

THE CORPORATION OF THE CITY OF BRAMPTON

BY-LAW NUMBER 153-75

To authorize the execution of an indenture with Pastoria Holdings Limited.

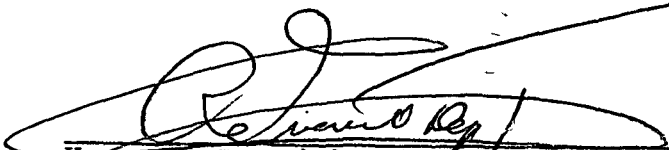
WHEREAS it is deemed necessary to convey to Pastoria Holdings Limited, certain lands;

NOW THEREFORE the Council of the Corporation of The City of Brampton ENACTS as follows:

1. That the Mayor and the Clerk are hereby authorized to affix their signatures to the indenture attached hereto as Schedule "A".

READ A FIRST, SECOND AND THIRD TIME and PASSED in Open Council this 25th day of August, 1975.

  
James E. Archdekin, Mayor

  
Kenneth R. Richardson, Clerk

# This Indenture

made (in duplicate) the \_\_\_\_\_ day of  
one thousand nine hundred and seventy-five

In Pursuance of The Short Forms of Conveyances Act

Between

THE CORPORATION OF THE CITY OF BRAMPTON  
hereinafter called the Grantor

OF THE FIRST PART

A N D

PASTORIA HOLDINGS LIMITED  
hereinafter called the Grantee

OF THE SECOND PART

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

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

of lawful money of Canada now paid by the said Grantee to the said  
Grantor (the receipt whereof is hereby by it acknowledged),  
the said Grantor ~~Doth~~ Grant unto the said Grantee in fee simple.

All and Singular that certain parcel or tract of land and premises  
situate lying and being in the City of Brampton, in the Regional  
Municipality of Peel and being composed of Part of Frimley Road  
and Part of the One-Foot reserve immediately abutting Frimley Road  
and lying to the south thereof both as shown on a Plan registered  
in the Registry Office for The Registry Division of Peel (No. 43)  
as Plan Number 971 and being more particularly described as  
Parts 3 and 5 according to a Plan deposited in the said Registry  
Office as Plan Number 43R-2544.

**To have and to hold** unto the said Grantee its 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 said Grantor ~~Covenants~~ with the said Grantee ~~That~~ ~~he~~ it 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 ~~Covenant~~ <sup>s</sup> with the said Grantee that ~~he~~ <sup>XX</sup> it will execute such further assurances of the said lands as may be requisite.

And the said Grantor ~~Covenant~~ <sup>s</sup> with the said Grantee that ~~he~~ <sup>XX</sup> it has done no act to encumber the said lands.

And the said Grantor ~~Releases~~ to the said Grantee ~~All its~~ claims upon the said lands.

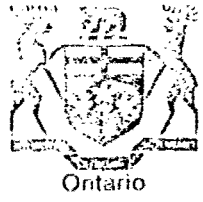
In Witness Whereof the said parties hereto have hereunto set their hands and seals.

Signed, Sealed and Delivered  
IN THE PRESENCE OF

THE CORPORATION OF THE CITY OF BRAMPTON

*James E. Archibald*  
Mayor

*W. E. [unclear]*  
Clerk



IN THE MATTER OF SUBSECTION 3 OF SECTION 5 OF  
THE LAND SPECULATION TAX ACT, 1974

**AFFIDAVIT**

I, \_\_\_\_\_ of \_\_\_\_\_  
(print name)

\_\_\_\_\_  
(print address)

**MAKE OATH AND SAY THAT:**

1. I verily believe that the disposition of designated land evidenced in the attached instrument or writing is exempt from the tax imposed by subsection 1 of section 2 of the above Act by virtue of the disposition being:  
**Conveyance of designated land by a municipality**

describe nature of disposition

as provided for by section 4, clause b, subclause \_\_\_\_\_, of the above Act.

2. I am the transferor making the disposition referred to in paragraph 1 hereof. Since the acquisition of my interest in the designated land that is referred to in paragraph 1 hereof and that is being disposed of to the transferee named in the attached instrument or writing, no disposition with respect to such designated land has occurred prior to the disposition to the said transferee.

delete this paragraph if inapplicable

3. I am authorized in writing by the transferor making the disposition referred to in paragraph 1 hereof to make this affidavit. Since the acquisition of the interest of the transferor in the designated land that is referred to in paragraph 1 hereof and that is being disposed of to the transferee named in the attached instrument or writing, no disposition with respect to such designated land has occurred prior to the disposition to the said transferee.

delete this paragraph if inapplicable

Sworn before me  
in the  
of  
this  
day of \_\_\_\_\_ 19\_\_\_\_

Notary Public for Ontario

The Land Transfer Tax Act, 1974
AFFIDAVIT OF VALUE OF THE CONSIDERATION

IN THE MATTER OF THE CONVEYANCE made
by: THE CORPORATION OF THE CITY OF BRAMPTON
to: PASTORIA HOLDINGS LIMITED

on the day of 19
I, Judith Ellen Hendy
of the City of Brampton
in the Regional Municipality of Peel

make oath and say that:

- 1. I am the Solicitor for the Vendor named in the within (or annexed) conveyance.
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 \$ 2.00
(b) Chattels — items of tangible personal property (see note) \$ nil
TOTAL CONSIDERATION \$ 2.00

- (2) The true consideration for the transfer or conveyance for Land Transfer Tax purposes is as follows:
(a) Monies paid in cash \$ 2.00
(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 \$ nil
(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) \$ 2.00

- 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 conveyance of stopped-up road allowance to abutting owners nominal consideration only passing.

SWORN before me at the City
of Brampton, in the Regional
Municipality of Peel,
this day of 19

(signature)

A Commissioner, etc.

NOTE TO PARAGRAPH 3(1) (b): 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, R.S.O. 1970, c.415, as amended.

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.

This affidavit may be made by the purchaser or vendor or by anyone 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.

I,  
of the  
in the

make oath and say:

\*See footnote I am a subscribing witness to the attached instrument and I was present and saw it executed at \_\_\_\_\_ by \_\_\_\_\_

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

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 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)".

Revised for  
October/73

# Affidavit, The Land Transfer Tax Act

IN THE MATTER OF THE LAND TRANSFER TAX ACT

Insert  
County, Dis-  
trict, Regional  
Municipality  
etc. and name  
of same.

PROVINCE OF ONTARIO

I,  
of the  
in the

To Wit:

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

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.

- I am \_\_\_\_\_ named in the within (or annexed) transfer.
- I have a personal knowledge of the facts stated in this affidavit.
- (1) The total consideration for this transaction has been allocated as follows:
 

(a) Land, buildings, fixtures and goodwill	_____	\$ _____
(b) Chattels—items of tangible personal property— See Note	_____	\$ _____
TOTAL CONSIDERATION	_____	\$ _____
- (2) The true consideration for the transfer or conveyance for Land Transfer Tax purposes is as follows:
 

(a) Monies paid in cash	_____	\$ _____
(b) Property transferred in exchange (Detail Below)	_____	\$ _____
(c) Securities transferred to the value of (Detail Below)	_____	\$ _____
(d) Balances of existing encumbrances with interest owing at date of transfer	_____	\$ _____
(e) Monies secured by mortgage under this transaction	_____	\$ _____
(f) Liens, legacies, annuities and maintenance charges to which transfer is subject	_____	\$ _____
(g) Other (Detail Below)	_____	\$ _____
TOTAL CONSIDERATION (should agree with 3(1) (a) above)	_____	\$ _____
- If consideration is nominal, is the transfer for natural love and affection? \_\_\_\_\_
- If so, what is the relationship between Grantor and Grantee? \_\_\_\_\_
- Other remarks and explanations, if necessary \_\_\_\_\_

All blanks must be filled in.

SWORN before me at the  
of \_\_\_\_\_  
in the \_\_\_\_\_  
of \_\_\_\_\_  
this \_\_\_\_\_ day of \_\_\_\_\_ 19 \_\_\_\_\_

A COMMISSIONER FOR TAKING AFFIDAVITS, ETC.

NOTE TO PARAGRAPH 3(1)(b) 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 Ministry of Revenue.

AFFIDAVIT AS TO AGE AND MARITAL STATUS

I/WE

of the

in the

make oath and say:

When

executed the attached instrument,

\* If attorney  
see footnote

I/WE at least eighteen years old.

Strike out  
inapplicable  
clauses.

I was married / divorced / widower.

was my wife / husband.

We were married to each other.

We held the land as Joint Tenants / Trustees / Partnership Property.

Resident of  
Canada, etc.

(SEVERALLY) SWORN before me at the

this day of 19

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 (marital status, if married, name of spouse), and when he/she executed the power of attorney, he/she had attained the age of majority".

19

Dated

THE CORPORATION OF  
THE CITY OF BRAMPTON

—TO—

PASTORIA HOLDINGS LIMITED

Part of Land  
SITUATE

Newsome and Gilbert, Limited, Toronto

ASSESSMENT ROLL No.:

ADDRESS OF PROPERTY:

Judith E. Hendy  
City Solicitor  
City of Brampton  
24 Queen Street East  
Brampton, Ontario

REGISTRATION FEE	
LAND TRANSFER TAX	
RETAIL SALES TAX	