

**THE CORPORATION OF THE TOWNSHIP
OF SOUTH ALGONQUIN**

BY-LAW NO. 2018-559

(being a By-law to authorize the sale of the former Murchison & Lyell Fire Hall property at
25231 Highway No. 60, Madawaska)

WHEREAS the Council has determined that the property known municipally as 25231 Highway No. 60, Madawaska, being those parts of Lots 12 and 13, Concession 1, in the Geographic Township of Murchison laid out as Part 2 on Plan 36R-3857 is surplus to the Township's needs;

AND WHEREAS it is therefore in the interests of the Township to sell the said property and an Offer to Purchase it has been submitted to the Township,

NOW THEREFORE the Council for The Corporation of the Township of South Algonquin hereby enacts as follows:

1. That the Offer submitted by Brian McCarthy and Stella McCarthy dated January 10, 2018 to purchase for the price of \$75,000.00 and otherwise on the terms and conditions set out in the Agreement of Purchase and Sale of which a copy is attached to this By-law be accepted.
2. That in accordance with the said Agreement of Purchase and Sale, the Township do sell the property described therein and the buildings and structures thereon and the chattels referred to in the said Agreement for the price or sum of \$75,000.00 plus H.S.T. if applicable.
3. That the execution of the Agreement of Purchase and Sale on behalf of the Township by the CAO/Clerk-Treasurer be and the same is hereby approved, ratified and adopted.
4. That the Mayor and the CAO/Clerk-Treasurer be and they are hereby authorized and directed to sign such documents as may be required including a Transfer to the Purchasers in order to complete the sale of the said property.

READ A FIRST AND SECOND TIME this 15th day of March, 2018.

Jane A.E. Dumas, Mayor

Holly Hayes, CAO/Clerk-Treasurer

READ A THIRD TIME AND PASSED AND ENACTED this 15th day of March, 2018.

Jane A.E. Dumas, Mayor

Holly Hayes, CAO/Clerk-Treasurer

Agreement of Purchase and Sale

Form 100

for use in the Province of Ontario

This Agreement of Purchase and Sale dated this 10 day of January, 2018

BUYER, BRIAN J MCCARTHY & STELLA MCCARTHY *[Signature]*, agrees to purchase from
(Full legal names of all Buyers)

SELLER, Township of South Algonquin, the following
(Full legal names of all Sellers)

REAL PROPERTY:

Address 25231 HWY 60 HIGHWAY

fronting on the SOUTH side of HWY 60

in the Municipality of South Algonquin, Madawaska, District of Nipissing

and having a frontage of 00 more or less by a depth of 00 more or less

and legally described as PCL 15002 SEC NIP; PT LT 12 CON 1 MURCHISON; PT LT 13 CON 1 MURCHISON PT 2,

36R3857; S/T RIGHT IN LT47427; SOUTH ALGONQUIN ; DISTRICT OF NIPISSING (the "property")
(Legal description of land including easements not described elsewhere)

PURCHASE PRICE: Dollars (CDN\$) 75,000.00
Seventy-Five Thousand Dollars

DEPOSIT: Buyer submits Upon acceptance (Herewith/Upon Acceptance/as otherwise described in this Agreement)
One Thousand Dollars (CDN\$) 1,000.00

by negotiable cheque payable to QUEENSWOOD NATIONAL REAL ESTATE LTD "Deposit Holder" to be held in trust pending completion or other termination of this Agreement and to be credited toward the Purchase Price on completion. For the purposes of this Agreement, "Upon Acceptance" shall mean that the Buyer is required to deliver the deposit to the Deposit Holder within 24 hours of the acceptance of this Agreement. The parties to this Agreement hereby acknowledge that, unless otherwise provided for in this Agreement, the Deposit Holder shall place the deposit in trust in the Deposit Holder's non-interest bearing Real Estate Trust Account and no interest shall be earned, received or paid on the deposit.

Buyer agrees to pay the balance as more particularly set out in Schedule A attached.

SCHEDULE(S) A attached hereto form(s) part of this Agreement.

1. **IRREVOCABILITY:** This offer shall be irrevocable by Buyer until 5:00 p.m. on the 12 day of January, 2018, after which time, if not accepted, this offer shall be null and void and the deposit shall be returned to the Buyer in full without interest.
(Seller/Buyer)

2. **COMPLETION DATE:** This Agreement shall be completed by no later than 6 00 p.m. on the 30 day of March, 2018. Upon completion, vacant possession of the property shall be given to the Buyer unless otherwise provided for in this Agreement.

INITIALS OF BUYER(S): *[Signature]*

INITIALS OF SELLER(S): *[Signature]*

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3. **NOTICES:** The Seller hereby appoints the Listing Brokerage as agent for the Seller for the purpose of giving and receiving notices pursuant to this Agreement. Where a Brokerage (Buyer's Brokerage) has entered into a representation agreement with the Buyer, the Buyer hereby appoints the Buyer's Brokerage as agent for the purpose of giving and receiving notices pursuant to this Agreement. **Where a Brokerage represents both the Seller and the Buyer (multiple representation), the Brokerage shall not be appointed or authorized to be agent for either the Buyer or the Seller for the purpose of giving and receiving notices.** Any notice relating hereto or provided for herein shall be in writing. In addition to any provision contained herein and in any Schedule hereto, this offer, any counter-offer, notice of acceptance thereof or any notice to be given or received pursuant to this Agreement or any Schedule hereto (any of them, "Document") shall be deemed given and received when delivered personally or hand delivered to the Address for Service provided in the Acknowledgement below, or where a facsimile number or email address is provided herein, when transmitted electronically to that facsimile number or email address, respectively, in which case, the signature(s) of the party (parties) shall be deemed to be original.

FAX No.:
[For delivery of Documents to Seller]

FAX No.:
[For delivery of Documents to Buyer]

Email Address: Barb3654@gmail.com
[For delivery of Documents to Seller]

Email Address: alschutt@rogers.com
[For delivery of Documents to Buyer]

4. **CHATELS INCLUDED:**

SHED BESIDE GAGRAGE
ALL HEATERS AND SUPPLY LINES
ALL PLUMBING FIXTURESAND PIPING ON SITE
CUPBOARD WITH COUNTER TOP INSIDE GARAGE

Unless otherwise stated in this Agreement or any Schedule hereto, Seller agrees to convey all fixtures and chattels included in the Purchase Price free from all liens, encumbrances or claims affecting the said fixtures and chattels.

5. **FIXTURES EXCLUDED:**

6. **RENTAL ITEMS (Including Lease, Lease to Own):** The following equipment is rented and **not** included in the Purchase Price. The Buyer agrees to assume the rental contract(s), if assumable:

NONE

The Buyer agrees to co-operate and execute such documentation as may be required to facilitate such assumption.

7. **HST:** If the sale of the property (Real Property as described above) is subject to Harmonized Sales Tax (HST), then such tax shall be in addition to the Purchase Price. If the sale of the property is not subject to HST, Seller agrees to certify on or before closing, that the sale of the property is not subject to HST. Any HST on chattels, if applicable, is not included in the Purchase Price.
[included in/in addition to]

INITIALS OF BUYER(S): 

INITIALS OF SELLER(S): 

8. **TITLE SEARCH:** Buyer shall be allowed until 6:00 p.m. on the 16 day of March, 2018 (Requisition Date) to examine the title to the property at Buyer's own expense and until the earlier of: (i) thirty days from the later of the Requisition Date or the date on which the conditions in this Agreement are fulfilled or otherwise waived or; (ii) five days prior to completion, to satisfy Buyer that there are no outstanding

work orders or deficiency notices affecting the property, and that its present use (COMMERCIAL) may be lawfully continued and that the principal building may be insured against risk of fire. Seller hereby consents to the municipality or other governmental agencies releasing to Buyer details of all outstanding work orders and deficiency notices affecting the property, and Seller agrees to execute and deliver such further authorizations in this regard as Buyer may reasonably require.

9. **FUTURE USE:** Seller and Buyer agree that there is no representation or warranty of any kind that the future intended use of the property by Buyer is or will be lawful except as may be specifically provided for in this Agreement.

10. **TITLE:** Provided that the title to the property is good and free from all registered restrictions, charges, liens, and encumbrances except as otherwise specifically provided in this Agreement and save and except for (a) any registered restrictions or covenants that run with the land providing that such are complied with; (b) any registered municipal agreements and registered agreements with publicly regulated utilities providing such have been complied with, or security has been posted to ensure compliance and completion, as evidenced by a letter from the relevant municipality or regulated utility; (c) any minor easements for the supply of domestic utility or telephone services to the property or adjacent properties; and (d) any easements for drainage, storm or sanitary sewers, public utility lines, telephone lines, cable television lines or other services which do not materially affect the use of the property. If within the specified times referred to in paragraph 8 any valid objection to title or to any outstanding work order or deficiency notice, or to the fact the said present use may not lawfully be continued, or that the principal building may not be insured against risk of fire is made in writing to Seller and which Seller is unable or unwilling to remove, remedy or satisfy or obtain insurance save and except against risk of fire (Title Insurance) in favour of the Buyer and any mortgagee, (with all related costs at the expense of the Seller), and which Buyer will not waive, this Agreement notwithstanding any intermediate acts or negotiations in respect of such objections, shall be at an end and all monies paid shall be returned without interest or deduction and Seller, Listing Brokerage and Co-operating Brokerage shall not be liable for any costs or damages. Save as to any valid objection so made by such day and except for any objection going to the root of the title, Buyer shall be conclusively deemed to have accepted Seller's title to the property.

11. **CLOSING ARRANGEMENTS:** Where each of the Seller and Buyer retain a lawyer to complete the Agreement of Purchase and Sale of the property, and where the transaction will be completed by electronic registration pursuant to Part III of the Land Registration Reform Act, R.S.O. 1990, Chapter L4 and the Electronic Registration Act, S.O. 1991, Chapter 44, and any amendments thereto, the Seller and Buyer acknowledge and agree that the exchange of closing funds, non-registrable documents and other items (the "Requisite Deliveries") and the release thereof to the Seller and Buyer will (a) not occur at the same time as the registration of the transfer/deed (and any other documents intended to be registered in connection with the completion of this transaction) and (b) be subject to conditions whereby the lawyer(s) receiving any of the Requisite Deliveries will be required to hold same in trust and not release same except in accordance with the terms of a document registration agreement between the said lawyers. The Seller and Buyer irrevocably instruct the said lawyers to be bound by the document registration agreement which is recommended from time to time by the Law Society of Upper Canada. Unless otherwise agreed to by the lawyers, such exchange of the Requisite Deliveries will occur in the applicable Land Titles Office or such other location agreeable to both lawyers.

12. **DOCUMENTS AND DISCHARGE:** Buyer shall not call for the production of any title deed, abstract, survey or other evidence of title to the property except such as are in the possession or control of Seller. If requested by Buyer, Seller will deliver any sketch or survey of the property within Seller's control to Buyer as soon as possible and prior to the Requisition Date. If a discharge of any Charge/Mortgage held by a corporation incorporated pursuant to the Trust And Loan Companies Act (Canada), Chartered Bank, Trust Company, Credit Union, Caisse Populaire or Insurance Company and which is not to be assumed by Buyer on completion, is not available in registrable form on completion, Buyer agrees to accept Seller's lawyer's personal undertaking to obtain, out of the closing funds, a discharge in registrable form and to register same, or cause same to be registered, on title within a reasonable period of time after completion, provided that on or before completion Seller shall provide to Buyer a mortgage statement prepared by the mortgagee setting out the balance required to obtain the discharge, and, where a real-time electronic cleared funds transfer system is not being used, a direction executed by Seller directing payment to the mortgagee of the amount required to obtain the discharge out of the balance due on completion.

13. **INSPECTION:** Buyer acknowledges having had the opportunity to inspect the property and understands that upon acceptance of this offer there shall be a binding agreement of purchase and sale between Buyer and Seller. **The Buyer acknowledges having the opportunity to include a requirement for a property inspection report in this Agreement and agrees that except as may be specifically provided for in this Agreement, the Buyer will not be obtaining a property inspection or property inspection report regarding the property.**

14. **INSURANCE:** All buildings on the property and all other things being purchased shall be and remain until completion at the risk of Seller. Pending completion, Seller shall hold all insurance policies, if any, and the proceeds thereof in trust for the parties as their interests may appear and in the event of substantial damage, Buyer may either terminate this Agreement and have all monies paid returned without interest or deduction or else take the proceeds of any insurance and complete the purchase. No insurance shall be transferred on completion. If Seller is taking back a Charge/Mortgage, or Buyer is assuming a Charge/Mortgage, Buyer shall supply Seller with reasonable evidence of adequate insurance to protect Seller's or other mortgagee's interest on completion.

INITIALS OF BUYER(S): 

INITIALS OF SELLER(S): 

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- 15. **PLANNING ACT:** This Agreement shall be effective to create an interest in the property only if Seller complies with the subdivision control provisions of the Planning Act by completion and Seller covenants to proceed diligently at Seller's expense to obtain any necessary consent by completion.
- 16. **DOCUMENT PREPARATION:** The Transfer/Deed shall, save for the Land Transfer Tax Affidavit, be prepared in registrable form at the expense of Seller, and any Charge/Mortgage to be given back by the Buyer to Seller at the expense of the Buyer. If requested by Buyer, Seller covenants that the Transfer/Deed to be delivered on completion shall contain the statements contemplated by Section 50(22) of the Planning Act, R.S.O. 1990.
- 17. **RESIDENCY:** (a) Subject to (b) below, the Seller represents and warrants that the Seller is not and on completion will not be a non-resident under the non-residency provisions of the Income Tax Act which representation and warranty shall survive and not merge upon the completion of this transaction and the Seller shall deliver to the Buyer a statutory declaration that Seller is not then a non-resident of Canada; (b) provided that if the Seller is a non-resident under the non-residency provisions of the Income Tax Act, the Buyer shall be credited towards the Purchase Price with the amount, if any, necessary for Buyer to pay to the Minister of National Revenue to satisfy Buyer's liability in respect of tax payable by Seller under the non-residency provisions of the Income Tax Act by reason of this sale. Buyer shall not claim such credit if Seller delivers on completion the prescribed certificate.
- 18. **ADJUSTMENTS:** Any rents, mortgage interest, realty taxes including local improvement rates and unmetered public or private utility charges and unmetered cost of fuel, as applicable, shall be apportioned and allowed to the day of completion, the day of completion itself to be apportioned to Buyer.
- 19. **PROPERTY ASSESSMENT:** The Buyer and Seller hereby acknowledge that the Province of Ontario has implemented current value assessment and properties may be re-assessed on an annual basis. The Buyer and Seller agree that no claim will be made against the Buyer or Seller, or any Brokerage, Broker or Salesperson, for any changes in property tax as a result of a re-assessment of the property, save and except any property taxes that accrued prior to the completion of this transaction.
- 20. **TIME LIMITS:** Time shall in all respects be of the essence hereof provided that the time for doing or completing of any matter provided for herein may be extended or abridged by an agreement in writing signed by Seller and Buyer or by their respective lawyers who may be specifically authorized in that regard.
- 21. **TENDER:** Any tender of documents or money hereunder may be made upon Seller or Buyer or their respective lawyers on the day set for completion. Money shall be tendered with funds drawn on a lawyer's trust account in the form of a bank draft, certified cheque or wire transfer using the Large Value Transfer System.
- 22. **FAMILY LAW ACT:** Seller warrants that spousal consent is not necessary to this transaction under the provisions of the Family Law Act, R.S.O. 1990 unless the spouse of the Seller has executed the consent hereinafter provided.
- 23. **UFFI:** Seller represents and warrants to Buyer that during the time Seller has owned the property, Seller has not caused any building on the property to be insulated with insulation containing ureaformaldehyde, and that to the best of Seller's knowledge no building on the property contains or has ever contained insulation that contains ureaformaldehyde. This warranty shall survive and not merge on the completion of this transaction, and if the building is part of a multiple unit building, this warranty shall only apply to that part of the building which is the subject of this transaction.
- 24. **LEGAL, ACCOUNTING AND ENVIRONMENTAL ADVICE:** The parties acknowledge that any information provided by the brokerage is not legal, tax or environmental advice.
- 25. **CONSUMER REPORTS:** The Buyer is hereby notified that a consumer report containing credit and/or personal information may be referred to in connection with this transaction.
- 26. **AGREEMENT IN WRITING:** If there is conflict or discrepancy between any provision added to this Agreement (including any Schedule attached hereto) and any provision in the standard pre-set portion hereof, the added provision shall supersede the standard pre-set provision to the extent of such conflict or discrepancy. This Agreement including any Schedule attached hereto, shall constitute the entire Agreement between Buyer and Seller. There is no representation, warranty, collateral agreement or condition, which affects this Agreement other than as expressed herein. For the purposes of this Agreement, Seller means vendor and Buyer means purchaser. This Agreement shall be read with all changes of gender or number required by the context.
- 27. **TIME AND DATE:** Any reference to a time and date in this Agreement shall mean the time and date where the property is located.

INITIALS OF BUYER(S): 

INITIALS OF SELLER(S): 

28. SUCCESSORS AND ASSIGNS: The heirs, executors, administrators, successors and assigns of the undersigned are bound by the terms herein.

SIGNED, SEALED AND DELIVERED in the presence of:

IN WITNESS whereof I have hereunto set my hand and seal:

[Witness]

[Buyer]

(Seal)

DATE Jan 10/2018

[Witness]

[Buyer]

(Seal)

DATE Jan 10/2018

I, the Undersigned Seller, agree to the above offer. I hereby irrevocably instruct my lawyer to pay directly to the brokerage(s) with whom I have agreed to pay commission, the unpaid balance of the commission together with applicable Harmonized Sales Tax (and any other taxes as may hereafter be applicable), from the proceeds of the sale prior to any payment to the undersigned on completion, as advised by the brokerage(s) to my lawyer.

SIGNED, SEALED AND DELIVERED in the presence of:

IN WITNESS whereof I have hereunto set my hand and seal:

[Witness]

[Seller]

(Seal)

DATE

[Witness]

[Seller]

(Seal)

DATE

SPOUSAL CONSENT: The undersigned spouse of the Seller hereby consents to the disposition evidenced herein pursuant to the provisions of the Family Law Act, R S O. 1990, and hereby agrees to execute all necessary or incidental documents to give full force and effect to the sale evidenced herein.

[Witness]

[Spouse]

(Seal)

DATE

CONFIRMATION OF ACCEPTANCE: Notwithstanding anything contained herein to the contrary, I confirm this Agreement with all changes both typed and written was finally accepted by all parties at a.m./p.m this day of, 20.....

(Signature of Seller or Buyer)

INFORMATION ON BROKERAGE(S)

Listing Brokerage QUEENSWOOD NATIONAL REAL ESTATE LTD Tel.No. (613) 756-2477
AL SCHUTT/BARB KRAFT KUIACK
 (Salesperson / Broker Name)

Co-op/Buyer Brokerage Tel.No.
 (Salesperson / Broker Name)

ACKNOWLEDGEMENT

I acknowledge receipt of my signed copy of this accepted Agreement of Purchase and Sale and I authorize the Brokerage to forward a copy to my lawyer.

I acknowledge receipt of my signed copy of this accepted Agreement of Purchase and Sale and I authorize the Brokerage to forward a copy to my lawyer.

(Seller) DATE

(Buyer) Robert Howe DATE JAN 10/2018

(Seller) DATE

(Buyer) S. Mearthy DATE JAN 10/2018

Address for Service

Address for Service

Tel.No.

Tel.No.

Seller's Lawyer

Buyer's Lawyer

Address

Address

Email

Email

Tel No

FAX No.

Tel.No.

FAX No.

FOR OFFICE USE ONLY

COMMISSION TRUST AGREEMENT

To: Co-operating Brokerage shown on the foregoing Agreement of Purchase and Sale.
 In consideration for the Co-operating Brokerage procuring the foregoing Agreement of Purchase and Sale, I hereby declare that all moneys received or receivable by me in connection with the Transaction as contemplated in the MLS® Rules and Regulations of my Real Estate Board shall be receivable and held in trust. This agreement shall constitute a Commission Trust Agreement as defined in the MLS® Rules and shall be subject to and governed by the MLS® Rules pertaining to Commission Trust.

DATED as of the date and time of the acceptance of the foregoing Agreement of Purchase and Sale.

Acknowledged by:

Al Schutt Barb Kraft
 (Authorized to bind the Listing Brokerage)

(Authorized to bind the Co-operating Brokerage)

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STATEMENT OF ADJUSTMENTS

VENDOR: The Corporation of the Township of South Algonquin
PURCHASER: Brian McCarthy and Stella McCarthy
PROPERTY: Part Lots 12 and 13, Concession 1, Murchison, Municipality of South Algonquin, District of Nipissing

Adjusted as of March 29, 2018

	<u>Credit Purchaser</u>	<u>Credit Vendor</u>
SALE PRICE: (as per Agreement of Purchase and Sale) Credit Vendor:		\$75,000.00
HARMONIZED SALES TAX ("HST"): Transaction is a "taxable supply". Purchaser is an HST registrant who will self-assess and pay any tax payable.		
DEPOSIT: (as per Agreement of Purchase and Sale) Credit Purchaser:	\$ 1,000.00	
REALTY TAXES: No taxes payable as registered owner is Municipality. No adjustment.		
HEATING: No adjustment.		
INSURANCE: Purchaser to arrange own. No adjustment.		
WATER & SEWAGE: No municipal services. No adjustment.		
ELECTRICITY: Meter to be read on closing. No adjustment.		
Balance due on closing payable to Robert B. Howe Professional Corporation, in trust, by certified cheque or bank draft	\$74,000.00	
	<hr/> \$75,000.00	<hr/> \$75,000.00



4 Opeongo Sq. PO Box 878
Barry's Bay, ON K0J 1B0
Phone: 613-756-2477
Fax: 613-756-2461

This is not an invoice

January 18, 2018

Twp. Of South Algonquin
c/o Robert Howe
46 Murray Park St.
Barry's Bay, ON K0J 1B0

Property: 25231 Hwy 60 Highway, Madawaska. ON
Closing: March 30, 2018
Our File #: 18-0298

* * * * *

To commission for our services, in accordance with the relevant Listing Agreement and/or Agreement of Purchase & Sale:

Total Commission	\$4,125.00
Harmonized Sales Tax	<u>536.25</u>
	\$4,661.25
Deduct: Deposit held in our trust	<u>\$1,000.00</u>
	<u>\$3,661.25</u>

Sales Associates are not authorized to alter this document.

HST Registration: 10436 4765

E&OE

IN ACCOUNT WITH

Robert B. Howe

BARRISTER, SOLICITOR, NOTARY PUBLIC

46 Murray Park St., P.O. Box 790, Barry's Bay, Ontario K0J 1B0

Tel. (613) 756-2087, Fax (613) 756-5818

H.S.T. Registration No. R116835109

The Corporation of the Township of
South Algonquin
P.O. Box 217
Whitney, ON
K0J 2M0

March 14, 2018

**RE: Sale to McCarthy of part Lots 12 and 13, Concession 1, Murchison, Part 2
on Plan 36R-3857, Municipality of South Algonquin, District of Nipissing
My File: 24376**

TO PROFESSIONAL SERVICES RENDERED to you as vendor in connection with the above transaction, including receiving and reviewing Agreement of Purchase and Sale and discussing transaction with you; obtaining copy of parcel register; preparing By-law to authorize sale of property; preparing closing documentation including Acknowledgement and Direction attached to form of Transfer, Statement of Adjustments, Undertaking, Warranty and Direction and Direction to the undersigned and attending with you to review and sign documents; to receiving funds and attending to closing of transaction; miscellaneous advice throughout and reporting:

MY FEE:	\$650.00
H.S.T. (13%) on fee:	\$ 84.50
TOTAL:	\$734.50

THIS IS MY ACCOUNT,

Robert B. Howe
RBH:dr

PROVINCE OF ONTARIO

) IN THE MATTER OF the title to land
) identified as PIN 49226-0227(LT), being
) those parts of Lots 12 and 13,
) Concession 1, in the Geographic
) Township of Murchison designated as
) Part 2 on Plan 36R-3857, in the
) Municipality of the Township of South
) Algonquin in the District of Nipissing;

) AND IN THE MATTER OF the sale
) thereof by the Corporation of the
) Township of South Algonquin to Wind
) Properties Limited

I, HOLLY HAYES, of the Township of South Algonquin in the District of Nipissing,
MAKE OATH AND SAY THAT:

1. I am the CAO/Clerk-Treasurer of the Corporation of the Township of South Algonquin (the "Township") and, as such, have knowledge of the matters hereinafter declared.
2. The Township is the registered owner of the captioned land under and by virtue of a Transfer registered on November 16, 2000 as No. LT388596.
3. Because the Township is the municipality within which the land is located, no municipal realty taxes are currently levied upon the Land.
4. There are no municipal services such as water supply or sewage disposal, to the land and, therefore, no charges or rates in relation to same.
5. Electricity is supplied to the land by Hydro One and the account in the name of the Township is up-to-date.

AND I make this solemn Declaration conscientiously believing it to be true and knowing that it is of the same force and effect as if made under oath.

DECLARED before me at)
 the Township of Madawaska)
 Valley in the County of)
 Renfrew this day of)
 March, 2018)
)

 Holly Hayes

A Commissioner, etc.