



**445 HAZELHURST ROAD,
MISSISSAUGA, ONTARIO**

HERITAGE IMPACT ASSESSMENT

DATE: DECEMBER 2023

PREPARED BY:
ATA Architects Inc.

3221 North Service Road, Suite 101
Burlington, Ontario
L7N3G2

T. (905) 849 6986

[THIS PAGE INTENTIONALLY LEFT BLANK]

5

1.0 INTRODUCTION	6
1.1 METHODOLOGY	9
1.2 STUDY PROPERTIES	10
1.3 STUDY AREA LOCATION	11

12

2.0 POLICY CONTEXT	12
2.1 THE PLANNING ACT	13
2.2 PPS	14
2.3 ONTARIO HERITAGE ACT	18
2.4 PEEL REGION OFFICIAL PLAN	21
2.5 CITY OF MISSISSAUGA OFFICIAL PLAN	23

24

3.0 HISTORICAL VALUE	24
3.1 EARLY & INDIGENOUS HISTORY	25
3.2 PEEL COUNTY TOWNSHIP OF TORONTO CITY OF MISSISSAUGA	32
3.3	33

34

4.0 SUBJECT SITE AND CONTEXT	34
4.1 DESC. OF SUBJECT PROPERTY	35
4.2 ZONING REGULATION	36
4.3 SURROUNDING CONTEXT	37

38

5.0 HERITAGE STATUS	38
5.1 DESIGN OR PHYSICAL VALUE	39
5.2 DOCUMENTATION OF EXISTING CONDITIONS	42
5.3 HISTORICAL OR ASSOCIATIVE VALUE	66
5.4 HISTORICAL MAPPING AND AERIAL PHOTO	70
5.5 CONTEXTUAL VALUE	76
5.6 SURROUNDING CONTEXT	76
5.7 SUMMARY STATEMENT	79

79

6.0 HERITAGE IMPACT	81
6.1 PROPOSED WORK	81
6.2 ASSESSMENT OF ALTERNATIVE OPTIONS	82

85

7.0 SUMMARY STATEMENT	85
7.1 MANDATORY RECOMMENDATIONS	86

87

APPENDIX BIBLIOGRAPHY PROJECT PERSONNEL BY-LAWS	87
---	----

Prepared for:

Triple M Demolition C/O Nicole Milton

Prepared by:

ATA Architects Inc.

3221 North Service Road, Suite 101

Burlington Ontario L7N 3G2

Project Team:

Jason Truelove, B. Arch Sci., CAHP

Associate & Cultural Heritage Specialist

Ryan Lee, B. Arch Sci., M. Arch., OAA, MRAIC, CAHP

Associate Architect & Cultural Heritage Specialist

0.0 EXECUTIVE SUMMARY

The Executive Summary only provides key points from the report. The reader should examine the complete report, including background, results, and limitations.

ATA Architects Inc. (ATA) was retained by Triple M Demolition C/O Nicole Milton on behalf of the Owners, CRH Canada Group Inc., to undertake a Heritage Impact Assessment (HIA) for the property at 445 Hazelhurst Road, Mississauga, Ontario. The purpose of the HIA was to evaluate the impact of the proposed demolition of the existing house and garage, and provide recommendations for the future plans for the property. The owner intends to demolish the buildings due to their advanced state of decay, which makes them hard to secure and poses liability concerns.

The property is listed as a cultural heritage resource on the Municipal Heritage Register of the City of Mississauga. The HIA report is part of the submission package for the demolition permit. Its aim is to review the heritage attributes of the property, evaluate the impact of the proposed demolition, and suggest alternative or mitigation measures to minimize any adverse effects.

This HIA is being prepared as part of the submission package to the City for the demolition of the house and garage. The purpose of the HIA is to:

- Review the heritage attributes of the Property
- Review the proposed demolition and identify any adverse impact on the heritage attributes and;
- To identify alternative and mitigation measures to lessen or avoid identified impacts.

ATA's professional opinion, as stated in the HIA report, is that the buildings have no cultural heritage value or significance, and their demolition would

have a neutral impact on the site's heritage attributes. According to information from the City of Mississauga Property Information website, the property's primary significance is that it is part of the lands owned by the cement plant, which is representative of the industrialization that occurred in Mississauga in the 1950s. The loss of the house and garage will not affect the heritage value of the cement plant.

Summary of Impact Analysis:

This HIA has demonstrated that the existing building is considered modest and does not have cultural heritage value or significance. Therefore, the impact of the removal of the existing buildings can be identified as a natural adverse impact. Given that the main significance of value is the adjacent Cement Plant, the removal of the buildings is considered to have negligible impact.

Summary of Mitigating Measures:

It is proposed to demolish the house and garage at 445 Hazelhurst Road. After a careful impartial review and assessment of the heritage value of the buildings it was determined that they do not hold significant enough worth to warrant either their conservation or commemoration. In addition, due to the advanced state of decay evident it is extremely unlikely that anything of value could be salvaged from the buildings.

No mitigating measures are recommended.

It is ATA's professional opinion that the proposed demolition - at the time of writing- is consistent/ conforms with applicable heritage planning legislation and policy and that there are little to no potential adverse impacts and no mitigation is required.

1.0 INTRODUCTION



445 HazelHurst Road.
Source: ATA Architects Inc. (2023)

1.0 INTRODUCTION

ATA Architects Inc. ("ATA") was retained by the property owner Triple M Demolition C/O Nicole Milton on behalf of the Owners, CRH Canada Group Inc. to undertake a Heritage Impact Assessment ("HIA") of 445 Hazelhurst Road, located within the Municipality of Mississauga, Ontario. It is hereinafter referred to as the "subject property." The subject property is listed on the heritage register but not designated. The subject property is part of C.R.H Canada Mississauga Cement Plant, which the City of Mississauga has expressed interest in as a Cultural Heritage Value. The Owner is seeking to demolish the existing structure on the subject property due to the existing condition of the building. The building is currently vacant, appears to be structurally unsound, and has safety/security concerns.

An HIA is required to assess the impact of the demolition of the existing structure and is required to support a Building Permit Application to allow the demolition of the existing structure. This report was prepared in accordance with the City of Mississauga's Heritage Impact Assessments Terms of Reference

445 Hazelhurst Road is listed (non-designated) on the Municipal Heritage Register of the City of Mississauga. The subject property is not part of a cultural heritage landscape. However, it is part of the overall C.R.H. Canada Mississauga Cement Plant, also known as St. Lawrence Cement Plant.

As the property is listed on the City's Municipal Heritage Register, an HIA is required in accordance with the Town's Official Plan.

The City of Mississauga Office plan (last updated on July 27, 2023) identifies that the City will require an HIA where development involves cultural heritage resources or any construction, development, or property alteration that might adversely affect a listed or designated cultural heritage resource

1.0 INTRODUCTION

or which is proposed adjacent to a cultural heritage resource. Additionally, prior to the demolition or alteration of a cultural heritage resource, documentation will be required of the property. This documentation may be in the form of a Heritage Impact Assessment.

The HIA will follow the guidelines in the City of Mississauga Heritage Impact Assessment Terms of Reference (2022) and guidelines provided by the Ministry of Heritage, Sport, Tourism and Culture Industries (MHSTCI) Ontario Heritage Toolkit: Heritage Resources in Land Use Planning Process (2006) and Canada's Historic Places Standards and Guidelines for the Conservation of Historic Places in Canada (2010).

ATA has prepared this HIA report in order to:

- Review the relevant legislation and policy applicable to the subject property;
- Provide a summary of the subject property's context and history;
- Provide a summary of the built heritage, surrounding landscape features, and adjacent properties;
- Assess the Cultural Heritage Resources;
- Determine the potential adverse impact of the demolition of the Existing Structure;
- Analysis of mitigation measures.

1.1 METHODOLOGY

ATA undertook the following process in completing this report:

- Review the heritage planning regulatory framework.

Legislation and policy were undertaken for a provincial, regional and municipal regulatory framework where cultural heritage value or interest were preserved by O. Reg. 9/06 of the OHA.

- Review the significance of the heritage resource through research and analysis of the architectural, historical and contextual background.

Historical research was undertaken to outline the history and create a timeline of the subject properties. The research included archival research, historical maps, aerial photography, historical photographs, land registry data, research articles, etc.

- Review and document the existing condition of the subject properties and surrounding context, adjacent properties and connection to the neighbourhood.

ATA Architects visited the site on August 16, 2022, and August 21, 2022, and viewed in detail the existing building on the subject properties. The existing context was documented.

The properties are currently listed (non-designated) on the Municipal Heritage Register of the City of Mississauga. The subject property is not part of a cultural heritage landscape. However, it is part of the overall C.R.H. Canada Mississauga Cement Plant, also known as St. Lawrence Cement Plant. ATA reviewed the heritage significance against Ontario Regulation 9/06 of the OHA to confirm whether or not the subject property meets the Criteria for Determining Cultural Heritage Value or Interest.

1.2 STUDY PROPERTY



Closer view of the Subject Site (445 Hazelhurst Road). Part of the C.R.H Cement Plant lands at (2391 Lakeshore Road West). Source: Google Maps (2023)

1.3 STUDY AREA LOCATION

Municipal Address:

445 Hazelhurst Road,
Mississauga, Ontario

Legal Description:

PT LT 33, PT LT 34 CON 3 SDS TOR.
TWP. DES PTS 1, 2, 3 PL 43R-6030,
SAVE AND EXCEPT TT90832, PT 1
PL 43R-32331, PT 13, 43R17487; S/T
& T/W TT90597, T/W
R0938362; CITY OF MISSISSAUGA

The study area is at 445 Hazelhurst Road, north of Lakeshore Road West, in the City of Mississauga, Peel Region, Ontario. The property is within Ward 2 with the legal description of CON 3 SDS PT LTS 33, 34, 43R6030 PTS 2, 3 PART PT 1. 445 Hazelhurst Road. has a 1 1/2 residential building with a detached 1 1/2 garage structure. 445 Hazelhurst is part of the lands purchased in the 1950's by then St. Lawrence Cement, now C.R.H Canada It is bounded by Avonhead Road to the east, Lakeshore Road West to the south, Hazelhurst Road to the West and Royal Windsor Drive to the North. C.R.H. Canada Mississauga's main cement plant is directly east of the subject property. The property is part of the overall C.R.H. Canada Mississauga Cement Plant site. 445 Hazelhurst Road is listed (non-designated) on the Municipal Heritage Register of the City of Mississauga (<https://www.mississauga.ca/apps/#/property/view/heritage>) as Inventory No. 964. The subject property is not part of a cultural heritage landscape. However, it is part of the overall C.R.H. Canada Mississauga Cement Plant, also known as St. Lawrence Cement Plant. The majority of the interest seems to be related to the cement plant itself and not these buildings.

2.0 POLICY CONTEXT

In Ontario, cultural heritage is a provincial priority and cultural heritage resources are managed through legislation, policies, regulations and guidelines. The OHA, Planning Act, and PPS directly establish provisions for cultural heritage resources and indicate them as important. These laws and policies demonstrate broad provincial support for protecting cultural heritage and establish minimum standards for heritage evaluation.

The subject property at 445 Hazelhurst Road is subject to several provincial and municipal planning policies. In Ontario, criteria to determine cultural heritage value or interest are prescribed by O. Reg. 9/06 of the Ontario Heritage Act.

There are several Provincial, Regional, and municipal regulations and policies that apply to properties of cultural heritage value or interest. The following were reviewed in preparing this report:

- Ontario Planning Act;
- Ontario's Provincial Policy Statement;
- Ontario Heritage Act;
- Standards and Guidelines for the Conservation of Historic Places in Canada, 2010;
- Growth Plan for the Greater Golden Horseshoe, 2017;
- Ontario Heritage Toolkit, 2006;
- Peel Region Official Plan;
- City of Mississauga Official Plan;

2.1 THE PLANNING ACT

The Planning Act is the primary legislation that establishes the “parameters” for land use planning in Ontario. It enables municipalities to control land use and provides for the mechanisms through which this control is exercised.

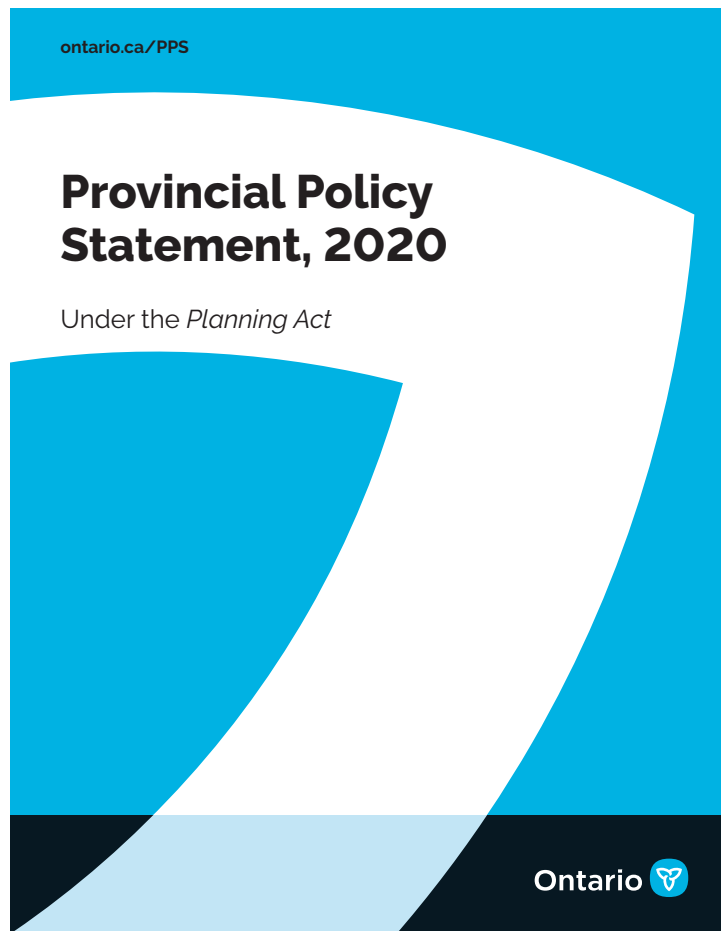
In Part 1, Section 2, provincial interest outlines 19 areas of interest that must be considered by the Minister, Municipal Council, local boards, planning boards and Tribunals. The Planning Act sets the context for provincial interest in heritage and identifies several provisions for Cultural Heritage. Part 1, Section 2(d) states:

The Minister, the council of a municipality, a local board, a planning board and the Municipal Board, in carrying out their responsibilities under this Act, shall have regard to, among other matters, matters of provincial interest such as, ...

(d) the conservation of features of significant architectural, cultural, historical, archaeological or scientific interest;

Under the Planning Act, Section 5 details provincial interest as it relates to land use planning and development in the province are outlined in the PPS. The PPS must guide decisions made by municipalities.

2.2 PROVINCIAL POLICY STATEMENT



Provincial Policy Statement, 2020
Source: Government of Ontario (2020)

The *Provincial Policy Statement* (PPS) was updated in 2020 and is intended to provide policy direction for land use planning and development regarding matters of provincial interest in addition to the *Planning Act*. The PPS is issued under the authority of Section 3 of the *Planning Act*. The PPS sets the policy foundation for regulating the development and use of land in Ontario. Land use planning decisions made by municipalities, planning boards, the Province, or a commission or agency of the government must be consistent with the PPS. The Province deems cultural heritage and archaeological resources to provide important environmental, economic and social benefits.

Municipalities implement the PPS through an “*Official Plan*,” which further outlines their cultural heritage policies. Cultural heritage is one of many interests contained within the PPS.

Cultural heritage resources can be a tool for economic prosperity. Section 1.7 of the PPS regards cultural heritage resources as long-term economic resources. It states the following:

1.7.1e

encouraging a sense of place, by promoting well-designed built form and cultural planning, and by conserving features that help define character, including built heritage resources and cultural heritage landscapes.

When addressing cultural heritage planning, *Section 2.6. Cultural Heritage and Archaeology* of the PPS states:

2.6.1

Significant built heritage resources and significant cultural heritage landscapes shall be conserved.

2.2 PROVINCIAL POLICY STATEMENT

2.6.2

Development and site alteration shall not be permitted on lands containing archaeological resources or areas of archaeological potential unless significant archaeological resources have been conserved.

2.6.3

Planning authorities shall not permit development and site alteration on adjacent lands to protected heritage property except where the proposed development and site alteration has been evaluated and it has been demonstrated that the heritage attributes of the protected heritage property will be conserved.

2.6.4

Planning authorities should consider and promote archaeological management plans and cultural plans in conserving cultural heritage and archaeological resources.

2.6.5

Planning authorities shall engage with Indigenous communities and consider their interests when identifying, protecting and managing cultural heritage and archaeological resources.

The PPS treats cultural heritage as equal to other planning and development factors in Ontario. All policies within the PPS hold equal importance and should be given equal consideration.

The *Provincial Policy Statement*, further defined the following:

Built heritage resource: means a building, structure, monument, installation or any manufactured or constructed part or remnant

2.2 PROVINCIAL POLICY STATEMENT

that contributes to a property's cultural heritage value or interest as identified by a community, including an Indigenous community. Built heritage resources are located on property that may be designated under Parts IV or V of the Ontario Heritage Act, or that may be included on local, provincial, federal and/or international registers.

Conserved: *means the identification, protection, management and use of built heritage resources, cultural heritage landscapes and archaeological resources in a manner that ensures their cultural heritage value or interest is retained. This may be achieved by the implementation of recommendations set out in a conservation plan, archaeological assessment, and/or heritage impact assessment that has been approved, accepted or adopted by the relevant planning authority and/or decision maker. Mitigative measures and/or alternative development approaches can be included in these plans and assessments.*

Cultural heritage landscape: *means a defined geographical area that may have been modified by human activity and is identified as having cultural heritage value or interest by a community, including an Indigenous community. The area may include features such as buildings, structures, spaces, views, archaeological sites or natural elements that are valued together for their interrelationship, meaning or association. Cultural heritage landscapes may be properties that have been determined to have cultural heritage value or interest under the Ontario Heritage Act, or have been included on federal and/or international registers, and/or protected through official plan, zoning by-law, or other land use planning mechanisms.*

2.2 PROVINCIAL POLICY STATEMENT

Heritage attributes: means the principal features or elements that contribute to a protected heritage property's cultural heritage value or interest, and may include the property's built, constructed, or manufactured elements, as well as natural landforms, vegetation, water features, and its visual setting (e.g. significant views or vistas to or from a protected heritage property).

Protected heritage property: means property designated under Parts IV, V or VI of the Ontario Heritage Act; property subject to a heritage conservation easement under Parts II or IV of the Ontario Heritage Act; property identified by the Province and prescribed public bodies as provincial heritage property under the Standards and Guidelines for Conservation of Provincial Heritage Properties; property protected under federal legislation, and UNESCO World Heritage Sites.

Significant: means e) in regard to cultural heritage and archaeology, resources that have been determined to have cultural heritage value or interest. Processes and criteria for determining cultural heritage value or interest are established by the Province under the authority of the Ontario Heritage Act.

2.3 ONTARIO HERITAGE ACT R.S.O.
1990, C.O. 18
ONTARIO REGULATION 9/06

Ontario Heritage Act is the main guiding legislation for the conservation of significant cultural heritage resources in Ontario. The Act enables municipalities and the Province to designate individual properties, heritage conservation districts and cultural landscapes as being of cultural heritage value or interest. The Act calls for a municipal register to be created for designated properties. It also enables municipalities to create a municipal register for 'listed' non-designated properties which have been identified that may have potential cultural heritage value or interest.

Evaluation of cultural heritage resources is guided by *Ontario Regulation 9/06 (O. Reg 9/06)*, which provides the criteria for determining cultural heritage value or interest. Criteria for determining cultural heritage value or interest have been updated as part of Bill 23 (Schedule 6), the Proposed More Homes Built Faster Act, 2022.

Changes to O. Reg. 9/06 Criteria for Determining Cultural Heritage Value or Interest to establish that non-designated properties to be included on a municipal register (listed properties) must meet one or more of the criteria outlined in the updated regulation.

Changes to O. Reg. 9/06 Criteria for Determining Cultural Heritage Value or Interest to establish that a property must meet two or more criteria in the regulation in order to be designated.

t ONTARIO REGULATION 9/06

2.3 ONTARIO HERITAGE ACT R.S.O.
1990, C.O. 18
ONTARIO REGULATION 9/06

CRITERIA FOR DETERMINING CULTURAL HERITAGE VALUE OR INTEREST

Criteria, s. 27 (3) (b) of the Act

1. (1) The criteria set out in subsection (2) are prescribed for the purposes of clause 27 (3) (b) of the Act. O. Reg. 569/22, s. 1.

(2) Property that has not been designated under Part IV of the Act may be included in the register referred to in subsection 27 (1) of the Act on and after January 1, 2023 if the property meets one or more of the following criteria for determining whether it is of cultural heritage value or interest:

1. The property has design value or physical value because it is a rare, unique, representative or early example of a style, type, expression, material or construction method.
2. The property has design value or physical value because it displays a high degree of craftsmanship or artistic merit.
3. The property has design value or physical value because it demonstrates a high degree of technical or scientific achievement.
4. The property has historical value or associative value because it has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community.
5. The property has historical value or associative value because it yields, or has the potential to yield, information that contributes to an understanding of a community or culture.
6. The property has historical value or associative value because it demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community.
7. The property has contextual value because it is important in

defining, maintaining or supporting the character of an area.

8. The property has contextual value because it is physically, functionally, visually or historically linked to its surroundings.

9. The property has contextual value because it is a landmark. O. Reg. 569/22, s. 1.

(3) For clarity, subsection (2) does not apply in respect of a property that has not been designated under Part IV but was included in the register as of January 1, 2023. O. Reg. 569/22, s. 1.

Criteria, s. 29 (1) (a) of the Act

2. (1) The criteria set out in subsections (2) and (3) are prescribed for the purposes of clause 29 (1) (a) of the Act. O. Reg. 569/22, s. 1.

(2) Section 1, as it read immediately before January 1, 2023, continues to apply in respect of a property for which a notice of intention to designate it was given under subsection 29 (1.1) of the Act after January 24, 2006 and before January 1, 2023. O. Reg. 569/22, s. 1.

(3) In respect of a property for which a notice of intention to designate it is given under subsection 29 (1.1) of the Act on or after January 1, 2023, the property may be designated under section 29 of the Act if it meets two or more of the criteria for determining whether it is of cultural heritage value or interest set out in paragraphs 1 to 9 of subsection 1 (2). O. Reg. 569/22, s. 1.

Criteria, s. 41 (1) (b) of the Act

3. (1) The criteria set out in subsection (2) are prescribed for the purposes of clause 41 (1) (b) of the Act. O. Reg. 569/22, s. 1.

2.3 ONTARIO HERITAGE ACT R.S.O.
1990, C.O. 18
ONTARIO REGULATION 9/06

(2) Subject to subsection (3), in the case of a by-law passed under subsection 41 (1) of the Act on or after January 1, 2023, a municipality or any defined area or areas of it may be designated by such a by-law as a heritage conservation district under subsection 41 (1) of the Act if the municipality or the defined area or areas of it meets the following criteria:

1. At least 25 per cent of the properties within the municipality or defined area or areas satisfy two or more of the following:
 - i. The properties have design value or physical value because they are rare, unique, representative or early examples of a style, type, expression, material or construction method.
 - ii. The properties have design value or physical value because they display a high degree of craftsmanship or artistic merit.
 - iii. The properties have design value or physical value because they demonstrate a high degree of technical or scientific achievement.
 - iv. The properties have historical value or associative value because they have a direct association with a theme, event, belief, person, activity, organization or institution that is significant to a community.
 - v. The properties have historical value or associative value because they yield, or have the potential to yield, information that contributes to an understanding of a community or culture.
 - vi. The properties have historical value or associative value because they demonstrate or reflect the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community.
 - vii. The properties have contextual value because they define, maintain or support the character of the district.

viii. The properties have contextual value because they are physically, functionally, visually or historically linked to each other.

ix. The properties have contextual value because they are defined by, planned around or are themselves a landmark. O. Reg. 569/22, s. 1.

(3) Subsection (2) does not apply in respect of a by-law passed under subsection 41 (1) of the Act on or after January 1, 2023 if a notice of a public meeting required to be held for the purposes of the by-law under subsection 41.1 (7) of the Act was given before January 1, 2023. O. Reg. 569/22, s. 1.

(4) For clarity, the requirement set out in subsection 41.1 (5.1) of the Act,

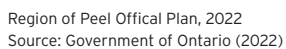
(a) does not apply in respect of a by-law under subsection 41 (1) of the Act that is passed before January 1, 2023; and

(b) does not apply in respect of a by-law under subsection 41.1 (2) of the Act. O. Reg. 569/22, s. 1.

Note:

The designation of properties of heritage value by municipalities in Ontario is based on the above criteria evaluated in the context of that municipality's jurisdiction. Buildings need not be of provincial or national importance to be worthy of designation and preservation.

Amendments to the OHA have been announced by the Province under Bill 23 and Bill 108.



3.6.3 To strengthen the relationship between the local municipalities, Indigenous communities and the Region when a matter having inter-

DRAFT

2.4 PEEL REGION OFFICIAL PLAN

municipal cultural heritage significance is involved.

3.6.4 To support the heritage policies and programs of the local municipalities.

Policies

3.6.5 Work with the local municipalities, stakeholders and Indigenous communities in developing and implementing official plan policies and strategies for the identification, wise use and management of cultural heritage resources.

3.6.6 Direct the local municipalities to include policies in their official plans for the identification, conservation and protection of significant cultural heritage resources, including significant built heritage resources and significant cultural heritage landscapes as required in cooperation with the Region, the conservation authorities, other agencies and Indigenous communities, as appropriate.

3.6.7 In cooperation with the local municipalities, ensure the adequate assessment, preservation or mitigation, where necessary or appropriate, of archaeological resources, as prescribed by the Ministry of Heritage, Sport, Tourism and Culture Industries' archaeological assessment standards and guidelines.

3.6.8 Require cultural heritage resource impact assessments, where appropriate for infrastructure projects, including Region of Peel projects and ensure that recommended conservation outcomes resulting from the impact assessment are considered.

3.6.9 Encourage the local municipalities to consult with the Indigenous communities when commemorating cultural heritage resource and archaeological resources.

3.6.10 Require local municipal official plans to include policies where

the proponents of development proposals affecting cultural heritage resources provide sufficient documentation to meet provincial requirements and address the Region's objectives with respect to cultural heritage resources.

3.6.11 Direct the local municipalities to only permit development and site alteration on adjacent lands to protected heritage property where the proposed property has been evaluated and it has been demonstrated that the heritage attributes of the protected heritage property will be conserved.

3.6.12 Direct the local municipalities to only permit development and site alteration on lands containing archaeological resources or areas of archaeological potential if the significant archaeological resources have been conserved by removal and documentation, or by preservation on site, consistent with provincial requirements. Where significant archaeological resources must be preserved on site, only development and site alteration which maintain the heritage integrity of the site may be permitted.

3.6.13 Encourage and support the local municipalities to prepare and maintain a Cultural Heritage Master Plan and an archaeological management plan that provides, but is not limited to, inventory of cultural heritage resources, and guidelines for the identification, evaluation, conservation and direct/indirect impact mitigation activities to consider in decision making on cultural heritage resources and archaeological resources.

2.5 CITY OF MISSISSAUGA OFFICIAL PLAN

The City of Mississauga's Official Plan contains policy frameworks to protect, enhance, restore and expand the natural heritage system to direct growth for the long-term sustainability of the city.

Under section 7, Complete Communities, is one of the Strategic Plan pillars is to have complete neighbourhoods and communities. Subsection, 7.5 Heritage Planning, contains policies related to heritage resources, properties and districts.

Mississauga's cultural heritage resources are a reflection of the city's diverse social, cultural, and ethnic past. These resources encompass structures, sites, environments, relics, and traditions significant for their cultural, historical, architectural, or archaeological sites. They include:

- structures such as buildings, groups of buildings, monuments, bridges, fences and gates;
- sites associated with an historic event;
- environments such as landscapes, streetscapes, flora and fauna within a defined area, parks, heritage trails and historic corridors;
- artifacts and assemblages from an archaeological site or a museum; and
- traditions reflecting the social, cultural, or ethnic heritage of the community.

Within the official plan, Mississauga plans to officially recognize these cultural heritage resources in accordance with the Ontario Heritage Act.

Section 7.5.1 Cultural Heritage Resources states two principles that policies follow:

7.5.1.1 The heritage policies are based on two principles:

- a. heritage planning will be an integral part of the planning process; and*
- b. cultural heritage resources of significant value will be identified, protected, and preserved.*

The section continues to state that:

7.5.1.2 Mississauga will discourage the demolition, destruction or inappropriate alteration or reuse of cultural heritage resources.

7.5.1.3 Mississauga will require development to maintain locations and settings for cultural heritage resources that are compatible with and enhance the character of the cultural heritage resource.

This section outlines the requirements and responsibilities for the City as it relates to the Ontario Heritage Act.

Section 7.5.2 Cultural Heritage Properties continues to state that properties or areas with cultural, historical, or natural importance are considered cultural heritage resources. A heritage designation protects those with special historical or design qualities. These properties are listed under the Ontario Heritage Act on the City's Heritage Register. This register also includes properties that the City Council believes are valuable, even if they aren't officially designated.

7.5.2.2 Prior to the demolition or alteration of a cultural heritage resource, documentation will be required of the property to the satisfaction of the City, and any appropriate advisory committee. This documentation may be in the form of a Heritage Impact Assessment.

7.5.2.3 Development adjacent to a cultural heritage property will be encouraged to be compatible with the cultural heritage property.

3.0 HISTORICAL VALUE

DATE	PERIOD	SUB-PERIOD	LIFE STYLE CHARACTERISTICS	MATERIAL CULTURE
9000	Paleo-Indians	Early Paleo-Indians (9000-8500 BC)	Hunting	Projectile Points: Fluted Points Hi-Lo and Holcombe Point Types
8000		Late Paleo-Indians (8500-7500 BC)	Small Migratory Bands	
7000	Archaic	Early Archaic (7500-6000 BC)	Hunting & Gathering Seasonal Subsistence Migratory Patterns	Introduction of Polished and Groundstone Tools
6000		Middle Archaic (6000-2500 BC)		Earliest Use of Copper
5000				
4000				
3000				
2000		Late Archaic (2500-6000 BC)		Exotic Items Linked to Trade Networks
1000 BC 0 AD 1000	Woodland	Early Woodland (1000-400 BC)	Continuation of Hunting & Gathering Complex Burial Ceremonialism	Early Pottery
		Middle Woodland (400 BC-AD 500)		Decorative Pottery Elements
		Early-Late Woodland (AD 500-1000)	Introduction of Crop Cultivation Emergence of Village Life Tribal Confederacies	Bow & Arrow Ceramic Pipes
		Late Woodland: Ontario Iroquoian (AD 1000-1600)		
1600	Post-Contact	Late Ontario Iroquoian (1600-1650)	Tribal Warfare Fur Trade	Spread of European Goods
2000		Mississaugas (Ojibwa) (1690-1800s)	Hunters & Gatherers with Fisheries Trade Along Waterways	

Chronological Summary of Indigenous History in Southern Ontario
Source: Developed from information from summaries of Ontario Archaeology (refer to Bibliography)

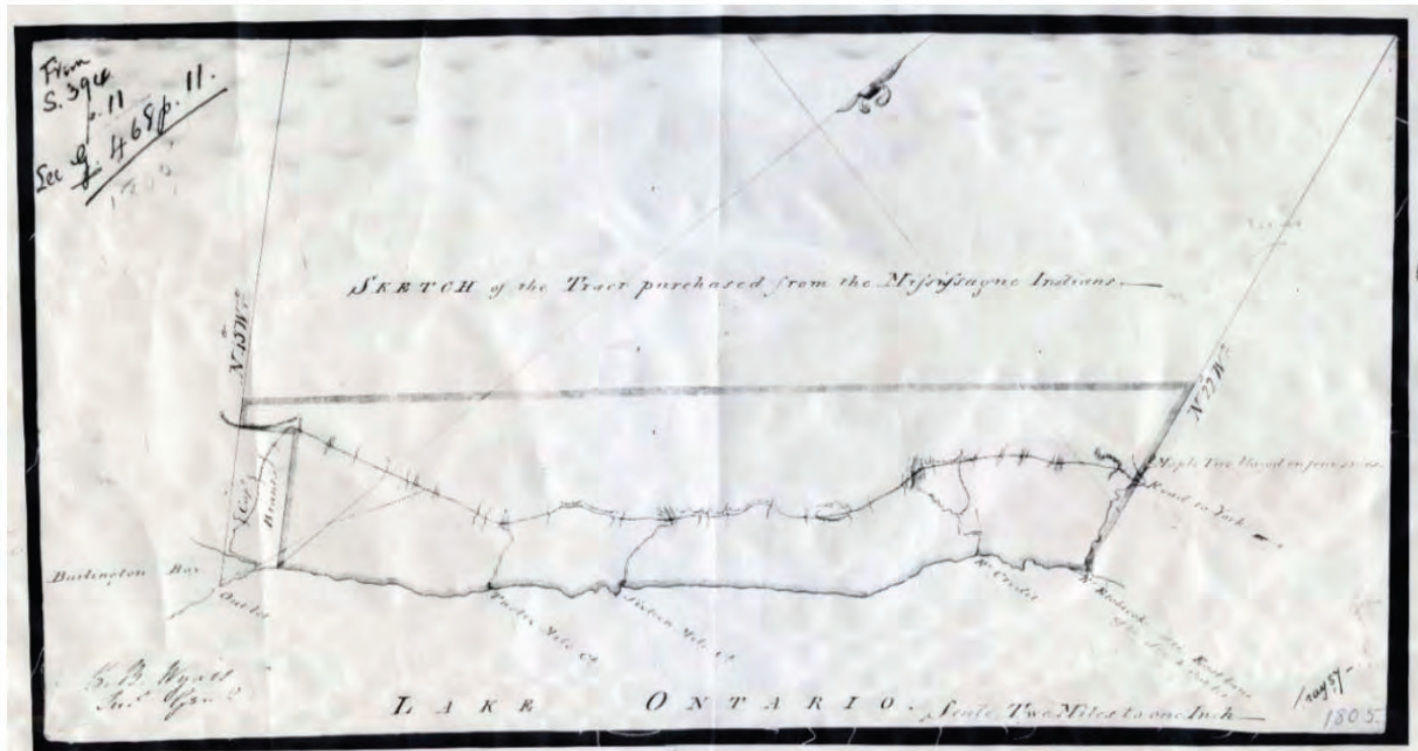
3.1 EARLY & INDIGENOUS HISTORY

Southern Ontario has a long history of human settlement that can be traced back to approximately 13,000 years ago. The cultural history of the area covered by the Halton Region began at least 10,000 years ago, first occupied by diverse groups of Indigenous North Americans prior to the arrival of European settlers. This period is referred to as the Pre-Contact period and can be divided into distinct periods based on changes in lifestyles and material culture.

The earliest known inhabitants are from the Paleo-Indian Period, which lasted between 9000 to 7500 BC. The melting of the glacial ice sheet that covered the region exposed a tundra-like landscape that was settled by small bands of nomadic hunters. These groups primarily relied on the hunting of large animals such as caribou, mastodon and mammoths for sustenance, traveling with the migratory animals. Their settlements would have been temporary camps, as they covered huge areas over the annual cycle of movement. They can be identified based on distinct projectile point forms: fluted points utilized by the Early Paleo-Indians, and the lanceolate Hi-Lo point type or the unfluted Holcombe of the Late Paleo-Indians. There have been sites found within the region that indicate the presence of the late Paleo-Indian Hi-Lo tradition.

The Archaic Period in Southern Ontario spanned between 7500 to 1000 BC, during which the culture evolved in response to the transition of biotic communities into the mixed-coniferous and deciduous forests of today. The emergence of temperate forests led to the adoption of a hunting and gathering lifestyle that became less focused on big game hunting and increasingly relied on fishing and foraging for plants. Seasonal sustenance patterns emerged. During the spring and summer, larger bands would assemble along the shorelines of lakes and rivers where fish would be

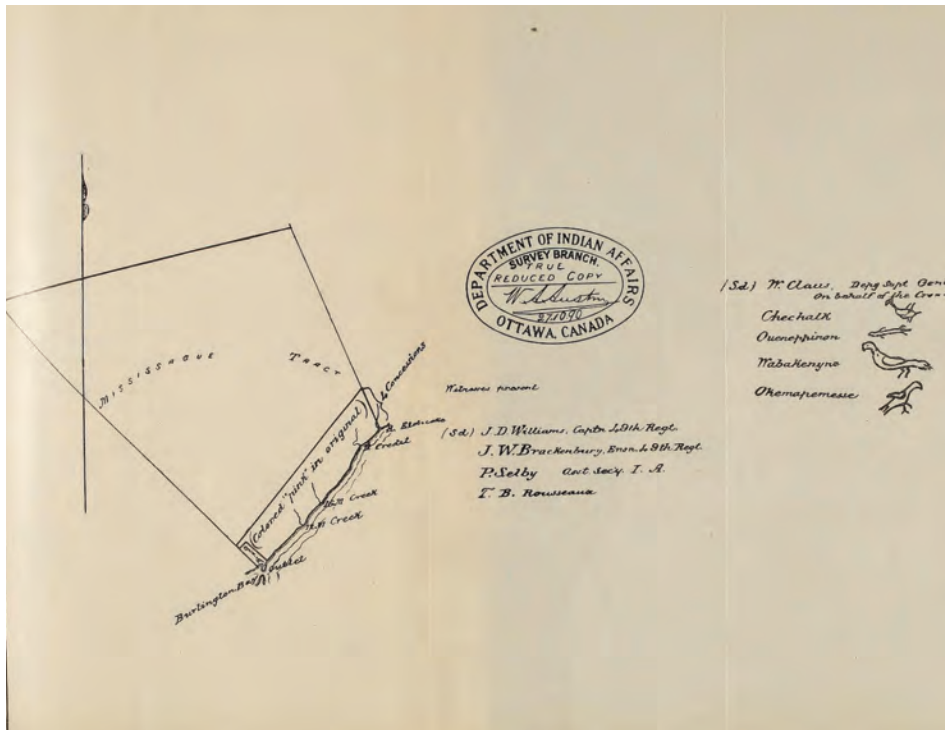
3.1 EARLY & INDIGENOUS HISTORY



Sketch of the Tract purchased from the Mississauga, 1805

Source: Oakville Public Library, Sketch of Land Purchase from the Mississauga Indians 1805, OPL0IM0001

3.1 EARLY & INDIGENOUS HISTORY

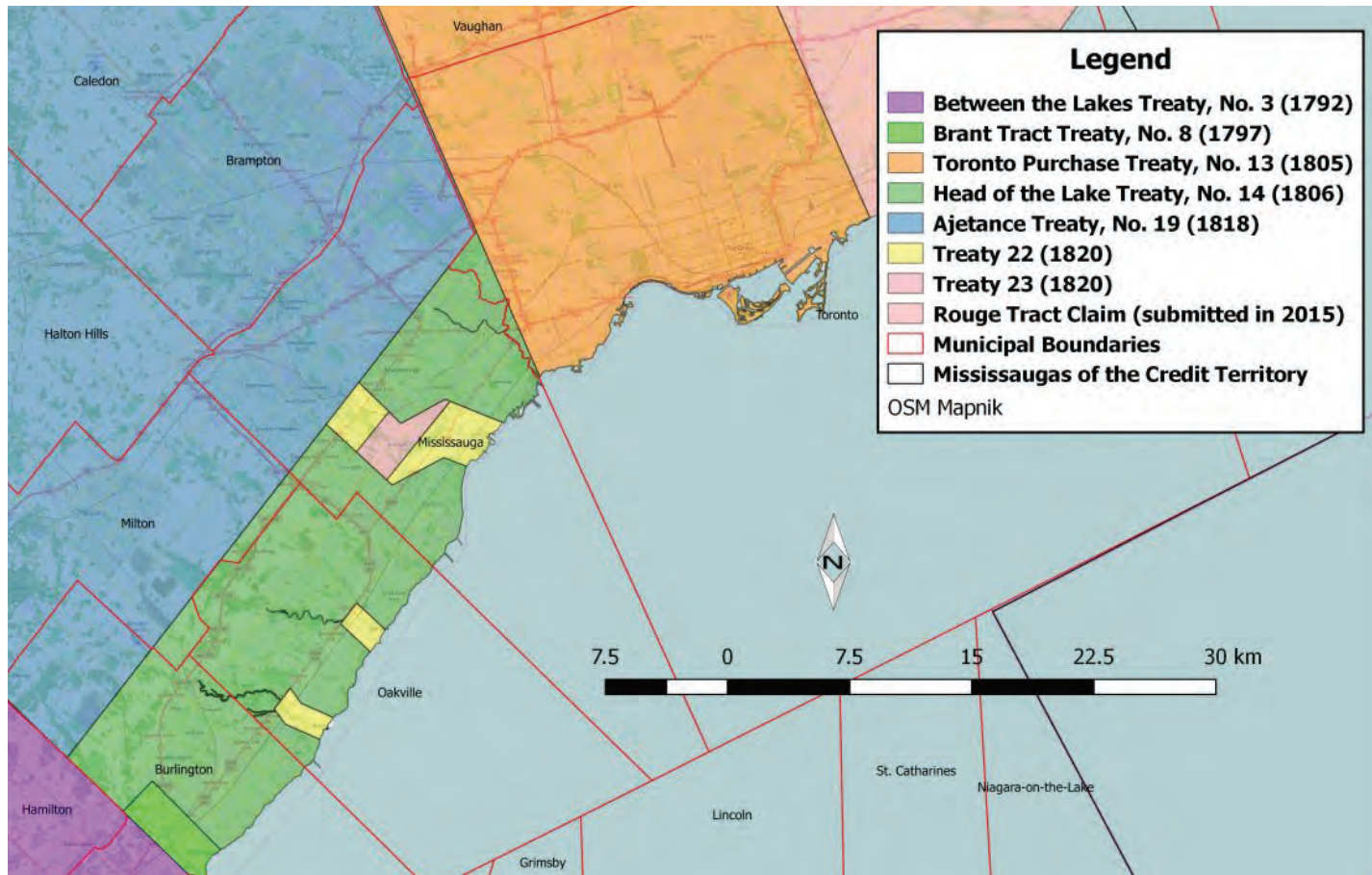


Plan of Treaty 14 Map, 1905 Copy
Source: Canada Department of Indian Affairs, Indian Treaties And Surrenders From 1680-189, 1905

plentiful during spawning runs, hunting along the waterways and gathering nuts, berries, and roots in the surrounding forests. For the fall and winter, the bands broke into small family groups and moved inland, where efforts were focused on hunting. Seasonal migration patterns were a continued feature of the Archaic culture, though constrained within the extent of smaller areas. It is believed they lived in some form of wigwam structures that were easy to erect and disassemble. Political organization into band groups was maintained, albeit ones of larger size. Archaic settlements have been discovered across the region, mostly along the Credit River and Cooksville Creek, waterways which would have likely been areas of intense activity during the warmer months.

The following period which lasted between 1000 BC and AD 1650, is referred to as the Woodland Period and can be broken down into distinct stages throughout which there were considerable changes to subsistence practices, settlement patterns, and political organization. The Early Woodland (1000 - 400 BC) and Middle Woodland (400 BC-AD 500) periods experienced little change in regards to the hunting and gathering subsistence pattern of the previous period, band level organization continued, and groups grew larger in size. Rather the transition to this period is marked by the introduction of pottery to Southern Ontario as well as changes in economic and social aspects of the culture. During the Middle Archaic period, there was evidence that an extensive trade network had emerged, bringing with it the earliest use of copper (sourced from northern Ontario), which continued into the Woodland period introducing increasingly exotic artifacts into the region. There was also an increase in consideration around burial practices and ceremonialism. The Early Woodland period saw the use of exotic artifacts within graves as a means of status differentiation. Burial ceremonialism became more elaborate into the Middle Woodland

3.1 EARLY & INDIGENOUS HISTORY



Map depicting the boundaries of Head of the Lake Treaty No.14 and several neighbouring treaties.

Source: Mississaugas of the Credit First Nation, Head of the Lake Treaty No.14, Map of Municipal Boundaries Related to the Head of the Lake Treaty No.14 (1806),

<http://mncfn.ca/head-of-the-lake-purchase-treaty-14/>

3.1 EARLY & INDIGENOUS HISTORY

Period during which it reached its climax. Pottery also became more detailed and widespread over time.

The beginning of the Late Woodland period starting in AD 500 to 1000, marked the beginning of the transition to primarily agricultural communities. This transition period is referred to as the Princess Point culture and is attributed to the introduction of corn (maize) horticulture into southern Ontario. The practice of foraging of previous periods continued alongside experimentation with early agriculture and led to the establishment of communities which were occupied for increasingly periods of the year.

The Ontario Iroquoian tradition (AD 1000 to 1650) of the Late Woodland period marked the full cultural transition from migratory camps to long-term village settlements. The adoption of agriculture as the primary food source necessitated Iroquois groups to form semi-permanent sites to tend to crops. An Iroquoian village was generally made up of longhouses which were occupied by extended families and often protected by palisade walls. Crops, such as corns, beans, and squash, were grown on fields encircling the village. The village sites were occupied until the soil was depleted of nutrients, upon which the community would relocate to a fresh site a short distance away and establish a new settlement. The political organization of the Ontario Iroquoians was at a tribal level, where the tribe had formal leaders. By the Late Iroquoian period (AD 1400 to 1650) villages had grown to their largest size, and distinct tribal groups emerged within the region. The Iroquoian groups in southern Ontario were split into three tribe confederacies: the Hurons, Petuns and Neutrals. This was accompanied by widespread warfare between the tribes, which included large-scale raids from more distant tribes, such as the Iroquoian confederacies in New

York. Evidence of the presence of the cultures of the Woodland Period in the region has been well-represented, with the majority of the sites concentrated along the Credit River watershed.

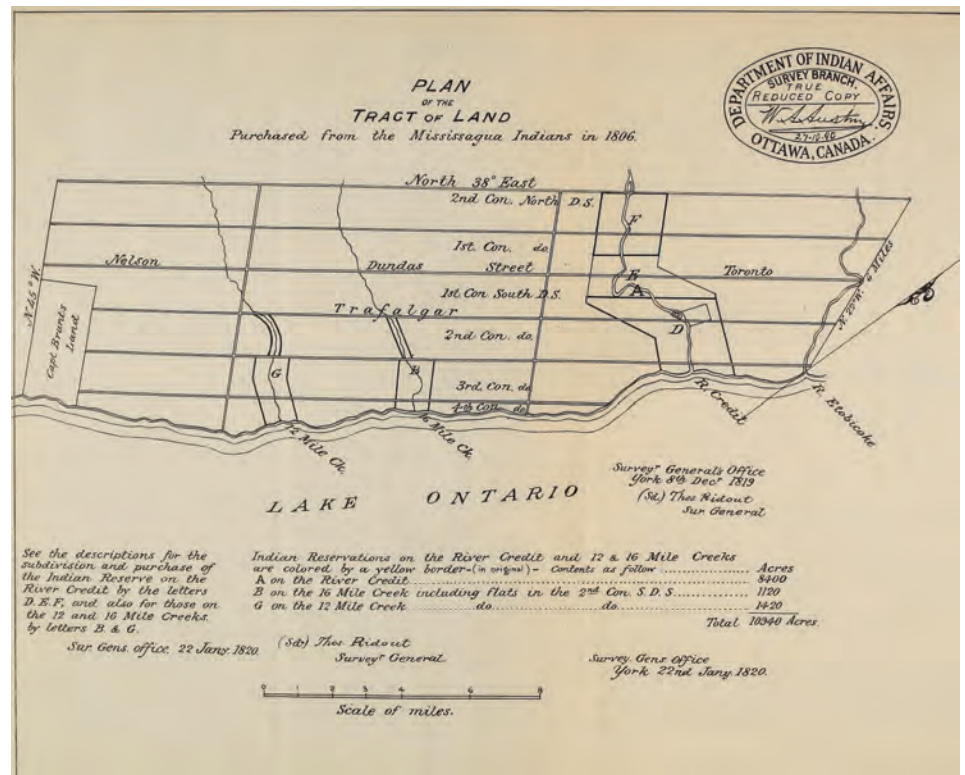
It was sometime between AD 1600 and 1650 that the Ontario Iroquoians were brought into contact with early European settlers. Visits from the French fur traders and explorers soon led to the participation of all three Ontario tribes (Hurons, Neutrals, and Petuns) in the fur trade, trading furs and extra crops such as corn for European goods. However, the fur trade also caused the warfare between the tribes to escalate, particularly that between the Hurons and the New York Iroquoians (Five Nations Confederacy), who came into conflict for areas rich in fur-bearing animals and fur trade routes. By 1650 it grew into open war with the Five Nations Iroquois controlling southern Ontario and leading to the collapse of the Huron confederacy in 1649, closely followed by that of the Petuns and Neutrals. This led to the dispersal of the Ontario Iroquoians from southern Ontario into other distant areas.

Having gained control of the area, the League of Five Nations began threatening the more distant Anishinabe such as the Ojibway of Lake Huron. A concerted effort by the Ojibway, Odawa and Potawatomi in the 1690s resulted in the Iroquois being pushed back south of Lake Ontario. The Mississaugas also participated in this conflict, and once the Iroquois were forced from the region and peace had been negotiated with the Mohawk, the Mississaugas began to settle the area in approximately 1695. One large group settled in the Trent River valley, along Lake Ontario and St. Lawrence to Brockville. A second group settled in the area between Toronto and Lake Erie.

3.1 EARLY & INDIGENOUS HISTORY



Plan of Treaty 14 Map, 1905 Copy
Source: Canada Department of Indian Affairs, Indian Treaties And Surrenders From 1680-189, 1905



Plan of Treaty 22 Map, 1905 Copy
Source: Canada Department of Indian Affairs, Indian Treaties And Surrenders From 1680-189, 1905

3.1 EARLY & INDIGENOUS HISTORY

The Mississaugas of the Credit, members of the Ojibway (Anishinabe) Nation, originally hailed from further north and relied primarily on a hunter-gatherer subsistence strategy supplemented with agriculture, in contrast to the Ontario Iroquoians. They settled near the Credit River, utilizing the waterway for fishing, transportation and trade, and hunting and building shelters along the shores. Their lifestyles and society were greatly impacted by the seasons. During the spring and summer, they would move to their fisheries (semi-permanent villages along the river), where they also participated in agriculture with the cultivation of small gardens on the river flats, breaking up into smaller family groups for the winter to hunt and fish. In the early spring, they would relocate to maple sugar grounds for the harvest, before re congregating again at the fisheries. In the early 1700s, the Mississauga's participated in the fur trade with the French, who established trade posts along the west end of Lake Ontario.

The first European exploration of the area was in 1669 by the French explorer and fur traders Sieur de La Salle, Rene Robert Cavalier and Louis Joilet.

In 1763, following the fall of Quebec, New France was transferred to British control at the Treaty of Paris. The British government began to pursue major land purchases to the north of Lake Ontario in the early nineteenth century, the Crown acknowledged the Mississaugas as the owners of the lands between Georgian Bay and Lake Simcoe and entered into negotiations for additional tracts of land as the need arose to facilitate European settlement.

In 1805, the British negotiated with the Mississaugas to acquire their land stretching from Burlington Bay to Etobicoke Creek. Following the Toronto Purchase, the Mississaugas of the Credit ceded another land parcel to

the British. On August 2, 1805, a treaty, known as Treaty 13A, was inked, transferring 70,784 acres to the British. This region, bounded by the 1787 Toronto Purchase to the east and the Brant Tract to the west, was mapped out in 1806 as the Toronto Township or the "Old Survey" and subsequently settled.

Later, more treaties were signed with the British Crown's acquisition of Mississauga lands. The 1818 Treaty 19, known as the "Second Purchase," resulted in the surrender of over 600,000 acres, forming a large part of today's Region of Peel. This region was developed in 1819 and labeled the "New Survey," which was sectioned into townships. By 1820, the Mississaugas, under treaties 22 and 23 (the "Credit Treaties"), relinquished most of the Credit Indian Reserve lands preserved in 1805 and relocated near Brantford by 1847.

3.2 PEEL COUNTY



Tremaine's Map of the County of Halton, Canada West, Tremaine, George R. 1858
Source: Halton Information Network (2022)

Peel County, initially celebrated for its lush forests of white oaks and towering pines, takes its name from the English statesman, Sir Robert Peel. The county's inception dates back to 1852 when it was established by the Legislative Assembly of the Province of Canada, forming part of the United Counties of York, Peel, and Ontario. Peel County was initially comprised of the Townships of Toronto, Chinguacousy, Toronto Gore, Albion, and Caledon.

In 1805, the British negotiated with the Mississaugas to acquire their land stretching from Burlington Bay to Etobicoke Creek. Following the Toronto Purchase, the Mississaugas of the Credit ceded another land parcel to the British. On August 2, 1805, a treaty, known as Treaty 13A, was inked, transferring 70,784 acres to the British. This region, bounded by the 1787 Toronto Purchase to the east and the Brant Tract to the west, was mapped out in 1806 as the Toronto Township or the "Old Survey" and subsequently settled.

Later, additional treaties were signed with the British Crown's acquisition of Mississauga lands. The 1818 Treaty 19, known as the "Second Purchase," resulted in the surrender of over 600,000 acres, forming a large part of today's Region of Peel. This region was developed in 1819 and labeled the "New Survey," which was sectioned into townships. By 1820, the Mississaugas, under treaties 22 and 23 (the "Credit Treaties"), relinquished most of the Credit Indian Reserve lands preserved in 1805 and relocated near Brantford by 1847.

Originally a farming community, Peel County transitioned as settlements like Port Credit, Streetsville, and Malton emerged. The introduction of mills and rail connections to places like Guelph and Barrie fostered growth and transitioned the economy from agrarian to industrial.

In 1851, the Legislative Assembly separated the County of York, creating "Peel" and "Ontario". They, alongside York, formed the United Counties of York, Ontario, and Peel. By 1854, Ontario County became independent, and in 1867, after deliberation, Peel officially separated from York. This structure persisted until 1973 when the County of Peel transitioned to the Regional Municipality of Peel, which still exists today.

3.3 TOWNSHIP OF TORONTO & CITY OF MISSISSAUGA



Southern Part of Trafalgar Map

Source: Pope, John Henry. "Illustrated Historical Atlas of the County of Halton Ontario." Toronto: Walker & Miles, 1877.

In 1805, the Township of Toronto was officially named by the Honourable Alexander Grant, a member of Upper Canada's First Executive and Legislative Council. Today, this area largely corresponds to modern-day Mississauga, with a section in the North being part of Brampton.

Historically an agricultural hub, Toronto Township was known for its abundant strawberry and potato yields. Located in the southeast corner of Peel County, its landscape included the Port Credit Sandy Plain to the south and a portion of the Peel Till Plain north of Dundas Street.

Up until 1967, this area was known as Toronto Township. It then transitioned to Mississauga in 1968. In 1974, the City of Mississauga was formed, merging the Town of Mississauga with the villages of Port Credit and Streetsville, and integrating parts of the Toronto Gore and Trafalgar townships. Over the years, Mississauga has flourished, now standing as Canada's sixth-largest city.

The subject site is located along Lakeshore Road West, within the historic Township of Toronto, current day City of Mississauga.

4.0 SUBJECT SITE AND CONTEXT



Closer view of the Subject Site (445 Hazelhurst Road). Part of the C.R.H Cement Plant lands at (2391 Lakeshore Road West). Source: Google Maps (2023)

4.1 DESCRIPTION OF THE SUBJECT PROPERTY



445 Hazelhurst Road.
Source: ATA Architects Inc. (2023)

Municipal Address:
445 Hazelhurst Road,
Mississauga, Ontario

Legal Description:
PT LT 33, PT LT 34 CON 3 SDS TOR.
TWP. DES PTS 1, 2, 3 PL 43R-6030,
SAVE AND EXCEPT TT90832, PT 1
PL 43R-32331, PT 13, 43R17487; S/T
& T/W TT90597, T/W
R0938362; CITY OF MISSISSAUGA

The subject property's municipal address is 445 Hazelhurst Road, Mississauga, Ontario.

The subject property is located within the City of Mississauga, in the Regional Municipality of Peel. They are located at the boarder of Oakville and Mississauga, specifically the edge of Clarkson. The area is a point of transition from the residential properties located in Oakville into the industrial and commercial properties that are predominant along this stretch of Lakeshore Road in Mississauga.

445 Hazelhurst was part of lands purchased and amalgamated in the 1950's by St. Lawrence Cement. It makes up a small part of the greater plant lands that consists of PT LT 33, PT LT 34 CON 3 SDS.

4.2 MUNICIPAL ZONING REGULATION



City of Mississauga By-Law Map of 445 Hazelhurst Road (Property Limits outlined in Red).

Source: City of Mississauga - Interactive Zoning Map (Accessed 2023)

Zoning

Address: 445 Hazelhurst Road

Zoning Code: E3-1

Zone Description: Industrial

Zone Category: Employment

By-Law: 0225-2007

Z-Area: Z04

Holding Provision: N

Part 8 - Employment Zones

As per the City of Mississauga Zoning By-Law, Part 8 governs the employment zone. It states the following:

8.2.1 E1 to E3 Permitted Uses and Zone Regulations

All buildings and structures shall comply with the provisions contained in Parts 1 to 3 and Section 8.1 of this By-law, and the uses and zone regulations specified within the applicable zone column contained in Table 8.2.1 - E1 to E3 Permitted Uses and Zone Regulations.

Refer to Table 8.2.1 - E1 to E3 Permitted Uses and Zoning Regulation.

4.3 SURROUNDING CONTEXT

The subject site is situated within the area formerly known as Clarkson, or Clarkson's Corner, which was once a rural village within the Township of Toronto and is now part of the City of Mississauga. It is positioned to the west of Port Credit, at the border between Oakville and Mississauga.

Regarded as one of the earliest settled regions in the Township of Toronto, the history of settlement in this area dates back to 1807. Notable among the initial settlers were families like Bradley, Clarkson, Oliphant, Shook, and Thompson and many more, as most were Loyalists. The locality came to be known as "Merigold's Point," named after the prominent Merigold family. In 1850, the road running alongside Warren Clarkson's land was officially designated as Clarkson Road. Subsequently, in 1855, the Great Western Railway arrived in the area, with a train station situated on part of Warren Clarkson's property. This station was christened "Clarkson's," and over time, the name of the station, and by extension, the surrounding area, was shortened to simply "Clarkson." While the community never achieved formal incorporation as an independent village. Finally, in 1968, Clarkson became a part of the Town of Mississauga.

Today, the vicinity surrounding the subject site has transformed into an industrial zone. This transformation began in the aftermath of World War II when industrial enterprises embarked on the construction of sizable manufacturing facilities in the area. Notably, the St. Lawrence Cement Company emerged, opening its doors on November 6, 1956, spanning 175 acres (71 hectares) of Lot 31, Cons. 3 and 4.

This remarkable \$30 million facility featured a towering 556-foot (169-meter) smokestack, surpassing the heights of any cement company in the world. This facility was designed for an annual production capacity of 12 million bags of cement. It stands as the pioneering enterprise to capitalize

on the early industrial development in Clarkson, achieving global recognition for its pioneering utilization of alternative fuels and materials, which have become integral to the local community's industrial landscape.

Surrounding the subject property are industrial and utility buildings and spaces.

The immediate surrounding context is described in detail below:

- North of the subject property are opening property spaces owned by C.R.H Canada. Directly North of the Cement Plant are industrial and commercial buildings. The closest road to the north is Royal Windsor Drive.
- East of the subject property is C.R.H Canada Mississauga's main cement plant, directly east of the subject property. The property is part of the overall C.R.H Canada Mississauga cement plant site. The closest road is Avonhead Road. Beyond the cement plant is the Clarkson Wastewater Treatment Plant.
- South of the subject properties is Lakeshore Road West. Beyond is the waterfront where a conveyor belt that arcs over Lakeshore Road West, which is a prominent landmark that connect to a dock is located for conveying materials to the Cement Plant from ships.
- West of the subject properties is Hazelhurst Road, where additional industrial and commercial buildings are located.

5.0 HERITAGE STATUS

Inventory No.	Property Name	Decade	Constructed	Demolisher/Year
964	ST. LAWRENCE CEMENT	1950	1956	N

445 HAZELHURST RD

Type: INDUSTRIAL

Style:

Area:

Reason: DESIGN/HISTORICAL/ASSOCIATIVE/CONTEXTUAL

History

Historically, the C.R.H. Canada Mississauga Cement Plant (formerly St. Lawrence Cement) property in Clarkson was part of Lots 33 and 34, Concession 3 S.D.S. Several owners lived on or leased the land in the nineteenth century, including Col. William Thompson, Oliver Thompson, Peter Oliphant, and Job Hughes (Tremaine 1859; Walker and Miles 1877). Col. Thompson, an important figure in municipal and colonial politics, built a Regency-style home called Harwood c. 1837 on Lot 34. Restored in the 1930s and renamed Acacia Farm, this home remained on Hazelhurst Road until demolition in 1986 (Hicks 2003). The land was primarily agricultural in the first half of the twentieth century and included a long north-south creek and a large farm complex on the north side of Lake Shore Road. Chosen for its proximity to both Toronto and Hamilton as well as rail and water access, St. Lawrence Cement opened in Clarkson in 1956 (Heritage Mississauga 2018). Advertised as “Canada’s fastest growing cement company,” this plant was one of the first to capitalize upon Toronto Township’s industrialization in the 1950s (St. Lawrence Cement 1956). The plant was designed to help overcome the province’s cement shortages during a period of rapid construction and economic growth (May 1956). Immediately, it was one of Canada’s largest cement manufacturing plants, using two wet processing kilns to produce more than 12 million bags of cement per year. After a railway marshalling yard and Canadian National (C.N.) rail spur line were built, road and sewer system installed, and significant excavation and grading work to get the property level, the site was ready for production and distribution (Hiltemann 1957). Further expansion and technological upgrades in the decades thereafter greatly increased production (C.R.H 2016; Hicks 2003). By the 1970s, the plant was producing approximately 30 million bags per year and the operation as a whole included the production complex (mill building, kiln building, and slurry tanks), overhead conveyor belts, a quarry, lime tailings at the northern border, and a pumphouse and 1,200 foot long dock on the water. At 556 feet high, the site’s iconic smokestack was the tallest structure in Mississauga for more than 50 years, until it was surpassed by the Absolute World Tower in 2011. Now owned by the Canadian branch of C.R.H. (Cement Roadstone Holdings), the company supplies the construction industry with cement, ready-mix concrete, and aggregate (natural stone, sand, or gravel used in cement and concrete processing) for a wide array of infrastructure projects (C.R.H 2016).

445 Hazelhurst Road is listed (non-designated) on the Municipal Heritage Register of the City of Mississauga. The subject property is not part of a cultural heritage landscape. However, it is part of the overall C.R.H. Canada Mississauga Cement Plant, also known as St. Lawrence Cement Plant, which is also listed (non-designated) on the Municipal Heritage Register.

In 2022, a Cultural heritage Landscape Project was undertaken, where it reviewed C.R.H. Canada Mississauga Cement Plant, and concluded that the “City of Mississauga should consider removing ... C.R.H. Canada Mississauga Cement Plant from the Cultural Heritage Landscape Inventory though they should remain as listed properties on the Heritage Register as these properties met Ontario Regulation 9/06 criteria.”

It further states that “the introduction of the St. Lawrence Cement Company in 1950 to the area was a key transitional factor to the area becoming industrialized.”

On the Mississauga Property Information site (<https://www.mississauga.ca/apps/#/property/view/heritage>). The following description is taken from the website.

5.1 CULTURAL HERITAGE VALUE OR INTEREST DESIGN OR PHYSICAL VALUE

The house is a simple structure, brick construction with a 1-1/2 storey structure facing the street with a shed dormer at the rear. Also at the rear of the building is a 1 storey brick section at the and an enclosed wood porch/sunroom. In terms of the architectural style the building shows some similarity to Victory Housing, such as:

- Simple, modest massing
- 1-1/2 storey
- A steeply pitched gable roof
- A simple entrance, slightly offset from centre

Victory Housing was prominent in the 1940's to 1960. The style grew from the need to meet growing housing demands post World War II as the veterans came home. These homes were effectively meant to be mass produced using readily available materials and simple construction methods. The plans for these houses weren't limited to veterans though, anyone could purchase them and construct a home in a similar style.

Given the aerial photographs indicate the house and the garage were in existence on the site as earlier as 1954, we can narrow down the time frame of construction to some point between 1940 and 1954. The materials used in the construction are further evidence of this time frame.

- Concrete masonry units in the foundation – concrete blocks first appeared in the 19th century but it was in 1900 with the development of the first machine for mass producing concrete blocks that the industry and their use rapidly expanded. It was the fashion for early blocks to have a stone like finish on the face. The modern smooth finish that we see today, and is in use on this building, came into fashion post WWII.

5.1 CULTURAL HERITAGE VALUE OR INTEREST DESIGN OR PHYSICAL VALUE

- Wire nails - while wire nails were first developed in the 19th century they weren't widely used by contractors in building, they still preferred to use cut nails as they were seen by many to have the superior holding power. It wasn't until 1913 they really became prevalent when 90% of nails produced were wire nails due to how inexpensive they were to produce the automated fabrication methods.
- Gypsum board - Of what was visible inside the building gypsum board has been used extensively throughout. There was no indication of earlier lath and plaster construction. Gypsum board was first developed between 1910 and 1930 but it wasn't until the 1940's with the war time rationing of lumber that it became regularly used in construction.

As previously stated, on the exterior the house is of modest design. Above some of the windows there are brick soldier courses. The sills have been covered at some point with aluminum flashing. Wood boards have been added to the corners of the house to simulate stone quoining. A decorative bed molding and frieze board underneath the soffit.

The inside of the house is in an extreme state of disrepair due to vandalism, the elements and lack of upkeep as it has sat empty for the last 8 to 10 years. After proceeding into the house it was quickly identified it was not safe to stay within the building and conduct a significant investigation. Areas of wood rot could be seen in the wood floorboards of the second floor and upon proceeding into the basement it the stair treads were found to be brittle and one in fact broke. Based on what could be seen the windows had all been smashed and no finishes or materials of heritage interest were noted.

5.1 CULTURAL HERITAGE VALUE OR INTEREST DESIGN OR PHYSICAL VALUE

A garage sits at the back of the site behind the house. The garage is of similar construction similar construction to the house. The garage is 1 storey plus attic, brick construction, a gable end roof with two hipped dormers in the front. The interior of the garage was bare bones as is to be expected. The wood and masonry construction is exposed with no trim or artistic detailing to be found.

Design or Physical Value - Assessment

1. *The property has design value or physical value because it is a rare, unique, representative or early example of a style, type, expression, material or construction method. The property does not meet this criterion.*
 - The property does not meet this criterion.
 - The house appears to be similar in example to Victory Housing and is of a modest design like many other buildings of this style. It is not unique or rare and in fact is in an advanced state of disrepair.
 - The garage shares similar design characteristics as the main house. Again it is very modest in design and also in an advanced state of disrepair.
2. *The property has design value or physical value because it displays a high degree of craftsmanship or artistic merit.*
 - The property does not meet this criterion.
 - Similar to Victory Housing the house is of modest design and forgoes details that would demonstrate a high degree of craftsmanship or artistic merit. It appears there may have been later attempts to gussy up the exterior of the building, such as the addition of wood boards as faux “stone” quoining. If there was anything internal to the building of merit it has been lost through damage caused by vandalism and the elements.
 - The garage is also of modest design. It does not demonstrate a high degree of craftsmanship or artistic merit.
3. *The property has design value or physical value because it demonstrates a high degree of technical or scientific achievement.*
 - The property does not meet this criterion.
 - Both the house and garage are of common construction methods. Victory Housing was meant for mass production and needed to be quickly and easily assembled. Neither building demonstrates a high degree of technical or scientific achievement.

5.2 DOCUMENTATION OF EXISTING CONDITIONS

EXTERIOR - HOUSE



Photo of the front of the house. Asphalt shingle gable roof and brick walls. The structure is on and a half storeys in height with a basement. The entrance is slightly off centre.
Source: ATA Architects Inc. (2023)



View of back corner (north) of the house. a one storey brick addition, off centre of the building projects to the rear.
Source: ATA Architects Inc. (2023)



Details are made from wood including a decorative bed molding and frieze board and faux quoining at the corners.
Source: ATA Architects Inc. (2023)

5.2 DOCUMENTATION OF EXISTING CONDITIONS

EXTERIOR - HOUSE



View from the front, east, corner
Source: ATA Architects Inc. (2023)



View of the southwest elevation. An enclosed porch addition on the ground floor can be seen. Also a shed dormer can be seen above. Window openings vary in size through the building. Brick soldier courses are visible above some windows.
Source: ATA Architects Inc. (2023)

5.2 DOCUMENTATION OF EXISTING CONDITIONS

EXTERIOR - HOUSE



Back yard, enclosed porch addition visible to the left side of the photo.
Source: ATA Architects Inc. (2023)



Enclosed porch addition with shed dormer above.
Source: ATA Architects Inc. (2023)

5.2 DOCUMENTATION OF EXISTING CONDITIONS

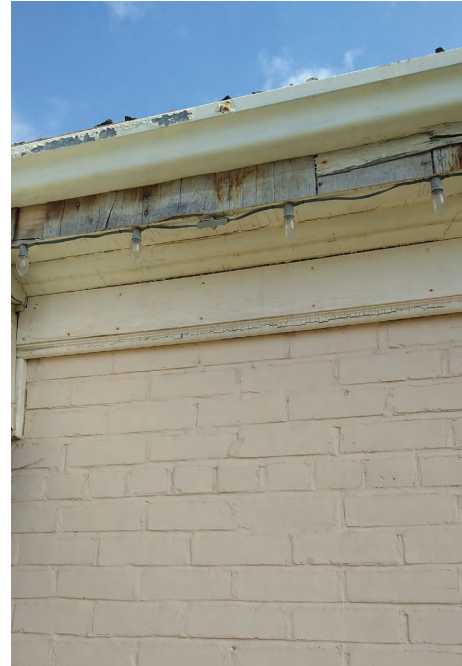
EXTERIOR - HOUSE



Brick soldier courses are located above some of the windows. Sills have been clad in aluminum.
Source: ATA Architects Inc. (2023)



Front entrance door, decorative wood trim remains around the opening.
Source: ATA Architects Inc. (2023)



Based on the pattern of the brick laying it appears to be a common bond. Visible parts of fascia show wood shingles instead of continuous piece.
Source: ATA Architects Inc. (2023)



Faux quoining made from wood boards.
Source: ATA Architects Inc. (2023)

5.2 DOCUMENTATION OF EXISTING CONDITIONS

EXTERIOR - HOUSE



Fence around the backyard of the property.
Source: ATA Architects Inc. (2023)



Appears to be a pool once located in the back yard, has since been filled in and only the concrete perimeter edge remains
Source: ATA Architects Inc. (2023)

5.2 DOCUMENTATION OF EXISTING CONDITIONS

EXTERIOR - HOUSE



Unidentified landscape item, possibly frame of child's see-saw.
Source: ATA Architects Inc. (2023)



Unidentified landscape item, concrete foundation for a small feature.
Source: ATA Architects Inc. (2023)

5.2 DOCUMENTATION OF EXISTING CONDITIONS

INTERIOR - FIRST FLOOR OF HOUSE



Interior of the enclosed porch. All of the windows have been smashed, extensive graffiti on the walls and other vandalism.
Source: ATA Architects Inc. (2023)



Interior of the enclosed porch. All of the windows have been smashed, extensive graffiti on the walls and other vandalism.
Source: ATA Architects Inc. (2023)

5.2 DOCUMENTATION OF EXISTING CONDITIONS

INTERIOR - FIRST FLOOR OF HOUSE



Interior of the enclosed porch. All of the windows have been smashed, extensive graffiti on the walls and other vandalism.
Source: ATA Architects Inc. (2023)

5.2 DOCUMENTATION OF EXISTING CONDITIONS

INTERIOR - FIRST FLOOR OF HOUSE



Interior of the enclosed porch. All of the windows have been smashed, extensive graffiti on the walls and other vandalism. Source: ATA Architects Inc. (2023)

5.2 DOCUMENTATION OF EXISTING CONDITIONS

INTERIOR - FIRST FLOOR OF HOUSE



Interior, kitchen looking down the hall to the front room of the house. Signs of extensive damage and vandalism continue through this space along with signs of mold.
Source: ATA Architects Inc. (2023)



Interior, kitchen looking towards the door to the rear enclosed porch.
Source: ATA Architects Inc. (2023)

5.2 DOCUMENTATION OF EXISTING CONDITIONS

INTERIOR - FIRST FLOOR OF HOUSE



Stairs leading from the kitchen to the basement. Stairs are in a fragile condition, one broke under the weight of the reviewer during the site visit.
Source: ATA Architects Inc. (2023)



Interior, kitchen
Source: ATA Architects Inc. (2023)

[FILE] DOCUMENTATION OF EXISTING CONDITIONS
INTERIOR - FIRST FLOOR OF HOUSE



Interior of the house, front room, looking towards the front entrance door. Advanced state of disrepair is typical through out the house.
 Source: ATA Architects Inc. (2023)



Ceiling had completely collapsed in the front room. Structure and floor boards of the floor above were visible. Clear signs of significant water damage and rot was visible. Reviewer did not proceed to second floor due to safety concerns related to the structural integrity of the floor.
 Source: ATA Architects Inc. (2023)



Windows have been smashed through out the building. None appear to remain intact.
 Source: ATA Architects Inc. (2023)

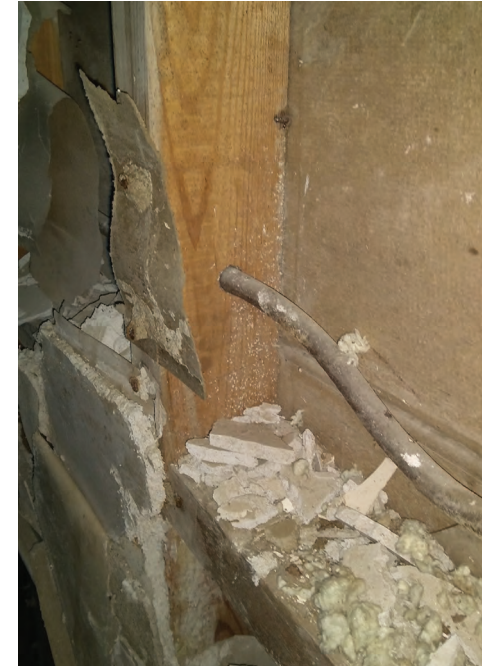
5.2 DOCUMENTATION OF EXISTING CONDITIONS INTERIOR - FIRST FLOOR OF HOUSE



Front room of the house.
Source: ATA Architects Inc. (2023)



Debris from collapsed ceiling, significant mold growth present.
Source: ATA Architects Inc. (2023)



Walls are finished with drywall.
Source: ATA Architects Inc. (2023)

5.2 DOCUMENTATION OF EXISTING CONDITIONS

INTERIOR - FIRST FLOOR OF HOUSE



Looking across the front room towards the northeast of the house. Stairs up to the next floor are just visible on the right side of the photo.
Source: ATA Architects Inc. (2023)



Stairs to the second floor.
Source: ATA Architects Inc. (2023)



Bathroom, the fixtures have all been smashed.
Source: ATA Architects Inc. (2023)

5.2 DOCUMENTATION OF EXISTING CONDITIONS INTERIOR - FIRST FLOOR OF HOUSE



Closet under the stairs
Source: ATA Architects Inc. (2023)



Extensive damage through out the first floor caused by a combination of vandalism and the elements.
Source: ATA Architects Inc. (2023)

5.2 DOCUMENTATION OF EXISTING CONDITIONS

INTERIOR - FIRST FLOOR OF HOUSE



Windows were once double hung wood windows but they have been destroyed through out the building.
Source: ATA Architects Inc. (2023)



5.2 DOCUMENTATION OF EXISTING CONDITIONS INTERIOR - BASEMENT OF HOUSE



Basement condition similar to the first floor. Advanced state of decay and damage. Ceilings have been removed. Extensive water damage and mold growth.
Source: ATA Architects Inc. (2023)



Stonework Detail. Masonic Symbol.
Source: ATA Architects Inc. (2023)



Drywall finish has been removed allowing us to see the structure of the basement walls is concrete block.
Source: ATA Architects Inc. (2023)

5.2 DOCUMENTATION OF EXISTING CONDITIONS INTERIOR - BASEMENT OF HOUSE



Fireplace, simple wood mantel with a tile surround.
Source: ATA Architects Inc. (2023)



Bathroom fixtures destroyed as part of the vandalism inflicted on the building.



Oil tank in basement, building was heated by oil.
Source: ATA Architects Inc. (2023)

5.2 DOCUMENTATION OF EXISTING CONDITIONS

EXTERIOR - GARAGE



Garage appears to be brick face with a concrete block structure.
Garage door was broken and inoperable.
Source: ATA Architects Inc. (2023)



The garage has become heavily overgrown.
Source: ATA Architects Inc. (2023)



5.2 DOCUMENTATION OF EXISTING CONDITIONS

EXTERIOR - GARAGE



Though difficult to see due to the vegetation coverage it appears to have a gable roof with two hipped dormers. Dormers appear to be clad in siding and the roof is asphalt shingle.
Source: ATA Architects Inc. (2023)

5.2 DOCUMENTATION OF EXISTING CONDITIONS

INTERIOR - GARAGE



Garage door was broken and inoperable
Source: ATA Architects Inc. (2023)



Interior of the garage. Appears to have included a work space
and simple stair up to the attic.
Source: ATA Architects Inc. (2023)



Interior face of walls appear to be block unit masonry.
Source: ATA Architects Inc. (2023)

5.2 DOCUMENTATION OF EXISTING CONDITIONS

INTERIOR - GARAGE



Interior of garage also appears to have been vandalized.
Source: ATA Architects Inc. (2023)



Signs of water damage of the attic floor.
Source: ATA Architects Inc. (2023)



Timber frame structure was exposed..
Source: ATA Architects Inc. (2023)

5.2 DOCUMENTATION OF EXISTING CONDITIONS

INTERIOR - GARAGE



Interior of garage also appears to have been vandalized. Wood post and beam structural supports are visible.
Source: ATA Architects Inc. (2023)



Interior of garage also appears to have been vandalized. Wood post and beam structural supports are visible.
Source: ATA Architects Inc. (2023)

5.2 DOCUMENTATION OF EXISTING CONDITIONS

INTERIOR - GARAGE



Interior of garage also appears to have been vandalized.
Source: ATA Architects Inc. (2023)

5.3 CULTURAL HERITAGE VALUE OR INTEREST HISTORICAL OR ASSOCIATIVE VALUE

The following is a summary of the ownership of 445 Hazelhurst Road as collected from the historical land registry records available through the Ontario Land Registry Office

OWNER	YEARS OF OWNERSHIP
C.R.H. Canada Mississauga Cement Plant (St. Lawrence Cement)	November 27, 1955 - Present
Brian Magee	August 31, 1955 - November 27, 1955
Kenneth Slacer & Helen Slacer	December 2, 1942 - August 31, 1955
Alexander Ritchie	April 29, 1938 - December 2, 1942
Barbara S. Dawson	January 31, 1933 - April 29, 1938
Robert S. Dawson	Unknown - January 31, 1938

Records found at the Land Registry went back as far as May 1932. As to ownership of the property prior to this we found additional information through alternate sources.

The Illustrated Historical Atlas of Peel County (1877 Walker & Miles) shows the majority of Concession 3 SDS Lot 34 was owned by Isaac Oliphant. A smaller portion of the same lot was owned by P. Oliphant in the south corner.

In the book "Clarkson and Its Many Corners" we found the land at one time belonged to Cornelius Thompson and his family. Cornellius is believed to be the first settler on the land having received the land grant in 1808.

5.3 CULTURAL HERITAGE VALUE OR INTEREST HISTORICAL OR ASSOCIATIVE VALUE

The house and garage in question sit on the portion of the plant property that is part of Lot 3 SDS Concession 34. The property has been owned by C.R.H. Canada (previously St. Lawrence Cement) since 1955 when they purchased the lands of Concession 3 SDS Lots 33 and 34 from Brian Magee. During its ownership of the property it was sometimes rented to employees of St. Lawrence Cement. For the past 8-10 years though it has sat vacant and is now in an advanced state of decay due to time, vandalism and the elements.

In researching Brian Magee it was discovered he was a real estate broker and the president of Meadowvale Development Limited and Lepage Realty. He's most notable within the City of Mississauga for his role in the development of Meadowvale. He started purchasing land for the community in 1954 and in total assembled approximately 1,200 hectares. His interaction with the property at 445 Hazelhurst is short lived as he purchased the land in August 1955 and had sold it to St. Lawrence Cement in November of 1955. Likely the purchase was only intended as part of a quick business transaction.

Through the use of historical aerial photographs of the area we can see the house and garage existed on the site at least since 1954. At that time the buildings appear to have been a farmhouse and associated garage and are seen to be surrounded by a large orchard. This tracks with period during which the property was owned by Kenneth and Helen Slacer, approximately December 1942 to August 1955. On the adjacent property consisting of Lot 3 SDS Concession 33 another member of the Slacer family, Everett, had his farm. While information was relatively easy to find regarding Everett due to his success as a farmer nothing could be found of Kenneth and Helen who were the owners of 445 Hazelhurst. Referring back to the 1954 aerial photo though it is possible that similar to Everett they were fruit farmers based on the presence of the large orchard around there home.

Prior to the Slacer the property was owned by and Alexander Ritchie for approximately 4 years from 1938 to 1942. Ritchie bought the property from Barbara S. Dawson who received the property from Robert S. Dawson in 1933. No information has been discovered regarding these individuals.

Land Registry records were unavailable from 1933 back to Crown ownership, but additional names have been discovered through alternate resources. The Illustrated Historical Atlas of the County of Peel circa 1877 shows the majority of Concession 3 SDS Lot 34 owned by an Isaac Oliphant. A smaller portion is owned by P. Oliphant to the south. The Illustrated Historical Atlas uses symbols to denote where towns, significant structures such as churches, and farms and farm homes are situated. While a farm and structures are indicated on Lot 3 SDS Concession 34 on the properties belonging to the Oliphants they are not located on the edge of the property 445 Hazelhurst is situated on. Most likely the house at 445 Hazelhurst was built much later. The possible date of construction will be discussed further during the analysis of the construction and architectural style of the structure.

The book "Clarkson and its Many Corners" and the article "Remembering Mississauga's Rebecca Thompson and the "Races"" on www.modernmississauga.com we find the name Cornelius Thompson. Cornelius is possibly the individual who was granted the land by the Crown. He traveled to York from New Brunswick in 1808 and received the 480 acres consisting of Lots 33 and 34 in Concessions 3 & 4 SDS. The remainder of his family traveled to the property in 1809. With the help of his sons Cornelius first constructed a log cabin on Lot 33 and later in 1810 followed up by building a much larger Regency style home that would be named Harwood on Lot 34. In 1811 Cornelius received a land grant for property in what is now considered St. Catherines. He once again moved with his wife and younger children

5.3 CULTURAL HERITAGE VALUE OR INTEREST HISTORICAL OR ASSOCIATIVE VALUE



St. Lawrence Cement Company aerial photo, circa 1964.
Source: Heritage Mississauga,
<https://heritagemississauga.com/business/business-manufacturing/st-lawrence-cement/>

5.3 CULTURAL HERITAGE VALUE OR INTEREST HISTORICAL OR ASSOCIATIVE VALUE

and divided and left the property in Clarkson between his two oldest sons, William and Augustus. William and Augustus both served in the military during the War of 1812 and were captured during a raid on St. David's in 1814. Shortly after learning of their capture Cornelius health declined and he passed not long after on August 7, 1814.

Historical or Associative Value - Assessment

1. *The property has historical value or associative value because it has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community.*
 - The property does not meet this criterion.
 - The property is indirectly connected to the cement plant. It wasn't built by the plant as housing for employees. It was a pre-existing structure that, for a while, they took advantage of and rented to employees. It's standalone and not part of some bigger employee housing development.
 - Any association to the previous farming activity has been lost to the industrial development that has occurred on the street.
 - No direct association could be found between the buildings and any person of significance.
2. *The property has historical value or associative value because it yields, or has the potential to yield, information that contributes to an understanding of a community or culture.*
 - The property does not meet this criterion.
 - The immediate environs around the buildings has shifted more and more to an industrial nature since the 1950's. It yields no information and does not contribute any additional understanding of the current community. It's ties are to the past agricultural nature of its context which has long since disappeared.
3. *The property has historical value or associative value because it demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community.*
 - The property does not meet this criterion.
 - No connection could be made between this building and an architect, artist, builder, designer or theorist significant to the community.

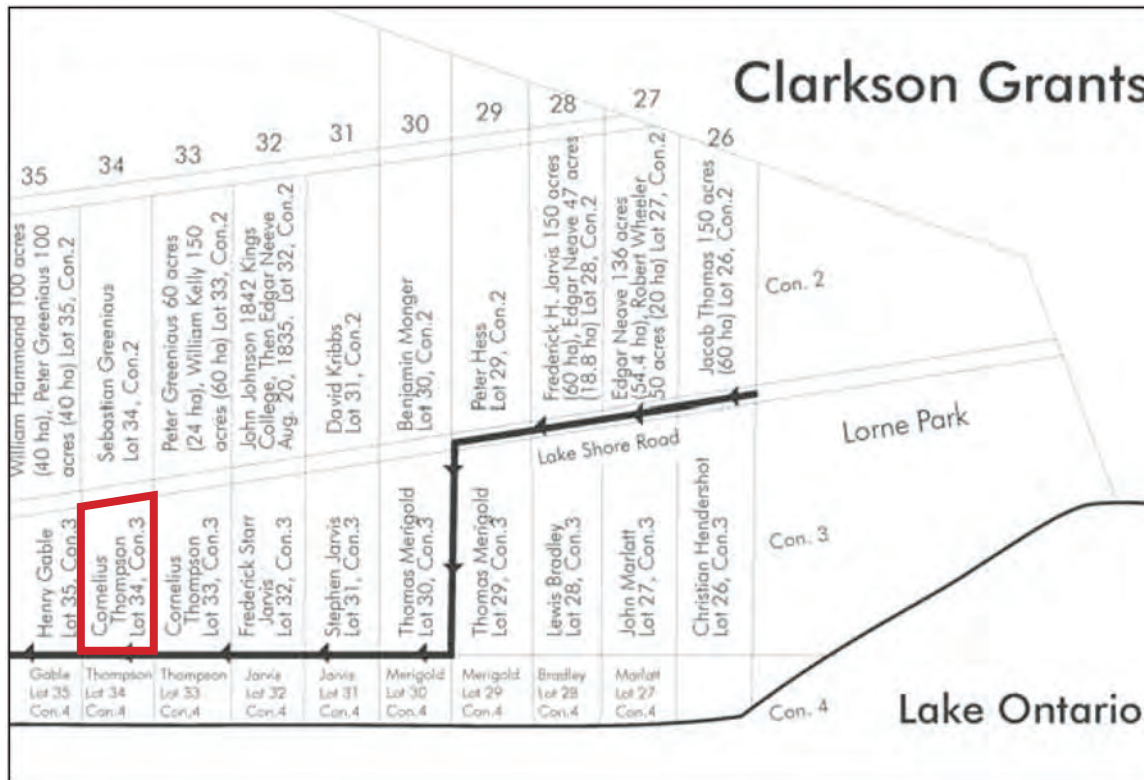
5.4 HISTORICAL MAPPING AND AERIAL PHOTOGRAPHY



Detail of a 1877 historical atlas map showing the location of the property within the Toronto Township. Red square denotes general location of the Properties.
Source: Pope, J. H. (John Henry), 1824-1889. Illustrated historical atlas of the county of Peel, Ont. Toronto: Walker & Miles, 1877. Accessed via McGill University



5.4 HISTORICAL MAPPING AND AERIAL PHOTOGRAPHY



Map showing Cornelius Thompson was owner of Lots 33 and 34 Concession 3
 Source: Clarkson and its Many Corners, by Kathleen A. Hicks, published by the Mississauga Library System, 2003

5.4 HISTORICAL MAPPING AND AERIAL PHOTOGRAPHY



Adjacent aerial photo dates from 1954. This is the earliest aerial photography available through the City of Mississauga's mapping site. The buildings can be seen to be present (see red tag for location) on the site at this time. The surrounding land appears to all be farmland at this point and the house itself appears to be surrounded by an orchard.

1954 aerial photo
Source: Mississauga Maps (<https://ext.maps.mississauga.ca/Html5Viewer/index.html?viewer=eMaps.HTML5>)

5.4 HISTORICAL MAPPING AND AERIAL PHOTOGRAPHY



Adjacent aerial photo dates from 1966. By 1966 the cement plant has already been established and has been in operation for several years. There is still indication of where some of the original farms were.

1966 aerial photo
Source: Mississauga Maps (<https://ext.maps.mississauga.ca/Html5Viewer/index.html?viewer=eMaps.HTML5>)

5.4 HISTORICAL MAPPING AND AERIAL PHOTOGRAPHY



Adjacent aerial photo dates from 1995. The remnants of the farms are largely gone, the carefully cultivated orchard is losing definition. Several of the farms on the otherside of Hazelhurst have changed over to industrial commercial use.

1995 aerial photo
Source: Mississauga Maps (<https://ext.maps.mississauga.ca/Html5Viewer/index.html?viewer=eMaps.HTML5>)

5.4 HISTORICAL MAPPING AND AERIAL PHOTOGRAPHY



Adjacent aerial photo dates from 2022. The current context of the property. Any remnant of the once carefully cultivated farmland is gone and the area has fully shifted to an industrial commercial nature.

2022 aerial photo
Source: Mississauga Maps (<https://ext.maps.mississauga.ca/Html5Viewer/index.html?viewer=eMaps.HTML5>)

5.5 CULTURAL HERITAGE VALUE OR INTEREST CONTEXTUAL VALUE

The property is along Hazelhurst Road which marks the southwest boundary of Lot 34 Concession 3 SDS. The land in this area was once used for agricultural purposes but since the arrival of the cement plant in the 1950's the lands have shifted to an industrial commercial use. There are only 4 houses remaining along Hazelhurst Road, of those 445 and 476 both sit empty and it is understood that 476 is currently also in the approval process for demolition.

The house and garage at 445 Hazelhurst are not linked to there current industrial surroundings. The house was rented out by the plant to some of it's workers in the early days but has since sat empty for a number of years. The house had a greater association to the previous agricultural use in this area but the context, as stated above, has long since shifted and there's no other remaining indicator of the farmlands that once ran along this road.

Hazelhurst is an infrequently used road, other than for access to the businesses along it. It does not see much foot or vehicular traffic, most pass by along Lakeshore Road without giving the street a second glance. 445 Hazelhurst is set far back from the intersection of Hazelhurst and Lakeshore and is of such a modest size that it may as well be invisible to the public. No doubt this lack of visibility has contributed to it being the repeated target of break ins and vandalism.

Contextual Value - Assessment

1. *Is important in defining, maintaining or supporting the character of an area?*
 - *Does not meet the criteria*

- *The context surrounding 445 Hazelhurst is of an industrial commercial nature. This simple residential structure and garage is not in keeping with the commercial building at the corner of Hazelhurst and Lakeshore, the cement plant or the work yards along the opposite side of Hazelhurst. It plays no role in defining, maintaining or supporting the industrial commercial character in this area.*

2. *Is physically, functionally, visually or historically linked to its surroundings?*

- *Does not meet the criteria*
- *The building has no strong connection to the plant. It was rented out by the plant to it's workers for a while but it is a tenuous connection. The plant was merely making use of a pre-existing resource from it's purchase of the lands making up Lots 33 and 34 Concession 3 SDS. The building has sat empty for awhile.*
- *The house and garage had a stronger connection to the previous agricultural nature of the community. With the loss of all of the farms that used to run along Hazelhurst there is nothing left for the house and garage to speak to.*

3. *Is a landmark?*

- *Does not meet the criteria*
- *This modest and unassuming house is set far back along Hazelhurst Road from the much busier Lakeshore Road. Given Hazelhurst is really only used by vehicles looking to access one of the various work yards along it the building is for all intents and purposes invisible to the general public.*

5.6 SURROUNDING CONTEXT



C.R.H. Cement Plant (formerly St. Lawrence Cement) located behind the house and garage.
Source: ATA Architects Inc. (2023)



C.R.H. Cement Plant (formerly St. Lawrence Cement) located behind the house and garage.
Source: ATA Architects Inc. (2023)



C.R.H. Cement Plant (formerly St. Lawrence Cement) located behind the house and garage.
Source: ATA Architects Inc. (2023)



Fenced off land across the road belonging to the Tri-Phase Group.
Source: ATA Architects Inc. (2023)

5.6 SURROUNDING CONTEXT



Tri-Phase Group offices. Much of the land along Hazelhurst either sits empty or is being used by various commercial businesses.
Source: ATA Architects Inc. (2023)



The house at 476 Hazelhurst Road, currently in submission for approval for demolition. One of the 4 remaining houses on Hazelhurst Road.
Source: ATA Architects Inc. (2023)



View along Hazelhurst towards the northwest. More commercial businesses can be seen. The U-Need Storage can be seen in the distance
Source: ATA Architects Inc. (2023)

5.7 SUMMARY STATEMENT

Address: 445 Hazelhurst Road, Mississauga, ON

Date: Nov 10, 2023

| Evaluator: Jason Truelove B. Arch Sci. CAHP.

DESIGN OR PHYSICAL VALUE	Meets Ont. Reg. 9/06 Criteria	RATIONALE
Is a rare, unique, representative, or early example of a style, type, expression, material, or construction method.	YES <input checked="" type="radio"/> NO	<ul style="list-style-type: none"> The property does not meet this criterion. The house appears to be similar in example to Victory Housing and is of a modest design like many other buildings of this style. It is not unique or rare and in fact is in an advanced state of disrepair. The garage shares similar design characteristics as the main house. Again it is very modest in design and also in an advanced state of disrepair.
Displays a high degree of craftsmanship or artistic merit	YES <input checked="" type="radio"/> NO	<ul style="list-style-type: none"> The property does not meet this criterion. Similar to Victory Housing the house is of modest design and forgoes details that would demonstrate a high degree of craftsmanship or artistic merit. It appears there may have been later attempts to gussy up the exterior of the building, such as the addition of wood boards as faux "stone" quoining. If there was anything internal to the building of merit it has been lost through damage caused by vandalism and the elements. The garage is also of modest design. It does not demonstrate a high degree of craftsmanship or artistic merit.
Demonstrates or reflects the work or ideas of an architect, artist, builder, designer, or theorist.	YES <input checked="" type="radio"/> NO	<ul style="list-style-type: none"> The property does not meet this criterion. Both the house and garage are of common construction methods. Victory Housing was meant for mass production and needed to be quickly and easily assembled. Neither building demonstrates a high degree of technical or scientific achievement.

DRAFT

5.7 SUMMARY STATEMENT

HISTORICAL OR ASSOCIATIVE VALUE	Meets Ont. Reg. 9/06 Criteria	RATIONALE
Has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community,	YES <input type="radio"/> NO <input checked="" type="radio"/>	<ul style="list-style-type: none"> The property does not meet this criterion. The property is indirectly connected to the cement plant. It wasn't built by the plant as housing for employees. It was a pre-existing structure that, for a while, they took advantage of and rented to employees. It's standalone and not part of some bigger employee housing development. Any association to the previous farming activity has been lost to the industrial development that has occurred on the street. No direct association could be found between the buildings and any person of significance.
Yields, or has the potential to yield, information that contributes to an understanding of a community.	YES <input type="radio"/> NO <input checked="" type="radio"/>	<ul style="list-style-type: none"> The property does not meet this criterion. The immediate environs around the buildings has shifted more and more to an industrial nature since the 1950's. It yields no information and does not contribute any additional understanding of the current community. It's ties are to the past agricultural nature of its context which has long since disappeared.
Demonstrates or reflects the work or ideas of an architect, artist, builder, designer, or theorist.	YES <input type="radio"/> NO <input checked="" type="radio"/>	<ul style="list-style-type: none"> The property does not meet this criterion. No connection could be made between this building and an architect, artist, builder, designer or theorist significant to the community.
CONTEXTUAL VALUE	Meets Ont. Reg. 9/06 Criteria	RATIONALE
Is important in defining, maintaining, or supporting the character of an area.	YES <input type="radio"/> NO <input checked="" type="radio"/>	<ul style="list-style-type: none"> The property does not meet this criterion. The context surrounding 445 Hazelhurst is of an industrial commercial nature. This simple residential structure and garage is not in keeping with the commercial building at the corner of Hazelhurst and Lakeshore, the cement plant or the work yards along the opposite side of Hazelhurst. It plays no role in defining, maintaining or supporting the industrial commercial character in this area.
Is physically, functionally, visually, or historically linked to its surroundings.	YES <input type="radio"/> NO <input checked="" type="radio"/>	<ul style="list-style-type: none"> The property does not meet this criterion. The building has no strong connection to the plant. It was rented out by the plant to it's workers for a while but it is a tenuous connection. The plant was merely making use of a pre-existing resource from it's purchase of the lands making up Lots 33 and 34 Concession 3 SDS. The building has sat empty for awhile. The house and garage had a stronger connection to the previous agricultural nature of the community. With the loss of all of the farms that used to run along Hazelhurst there is nothing left for the house and garage to speak to.
Is a landmark.	YES <input type="radio"/> NO <input checked="" type="radio"/>	<ul style="list-style-type: none"> The property does not meet this criterion. This modest and unassuming house is set far back along Hazelhurst Road from the much busier Lakeshore Road. Given Hazelhurst is really only used by vehicles looking to access one of the various work yards along it the building is for all intents and purposes invisible to the general public.

5.8 SUMMARY STATEMENT

The house and garage at 445 Hazelhurst have no discernible heritage value. While the site has been listed by the City of Mississauga on its heritage roster that listing appears to be primarily concerned with the C.R.H Cement Plant and not these structures. They have little to do with the existing plant, having more of a connection to the previous agricultural use of the property. There only connection to the plant is that for a number of years after purchasing the land the plant would rent the property to employees. Historically there is no direct connection to anyone of noted significance to the community. Architecturally the buildings are modest and shows little in the way of significant artistic, scientific or technical value and little in craftsmanship. The buildings no longer fit within the surrounding context of the site and street as both have moved to an industrial character. So far off the main thorough fare of Lakeshore Road they also do not act as landmark buildings.

The loss of these buildings will have no impact on the heritage value the City of Mississauga has attributed to the cement plant. Options for conservation have been consider instead of demolition, such as relocation, ruinification, symbolic conservation and salvage. None of these are ideal for various reasons including the poor and unsafe condition of the structures and that the cost of many of these options out weighs the very minimal potential gain conserving them would provide.

6.0 HERITAGE IMPACT OUTLINE OF THE PROPOSED WORK

The proposed scope of work is for the demolition of the house and the garage. This is due to safety and liability concerns on the part of the cement plant who own the property. Over the years the buildings have sat empty they have been repeatedly broken into and vandalized. In addition to the damage caused by the vandals the damage caused by the elements has left the building in a condition where it is no longer safe to enter. Due to the distance between the plant and the property proper security checks have been difficult and every means attempted by the plant to secure the building from further break ins have been defeated. As the building is part of the plant property there is concern that should someone be injured in the building they would be held liable. Given the liability concerns, the cost to the plant to keep trying to resecure the buildings and the fact the plant has no use for them they wish to demolish the buildings.

According to the City of Mississauga's Property Information website (<https://www.mississauga.ca/apps/#/property/view/heritage>) the reason the property is listed on the City's heritage register is not for the residential house and garage but for the C.R.H. Canada Mississauga Cement Plant (formerly St. Lawrence Cement) and its significance as one of the first plants to capitalize on Toronto Township's industrialization and its significance as one of Canada's largest cement manufacturing plants at the time. The demolition of the house and garage will not have an impact on the heritage significance of the plant.

6.1 HERITAGE IMPACT ASSESSMENT OF ALTERNATIVE OPTIONS

As there is no proposed development for the property our comments are solely related to the impact of the demolition, are any mitigation measures warranted, and if so what should they be.

First we'll analyze the impact of the demolition. As previously mentioned the cultural heritage value that has been attributed to the property is related to the cement plant and it's representation of and role in the industrial growth that occurred in Mississauga in the 1950's and the impact it had on the growth of the city. The house has no direct relationship to the industrial nature of the plant. For awhile it was rented to some employees of the plant but it never had a significant role in the plants operations. The demolition of this building will not undermine the heritage value of the larger plant property.

With regard to the streetscape the loss of the house and garage will have little impact. By and large the street has transitioned into a largely industrial area. This property is one of 4 houses left along Hazelhurst. In addition to the proposal for demolition of this property the house at 476 Hazelhurst is slated for demolition, a permit having been issued by the City of Mississauga on September 11, 2023. The previous character of Hazelhurst Road these buildings may have once represented has long since transitioned to an industrial nature, there loss will have no impact.

6.1 HERITAGE IMPACT ASSESSMENT OF ALTERNATIVE OPTIONS

The following is an analysis of various mitigating measures and whether they are appropriate or if the building even warrants their use.

- Relocation - This is highly unfeasible in this situation. As previously stated it is in an advanced state of disrepair so it would require significant intervention to stabilize it before it could be moved. In addition, unless it could be moved to a different site and ownership taken over by a different party the building would still pose a liability to the plant and they would in all likely hood be dealing with the same issues they currently have of securing the building from repeated break ins. Further more, nothing that has been discovered of the house and garages history has indicated significant enough value to warrant the expense of relocating them.
- Ruinification - This would maintain the buildings on the property but reduce them to their exterior shells. There would be a cost to the work necessary to stabilize them, but in theory this would be less expensive then relocating the building. But the same issues of securing the building from vandalism and break ins remains. The concerns of someone injuring themselves and the cost of constant repairs are a significant downside.

6.1 HERITAGE IMPACT ASSESSMENT OF ALTERNATIVE OPTIONS

- Symbolic conservation - While in the opinion of the author nothing has been discovered that would warrant the conservation of the house and garage, if the City of Mississauga Heritage Department was insistent this could be an option. Given the house itself is probably most connected to the orchard that once stood on the site perhaps an interpretive plaque in a small stand of apple trees could be an adequate callback to what was once there. The more significant issue though is that the existing site is not an adequate location. This street does not see much traffic other than people who work at the businesses along Hazelhurst. For adequate exposure it would need to be located along Lakeshore Road and much of the length along this stretch is fenced off for plant security and without a sidewalk for pedestrian traffic making. There is no satisfactory location near the existing site that would be suitable for such a display.
- Salvage - This is perhaps the least feasible option. The house and garage are in advanced states of disrepair that there is little that could be salvaged from them.

In the end none of these options are truly viable and even if they were the house and garage do not hold enough heritage significance to justify the labour and expense of any of these options.

7.0 MITIGATION STRATEGY

To assess the potential impacts of the proposed demolition of the house and garage's effects on the identified cultural heritage resource (i.e. the larger site and the cement plant), the proposed demolition will be assessed by three levels of impact: positive, neutral and negative. A positive impact may include restoration of heritage features, including replacement of missing, documented attributes, restoration or enhancement of the existing streetscape, adaptive re-use of a heritage resource to ensure long-term viability, retention of the resource, and protection from loss or removal. Neutral effects have neither a positive or a negative impact on a cultural heritage resource. Negative impact may include, but is not limited to the destruction of any or part of any significant heritage attributes, an alteration that is not sympathetic to or is not compatible with the heritage fabric and appearance of a heritage resource, shadows created that alter the appearance of a heritage attribute or change the viability of a natural feature or planting, isolation of a heritage attribute from its surrounding environment, context or significant relationship, direct or indirect obstruction of significant views or vistas within, from or to built and natural features, and a change in land use that affects a property's heritage value. These negative impacts may require strategies to mitigate their impact on identified cultural heritage resources.

According to the Ontario Heritage Tool Kit, the following constitute negative impacts which may result from a proposed development:

- Destruction including removal or relocation;
- Alteration;
- Shadow;
- Isolation;
- Direct or indirect obstruction;
- A change in land use; and
- Land disturbance.

An analysis of potential impacts on the cultural heritage resources located at 445 Hazelhurst Road, as a result of the proposed demolition of the subject house and garage follows.

7.0 MITIGATION STRATEGY

Address: 445 Hazelhurst Road, Mississauga, Ontario

IMPACT	LEVEL OF IMPACT	POTENTIAL IMPACT
Destruction including removal or relocation	Neutral	The property at 445 Hazelhurst Road is lumped in with the larger property of the CRH Cement Plant. The heritage value of the larger site is connected to the cement plant and its connection to the significant industrial growth that happened in the community in the 1950's. The proposed demolition of the small house and garage will have no impact on that heritage value.
Alteration	None	No alteration is being made to the site beyond the aforementioned demolition of the house and garage.
Shadows	None	As nothing new is being developed on the site there will be no additional shadow impact.
Isolation	None	The house and garage are already isolated given their current location. Hazelhurst does not see much pedestrian traffic. It serves mostly as access for the businesses along it.
Direct or indirect obstruction of significant views	None	As nothing new is being developed on the site there will be no direct or indirect obstruction of significant views.
A change in land use	None	There is no proposed change in land use.
Land Disturbance	Neutral	The proposed demolition will require soil disturbance and will have impact on some of the surrounding vegetation as the site is severely overgrown.

IMPACT ON ADJACENT HERITAGE RESOURCES

There is no impact on the identified cultural heritage resources surrounding the subject property.

7.0 MITIGATION STRATEGY

It is proposed to demolish the house and garage at 445 Hazelhurst Road. After a careful impartial review and assessment of the heritage value of the buildings it was determined that they do not hold significant enough worth to warrant either their conservation or commemoration. In addition, due to the advanced state of decay evident it is extremely unlikely that anything of value could be salvaged from the buildings.

No mitigating measures are recommended.

7.1 CONCLUSION

The house and garage at the subject property is proposed to be demolished as it is no longer safe for use and is of no benefit to the Owner. The existing buildings on 445 Hazelhurst Road are not of cultural heritage significance but have been evaluated for potential impacts due to the proposed demolition.

An analysis of potential impacts was undertaken, which found that there is no impact on the cultural heritage resource related to the demolition of the house and garage at 445 Hazelhurst Road.

ATA has reviewed possible mitigation measures but given the minimal value of the buildings it is our opinion that none are warranted.

8.0 MANDATORY RECOMMENDATIONS

The following is a summation of the author's mandatory recommendation for the property at 445 Hazelhurst Road.

- *Does the property meet the criteria for heritage designation under the Ontario Regulation 9/06, Ontario Heritage Act?*

In the opinion of the author the buildings at 445 Hazelhurst Road do not meet the minimum criteria for heritage designation under the Ontario Regulation 9/06 of the Ontario Heritage Act.

- *If the subject property does not meet the criteria for heritage designation then it must be clearly stated as to why it does not?*

Physically - the buildings are modest and shows little in the way of significant artistic, scientific or technical value and little in craftsmanship.

Historically - The buildings have little to do with the existing plant and the industrial nature of the site which appears to have been one of the City's primary reasons for listing the property. There only connection to the plant is that for a number of years after purchasing the land the plant would rent the property to employees. Historically there is no direct connection to anyone of noted significance to the community and no significant builder or architect has been attributed to the building.

Contextually - The buildings no longer fit within the surrounding context of the site and street as both have moved to an industrial character. So far off the main thorough fare of Lakeshore Road they also do not act as landmark buildings.

- *Regardless of the failure to meet criteria for heritage designation, does the property warrant conservation as per the definition in the Provincial Policy Statement?*

No, the buildings in question do not warrant conservation as per the definition in the Provincial Policy Statement. There is no truly discernible value or benefit to warrant the time and expense that would be needed to stabilize them, secure them and conserve them.

APPENDIX

- A BIBLIOGRAPHY**
- B PROJECT PERSONNEL**
- C LAND REGISTRY RECORDS**

APPENDIX A BIBLIOGRAPHY
Ontario Government

Ministry of Heritage, Sport, Tourism and Culture Industries. "Designating Heritage Properties: A Guide to Municipal Designation of Individual Properties Under the Ontario Heritage Act." The Queen's Printer of Ontario, 2006. Accessed August 2, 2023.

http://www.mtc.gov.on.ca/en/publications/Heritage_Tool_Kit_DHP_Eng.pdf

Ministry of Heritage, Sport, Tourism and Culture Industries. "Eight guiding principles in the conservation of built heritage properties." The Queen's Printer of Ontario, 2007. Accessed August 2, 2023

http://www.mtc.gov.on.ca/en/publications/InfoSheet_8%20Guiding_Principles.pdf

Ministry of Heritage, Sport, Tourism and Culture Industries. "Heritage Conservation Principles of Landuse Planning." The Queen's Printer of Ontario, 2007. Accessed August 2, 2023

http://www.mtc.gov.on.ca/en/publications/InfoSheet_Principles_LandUse_Planning.pdf

Ministry of Heritage, Sport, Tourism and Culture Industries. "Heritage Property Evaluation: A Guide to Listing, Researching and Evaluating Cultural Heritage Properties in Ontario Communities." The Queen's Printer of Ontario, 2006. Accessed August 2, 2023

http://www.mtc.gov.on.ca/en/publications/Heritage_Tool_Kit_HPE_Eng.pdf

Ministry of Heritage, Sport, Tourism and Culture Industries. "Heritage Resources in the Land Use Planning Process." The Queen's Printer of Ontario, 2006. Accessed August 5, 2023

http://www.mtc.gov.on.ca/en/publications/Heritage_Tool_Kit_Heritage_PPS_infoSheet.pdf

Ministry of Heritage, Sport, Tourism and Culture Industries. "Standards & Guidelines for Conservation of Provincial Heritage Properties." 2010. Accessed August 5, 2023

<https://files.ontario.ca/mhstci-standards-guidelines-heritage-properties-en-2022-04-29.pdf>

Province of Ontario. "A Place to Grow: Growth Plan for the Greater Golden Horseshoe." The Queen's Printer of Ontario, 2020. Last modified August 2020. Accessed August 5, 2023.

<https://files.ontario.ca/mmah-place-to-grow-office-consolidation-en-2020-08-28.pdf>

Province of Ontario. "Greenbelt Plan, 2017 ." The Queen's Printer of Ontario, 2017. Last modified August 2017. Accessed August 5, 2023.

Province of Ontario. "Ontario Heritage Act, R.S.O. 1990, c. O.18." Consolidated July 1, 2023.

<https://www.ontario.ca/laws/statute/90o18>

Province of Ontario. "O. Reg. 10/06: Criteria For Determining Cultural Heritage Value Or Interest Of Provincial Significance." Consolidated January 25, 2006.

<https://www.ontario.ca/laws/regulation/060010>

Province of Ontario. "Planning Act, R.S.O. 1990, c. P.13." Consolidated June 8, 2023 <https://www.ontario.ca/laws/statute/90p13>

Province of Ontario. "Provincial Policy Statement, 2020: Under the Planning Act." The Queen's Printer of Ontario, 2020. Accessed August 6, 2023.

<https://files.ontario.ca/mmah-provincial-policy-statement-2020-accessible-final-en-2020-02-14.pdf>

APPENDIX A BIBLIOGRAPHY
Peel Region

Regional Municipality of Peel. "Peel Regional Official Plan" Consolidated November 4, 2022. <https://www.peelregion.ca/officialplan/download/>

City of Mississauga

City of Mississauga. "Property Information." <https://www.mississauga.ca/apps/#/property>

City of Mississauga. "Mississauga Official Plan" July 27, 2023 office consolidation. <https://www.mississauga.ca/projects-and-strategies/strategies-and-plans/mississauga-official-plan/>

City of Mississauga Zoning. "Zoning." <https://www.mississauga.ca/services-and-programs/building-and-renovating/zoning-information/zoning-by-law/>

Parks Canada

Parks Canada Agency. "The Standards & Guidelines for the Conservation of Historic Places in Canada Second Edition." Canada's Historic Places. Her Majesty the Queen in Right of Canada, 2010. Accessed August 5, 2023 <https://www.historicplaces.ca/media/18072/81468-parks-s+g-eng-web2.pdf>

ICOMOS

ICOMOS. "The Venice Charter 1964 - International Charter for the Conservation and Restoration of Monuments and Sites" International Council on Monuments and Sites. 1964. https://www.icomos.org/images/DOCUMENTS/Charters/Venice_Charter_

EN_2023.pdf

ICOMOS Canada. "Appleton Charter for the Protection and Enhancement of the Built Environment." International Council on Monuments and Sites Canada. 1983. <https://www.icomos.org/images/DOCUMENTS/Charters/appleton.pdf>

Maps

Pope, John Henry. "Illustrated Historical Atlas of the County of Peel Ontario." Toronto: Walker & Miles, 1877.

McGill University. "The Canadian County Atlas Digital Project." 2001. <https://digital.library.mcgill.ca/countyatlas/default.htm>

"Clarkson and it's Many Corners", by Kathleen A. Hicks, published by the Mississauga Library System, 2003 Map of Land Grants 1806, page XIV

City of Mississauga. "Property Information - Heritage Status." <https://www.mississauga.ca/apps/#/property/view/heritage>

City of Mississauga. "Aerial Photo History Map 1954 to 2022" <https://ext.maps.mississauga.ca/Html5Viewer/index.html?viewer=eMaps.HTML5>

City of Mississauga. "Mississauga Maps." <https://ext.maps.mississauga.ca/Html5Viewer/index.html?viewer=eMaps.HTML5>

Canada, Department of Indian Affairs. "Indian Treaties and Surrenders from 1680 - 1890." Government of Canada, 1905. <https://archive.org/details/indiantreaties0102cana/page/n127/mode/2up>

APPENDIX A BIBLIOGRAPHY

Mississaugas of the Credit First Nation. "Treaty Lands and Territory"
 Accessed August 10, 2023.
<http://mncfn.ca/about-mncfn/treaty-lands-and-territory/>

Government of Ontario. "Treaties" <https://www.ontario.ca/page/treaties>

Additional Research

Heritage Mississauga, "St. Lawrence Cement"
<https://heritagemississauga.com/business/business-manufacturing/st-lawrence-cement/>

"Clarkson and it's Many Corners",
 by Kathleen A. Hicks, published by the Mississauga Library System, 2003

Modern Mississauga, " The naming history of Mississauga's Aquitaine Avenue"
 by Matthew Wilkinson, Historian at Heritage Mississauga, March 1, 2023
<https://www.modernmississauga.com/main/2023/3/1/the-naming-history-of-mississaugas-aquitaine-avenue>

"A History of Peel County To Mark Its Centenary as a Separate County, 1867-1967"
 Published by The Corporation of the County of Peel, November 1967
https://archive.org/stream/AHistoryOfPeelCountyToMarkItsCentenary/A_History_of_Peel_County_to_Mark_its_Centenary_djvu.txt

"Head of the Lake, Treaty No. 14 (1806)." Mississaugas of the Credit First Nation. Treaty Lands & Territory. Last modified November 4, 2020. Accessed August 20, 2023.
<https://mncfn.ca/head-of-the-lake-treaty-no-14-1806/>

"12 Mile Creek, 16 Mile Creek and Credit Rivier Reserves, Treaty Nos 22 and 23 (1820)." Mississaugas of the Credit First Nation. Treaty Lands & Territory. Last modified November 5, 2020. Accessed August 20, 2023.
<https://mncfn.ca/12-mile-creek-16-mile-creek-and-credit-river-reserves-treaty-nos-22-and-23-1820/>

Fram, Mark. Well- Preserved: The Ontario Heritage Foundation's Manual of Principles and Practice for Architectural Conservation, 3rd Edition, Erin ON: Boston Mills Press, 2003. Accessed August 23, 2023.
<https://www.heritagetrust.on.ca/pages/publications/well-preserved>
 Halton Women's Insititute. A History and Atlas of the County of Halton. N.d.

APPENDIX A BIBLIOGRAPHY

APPENDIX B
RYAN LEE C/V

Ryan C. Lee, M. Arch, B. Arch Sci. OAA, MRAIC, CAHP
Associate Architect

Education

**Master of Architecture/Toronto Metropolitan University / Toronto, Ontario/
 2013-2016**

**Bachelor of Architectural Science/ Toronto Metropolitan University/ Toronto,
 Ontario/ 2009-2013**

Associations

- > **Architect OAA (Ontario Association of Architects)**
- > **Member RAIC (Royal Architect Institute of Canada)**
- > **Member CAHP (Canadian Association of Heritage Professional)**
- > **Member TSA (Toronto Society of Architects)**
- > **Member ACO (Architectural Conservancy Ontario)**

Heritage Assessment/Impact Study

- > **789-795 Brant Street | Heritage Impact Assessment | Burlington, Ontario**
- > **22,24,26,28,32 John Street | Heritage Impact Assessment | Mississauga, Ontario**
- > **6181 Major Mackenzie Dr | Cultural Heritage Assessment | Vaughan, Ontario**
- > **Brampton Memorial Arena, 69 Elliot St | Heritage Impact Assessment/ Heritage Conservation Plan | Brampton, Ontario**
- > **7593 Creditview Rd | Cultural Heritage Assessment/ Heritage Impact Assessment | Brampton, Ontario**
- > **7605 Creditview Rd | Cultural Heritage Assessment/ Heritage Impact Assessment | Brampton, Ontario**
- > **12 Rosegarden Dr | Cultural Heritage Assessment | Mississauga, Ontario**
- > **181 Main St. Interpretation Plan | Georgetown, Ontario | Interpretation Plan**
- > **181 Main St. Heritage Assessment | Georgetown, Ontario | Heritage**

APPENDIX B

RYAN LEE C/V

Assessment

- > 66 Queen St S | Cultural Heritage Assessment/ Heritage Impact Assessment | Mississauga, Ontario
- > Cedarvale Park, 181 Main St | Heritage Interpretation Plan/ Heritage Implementation Plan | Georgetown, Ontario
- > 8331 Heritage Rd | Heritage Conservation Plan | Mississauga, Ontario
- > Cedarvale Community Centre Heritage Assessment and Heritage Impact Assessment
- > 181 Main St | Cultural Heritage Assessment and Heritage Impact Assessment | Georgetown, Ontario
- > Lowville Schoolhouse, 6207 Guelph Line | Heritage Impact Assessment | Burlington, Ontario
- > 5780 Cedar Springs Rd | Cultural Heritage Assessment | Burlington, Ontario
- > James McClure Farm | Cultural Heritage Assessment and Heritage Impact Assessment | Mississauga, Ontario
- > 7891 Churchville Road | Heritage Impact Assessment | Mississauga, Ontario
- > 36 Lake St | Heritage Impact Assessment | Mississauga, Ontario

Heritage Restoration

- > TDSB Rosedale Height School of Arts Entrance Gate Restoration | Restoration | Toronto, Ontario
- > Amos Wright House (Richmond Hill Heritage Centre), 19 Church St N | Restoration | Richmond Hill, Ontario
- > Shaw House (Robert Holland Interpretive Centre), 11715 Leslie St | Restoration | Richmond Hill, Ontario
- > Boynton House, 1300 Elgin Miss Rd E | Restoration | Richmond Hill, Ontario
- > 314 Mill St | Restoration | Richmond Hill, Ontario
- > Vanderburge House, 32 Hillview Ave | Restoration | Richmond Hill, Ontario
- > Richmond Hill Railway Station, 1378 Elgin Mills Rd E | Restoration | Richmond Hill, Ontario

- > Guelph Bible Conference Centre, 485 Waterloo Ave | Renovation/Restoration | Guelph, Ontario
- > Auchmar Estate Coach House, 88 Fennell Ave W | Renovation/ Restoration | Hamilton, Ontario
- > Lowville Schoolhouse, 6207 Guelph Line | New Addition/ Restoration | Burlington, Ontario

Projects: ATA Architects Inc. Heritage Conservation Review

- > Richmond Hill High School/ Old Town Hall at Richmond Hill Theatre 10268 Yonge St | Building Assessment Report | Richmond Hill, Ontario

Projects: ATA Architects Inc. Heritage Reconstruction

- > Robinson Barn, 563 Bovaird Dr | Reconstruction | Brampton, Ontario
- > Heritage Log House, 12259 Chinguacousy Rd | Reconstruction | Caledon, Ontario

Projects: ATA Architects Inc. Heritage

- > Hamilton City Hall Plaza Security Renovation, 71 Main St W | Renovation | Hamilton, Ontario
- > 129 Thomas St (Masonic Temple) | Residential New Construction/ Restoration | Oakville, Ontario
- > 347 Queen St S New Residential | New Construction | Brampton, Ontario
- > 273 Main St N New Daycare | New Construction | Brampton, Ontario

Projects: ATA Architects Inc. Educational

- > TDSB St. Florance New Daycare | New Construction Addition | Toronto, Ontario
- > TDSB St. Malachy New Daycare | New Construction Addition | Toronto, Ontario
- > SMCD SB Our Lady of Lourdes Daycare Addition | New Construction Addition

APPENDIX B

RYAN LEE C/V

- | | |
|--|---|
| <ul style="list-style-type: none"> Barrie, Ontario > SMCDSB St. Monica Daycare Addition New Construction Addition Barrie, Ontario > Appleby Collage Interior Renovation Residential Construction Colley House Renovation Oakville, Ontario > Appleby Collage Interior Renovation Residential Construction Ballie House Renovation Oakville, Ontario > Appleby Collage Interior Renovation Changeroom and Laundry Renovation Oakville, Ontario > TDSB Indian Road Crest Public School Window Replacement Exterior Renovation Toronto, Ontario > TDSB Knob Hill Public School Window and Door Replacement Exterior Renovation Toronto, Ontario > TDSB Old Orchard Public School Storage Reconstruction New Construction Toronto, Ontario > TDSB Wellsworth Public School Window and Door Replacement Exterior Renovation Toronto, Ontario > TDSB Etobicoke CI Ceiling and Roof Reconstruction Reconstruction Toronto, Ontario > TCDSB Nativity of Our Lord Window Replacement Exterior Renovation Toronto, Ontario > TDSB Steelsview Gym Floor Refinish Interior Renovation Toronto, Ontario > TDSB Lucy McCormick Ps Gym Floor Replacement Interior Renovation Toronto, Ontario > TDSB RH McGregory Secondary School Gym Floor Renovation Interior Renovation Toronto, Ontario > TDSB Roseland Jr Ps Portable Relocation Relocation Toronto, Ontario > TDSB Knob Hill Public School Gym Floor Replacement Interior Renovation Toronto, Ontario > TDSB Eastview Public School Gym Floor Replacement Interior Renovation | <ul style="list-style-type: none"> Toronto, Ontario > TDSB White Haven Public School Gym Floor Replacement Interior Renovation Toronto, Ontario > TDSB Grey Owl Public School Gym Floor Replacement Interior Renovation Toronto, Ontario > TDSB Downsview Secondary School Gym Floor Refinish Interior Renovation Toronto, Ontario > TDSB Willowdale Middle School Gym Floor Refinish Interior Renovation Toronto, Ontario > TDSB Calico Public School Gym Floor Refinish Interior Renovation Toronto, Ontario > Seneca School Gym Floor Replacement TDSB Interior Renovation Toronto, Ontario > Mill Valley Junior School Gym Floor Replacement TDSB Interior Renovation Toronto, Ontario > North Preparatory Junior Public School TDSB Exterior Renovation Toronto, Ontario > York University Department of Economics Office Renovation and New Addition Renovation/ New Addition Toronto, Ontario > York University Atkinson Building Student Lounge Interior Renovation Toronto, Ontario > TDSB Etienne Brule FDK Renovation Renovation Toronto, Ontario > TDSB Rosethorn Jr School FDK Renovation Renovation Toronto, Ontario > TDSB Carleton Village JSSWA FDK Renovation Renovation Toronto, Ontario > TDSB Carleton Village JSSWA Music Room Renovation Renovation Toronto, Ontario > TDSB Adam Beck Jr School FDK Renovation Renovation Toronto, Ontario > TDSB Keele Street Public School Classroom Acoustic Upgrade Renovation Toronto, Ontario |
|--|---|

APPENDIX B

RYAN LEE C/V

- | | |
|---|--|
| <ul style="list-style-type: none"> > TDSB Fern Avenue Public School Music Room Renovation Renovation Toronto, Ontario > York University Housing Department Renovation Interior Renovation Toronto, Ontario > TCDSB St. Bridgit Interior Renovation Renovation Toronto, Ontario > TCDSB James Culnan Secondary School Interior Renovation Renovation Toronto, Ontario > TCDSB Madonna Secondary School Interior Renovation Renovation Toronto, Ontario > McMaster University Office Renovation Gilmour Hall Rm 231 Renovation Hamilton, Ontario > McMaster University Door Replacement Chester New Hall Rm B101 Renovation Hamilton, Ontario > TCDSB St. Stephen Child Care Retrofit Renovation Toronto, Ontario > TCDSB St. Maurice Child Care Retrofit Renovation Toronto, Ontario <p>Projects: ATA Architects Inc. Municipal</p> <ul style="list-style-type: none"> > Civic Centre Arts Hub, 150 Central Park Drive Interior Renovation Brampton, Ontario > Brampton Provincial Offences Court Appearance Admin Renovation, 5 Ray Lawson Blvd Brampton, Ontario > Earnscliffe Recreation Centre Pool Changeroom Renovation, 44 Eastbourne Dr Interior Renovation Brampton, Ontario > Chinguacousy Wellness Centre Interior Fitness & Pool Changeroom Renovation and Exterior Improvements, 995 Peter Robertson Blvd Interior and Exterior Renovation Brampton, Ontario > Maple Community Centre Fitness Changeroom Renovation, 10190 Keele St Interior Renovation Maple, Ontario > Maple Library Interior Renovation, 10190 Keele St Interior Renovation Maple, Ontario | <ul style="list-style-type: none"> > Acton Youth Centre, 19 Willow St. N New Construction Acton, Ontario > St. Mark's Community Centre Phase I & II Heritage Restoration/ New Addition Hamilton, Ontario > Jim Archdekin Recreation Centre Interior Renovation, 292 Conestoga Dr Interior Renovation Brampton, Ontario <p>Projects: ATA Architects Inc. Sacred Spaces</p> <ul style="list-style-type: none"> > St. Catherine of Siena Catholic Church New Construction Hamilton, Ontario > St. James Roman Catholic Church Interior Renovation/ New Addition Oakville, Ontario > The Church of the Virgin Mary and St. Athanasius Church Addition New Construction Mississauga, Ontario <p>Projects: ATA Architects Inc. Commercial Feasibility Study</p> <ul style="list-style-type: none"> > 320 Matheson Ave. Maple Reiner - Starlight, Mississauga, ON, Feasibility Study > 6865 Century Ave. Maple Reiner - Starlight, Mississauga, ON, Feasibility Study > 2370 S. Sheridan Way MPI Group, Mississauga, ON, Feasibility Study <p>Projects: ATA Architects Inc. Commercial</p> <ul style="list-style-type: none"> > Bronte Rd. & Wyecroft Rd Office Development New Construction Oakville, Ontario > 250,260 & 270 Queens Quay Promenade Façade Replacement Exterior Renovation Toronto, Ontario <p>Projects: ATA Architects Inc. Mix-Use Commercial/Residential</p> <ul style="list-style-type: none"> > Trafalgar Rd & Dundas St Mix-Use Commercial and Residential Feasibility Study New Construction Feasibility Study Oakville, Ontario |
|---|--|

APPENDIX B
RYAN LEE C/V

- > 215 Burnhamthorpe Rd Mid-Rise Condominium | New Construction | Oakville, Ontario
- > 220 Burnhamthorpe Rd Mid-Rise Condominium | New Construction | Oakville, Ontario
- > Trafalgar Rd and Burnhamthorpe Rd Feasibility Study | Feasibility Study | Oakville, Ontario
- > Lot 1 Trafalgar Rd & Dundas St Mix-Use Commercial and Residential Feasibility Study | New Construction Feasibility Study | Oakville, Ontario
- > Brant St. & Plains Rd. Mix- Use Commercial and Residential Feasibility Study | New Construction Feasibility Study | Burlington, Ontario
- > Dundas & Burnhamthorpe Mix-Use Commercial and Residential, Oakville, New Construction
- > 12259 Chinguacousy Rd | New Addition | Caledon, Ontario
- > 915 North Service Rd Addition | New Construction | Mississauga, Ontario
- > Spence Residence, 63 Cranbrook Ave | New Addition/ Renovation | Toronto, Ontario
- > Baker Residence, 21 Thomas St | New Addition | Oakville, Ontario

Projects: ATA Architects Inc. Urban Design Study

- > Urban Design Master Plan for S/E Quadrant Trafalgar Road and Dundas | Urban Design Master Plan | Oakville, Ontario
- > Urban Design Master Plan Brant Street and Plains Rd E | Urban Design Master Plan | Burlington, Ontario

Projects: ATA Architects Inc. Retail

- > Little Kitchen Academy, 511 Maple Grove Dr | Interior Construction | Oakville, Ontario
- > Cocoon Furniture, 2695 Bristol Circle | Interior Renovation | Oakville, Ontario

Projects: ATA Architects Inc. Recreational

- > Streetsville Glen Golf Club Kaneff, Brampton, ON, New Construction

Projects: ATA Architects Inc. Residential

- > 36 Lake St | New Addition/ Renovation | Mississauga, Ontario

Publications

- > The Future of the Past: Toronto's Palimpsest Thesis publication and presentation at Ryerson University in Toronto, Canada| Winter 2016
- > Inundation 3 - Design research presentation at Cilwung Merdeka in Jakarta, Indonesia and exhibition at Ryerson University in Toronto, Canada| Summer 2015
- > Siloe Playground and Community Centre: A Public Intervention Design publication in Una Nueva Luz: A New Light Architectural Intervention in Cali's Comuna 20 at Ryerson University in Toronto, Canada| Fall 2013
- > Water Science Centre - Design Presentation at China Three Gorges University in Yi Chang, Hubei, China | Summer 2012

Speaking Engagements

(2023) - CAHP Workroom: AI and Heritage Conservation

(2018) - National Trust Conference: Opportunity Knocks - National Trust for Canada - The Future of the Past: The Story of Toronto's Palimpsest

APPENDIX B
JASON TRUELOVE C/V

Jason Truelove, B.Arch.Sci, CAHP
Heritage Specialist

Education

Ryerson University, B.Arch. Sci., 2006

Background

Since joining ATA Architects Inc. Jason Truelove has received exposure to a wide variety of projects.

He has worked on a number of heritage assessments with his involvement encompassing documenting the existing conditions of the subject properties, research, making assessments and formatting of reports. One of the most significant examples of such work is the Historic Alderlea Due Diligence/Adaptive Reuse and Business Case Study. The project involved an initial investigation of the building in order to determine the scope of “good repair” work, research into the history of the property, case studies of similar buildings and their current uses, schematic design for proposed use of the building and associated cost estimates.

Jason has also worked on a number of renovations of institutional, public and educational facilities aiding in the preparation of working drawings and specifications and undertaking contract administration. This includes restoration/rehabilitation work for numerous heritage properties in Brampton, Mississauga, Oakville and Hamilton. In the winter of 2015 Jason became a CAHP Intern under the mentorship of Alexander Temporale.

Heritage Assessment/Impact Study

> Brampton Memorial Arena 69 Elliott Street Heritage Assessment and

APPENDIX B
JASON TRUELOVE C/V

- Conservation Plan, Brampton
- > Cedarvale Park 181 Main St. Heritage Assessment & Interpretation Plan, Georgetown
 - > 2022 Victoria Avenue Heritage Assessment, Burlington
 - > 5780 Cedar Springs Road Heritage Assessment, Burlington
 - > 3367 Dundas Road Urban Design Brief, Oakville
 - > James McClure Farmhouse Conservation Plan and Relocation, Brampton
 - > 60 Birmingham Street (Campbell Soup Factory) Heritage Assessment, Etobicoke
 - > 36 Church Street Heritage Assessment, Keswick
 - > 42 High Street Heritage Assessment, Sutton
 - > 333 MacDonald Road Oakville Heritage Assessment, Oakville
 - > Cedarvale Community Centre Feasibility Study, Georgetown
 - > Peer Review of Cultural Heritage Assessment for 1109 & 1115 Clarkson Road North, Mississauga
 - > 3444 Trafalgar Road Heritage Assessment, Oakville
 - > High Park Forest School Retrofit Feasibility Study, Toronto
 - > 2494 Mississauga Road Heritage Impact Assessment, Mississauga
 - > 1187 Burnhamthorpe Road East Heritage Assessment, Oakville
 - > 103 Dundas Street West Heritage Assessment, Oakville
 - > 3060 Seneca Drive Heritage Assessment, Oakville
 - > 491 Lakeshore Road (Captain Morden Residence) Heritage Assessment, Oakville
 - > 2347 Royal Windsor Drive Heritage Assessment, Oakville
 - > 107 Main St. E. Heritage Assessment, Grimsby
 - > Clarke Memorial Hall Building Condition Assessment, Mississauga
 - > Church & Wellesley (a William McBean Building) Study, Toronto
 - > 74 & 76 Trafalgar Road Heritage Assessment and Urban Design Brief, Oakville
 - > 7005 Pond Street Heritage Assessment, Meadowvale
 - > 7015 Pond Street (Hill House) Heritage Assessment, Meadowvale
 - > 2085 Pine Street Heritage Impact Assessment, Burlington
 - > 44 & 46 Queen Street South Heritage Assessment, Mississauga
 - > 264 Queen Street South Heritage Assessment, Mississauga
 - > Fred C. Cook (Old Bradford High School) Heritage Assessment, Simcoe County District School Board
 - > Benares House, Building Condition Assessment, Mississauga
 - > The Historic Springer Homestead, Hawthorne Lodge, Heritage Impact Assessment and design of new banquet hall replacement, Burlington, Ontario
 - > 42 Park Avenue, Heritage Assessment, Oakville, Ontario
 - > 2625 Hammond Road, Heritage Impact Study and Site Planning Consultation and design input on Subdivision, Mississauga, Ontario
 - > 139, 153, 155 & 157 King Street West, Dundas, Ontario
 - > Brampton Civic Centre Space Efficiency and Business Case Study, Brampton, Ontario
 - > 139 Thomas Street Heritage Impact Study, Oakville, Ontario
 - > Historic Alderlea Adaptive Reuse and Business Case Study, Brampton, Ontario
 - > Trafalgar Terrace Heritage Impact Study, Oakville, Ontario
 - > Binbrook, 3 Residences, Heritage Assessment, Town of Binbrook
 - > Canadian Tire Gas Bar Heritage Assessment, Mississauga, Ontario (*2012 CAHP Awards, Award of Merit, Canadian Tire Gas Bar, 1212 Southdown Road, Mississauga*)
 - > Fergusson Residence, Heritage Assessment, City of Burlington
 - > Hannon Residence, Heritage Assessment, City of Burlington
 - > Bodkin Residence, Heritage Assessment, City of Burlington
 - > Fuller Residence, Heritage Assessment, City of Brampton

APPENDIX B

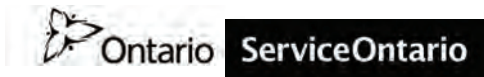
JASON TRUELOVE C/V

- › Donald Smith Residence, Heritage Assessment, City of Mississauga
- › Historic Alderlea Adaptive Reuse and Business Case Study, Brampton, Ontario (*2013 of Merit in Heritage Planning - Adaptive Reuse Study, Alderlea Heritage Estates*)
- › Mayfield & Creditview House, Heritage Assessment, City of Brampton
- › Oakville Harbour Marina, Renovation Design, Town of Oakville

Partial List of Heritage Restoration Projects

- › 36 Lake Street Addition, Mississauga
- › 164 & 166 Main Street Restoration/Conversion, Brampton
- › St Mark's Church Restoration/Rehabilitation, Hamilton
- › Pinchin Barn Foundation Repairs & Landscape Improvements, Mississauga
- › Stewart Memorial Church Heritage Grant Application Package, Hamilton
- › 126-128 Lakeshore Road East Façade Restoration, Oakville
- › 171 Lakeshore Road East Renovations, Oakville
- › Rehabilitation of Radial Railway Station, Town of Oakville
- › Adamson House Roof and Ceiling repairs, City of Mississauga
- › Life cycle maintenance to 6 heritage buildings, City of Mississauga
- › 23 - 27 Queen Street Façade Rehabilitation, Brampton
- › Harding Waterfront Estates Banquet and Conference Facility, Mississauga, Ontario (*2013 Cultural Heritage Property Award of Excellence - Heritage Mississauga; 2014 Mississauga Urban Design Awards, Award of Merit for Long Term Strategy and Innovation; 2014 Lieutenant Governor's Ontario Heritage Award for Excellence in Conservation*)
- › Historic Bank of Montreal Building, Restoration and Addition, Oakville, Ontario (*2013 Heritage Cornerstone Award - Heritage Canada Foundation; Award of Excellence - 2013 Livable by Design Oakville Awards*)
- › Fergusson Residence, Restoration/Renovation, City of Burlington
- › Bovaird House Window Replacement, Specification and working drawings, City of Brampton

APPENDIX C
LAND REGISTRY RECORDS




LAND
REGISTRY
OFFICE #43

13493-0198 (LT)

PARCEL REGISTER (ABBREVIATED) FOR PROPERTY IDENTIFIER

PAGE 1 OF 2
PREPARED FOR ATA Architects
ON 2023/08/18 AT 14:57:08



* CERTIFIED IN ACCORDANCE WITH THE LAND TITLES ACT * SUBJECT TO RESERVATIONS IN CROWN GRANT *

PROPERTY DESCRIPTION: PT LT 33, PT LT 34 CON 3 SDS TOR.TWP. DES PTS 1, 2, 3 PL 43R-6030, SAVE AND EXCEPT TT90832, PT 1 PL 43R-32331, PT 13, 43R17487; S/T & T/W TT90597, T/W R0938362; CITY OF MISSISSAUGA

PROPERTY REMARKS:

ESTATE/QUALIFIER:
FEE SIMPLE
LT CONVERSION QUALIFIED

RECENTLY:
DIVISION FROM 13493-0017

PIN CREATION DATE:
2008/11/19

OWNERS' NAMES
CRH CANADA GROUP INC.

CAPACITY SHARE

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/CHKD
** PRINTOUT INCLUDES ALL DOCUMENT TYPES AND DELETED INSTRUMENTS SINCE 2008/11/19 **						
**SUBJECT, ON FIRST REGISTRATION UNDER THE LAND TITLES ACT, TO:						
** SUBSECTION 44(1) OF THE LAND TITLES ACT, EXCEPT PARAGRAPH 11, PARAGRAPH 14, PROVINCIAL SUCCESSION DUTIES *						
** AND ESCHEATS OR FORFEITURE TO THE CROWN.						
** THE RIGHTS OF ANY PERSON WHO WOULD, BUT FOR THE LAND TITLES ACT, BE ENTITLED TO THE LAND OR ANY PART OF						
** IT THROUGH LENGTH OF ADVERSE POSSESSION, PRESCRIPTION, MISDESCRIPTION OR BOUNDARIES SETTLED BY						
** CONVENTION.						
** ANY LEASE TO WHICH THE SUBSECTION 70(2) OF THE REGISTRY ACT APPLIES.						
**DATE OF CONVERSION TO LAND TITLES: 1999/03/26 **						
TT90597	1955/09/12	TRANSFER	\$2		ST. LAWRENCE CEMENT CO.	C
TT110156	1958/04/24	TRANSFER	\$4,445		ST. LAWRENCE CEMENT CO.	C
REMARKS: SKETCH ATTACHED; ADDED 99/03/12 BY LAND REGISTRAR #1						
CORRECTIONS: 'AMOUNT' CHANGED FROM '\$ 444500.00' TO '\$ 4445.00' ON 1999/03/12 BY LAND REGISTRAR # 1.						
TT170947	1964/09/01	TRANSFER	\$2		ST. LAWRENCE CEMENT CO.	C
TT170948	1964/09/01	TRANSFER	\$2		ST. LAWRENCE CEMENT CO.	C
TT170949	1964/09/01	TRANSFER	\$2		ST. LAWRENCE CEMENT CO.	C
VS204016	1972/03/20	AGREEMENT			THE CORPORATION OF THE TOWN OF MISSISSAUGA	C
REMARKS: SKETCH ATTACHED						
VS377342	1975/12/16	TRANSFER	\$2		ST. LAWRENCE CEMENT CO.	C
43R6030	1978/06/19	PLAN REFERENCE				C

NOTE: ADJOINING PROPERTIES SHOULD BE INVESTIGATED TO ASCERTAIN DESCRIPTIVE INCONSISTENCIES, IF ANY, WITH DESCRIPTION REPRESENTED FOR THIS PROPERTY.

NOTE: ENSURE THAT YOUR PRINTOUT STATES THE TOTAL NUMBER OF PAGES AND THAT YOU HAVE PICKED THEM ALL UP.

APPENDIX C
LAND REGISTRY RECORDS



LAND
REGISTRY
OFFICE #43

PARCEL REGISTER (ABBREVIATED) FOR PROPERTY IDENTIFIER

13493-0198 (LT)

PAGE 2 OF 2
PREPARED FOR ATA Architects
ON 2023/08/18 AT 14:57:08



* CERTIFIED IN ACCORDANCE WITH THE LAND TITLES ACT * SUBJECT TO RESERVATIONS IN CROWN GRANT *

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/ CHKD
43R17543	1990/01/22	PLAN REFERENCE				C
PR911170	2005/08/22	CONSTRUCTION LIEN		*** DELETED AGAINST THIS PROPERTY *** ACCURATE RAILROAD CONSTRUCTION LTD.		
PR934145	2005/09/28	CERTIFICATE		*** DELETED AGAINST THIS PROPERTY *** ACCURATE RAILROAD CONSTRUCTION LTD.	SERTECH INDUSTRIAL INC. ST. LAWRENCE CEMENT CO.	
REMARKS: PR911170 DELETED BY CHERYL YOUNG ON 02/03/2010.						
PR1556300	2008/10/23	APL CH NAME OWNER		ST. LAWRENCE CEMENT CO.	ST LAWRENCE CEMENT INC.	C
43R32525	2008/10/31	PLAN REFERENCE				C
PR1616499	2009/03/19	LR'S ORDER		LAND REGISTRAR, LRO 43	LAND REGISTRAR, LRO 43	C
REMARKS: AMENDS DESCRIPTION OF PIN 13943-0198 TO INCLUDE EXCEPT PT 13, 43R17487 & AMENDS DESCRIPTION OF PIN 13493-0073 TO INCLUDE S/T RO938362						
PR1681747	2009/08/06	APL CH NAME OWNER		ST LAWRENCE CEMENT INC.	HOLCIM (CANADA) INC.	C
PR1682297	2009/08/07	NOTICE		*** COMPLETELY DELETED *** INVENERGY CANADA DEVELOPMENT (GP) LIMITED	INVENERGY CANADA DEVELOPMENT (GP) LIMITED	
PR1753712	2009/12/18	APL (GENERAL)		*** COMPLETELY DELETED *** INVENERGY CANADA DEVELOPMENT (GP) LIMITED		
REMARKS: DELETES PR1682297						
PR1781080	2010/02/23	DIS CONSTRUCT LIEN		*** COMPLETELY DELETED *** ACCURATE RAILROAD CONSTRUCTION LTD.		
REMARKS: PR911170.						
PR2890013	2016/03/31	APL CH NAME OWNER		HOLCIM (CANADA) INC.	CRH CANADA GROUP INC.	C
PR3470757	2019/04/23	APL (GENERAL)		*** COMPLETELY DELETED *** CRH CANADA GROUP INC.		
REMARKS: DELETES S/T VS377342						
PR3481227	2019/05/17	CONSTRUCTION LIEN	\$34,545	PALMYRA METAL FABRICATION		C

NOTE: ADJOINING PROPERTIES SHOULD BE INVESTIGATED TO ASCERTAIN DESCRIPTIVE INCONSISTENCIES, IF ANY, WITH DESCRIPTION REPRESENTED FOR THIS PROPERTY.
NOTE: ENSURE THAT YOUR PRINTOUT STATES THE TOTAL NUMBER OF PAGES AND THAT YOU HAVE PICKED THEM ALL UP.

APPENDIX C

LAND REGISTRY RECORDS

SHEET NO. 1 LOT NO. 34 CON. NO. 3 S.D.S. RANGE NO.	TOWNSHIP OF TORONTO	LOT NO. 34 CON. NO. 3 S.D.S. RANGE NO.						
NUMBER	INSTRUMENT	DATE OF INSTRUMENT	DATE OF REGISTRATION	GRANTOR	GRANTEE	AREA	CONSIDERATION	REMARKS
35401	DEED	1 May 1933	10 Jun 1933	Erica F. Cordingley et ux	Wile F. Fish	1000	00	Discharging No. 34485
35402	D.M.	3 May 1933	10 Jun 1933	Erica F. Cordingley et ux	Charles F. Cordingley			Discharging No. 34485
35151	Grant	5 Jan 1933	31 Jan 1933	Robert S. Dawson et ux	Berbara S. Dawson	13.19	1 00	Part with right-of-way.
35460	Grant	30 Jun 1933	15 Jul 1933	Everett Sleser	Margaret Sleser	1	1 00	Part with right-of-way
35480	DEED	21 Jul 1933	26 Jul 1933	Beatrice G. Smalley et ux	Pearl Assurance Co. Ltd.	3000	00	Part with right-of-way
35500	Grant	1 Jun 1933	9 Aug 1933	Perceval B. Ropp et ux	William A. Taylor	300.00		Part
35700	D.M.	30 Jul 1933	26 Aug 1933	Pearl Assurance Co. Ltd.	Beatrice Smalley			Discharging No. 34000
35700	MORTGAGE	10 Jan 1934	13 Jun 1934	Elizabeth Cordingley, Sater, Thomas Cordingley and the said Elizabeth Cordingley	Agst. Doris Boaz	2000	00	Not except part
35704	D.M.	11 Nov 1933	23 Jan 1934	Wile F. Fish	Charles F. Cordingley			Discharging No. 34485
35704	Augst.	4 Apr 1934	6 Apr 1934	Edward B. Stockdale	Ethel Stockdale	16.83	1 00	Assignment of Offer to Exchange.
35800	M.F.	11 Jun 1934	16 Jun 1934	Thomas A. Blakelock and James B. Blakelock	Ethel & Ed. B. Stockdale	14.70		Part
35800	M.F.	23 Jun 1934	23 Jun 1934	Monarch Trust Mfg. Co.	Ethel & Ed. B. Stockdale	14.70		Part
35800	M.F.	2 Jul 1934	2 Jul 1934	Edward B. Stockdale	Ethel Stockdale & Beatrice Smalley	14.70		Part
35800	M.F.	2 Jul 1934	2 Jul 1934	Monarch Trust Mfg. Co.	Edward B. Stockdale et al	14.70		Part
35807	Grant	20 Jun 1934	15 Sep 1934	Beatrice G. Smalley	John L. Fenton	16.83	7300 00	Part.
35809	Grant	19 Mar 1933	11 May 1933	John L. Fenton	Margaret Sleser	9	4000 00	Part and right-of-way
35850	DEED	21 May 1935	18 Jun 1935	Pearl Assurance Co. Ltd.	Beatrice G. Smalley et ux	1	00	Discharging No. 34485
35700	Q.C.	30 Jul 1935	9 Aug 1935	Ethel Stockdale	John L. Fenton	16.83	1 00	Part & right-of-way
35701	Grant	10 Jul 1935	9 Aug 1935	John L. Fenton	Elgin E. Wesson	6.68	6000 00	Part & right-of-way
35702	Grant	8 Aug 1935	9 Aug 1935	Beatrice G. Smalley	Elgin E. Wesson and Grace G. Wesson as joint tenants.	6.68	1 00	Part and right-of-way
35703	MORTGAGE	21 Jul 1935	9 Aug 1935	Elgin E. Wesson & Grace G. Wesson	John L. Fenton	9.00	1300 00	Part & right-of-way
35704	DEED	21 Jul 1935	10 Aug 1935	Monarch Trust Mfg. Co. et al (Plffs.) in action	Ethel Stockdale, E. B. Stockdale, & M. Smalley (Defts.) in action			It was ordered that Lites no's. 35008, 35009 and 35105 be vacated and
35700	MORTGAGE	24 Aug 1935	24 Aug 1935	Grace G. & Elgin E. Wesson	Pearl Assurance Co.	2.00	4700 00	Part & right-of-way
35700	MORTGAGE	10 Aug 1935	24 Aug 1935	John L. Fenton	Royal Bank of Canada	1	00	Assignment No. 35700
35701	Agst.	24 Aug 1935	24 Aug 1935	The Royal Bank of Canada	Pearl Assurance Co. Ltd.	1	00	Discharging No. 35700
35800	D.M.	24 Sep 1935	19 Oct 1935	The Royal Bank of Canada	Beatrice G. Smalley et ux			Discharging No. 35800

APPENDIX C
LAND REGISTRY RECORDS

SHEET NO. 1 LOT NO. 34 CON. NO. 3 S.D.S. RANGE NO.				TOWNSHIP OF TORONTO				SHEET NO. 1 LOT NO. 34 CON. NO. 3 S.D.S. RANGE NO.			
NUMBER	INSTRUMENT	DATE OF INSTRUMENT	DATE OF REGISTRATION	GRANTOR	GRANTEE	AREA	CONSIDERATION	REMARKS			
36592	MORTGAGE W&S	15 Oct 1935	9 Nov 1935	Wm. A. Taylor et ux	Emeline Wiltshire	3000	00	Part as in No. 34182 & 35605 24/54			
36593	D.M.	10 Oct 1935	9 Nov 1935	Emeline Wiltshire	Andrew Winto			Discharging No. 36007			
36594	D.M.	10 Oct 1935	9 Nov 1935	Emeline Wiltshire	Andrew Winto			Discharging No. 26051			
36594	Grant	15 Oct 1935	9 Nov 1935	Wm. A. Taylor et ux	John S. Wilson et ux	4000	00	Part as in No. 34182 & 35605			
					as joint tenants.						
37370	Grant	23 Jun 1936	19 Oct 1936	Elizabeth Cordingley Exors.	Herman Greenings	8000	00	Wily. part and O.L.			
				Thos. Cordingley							
37562	D.M.	10 Dec 1936	4 Jan 1937	Eliza E. Fish et ux Alphus Fish	Philip Smith			Discharging No. 25604 11/46			
37522	Q.C.	23 Dec 1936	4 Jan 1937	Philip Smith et ux	Eliza E. Fish	4	1	00 & G. Part as in No. 25602			
37560	Grant	26 Dec 1936	25 Jan 1937	Eliza Edna Fish	James H. Douglas	1	00 & G.	Part as in No. 25602			
37561	MORTGAGE W&S	15 Jan 1937	23 Jan 1937	James H. Douglas et ux	Eliza E. Fish	2000	00	Part as in No. 25602			
38368	D.M.	6 Jun 1938	29 Mar 1938	Mildred I. Wilson et ux of Hennes L. Wilson	Stephen V. Wilson			Discharging No. 24793 24/54 Trace of Consent attached.			
38367	MORTGAGE W&S	14 Apr 1938	14 Apr 1938	Edith M. Dickson	Stephen V. Wilson	1	4000	00 Part as in No. 33412 & 35605			
38368	D.M.	8 Apr 1938	14 Apr 1938	John A. Priorley	Stephen V. Wilson	1	00 & G.	Discharging 1 acre from No. 22809 11/44			
38368	Grant	8 Apr 1938	14 Apr 1938	Stephen V. Wilson et ux	Edith M. Dickson	1	1	00 & G. Part. See plan attached.			
38368	MORTGAGE W&S	1 May 1938	29 Apr 1938	Alexander Ritchie	Alexander Thomas	2000	00	Part as in No. 26392			
38373	Grant	21 Mar 1938	29 Apr 1938	Barbara S. Dawson	Alexander Ritchie	13.10	1	00 & G. Part and right-of-way			
38374	Option	14 Apr 1938	29 Apr 1938	Stephen V. Wilson	Edith M. Dickson	1	1	00 Part. Option to purchase before 15th Apr. 1940			
39016	D.M.	17 Jan 1939	1 Mar 1939	Eliza E. Fish	John H. Douglas			Discharging No. 37561			
39189	Grant	1 Jun 1939	1 Jun 1939	John S. Wilson et ux	James E. Horton	5500	00	Part and right-of-way. See plan attached.			
					(1) COMM. in Wily. limit of Hazelhurst Road (described as follows: Comm. at Lake Shore Road Thence N. 2104' 18" to p. of b. Thence N. along Hazelhurst Road 193' to an angle Thence N. 300' to an angle Thence N. 223' 10" Thence W. 643' 7" to Wily. limit of lot 34 Thence S. 739' 16" Thence E. 651' 6" to p. of b. (2) COMM. in Wily. limit of Hazelhurst at the Wily. angle of parcel (1) Thence W. 643' 7" to Wily. limit Thence N. 170' Thence E. 643' 7" Thence S. 170' to place of beginning.						
39701	MORTGAGE W&S	9 Mar 1940	14 Mar 1940	Gordon M. McKenzie	Edward E. R. Duncan	10	3000	00 Part and right-of-way as in No. 18902 11/44			
39702	D.M.	26 Feb 1940	14 Mar 1940	Edward E. R. Duncan	Gordon M. McKenzie			Discharging No. 18902			
39703	Grant	26 Feb 1940	14 Mar 1940	Gordon M. McKenzie (unmarried)	Elgin E. & Grace C. Mason	10	3000	00 Part and right-of-way as in No. 18902			
					as joint tenants						

APPENDIX C
LAND REGISTRY RECORDS

SHEET NO. 34	LOT NO. 34	CON. NO. 3 D.D.S.	TOWNSHIP OF TORONTO	SHEET NO. 34	LOT NO. 34	CON. NO. 3 D.D.S.	RANGE NO.	
NUMBER	INSTRUMENT	DATE OF INSTRUMENT	DATE OF REGISTRATION	GRANTOR	GRANTEE	AREA	CONSIDERATION	REMARKS
39842	Grant	28Feb1940	16Apr1940	Stephen V. Wilson et ux	Edith M. Dickson	1	800.00	Part of 147' x 334' 11" at SW corner of Grantors lands.
39843	P.D.M.	2 Mar 1940	18 Apr 1940	John P. Brierley	Stephen V. Wilson	1	00	Discharging 1 acre as in No. 39843 from No. 39842
40461	D.M.	31Oct1940	6Nov1940	Stephen V. Wilson	Edith M. Dickson			Discharging No. 39842 2 1/2 A.C.
41328	Grant	28Oct1941	20Nov1941	Norman Greeniaus et ux	Murray H. Greeniaus	3.000	0000	N 1/2 & O.L. 20chs, 280chs.
41449	M.L.	2 Jan 1942	2 Jan 1942	Oakwood Ornamental Iron Works	Edith M. Dickson et al	1	40.00	Part of 147' x 334' 11" at SW corner of Grantors lands.
41450	M.L.	2 Jan 1942	2 Jan 1942	Oakwood Ornamental Iron Works	Margaret Slesar et al	8	40.00	Part of 147' x 334' 11" at SW corner of Grantors lands.
41451	M.L.	2 Jan 1942	2 Jan 1942	Donald Long	Margaret Slesar et al	104.00	Part of 147' x 334' 11" at SW corner of Grantors lands.	
41593	D.M.L.	1 Feb 1942	2 Mar 1942	Oakwood Ornamental Iron Works	L. W. Bailey			Discharging No. 41450 2 1/2 A.C.
41599	D.M.L.	2 Feb 1942	2 Mar 1942	Oakwood Ornamental Iron Works	L. W. Bailey			Discharging No. 41450 2 1/2 A.C.
41658	Grant	10Oct1941	27Apr1942	James Hunter	Edith M. Dickson	350.00	Part and right-of-way as in No. 41658 2 1/2 A.C.	
41684	Grant	20Oct1941	27Apr1942	Jas. H. Douglas et ux	James Hunter	1.000	0000	Part and right-of-way as in No. 41658 2 1/2 A.C.
42468	Grant	14 Jan 1942	20 Jan 1942	John R. Pomeroy et ux	James H. Douglas	21	10.00	Part of 147' x 334' 11" at SW corner of Grantors lands.
42457	Grant	15 Oct 1942	2 Dec 1942	The Toronto & Lancaster L. Rd. Co. et ux	Kenneth Slesar & Helen L. Slesar	10.100	500.00	Part of 147' x 334' 11" at SW corner of Grantors lands.
42686	Grant	1 Jan 1943	10 Jan 1943	Edwin E. Wasson et ux	Robert B. Dickson & Annie Dickson	10	10.00	Part of 147' x 334' 11" at SW corner of Grantors lands.
42687	MORTGAGE	2 Jan 1943	10 Jan 1943	Robert B. Dickson et ux	Edwin E. Wasson	10	10.00	Part of 147' x 334' 11" at SW corner of Grantors lands.
42688	Grant	2 Jan 1943	10 Jan 1943	Edwin E. Wasson et ux	Robert B. Dickson & Annie Dickson	10	10.00	Part of 147' x 334' 11" at SW corner of Grantors lands.
42689	Grant	2 Jan 1943	10 Jan 1943	Edwin E. Wasson et ux	Robert B. Dickson & Annie Dickson	10	10.00	Part of 147' x 334' 11" at SW corner of Grantors lands.
42690	Grant	2 Jan 1943	10 Jan 1943	Edwin E. Wasson et ux	Robert B. Dickson & Annie Dickson	10	10.00	Part of 147' x 334' 11" at SW corner of Grantors lands.
42691	Grant	2 Jan 1943	10 Jan 1943	Edwin E. Wasson et ux	Robert B. Dickson & Annie Dickson	10	10.00	Part of 147' x 334' 11" at SW corner of Grantors lands.
42692	Grant	2 Jan 1943	10 Jan 1943	Edwin E. Wasson et ux	Robert B. Dickson & Annie Dickson	10	10.00	Part of 147' x 334' 11" at SW corner of Grantors lands.
42693	Grant	2 Jan 1943	10 Jan 1943	Edwin E. Wasson et ux	Robert B. Dickson & Annie Dickson	10	10.00	Part of 147' x 334' 11" at SW corner of Grantors lands.
42694	Grant	2 Jan 1943	10 Jan 1943	Edwin E. Wasson et ux	Robert B. Dickson & Annie Dickson	10	10.00	Part of 147' x 334' 11" at SW corner of Grantors lands.
42695	Grant	2 Jan 1943	10 Jan 1943	Edwin E. Wasson et ux	Robert B. Dickson & Annie Dickson	10	10.00	Part of 147' x 334' 11" at SW corner of Grantors lands.
42696	Grant	2 Jan 1943	10 Jan 1943	Edwin E. Wasson et ux	Robert B. Dickson & Annie Dickson	10	10.00	Part of 147' x 334' 11" at SW corner of Grantors lands.
42697	Grant	2 Jan 1943	10 Jan 1943	Edwin E. Wasson et ux	Robert B. Dickson & Annie Dickson	10	10.00	Part of 147' x 334' 11" at SW corner of Grantors lands.
42698	Grant	2 Jan 1943	10 Jan 1943	Edwin E. Wasson et ux	Robert B. Dickson & Annie Dickson	10	10.00	Part of 147' x 334' 11" at SW corner of Grantors lands.
42699	Grant	2 Jan 1943	10 Jan 1943	Edwin E. Wasson et ux	Robert B. Dickson & Annie Dickson	10	10.00	Part of 147' x 334' 11" at SW corner of Grantors lands.
42700	Grant	2 Jan 1943	10 Jan 1943	Edwin E. Wasson et ux	Robert B. Dickson & Annie Dickson	10	10.00	Part of 147' x 334' 11" at SW corner of Grantors lands.

APPENDIX C

LAND REGISTRY RECORDS

[illegible]

APPENDIX C
LAND REGISTRY RECORDS

Township of Toronto

NUMBER	INSTRUMENT	DATE OF INSTRUMENT	DATE OF REGISTRATION	GRANTOR	GRANTEE	AREA	CONSIDERATION	REMARKS
53683	Grant	June 11/1950	June 11/1950	Henry A. Church, Lucius Raymond V. Brantfield	Edith M. Dickson, Joseph Holdier	1/2000	1/2000	1/2000
53111	Grant	June 11/1950	June 11/1950	Henry A. Church, Lucius Raymond V. Brantfield	Edith M. Dickson, Joseph Holdier	1/2000	1/2000	1/2000
53112	Grant	June 11/1950	June 11/1950	Henry A. Church, Lucius Raymond V. Brantfield	Edith M. Dickson, Joseph Holdier	1/2000	1/2000	1/2000
53113	Grant	June 11/1950	June 11/1950	Henry A. Church, Lucius Raymond V. Brantfield	Edith M. Dickson, Joseph Holdier	1/2000	1/2000	1/2000
53171	Grant	June 11/1950	June 11/1950	Henry A. Church, Lucius Raymond V. Brantfield	Edith M. Dickson, Joseph Holdier	1/2000	1/2000	1/2000
53218	Grant	June 11/1950	June 11/1950	Henry A. Church, Lucius Raymond V. Brantfield	Edith M. Dickson, Joseph Holdier	1/2000	1/2000	1/2000
53243	Grant	June 11/1950	June 11/1950	Henry A. Church, Lucius Raymond V. Brantfield	Edith M. Dickson, Joseph Holdier	1/2000	1/2000	1/2000
53277	Grant	June 11/1950	June 11/1950	Henry A. Church, Lucius Raymond V. Brantfield	Edith M. Dickson, Joseph Holdier	1/2000	1/2000	1/2000
53567	Grant	June 11/1950	June 11/1950	Henry A. Church, Lucius Raymond V. Brantfield	Edith M. Dickson, Joseph Holdier	1/2000	1/2000	1/2000
53659	Grant	June 11/1950	June 11/1950	Henry A. Church, Lucius Raymond V. Brantfield	Edith M. Dickson, Joseph Holdier	1/2000	1/2000	1/2000
53707	Grant	June 11/1950	June 11/1950	Henry A. Church, Lucius Raymond V. Brantfield	Edith M. Dickson, Joseph Holdier	1/2000	1/2000	1/2000
53726	Grant	June 11/1950	June 11/1950	Henry A. Church, Lucius Raymond V. Brantfield	Edith M. Dickson, Joseph Holdier	1/2000	1/2000	1/2000
53763	Grant	June 11/1950	June 11/1950	Henry A. Church, Lucius Raymond V. Brantfield	Edith M. Dickson, Joseph Holdier	1/2000	1/2000	1/2000
60601	Grant	June 11/1950	June 11/1950	Henry A. Church, Lucius Raymond V. Brantfield	Edith M. Dickson, Joseph Holdier	1/2000	1/2000	1/2000

APPENDIX C

LAND REGISTRY RECORDS

SHEET NO. 34
LOT NO. 34
CON. NO. 3405
RANGE NO.

Township of Torate

SHEET NO. 34
LOT NO. 34
CON. NO. 3405
RANGE NO.

NUMBER	INSTRUMENT	DATE OF INSTRUMENT	DATE OF REGISTRATION	GRANTOR	GRANTEE	AREA	CONSIDERATION	REMARKS
6642	D.M.	14 Oct 1952	22 Oct 1952	Joseph H. Hadden	John A. Joyce Hadden	1/2 Acre	\$500.00	11/4/61
6643	D.M.	14 Oct 1952	22 Oct 1952	Joseph H. Hadden	John A. Joyce Hadden	1/2 Acre	\$500.00	11/4/61
6644	D.M.	14 Oct 1952	22 Oct 1952	Joseph H. Hadden	John A. Joyce Hadden	1/2 Acre	\$500.00	11/4/61
6645	Grant	13 Oct 1952	25 Oct 1952	Joseph H. Hadden & Joyce Hadden	James H. Hadden	1/2 Acre	\$500.00	11/4/61
61306	NORTH 1/2	10 Sept 1952	25 Dec 1952	Joseph H. Hadden & Joyce Hadden	James H. Hadden	1/2 Acre	\$500.00	11/4/61
61313	WEST 1/2	10 Dec 1952	25 Dec 1952	James H. Hadden	James H. Hadden	1/2 Acre	\$500.00	11/4/61
62784	Grant	20 Mar 1953	25 May 1953	Joseph H. Hadden	Margaret Slater	1/2 Acre	\$500.00	11/4/61
65169	Grant	20 Oct 1953	5 Jan 1954	Charles H. Hadden	Charles H. Hadden	1/2 Acre	\$500.00	11/4/61
66476	Grant	20 Jan 1953	25 Oct 1953	Robert N. Dickson	Alexander C. Dickson	1/2 Acre	\$500.00	11/4/61
66477	NORTH 1/2	20 Jan 1953	25 Oct 1953	Robert N. Dickson	Alexander C. Dickson	1/2 Acre	\$500.00	11/4/61
68295	Grant	20 May 1953	25 June 1953	Joseph H. Hadden	James H. Hadden	1/2 Acre	\$500.00	11/4/61
68296	NORTH 1/2	20 May 1953	25 June 1953	Joseph H. Hadden	James H. Hadden	1/2 Acre	\$500.00	11/4/61
68330	Grant	20 May 1953	25 June 1953	Joseph H. Hadden	James H. Hadden	1/2 Acre	\$500.00	11/4/61
68402	D.M.	20 May 1953	25 June 1953	Joseph H. Hadden	James H. Hadden	1/2 Acre	\$500.00	11/4/61
68453	Grant	20 May 1953	25 June 1953	Joseph H. Hadden	James H. Hadden	1/2 Acre	\$500.00	11/4/61
68454	Grant	20 May 1953	25 June 1953	Joseph H. Hadden	James H. Hadden	1/2 Acre	\$500.00	11/4/61

APPENDIX C

LAND REGISTRY RECORDS

[illegible]

APPENDIX C

LAND REGISTRY RECORDS

NUMBER	INSTRUMENT	DATE OF INSTRUMENT	DATE OF REGISTRATION	GRANTOR	GRANTEE	AREA	CONSIDERATION	REMARKS
76445	Tr. L.	20 Oct 1953	20 Oct 1953	King Building Material Limited	Laurance G. Leibel	312	12,500	Cont. Part of 76437
77667	Tr. L.	7 Oct 1953	7 Oct 1953	Travacchini Brothers Ltd	Lester Indurcin	7	114.50	Cont. Part of 76437
77101	Cont.	7 Oct 1953	7 Oct 1953	Dakota Lumber Co Ltd	Laurance G. Leibel			Cont. Part of 76437
77431	Cont.	20 Oct 1953	20 Oct 1953	King Block Company	Lester Indurcin			Cont. Part of 76437
78180	Grant	1 Dec 1953	1 Dec 1953	Laurance G. Leibel	Arthur J. Slater			Cont. Part of 76437
78520	Grant	1 Dec 1953	1 Dec 1953	Stephen V. Wilson et al	Eric G. Harris			Cont. Part of 76437
79448	Special	25 Oct 1954	25 Oct 1954	King, James & King	Electric			Cont. Part of 76437
79647	Cont.	12 Oct 1954	12 Oct 1954	Laurance G. Leibel	Laurance G. Leibel			Cont. Part of 76437
79648	Cont.	12 Oct 1954	12 Oct 1954	King Block Company	Laurance G. Leibel			Cont. Part of 76437
79734	Grant	12 Oct 1954	12 Oct 1954	Laurance G. Leibel	Laurance G. Leibel			Cont. Part of 76437
81149	Cont.	12 Oct 1954	12 Oct 1954	Industrial Reception Corp. Limited	Laurance G. Leibel			Cont. Part of 76437
84703	Cont.	12 Oct 1954	12 Oct 1954	Laurance G. Leibel	Laurance G. Leibel			Cont. Part of 76437
82877	Cont.	12 Oct 1954	12 Oct 1954	Laurance G. Leibel	Laurance G. Leibel			Cont. Part of 76437
83114	Cont.	12 Oct 1954	12 Oct 1954	Laurance G. Leibel	Laurance G. Leibel			Cont. Part of 76437
85173	Cont.	12 Oct 1954	12 Oct 1954	Laurance G. Leibel	Laurance G. Leibel			Cont. Part of 76437

APPENDIX C

LAND REGISTRY RECORDS

[illegible]

APPENDIX C
LAND REGISTRY RECORDS

SHEET NO. 5 LOT NO. 34 CON. NO. 3 S.D.S. RANGE NO.				TOWNSHIP OF TORONTO				SHEET NO. 7 LOT NO. 34 CON. NO. 3 S.D.S. RANGE NO.			
NUMBER	INSTRUMENT	DATE OF INSTRUMENT	DATE OF REGISTRATION	GRANTOR	GRANTEE	AREA	CONSIDERATION	REMARKS			
90847	D-171	15 Aug 1955	20 Sept 1955	Canada Permanent Mortgage Corp.	Barney Cerka			discharge No. 899 15/11/54			
91704	B.C.	13 Sept 1955	27 Oct 1955	Break Trade et ux et Lawrence Cement Co. (incorporated in Ont.)	et ux	10.63 ac.		25 th Part plan No. 90370			
93111	AUTOMAT	1 Dec 1955	31 Dec 1955	Arthur J. Blanchard	Edward, Charles			201.11 ac. now under mortgage to Bank of Montreal No. 90370-270-54			
93615	D-171	15 Aug 1955	20 Sept 1955	John D. McQuinn John D. McQuinn John D. McQuinn	John D. McQuinn John D. McQuinn John D. McQuinn			discharge No. 899 15/11/54			
94133	Grant	20 Dec 1955	29 Feb 1956	Arthur J. Blacer et ux	Albert Marlow			Comm. in part No. 90370-270-54 since 6.675.62 x 2.60.47 x 67.568 No. 90370-270-54			
94923	Grant	27 Feb 1956	10 Apr 1956	Barney Cerka et ux	John Kolody Karoline Kolody			2001.6 Part - Commission and interest on mortgage No. 90370-270-54 6.620 th Part of Pl. (which is the limit of Hazelhurst Rd) since 1954 305.11 ft x 6.620 th Part of Pl. (which is the limit of Hazelhurst Rd) since 1954 305.11 ft x 6.620 th Part of Pl. (which is the limit of Hazelhurst Rd) since 1954			
95064	Grant	19 Mar 1956	16 Apr 1956	Lois G. Sinclair et ux	The Director, The Veterans' Land Act			100 th Part - Commission and interest on mortgage No. 90370-270-54 since 6.620 th Part of Pl. (which is the limit of Hazelhurst Rd) since 1954 305.11 ft x 6.620 th Part of Pl. (which is the limit of Hazelhurst Rd) since 1954			
980946	Part	24 Apr 1956	3 May 1956	Treasurer's Consent - Stephen Wilson	et ux			discharge No. 899 15/11/54			
99257	Part	13 May 1956	17 May 1956	Arthur J. Blanchard	et ux			discharge No. 899 15/11/54			
99445	D-171	15 Aug 1955	20 Sept 1955	John D. McQuinn	John D. McQuinn			discharge No. 899 15/11/54			
101197	Part	14 Apr 1956	21 Apr 1956	Interprovincial Pipeline Company	Arthur B. Green			discharge No. 899 15/11/54			
101545	D-171	15 Aug 1955	20 Sept 1955	Robert A. Dickson	Alexander L. Dickson			discharge No. 899 15/11/54			
101546	D-171	15 Aug 1955	20 Sept 1955	Robert A. Dickson	Alexander L. Dickson			discharge No. 899 15/11/54			

APPENDIX C
LAND REGISTRY RECORDS

SHEET NO. 6		LOT NO. 34		CON. NO. 3, 5, D, S.		TOWNSHIP OF TORONTO		SHEET NO. 6		LOT NO. 34		CON. NO. 3, 5, D, S.		RANGE NO.	
NUMBER	INSTRUMENT	DATE OF INSTRUMENT	DATE OF REGISTRATION	GRANTOR	GRANTEE	AREA	CONVEYANCE	REMARKS							
101732	D.M. 2	Jan 1957	10/1/57	London & West End Ltd.	Highway Commission	6.581.00	10/1/57	Part discharge of No. 110, 464.							
102320	Lease v. 14	Jan 1957	12/1/57	Interprovincial Pipe Line Company	Proper. Dev.			Part x-oh							
102680	Agmt	19/1/57	20/1/57	Interprovincial Pipe Line Company	Arthur B. Green	20.280.00		Part x-oh as in No. 88, 477.							
103103	Agmt	—	29/4/57	Murray H. Green	Arthur B. Green			Part x-oh as in No. 10, 268.0							
103404	Grant	12/4/57	16/4/57	Ellis Bignall & Marie L. Bignall	John Venturini			Part x-oh as in No. 59, 266.0							
103405	Agmt	19/4/57	16/4/57	John Venturini	Ellis Bignall			Part x-oh as in No. 59, 266.0							
103685	D.C. 15	1/4/57	3/4/57	The Hydro-Electric Power Comm. of Ontario	Canadian National Railway Company	26.95.00		Part - sketch attached							
104256	M.L. 2	24/4/57	28/4/57	The Truck & Cement Co. of Canada	St. Lawrence Cement Co.	1.77.176.40		Part - sketch attached							
106185	Grant	1/4/57	1/4/57	St. Lawrence Cement Co.	Canadian National Railway Company			Part - sketch attached							
107836	Lease	3/4/57	3/4/57	McIntosh & Co.	St. Lawrence Cement Co.			Part - sketch attached							
110156	Grant	10/4/57	11/4/57	The Hydro-Electric Power Comm. of Ontario	St. Lawrence Cement Co.			Part - sketch attached							
110492	Lease	15/4/58	22/4/58	Alexander C. Dickson	St. Lawrence Cement Co.			Part - sketch attached							
110498	Lease	1/4/58	12/4/58	St. Lawrence Cement Co.	Matric Trust Co.			Part - sketch attached							

APPENDIX C

LAND REGISTRY RECORDS

[illegible]

APPENDIX C
LAND REGISTRY RECORDS

SHEET NO. 7
LOT NO. 34
CON. NO. 3 S.D.S.
RANGE NO.

TOWNSHIP OF TORONTO

SHEET NO. 7
LOT NO. 34
CON. NO. 3 S.D.S.
RANGE NO.

NUMBER	INSTRUMENT	DATE OF INSTRUMENT	DATE OF REGISTRATION	GRANTOR	GRANTEE	AREA	CONSIDERATION	REMARKS
126326	Grant	Feb 1960	Feb 1960	Ernest R. Allen et ux	Michael Maden + Anna Maden	1007C	Part. 200 sq w	ad joint tenants as in No. 60605 except widening of Hazelhurst Road 30' to 60' on one
126327	MORTGAGE	Feb 1960	Feb 1960	Michael Maden Anna Maden	Ernest R. Allen	1007C	Part. 200 sq w	ad joint tenants as in No. 60605 except widening of Hazelhurst Road 30' to 60' on one
127941	Easement	22 Mar 1960	28 Apr 1960	John P. Pritchard Elizabeth Pritchard	The Corp. of the City of Toronto	72 sq ft	Part. sketch	attached 20' perpendicular with the part 33-34 p. 102680
127943	Easement	22 Mar 1960	28 Apr 1960	Ralston Purina Company of Canada Limited	The Corp. of the City of Toronto	2079 sq ft	Part. sketch	attached 20' perpendicular with the part 33-34 p. 102680
129567	Grant	8 Feb 1960	28 June 1960	Alexander P. Dickson	Helen J. Dickson	1007C	Part. 200 sq w	ad joint tenants as in No. 60605 except widening of Hazelhurst Road 30' to 60' on one
131748	Grant	16 Dec 1952	27 Sept 1960	Barney Cerkas et ux	Township of Toronto	1007C	Part. 200 sq w	ad joint tenants as in No. 60605 except widening of Hazelhurst Road 30' to 60' on one
133887	Easement	25 Nov 1960	22 Dec 1960	Ralston Purina Company of Canada Limited	John P. Pritchard Elizabeth Pritchard	72 sq ft	Part. sketch	attached 20' perpendicular with the part 33-34 p. 102680

APPENDIX C

LAND REGISTRY RECORDS

NUMBER	INSTRUMENT	DATE OF INSTRUMENT	DATE OF REGISTRATION	GRANTOR	GRANTEE	AREA	CONSIDERATION	REMARKS
133888	Grant	6 Oct 1960	22 Dec 1960	John P. Pritchard Canadian Elizabeth W. Pritchard Demag Limited	Canadian Demag Limited	1/4 AC Part Lot 33		Sketch attached
				(10) of No. 133887	Shore R.E. 19.3.49 x 186320.6' x 17.784' x 17.50.37'			
					x sw 17.166' x sw 63708' x sw 199.72' x sw 50.38' of pfe			
133889	Agmt	12 Dec 1960	22 Dec 1960	John P. Pritchard Canadian Elizabeth W. Pritchard Demag Limited	Canadian Demag Limited	1/4 AC Part Lot 33		See Deput. No 4474
133884	Release	5 May 1961	15 May 1961	James H. Lee Alexander C. Dickson	James H. Lee Alexander C. Dickson	1/4 AC Part Lot 33		See Deput. No 4474
137117	Release	5 May 1961	15 May 1961	James H. Lee Alexander C. Dickson	James H. Lee Alexander C. Dickson	1/4 AC Part Lot 33		See Deput. No 4474
137348	Grant	6 Apr 1961	3 June 1961	Draxton Development Corporation Limited Catharine Veltheer	Draxton Development Corporation Limited Catharine Veltheer	1/4 AC Part Lot 33		See Deput. No 4474
137549	MORTGAGE	11 Apr 1961	11 Apr 1961	Draxton Development Corporation Limited Catharine Veltheer	Draxton Development Corporation Limited Catharine Veltheer	1/4 AC Part Lot 33		See Deput. No 4474
138991	Agmt	11 Apr 1961	11 Apr 1961	Draxton Development Corporation Limited Catharine Veltheer	Draxton Development Corporation Limited Catharine Veltheer	1/4 AC Part Lot 33		See Deput. No 4474
146552	Agmt	11 Apr 1961	11 Apr 1961	Draxton Development Corporation Limited Catharine Veltheer	Draxton Development Corporation Limited Catharine Veltheer	1/4 AC Part Lot 33		See Deput. No 4474
147331	Grant	11 Apr 1961	11 Apr 1961	Draxton Development Corporation Limited Catharine Veltheer	Draxton Development Corporation Limited Catharine Veltheer	1/4 AC Part Lot 33		See Deput. No 4474
150431	Grant	11 Apr 1961	11 Apr 1961	Draxton Development Corporation Limited Catharine Veltheer	Draxton Development Corporation Limited Catharine Veltheer	1/4 AC Part Lot 33		See Deput. No 4474
150432	MORTGAGE	11 Apr 1961	11 Apr 1961	Draxton Development Corporation Limited Catharine Veltheer	Draxton Development Corporation Limited Catharine Veltheer	1/4 AC Part Lot 33		See Deput. No 4474

APPENDIX C

LAND REGISTRY RECORDS

LOT NO. 34

CON. NO. 1 S.D.S.

TOWNSHIP OF TORONTO

CON. NO. 5 S.D.S.

RANGE NO.

NUMBER	INSTRUMENT	DATE OF INSTRUMENT	DATE OF REGISTRATION	GRANTOR	GRANTEE	AREA	CONSIDERATION	REMARKS
151937	Grant	Jan 1913	27 Jan 1913	Robert A. Dickson	Robert A. Dickson			29/11/13, 66 AC 1018
151937	Grant	Jan 1913	27 Jan 1913	Annie Dickson	Annie Dickson			1/10/15/16 117
151937	Grant	Jan 1913	27 Jan 1913	Robert A. Dickson	Robert A. Dickson			29/11/13, 66 AC 1018
161324	Grant	13 Dec 1913	13 Dec 1913	Alfred J. Dickson & John J. Dickson	John C. Dickson			2/10/13, 66 AC 1018
161325	MORTGAGE	13 Dec 1913	13 Dec 1913	John C. Dickson	Alfred J. Dickson & John J. Dickson			2/10/13, 66 AC 1018
161330	Grant	13 Dec 1913	13 Dec 1913	Alfred J. Dickson	John C. Dickson			2/10/13, 66 AC 1018
163013	Grant	19 Feb 1914	26 Feb 1914	Alexander Ritchie	John B. Hiley			20/7/14, 66 AC 1018
167006	Grant	10 Apr 1914	6 May 1914	Oliver L. Harris	Ernest Harris & Marion L. Harris			20/7/14, 66 AC 1018
167007	Grant	1 May 1914	6 May 1914	John P. Ritchie	Universal Dunes			20/7/14, 66 AC 1018
167121	Grant	15 Dec 1913	13 May 1914	Ernest J. Harris	Ernest J. Harris			20/7/14, 66 AC 1018
167122	MORTGAGE	1 May 1914	13 May 1914	Ernest J. Harris	Ernest J. Harris			20/7/14, 66 AC 1018

APPENDIX C

LAND REGISTRY RECORDS

[illegible]

APPENDIX C

LAND REGISTRY RECORDS

[illegible]

APPENDIX C

LAND REGISTRY RECORDS

[illegible]

APPENDIX C
LAND REGISTRY RECORDS

SHEET NO. 10
 LOT NO. 34
 CON. NO. 35, D.S.
 RANGE NO.

Town of Mississauga

SHEET NO. 10
 LOT NO. 34
 CON. NO. 35, D.S.
 RANGE NO.

REGISTERED
 NO. 921

NUMBER	INSTRUMENT	DATE OF INSTRUMENT	DATE OF REGISTRATION	GRANTOR	GRANTEE	AREA	CONSIDERATION	REMARKS
132201VS	Deed	15 Oct 1967	15 Dec 1967	John Kolody	Dea Smithly			Discharged by No. 132201VS
130161VS	MORTGAGE	15 Dec 1967	30 Dec 1967	John Kolody	Simagami Financial Services Limited	30.00		Discharged by No. 132201VS
132371VS	Deed	20 Jan 1970	30 Jan 1970	Suta K. Phillips	Flanders Field Furnels Limited	30.00	2.00	Part as in No. 132371VS with right of way
132372VS	O.V.	20 Jan 1970	30 Jan 1970	Simagami Financial Services Limited	Suta K. Phillips	30.00		Discharged by No. 132371VS
132373VS	MORTGAGE	20 Jan 1970	30 Jan 1970	Flanders Field Furnels Limited	Suta K. Phillips	30.00		Discharged by No. 132371VS
132374VS	MORTGAGE	20 Jan 1970	30 Jan 1970	Suta K. Phillips	Simagami Financial Services Limited	30.00		Discharged by No. 132371VS
132467VS	O.V.	21 Jan 1970	16 Feb 1970	James H. McSwain	Suta K. Phillips			Discharged by No. 132467VS
132724VS	MORTGAGE	18 Feb 1970	24 Feb 1970	Catharina Veltman	Canada Lawrence	40.00		Discharged by No. 132724VS
132725VS	O.V.	18 Feb 1970	24 Feb 1970	Howard O. Lawrence	Catharina Veltman			Discharged by No. 132724VS
GR 13555VS	Deed	13 June 1966	16 May 1970	Truax's Consent	Charles H. Sinclair			u. No. 23042
136510VS	Grant	18 Mar 1970	26 Mar 1970	Canada Permanent Trust Company Ltd.	Northwest Heights Developments Limited	200.00		Part Comm. at \$2.00
				Charles H. Sinclair Est.				SW 634'9" x SE 1304' to top of 33' rps. Dem. Consent attached

APPENDIX C
LAND REGISTRY RECORDS

SHEET NO. 10
 LOT NO. 34
 CON. NO. 3 S. D. S.
 RANGE NO.

SHEET NO. 10
 LOT NO. 34
 CON. NO. 3 S. D. S.
 RANGE NO.

Town of Mississauga

NUMBER	INSTRUMENT	DATE OF INSTRUMENT	DATE OF REGISTRATION	GRANTOR	GRANTEE	AREA	CONSIDERATION	REMARKS
136544	MORTGAGE	1970	1970	Northview Heights Canada Permanent Development Limited Trust Company	Development of Heights	14.50	Part 2 of plan 25	in No. 176540-45
				Executors of Charles J. Sinclair Estate				discharge by No. 5458143
127824	Deed in Council	3 Apr 1970	15 Apr 1970	Crown	Department of Highways (Ontario)		Transfer of Highway to Town of Mississauga by Deed in Council Oc. 9.25.70. See also and plan attached, B.M. No. P.3108472.	241/160 00 0000
14063045	D.M.	13 Jan 1971	21 Jan 1971	Municipal Spraying and Drilling Company Limited	Municipal Tank Limited			discharge No. 6020845
1406314	D.M.	19 Jan 1971	21 Jan 1971	John D. Pritchard & Elizabeth A. Pritchard	John D. Pritchard			discharge No. 358124
1406324	Deed of Lease	31 Dec 1970	21 Jan 1971	Soddyellow Enterprises Limited	Westburne Realty Limited formerly Primac Investments Limited		100 y.c. Part 2 of plan 4	discharge No. 358114
1406344	Lease	30 Nov 1970	21 Jan 1971	Westburne Realty Ltd.	Municipal Tank Limited	20 45 ac.	625 ac. monthly for 20 yrs. from Dec. 1. 1970. Part as in No. 358114 vs. c. Duty 36	discharge No. 358114
1406354	MORTGAGE	16 Dec 1970	21 Jan 1971	Westburne Realty Ltd. (formerly Primac Investments Ltd.) et al	The Prudential Insurance Company of America	1520000	Part as in No. 358114 vs. c. Duty 36	discharge No. 358114
1406364	Asgmt. of Lease	16 Dec 1970	2 Feb 1971	Westburne Realty Ltd.	The Prudential Insurance Company of America	2000	To assign lease dated Nov. 30, 1970 in favour of Mtpa dated Dec. 16, 1970. Part 2 of plan 25	discharge No. 358114
1673434	Consent	6 April 1971	19 April 1971	re: state tax ack	Edward B. Stocholik	33' n. of way known as Hogel's Road	comm. 660.67' NE of S.L. since NE 33.22' x NW 2104.60' x 255' x 743.83' x 63.05' x 87.41' x 133.86' x 403.54' x 401.07' x SW 83.07' x SE 397.66' x 402.51' x 133.57' x 89.98' x 63.42' x 741.70' x 255.57' x 2110' 6 p of c	discharge No. 1673434
1673444	Consent	13 April 1971	19 April 1971	Re: state tax ack	Edward B. Stocholik			discharge No. 1673434

APPENDIX C

LAND REGISTRY RECORDS

[illegible]

APPENDIX C
LAND REGISTRY RECORDS

PAGE NO. 11

LOT 34 CONCESSION 35.25

REGISTRATION NUMBER	INSTRUMENT	DATE OF INSTRUMENT	REGISTRATION DATE	GRANTOR	GRANTEE	CONSIDERATION ETC.	LAND AND REMARKS
2288945	Grant	29 Aug 1972	8 Sept 1972	Dora Smilsky	Anton Trus & Mary Miller as joint tenants	200	c Part and exception as in 94923
2289205	MORTGAGE	6 Sept 1972	8 Sept 1972	Anton Trus & Mary Miller	Dora Smilsky	115,000.00	Part & exception as in 94923
2289165	Grant	11 Aug 1972	8 Sept 1972	The Great West Life Assurance Company	Dora Smilsky		Discharging as 92282
24129915	Grant	9 Nov 1972	8 Dec 1972	The Director, The Veterans' Land Act	Rosa H. Sinclair	100.00	St. Comm. SW limit of Hazelhurst Rd. 1136' x 24' NW therealong from point in NW limit of the King's Highway 260' x 8' NE from SW limit of lot thence SW 634' 9" x NW 137' 9" x NE 632' 0" x 55' 37' 9" to R/LC.
2420615	MORTGAGE	29 Nov 1972	18 Dec 1972	Hlanders Field Kermelo Limited	The Bank of Montreal	12,000.00	part as in 173048 DISCHARGED BY 24230515 except p/c in Comm 638' 00" of SW 1/4 Top with Ref. W.
2699515	MORTGAGE	28 June 1973	6 July 1973	Vincenzo Commallini, Leonardo Commallini, Giovanni Luoragno, De Filippis in trust	Rosa H. Sinclair	32000	Phase in No. 24129915 except p/c in NW 1/4 as 660' 6" x 1236' 2" NW
26996015	Grant	24 May 1973	6 July 1973	Rosa H. Sinclair et al	Vincenzo Commallini, Leonardo Commallini, Giovanni Luoragno, De Filippis in trust	100.00	Phase in No. 24129915 except p/c in NW 1/4 as 660' 6" x 1236' 2" NW
27444915	Grant	26 July 1973	1 Aug 1973	Kerner Densberg 3K Mechanical Contractors Limited	3K Mechanical Contractors Limited	200.00	Part comm. 25' 63' 10" NW from SW thence NW 269' 37' x NW 660' 00" x SE 268' 00" x SW 649' 00" to R/LC. Top with Ref. W. thence NW 211' 50" x NW 255' 50" x NW 250' 50" to NW

APPENDIX C

LAND REGISTRY RECORDS

[illegible]

APPENDIX C
LAND REGISTRY RECORDS

PAGE NO. 12

LOT 34 CONCESSION 3.505

REGISTRATION NUMBER	INSTRUMENT	DATE OF INSTRUMENT	REGISTRATION DATE	GRANTOR	GRANTEE	CONSIDERATION ETC.	LAND AND REMARKS
278126VS	Grant	31 July 1973	28 Aug 1973	Eric S. Harris et al.	St. Lawrence Cement Company	1.00 c	Part Reg. 66267-NE 1/4... thence 1521' X S.W. 1/4... 16.50' X N.W. 1/4... 16.50' X S.W. 1/4... to pfe. Log with ref. to July 6. 1973. Cof. 1973
278127VS 278277VS	Deposit Grant	3 May 1973	28 Aug 1973 29 Aug 1973	Part. 14: 278126VS Lease Motorsquodak Cowland L. Wilson Hilda V. Miller	Whitehorn Investments Limited	2.00 c	Part Comm. 1851.33' NW from SL thence NW 439.160' N.E. 88.3-00' SE 182.58' X N.E. 250.19' X S.E. 195.73' X S.W. 68.742' to pfe. Log with Ref. way Comm. 660.67' NE from SL thence NW 19.66.73' to JVE
280423VS	Grant	5 Sept. 1973	10 Sept. 1973	Universal Drums Reconditioning Limited	Leifol Lehnberg (Canada) Limited Shurtz	2.00	Part 10.0 L. 20.00 no. 1670.07 July to 1973. re 127941 July 6. 1973. re 102650.4133887 Log with ref. re 133.888.4133887 Re. lease dated 2 Sept. 1973 for a term of 30 years and 34 days from 7 Sept. 1973 to 30 Sep 1993. Part 10.0 L. 20.00 no. 1670.07. July to 1973. re 127941. July to 1973. re 102650.4133887. Log with ref. 133.888.4133887.
280424VS	Ref. of Reas	7 Sept. 1973	10 Sept. 1973	Leifol Lehnberg (Canada) Limited	Raymond P. Strong Limited. James J. McDonald Limited Norman J. Cowan Limited and Walter H. Whitehouse Limited Universal Drums Reconditioning Company (by their attorneys)	10.00 c	Part 10.0 L. 20.00 no. 1670.07 July to 1973. re 127941. July to 1973. re 102650.4133887. Log with ref. 133.888.4133887.
280425VS	1973	7 Sept. 1973	10 Sept. 1973	Leifol Lehnberg (Canada) Limited Shurtz	Shurtz Company of Canada Shurtz	10.00 c	Part 10.0 L. 20.00 no. 1670.07 July to 1973. re 127941. July to 1973. re 102650.4133887. Log with ref. 133.888.4133887.
280426VS	D-71	20 Sept. 1973	20 Oct. 1973	Industrial Development Bank	Universal Drums Reconditioning Company		Overriding no. 17084VS

APPENDIX C

LAND REGISTRY RECORDS

[illegible]

APPENDIX C
LAND REGISTRY RECORDS

PAGE NO. 13

LOT 34

CONCESSION 3 S.D.S.

PAGE NO. 14

REGISTRATION NUMBER	INSTRUMENT	DATE OF INSTRUMENT	REGISTRATION DATE	GRANTOR	GRANTEE	CONSIDERATION ETC.	LAND AND REMARKS
51192515	MORTGAGE	30 Apr 1974	2 May 1974	257477 Ontario Limited	John A. Holden	504,000.00	Part of Ref. way as in No. 51192515
32222215	MORTGAGE	26 June 1974	10 July 1974	John A. Nixon	Kenneth Scott, executor of Albert J. Boase, Estate	15,000.00	Part of Ref. way as in No. 51192515
32722015	Grant	23 July 1974	23 Aug 1974	Slenders Field Kennels Limited	Jack R. Engler & Patricia Engler as joint tenants	2,000.00	Part as in No. 173048
52722115	MORTGAGE	24 July 1974	23 Aug 1974	Jack R. Engler & Patricia Engler as joint tenants	Historic and Bay Street Company	14,000.00	script page is 638 NE of S.W. (3 ac.) Signed refu
Discharged by # 695365 Asst. Dep. Land Reg.							Part as in No. 32722015
32722215	MORTGAGE	17 Aug 1974	23 Aug 1974	Jack R. Engler & Patricia Engler	Slenders Field Kennels Limited	25,000.00	(3 ac.) Signed refu
32890315	D.M.	27 August 1974	9 Sept 1974	Emily D. Douglas by her attorney James L. Douglas, R.R. 2453345	Historic and Bay Street Company		Part as in No. 32722015
32890415	D.M.	6 August 1974	9 Sept 1974	Emily D. Douglas by her attorney James L. Douglas, R.R. 2453345	Historic and Bay Street Company		Discharged by No. 530587 (3 ac.) Signed refu
33051415	D.M.	17 Sept 1974	20 Sept 1974	Bank of Montreal	Bank of Montreal		Discharging No. 173048
35137415	Grant	12 May 1975	15 May 1975	John A. Nixon	Lakemist, Developments Limited	2,000.00	Part as in No. 27827715
35137515	MORTGAGE	13 May 1975	15 May 1975	Lakemist, Developments Limited	John A. Nixon	14,000.00	Part as in No. 27827715
35137615	D.M.	24 Apr 1975	15 May 1975	Kenneth Scott executor of Albert J. Boase, Estate	John A. Nixon		Part as in No. 27827715
							Discharging No. 32222215

APPENDIX C
LAND REGISTRY RECORDS

LOT 34
Mississauga

CONCESSION 35D5

PAGE NO. 14

REGISTRATION NUMBER	INSTRUMENT	DATE OF INSTRUMENT	REGISTRATION DATE	GRANTOR	GRANTEE	CONSIDERATION ETC.	LAND AND REMARKS
354186VS	Grant	26 Feb 1975	8 June 1975	Catharina Veltheer	Jack Yepremian to user	2.0048	Pt. as in no. 11,0902
354187VS	MORTGAGE	4 June 1975	6 June 1975	Jack Yepremian	Farmers & Merchants Trust Co. Ltd.	\$89,000.00	Pt. as in no. 11,0902 DISCHARGED BY No. 573686
354188VS	MORTGAGE	4 June 1975	6 June 1975	Jack Yepremian et al	Catharina Veltheer	\$43,000.00	Pt. as in no. 11,0902 DISCHARGED BY No. 573963
354128VS	ASSIGNMENT OF MORTGAGE	27 May 1975	9 June 1975	Bernard Pajuaat et al	The Bank of Montreal	2.00	Assigning 351414 DISCHARGED BY No. 544916
354771VS	ASSIGNMENT	16 May 1975	16 June 1975	Brenda Lawrence	Catharina Veltheer		Discharging 35467005
354772VS	ASSIGNMENT	16 May 1975	16 June 1975	Howard C. Lawrence	Catharina Veltheer		Discharging 35467005
356070VS	ASSIGNMENT	16 June 1975	25 June 1975	Bank of Montreal	Bernard Pajuaat et al		Discharging 35467005
356230VS	Grant	13 May 1975	26 June 1975	Jack H. W. Wiegman et al	Shelton and Son Ltd. et al	1.00	to amend 35467005
356231VS	MORTGAGE	18 July 1975	11 Aug 1975	Shelton and Son Ltd. et al	Bank of Commerce	\$89,181.00	Part (374) of 35467005 Discharging 35467005
43R-358	Reference Plan			Part 1: 14.886 acres Part 5: 2841 sq. ft.	Part 2: 10.487 acres Part 6: 2760 sq. ft.	Part 3: 1.049 acres Part 4: 846 sq. ft.	Part 7: 1.534 acres
377342VS	Grant	28 Mar 1975	16 Dec 1975	Shelton Industries Ltd.	St. Lawrence Cement Co.	2.00	Part disparted as part 1 and 4 of 43R-358 by which R. of 1 over part 1 and part 3 and 6. Reserving part disparted as part 2. 35467005
380307VS	ASSIGNMENT OF MORTGAGE	27 Jan 1976	6 Feb 1976	Flanigan Field	Bayview Centra	2.00	Assigning 4377342

APPENDIX C
LAND REGISTRY RECORDS

11 PAGE NO. 15

LOT 34 CONCESSION S. S. D. S.
Mississauga

REGISTRATION NUMBER	INSTRUMENT	DATE OF INSTRUMENT	REGISTRATION DATE	GRANTOR	GRANTEE	CONSIDERATION ETC.	LAND AND REMARKS
38939315	Grant	28 Nov. 1975	28 April 1976	Westroc Industries Limited	The Corporation of the City of Mississauga	2.00%	Part designated as part 3, 5 and 6 on 43R-3588 bearing right same part 3 and 4. Common and part 3, 5 and 6
39181100	D.H.		19 May 1976	Canadian Imperial Bank of Commerce	Secat Paving Company Limited		discharging part 3.62389us
45393603	MORTGAGE	30 April 1976	4 June 1976	Westroc Industries Limited	Bank of Montreal	\$100,000.00	Part designated as part 2 on 43R-3588. Tag with an easement over parts 3, 4, 5 & 6 on 43R-3588. Tag with 1.0% over part 7 on 43R-3588. 4.0% of 1.0% outside of Peel.
45399208	MORTGAGE	19 July 1976	20 July 1976	3K Mechanical Contractors Limited	Shamsher S. Bhat R. K. Patel Bhat	\$60,000.00	Part in Tag with R. 534 of 100 us in No. 27444945. DISCHARGED BY No. 512032
45409998	Grant	2 July 1976	25 Oct. 1976	Secat Paving Company Limited	Vincenzo Cammalleri, Simon and Giovanni, Shuragantoum, on lands in common	2.00%	Part (3-3/4 acre) of R. 534 as in No. 28661645. Tag to easement
45413841	MORTGAGE	17 Nov. 1976	29 Nov. 1976	Vincenzo Cammalleri and Simon and Giovanni	Manning H. Richard	60,000.00	Part (3-3/4 acre) of R. 534 as in No. 28661645. Tag to easement. DISCHARGED BY No. 531098
45414674		26 Nov. 1976	3 Dec. 1976	Donald A. Smith & Margaret L. Smith	The Toronto Dominion Bank	1.00	Part in No. 58659. Tag to 1.0% of 1.0% in common 2289.5" x 1/2" from the 1/2" L
4541815	Part of Mortgage	18 Feb. 1977	25 Feb. 1977	John A. Ninoy	Charles M. Dowling	2.00%	Discharging No. 55137505. DISCHARGED BY No. 540524
425806	Deed	22 June 1976	28 June 1976	St. Lawrence	Montreal Trust	1.00	Part of 20.1 outside

APPENDIX C

LAND REGISTRY RECORDS

[illegible]

APPENDIX C

LAND REGISTRY RECORDS

REGISTRATION NUMBER	INSTRUMENT	DATE OF INSTRUMENT	REGISTRATION DATE	GRANTOR	GRANTEE	CONSIDERATION \$	LAND AND REMARKS
476129	MORTGAGE	30 May 1978	1 June 1978	3-K International Design And Development Ltd. Shahad Khatkhar, Rasinder Kumar, Raghunandan Singh, Kuldip Rai and P. Singh Bill and Edna Singh Bahi, Rajinder P. Datta, Shindh Patel	Bill House and Mural House, on joint account	\$15,000.00	Part as in no. 274508 & 274509 (7.19 acres). DISCHARGED BY No. 517414
476230	RM	2 June 1978	2 June 1978	Kamath, H. M. & H. M. & H. M.	Chia Kaper		Discharging 274508 & 274509
436030	Reference Plan						Part 1 = 0.02 = 199, 204 acs, Part 2 = 0.199 acs, Subj. to Ref. W. no. 32773425, Part 3 = 0.271 acs, Subj. to R. of W. no. 31470425, Part 4 = 0.234 acs, Part 5 = 0.330 acs, Subj. to easement no. 10232020, 104911, Part 6 = 3.466 acs, Part 7 = 2501.0' Subj. to easement no. 27719025 & 0.2, 10.2 in 2nd title
441126	MORTGAGE	1 Sept 1978	23 Sept 1978	Western Industries Limited	WAB Limited	\$12,750,000	Part designated as pt. 2 or 45R-3588. Subj. with easement over pts. 3, 4, 5 & 6. Subj. with 10' over pt. 7 & 0.2 & 0.2 outside Part
443696	D.M.	29 Sept 1978	20 Oct 1978	OAC Limited	Western Industries Limited		Discharging no. 442082
503692	D.M.	14 Jan 1979	23 Jan 1979	Whitcomb Investments Limited	John A. Nisay		Discharging no. 296133
508102	MORTGAGE	12 Jan 1979	12 Jan 1979	Donald A. Smith	Victoria and Son	\$11,500	Part Bay 100' 8" N.E. from S.E. Corner NW 20' 04' 8" to pole station SE 104' 8" NW 2' S 20' 00" NW 180' 0" NW 200' 0" to pole Sta. 100' 0" NW 100'
512032	D.M.	23 Mar 1979	20 Apr 1979	Shamsher D. Bhatt Kiran Bhatt	3K Mechanical Contractors Limited		Discharging no. 274508 & 274509
512033	Grant	2 Apr 1979	20 Apr 1979	364874 Ontario Limited	Penel Investments Limited	\$2.00	Part & Ref way as in No. 27444925

APPENDIX C
LAND REGISTRY RECORDS

LOT 34 CONCESSION 35P5 PAGE NO. 18

REGISTRATION NUMBER	INSTRUMENT	DATE OF INSTRUMENT	REGISTRATION DATE	GRANTOR	GRANTEE	CONSIDERATION \$/C	LAND AND REMARKS
512034	MORTGAGE	2 Apr 1979	20 Apr 1979	Condo Investments Limited	Guide de Petrolle Inc.	5000	Part of R. of way 22. m. 27440125
51394	Grant	24 April 1979	10 May 1979	Arnold Wienburg Trustee	Pilman Heavy Highing Canada Limited	Discharged by 51643 Part of Land Reg. 27440125	Part of R. of way 22. m. 27440125
514351	Grant	23 Apr 1979	15 May 1979	3-K International Design and Development Company Limited	Troika Construction Co. Ltd.	2.00	Part of R. of way 22. m. 27440125
515918	MORTGAGE	30 May 1979	31 May 1979	282477 Ontario Limited	Canada Permanent Mortgage Corporation	1.00	Part of R. of way 22. m. 27440125
515278	D.M.	10 May 1979	31 May 1979	John C. Holden	282477 Ontario Limited	Discharged by 515918	Part of R. of way 22. m. 27440125
517414	D.M.	14 May 1979	15 May 1979	Bill House & Minut House	3-K International Design and Development Co. Ltd.	Discharged by 517414	Part of R. of way 22. m. 27440125
520415	Grant	3 July 1979	4 July 1979	Anton Mace, and Mary Mace	Victoria Blonic	2,000.00	Part of R. of way 22. m. 27440125
520416	MORTGAGE	29 June 1979	4 July 1979	Victoria Blonic, and Mary Mace, and Branch Ltd.	Anton Mace, and Mary Mace on joint account	128,000.00	Part of R. of way 22. m. 27440125
520417	MORTGAGE	26 June 1979	4 July 1979	Victoria Blonic, and Mary Mace, and Branch Ltd.	Canada Permanent Mortgage Corporation	70,000.00	Part of R. of way 22. m. 27440125
521473	Deposit		13 July 1979	Re: Instrument No. 228889 v.s.	Sketch attached.		Part of R. of way 22. m. 27440125
522221	Appt. & O.M. act.	28 May 1979	20 July 1979	St. George's Dominion Bank	Victoria Blonic	1.00	Part of R. of way 22. m. 27440125
522450	MORTGAGE	3 July 1979	24 July 1979	Victoria Blonic, and Mary Mace, and Branch Ltd.	King Wagon	2,700.00	Part of R. of way 22. m. 27440125
527061	D.M.	28 Nov 1979	30 Aug 1979	Victoria Blonic, and Mary Mace, and Branch Ltd.	Donald A. Smith, and Mary Mace, and Branch Ltd.	Discharged by 527061	Part of R. of way 22. m. 27440125

APPENDIX C
LAND REGISTRY RECORDS

PAGE NO. 19

LOT 34 CONCESSION 35.0.5.

REGISTRATION NUMBER	INSTRUMENT	DATE OF INSTRUMENT	REGISTRATION DATE	GRANTOR	GRANTEE	CONSIDERATION ETC.	LAND AND REMARKS
530587	D.M.	7 Sept 1979	1 Oct 1979	Joyce Gladman	Jack R. Craigie, & Patricia Craigie		Discharging no. 327888 & 327889
533677	Grant	17 Sept 1979	31 Oct 1979	Vincent Commalleri & Giovanni Diaragno	Kylson Investments Ltd., 50% ind. & 50% inv. investment by 50% ind. & 50% inv.	\$250	Part (3 1/2) ac in No. 286616's Reg. with Ref W. Subj. to easement
533619	MORTGAGE	24 Oct 1979	31 Oct 1979	287477 Ontario Limited	The Royal Bank of Canada	\$1.00	Part & Ref. W. as in No. 311784's
530198	D.M.	15 Nov 1979	29 Nov 1979	Monument H. Roduck	Vincent Commalleri & Giovanni Diaragno		Discharging 4341384's
537154	M. Lien	6 Dec 1979	6 Dec 1979	Kyemet Industries Inc.	St. Lawrence Cement Co. Limited	\$5,965.63	Part of 2 designated as pt. discharged by No. 539861 1-2-432-6030
537281	D.M.	14 Sept 1979	7 Dec 1979	Henry Hodge	Victoria Electric		Discharging No. 522432's
538033	MORTGAGE	23 Dec 1979	19 Dec 1979	Kylson Investments Ltd.	Kylson Investments Ltd.	\$5,965.63	Part of 2 designated as pt. discharged by No. 539861 1-2-432-6030
539061	Dis. of M. Lien	20 Dec 1979	4 Jan 1980	Kyemet Industries Inc.	St. Lawrence Cement Co. Limited	\$5,965.63	In full discharge of No. 539861
540173	M. Lien	22 Jan 1980	22 Jan 1980	High City Crane Limited	St. Lawrence Cement Co. Limited	\$400	Part of 2 designated as pt. discharged by No. 541191
540436	MORTGAGE	9 Apr 1980	23 Apr 1980	Kurt Motrona	Continental Bank of Canada	\$145,000	Part of 2 designated as pt. discharged by No. 541191
540487	MORTGAGE	9 Apr 1980	23 Apr 1980	Kurt Motrona	Continental Bank of Canada	\$145,000	Part of 2 designated as pt. discharged by No. 541191
540504	D.M.	13 Dec 1979	23 Apr 1980	Edison M. Working	Edison M. Working		Discharging 351575's

APPENDIX C
LAND REGISTRY RECORDS

LOT 34 CONCESSION 3SDS PAGE NO. 28

REGISTRATION NUMBER	INSTRUMENT	DATE OF INSTRUMENT	REGISTRATION DATE	GRANTOR	GRANTEE	CONSIDERATION ETC.	LAND AND REMARKS
540525	MORTGAGE	9 Apr. 1980	28 Apr. 1980	Laconia Development Co. Limited, Roy Vargo Bank of Canada	Continental Bank of Canada	145,000	Part as in 540525 vs. 30g with reference
				Donna & Kent	Discharged by 786814		
541199	Disch.	Jan. 1980	5 Feb. 1980	Super City Loans Limited	Alberta Industrial Co. Ltd.	2,000.00	In full discharge of 540173
542570	MORTGAGE	18 Mar. 1980	18 Mar. 1980	Bank of Montreal	Baron & Pajon	2.00	Designing 354444 vs. ABK
				Ref. No. 500754	Baron & Pajon		Discharged by No. 542716
543706	M. Gen.	12 Mar. 1980	14 Mar. 1980	Summit Steel Buildings Limited	St. Lawrence Cement Co. Limited	4,000,000	Part 1 on 438600 vs. 24
					Discharged by No. 549553		
543703	M. Gen.	14 Mar. 1980	18 Mar. 1980	Summit Steel Buildings Limited	St. Lawrence Cement Co. Limited	2,250,000	Part 1 on 438600 vs. 24
544916	D.M.	12 Mar. 1980	1 Apr. 1980	Baron & Pajon	Baron & Pajon		Discharging No. 354444 vs. ABK
547941	Cont. of	12 May 1980	12 May 1980	W.D. & H.O. Wills Ltd.	St. Lawrence Cement Co. Limited		30 commences action for 3,200.00 for action on Part 1 on 438600 vs. 24
				Reluctant Limited Co. Limited	St. Lawrence Cement Co. Limited		Part 1 on 438600 vs. 24
548765	D.M.	24 Apr. 1980	27 May 1980	Canada Permanent Trust Company	Apartment Heights Development Limited		Discharging 136511 vs. 110K
549848	Grant	20 May 1980	6 June 1980	Steve Majors & Mary Majors	Lillian Chu	4200	Part as in 540430 vs.
549849	MORTGAGE	20 May 1980	6 June 1980	Lillian Chu & Raymond Y.K. Che	Steve Majors & Mary Majors	42,000	Assigned by No. 654513 Part as in 540430 vs. assigned by 400418
549953	Disch.	22 Apr. 1980	10 June 1980	Summit Steel Buildings Limited	St. Lawrence Cement Co. Limited	2,000,000	In full discharge of 543706
556285	D.M.	22 Aug. 1980	22 Aug. 1980	Canada Permanent Trust Company	Victoria Shale		Discharging as 520417 vs. 110K

APPENDIX C
LAND REGISTRY RECORDS

PAGE NO. 21

LOT 34 CONCESSION 3505

REGISTRATION NUMBER	INSTRUMENT	DATE OF INSTRUMENT	REGISTRATION DATE	GRANTOR	GRANTEE	CONSIDERATION ETC.	LAND AND REMARKS
558134	M. S. 10	10 Sept 1980	12 Sept 1980	Preston, Philip Equipment Limited	Robtson-Purina of Canada Ltd. & Robtson-Purina Company of Canada Ltd.	\$247,990 16,111.32' x 54' 1157.5' x 24' 673.81' x NW 281.96' x NW 739.16' x 24' to p/c	Part of 26.94' x 58' of discharged by No. 564887 16,111.32' x 54' 1157.5' x 24' 673.81' x NW 281.96' x NW 739.16' x 24' to p/c
558415	M. S. 10	11 Sept. 1980	15 Sept. 1980	Steve Myzacki & Mary Myzacki	Canadian Imperial Bank of Commerce	\$1,000,000 Discharged by No. 564887	Conveying 1/2 of 54,980.87 1,284.19' x 281.96' x 1157.5' x 24' to p/c
558500	M. S. 10	15 Sept 1980	15 Sept 1980	Preston, Philip Equipment Limited	Robtson-Purina Canada Ltd.	\$247,990 Discharged by No. 564887	Part of 26.94' x 58' of discharged by No. 564887 16,111.32' x 54' 1157.5' x 24' 673.81' x NW 281.96' x NW 739.16' x 24' to p/c
558749	H. Lien	13 Sept 1980	18 Sept 1980	Westburne Control Supply Limited	Robtson-Purina Company of Canada Limited	\$1,117.37	Part of 12,885.4 discharged by No. 564671
559115	H. Lien	22 Sept 1980	24 Sept 1980	Freeman Steel Metalco Limited	Robtson-Purina of Canada Ltd. Robtson-Purina Company of Canada Limited	\$7,974.00 Discharged by No. 564671	Part of 26.94' x 58' of discharged by No. 564671 16,111.32' x 54' 1157.5' x 24' 673.81' x NW 281.96' x NW 739.16' x 24' to p/c
561036	Grant	9 Oct. 1980	14 Oct. 1980	Bruno Cadornin, in trust	Lonsup Jim, in trust	\$2,000.00	Part as in No. 327,220 VS. (3 acres) 80' with 2 of w.
561087	Grant	9 Oct. 1980	14 Oct. 1980	Paul Molten, in trust	Loek J. Jim, in trust	\$2,000.00	Part as in No. 327,220 VS. 80' with 2 of w.
561088	MORTGAGE	10 Oct. 1980	14 Oct. 1980	Lonsup Jim, and Loek J. Jim	Lakemont Development Limited	\$50,000.00 Discharged by No. 564671	Part as in No. 327,220 VS. (3 acres) 80' with 2 of w.
562184	D.M.	14 Oct 1980	22 Oct 1980	Continental Bank of Canada	Paul Molten	Discharging 54,046.77	Discharging 54,046.77
562185	D.M.	14 Oct 1980	22 Oct 1980	Continental Bank of Canada	Bruno Cadornin	Discharging 54,046.77	Discharging 54,046.77
563080	P.T. of Action	31 Dec 1980	31 Dec 1980	Freeman Steel Metals Limited (V)	Robtson-Purina of Canada Ltd. Robtson-Purina Company of Canada Ltd. Jimmy Davidson, Trustee of M. C. King & Son Limited (V)	Discharging 54,046.77	Discharging 54,046.77

APPENDIX C
LAND REGISTRY RECORDS

LOT 34 CONCESSION 3505. PAGE NO. 22

REGISTRATION NUMBER	INSTRUMENT	DATE OF INSTRUMENT	REGISTRATION DATE	GRANTOR	GRANTEE	CONSIDERATION ETC.	LAND AND REMARKS
563798	MORTGAGE	22 Oct. 1980	12 Nov. 1980	Donald A. Smith, Margaret L.F. Smith	Federal Business Development Bank	\$49,000.00	Part Beg. 660'8" NE from 3L. Thence NW 2104'5" to p.p.c. Thence SE 140' x SW 250' x NW 782'8" x NE 253'6 1/2" to p.p.c. Beg. with r.d. w. 82' postponed mtge. no. 414674 vs. in favour of no. 563798.
563799	Agmt	Oct. 1980	12 Nov. 1980	The Toronto-Dominion Bank	Federal Business Development Bank	\$1.00	
564390	Part	12 Nov. 1980	18 Nov. 1980	Northlake Central Supply Limited (A)	J. Friedman Receiver Trustees Limited, Trustee in bankruptcy of M. B. King and Son Limited, Receiver Constitution Limited and Palston-Purvis of Canada Ltd. (A)		To convey section for 34, 147, 37, 148, 149 on lot 34. no. 122854. VACATED BY NO. 567671.
564886	Dis. of M. Lien	24 Nov. 1980	25 Nov. 1980	Proctor, Shippe Equipment Limited	Dinner Construction Limited	\$4,477.00	In full discharge of no. 558500. ADJ.
564887	Dis. of M. Lien	24 Nov. 1980	25 Nov. 1980	Proctor, Shippe Equipment Limited	Dinner Construction Limited	\$4,477.00	In full discharge of no. 558531. ADJ.
567671	Part of 34 Dec. 1980	24 Dec. 1980	24 Dec. 1980	Northlake Central Supply Limited (A)	J. Friedman Receiver Trustees Limited, Trustee in bankruptcy of M. B. King and Son Limited, Receiver Constitution Limited and Palston-Purvis of Canada Ltd. (A)		In full discharge of no. 558749 & 559115. To vacate no. 564090 & 563080. ADJ.
568292	Site Dev Agmt	15 Feb. 1980	6 Jan. 1981	Victoria Island Limited (A)	The Corporation of The City of Mississauga		Part and have kept as in no. 94923.

APPENDIX C
LAND REGISTRY RECORDS

PAGE NO. 23

LOT 34 CONCESSION 3505

REGISTRATION NUMBER	INSTRUMENT	DATE OF INSTRUMENT	REGISTRATION DATE	GRANTOR	GRANTEE	CONSIDERATION \$/C	LAND AND REMARKS
4340127	Reference Plan			Part 1 = 77804.90' (1.7861m) Part 2 = 4870' Part 3 = 42370'			
571333	Part	15 Jan 1981	17 Feb 1981	Davis Holdings Inc. Subsidiary of (P) Industrial Institute (P)	St. Lawrence Court Co. Limited & Abbotsford Industrial Institute (P)		to discharge 354122 st. Lawrence Court of the 542964
573686	P.M.		01 03 85	Commerce Capital Inc. Compagnie	YEREMIAN, Jack		Discharging 354122
573963	P.M.		31 03 87	VELTHEER, Catharine	YEREMIAN, Jack		Discharging no 354122
573964	Grant		31 03 87	DIESCH, Maria	Toronto Vault And Concrete Products Ltd.	\$2000	Part as in no. 110902
575329	Supplemental Part Rec.		14 04 81	Print St. Laurent Inc.	Compagnie Montreal Trust	\$1.00	Part 1.03, Ref. Ways, Convent + Rights on lot 33 for desc + 0.3
575330	Release & Remission		14 04 81	Montreal Trust Co.	St. Lawrence Court Co.		re: MORT. 110498, 435.700 & 435.857 on Part 1.03, Ref Ways, Convent & Rights on lot 33 for desc + 0.3
577210	Mont		11 05 81	Uddemann, Henry Jeffrey ST	The Bank of Montreal	\$1.00	Part as in 573964 Discharged by # 7317819 Asst. Dep. Land Reg. 28
578695	Grant		21 05 81	SLANIC, Victoria SLANIC, Maximillian Of Mississauga re party of Third Part	The Corp. of the City of Mississauga	\$2000	Part designated as pts. 2 & 3 in 43R-8727. Reserving ref. w. over pt. 2 & 3.
578878	Hob		22 05 81	SLANIC, Victoria SLANIC, Maximillian 2nd Part	FEDERAL Business Development Bank	\$20,000	part designated as pts 1 & 2 in 43R-8727
580491	MORT		11 06 81	Toronto Vault And Concrete Products Ltd.	United Dominion Investments Ltd.	\$50,000	Part as in no. 110902 Discharged by # 760231 Asst. Dep. Land Reg. 28
580492	MORT		11 06 81	Toronto Vault And Concrete Products Ltd.	Canadian Imperial Bank Of Commerce	\$50,000	Part as in no. 110902 Discharged by # 759524 Asst. Dep. Land Reg. 28
583070	Mort Loan		29 06 81	CAREY, S. Holdings Inc. Industrious Inc.	St. Lawrence Court Co.	\$6,950.00	Part 1.04 as in No. 91599 Discharged by No. 585240

APPENDIX C
LAND REGISTRY RECORDS

LOT 34 CONCESSION D 325

REGISTRATION NUMBER	INSTRUMENT	DATE OF INSTRUMENT	REGISTRATION DATE	GRANTOR	GRANTEE	CONSIDERATION ETC.	LAND AND REMARKS
585340	Discharge		17-07-81	CAREY'S Etching and Sandblasting Ltd.	Abrasi-Tek Corp.	6-954-00	In full discharge of 583070
591547	O.G.M.		24-07-81	CANADIAN Imperial Bank of Commerce	MEJASKI, Steve MEJASKI, Mary Jnt. Acct.	\$2.00	Assigning no. 591849
595716	Grant		06-11-81	FIFTH Lebadoff (Canada) Ltd. as Trustee	RAYMOND P. Hong Ltd. JAMES F. McQuaid Ltd. NORMAN J. Cowan Ltd. WALTER H. Whitehouse Ltd. C.o.b. as "UNIVERSAL Drum Reconditioning Co."	\$2.00	Part of O.L. as in no. 167007 Subj. to easement no. 127941 Subj. to R.O.W. no. 102680 + no. 133888. Jty with R.O.W. no. 133888 + no. 133887
595111	Grant		06-11-81	RAYMOND P. Hong Ltd. JAMES F. McQuaid Ltd. NORMAN J. Cowan Ltd. WALTER H. Whitehouse Ltd. C.o.b. as "UNIVERSAL Drum Reconditioning Co."	FIFTH Lebadoff (Canada) Ltd. as Trustee	\$100,000.00	Part of O.L. + Subj. to easement + R.O.W. + Jty with R.O.W. as in no. 595110 + O.L. + article Parcel.
596110	Grant		20-11-81	287477 Ontario Ltd. THE Royal Bank of Canada, P.O. no. 596884 Third Part	CANADA Permanent Mortgage Corp.	\$1.00	To amend mtyge no. 515928
604666	Grant		17-03-82	WESTROC Industries Ltd.	CONTINENTAL Bank of Canada	\$10,249,900	Part designated as Part 2 on 486-3583. Jty with easement over Parts 3, 4, 5 + 6. Jty with R.O.W. over Part 7 + O.L. + O.L. + article Parcel.
608329	Grant		07-05-82	LAKEMIST Developments Ltd.	CONTINENTAL Bank of Canada	\$1.00	To amend mtyge no. 594525

FORM 6.3 (10/80)

APPENDIX C

LAND REGISTRY RECORDS

REGISTRATION NUMBER	INSTRUMENT	DATE OF INSTRUMENT	REGISTRATION DATE	GRANTOR	GRANTEE	CONSIDERATION ETC.	LAND AND REMARKS
611165	3rd Supplemental Trust Deed		14-06-82	Ciment St. Laurent Inc	Sompagnie Montee Trust	200,000.00	Pt. + 0.2 refusal, easements and rights see lot 33 for desc.
615565	agmt.		03-07-82	WOODMANN Heavy Lifting Ltd.	The Corp of the City of Mississauga	2,000.00	Comm. 660.67' NE of S4 1/2 Thence NW 1326.23' x S 634.75' x NW 1371.75' x NE 632.42' x SE 137.77'.
43210275	Reference plan.			part 1 - 0.034 ha	Part 2 - 0.775 ha		
619430	H. Lien		11-09-82	H. 64520 Ontario Hld. Co. as Dues's Concrete plumbing	Sh. Lawrence Cement Inc.	34,000.00	plan ch. designated as ph. 5 12.34.5.6.7 on lot 1326.23 x 634.75 with Refus. Tagged rights as set others 5 544046 Subj to Refus. 2-11584 vs Subj to right 104911 Subj to easement over pts 2-7 R. 37434205 - 27719055 501.
				Discharged by 626900			
624191	Mort		12-11-82	KIM Dook I. KIM In. Sup 2nd part.	KOREA Exchange Bank of Canada	120,000.00	part. with 561087 Tag with Refus. 717211 Asst. Dep. Land Reg. 2 710115
624193	Mort		12-11-82	KIM In. Sup 3rd part.	KOREA Exchange Bank of Canada	120,000.00	part. as in 561086 Tag with Refus. 717210 Asst. Dep. Land Reg. 2 710115
626900	Refus.		10-12-82	H. 43200 Ontario Hld. Co. as Dues's Concrete Plumbing	DUFFEY Construction Co.	34,000.00	Much known 619430 In 540401
628152	Deed		22-12-82	WOODMANN Heavy Lifting Ltd.	THE Corp. of The City of Mississauga	2,000.00	Part designated as Part 1 in 432-10275.
628153	P.D.M.		22-12-82	SINCLAIR, Rosa M.	WOODMANN Heavy Lifting Ltd.		Montage 26495910. Part as in no. 628152.
628154	P.D.M.		22-12-82	THE Corp. of The City of Mississauga	WOODMANN Heavy Lifting Ltd.		Montage no. 571950 Part as in no. 628152.

APPENDIX C
LAND REGISTRY RECORDS

LOT 34 CONCESSION 3.S.D.S. PAGE NO. 26

REGISTRATION NUMBER	INSTRUMENT	DATE OF INSTRUMENT	REGISTRATION DATE DAY MONTH YEAR	GRANTOR	GRANTEE	CONSIDERATION ETC.	LAND AND REMARKS
628210	Deposit		22 12 82				Part re: 515928
628211	Grant		22 12 82	CANADA Permanent Mortgage Corp.	BOLTON Steel Tube Co. Ltd.	2.00K	Sold Under Power of Sale re: 515928 Part, duly to + reserving ref W, + Togeth with + duly to R/W 15 as in 311985
628212	MORT		22 12 82	BOLTON Steel Tube Co. Ltd.	CANADA Permanent Mortgage Corp.	1.00K	Part, duly to + reserving (150,000.00) Ref W, Togeth with a duly to R/W 15 as in 628211
628213	Supplemental Indenture		22 12 82	BOLTON Steel Tube Co. Ltd.	CANADA Permanent Mortgage Corp.	1.00K	Part, duly to + reserving R/W + Togeth with a duly to R/W 15 as in 628211
637178	A.M.		30 03 83	UNITED Dominion Investments Ltd.	CANADIAN Imperial Bank of Commerce	2.00K	Mort No. 580897
641048	Grant		14 05 83	BOLTON Steel Tube Co. Ltd.	BABER Investments Ltd.	2.00K	Part, duly to + reserving ref W + Togeth with ref W as in No. 311984
647135	P.A.M.		14 07 83	SMITHS, David	SEANIS, Victoria	42.00	Mort 220822 Part as in 570685
647136	P.A.M.		14 07 83	MARSE, Anton MARSE, Mary	SEANIS, Victoria	42.00	Mort 220816 Part as in 570685
438-11090	Reference Plans		25 05 83				page 12, 1252.00 page 21, 2, 091.00
660048	Encumbrance		11 10 83	RAASTON Limited Canada Inc.	THE Corporation of the City of Mississauga	2.00	Part designated as Part 1 in 43811080
662220	Ref. to		31 10 83	SLAVIC Victoria	DUCO Community Credit Union Ltd.	350,000.00	Part designated as Part 1 in 4385727 Togeth with Ref W except as in 4385727

Discharged by # 435540 Asst. Dep. Land Reg. 06/01/26

APPENDIX C
LAND REGISTRY RECORDS

PAGE NO. 29

LOT 34 CONCESSION S. 28.1

REGISTRATION NUMBER	INSTRUMENT	DATE OF INSTRUMENT	REGISTRATION DATE	GRANTOR	GRANTEE	CONSIDERATION	LAND AND REMARKS
674686	Transf.		12-03-84	RAYMOND P. Strong Ltd. et al. et al. UNIVERSAL Drumm Reclamation Co.	RAYMOND P. Strong Ltd. JAMES J. McQuaid Ltd. MARTIN J. Brown Ltd. et al. et al. UNIVERSAL Drumm Reclamation Co.		part of S. 1. Subj. to easement 107.7 log with right of way on side of Rd. see lot 33 for details.
43R-11515	R-Plan		23-03-84				Part 9.40 ha. with 575/113 0.2028 ha. Part 10.1 ha. 109730 vs. 0.9338 ha. Part 11.1 ha. 122854 0.1039 ha. Part 12.1 ha. 122854 0.1508 ha. K.O.A.
	Deposit			see Deposit No. 078288			part designated as part 102 on N.S.R. 1770.
680123	Plan		10-05-84	KYRON Inc. SEPARATE Instrument filed	BRAMPTON Community Lands Association filed	109,000	Part, log with right of way subj. to easement no. 107 No. 5334-177 Part with 20/10 Sub.
	Discharged by #R 01031589		Asst. Dir. Land Reg. 1992-93				
43R-11671	R-Plan		12-06-84				Part 1, 2, & 3 Re: 109730 vs.
684513	AM		22-06-84	METASKI, Steve METASKI, Mary	CANADIAN Imperial Bank of Commerce		Met. No. 549259 Part as in No. 210434 vs.
685009	Deposit plan		27-06-84				Interprovincial pipe line lhd. See plan.
687516	Lease		18-07-84	MUNICIPAL Corp. of Miss. Ltd.	THOMAS Commercial Ltd. formerly WEST BAYNE Realty Ltd.		pt. 1. Subj. to easement 7 log with K.O.A. on lot 10. 5334-177.

APPENDIX C
LAND REGISTRY RECORDS

PAGE NO. 28

LOT 34 CONCESSION 3 S.D.S.

REGISTRATION NUMBER	INSTRUMENT	DATE OF INSTRUMENT	REGISTRATION DATE	GRANTOR	GRANTEE	CONSIDERATION ETC.	LAND AND REMARKS
687517	Passageway of House		18 07 84	THE Prudential Insurance Co. of America	THIRAC Investments Ltd. (formerly WESTBURN Realty)		pt. 2 subj. to easement & Easement with N of W. 22. in No. 35811 D.S.
687518	Home		18 07 84	THIRAC Investments Ltd.	INDUCON Construction (Northern) Inc.		pt. 2 subj. to easement & Easement with N of W. 22. in No. 35811 D.S.
687519	Home		18 07 84	INDUCON Construction (Northern) Inc.	THIRAC Investments Ltd.		pt. 2 subj. to easement & Easement with N of W. 22. in No. 35811 D.S.
Discharged by # 695246		18 07 84		INDUCON Construction (Northern) Inc.	THIRAC Investments Ltd.		pt. 2 subj. to easement & Easement with N of W. 22. in No. 35811 D.S.
Exp. 695246		18 07 84		INDUCON Construction (Northern) Inc.	THIRAC Investments Ltd.		pt. 2 subj. to easement & Easement with N of W. 22. in No. 35811 D.S.
697350	Grant of Easement		26 09 84	INDUCON Construction (Northern) Inc.	CITY of Mississauga		Part designated as Lots 1, 2, and 3 on 43 R-116.71
695118	Home		02 10 84	THE Western Life Insurance Co.	NORTH American Life Assurance Co.		pt. 2 subj. to easement & Easement with N of W. 22. in No. 35811 D.S.
697320	Home		02 10 84	INDUCON Construction (Northern) Inc.	INDUCON Construction (Northern) Inc.		pt. 2 subj. to easement & Easement with N of W. 22. in No. 35811 D.S.
Discharged by # 695118		02 10 84		INDUCON Construction (Northern) Inc.	INDUCON Construction (Northern) Inc.		pt. 2 subj. to easement & Easement with N of W. 22. in No. 35811 D.S.
695871	Grant of House		08 10 84	WESTERN Life Insurance Co.	INDUCON Construction (Northern) Inc.		pt. 2 subj. to easement & Easement with N of W. 22. in No. 35811 D.S.
695936	Grant of House		12-10-84	INDUCON Construction (Northern) Inc.	RAISTON Limited		Part 1 subj. to easement & Easement with N of W. 22. in No. 35811 D.S.

APPENDIX C
LAND REGISTRY RECORDS

PAGE NO. 29

LOT 34 CONCESSION 3, 4, 5

Mississauga

REGISTRATION NUMBER	INSTRUMENT	DATE OF INSTRUMENT	REGISTRATION DATE	GRANTOR	GRANTEE	CONSIDERATION ETC.	LAND AND REMARKS
696760	P.T.B.M.		28 10 84	CONTINENTAL Bank of Canada	WESTERN Bank of Canada		pc. designated as pc. 2 on 434-558. 50g. with easement 0400 3, 4, 5 & 6. 50g. with easement 2 2000 from pc. 2. 50g. with 2 2000 from pc. 2. discharged from 1000 2000 66.
697331	Mort.		30 10 84	FIDELITY Construction (Northern) Inc.	CANADIAN Imperial Bank of Commerce	4,700,000.00	pc. designated as pc. 2 on 434-558. 50g. with easement 0400 3, 4, 5 & 6. 50g. with easement 2 2000 from pc. 2. 50g. with 2 2000 from pc. 2. discharged from 1000 2000 66.
697332	Rebate		30 10 84	FIDELITY Construction (Northern) Inc.	CANADIAN Imperial Bank of Commerce	4,700,000.00	pc. designated as pc. 2 on 434-558. 50g. with easement 0400 3, 4, 5 & 6. 50g. with easement 2 2000 from pc. 2. 50g. with 2 2000 from pc. 2. discharged from 1000 2000 66.
698720	Grant		15 11 84	VENTURIN, John VENTURIN, Pamela	GRADISH, David J. FAULKNER, Catherine J. J.		Comm. SE limit of lot 34, 660.67' from alley 2' distance NW 210.8' x NW 255.6' x NW 74.2' x NW 63' to p.c. x SW 650' 7" x NW 85' x NE 653' 4" x SE 90' to p.c. Right of Way
698721	Grant		15 11 84	GRADISH, David J. FAULKNER, Catherine J. J.	THE Toronto Dominion Bank	700,000.00	Part of lot 34, 660.67' from alley 2' distance NW 210.8' x NW 255.6' x NW 74.2' x NW 63' to p.c. x SW 650' 7" x NW 85' x NE 653' 4" x SE 90' to p.c. Right of Way

DISCHARGED BY 906480
ASST. DEPT. LAND REG. 28 11 89

APPENDIX C
LAND REGISTRY RECORDS

LOT 34 CONCESSION 3 of 3, 15

PAGE NO. 30

REGISTRATION NUMBER	INSTRUMENT	DATE OF INSTRUMENT	REGISTRATION DATE	GRANTOR	GRANTEE	CONSIDERATION ETC.	LAND AND REMARKS
700575	Assign. of Rights		04-12-84	THE MOMACHI RIFE ASSURANCE CO.	NORTH AMERICAN RIFE ASSURANCE CO.		part of R. 1 subj. to easement & subj. to R. of W. & Log with R. of W. as in No. 167507 & R. 1 outside Pub. L.
	Deposit			See Report No. 704112			Part as in 43R 1770.
705798	Lease		13-02-85	RALSTON Purina Canada Canada Ltd.	KUSHOG Welding & Installation Ltd.		(1) Part of R. 1 with Pub. L. as in No. 687518 (2) Part as in 120854
707401	Lease		05-03-85	RALSTON Purina Canada Ltd.	SESCO Ltd.	100,000.00	Part as in No. 122854 UNRECORDED BY NO. 711611 9/6/08
707682	Not. of Lease		08-03-85	INDUCON Construction (Northern) Inc.	RALSTON Purina Canada Inc.		Part as in no. 687518 Subj. to easement Log with R. of W.
708376	Lease		15-03-85	CHU, Lillian	MAXINE Inc. Ltd.		Part as in 549848
708377	Part. Discharge	403506	15-03-85	MAXINE Inc. Ltd.	DUPA Community Credit Union Ltd.	150,000.00	Part as in 549848
708378	Part.		15-03-85	MAXINE Inc. Ltd.	CHU, Lillian	50,000.00	Part as in 549848
709377	Can. Lien		27-03-85	RALSTON Purina Canada Inc.	SESCO Ltd.		UNRECORDED BY NO. 711611 Part of R. 1 subj. to easements & Log with R. of W. as in no. 687518. Part as in 687518 Unrecharged from 700792
709391	Part Release Lien		27-03-85	RALSTON Purina Canada Ltd.	KUSHOG Welding & Installation Ltd.		
	Deposit		29-03-85	See Report No. 709656			Part as in No. 708376

APPENDIX C
LAND REGISTRY RECORDS

PAGE NO. 21

LOT 3f CONCESSION 35.D.5.

REGISTRATION NUMBER	INSTRUMENT	DATE OF INSTRUMENT	REGISTRATION DAY	GRANTOR	GRANTEE	CONSIDERATION ETC.	LAND AND REMARKS
711611	Order	19 04 85	000				To vacate Concession No. 707401 - 707297 for 9/10/85
711658	Release	24 04 85		Kuonag Welding & Installation Ltd.	Ralston Purina Canada Ltd		To Release Lien No. 105792
715560	Rev. Xien	31 05 85		REGENERATIVE Environmental Equipment Co. Inc.	RALSTON Purina Canada Inc.	110,461.10 (U.S.)	Part as in No. 122,854 Vacated by No. 726912 for 9/10/85
720336	Cert of Action	18 07 85		S.C.O.	REGENERATIVE Environmental Equipment Co., Ltd		Re: 715560 Vacated by No. 726912 for 9/10/85
720418	A.M.	19 07 85		CANADIAN Imperial Bank of Commerce	McJaski Steve McJaski Mary		Wife no 549849 ph as in 549849 ph as in 549848
720533	Grant	19 07 85		Induscon Construction (partners) Inc	631541 Ontario Ltd in trust		ph as in 631518 Subj to easements Tag with Ref. W. re (b) of 133887 Subj to easements 102604 127943
720554	Notice of amended lease	19 07 85		Induscon Construction (partners) Inc	631541 Ontario Ltd in trust		Notice of lease no 707682
720555	Notice of amended lease	19 07 85		631541 Ontario Ltd in trust	opnt chffs Corporation s.r.l. assigned by 631541 Ontario Ltd		Notice of lease no 707682 easements; Tag with assigned by 631541 Ontario Ltd easements as in 631518

DISCHARGED BY 21/3/83 ASST. DEP. LAND REG.

APPENDIX C
LAND REGISTRY RECORDS

LOT 34 CONCESSION 3 SDS. PAGE NO. 32

REGISTRATION NUMBER	INSTRUMENT	DATE OF INSTRUMENT	REGISTRATION DATE	GRANTOR	GRANTEE	CONSIDERATION ETC.	LAND AND REMARKS
720556	Part		19-07-85	621541 Ontario Hd in trust	La Ducon Construction (Ontario) Inc.	1,200,000.00	Part Subj to easements, Toq with Ref W. Subj to easements as in 687518
720557	Acq of Rents		19-07-85	621541 Ontario Hd in Trust	OPAL CLIFFS Corporation		Part Subj to easements, Toq with Ref W. Subj to easements as in 687518
720558	Acq of Rents		19-07-85	621541 Ontario Hd in trust	La Ducon Construction (Ontario) Inc.		Part Subj to easements Toq with Ref W. Subj to easements as in 687518
720559	Acq of Rents		19-07-85	La Ducon Construction (Ontario) Inc.	OPAL CLIFFS Corporation S.A.		To postpone resolution in 720553 in favour of MHC no 720555
720560	Part		19-07-85	OPAL CLIFFS Corporation S.A.	CREDIT Suisse Canada		MHC no 720555 pt Subj to easements Toq with Ref W. Subj to easements as in 687518
720561	Acq of Rents		19-07-85	OPAL CLIFFS Corporation S.A.	CREDIT Suisse Canada		Part Subj to easements Toq with Ref W. Subj to easements as in 687518
726912	Order		12-07-85	620			To delete MHC no 720555 720556 in 9/12/88

APPENDIX C
LAND REGISTRY RECORDS

PAGE NO. 33

LOT 34 CONCESSION 3 S.D.S.

REGISTRATION NUMBER	INSTRUMENT	DATE OF INSTRUMENT	REGISTRATION DAY, MONTH & YEAR	GRANTOR	GRANTEE	CONSIDERATION ETC.	LAND AND REMARKS
731565 JK pphR	Agmt.		17-09-85	631541 WISHAW Ltd. and Trust	ENDURCON Construction (Northwest) Inc.		Amending Mt. No. 730556
731267	Grant		23-10-85	UDDERMAN Heavy Lifting Ltd.	EWINGTON, Crawford EWINGTON, Joyce C. as J.T.		Pt. as in no. 513961 Share & except re: no. 628152
731268	Import		23-10-85	EWINGTON, Crawford EWINGTON, Joyce C.	HURONTARIO Management Services Ltd. in trust, Discharged by 846235	21710000	Pt. as in no. 513961 Share & except re: no. 628152 Re: Reg. 1-23 Reg. 24 16-12-88
731269	Import		23-10-85	EWINGTON, Crawford EWINGTON, Joyce C.	UDDERMAN Heavy Lifting Ltd.	59000.00	revised by 739475 Pt. as in no. 513961 Share & except re: no. 628152
738145	Hold		18-12-85	CIMENT St. Laurier Inc	COMPAGNIE Marcel Trust	300000.00	Ph 101 See lot 33 for description
738146	Grant		27-12-85	RAYMOND P. Strong Hold	Raymond P. Strong Hold		Ph 101 as in 674696 i'oh outside paid
		TC 001R 28-01-92		James F. McQuaid Inc Norman T. Cowan Inc. cob as UNIVERSAL Drum Reconditioning Company	JAMES F. McQuaid Inc cob as UNIVERSAL Drum Reconditioning Co		
739399	Grant		06-01-86	MAXINE Inc Ltd	SLANIG, Victoria		Pt as in no. 708376
739615	A.M.		08-01-86	UDDERMAN Heavy Lifting Ltd.	THEMAN Trade Ltd.		re: mat. No. 731269 Ptd. serv. & except as in No. 731269 (Ptd. serv. & except, as in No. 731267)

APPENDIX C
LAND REGISTRY RECORDS

LOT 34 CONCESSION 3 S.D.S. PAGE NO. 34

REGISTRATION NUMBER	INSTRUMENT	DATE OF INSTRUMENT	REGISTRATION DATE	GRANTOR	GRANTEE	CONSIDERATION ETC.	LAND AND REMARKS
743782	Mort.		10-02-86	631541 Ontario Ltd.	The Trust-Trust Life Insurance Co.	1,000,000	re. Pat. no. in No. 720553 Subj. to encumbrance Top with ref. to in (3) of No. 133887 Subj. to encumbrance, re. 102680 + 107943
743785	in flight of fields		10-02-86	CREDIT Suisse Suisse	631541 Ontario Ltd.		re. No. 720557 + 720561 Subj. to encumbrance, Top with ref. Subj. to encumbrance re. in No. 720553
743786	Release of Release		20-02-86	INDUSCON Construction (Partners) Inc.	631541 Ontario Ltd. Ont. Trust		re. Subj. to encumbrance, re. Top with ref. to re. Subj. to encumbrance re. in No. 683518
743787	Release of Mortg. of Trust		20-02-86	The Trust-Trust Life Insurance Co.	631541 Ontario Ltd.		re. Subj. to encumbrance, re. Top with ref. to re. Subj. to encumbrance re. in No. 707680
743788	Mort.		20-02-86	Toronto Bank and Trust Company Ltd.	The Royal Bank of Canada	500,000.00	re. in 573964 DISCHARGED BY # 970486 ASST. DEP. LAND REG. May 17 1991
753076	Mort. DISCHARGED BY # 970486 ASST. DEP. LAND REG.		26-05-86	ANNEKIST Development Ltd.	The Bank of Nova Scotia	16,000.00	re. Subj. to encumbrance re. in 7537445
753364	Mortg. of base		29-05-86	631541 Ontario Ltd.	Ralston Purina Canada Inc.		ph. Subj. to encumbrance Top with ref. to re. in 720553
753617	Mort.		30-05-86	631541 Ontario Ltd. in Trust	INDUSCON Construction (Partners) Inc.	3,000,000.00	re. Subj. to encumbrance re. in 720553 Comm. w/ty. 1/4th SE 48' x 108' 85' 6" x 108' 85' 6" x 48' 8" x 108' 85' 6" x 48' 8"

APPENDIX C

LAND REGISTRY RECORDS

REGISTRATION NUMBER	INSTRUMENT	DATE OF INSTRUMENT	REGISTRATION DATE	GRANTOR	GRANTEE	CONSIDERATION SEC.	LAND AND REMARKS
753667	acknowledged			Richard H. 7-81352	at		N.E. 200' x S.E. 1162.74' x S.W. S.E. 209.62' x N.W. 1644.22' x N.E. 400' b p.c. Subj. to easements, Tpg with R.F.W. Comm. whly thence S.W. 83.93' x S.E. 824.78' x S.E. 20.15' x N.E. 60.45' x N.W. 130.98' N.W. 130.98' b p.c. S.W. 83.93' x S.E. 824.78' x S.E. 20.15' x N.E. 60.45' x N.W. 130.98' N.W. 130.98' b p.c. Subj. to easements, Tpg with R.F.W. Comm. whly thence S.E. 26.97' x S.E. 739.41' x S.E. 824.78' x S.E. 20.15' x S.E. 60.45' x N.E. 457.03' x N.W. 130.98' b p.c. thence S.W. 83.93' x S.E. 824.78' x S.E. 20.15' x N.E. 60.45' x N.W. 130.98' N.W. 130.98' b p.c.
753668	assign of Rents	20.05.86	6/3/54	Ontario Ltd in trust	Inpucon Construction (Northern) Inc		Part Comm. whly thence S.E. 26.97' x N.E. 856' b p.c. thence S.E. 480' x N.E. 200' x S.E. 1162.74' x S.W. 209.11' x S.W. 209.62' x N.W. 1644.22' x N.E. 400' b p.c. Subj. to easements, Tpg with R.F.W. Comm. whly thence S.E. 26.97' x S.E. 739.41' x S.E. 824.78' x S.E. 20.15' x S.E. 60.45' x N.E. 457.03' x N.W. 130.98' b p.c. thence S.W. 83.93' x S.E. 824.78' x S.E. 20.15' x N.E. 60.45' x N.W. 130.98' N.W. 130.98' b p.c.
753669	assign of Rents	20.05.86	6/3/54	Ontario Ltd in Trust	Inpucon Construction (Northern) Inc		Part Comm. whly thence S.E. 26.97' x N.E. 856' b p.c. thence S.E. 480' x N.E. 200' x S.E. 1162.74' x S.W. 209.11' x S.W. 209.62' x N.W. 1644.22' x N.E. 400' b p.c. Subj. to easements, Tpg with R.F.W. Comm. whly thence S.E. 26.97' x S.E. 739.41' x S.E. 824.78' x S.E. 20.15' x S.E. 60.45' x N.E. 457.03' x N.W. 130.98' b p.c. thence S.W. 83.93' x S.E. 824.78' x S.E. 20.15' x N.E. 60.45' x N.W. 130.98' N.W. 130.98' b p.c.

APPENDIX C
LAND REGISTRY RECORDS

LOT 34 CONCESSION 3SDS
Mississauga

PAGE NO. 36

REGISTRATION NUMBER	INSTRUMENT	DATE OF INSTRUMENT	REGISTRATION DATE	GRANTOR	GRANTEE	CONSIDERATION ETC.	LAND AND REMARKS
138430	Ph.D.M.	30.06.86		MONTREAL Trust Co.			Ph designated as phs b.7 on 432.6030 Tog with Ref Ws re 27812bus. + 277188vs Subj to easement re 2771900s discharged from 435856
138431	Ph.D.M.	30.06.86		Compagnie Montreal Trust.			Ph designated as phs b.7 on 432.6030 Tog with Ref Ws re 27812bus. + 277188vs Subj to easement re 2771900s discharged from 575329
138432	Ph.D.M.	30.06.86		COMPAGNIE Montreal Trust.			Ph designated as phs b.7 on 432.6030 Tog with Ref Ws re 27812bus + 277188vs Subj to easement re 2771900s discharged from 61165
138433	Ph.D.M.	30.06.86		COMPAGNIE Montreal Trust.			Ph designated as phs b.7 on 432.6030 Tog with Ref Ws re 27812bus + 277188vs Subj to re 2771900s discharged from 738145.
138434	Grant	30.06.86		ST. Lawrence Cement Inc.	Ewing Top Tays C.		Ph designated as phs b.7 on 432.6030 Tog with Ref Ws re 27812bus and re 277188vs

APPENDIX C
LAND REGISTRY RECORDS

PAGE NO. 21 LOT 34 CONCESSION 3 S.D.L.

REGISTRATION NUMBER	INSTRUMENT	DATE OF INSTRUMENT	REGISTRATION DATE	GRANTOR	GRANTEE	CONSIDERATION ETC.	LAND AND REMARKS
758435	Mort.		20-01-86	Flemington Joyce P.	Guaranty Trust Co of Canada	90,000.00	Pt. Tor with Refwp. Subj to easement on 758438.
	Discharged by # 904837	Asst. Dep. Land Reg.	16-08-01				
758436	Mort.		20-01-86	Flemington Joyce P.	Guaranty Trust Co of Canada	100,000.00	Pt. Tor with Refwp. Subj to easement on 758434.
	Discharged by # 794947	Asst. Dep. Land Reg.	16-08-01				
770151	Cgt.		25-09-86	131541 Ontario Ltd.	THE Great West Life Assurance Co.		Commencing 743782
771443	Q. W.		01-10-86	INDUCON Structures (Prothero) Inc.	CANADIAN Imperial Bank of Commerce		see map 753667 Subj. to easement on 753667
			781332				
771444	Acct. of Reale		01-10-86	INDUCON Structures (Prothero) Inc.	CANADIAN Imperial Bank of Commerce		see map No. 753667 Subj. to easement on 753667 26.97' x n.e. 85.6' to p.p.c. 1162.74 18' 480' x n.e. 200' x n.e. 1162.74 x n.w. 389.11' x n.w. 208.62' x n.w. 1644.23' x n.e. 400' to p.p.c. Subj. to easement Eg. with refwp. easement Beg. at W. line of 26.97' x 75.73941' x 18' 824.78' x 18' 20.15' x 18' 60.45' x n.e. 457.03' x n.w. 130.98' to p.p.c. then n.w. 33.93' x s.e. 167.46' x n.w. 14.50' x n.e. 252.96' x n.w. 130.98' to p.p.c.

APPENDIX C
LAND REGISTRY RECORDS

ABSTRACT INDEX

LOT 34 CONCESSION 3 SDS

Mississauga

PAGE NO. 38

REGISTRATION NUMBER	INSTRUMENT	REGISTRATION DATE DAY MONTH YEAR	GRANTOR	GRANTEE	CONSIDERATION ETC.	LAND AND REMARKS
717445	Agmt of Rents	01-10-86	INDUCON Structures (Partners) Inc.	CANADIAN IMPERIAL Bank of Commerce		W. Line No. 717682
781346	Notice of agmt of lease	15-12-86	631541 Ontario Ltd	RANATON Paving Canada Inc.		Ph. Tag sub. 6 Refways + Tag with Ref. Eas. as in 753667
781347	Mort	15-12-86	631541 Ontario Ltd	The Great-West Life Assurance Co.	2,700,000.00	Ph. Tag with Ref Way + Easement, Subj. 6 Ref Ways as in 753667
781348	Agmt	15-12-86	631541 Ontario Ltd	The Great-West Life Assurance Co.		Ph. Tag with Ref. W + Easement, Subj. 6 Ref Ways as in 753667
781349	Re. Agmt of Rents	15-12-86	CANADIAN IMPERIAL Bank of Commerce	631541 Ontario Ltd in trust		Ph. Tag with Ref. W + Easement, Subj. 6 Ref Ways as in 753667
781350	Re. Agmt of Rents	15-12-86	CANADIAN IMPERIAL Bank of Commerce	631541 Ontario Ltd in trust		Ph. Tag with Ref. W + Easement, Subj. 6 Ref Ways as in 753667
781351	Notice of agmt of lease	15-12-86	631541 Ontario Ltd	The Great-West Life Assurance Co.		Ph. Tag with Ref Ways + Easement, Subj. 6 Ref Ways as in 753667

APPENDIX C
LAND REGISTRY RECORDS

PAGE NO. 39

ABSTRACT INDEX

LOT 34 CONCESSION 3. S.S.

REGISTRATION NUMBER	INSTRUMENT	REGISTRATION DATE DAY MONTH YEAR	GRANTOR	GRANTEE	CONSIDERATION ETC.	LAND AND REMARKS
784826	Amended of lease	14-01-87	631541 Outcrop Ltd.	RAISON FINEST Limited		with lease 78682
786815	Grant	03-02-87	LOKEMT Developments Ltd	VAROYEN Barbara R. VAROYEN William D JT		Ph with Potw Ph adm 25/374.5
786838	Grant	24-02-87	BABEL Investments Ltd	SERRENTINO Equipment Inc.		Ph designated as pho 1.2 on 43R 1770 Subj b 7 maining R/W own ph 2 Tag with R/W own ph 3 Tag with R/W own 33' ship
78889	Mod	24-02-87	SERRENTINO Equipment Inc.	BABEL Investments Ltd	150,000.00	Ph Subj b 7 Tag with R/W ways as in 78888
Discharged by # 870887 Asst. D. J. Land Reg. 05-11-87						
78890	Mod	24-02-87	SERRENTINO Equipment Inc.	TRUCKHOUSE Financial Corp	200,000.00	Ph Subj b 7 Tag with R/W ways as in 78888
Discharged by # 870887 Asst. D. J. Land Reg. 05-11-87						
78891	Mod	24-02-87	SERRENTINO Equipment Inc.	TRUCKHOUSE Financial Corp	200,000.00	Ph Subj b 7 Tag with R/W ways as in 78888
Discharged by # 870887 Asst. D. J. Land Reg. 05-11-87						
78912	Grant	25-02-87	FORSTING INC Emergent Group Ltd	ALAN TARTO Managerial Service Ltd	15,000.00	Ph adm 51298 S.S. except 625152
Discharged by # 870887 Asst. D. J. Land Reg. 05-11-87						

APPENDIX C

LAND REGISTRY RECORDS

ABSTRACT INDEX

PAGE NO. 40

LOT 34 CONCESSION 3005

Mississauga

REGISTRATION NUMBER	INSTRUMENT	REGISTRATION DATE DAY MONTH YEAR	GRANTOR	GRANTEE	CONSIDERATION ETC.	LAND AND REMARKS
798161	Mort DISCHARGED BY # 837013 ASST. DEP. LAND REG. <i>[Signature]</i>	25-02-87	Ewing and Toga P.	Huron Lumber Management Services Ltd. in trust	15,000.00	Ph. as in 758136 Comm. b.s. 17' NE Pst. thence NW 1/2 1/2 S.W. 1/4 Sec 10 Huron Lumber M.S. 2002 S.W. 64x76' sly 250' x 10' 64x76' b. p.p. To g. with Ref. maps:
798312	Mort	26-03-87	RALSTON Lumber Products Inc.	The Hunt-West Life Insurance Co.		Subj. by d. W.D. Thence S.E. 1/4 1/2 N.E. 1/4 1/2 S.W. 1/4 1/2 Sec 10 450' x N.E. 1/4 1/2 S.W. 1/4 1/2 Sec 10 NW 3/4 1/2 S.W. 1/4 1/2 Sec 10 NW 1/4 1/2 S.W. 1/4 1/2 Sec 10 Subj. to easement To g. with Ref. map at 1/4 Thence S.E. 31-94' x NW 239+1' x SE 304.75' x SE 3015' x SE 60+45' x AL 457+03' x NW 130' 38' sly p.p. Thence NW 23-93' x S (NW) 162.46' x NW 64-50' x NE 252.76' x NW 130-98' sly p.p.
798084	Mort	05-05-87	SERPENTINE Equipment Inc.	Serpentine Trust Co.	11,000.00	Pl. designated as pl. 1 & 2 in 430-1770 Subj. to remaining Pl. 1 & 2 over pl. 2 To g. with Ref. map pl. 3 To g. with Ref. map over pl. 3
798361	Com. Form	06-05-87	SERPENTINE Equipment Inc.	621507 Ontario Ltd. discharged by 805107	130,966.40	Plot designated as Plot 1 & 2 in 430-1770 pln 04/03/08

FORM 80-3-1M

APPENDIX C

LAND REGISTRY RECORDS

REGISTRATION NUMBER	INSTRUMENT	REGISTRATION DATE DAY MONTH YEAR	GRANTOR	GRANTEE	CONSIDERATION ETC.	LAND AND REMARKS
798772	Grant	11 05 87	DAN OGYEN Daban R. DAN OGYEN William D	Pipe-on Construction Ltd		Pl: Ref Way as in 786815
798773	Mort	10 05 87	Pipe-on Construction Ltd	The Royal Bank of Canada	100,000.00	Pl & Ref W as in 786815
	Discharged by # 884295	Act: 11-2-1-2-87	#412-89/10/27 19			
799333	Mort	13 05 87	SERRATINO Equipment Inc	STEELEY Production Ltd	100,000.00	Pl designated as ph 1-2 on 642 1770 Subj to remaining Ref'd over ph 2 on 432 1770. Tag with Ref'd over ph 3. Tag with Ref'd over 33' ship as in 641048
	Discharged by # 81584	Act: 11-2-1-2-87	Doc. 1-1-1-87			
432 1460	R. plan	21 05 87	-			Pl 1- 739399
801171	Mort	29 05 87	SERRATINO Equipment Inc	REPORT PROPERTIES Ltd	250,000.00	Pl designated as phs 1-2 on 432 1770. Subj to remaining. Ref'd over ph 2 Tag with Ref'd over ph 3 Tag with Ref'd over 33' ship as in 641048
	Discharged by # 815843	Act: 11-2-1-2-87	Doc. 1-1-1-87			
812224	Subj to Bank of Canada Mortgage	15 06 87	SCO	621312 Unitri Ltd (P) reverted to SCO 808137		as per Pl 798301 In 801048

APPENDIX C

LAND REGISTRY RECORDS

[illegible]

APPENDIX C
LAND REGISTRY RECORDS

PAGE NO. 43

ABSTRACT INDEX

LOT 34

CONCESSION 3

REGISTRATION NUMBER	INSTRUMENT	REGISTRATION DATE DAY MONTH YEAR	GRANTOR	GRANTEE	CONSIDERATION ETC.	LAND AND REMARKS
819896	Appt	12-10-87	EWINGTON, Joyce L. EWINGTON, Kenneth	Herbert Marie Frankland successor of see above	150.00	Sub. in re 819896 CHARGED BY MNR. DEPT. LAND REG. 148,445.75 2.8.88
823199	D.M.	04-11-87	UDDEMAN, Henry Lifting Ltd.			property to discharge No. 231289
840808	Ref. Law #65-88	07-04-88	THE CITY OF MISSISSAUGA			to establish outdoor bus stop part of the municipal highway system to Sub. B. (1) Sub. in re. 192957 vs. (2) Sub. in re. 192957 vs. 41.200 of C.O. Municipal. 12.61' x 10.0' x 14.61' x 15.5' 210' to 100 ft. (3) Sub. in re. 272188 vs. (4) Sub. designated as Part 1 on 43R.10275 (5) Sub. designated as Part 3 on 43R.2727 (6) Sub. designated as Part 3 on 43R.3588 part 1 to be used to be known as Hazelhurst Road Schedule B. (1) Sub. designated as Part 2 on 43R.8722 (2) Sub. designated as Part 1 on 43R.7411 (3) Sub. designated as Part 5 & 6 on 43R.3588 to be known as Hazelhurst Road West.

FORM 110-2-11M

CONTINUED ON PAGE

APPENDIX C
LAND REGISTRY RECORDS

ABSTRACT INDEX

LOT 34 CONCESSION 3 SSS PAGE NO. 44

REGISTRATION NUMBER	INSTRUMENT	REGISTRATION DATE DAY MONTH YEAR	GRANTOR	GRANTEE	CONSIDERATION ETC.	LAND AND REMARKS
841454	<i>Not of Force</i>	13-04-88	SERR-CAN. <i>Appell</i> <i>Inc.</i>	<i>ACE Asphalt &</i> <i>Proportionate (Indiv.)</i> <i>etc.</i>		(1) <i>Part designated as Sub 112</i> <i>in 438170</i> <i>Subj. d. 1. Remaining after</i> <i>by right of way</i> (2) <i>Subj. d. in 815844</i> <i>Subj. d. 1128.03, m. sub fl.</i> <i>Subj. d. 33.37, m. sub fl.</i> <i>180.33, m. sub fl. 213, m. sub fl.</i> <i>25.34, m. sub fl. 213, m. sub fl.</i> <i>200.76, m. sub fl. 145.85, m. sub fl.</i> <i>Subj. d. 212.96, m. sub fl. 145.85, m. sub fl.</i> <i>Subj. d. 81.42, m. sub fl. 84.18</i> <i>m. sub fl.</i>
851644	Grant	28-06-1988	CENED Investments Limited	Bahoric Katica In trust		part & together with right of way as in 510233 & 512033
851645	Mort	28-06-1988	Bahoric Katica In trust	CENED Investments Limited	296,000.00	part & together with right of way as in 510233 & 512033
				Discharged by # 942439 Asst. Dep. Land Reg.	28.06.92	
851646	Mort	28-06-1988	Bahoric Katica In trust	SAY Lawrence In trust	650,000.00	part & together with right of way as in 512033
				Discharged by # 872333 Asst. Dep. Land Reg.	21/4/88	
851647	Grant	28-06-1988	TROIKA Construction Company Limited	HORVAT Paul In trust		part as in 514351 7.19 ac
851648	Mort	28-06-1988	HORVAT Paul In trust	TROIKA Construction Company Limited	349,000.00	part as in 514351 7.19 ac
				Discharged by # 942434 Asst. Dep. Land Reg.	28.06.92	
851649	Mort	28-06-1988	HORVAT Paul In trust	SAY Lawrence In trust	650,000.00	part as in 514351 7.19 ac
				Discharged by # 887470 Asst. Dep. Land Reg.	28.03.89	

FORM 3-74

APPENDIX C
LAND REGISTRY RECORDS

PAGE NO. 45

ABSTRACT INDEX

LOT 34

CONCESSION 3505

REGISTRATION NUMBER	INSTRUMENT	REGISTRATION DATE DAY MONTH YEAR	GRANTOR	GRANTEE	CONSIDERATION ETC.	LAND AND REMARKS
851502	Mort.	15 07 88	SLANG, Victoria	THE Royal Bank Of Canada	\$119,000.00	Part designated as pt. 1 on 43R-8767. Part as in 139,399. Leave except pt. 1 on 43R-14601.
Discharged by # 936199 Asst. Dep. Land Reg. 40 05 90						
860746	Mort.	26 08 88	RANTON, Kataria	Parsons Industries Inc.	\$16,000.00	Part 7 of 8 of way as in 51033 Assigned by 870991
Discharged by # 870392 Asst. Dep. Land Reg. 21 11 88						
860747	Mort.	26 08 88	HARRIS, Paul	Parsons Industries Inc.	\$75,000.00	Part as in 510351
Discharged by # 875001 Asst. Dep. Land Reg. 08 12 88						
865356	Grant	29 09 88	Westroc Industries Limited	Taylor Forge Canada Inc.		Part-Being part 2 on 43R-3588 Tog with part 4
865357	Mort.	29 09 88	Taylor Forge Canada Inc.	Crown Life Insurance Company	\$2,500,000.00	Part-Being part 2 on 43R-3588 Tog with part 4
Discharged by # 870120 Asst. Dep. Land Reg. 06 05 89						
865358	Grant of Lease	27 09 88	Taylor Forge Canada Inc.	Crown Life Insurance Company	\$1,000,000.00	As mort 865357
868556	Grant	24 10 88	TAYLOR Forge Canada Inc.	DIMITRIEFF, John		Part designated as pt 2 on 43R-3588 Tog with right of ingress & egress over pt 4 on 43R-3588
868557	Mort.	24 10 88	DIMITRIEFF, John	TAYLOR Forge Canada Inc.		Part designated as pt 2 on 43R-3588 Tog with right of ingress & egress over pt 4 on 43R-3588
Discharged by # 870677 Asst. Dep. Land Reg. 26 09 89						
43R-16220	R-Plan	23 10 80				Part 1 re: 136510VS

APPENDIX C
LAND REGISTRY RECORDS

ABSTRACT INDEX

LOT 34 CONCESSION 3 S.D.S. PAGE NO. 46

REGISTRATION NUMBER	INSTRUMENT	REGISTRATION DATE DAY MONTH YEAR	GRANTOR	GRANTEE	CONSIDERATION ETC.	LAND AND REMARKS
870049	Mort.	01.11.88	R.W. INGTON Gayford R.W. INGTON Joyce Canada	GENERAL Trust Corporation of Canada	200,000.00	Ph. as in 131267 Bave - Joseph Ph. on 430.10275 628.152.
870672	G.M.	07.11.88	TAHOKI Joyce Canada Inc	The Royal Bank of Canada	Discharged by 872780	Mort. no. 844557 Asst. Dep. Land Reg. 91.09.99
870892	Mort.	08.11.88	TRANS. Rampart Industries Ltd	LAKE SIDE Asphalt Ltd.		Ph. subj. to reserving refur. & tog with refur's as in no. 815844
870893	Mort.	08.11.88	LAKE SIDE Asphalt Ltd	COUNSEL Trust Co.	3,950,000.00	Ph. subj. to reserving refur & tog with refur's as in no. 815844 & O.L.
870894	Mort.	08.11.88	LAKE SIDE Asphalt Ltd	COUNSEL Trust Co.	1,760,000.00	Ph. subj. to reserving refur & tog with refur's as in no. 815844 & O.L.
870908	G.M.	08.11.88	AMILOR Investments Inc	LAKE SIDE Asphalt Ltd.		Mort. no. 800746
872391	G.M.	21.11.88	LAKE SIDE Asphalt Ltd.	AMILOR Investments Inc.		Part. 880240
872392	G.M.	21.11.88	LAKE SIDE Asphalt Ltd.	AMILOR Investments Inc.		Part. 880240
872394	Grant	21.11.88	BAHORE, Katica, In Trust	805401 Ontario Limited		Part. Tog with R of W as in 512033
872504	Mort.	23.11.1988	WORWAY, Paul In Trust	Canlon Investments Inc.	640,000.00	Part. as in 514351
				Discharged by #887472 Asst. Dep. Land Reg. 28.03.89		Assigned by 876140

FORM RO-3-TM

APPENDIX C
LAND REGISTRY RECORDS

PAGE NO. 49

ABSTRACT INDEX

LOT 34 CONCESSION 3 S.D.S.

REGISTRATION NUMBER	INSTRUMENT	REGISTRATION DATE DAY MONTH YEAR	GRANTOR	GRANTEE	CONSIDERATION ETC.	LAND AND REMARKS
875721	Mort	14 12 1988	NORVAT Paul in trust	PAMILOR Investments Inc	150,000.00	part as in 514351-7.19ac
878140	A.M. DISCHARGED by # 877413	16 12 1988	PRIMEUR Investments Inc	LACKIE Bart, E. as trustee		Waga No. 872584 4c en IR
876817	Agmt Amend Mort	22 12 88	NORVAT Paul in trust	Pamilon Investments Inc		amending mort 875721 4c en IR
43R-16403	R-Plan	22 12 88				Part 1 - 872394
877821	Mort	04 01 1989	LAKESIDE Asphalt Ltd (1) DI Gullio Oreste in trust (2)	BLUE Flag Investments Inc	500,000.00	part designated as parts 1 & 2 on 43R 1770 subject to & reserving right together with right of ways over part 3 part 3 & together with right of way over 33" strip
881228	Mort	31 01 89	RAYMOND P. STRONG Limited JAMES F. McQUAID Inc. cob as Universal Drum Reconditioning Company	IKEMAN, Gerald PETRUCCI, Angelo undivided 50% int.	500,005.00	part & o.i. as in 738766 subj to and tog with rt-of-ways
881397	Agmt	31 01 1989	RIA Norvat in trust	PAMILOR Investments Inc		no 814861 875721 4c en IR
881372	AcSet	31 01 1989	PAMILOR Investments Inc	PAMILOR Inc		re 875721 4c en IR
883432	Assignment	20 02 1989	LACKIE Bart E trustee	Pamilon Investments Inc		re mort 872504 4c en IR
883433	Assignment	20 02 1989	Pamilon Investments Inc	Lloyde Bank Canada		re mort 872504 4c en IR
883627	Order	21 02 1989		621509 Ontario Limited (plain iff)		re: no. 798301 see order

FORM NO. 2-14

CONTINUED ON PAGE

APPENDIX C

LAND REGISTRY RECORDS

ABSTRACT INDEX

PAGE NO. 48

LOT

34.

CONCESSION

8 2 D 3

883627

REGISTRATION NUMBER	INSTRUMENT	REGISTRATION DATE DAY MONTH YEAR	GRANTOR	GRANTEE	CONSIDERATION ETC.	LAND AND REMARKS
		year month day				
885017	Assgt.	89 03 01	EWINGTON, Crawford EWINGTON, Joyce Carolyn	GENERAL Trust Corporation of Canada		part as in 731267
886309	Grant	1989 03 15	Lakeside Asphalt Ltd.	817984 Ontario Inc.		Part designated as Parts 1 and 2 43R-1770 Subj to rt of way over part 2 Tog with rt of way over part 3
886310	Grant	1989 03 15	DIGIULIO, Oreste	817895 Ontario Inc.		Part as in 870891
886834	Mort	89 03 20	817984 Ontario Inc. (1stly) 817985 Ontario Inc. (2ndly)	BLUE Flag Investments Inc.	2,000,000.00	(1) Part designated as pts: 1 & 2 on 43R-1170. Subj to & reserving R of W over pt 2, Tog with R of W over pt 3, Tog with R of W over 33' strip as in 870892 S.O.L.
887471	AM	89 03 28	110Y05 Bank Canada	PANILOR Investments Inc.		Mtge. 887504 ⁸⁸ 8-11R
887474	Grant	89 03 28	HORVAT, Paul in trust	807581 Ontario Limited	1,505,763.00	part as in 514391 (7.19 ac)
887475	Mort	89 03 28	807581 Ontario Limited	HORVAT, Paul in trust	760,900.00	part as in 851547 (7.19)
887476	AM	89 03 28	HORVAT, Paul in trust	PANILOR Investments Inc.		Mtge. 887475
887477	AM	89 03 28	PANILOR Investments Inc.	110Y05 Bank Canada		Mtge. 887475
889041	Mort	89 04 04	KANA, Brock W.	FOREX Exchange Bank of Canada	250,000.00	P. 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000

Discharged by

219996

Asst. Reg.

91-08-10

FORM RC-3-TM

CONTINUED ON PAGE

APPENDIX C
LAND REGISTRY RECORDS

Abstract Index
Répertoire par lot

Lot 34 Plan/Concession 3 S.D.S. Page 50

Ontario 921313

Registration Number Numéro d'enregistrement	Instrument Type Type d'acte	Registration Date Date d'enregistrement YY MM DD	Parties from Parties	Parties to Parties	Consideration Contrepartie	Land/Remarks Bien-fonds/Observations
922059	Assignment	89 12 19	PAMILOR Investments Inc.	LLOYDS Bank Canada		Mort no. 887475
43R-17487	R-Plan	89 12 21				Pts 1,2,3,4 & 5 -----136510VS Pt. 6 -----533677 Pt. 7 -----909917 Pt. 8 -----798772 Pt. 9 -----58659 Pt. 10 -----561087 Pt. 11 -----561086 Pt. 12 -----872394 Pt. 13 -----170947 & 170949
43R-17543	R-Plan	90 01 22				Pt 1 -----887474 Pt. 2 -----698720 Pt. 3 -----126326 & 147734 Pt. 4 -----886309 Pt. 5 -----170948 & 170949 Pt. 6 -----840908
925383	Mort	90-01-23	DIMITRIE, John-McBroom	SECURITY-Pacific-Bank-Canada	1,000,000.00	Pt designated as pt 2 on 43R-3583 Tag with easement on pt 2 on 43R-3583
930120	Grant	90 03 02	805401 ONTARIO LIMITED	THE CORPORATION OF THE CITY OF MISSISSAUGA	\$2.00	part, being pt 12 on 43R-17487 Reserving right
930121	PT. DM.	90 03 02	CENED INVESTMENTS LIMITED			PART. 12 on 43R-17487 is discharged from mort 851645

10321 (88) FORM 1

Continued on Suite A to page

APPENDIX C
LAND REGISTRY RECORDS

Abstract Index
Répertoire par lot

Lot 34 Plan/Concession 3 South Dundas Street Page 51



Registration Number Numéro d'enregistrement	Instrument Type Type d'acte	Registration Date Date d'enregistrement YY MM JJ	Parties from Parties	Parties to Parties	Consideration Contrepartie	Land/Remarks Bien-fonds/Observations
931006	Grant	90 03 12	PIPE Construction Limited	THE City of Mississauga	2.00	part designated as part 8 on 43R-17487 reserving right
932633	Grant	90 03 28	EWINGTON, Joyce Carolyn EWINGTON, Crawford	CITY OF MISSISSAUGA	\$2.00	part designated as pt 7 on 43R-17487 Subj' to right
932634	Q C	90 03 28	ST. LAWRENCE CEMENT INC.	CITY OF MISSISSAUGA		Re.: 758434
935067	Grant	90 04 18	KYLRON INC. UNDIV. 50% int JERNIE INVESTMENTS LTD. UNDIV. 50% int	The City of Mississauga	2.00	Part designated as part 6 on 43R-17487
935068	PT.DM.	90 04 18	BRAMPTON COMMUNITY CENTRE FURNITURE LIMITED			Part designated as part 6 on 43R-17487 is discharged from mort 680123
935651	Mort	90 04 24	817984 ONTARIO INC.	BANK HAPDALIM (CANADA)	\$1,500,000.00	Part designated as pts 1 & 2 on 43R-1778 Subj. to & reserving r. of w. & Tog with r. of w. as in 641048
935653	Agreement	90 04 24	BLUE FLAG INVESTMENTS INC.	BANK HAPDALIM (CANADA)		886834 postponed to 935652
935654	Agreement	90 04 24	BLUE FLAG INVESTMENTS INC.	BANK HAPDALIM (CANADA)		877821 postponed to 935651
935839	Mortgage	90 04 26	SLANIC, Victoria	DUCA COMMUNITY CREDIT UNION LTD.	\$670,700.00	1stly: part as in 739399. Save and Except pt 1 on 43R-14601 2ndly: part, designated as pt 1 on 43R-8727. Tog. with R. of W. over pts 2 and 3

Discharged by # 201004216 Asst. Dir. Land Reg. 92-4-30-72

Discharged by # 201004216 Asst. Dir. Land Reg. 92-4-30-72

APPENDIX C
LAND REGISTRY RECORDS

ABSTRACT INDEX

LOT 34 CONCESSION 3 SDS PAGE NO. 52

935839

REGISTRATION NUMBER	INSTRUMENT	REGISTRATION DATE DAY MONTH YEAR	GRANTOR	GRANTEE	CONSIDERATION ETC.	LAND AND REMARKS
938043	Agreet	90-04-27	BLUE-Flag-Investments Inc.	BANK Hapoalim (Canada)		077021 postponed to 935052
938044	Agreet	90-04-27	BLUE-Flag-Investments Inc.	BANK Hapoalim (Canada)		085034 postponed to 935051
938362	Grant	90 05 17	ST Lawrence Cement Inc.	THE City of Mississauga	2.00	Discharged by # 977210 Asst. Dep. Land Reg. 22-11-17 part designated as part 13 on 43R 17487 reserving Right
938363	Pt DM	90 05 17	COMPAGNIE Montreal Trust			part designated as part 13 on 43R 17487 discharged from 438856
938364	PT DM	90 05 17	COMPAGNIE Montreal Trust			part designated as part 13 on 43R 17487 discharged from 575329
938365	PT DM	90 05 17	COMPAGNIE Montreal Trust			part designated as part 13 on 43R 17487 discharged from 611165
938366	PT DM	90 05 17	COMPAGNIE Montreal Trust			part designated as part 13 on 43R 17487 discharged from 738145
938368	Grant	90 05 17	KIM Soek Ja	THE City of Mississauga	2.00	part designated as Part 10 on 43R 17487
938369	PTDM	90 05 17	KOREA Exchange Bank of Canada			part designated as part 10 on 43R 17487 discharged from 624123
938370	See Below					Discharged by # 977210 Asst. Dep. Land Reg. 22-11-17
938371	Grant	90 04 17	KIM Insup	THE City of Mississauga	2.00	part designated as part 11 on 43R 17487
938370	PTDM	90 05 17	KOREA Exchange Bank of Canada			part designated as part 10 on 43R 17487 discharged from 889801
938372	PTDM	90 05 17	KOREA Exchange Bank of Canada			part designated as part 11 on 43R 17487 discharged from 624123
						Discharged by # 977210 Asst. Dep. Land Reg. 22-11-17

FORM 3-1M

APPENDIX C LAND REGISTRY RECORDS

PAGE NO. 53

ABSTRACT INDEX

LOT 34 CONCESSION 3 S.D.S.

REGISTRATION NUMBER	INSTRUMENT	REGISTRATION DATE DAY MONTH YEAR	GRANTOR	GRANTEE	CONSIDERATION ETC.	LAND AND REMARKS
938814	Partial Surrender of Lease	90 05 23	KIM, Sook Ja	F.M.I. Disposal Services Ltd.		re: Lease no. 898000
938815	Partial Surrender of Lease	90 05 23	KIM, In Sup	F.M.I. Disposal Services Ltd.		re: Lease no. 898000
943538	Mort	90 07 06	Raymond P. Strong limited James F. McQuaid Inc. CORP as Universal Drwn Reconditioning Company	The Bank of Nova Scotia	XXXX	Part and O.L. as in 738766 Subj to easement as in 127041 Subj to rights of way as in 102680 and 123889 Tog with right of way
943539	Agreement	90 07 06	IKEMAN, Gerald PETRUCCI, Angelo each as to an undivided 50% Interest	The Bank of Nova Scotia		881228 postponed to 943538 96-11-04 AD 01/02
43R-17989	R Plan	90 07 30				Parts 1, 2 & 3 ----- 136510ys
946379	Grant	90 08 07	H.H.D. DEVELOPMENTS LTD.	THE CITY OF MISSISSAUGA	\$2.00	Pt designated pts 1, 2, 365 on 43R-17487
960323	Mort	91 01 15	TORONTO Vault and Concrete Products Ltd.	ROYAL Bank of Canada	750,000.00	Pt. as in no. 973968
954350	Agreement	91 03 07	RAYMOND P. Strong Ltd. JAMES F. McQUAID Inc. CORP as UNIVERSAL Drwn Reconditioning Company	IKEMAN, Gerald PETRUCCI, Angelo each 50% int.		Reg 981228
977212	Mort	91 07 19	KIM, Insup	CIBC Mortgage Corp.	150,000.00	Part as inno. 561086 Tog w rt of way Save & except pt 11 on 43R-17487 //

APPENDIX C
LAND REGISTRY RECORDS

ABSTRACT INDEX

LOT 31 CONCESSION 3 SDS PAGE NO. 54

REGISTRATION NUMBER	INSTRUMENT	REGISTRATION DATE DAY MONTH YEAR	GRANTOR	GRANTEE	CONSIDERATION ETC.	LAND AND REMARKS
979233	Agreement	91 08 06	631541 Ontario Limited	The Great-West Life Assurance Company	5,678,679.09	Part as in No. 720553 Subj to easement and Tog with RofW.
983173	Mort	91 09 13	EWINGTON, Joyce Carolyn EWINGTON Crawford	CENTRAL Surety's Trust Co.	150,000.00	Pl & tog with E of wave 1 Subj to easements as in no 758495, 758434 Discharged by # 801077351 Asst. Dep. Land Reg. 10-10-17
43R 18818	R Plan	91 10 17				part 1-----739399, 520415
R0907339	Partial Release	91 10 25	St. Lawrence Cement Inc.	EWINGTON Joyce Carolyn EWINGTON Crawford		Re: No. 758434
R0988631	Mort	91 11 04	PINE-ON Construction Ltd.	ROYAL Bank of Canada	400,000.00	Pl & tog with E of wave 1 in no 708272 Discharged by # 801091171 Asst. Dep. Land Reg. 9-1-1992
R0991499	Mort	91 12 04	DIMITRIEFF, John	ROYAL Bank of Canada	1,350,000.00	Part being all of Pl & R in 43R-3588 Tog with on easement over pt 4 on 43R-3588 as in No. 5774245
R0999552	Agreement	1992 03 06	631541 Ontario Limited	The Great-West Life Assurance Company		extending mortgage 743782
R0 999552	Agreement	1992 03 06	631541 Ontario Limited	The Great-West Life Assurance Company		extending mortgage 781347
R01000969	Mortgage	92 03 24	805401 Ontario Limited as to Firstly lands 807581 Ontario Limited as to Secondly lands	Canadian Imperial Bank of Commerce	1,5000,000.00	Firstly: Part as in No. 512033 Save & Except part 12 on Plan 43R-17487. Tog with right of Ingress & egress. Secondly: Part as in No. 887474
43R-19136	Reference Plan	92 03 30				Part 1, 2, 3, 4, 5 remainder of 136510 vs.

APPENDIX C LAND REGISTRY RECORDS

PAGE NO. 55

ABSTRACT INDEX

LOT

34

CONCESSION

3505

REGISTRATION NUMBER	INSTRUMENT	REGISTRATION DATE DAY MONTH YEAR	GRANTOR	GRANTEE	CONSIDERATION ETC.	LAND AND REMARKS
RD1003724	Grant	92 04 23	SLANIC, Victoria	CITY of Mississauga	2.00	Pt designated as pt 1 on 43R-18818
RD1003725	Partial Discharge	92 04 23	DUCA Community Credit Union Ltd.			Pt designated as pt 1 on 43R-18818 discharged from no. 935839
RD 1008960	Grant	92 06 16	N.H.D. Developments Limited	THE City of Mississauga	52.00	Part designated as pts 2,3,4 & 5 on 43R-19136
RD 1011608	Mort	92 07 10	817984 Ontario Inc. DISCHARGED BY # RD 1026024 ASST. DEP. LAND REG. LR 9304128	Steeley Quarry Products Inc.	100,000.00	Part designated as parts 1 & 2 on Plan 43R-1220
RD 1011609	Agreement	92 07 10	Blue Flag Investments Ltd.	Steeley Quarry Products Inc.		No. 877821 postponed to No. RD 1011608
RD 1011610	Agreement	92 07 10	Blue Flag Investments Ltd.	Steeley Quarry Products Inc.		No. 880834 postponed to No. RD 1011608
RD 1012621	Grant of Easement	92 07 24	N.H.D. Developments Ltd.	CITY of Mississauga	2.00	Pt. designated as pt. 1 on 43R-17989
RD 1031128	Grant	93 02 17	Jernie Investments Ltd. as to an undivided 50% interest	Budget Wise Holdings Inc.	75,000.00	Part as in 533677 Save and Except part 6 on 43R-17487 Tog with Right-of-way over part 6 on 43R-17487
RD 1031590	Mort	93 02 23	KYLRON Inc. BUDGET Wise Holdings Inc.	BRAMPTON Community Centre Furniture Ltd.	100,000.00	Pt & save & except & tog with r. of w. as in no. RD 1031128
RD 1033494	Agreement	93 03 23	Raymond P. Strong Limited James F. McQuaid Inc. cob as Universal Drum Reconditioning Company	IKEMAN, Gerald PETRUCCI, Angelo		Re: Extending Mort No. 881228
RD 1035509	Agreement	94 01 24	BRITISH LIFE Insurance Company	BRITISH LIFE Insurance Company		Re: Extending Mort No. 881228 Amending Charge 005357

APPENDIX C
LAND REGISTRY RECORDS

Abstract Index
Répertoire par lot

Lot 34

Plan/Concession 3 SOUTH OF DUNDAS STREET

Page 56



RO 1056989

Registration Number Numéro d'enregistrement	Instrument Type Type d'acte	Registration Date Date d'enregistrement YY MM JJ	Parties from Parties	Parties to Parties	Consideration Contrepartie	Land/Remarks Bien-fonds/Observations
RO 1056990	Assignment	94-01-24	DIMITRIEFF, John	Crown Life Insurance Company		Rents and Leases, RE: Charge 865357
RO 1059109	Charge	94-02-24	EWINGTON, Joyce Carolyn EWINGTON, Crawford	Laurentian Bank of Canada	35,000.00	Discharged by #20104524 Asst. Dep. Land Reg. 095/04/14 Part as in no. 983173 # 201079028 ASST. DEP. LAND REG. 02-94/11/09
RO 1064588	Charge	94-05-05	EWINGTON, Crawford EWINGTON, Joyce Carolyn	HURONTARIO Capital Corporation	200,000.00	Part as in no. 731267 Discharged by #20104524 Asst. Dep. Land Reg. 095/04/14
RO 1064589	Charge	94-05-05	EWINGTON, Crawford EWINGTON, Joyce Carolyn	Hurontario Capital Corporation	200,000.00	Part as in no. 989917 Discharged by #20104524 Asst. Dep. Land Reg. 094/09/01
RO 1065043	Notice of Claim	94-05-12		Interprovincial Pipe Line Inc.		Re: No. 102680, Part III, Registry Act.
RO 1065774	Charge	94-05-20	SLANIC, Victoria	G. Kightley & Associates Limited	100,000.00	1stly: Part as in No. 739399. 2ndly: Part designated as part 1 on Plan 43R-8728 Save & Except part 1 on Plan 43R-18818.
RO 1073147	Assignment	94-08-18	General Trust Corporation of Canada	Laurentian Bank of Canada		re: charge no. 870049
RO 1073148	Assignment	94-08-18	General Trust Corporation of Canada	Laurentian Bank of Canada		rents re; charge no. 870049
RO 1074522	Charge	94-09-01	EWINGTON, Crawford EWINGTON, Joyce Carolyn	CIBC Mortgage Corporation	185,000.00	Pt. as in 278126VS Tog with R of W & Subj to easement over pt 7 on 43R-6030
RO 1074923	Charge	94-09-01	EWINGTON, Joyce Carolyn EWINGTON, Crawford	Canadian Imperial Bank of Commerce	75,000.00	Pt. as in 278126VS Tog with R of W & Subj to easement over pt 7 on 43R-6030 Discharged by #20104524 Asst. Dep. Land Reg. 095/04/14

10321 (88)

FORM 1

Continued on Suite A to page.....

APPENDIX C
LAND REGISTRY RECORDS

Abstract Index
Répertoire par lot

Lot 34

Plan/Concession 3 SDS

Page 57



Registration Number Numéro d'enregistrement	Instrument Type Type d'acte	Registration Date Date d'enregistrement YY MM JJ	Parties from Parties	Parties to Parties	Consideration Contrepartie	Land/Remarks Bien-fonds/Observations
RO 1081249	Notice of Option to Purchase	94 12 12	Alcan Aluminium Limited	DIMITRIEFF, John	2.00	Part designated as part 2 on Plan 43R-3588. Tog with Easement & RofW.
RO 1081371	Assignment	94 12 14	Central Guaranty Trust Company PofA RO 1029149	The Toronto-Dominion Bank		re: 983173
RO 1082153	Charge	94 12 22	EWINGTON, Joyce Carolyn EWINGTON, Crawford	Canadian Imperial Bank of Commerce	130,000.00 DISCHARGED BY # RO 1160504 ASST. DEP. LAND REG. DM 97.12.10	Pt as in 278126VS. Tog with R of W Subj to easement as in 277190VS
RO 1085147	Agreement	95 02 14	Raymond P. Strong Limited James F. McQuaid Inc. COB Universal Drum Reconditioning Company	IKEMAN, Gerald PETRUCCI, Angelo		Extending Charge 881228
RO 1093906	Transfer	95 07 06	Beeton-Dickinson Canada Inc.	Maxx Medical Canada Limited	6,161,016.00	1stly. Part - Being parts 7 & 8 on 43R-393 Save and Except parts 3 & 4 on 43R-4907 Subj to easement as in 393722vs Subj to easement as in 790192 2ndly. Part and o.l. as in 128524. Subj to easement's U.L.
RO 1094331	Release of Notice of Option to Purchase	95 07 14	Alcan Aluminum Limited	DIMITRIEFF, John		Re: RO 1081249
RO 1098004	Agreement	95 09 05	DIMITRIEFF, John	Corim Life Insurance Company		Amending No. 865357 ADL 896.89

10321 (68)

FORM 1

Continued on/Suite à la page...

APPENDIX C
LAND REGISTRY RECORDS

Abstract Index
Répertoire par lot

Lot

34

Plan/Concession

3 SD6

Page

58



Registration Number Numéro d'enregistrement	Instrument Type Type d'acte	Registration Date Date d'enregistrement YY MM DD AA MM JJ	Parties from Parties	Parties to Parties	Consideration Contrepartie	Land/Remarks Bien-fonds/Observations
RO_1098910	Transfer	95-09-20	N.H.D. Developments Limited	1145820 Ontario Limited	1,384,650.00	Part designated as part 1 on 43R-19136.
RO_1098911	Charge	95-09-20	1145820 Ontario Limited	Orion Bus Industries Ltd.	2,769,300.00	Part designated as part 1 on 43R-19136.
				Discharged by #R01131935 Asst. Dep. Land Reg. 96-12-24		PART 1 10-20-1996
RO_1107023	Lien	96-01-18		Baycan Steel Fabricating Ltd. (C)	306,879.93	Part 1 of 1 on 43R-19136.
RO_1110047	Surrender of Lease	96-03-11	Alcan Aluminium Limited	DIMITRIEFF, John		Re: No. 913363.
RO_1110048	Surrender of Lease	96-03-11	Alcan Aluminium Limited	DIMITRIEFF, John		Re: NO. 695221.
RO_1110527	Lien	96-03-22		Inscan Contractors (Ontario) Inc. (Claimant)	5822,701.47	Part & O.L. designated as pts 1, 2, 3, 4 & 5 on 43R-0030.
RO_1111607	Order	96-04-04	OC			vacating Lien no. RO_1110527
RO_1111608	Order	96-04-04	OC			vacating Lien no. RO_1107023
RO_1114304	Notice	96-05-13	Scaffold Connection Corporation	748714 Ontario Limited		lease re: Part designated as pt 2 43R-3588
RO_1116264	Deposit	96-06-07	See Deposit no. RO_1116264			Part designated as pt 2 43R-3588 tog w. easement over pt 3-6 incl on 43R-3588 tog with RofW over pt 7 on 43R-3588

10321 (85)

FORM 1

Continued on/Suite à la page.....

APPENDIX C
LAND REGISTRY RECORDS

Abstract Index
Répertoire par lot

Lot 34 Plan/Concession 3 S05 Page Mississauga

Registration Number Numéro d'enregistrement	Instrument Type Type d'acte	Registration Date Date d'enregistrement YY MM JJ	Parties from Parties	Parties to Parties	Consideration Contrepartie	Land/Remarks Bien-fonds/Observations
RO 1116880	Charge	96_06_17	DIMITRIEFF, John	The Manufacturers Life Insurance Company	1,400,000.00	Part designated as pt 2-43R-3588
RO 1116881	Assignment	96_06_17	DIMITRIEFF, John 748714 Ontario Limited	The Manufacturers Life Insurance Company		rents re: RO 1116880
RO 1116882	Assignment	96_06_17	DIMITRIEFF, John 748714 Ontario Limited	The Manufacturers Life Insurance		leases re: RO 1116880, RO 1114304
RO 1126855	Certificate	96_10_24	City of Mississauga			Tax Arrears Part as in 921312
RO 1126856	Certificate	96_10_24	City of Mississauga			Tax Arrears Part as in 887474
RO 1126857	Certificate	96_10_24	City of Mississauga			Tax Arrears Part as in RO 1000969
* RO1131683	SEE BELOW					Regarding Notices, Re: RO 1126856
RO 1131684	Stat. Decl.	96_12_20	City of Mississauga			Regarding Notices, Re: RO 1126857
RO 1131685	Stat. Decl.	96_12_20	City of Mississauga			Part designated as pt 1-on 43R-19136
RO 1131937	Charge	96_12_24	1145820 Ontario Limited	Newcourt Credit Group Inc.	\$20,000,000.00	re: No. RO1126855
* RO1131693	Stat. Decl.	96_12_20		CITY of Mississauga		
NOTICE All Document/Instruments subsequent to						

10321 (98) FORM 1

MA13 1 2 1007