

Appendix C
to
Report RS2024-031
File No. L25-24-RS013

117967

ion of Victoria (No. 57)
 at this instrument is registered as of
 11:10
JUL 13 1977

Registry Office at Lindsay, Ontario

Rehille LAND REGISTRAR

117967

DATED MARCH 31st 1976

AUDEN PARK DEVELOPMENTS LIMITED

-and-

THE HYDRO-ELECTRIC COMMISSION OF THE
 TOWN OF LINDSAY

ABSTRACTED ON LOT:	A-1 (i)	
ABSTRACTED BY:		P.A.
RECORDED BY:		

GRANT OF EASEMENT

East

[Signature]
 MCCARNEY & FOX,
 Barristers and Solicitors,
 311 George Street North,
 PETERBOROUGH, Ontario.

#10 102 *EMK*

THIS GRANT OF EASEMENT made in duplicate the 31st day of

March, 1976.

BETWEEN:

AUDEN PARK DEVELOPMENTS LIMITED, a Company
incorporated under the laws of The Province
of Ontario

herein called the GRANTOR

AND

THE HYDRO-ELECTRIC COMMISSION OF THE
TOWN OF LINDSAY

herein called the COMMISSION

WITNESSETH:

The Grantor is the owner in fee simple and in possession, free from encumbrances
of the land described herein in Schedule "A".

PURSUANT to The Power Commission Act and amendments thereto, the Commission
has erected, or is about to erect, a line for the transmission of electrical
energy on this land.

IN CONSIDERATION of the sum of -----
----- ONE (\$1.00) -----DOLLAR

of lawful money of Canada, to be paid by the Commission to the Grantor, the
Grantor hereby grants and conveys in perpetuity to the Commission, its successors

and assigns, the rights and easement:

- (a) To erect, maintain, and operate on the land described in
Schedule "A" herein Poles, Anchors, with guys and braces, and to string wires
thereon (all or any of which works are herein called the line);
- (b) To keep the land for a distance of ten (10) feet on each side
of the centre line of the said transmission line (herein called the strip)
clear of all trees and brush, and to cut or trim from time to time such trees
outside the strip as the Commission may consider necessary for the safe and
efficient operation of the line;
- (c) To erect such gates and bridges on the strip as the Commission
may from time to time consider necessary;
- (d) For the servants, agents, contractors, and workmen of the Commis-
sion at all times to pass and repass with any equipment along the strip to
examine, repair, and renew the line, subject to payment by the Commission of
compensation for any crop or other damage sustained by the Grantor due to the
operation, maintenance, or renewal of the land; and
- (e) To remove, re-locate, and reconstruct the line on the strip,
subject to payment by the Commission of additional compensation for any damage
caused thereby.

SERIAL NUMBER 87044605
 This is to certify that no lien is claimed under The Land
 Speculation Tax Act, 1974, with respect to the described
 land described herein, to and including Rev. 8/77
 DATE
 for The Minister of Revenue



(2)

4. THE Grantor covenants and agrees not to erect on the strip any buildings structures, or other obstructions of any nature whatever except fences not exceeding six feet in height.

5. THE Grantor covenants with the Commission that they have the right to convey the easement over the said land to the Commission, and that the Commission shall quietly possess and enjoy the said easement, and that they will execute such further assurances of the said easement as may be requisite.

6. ALL covenants herein contained shall be construed to be several as well as joint, and wherever the singular is used in this grant of easement, the same shall be construed as including the plural where the context or the parties hereto so require.

7. The burden and benefit of this grant of easement shall run with the land and shall extend to, be binding on and enure to the benefit of the parties hereto and their respective heirs, executors, administrators, successors, and assigns.

IN WITNESS WHEREOF AUDEN PARK DEVELOPMENTS LIMITED has hereunto affixed its' corporate seal duly attested to by the hands of its proper signing officers authorized in that behalf.

AUDEN PARK DEVELOPMENTS LIMITED

PER: 


PRESIDENT


SECRETARY

SCHEDULE "A"

BEING a description of the land referred to in the easement herein:-

ALL AND SINGULAR that certain parcel or tract of land and premises situate, lying and being in the Town of Lindsay, in the County of Victoria and being composed of part of Lot 22, Concession 4 (formerly in the Township of Ops) now in the Town of Lindsay, designated as PARTS/3, 4, 5 and 6 on Plan 57R 1842 for the Registry Division of Victoria (No. 57).

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: AUDEN PARK DEVELOPMENTS LIMITED

to: THE HYDRO-ELECTRIC COMMISSION OF THE TOWN OF LINDSAY

on the 31st day of March 1976

I, JOHN GRAHAM MCCARNEY

of the City of Peterborough

in the County of Peterborough

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 the Solicitor for the Grantor Company
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 \$ 1.00

(b) Chattels — items of tangible personal property (see note) \$ nil

TOTAL CONSIDERATION \$ 1.00

(2) The true consideration for the transfer or conveyance for
Land Transfer Tax purposes is as follows:

(a) Monies paid in cash \$ 1.00

(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) \$ 1.00

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

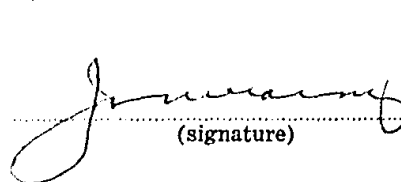
6. Other remarks and explanations, if necessary conveyance given to The Hydro-
Electric Commission of The Town of Lindsay for purposes of erecting a
hydro line

SWORN before me at the City

of Peterborough

this 13th day of July

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(signature)

JAMES POTTS, a Commissioner, etc., for
McCarney & Fox, Barristers.
Expires June 6, 1978.
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.