



THE CORPORATION OF THE CITY OF BRAMPTON

BY-LAW

Number 305-77


A By-law to authorize the execution
of a Deed of Conveyance (1' Reserves)

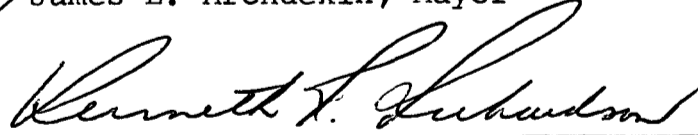
WHEREAS it is deemed necessary to enter into and
execute a Deed of Conveyance (1' Reserves).

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

1. That the Corporation of the City of Brampton
enter into and execute a Deed of Conveyance
(1' Reserves) with Spruce Valley Homes of the
City of Brampton, attached hereto as Schedule "A".
2. That the Mayor and the Clerk are hereby
authorized to affix their signatures to the said
Deed of Conveyance (1' Reserves).

READ a FIRST, SECOND and THIRD TIME and PASSED in Open
Council this 12th day of December, 1977.


James E. Archdekin, Mayor


Kenneth R. Richardson, Clerk

Land Titles Act

~~By~~ THE CORPORATION OF THE CITY OF BRAMPTON

the registered owner of the freehold land registered in the office
of Land Titles at Brampton
as Parcel Plan -2
in the register for Section M-174

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

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

paid to it TRANSFER to HERON BAY INVESTMENTS LTD.,
ALDERDALE INVESTMENTS LTD., BARRY NAIBERG LIMITED, SCARPIA
INVESTMENTS LTD., RICADEL INVESTMENTS LTD., BAR HAVEN INVESTMENTS
LTD. and HERIOT BAY INVESTMENTS LTD., all being corporations
incorporated under the laws of the Province of Ontario and carry-
~~ing on~~ ~~ing~~ on business under ~~the~~ the firm name and style ~~of~~ of
SPRUCE VALLEY HOMES
of the Borough of North York, in the Municipality of Metropolitan
Toronto

the land hereinafter particularly described namely

ALL AND SINGULAR that certain parcel and tract of land and
premises situate, lying and being in the City of Brampton in
the Regional Municipality of Peel (formerly in the Town of
Mississauga, in the County of Peel), and being composed of
parts of Block I, according to Plan M-174, registered in the
Office of Land Titles for the Land Registry Division of Peel
(No. 43) at Brampton, and designated as Parts 1, 2, 3 and 4
on a Plan of Survey of Record in the said Office as 43R-5027.

Insert here 'the whole' or 'a part' according to the fact. Where the whole parcel is transferred a particular description is unnecessary.

being part of the said Parcel

DATED the 8th day of July, 19 77

WITNESS:

THE CORPORATION OF THE CITY OF
BRAMPTON

James E. Archdekin
James E. Archdekin - Mayor

Kenneth R. Richardson
Kenneth R. Richardson - Clerk

AFFIDAVIT OF SUBSCRIBING WITNESS

I,
of the
in the
make oath and say:
I am a subscribing witness to the attached instrument and I was present and saw it executed
at by

*See footnote

*See footnote

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

SWORN before me at the

in 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 "by virtue of authority conferred by (name of party)" and for next clause substitute "I verily believe that the person whose signature I witnessed is the party of the same name referred to in the instrument as attorney for (name)"

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:

describe nature
of disposition

designated land disposed of by a municipality

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.~~

delete this
paragraph if
inapplicable

~~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.~~

3. I am authorized in writing by the transferor making the disposition referred to in paragraph 1 hereof to make this affidavit.

delete this
paragraph if
inapplicable

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.

Sworn before me at the

of

in the

of

this

day of

19 77.

A Commissioner, etc

Amended, Jan 1975

THE LAND TRANSFER TAX ACT, 1974

AFFIDAVIT OF VALUE OF THE CONSIDERATION

IN THE MATTER OF THE CONVEYANCE made

Identify the parties to the conveyance

by: THE CORPORATION OF THE CITY OF BRAMPTON

to: SPRUCE VALLEY HOMES

on the ... day of ... 19 77
I, TED LIBFELD,
of the Borough of North York,
in the Municipality of Metropolitan Toronto,

MAKE OATH AND SAY THAT:

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.

1. I am a person accredited in writing by the Purchaser 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

All blanks must be filled in

4. If consideration is nominal, is the transfer for natural love and affection? n/a

5. If so, what is the relationship between Grantor and Grantee? n/a

6. Other remarks and explanations, if necessary n/a

SWORN before me at the

of

this day of

1977

(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 exempt the purchaser from the payment of Retail Sales Tax on any tangible personal property as part of this transaction. When chattels are purchased with a value of less than \$100.00, the applicable tax should be paid by the purchaser to the Treasurer of Ontario and ...

INDEXED MAR 24 1977

I/WE

of the

in the

* If attorney see footnote

make oath and say

When

executed the attached instrument,

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.

(SEVERALLY) SWORN before me at the

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

The Land Titles Act

Dated 8th day of July, 1977

THE CORPORATION OF THE CITY OF BRAMPTON

TO

SPRUCE VALLEY HOMES

Address:

**Transfer of Freehold Land
WITHOUT DOWER**

Dye & Durham Co Limited, 160 Bartley Drive, Toronto

ASSESSMENT ROLL NO.

ADDRESS OF PROPERTY

Parcel Plan -2, Section M-174,
Mississauga, Ontario

BERENS AND ZIMMERMAN
2 Bloor Street East
Suite 2606
Toronto, Ontario
M4W 1A8

REGISTRATION FEE	
LAND TRANSFER TAX	
RETAIL SALES TAX	

PASSED December 12th 19 77



BY-LAW

No. 305-77

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execution of a Deed of Conveyance
(1' Reserves)