

This Indenture

made (in duplicate) the 5th day of November
one thousand nine hundred and sixty-eight.

In Pursuance of The Short Forms of Conveyances Act

Between

AUTO PETRO INVESTMENTS LIMITED,
a company incorporated under the
laws of Ontario.

hereinafter called the "GRANTOR"

OF THE FIRST PART

- and -

SHELL CANADA LIMITED

hereinafter called the "GRANTEE"

OF THE SECOND PART

Witnesseth that in consideration of the sum of THIRTY ONE THOU-
SAND TWO HUNDRED and FIFTY DOLLARS-----

----- (\$31,250.00) ----- Dollars
of lawful money of Canada now paid by the said Grantee to the said
Grantor (the receipt whereof is hereby by it acknowledged),
the said Grantor Doth Grant unto the said Grantee in fee simple.

All and Singular that certain parcel or tract of land and premises
situate lying and being in the City of Niagara Falls, formerly
in the Township of Stamford, in the County of Welland, and
being composed of those parts of Lots 94 and 95 according
to Registered Plan No. 32 more particularly described in
Schedule "A" hereto.

TOGETHER WITH THE RIGHT-OF-WAY over parts of the said
Lots 94 and 95 which is also described in Schedule "A" hereto.

Dye & Durham
Limited
Toronto, Canada

Form 1 to 4

To have and to hold unto the said Grantee its ^{successors} ~~heirs~~ and assigns, to and for its and their sole and only use for ever. Subject ~~nevertheless~~ to the reservations, limitations, provisoes and conditions, expressed in the original grant thereof from the Crown.

The said Grantor ~~Covenants~~ with the said Grantee ~~that it has~~ the right to convey the said lands to the said Grantee notwithstanding any act of the said Grantor .

And that the said Grantee shall have quiet possession of the said lands, free from all encumbrances.

And the said Grantor ~~Covenants~~ with the said Grantee ~~that it has~~ will execute such further assurances of the said lands as may be requisite.

And the said Grantor ~~Covenants~~ with the said Grantee ~~that it has~~ done no act to encumber the said lands.

And the said Grantor ~~Releases~~ to the said Grantee ~~all its~~ claims upon the said lands.

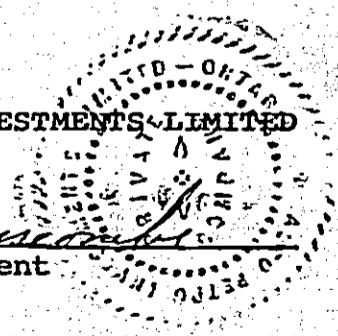
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IN WITNESS WHEREOF the said said grantor has caused to be affixed hereto its corporate seal under the hand of its proper officer duly authorized in that behalf.

~~The said parties hereto have hereunto set their hands and seals~~

Signed, Sealed and Delivered
IN THE PRESENCE OF

AUTO PETRO INVESTMENTS LIMITED
F. A. B...
President



SCHEDULE "A"

ALL AND SINGULAR that certain parcel or tract of land and premises situate, lying and being in the City of Niagara Falls (formerly in the Township of Stamford) in the County of Welland and Province of Ontario and being composed of parts of Lots 94 and 95 according to Registered Plan No. 32, and being more particularly described as follows:

COMMENCING at the southeast angle of the said Lot 94, being also the southwest angle of the said Lot 95;

THENCE northerly, along the limit between the said Lots 94 and 95, 90.00 feet to an iron bar planted;

THENCE easterly, across said Lot 95 and parallel to south limit thereof, 50.00 feet more or less, to an iron bar planted in the east limit of said Lot 95;

THENCE northerly, along the east limit of said Lot 95, 27 feet more or less, to a point distant 15.00 feet southerly therealong from the northeast angle of said Lot 95;

THENCE westerly across said Lots 95 and 94 and parallel to the north limits thereof, 100.00 feet more or less, to the west limit of said Lot 94;

THENCE southerly, along the west limit of said Lot 94, 117.00 feet more or less, to an iron bar found at the southwest angle thereof;

THENCE easterly, along the south limit of said Lot 94, 50.00 feet more or less, to the POINT OF COMMENCEMENT;

TOGETHER WITH A RIGHT-OF-WAY, for persons and vehicles, over those portions of the said Lots 94 and 95 described as follows:

COMMENCING at an iron bar planted at the northeast angle of the said Lot 95;

THENCE southerly, along the east limit of the said Lot 95, 15.00 feet to the northeast angle of the parcel described above herein;

THENCE westerly, parallel to the north limits of the said Lots 95 and 94 and along the north limit of the parcel described above herein, 100.00 feet more or less, to the west limit of said Lot 94;

THENCE northerly, along the west limit of said Lot 94, 15.00 feet to the northwest angle thereof;

THENCE easterly, along the north limits of said Lots 94 and 95, 100.00 feet more or less, to the point of commencement of this latterly described parcel.

AFFIDAVIT, THE REGISTRY ACT

PROVINCE OF ONTARIO)	IN THE MATTER OF The Mortmain
)	and Charitable Uses Act
COUNTY OF YORK)	
)	
TO WIT:)	

I, LINTON WILLIAM SCOTT, of the City of Toronto in the County of York, Solicitor, make oath and say:

1. That I am solicitor for SHELL CANADA LIMITED, the Mortgagee or Grantee named in the annexed instrument, and as such have knowledge of the matters herein deposed to.
2. That the lands described in the annexed instrument are not assured to SHELL CANADA LIMITED contrary to the provisions of Section 2 of the Mortmain and Charitable Uses Act of Ontario.

SWORN before me at the)
 City of Toronto in the)
 County of York this 20th)
 day of November)
 1968.

Linton W. Scott

John A. Baird
 JOHN ALEXANDER BAIRD,
 A COMMISSIONER, ETC.
 EXPIRES SEPTEMBER 6, 1972.

741-538,286
93477B

Dated NOVEMBER 5 1968

AUTO PETRO INVESTMENTS LIMITED
TO
SHELL CANADA LIMITED
Address: 505 University Avenue
Toronto 2, Ontario

Deed of Land

SITUATE
in the City of Niagara Falls,
in the County of Welland

Dye & Duham Limited — Toronto, Canada
Printers to the Legal Profession

RETURN TO
HOLMESTED, SUTTON, HILL, CAMPBELL,
& MACDONALD
Barristers & Solicitors
7 King Street East
Toronto 1, Ontario

THIS SPACE TO BE RESERVED FOR REGISTRY OFFICE CERTIFICATES

25
46
JAMES
FEES \$ 6.50
TAX \$ 7.50
p.d.

I CERTIFY that the within Instrument is Registered in the Registry Office for the Registry Division of the County of Welland at 9:27 O'Clock P.M. of the 5th day of NOV 1968

Number: 93477B
By Registrar

OF } I, _____ of _____ in the
TO WIT: } of _____
make oath and say:

1. THAT I was personally present and did see the within or annexed Instrument and a duplicate thereof duly signed, sealed and executed by _____ of the parties thereto.
2. THAT the said Instrument and duplicate were executed by the said part _____ at the _____ of _____
3. THAT I know the said part _____
4. THAT I am a subscribing witness to the said Instrument and duplicate.

SWORN before me at the _____
of _____ in the County
of _____ this _____
day of _____ A.D. 19 _____

A Commissioner for taking Affidavits, etc.

OF } I, _____ of _____ in the
TO WIT: } of _____
make oath and say:

1. THAT I was personally present and did see the within or annexed Instrument and a duplicate thereof duly signed, sealed and executed by _____ of the parties thereto.
2. THAT the said Instrument and duplicate were executed by the said part _____ at the _____ of _____
3. THAT I know the said part _____
4. THAT I am a subscribing witness to the said Instrument and duplicate.

SWORN before me at the _____
of _____ in the County
of _____ this _____
day of _____ A.D. 19 _____

A Commissioner for taking Affidavits, etc.