

Properties

<i>PIN</i>	57368 - 0066 LT	<i>Interest/Estate</i>	Easement	<input checked="" type="checkbox"/> Add Easement
<i>Description</i>	SERVIENT LANDS: PART OF LOT 7, PLAN 49M86, DESIGNATED AS PART 1 ON 49R18524; TOWNSHIP OF GREATER MADAWASKA			
<i>Address</i>	CALABOGIE			
<i>PIN</i>	57368 - 0078 LT	<i>Interest/Estate</i>	Easement	<input checked="" type="checkbox"/> Add Easement
<i>Description</i>	SERVIENT LANDS: PART OF LOT 19, PLAN 49M86, DESIGNATED AS PARTS 12 AND 13 ON 49R18524; TOWNSHIP OF GREATER MADAWASKA			
<i>Address</i>	CALABOGIE			
<i>PIN</i>	57368 - 0079 LT	<i>Interest/Estate</i>	Easement	<input checked="" type="checkbox"/> Add Easement
<i>Description</i>	SERVIENT LANDS: PART OF LOT 20, PLAN 49M86, DESIGNATED AS PART 25 ON 49R18524; TOWNSHIP OF GREATER MADAWASKA			
<i>Address</i>	CALABOGIE			
<i>PIN</i>	57368 - 0087 LT	<i>Interest/Estate</i>	Easement	<input checked="" type="checkbox"/> Add Easement
<i>Description</i>	SERVIENT LANDS: PART OF LOT 28, PLAN 49M86, DESIGNATED AS PARTS 19 AND 29 ON 49R18524; TOWNSHIP OF GREATER MADAWASKA			
<i>Address</i>	CALABOGIE			
<i>PIN</i>	57368 - 0093 LT	<i>Interest/Estate</i>	Easement	<input checked="" type="checkbox"/> Add Easement
<i>Description</i>	SERVIENT LANDS: PART OF BLOCK 34, PLAN 49M86, DESIGNATED AS PART 24 ON 49R18524; TOWNSHIP OF GREATER MADAWASKA			
<i>Address</i>	CALABOGIE			
<i>PIN</i>	57368 - 0081 LT	<i>Interest/Estate</i>	Easement	<input checked="" type="checkbox"/> Add Easement
<i>Description</i>	SERVIENT LANDS: PART OF LOT 22, PLAN 49M86, DESIGNATED AS PART 14 ON 49R18524; TOWNSHIP OF GREATER MADAWASKA			
<i>Address</i>	CALABOGIE			
<i>PIN</i>	57368 - 0085 LT	<i>Interest/Estate</i>	Easement	<input checked="" type="checkbox"/> Add Easement
<i>Description</i>	SERVIENT LANDS: PART OF LOT 26, PLAN 49M86, DESIGNATED AS PART 27 ON 49R18524; TOWNSHIP OF GREATER MADAWASKA			
<i>Address</i>	CALABOGIE			
<i>PIN</i>	57368 - 0086 LT	<i>Interest/Estate</i>	Easement	<input checked="" type="checkbox"/> Add Easement
<i>Description</i>	SERVIENT LANDS: PART OF LOT 27, PLAN 49M86, DESIGNATED AS PART 28 ON 49R18524; TOWNSHIP OF GREATER MADAWASKA			
<i>Address</i>	CALABOGIE			

Consideration

Consideration \$1.00

Transferor(s)

The transferor(s) hereby transfers the easement to the transferee(s).

Name BARRETT CHUTE INC.
 Address for Service P.O. Box 335
 Renfrew, Ontario
 K7V 4A4

I, LEO HALL, PRESIDENT, have the authority to bind the corporation.
 This document is not authorized under Power of Attorney by this party.

Transferee(s) Capacity Share

Name THE CORPORATION OF THE TOWNSHIP OF GREATER MADAWASKA
 Address for Service 19 Parnell St.
 PO Box 180
 Calabogie, ON K0J 1H0

Statements

Schedule: See Schedules

Signed By

Martin Zvi Black	1770 Courtwood Crescent, Suite 102 Ottawa K2C 2B5	acting for Transferor(s)	Signed	2015 05 11
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Tel 613-722-0015

Fax 613-722-5932

I have the authority to sign and register the document on behalf of the Transferor(s).

Stephen Arthur Ritchie	92 Centrepointe Drive Ottawa K2G 6B1	acting for Transferee(s)	Signed	2015 05 13
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Tel 613-224-6674

Fax 613-723-9105

I have the authority to sign and register the document on behalf of the Transferee(s).

Submitted By

STEPHEN A. RITCHIE	92 Centrepointe Drive Ottawa K2G 6B1			2015 05 13
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Tel 613-224-6674

Fax 613-723-9105

Fees/Taxes/Payment

Statutory Registration Fee	\$60.00
Provincial Land Transfer Tax	\$0.00
Total Paid	\$60.00

File Number

Transferor Client File Number : BARC001

Transferee Client File Number : 3733

LAND TRANSFER TAX STATEMENTS

In the matter of the conveyance of: 57368 - 0066 SERVIENT LANDS: PART OF LOT 7, PLAN 49M86, DESIGNATED AS PART 1 ON 49R18524; TOWNSHIP OF GREATER MADAWASKA
57368 - 0078 SERVIENT LANDS: PART OF LOT 19, PLAN 49M86, DESIGNATED AS PARTS 12 AND 13 ON 49R18524; TOWNSHIP OF GREATER MADAWASKA
57368 - 0079 SERVIENT LANDS: PART OF LOT 20, PLAN 49M86, DESIGNATED AS PART 25 ON 49R18524; TOWNSHIP OF GREATER MADAWASKA
57368 - 0087 SERVIENT LANDS: PART OF LOT 28, PLAN 49M86, DESIGNATED AS PARTS 19 AND 29 ON 49R18524; TOWNSHIP OF GREATER MADAWASKA
57368 - 0093 SERVIENT LANDS: PART OF BLOCK 34, PLAN 49M86, DESIGNATED AS PART 24 ON 49R18524; TOWNSHIP OF GREATER MADAWASKA
57368 - 0081 SERVIENT LANDS: PART OF LOT 22, PLAN 49M86, DESIGNATED AS PART 14 ON 49R18524; TOWNSHIP OF GREATER MADAWASKA
57368 - 0085 SERVIENT LANDS: PART OF LOT 26, PLAN 49M86, DESIGNATED AS PART 27 ON 49R18524; TOWNSHIP OF GREATER MADAWASKA
57368 - 0086 SERVIENT LANDS: PART OF LOT 27, PLAN 49M86, DESIGNATED AS PART 28 ON 49R18524; TOWNSHIP OF GREATER MADAWASKA

BY: BARRETT CHUTE INC.
TO: THE CORPORATION OF THE TOWNSHIP OF GREATER MADAWASKA

1. STEPHEN A. RITCHIE

I am

- (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 THE CORPORATION OF THE TOWNSHIP OF GREATER MADAWASKA described in paragraph(s) (c) above.
- (e) The President, Vice-President, Manager, Secretary, Director, or Treasurer authorized to act for _____ described in paragraph(s) () above.
- (f) A transferee described in paragraph() and am making these statements on my own behalf and on behalf of _____ who is my spouse described in paragraph() and as such, I have personal knowledge of the facts herein deposed to.

3. The total consideration for this transaction is allocated as follows:

(a) Monies paid or to be paid in cash	0.00
(b) Mortgages (i) assumed (show principal and interest to be credited against purchase price)	0.00
(ii) Given Back to Vendor	0.00
(c) Property transferred in exchange (detail below)	0.00
(d) Fair market value of the land(s)	0.00
(e) Liens, legacies, annuities and maintenance charges to which transfer is subject	0.00
(f) Other valuable consideration subject to land transfer tax (detail below)	0.00
(g) Value of land, building, fixtures and goodwill subject to land transfer tax (total of (a) to (f))	0.00
(h) VALUE OF ALL CHATTELS -items of tangible personal property	0.00
(i) Other considerations for transaction not included in (g) or (h) above	0.00
(j) Total consideration	0.00

4.

Explanation for nominal considerations:

g) Transfer to a municipality pursuant to subdivision or development agreement, condominium approval or other municipal purposes: drainage easement

5. The land is not subject to an encumbrance

PROPERTY Information Record

A. Nature of Instrument: Transfer Easement
LRO 49 Registration No. RE192805 Date: 2015/05/13
B. Property(s):
PIN 57368 - 0066 Address CALABOGIE Assessment - Roll No
PIN 57368 - 0078 Address CALABOGIE Assessment - Roll No
PIN 57368 - 0079 Address CALABOGIE Assessment - Roll No
PIN 57368 - 0087 Address CALABOGIE Assessment - Roll No

LAND TRANSFER TAX STATEMENTS

PIN 57368 - 0093	Address CALABOGIE	Assessment -
		Roll No
PIN 57368 - 0081	Address CALABOGIE	Assessment -
		Roll No
PIN 57368 - 0085	Address CALABOGIE	Assessment -
		Roll No
PIN 57368 - 0086	Address CALABOGIE	Assessment -
		Roll No

C. Address for Service: 19 Parnell St.
PO Box 180
Calabogie, ON K0J 1H0

D. (i) Last Conveyance(s):

PIN 57368 - 0066	Registration No.	R259080E
PIN 57368 - 0078	Registration No.	null
PIN 57368 - 0079	Registration No.	null
PIN 57368 - 0087	Registration No.	null
PIN 57368 - 0093	Registration No.	R259080E
PIN 57368 - 0081	Registration No.	null
PIN 57368 - 0085	Registration No.	R259080E
PIN 57368 - 0086	Registration No.	null

(ii) Legal Description for Property Conveyed: Same as in last conveyance? Yes No Not known

E. Tax Statements Prepared By: Stephen Arthur Ritchie
92 Centrepointe Drive
Ottawa K2G 6B1

SCHEDULE
EASEMENT IN GROSS

The Transferor grants, conveys and transfers to the Transferee, its successors and assigns, in perpetuity, but subject to all the terms and conditions hereinafter contained, the right and easement to enter on and construct, install, place, lay, erect, operate, maintain, inspect, alter, repair, replace, reconstruct and remove all such of its drainage works and equipment appurtenant thereto including all drains, culverts, fixtures and equipment as the Transferee may from time to time or at any time hereafter deem requisite, upon, over, under, along and across the said lands for the purpose of providing part of the drainage system of the Transferee.

Together with the right and licence of free, uninterrupted, unimpeded and unobstructed access to the Transferee, its servants, agents, contractors and sub-contractors to enter on and to pass and repass at any and all times from the date of acceptance of this easement, in, over, along and upon the said lands of the Transferor with or without vehicles, supplies, machinery and equipment for all purposes necessary or convenient to the exercise and enjoyment of the rights and easement hereby granted.

Together with the right and licence to trim, fell and remove any trees and brush and to remove any concrete or asphalt surface or soil necessary and incidental to permit access to construct, maintain, repair and replace any part of the said drainage system.

The aforementioned rights and easement are herein granted on the following terms and conditions which are hereby mutually covenanted and agreed to by and between the Transferor and the Transferee.

1. The Transferor shall be responsible for any damage to the property of the Transferee on the said lands, caused directly or indirectly by the acts or omissions of the Transferor or of persons acting under the authority of the Transferor.
2. Notwithstanding any rule of law or equity, the utility and all other equipment and appurtenances installed above, brought onto, laid on, or erected upon, or buried in or under the said lands by the Transferee shall at all times remain the property of the Transferee 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 Transferee or its successors and assigns.
3. Upon completion of any work on the said lands or surrounding lands in relation to the aforesaid utility, the Transferee shall, at its expense, restore the said lands, including any surrounding lands, to the reasonable satisfaction of the Transferor.
4. The Transferor shall not cover over or otherwise interfere with the drainage system installed, and shall not excavate, drill, install, erect, build or permit to be excavated, drilled, installed, erected or built, on, in, over, through or under the said lands any pit, well, building, structure, trees, shrubs, hedges, new shade or ornamental trees, parking stalls or other obstruction

of any nature without the prior written consent of the Transferee, but otherwise the Transferor shall have the right fully to use and enjoy the said lands, subject always to, and so as not to interfere with, the rights and easement hereby granted to the Transferee. No alteration to the grade or drainage conditions shall be made without prior consent of the Township of Greater Madawaska.

5. The Transferee shall save harmless and indemnify the Transferor from and against all manner of action, causes of action, claims, demands, loss, costs, suits, including legal costs of such suits that may arise, be sustained or prosecuted against the Transferor arising from the Transferee's use of the said lands in respect of this easement.

6. The Transferee shall be responsible for the maintenance of the drainage system in the said lands during their term of use to the reasonable satisfaction of the Transferor.

7. The Transferee shall comply with all applicable municipal by-laws and Provincial Statutes when excavating on either the said lands or surrounding lands and shall erect suitable protective fencing and/or barricades and flashers around any such excavation.

8. The rights 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 transfer, 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 all covenants herein contained shall be construed to be several as well as joint, 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.

Drainage Easement in Gross