 29, in the fourth Concession of the Town of Vaughan, as more particularly described as follows:

COMMENCING at a point in the easterly limit of said Lot 29, distant 161 feet 5 inches measured southerly along said limit from the north-east angle of the said Lot;

THENCE South along the said easterly limit of 250 feet 2 inches to an iron post planted in an old post and wire fence;

THENCE South 77 degrees 27 minutes West along an old post and wire fence 195 feet 3 inches to an iron post planted;

THENCE North 9 degrees 55 minutes West along a post and wire fence 244 feet 7 inches to an iron post planted;

THENCE Easterly along a post and wire fence 162 feet 1 1/2 inches to the point of commencement.

SECONDLY

ALL AND SINGULAR that certain parcel or tract of land and premises situate, lying and being in the Town of Vaughan, in the Regional Municipality of York, and being composed of part of the North-east quarter of Lot 29, in the Fourth Concession of the Town of Vaughan, more particularly described as follows;

COMMENCING at the North-easterly corner of said Lot;

THENCE South along the easterly limit of said Lot, 161 feet 5 inches to an iron post planted in a post and wire fence;

THENCE Westerly along the said post and wire fence, 162 feet 1 1/2 inches to an iron post planted in a post and wire fence running northerly;

THENCE North 9 degrees 55 minutes West along the last mentioned wire fence, 156 feet 5 1/2 inches to an old post and wire fence for the north limit of said Lot 29;

THENCE North 73 degrees 45 minutes east along the said north limit of Lot 29, 162 feet 4 inches to the point of commencement.

SAVE AND EXCEPT that parcel of land taken by the Toronto York Roads Commission for road widening and registered as Plan Number 8266, Part 22 as described in Instrument registered as Number 61171 *Vaughan*.

SUBJECT to an easement in favour of Trans-Canada Pipe Lines Limited over the above conveyed land registered as instrument Number 40264 *Vaughan*.

TO HAVE AND TO HOLD unto the said Grantee, his heirs, executors, administrators, successors and assigns to and for their sole and only use forever;
SUBJECT NEVERTHELESS to the reservations, limitations, provisoes and conditions expressed in the original grant thereof from the Crown.

The said Grantor COVENANTS with the said Grantee that he has the right to convey the said lands to the said Grantee notwithstanding any act of the said Grantor.

AND that the said Grantee shall have quiet possession of the said lands free from all encumbrances.

AND the said Grantor COVENANTS with the said Grantee that he will execute such further assurances of the said lands as may be requisite.

AND the said Grantor COVENANTS with the said Grantee that he has done no act to encumber the said lands.

AND the said Grantor RELEASES to the said Grantee ALL his claims upon the said lands.

PROVIDED that in construing these presents the words "Grantor" and "Grantee" and the pronouns "he", "his" or "him" relating thereto and used therewith shall be read and construed as "Grantor" or "Grantors", "Grantee" or "Grantees", and "he", "she", "it" or "they", "his", "her", "its" or "their", or "him", "her", "it" or "them", respectively, as the number and gender of the party or parties referred to in each case require, and the number of the verb agreeing therewith shall be construed as agreeing with the said word or pronoun so substituted.

IN WITNESS WHEREOF the said parties hereto have hereunto set their hands and seals.

SIGNED, SEALED AND DELIVERED

In the Presence of

M. L. ...

Eddie Neuser
Eddie Neuser

Hildegard Neuser
Hildegard Neuser

The Registry Act

IN THE MATTER of the PLANNING ACT (as amended)

AND IN THE MATTER of the TITLE TO Part of Lot 29, Concession 4,
in the Town of Vaughan, in the Regional Municipality of York

Deed, Mortgage,
Agreement of
Sale, Lease, etc.

AND IN THE MATTER OF A DEED

THEREOF, FROM EDDIE NEUSER and HILDEGARD NEUSER

TO DOUGLAS RONALD CHALMERS, MARGARET ISOBEL CHALMERS, RONALD
DOUGLAS CHALMERS and GORDON F. FRASER

DATED November 20th, 1979

I, EDDIE NEUSER

of the Town of Vaughan in the Regional
Municipality of York

MAKE OATH AND SAY AS FOLLOWS:

1. I am one of the grantors
named in the above mentioned Instrument, and have knowledge of the matters hereinafter
sworn.

2. The said Instrument, and the conveyance or other dealing with land affected thereby, do
not contravene the provisions of The Planning Act, as amended, because

(a) *The present registered owner 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 affected by the deed.*

Delete
if not
applicable

State
other
reason
if any

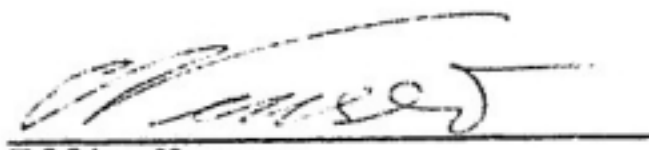
SWORN before me

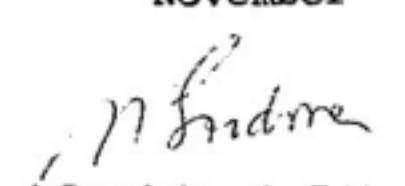
at the City of North York

in the Municipality of Metropolitan
Toronto

this 30th

day of November 19 79


Eddie Neuser


A Commissioner for Taking Affidavits, etc.

AFFIDAVIT OF SUBSCRIBING WITNESS

I, **MICHAEL GOODMAN**
 of the **City of Toronto**
 in the **Municipality of Metropolitan Toronto**

make oath and say:

I am a subscribing witness to the attached instrument and I was present and saw it executed
 at **THE City of North York** by **Eddie Neuser and Hildegard Neuser**

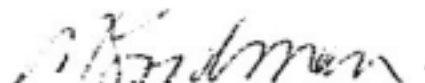
*See footnote

*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 City of North York, in the Municipality of Metropolitan Toronto

this 30 day of November 19 79


 Michael Goodman

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 and "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 AS TO AGE AND SPOUSAL STATUS

~~xx~~WE **EDDIE NEUSER and HILDEGARD NEUSER**
 of the **Town of Vaughan,**
 in the **Regional Municipality of York**

*If attorney see footnote

make oath and say: When we executed the attached instrument,

~~xx~~WE were both at least eighteen years old.

Within the meaning of section 1(f) of The Family Law Reform Act, 1978:—

Strike out inapplicable clauses.

~~xxxxxx~~

b) We were spouses of one another.

~~xx~~

~~xxxxxxxxxxxx~~

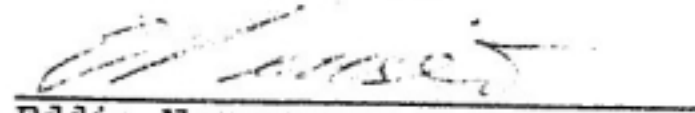
**Not a Matrimonial Home, etc. see footnote.

We were and are now residents of Canada within the meaning of Section 116 of The Income Tax Act.

Resident of Canada, etc.

(SEVERALLY) SWORN before me at the City of North York, in the Municipality of Metropolitan Toronto

this 30 day of November 1979


 Eddie Neuser


 Hildegard Neuser

A COMMISSIONER FOR TAKING AFFIDAVITS, ETC.

*Where affidavit made by attorney substitute: "When I executed the attached instrument as attorney for (name), he/she was (spousal status and, if applicable, name of spouse) within the meaning of Section 1(f) of The Family Law Reform Act, 1978, and when he/she executed the power of attorney, he/she had attained the age of majority".

**Where spouse does not join in or consent, see Section 12(3) of The Family Law Reform Act, 1978 (for complete separate affidavit).

APPENDIX C

HISTORIC AIR PHOTOS

1954



1978

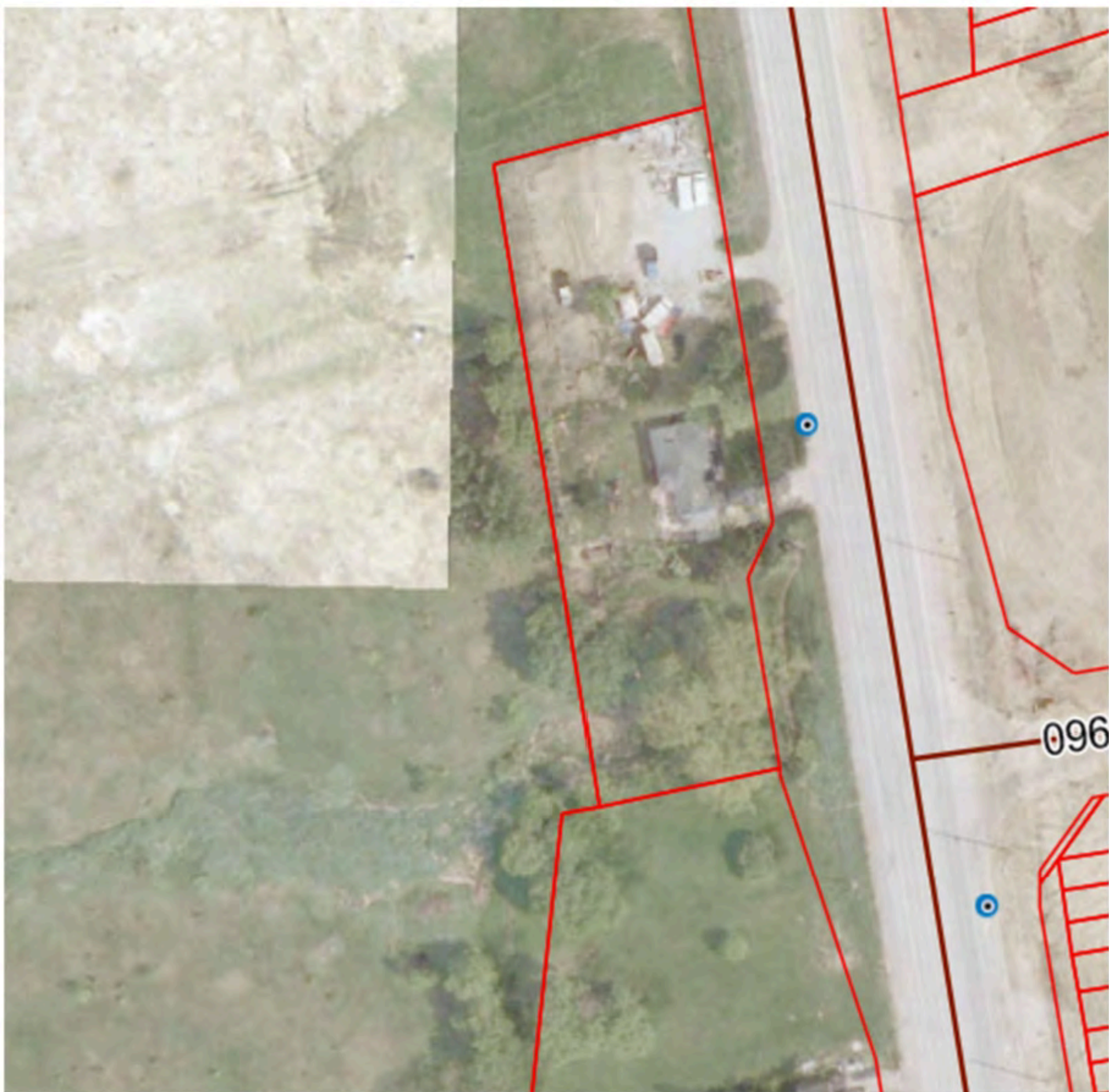


1995





2006



2007 – 2009





2012 – 2013



2015-2016











127
N 68°49'30"E
280.26
PIPELINE EASEMENT

CON. IV

ROAD

CON. III

PROPERTY OF THE
REGISTRY OFFICE

DETAIL No. 3
NOT TO SCALE

METHOD OF SHOWING THE RELATIONSHIP BETWEEN
C OF EASEMENT AND C OF PIPE.

DETAIL No. 2
NOT TO SCALE

TRAVERSE TABLE			TRAVERSE TABLE			OWNERSHIP			TABULATION		
COURSE	BEARING	DISTANCE	COURSE	BEARING	DISTANCE	LOT No	CONC.	PARCEL OR INSTRUMENT No	TWP	OWNER	AREA ACRES
123 - 124	N71°53'E	903.88	133 - 134	N71°37'E	822.06	29	IV		VAUGHAN	M. McQUARRIE	2.95
124 - 125	N71°45'E	803.37	134 - 135	N76°44'30"E	907.21	29	IV		"	M. McQUARRIE	1.38
125 - 126	N71°07'30"E	389.27	135 - 136	"	818.02	29	III		"	E. B.V. NESS	4.70
126 - 126A	"	50.49	136 - 137	"	844.90	29	III		"	A MINGHELLA & V. PAUL	4.72
126A - 126B	"	170.74	137 - 138	"	580.77	29	II	Pct. 181	"	MAPLE DOWNS GOLF AND COUNTRY CLUB LTD.	2.90
126B - 127	"	3.20	138 - 139	N71°55'30"E	211.20	29	II		"	PRYCHLITZKY & P. SOLOMON	0.27
127 - 128	N68°49'30"E	280.26	139 - 140	N63°50'45"E	41.42	29	II	Pct. 181	VAUGHAN	MAPLE DOWNS GOLF AND COUNTRY CLUB LTD.	1.40
128 - 129	N71°47'E	718.14	140 - 141	N55°46'E	187.41						
129 - 130	N72°07'30"E	2.03	141 - 142	N46°41'30"E	315.23						
130 - 131	"	66.72	142 - 143	N56°13'30"E	220.47						
131 - 132	"	712.84	143 - 144	N64°01'E	38.64						
132 - 133	N71°51'E	832.12	144 - 145	N71°48'30"E	281.31						
			145 - 146	N75°12'30"E	26.79						
			146 - 147	"	66.22						
			147 - 148	"	458.33						
			148 - 149	N72°58'E	296.28						
			149 - 150	N74°17'30"E	645.16						
			150 - 151	"	199.76						
			151 - 152	"	179.14						
			152 - 153	N79°34'30"E	164.59						
			153 - 154	N73°21'30"E	608.43						
			154 - 155	N85°25'30"E	116.16						
			155 - 156	N72°40'E	365.40						
			156 - 157	N75°45'30"E	94.99						
			157 - 158	N72°17'30"E	202.08						

I hereby certify
Office of L

of the Tran
Plan No.

I hereby certify

in the Registry

of 1/20

day March

No. 606

FL
D.A

The orig
DIRECTOR



WESTON CONSULTING GROUP INC.

LEGEND



SUBJECT LANDS

AIR PHOTOGRAPH

11290 KEELE STREET



Copyright © 2009 The Regional Municipality of York
Copyright © York Region, 2007 Orthophotography J.D. Barnes Limited

11320 keele street

60' WIDE EASEMENT
GRANTED TO TRANS CANADA PIPE
LINES - LIMITED
INSTRUMENT 40264.
PLAN 6061.

N.E. ANGLE
LOT 29, CQN 4.

LINE PROPERTY BETWEEN LINE LOTS 29 AND 30 CON. 4.
N 73° 36' 30" E POST AND WIRE FENCE
ON LINE.

NOT TO SCALE

PART 22.

BETWEEN

19890

N 09° 19' 30" W

MITED

212.50

W. 00, 81, 60 N

100.13

ossession.

North-East quarter
of Lot #29 in the
4th concession of
the Township of
Vaughan in the
County of York, and
Province of Ontario.

SCHEDULE

ALL AND SINGULAR that certain parcel or tract of land and premises situate, lying and being in the Township of Vaughan in the County of York

and Province of Ontario and being composed of:

FIRSTLY: The east quarter of Lot No. 30 in the 4th Concession of the said Township containing 50 acres more or less.

SAVE AND EXCEPT THEREOUT AND THEREFROM all those portions taken for railway purposes by the Canadian National Railways.

SECONDLY: The north east quarter of Lot No. 29 in the 4th Concession of the said Township containing 50 acres more or less.

SAVE AND EXCEPT THEREOUT AND THEREFROM all those portions thereof, being more particularly described as follows:

- A) All those portions taken for Railway purposes by the Canadian National Railways.
- B) COMMENCING at the south east corner of the north east quarter of said Lot No. 29;
THENCE northerly along the west side of the allowance for road 16 rods;
THENCE westerly and parallel to the southern limit of the said north east quarter of said Lot, 11 rods;
THENCE in a southerly course 18 rods to the southerly boundary of said Lot;
THENCE easterly and parallel to the northerly boundary of said north east quarter of said Lot No. 29, 16 rods to the place of beginning, containing $1\frac{1}{2}$ acres be the same more or less.

SIXTH: Notwithstanding any rule of law or equity, the pipe (which term shall include all pipe lines, drips, valves, fittings, connections, meters and all other equipment and appurtenances brought on to, laid or erected upon or buried in or under the said Right-of-Way by the Grantee) shall at all times remain the property of the Grantee notwithstanding that the same may be annexed or affixed to the freehold and shall at any time and from time to time be removable in whole or in part by the Grantee or its assigns.

SEVENTH: Upon the discontinuance of the use of the said Right-of-Way and of the exercise of the easement, rights and privileges herein granted, the Grantee shall restore the said Right-of-Way to the same condition so far as is practicable so to do as the same was in prior to entry thereon and use thereof by the Grantee but the Grantee may, at its option, leave the pipe in place.

EIGHTH: The Grantee performing and observing the covenants and conditions on its part to be observed and performed, shall and may peaceably hold and enjoy the rights, liberties, privileges and easements hereby granted without hindrance, molestation or interruption on the part of the Grantor or of any person claiming by, through, under or in trust for, the Grantor.

NINTH: All notices to be given hereunder may be given by registered letter addressed to the Grantee at 330 9th Avenue, West, Calgary, Alberta and to the Grantor at K.K. Meece or such other address as the Grantor and the Grantee may respectively from time to time designate in writing, and any such notice shall be deemed to have been given to and received by the addressee three (3) days after the mailing thereof, postage prepaid and registered.

TENTH: Neither this indenture nor anything herein contained shall affect or prejudice the Grantee's statutory rights to acquire the said Right-of-Way or any other portion or portions of the lands of the Grantor under the provisions of the Pipe Lines Act of Canada or any other laws, which rights the Grantee may exercise in its discretion.

ELEVENTH: If it shall appear that at the date hereof the Grantor is not the sole owner of the lands of the Grantor this Indenture shall nevertheless bind the Grantor to the full extent of his interest therein, and if he shall later acquire a greater or the entire interest, this Indenture shall likewise extend to such after-acquired interest. All monies payable hereunder shall be paid to the Grantor only in the proportion that his interest in the lands of the Grantor bears to the entire interest therein.

TWELFTH: The rights, liberties, privileges and easements hereby granted are and shall be of the same force and effect to all intents and purposes as a covenant running with the land and this Indenture, including all the covenants and conditions herein contained, shall extend to, be binding upon and enure to the benefit of the heirs, executors, administrators, successors-in-title and assigns of the parties hereto respectively and wherever the singular or masculine is used, it shall be construed as if the plural or the feminine or the neuter, as the case may be, had been used, where the context or the party or parties hereto so require, and the rest of the sentence shall be construed as if the grammatical and terminological changes thereby rendered necessary had been made.

THIRTEENTH: The rights, licenses, liberties, privileges and easements herein granted are declared to be appurtenant to the lands of the Grantee being: Part of Lot 29, Sixth Concession, Township of Vaughan, County of York, in the Province of Ontario.

THE said Grantor covenants with the said Grantee that he has the right to convey the said easements to the said Grantee notwithstanding any act of the said Grantor.

AND THAT the said Grantee shall have quiet possession of the said Right-of-Way, free from all encumbrances.

AND the said Grantor covenants with the said Grantee that he will execute such further assurances of the said easements as may be requisite.

AND the said Grantor covenants with the said Grantee that he has done no act to encumber the said Right-of-Way.

AND, save as aforesaid, the said Grantor releases to the said Grantee all his claims upon the said Right-of-Way.

AND the said wife of the said Grantor hereby bars her dower in the said Right-of-Way.

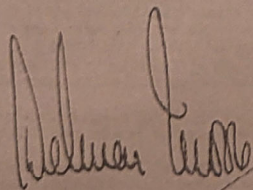
AND the said Mortgagee covenants that the said Grantee shall have quiet possession of the said Right-of-Way but no further or other covenant on the part of the Mortgagee shall be implied by reason of this Indenture.

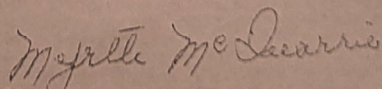
AND the Party of the Fifth part to the extent of his interest in the lands of the Grantor hereby consents to and agrees in the grants herein contained and for himself, his heirs, executors, administrators, successors and assigns hereby subordinates and postpones all his right, title and interest in the said Right-of-Way to the Grantee and the rights, licenses, liberties, privileges and easements herein granted.

IN WITNESS WHEREOF the parties hereto have hereunto set their hands and seals.

SIGNED, SEALED and DELIVERED

in the presence of:


Myrtle McQuarrie


Myrtle McQuarrie
Grantor

Wife of Grantor

TRANS-CANADA PIPE LINES LIMITED

Per 
Its Attorney

Mortgagee

TRANS-CANADA PIPE LINES LIMITED
GRANT OF EASEMENT
ONTARIO

THIS INDENTURE made the

12TH

day of

JAN 1

A.D. 1957

IN PURSUANCE OF THE SHORT FORMS OF CONVEYANCES ACT.

BETWEEN:

Myrtle McQuarrie, of the Township of Vaughan, in
the County of York, and Province of Ontario.

(hereinafter called "the Grantor")

OF THE FIRST PART.

TRANS-CANADA PIPE LINES LIMITED, a company incorporated by Special Act of the
Parliament of Canada and having its head office at the City of Calgary in the Province of
Alberta,

(hereinafter called "the Grantee")

OF THE SECOND PART.

Wife of the Grantor, OF THE THIRD PART.

(hereinafter called "the Mortgagee")

OF THE FOURTH PART.

AND

OF THE FIFTH PART.

WHEREAS the Grantor is the owner of the parcel or tract of land and premises described in the Schedule hereto attached (hereinafter
called "the lands of Grantor");

AND WHEREAS the Mortgagee is the registered owner of a mortgage or charge affecting the lands of Grantor:

AND WHEREAS the Party of the Fifth Part has a claim against or an interest in the lands of Grantor of such nature as to
constitute him an encumbrancer thereof.

WITNESSETH that in consideration of the sum of THIRTEEN HUNDRED AND FORTY SEVEN Dollars
(1347.00) of lawful money of Canada now paid by the Grantee to the Grantor, the receipt of which is hereby acknowledged, the
Grantor and the Mortgagee do hereby grant, convey and transfer unto Grantee, its successors and assigns, the right, license, liberty, privilege
and easement on, over, under and through the said lands of Grantor, to lay down, construct, operate, maintain, inspect, alter, remove, replace,
reconstruct and repair one or more pipelines for the carriage, conveyance and transportation of natural and artificial gas and other gaseous
or liquid hydrocarbons and any product or by-product thereof. Grantor and Grantee agree that as soon as Grantee shall have laid down the
initial pipe in the exercise of the foregoing authority, the right, license, liberty, privilege and easement hereby granted, except as hereinafter
otherwise specified, shall thereupon and thereafter be confined and restricted to the following portion of the lands of Grantor, (herein called
the "Right-of-Way"):

That portion of the lands of Grantor, containing the pipe, lying between lines parallel to and situate 20 feet to the
left and 40 feet to the right, (going from the Manitoba border across Ontario to the Quebec border), measured at right
angles from the surveyed line of the initial pipe, as located by Grantee in connection with its undertaking across the said lands of Grantor or
across lands adjacent to the said lands of Grantor, if the said surveyed line is not actually located on said lands of Grantor, such parallel
lines being produced where required to intersect the boundary lines of the lands of Grantor or to enclose the Right-of-Way and easement.

Grantee shall have and is hereby given the exclusive right, license, liberty and privilege on, over, under and through the said Right-of-
Way to construct, operate, maintain, inspect, patrol (including aerial patrol), alter, remove, replace, reconstruct and repair all the works
of the Grantee useful in connection with its undertaking including, but without limiting the generality of the foregoing, all such drips, valves,
fittings, meters and other equipment and appurtenances as may be necessary or convenient in connection therewith, together with the right
to use such of the lands of the Grantor immediately adjacent to either side of the said Right-of-Way as may reasonably be required by the
Grantee in connection with the construction of the pipelines and works of the Grantee, and together with the right of ingress and egress to
and from the said Right-of-Way for its servants, agents, contractors and sub-contractors with vehicles, supplies and equipment for all
purposes necessary or incidental to the exercise and enjoyment of the right and privilege herein granted as and from the date hereof and for
so long thereafter as the Grantee desires to exercise the rights and privileges hereby granted.

The aforesaid rights, privileges and easements are herein granted on the following terms, stipulations and conditions which are hereby
mutually covenanted and agreed to by and between Grantor and Grantee:

FIRST: Grantor and Grantee mutually agree that when and so soon as Grantee shall file a plan of the Right-of-Way ascertained as
above, based upon a survey in accordance with the requirements of the Surveys Act in the proper Registry Office, such plan and the survey
upon which it is based defining the Right-of-Way hereby granted, shall be substituted for the description of the Right-of-Way as hereinbefore
described and shall in all respects thereafter establish, govern and define the Right-of-Way.

Grantor and Grantee authorize the proper registrar of deeds to make such entries in the register as may be necessary to give effect to
the preceding paragraph.

The Grantor further agrees to accept the accuracy of the said survey and the plan so deposited without examination or further approval
and authorizes the proper registrar of deeds to accept the plan for filing without his signature thereon.

SECOND: In the event Grantee shall not have constructed a pipeline in such manner that the Right-of-Way has been ascertained over
the lands of Grantor as before December 31, 1962, this easement and the rights, licenses, liberties and

- of the parties thereto.
2. THAT the said Instrument and duplicate were executed by the said part y
 3. THAT I know the said part y
 4. THAT I am a subscribing witness to the said Instrument and duplicate.

SWORN before me at the CITY in the
of TORONTO
PROVINCE of ONTARIO
this 12TH day of JULY A.D. 1957

A Commissioner for taking Affidavits, etc.

John J. [Signature]

40264

THE REGISTRY ACT

COUNTY OF YORK
TO WIT:

I, MIRILE MCQUARRIE
instrument named make oath and say:

in the within

THAT at the time of the execution and delivery by me of the within instrument I was (married) (unmarried) (single),
Husband and of the full age of twenty-one years or
THAT at the time of the execution and delivery by me of the within instrument I was legally married to
the person joining therein as my wife to her her dower and was of the full age of twenty-one years or
Wife THAT at the time of the execution of the within instrument, I was legally married to
the person named therein as my husband
and he was of the full age of twenty-one years.

SWORN before me at the CITY in the
of TORONTO
PROVINCE of ONTARIO
this 12TH day of JULY A.D. 1957

Mirile McQuarrie

A Commissioner for taking Affidavits, etc.
MY COMMISSION EXPIRES
APRIL 8, 1960

VAUGHAN 40264

Dated 12th July A.D. 1957
450
MYRILE MCQUARRIE

— and —

TRANS-CANADA PIPE LINES LIMITED
THIS INSTRUMENT
IS THE PROPERTY OF THE
REGISTRY OFFICE
OF THE PROVINCE OF ONTARIO

VAUGHAN 40264

24

I certify that the within instrument is duly
entered, registered and indexed in
the Registry Office for the Province of
Ontario at the City of Toronto
this 14th day of the
Month of July 1957
TOWNSHIP OF VAUGHAN
3
17 JUL 1958
TRANS-CANADA PIPE LINES LIMITED
56348 17 JUL 58

VAUGHAN 40264

AFFIDAVIT, THE REGISTRY ACT
IN THE MATTER OF THE MORTMAIN AND CHARITABLE USES ACT

PROVINCE OF ONTARIO
County of York
TO WIT:

I, Douglas Cameron Calder
of Toronto

in the County of York City

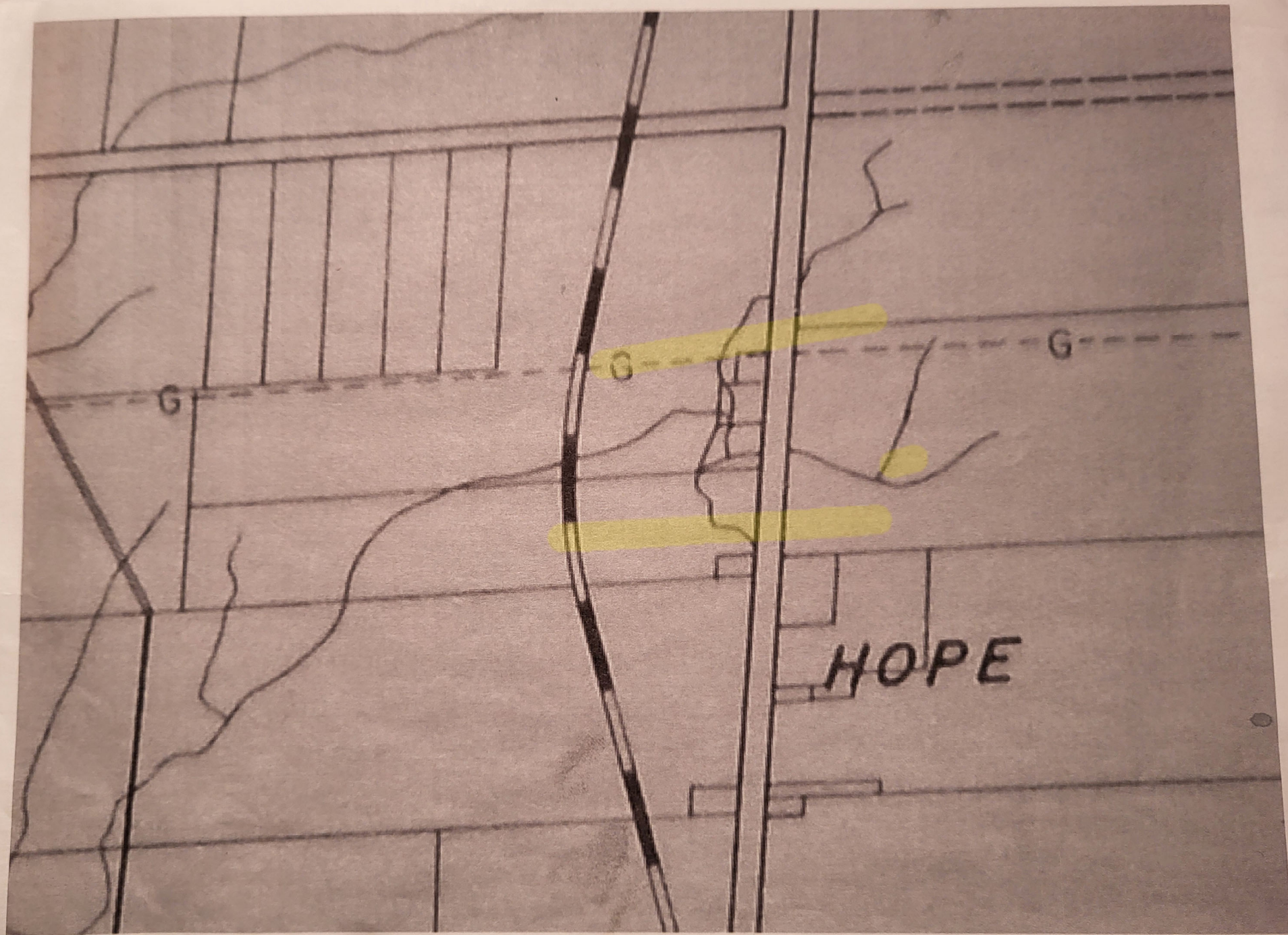
MAKE OATH AND SAY:

1. THAT I am the Right of Way Manager of Trans-Canada Pipe Lines Limited
named in the annexed instrument, and as such have knowledge of the matters herein deposed to.
2. THAT the lands described in the annexed instrument are not assured to TRANS-CANADA PIPE LINES LIMITED
contrary to the provisions of Section 2 of the Mortmain and Charitable Uses Act of Ontario.

SWORN before me at the CITY







PROPERTY LINES 1974







WESTON CONSULTING GROUP INC.



File No: 51XX
Date Drawn: Mar 24, 2010
Drawn By: mh
Planner: SP
Scale: See Scale Bar

CAD FILE: 51XX/airphotos/51XX_Airphoto_mar_25_10.dgn

LEGEND



SUBJECT LANDS

0 100 200 Meters

Air Photograph from York Region Geomatics.
Date of photography: Spring 2009.

AIR PHOTOGRAPH

11290 KEELE STREET
CITY OF VAUGHAN
REGIONAL MUNICIPALITY OF YORK

