

THE LAND TITLES ACT

TRANSFER OF EASEMENT

CARDEVCO INC., hereinafter referred to as the "Transferor" the registered owner of the freehold land registered in the Land Registry Office No. 4 for the Land Titles Division of Ottawa-Carleton at Ottawa those parcels in the register for the Section more particularly described in Schedule "A" annexed hereto, in consideration of the sum of ONE (\$1.00) DOLLAR paid to it transfers to THE CORPORATION OF THE TOWNSHIP OF WEST CARLETON, hereinafter referred to as the "Township", its successors, licencees and assigns, to be used and enjoyed as appurtenant to the lands of the Township described in Schedule "B" hereto annexed the free uninterrupted and unobstructed right and easement, in perpetuity:

1. (a) To enter on and construct, repair and replace the drainage works, catch basins and equipment appurtenant thereto from time to time, including all fixtures and equipment as the Township may from time to time or at any time hereafter deem requisite over, under, along and across the lands described in Schedule "A" together with the right of free and unimpeded access to the Township, its workmen, vehicles, supplies and equipment at all times and for all purposes necessary for or incidental to the exercise and enjoyment of the rights hereby granted, over the lands described in Schedule "A" hereto to and from the said drainage works and fixtures and equipment or any part or parts thereof which are to be constructed, repaired, replaced and maintained;
- (b) to trim, fell and remove any trees and brush necessary and incidental to permit access to construct, maintain and repair any part of the said drainage system.
2. The Township hereby agrees to save harmless and keep indemnified the Transferor from and against all claims and demands and from and against all losses, damages, costs, charges and expenses which the said Transferor may sustain or incur in consequence of the exercise by the Township of the rights granted pursuant to this agreement.
3. The Township covenants in the exercise of the rights and easements hereby granted to it, its successors and assigns, it and they will make good all damage at any time and from time to time caused to or suffered by the said lands described in Schedule "A" hereto annexed.
4. The Transferor shall not call into question, directly or indirectly in any proceeding whatsoever, in law or in equity or before any administrative tribunal, the right of the Township to enter into this Agreement and to enforce each and every term, covenant and condition herein contained.

RECEIVED
1.7 DEC 1982
SC
CLEARED

THIS INDENTURE and everything herein contained shall enure to the benefit of and be binding upon the parties hereto, and their respective successors and assigns.

IN WITNESS WHEREOF the Transferor has hereunto affixed its corporate seal under the hands of its duly authorized signing officers and the Township has hereunto affixed its corporate seal under the hands of its proper signing officers.

DATED at Ottawa this 15th day of November 1982.

GARDEVCO INC.

Per: _____

Per: _____

Sec.

THE CORPORATION OF THE TOWNSHIP
OF WEST CARLETON

Per: _____

Mayor

Per: _____

Clerk

SCHEDULE "A"

FIRSTLY: Part of Block 4 on Plan 4M-356 , Township of West Carleton, registered in the Land Registry Office No. 4 for the Land Titles Division of Ottawa-Carleton at Ottawa, designated as Part 1 on a Plan of Survey of Record deposited in the said Registry Office as No. 4R-3951
Being Part of Parcel 4-1 in the Register for Section 4M-356

SECONDLY: Part of Block 13 on Plan 4M-356 , Township of West Carleton, registered in the Land Registry Office No. 4 for the Land Titles Division of Ottawa-Carleton at Ottawa, designated as Part 3 on a Plan of Survey of Record deposited in the said Registry Office as No. 4R-3951
Being Part of Parcel 13-1 in the Register for Section 4M-356

THIRDLY: Part of Block 14 on Plan 4M-356 , Township of West Carleton, registered in the Land Registry Office No. 4 for the Land Titles Division of Ottawa-Carleton at Ottawa, designated as Part 4 on a Plan of Survey of Record deposited in the said Registry Office as No. 4R-3951
Being Part of Parcel 14-1 in the Register for Section 4M-356

FOURTHLY: Part of Block 15 on Plan 4M-356 , Township of West Carleton, registered in the Land Registry Office No. 4 for the Land Titles Division of Ottawa-Carleton at Ottawa, designated as Part 5 on a Plan of Survey of Record deposited in the said Registry Office as No. 4R-3951
Being Part of Parcel 15-1 in the Register for Section 4M-356

FIFTHLY: Part of Block 31 on Plan 4M-356 , Township of West Carleton, registered in the Land Registry Office No. 4 for the Land Titles Division of Ottawa-Carleton at Ottawa, designated as Part 8 on a Plan of Survey of Record deposited in the said Registry Office as No. 4R-3951
Being Part of Parcel 31-1 in the Register for Section 4M-356

SCHEDULE "B"

The whole of Parcel Streets -1 in the Register for Section 4M- 356

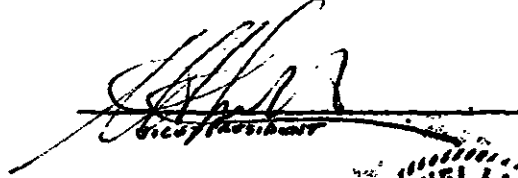
THE LAND TITLES ACT

CONSENT OF CHARGE

IN THE MATTER OF Part of Blocks 4, 13, 14, 15 and 31 on Plan 4M-356
SPRATT SAND AND GRAVEL LIMITED, the Chargee under a Charge registered as
No. 210802, hereby consents to the registration of an Easement over the
above lands.

IN WITNESS WHEREOF the Corporation has affixed its corporate seal
under the hands of its proper signing officers this 15th day of
November, 1982.

SPRATT SAND AND GRAVEL LIMITED


Secretary



Form 1 - Land Transfer Tax Act
AFFIDAVIT OF RESIDENCE AND OF VALUE OF THE CONSIDERATION

THE MATTER OF THE CONVEYANCE OF *(insert brief description of land)* An easement over Parts of Blocks 4, 13, 14, 15 and 31 on Plan 4M-356 designated as Parts 1, 3, 4, 5 and 8 on Reference Plan 4R-3951

BY *(print names of all transferors in full)* CARDEVCO INC.

TO *(see instruction 1 and print names of all transferees in full)* THE CORPORATION OF THE TOWNSHIP OF WEST CARLETON

I, *(see instruction 2 and print name(s) in full)* Alan K. Cohen

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))* THE CORPORATION OF THE TOWNSHIP OF WEST CARLETON 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 1 (1)(f) and (g) of the Act. *(see instruction 3)*.

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

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

(a) Monies paid or to be paid in cash	\$ 1.00	
(b) Mortgages (i) Assumed <i>(show principal and interest to be credited against purchase price)</i>	\$ nil	
(b) Given back to vendor	\$ nil	
(c) Property transferred in exchange <i>(detail below)</i>	\$ nil	
(d) Securities transferred to the value of <i>(detail below)</i>	\$ nil	
(e) Liens, legacies, annuities and maintenance charges to which transfer is subject	\$ nil	
(f) Other valuable consideration subject to land transfer tax <i>(detail below)</i>	\$ nil	
(g) VALUE OF LAND, BUILDING, FIXTURES AND GOODWILL SUBJECT TO LAND TRANSFER TAX <i>(TOTAL OF (a) to (f))</i>	\$ 1.00	\$ 1.00
(h) VALUE OF ALL CHATTELS - items of tangible personal property <i>(Detail Sales Tax is payable on the value of all chattels unless exempt under the provisions of the "Retail Sales Tax Act", R.S.O. 1981, c.454, as amended)</i>	\$ nil	
(i) Other consideration for transaction not included in (g) or (h) above	\$ nil	
(j) TOTAL CONSIDERATION		\$ 1.00

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)*
Transfer of an easement to a Municipality

6. If the consideration is nominal, is the land subject to any encumbrance? Yes.
Encumbrance does not form part of the consideration.

7. Other remarks and explanations, if necessary

SWORN before me at the City of Ottawa
in the Regional Municipality of Ottawa-Carleton
this 9 day of Dec 1982.

A Commissioner for taking Affidavits, etc.

Alan K. Cohen
signature(s)

PROPERTY INFORMATION RECORD

- A. Describe nature of instrument: Transfer of Easement
- B. (i) Address of property being conveyed *(if available)*: not available
- (ii) Assessment Roll No. *(if available)*: not available
- C. Mailing address(es) for future Notices of Assessment under the Assessment Act for property being conveyed *(see instruction 6)*:
Township of West Carleton
P. O. Box 410, Carp, Ontario K0A 1T0
- D. (i) Registration number for last conveyance of property being conveyed *(if available)*: not 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

**SOLOWAY, WRIGHT, HOUSTON
GREENBERG, O'GRADY, MORIN**
BARRISTERS & SOLICITORS
170 METCALFE STREET
OTTAWA, ONTARIO
K2P 1P3

For Land Registry Office use only	
REGISTRATION NO.	
Land Registry Office No.	
Registration Date	

(7)
306284

LAND TITLES ACT

No. Received at 3:45 o'clock P.M. on
day of

DATED the 15th day of November, 1982.

DEC 17 1982

Land Titles Division of Ottawa-Carleton
No. 4

CARDEVCO INC.

TO

J. E. Staden
JOHN E. STADEN

SENIOR DEPUTY LAND REGISTRAR

THE CORPORATION OF THE TOWNSHIP
OF WEST CARLETON

LAND REGISTRY #4

REC. BY	<i>AS</i>
F.F. NO. OR PAGE	302
ABSL. BY	<i>AS</i>
CHECKED BY	
MICRO. BY	<i>mw</i>

11/23

TRANSFER OF EASEMENT

**SOLOWAY, WRIGHT, HOUSTON
GREENBERG, O'GRADY, MORIN**
SOLICITORS & NOTARIES
170 METCALFE STREET
OTTAWA, ONTARIO
K2P 1P6

000 2 00
AKG:dl
1254-3070

24.00