

**THIS EASEMENT AGREEMENT** made this 29th day of April, 2009.

**B E T W E E N:**

**VEREDEX PROPERTIES INC.**  
(hereinafter called the "Owner")

**OF THE FIRST PART**

- and -

**THE CORPORATION OF THE TOWN OF MARKHAM**  
(hereinafter called the "Town")

**OF THE SECOND PART**

**WHEREAS** the Owner is the owner of certain lands and premises situated in the Town of Markham in the Regional Municipality of York and Province of Ontario, and municipally known as 55 Albert Street (hereinafter called the "Property"), and more particularly described in Schedule "A" attached hereto and which there is "The Markham High School" (hereinafter called the "Building");

**AND WHEREAS** one of the purposes of the *Ontario Heritage Act*, R.S.O. 1990, c. O.18, is to support, encourage and facilitate the conservation, protection and preservation of the heritage of Ontario;

**AND WHEREAS** by Subsection 37(1) of the *Ontario Heritage Act*, the Town is entitled to enter into easements or covenants with owners of real property, or interests therein, for the conservation of buildings of historic or architectural value or interest;

**AND WHEREAS** by Subsection 37(3) of the *Ontario Heritage Act*, such covenants and easements entered into by the Town when registered in the proper Land Registry Office against the real property affected by them shall run with the real property and may, whether positive or negative in nature, be enforced by the Town or its assignee against the owners or any subsequent owners of the real property, even where the Town owns no other land which would be accommodated or benefitted by such covenants and easements;

**AND WHEREAS** the Owner and the Town desire to conserve the present historical, architectural, contextual, aesthetic, scenic and heritage characteristics and conditions of the Building on the Property as set out in the "Reasons for Identification" ;

**AND WHEREAS** to this end, the Owner and the Town agree to enter into this Easement Agreement (hereinafter called the "Agreement");

NOW THEREFORE THIS AGREEMENT WITNESSETH that in consideration of the sum of TWO DOLLARS (\$2.00) of lawful money of Canada now paid by the Town to the Owner (the receipt of which is hereby acknowledged), and for other valuable consideration, and in further consideration of the granting of the easements herein and in further consideration of the mutual covenants and restrictions hereinafter set forth, the Owner and the Town agree to abide by the following covenants, easements and restrictions which shall run with the Property forever.

## 1.0 REASONS FOR IDENTIFICATION

### 1.1 Statement of Reasons

The Owner and the Town agree that for the purposes of this Agreement the following statement (hereinafter called the "Reasons for Identification") sets out the reasons why the Building has been identified by the Town as having historic and architectural significance:

The subject property contains the former Markham Village High School/Grammar School, established in 1857, which served the Markham Village community as a school for almost 100 years. The first section of the building was built in 1857 and was modified to its current appearance in 1879. In 1871, the school was converted to a high school. A year later, local trustees abolished fees in order to provide free secondary education for Markham Village residents. In 1892, a large two-story wing was added to the school. Josiah Hall of Unionville was awarded the contract to construct the new building to the west of the original structure. The older building was then used as a science room. This new building was modified in approximately the 1920s/30s bringing the building to its current appearance. In the 1950s, the high school activities relocated elsewhere and the building was acquired by the Markham Union Masonic Lodge (which was established in 1857). About this time approximately ¼ of the original high school lands were sold off for residential purposes.

#### Architectural Reasons:

The former Markham Village High School/Grammar School is a landmark in the Markham Village community and is listed as a significant heritage building within the Markham Village Heritage Conservation District Plan.

The two storey building features an original c.1850s wing at the rear and a later two-storey 19th Century wing which was modified in the early 20th Century;

The building retains most of the original architectural features from the building as it existed in its early 20th Century form.

Significant Architectural Features to be conserved:

- Original Grammar School Wing;
- Front High School wing with early 20th Century modifications;
- All original wood, double hung windows with true divided lights;
- Round headed windows on original wing;
- Rectangular windows on two-storey wing;
- Original wood doors;
- Boys and Girls signs;
- Red Brick Walls;
- Yellow brick accents;
- Stone foundation;
- Existing Roof Shape;
- Early 20th Century Chimney;
- Historic interior staircase;
- Historic tin ceiling;
- Interior double doors;
- Interior transoms;
- Historic wainscoting and interior trim;
- Original wood floors; and
- Basement classroom and blackboard.

Contextual Reasons:

The Markham High School is of contextual significance as a landmark building in the Markham Village Community and an excellent example of a 19<sup>th</sup> School with modifications in the early 20th Century.

**1.2 Photographs Relevant to Duties of the Owner**

The Owner acknowledges that a set of dated photographs, hereinafter referred to collectively as "the Photographs", document the state of the Building as of the date of execution of this Agreement. The original photographs, numbered HA 05 015191-1 to HA 05 015191-9, dated June 15, 2005, and HA 05 015191-10 to HA 05 015191-14, dated June 5, 2004 and September 21, 2004 will be kept on file at the Town's offices or such other location as the Town may determine, and may be examined at any time upon reasonable notice to the Town. The Photographs generally depict certain significant features of the appearance or the construction of the Building and the Reasons for Identification and the Photographs shall be referred to in determining the duties of the Owner under this Agreement.

When alterations are made to the Building pursuant to paragraph 2.1 and/or 2.2, the Owner shall within ninety (90) days of completion of such alterations and at the Owner's expense, provide to the Town new photographs taken from the same vantage point and identifying the same features of the appearance or construction as the original photographs. Such photographs shall be dated and filed with the Town. The Town shall number the said photographs which shall replace the original Photographs and all references in this agreement to the Photographs shall be deemed to refer to such new replacement photographs.

## **2.0 DUTIES OF OWNER**

### **2.1 Normal Repairs and Alterations**

The Owner shall not, except as hereinafter set forth, without the prior written approval of the Town, undertake or permit any demolition, construction, alteration, remodelling or any other thing or act which would materially affect the features of the appearance or construction of the Building as set out in the "Reasons for Identification" and as may be depicted in the copies of the Photographs on file or drawings and other documents attached hereto. The approval required to be obtained from the Town herein shall be deemed to have been given upon the failure of the Town to respond in writing to a written request for it within ninety (90) days of receiving such request at its address as set out in paragraph 7.1 of this Agreement. If the approval of the Town is given or deemed to be given under this paragraph, the Owner, in undertaking or permitting the construction, alteration, remodelling or other thing or act so approved of, shall use materials approved by the Town.

### **2.2 Permitted Alterations and Development**

Notwithstanding paragraph 2.1 alterations set out in drawing Nos. 1-1, A-5, A-6 and A-7, as prepared by Life Outdoors Inc. and The Gregory Design Group, as approved by the Town on January 24, 2005, copies of which are attached hereto and incorporated as Schedule "B" and the original prints of the aforesaid drawings being on file with the Commissioner of Development Services of the Town as part of Development Application No. SC 04 013048 do not require prior approval of the Town pursuant to paragraph 2.1 of the Agreement.

### **2.3 Insurance**

The Owner shall at all times during the currency of this Agreement keep the Building insured against normal perils that are coverable by fire and extended coverage insurance in an amount equal to the replacement cost of the Building. Upon execution of this agreement, the Owner shall deliver to the Town a letter or certificate, in a form and from an insurance company, agent or broker acceptable to the Town, which letter or certificate shall state as follows:

"This will confirm that (name of insurer) has issued to the Owner a valid insurance policy which insures the Building against normal perils that are coverable by fire and extended coverage insurance in an amount equal to the replacement cost of the Building".

The Owner further agrees to provide written evidence of the renewal of such policy at least 3 weeks prior to the expiration date of the policy, in a form satisfactory to the Town. If the Owner fails to so insure the Building, or if any such insurance on the Building is cancelled, the Town may effect such

insurance as the Town deems necessary and any sum paid in so doing shall forthwith be paid by the Owner to the Town, or if not shall be a debt due and owing to the Town and recoverable from the Owner by action in a court of law. All proceeds receivable by the Owner under any fire and extended coverage insurance policy or policies on the Building shall, on the written demand and in accordance with the requirements of the Town, be applied to replacement, rebuilding, restoration or repair of the Building to the fullest extent possible having regard to the Reasons for Identification, the particular nature of the Building and the cost of such work.

#### **2.4 Damage or Destruction**

The Owner shall notify the Town of any damage or destruction to the Building within ten (10) clear days of such damage or destruction occurring. In the event that the Building is damaged or destroyed and the replacement, rebuilding, restoration or repair of it is impractical because of the financial costs involved, or because of the particular nature of the Building, the Owner shall, in writing within forty (40) days of the giving by the Owner of notice of such damage or destruction, request written approval by the Town to demolish the Building, in accordance with paragraph 2.1. If the approval of the Town is given or deemed to be given, the Owner shall be entitled to retain any proceeds from the insurance hereinbefore mentioned and to demolish the Building.

#### **2.5 Reconstruction by Owner**

If the Owner has not requested the approval to demolish referred to in paragraph 2.4 or if the Town does not give the approval to demolish referred to in paragraph 2.4, the Owner shall replace, rebuild, restore or repair the Building so as to effect the complete restoration of the Building. Before the commencement of such work, the Owner shall submit all plans and specifications for the replacement, rebuilding, restoration or repair of the Building to the Town for its written approval within one hundred and thirty-five (135) days of the damage or destruction occurring to the Building. A refusal by the Town to approve any plans and specifications may be based upon choice of materials, appearance, architectural style or any other ground or grounds including, but not limited to, purely aesthetic grounds, and the determination of the Town shall be final. The Owner shall not commence or cause restorative work to be commenced before receiving the written approval of the Town of the plans and specifications for it, and such restorative work shall be performed upon such terms and conditions as the Town may stipulate. Such approval shall be deemed to have been received upon failure of the Town to respond in writing to a written request for it within ninety (90) days of the receipt of such request by the Town. The Owner shall cause all replacement, rebuilding, restoration and repair work on the Building to be commenced within thirty (30) days of the approval by the Town of the plans and specifications for it and to be completed within nine (9) months of commencement, or as soon as possible thereafter if factors beyond their control prevent completion within the said nine (9) months, and the Owner shall cause all such

work to conform to the plans and specifications approved of and terms and conditions stipulated by the Town.

## **2.6 Failure of the Owner to Reconstruct**

In the event that a request to demolish is not submitted or is refused pursuant to the provision of paragraph 2.4 and the Owner fails to submit plans and specifications pursuant to paragraph 2.5 which are acceptable to the Town within one hundred and thirty-five (135) days of the damage or destruction occurring to the Building, the Town may prepare its own set of plans and specifications.

The Owner shall have thirty (30) days from receiving a copy of such plans and specifications to notify the Town in writing that they intend to replace, rebuild, restore or repair the Building in accordance with those plans and specifications.

If the Owner does not so notify the Town within the said thirty (30) days, the Town may enter onto the property and proceed with replacing, rebuilding, restoring or repairing the building so as to effect the complete restoration of the building. The Owner shall reimburse the Town for all expenses incurred by the Town in carrying out such work.

## **2.7 Maintenance of the Building**

The Owner shall at all times maintain the Building in as good and as sound a state of repair as a prudent owner would normally do, so that no deterioration in the Building's condition and appearance shall take place, including, without limiting the generality of the foregoing, taking all reasonable measures to secure and protect the Building from vandalism, fire and damage from inclement weather.

## **2.8 Signs, Structures, Etc.**

The Owner shall not erect or permit the erection on the Property or on the Building of any signs, awnings, television aerials or other objects of a similar nature without the prior written approval of the Town. Such approval may, in the sole discretion of the Town and for any reason which the Town considers necessary, be refused, provided that with respect to signage to identify the occupant(s) of the Building from time to time, the approval of the Town shall not be unreasonably withheld, having regard to its use of the Building, the Reasons for Identification and the Photographs.

## **2.9 No Act of Waste**

The Owner shall not commit or permit any act of waste on the Property. In respect to the subject lands, the Owner shall not, except with the prior written approval of the Town:

- (a) grant any easement or right-of-way which would adversely affect the easement hereby granted;
- (b) erect or remove or permit the erection or removal of any building, sign, fence or other structure of any type whatsoever;
- (c) allow the dumping of soil, rubbish, ashes, garbage, waste or other unsightly, hazardous or offensive materials of any type or description;
- (d) except for the maintenance of existing improvements, allow any changes in the general appearance or topography of the lands, including and without limiting the generality of the foregoing, the construction of drainage ditches, transmission towers and lines, and other similar undertakings as well as the excavation, dredging or removal of loam, gravel, soil, rock, sand or other materials;
- (e) allow the planting of trees, shrubs or other vegetation which would have the effect of (i) reducing the aesthetic value of the Building or the Property or (ii) causing any damage to the Building;
- (f) allow any activities, actions or uses detrimental or adverse to water conservation, erosion control and soil conservation; and
- (g) allow the removal, destruction or cutting of trees, shrubs or vegetation except as may be necessary for (i) the prevention or treatment of disease or (ii) other good husbandry practices.

#### **2.10 Breach of Owner's Obligations**

If the Town, in its sole discretion, is of the opinion that the Owner has neglected or refused to perform any of their obligations set out in this Agreement, the Town may, in addition to any of its other legal or equitable remedies, serve on the Owner a notice setting out particulars of the breach and of the Town's estimated maximum costs of remedying the breach. The Owner shall have thirty (30) days from receipt of such notice to remedy the breach or make arrangements satisfactory to the Town for remedying the breach.

If within those thirty (30) days the Owner has not remedied the breach or made arrangements satisfactory to the Town for remedying the breach, or if the Owner does not carry out the said arrangements within a reasonable period of time, of which the Town shall be the sole and final judge, the Town may enter upon the Property and may carry out the Owner's obligations and the

Owner shall reimburse the Town for all expenses incurred thereby. Such expenses incurred by the Town shall, until paid to it by the Owner, be a debt owed by the Town and recoverable by the Town by action in a court of law.

#### **2.11 Waiver**

The failure of the Town at any time to require performance by the Owner of any obligation under this Agreement shall in no way affect its right thereafter to enforce such obligation, nor shall the waiver by the Town of the performance of any obligation hereunder be taken or be held to be a waiver of the performance of the same or any other obligation hereunder at any later time.

#### **2.12 Extension of Time**

Time shall be of the essence of this Agreement. Any time limits specified in this Agreement may be extended with the consent in writing of both the Owner and the Town, but no such extension of time shall operate or be deemed to operate as an extension of any other time limit, and time shall be deemed to remain of the essence of this Agreement notwithstanding any extension of any time limit.

#### **2.13 Emergencies**

Notwithstanding the provisions of paragraph 2.1, it is understood and agreed that the Owner may undertake such temporary measures in respect of the Building as are:

- (1) in keeping with the intentions of this Agreement;
- (2) consistent with the conservation of the Building, and
- (3) reasonably necessary to deal with an emergency which puts the security or integrity of the Building or occupants of the Building at risk of damage,

provided that the *Building Code Act, 1992*, S.O. 1992, c. 23, as amended, or re-enacted from time to time is complied with and, where time permits, the staff of the Heritage Section, Development Services Commission, is consulted.

#### **3.0 Use of Property**

The Owner expressly reserves for itself, its representatives, heirs, successors and assigns the right to continue the use of the Property for all purposes not inconsistent with this Agreement.



#### **4.0 Inspection by Town at All Reasonable Times**

The Town or its representatives shall be permitted at all reasonable times to enter upon and inspect the Property and the Building upon prior written notice to the Owner of at least twenty-four (24) hours.

#### **5.0 Notice of Easement**

##### **5.1 Plaque**

The Owner agrees to allow the Town to erect a plaque on the Building, in a tasteful manner and at the Town's expense, indicating that the Town holds a conservation easement on the Property.

##### **5.2 Publicity**

The Owner agrees to allow the Town to publicize the existence of the easement.

#### **6.0 Proper Covenants Not to Terminate**

The Owner and the Town agree that all covenants, easements and restrictions contained in this Agreement shall be severable, and that should any covenant, easement or restriction in this Agreement be declared invalid or unenforceable, the remaining covenants, easements and restrictions shall not terminate thereby.

#### **7.0 Notice**

##### **7.1 Addresses of Parties**

Any notices to be given under this Agreement shall be delivered to the parties at their respective addresses. The respective addresses of the parties for such purposes presently are as follows:

**The Owner:**

Veredex Properties Inc.  
61 Thornbank Road  
Thornhill, Ontario  
L4J 2A1

Attention: Elias Vamvakas  
Fax: 905-881-2195

The Town:

The Corporation of the Town of Markham  
 101 Town Centre Boulevard  
 Markham, Ontario  
 L3R 9W3

The parties agree to notify each other immediately, in writing, of any changes of address from those set out above.

**7.2 Service in Person or by Mail Except Where Postal Service is Interrupted**

Except in the event of an interruption in the postal service, any notices to be given under this Agreement shall be delivered in person or sent by prepaid registered mail addressed to the parties at their respective addresses as set out in paragraph 7.1. In the event that a notice is delivered in person, the party receiving the notice shall forthwith indicate receipt of the notice by signing a form of acknowledgement of receipt, and in that event, the notice shall be deemed to have been received on the date on which the form of acknowledgement of receipt was signed. In the event that a party refuses to sign an acknowledgement of receipt of the notice, the person delivering the notice may swear an affidavit of service, and the notice shall be presumed to have been received on the date of service as set out in such affidavit. In the event that a notice is sent by prepaid registered mail, it shall be deemed to have been received on the second clear day following the day on which the notice was sent.

**7.3 Service Where Postal Service is Interrupted**

In the event of any interruption in the postal service, notice may be given to either party at its respective address as set out in paragraph 7.1, either in person or by special courier. The party receiving the notice shall indicate the receipt of it by signing a form of acknowledgement of receipt, and the notice shall be deemed to have been received on the date on which the form of acknowledgement of receipt was signed. In the event that either party refuses to sign an acknowledgement of receipt of the notice, the person delivering the notice may swear an affidavit of service, and the notice shall be presumed to have been received on the date of service as set out in such affidavit.

**8.0 No Extraneous Agreements Between the Parties**

Except as set out herein, this written Agreement embodies the entire agreement of the parties with regard to the matters dealt with herein, and no understandings or agreements, verbal or otherwise, exist between the parties except as herein expressly set out.

**9.0 Subsequent Instruments**

**9.1 Subsequent Instruments to Contain These Provisions**

Notice of these covenants, easements and restrictions shall be inserted by the Owner in any subsequent deed or other legal instrument by which they divest themselves either of the fee simple title to or of their possessory interest in the Property or the Building.

**9.2 Notice to Municipality**

The Owner shall immediately notify the Town in the event that they divest themselves of the fee simple title to or of their possessory interest in the Property or the Building.

**10.0 Interpretation**

10.1 The headings in the body of this Agreement form no part of the Agreement but shall be deemed to be inserted for convenience of reference only.

10.2 This Agreement shall be construed with all changes in number and gender as may be required by the context.

**11.0 Covenants to Run With the Property**

The covenants, easements and restrictions set out in this Agreement shall run with the Property and shall enure to the benefit of and be binding upon the Owner and upon the Town and their respective heirs, executors, administrators, successors and assigns as the case may be.

**12.0 Term of Agreement**

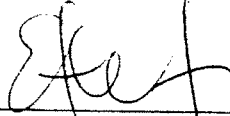
Notwithstanding any other provision of this Agreement, the term of this Agreement shall end on the date of receipt of approval to demolish pursuant to paragraph 2.4.

**13.0 General**

13.1 The Owner hereby agrees to procure and provide to the Town any postponement agreements which the Town Solicitor considers necessary to ensure that this Agreement shall have a priority over any other interest in the Property.

IN WITNESS WHEREOF the parties hereto have hereunto affixed their corporate seals attested by their respective proper signing officers in that behalf duly authorized.

SIGNED, SEALED AND DELIVERED ) VEREDEX PROPERTIES INC.

) 

) Name: ELIAS VAMVAKAS

) Title: PRESIDENT

) I have authority to bind the corporation

) Name:


) Title:

) THE CORPORATION OF THE TOWN  
) OF MARKHAM

) 

) MAYOR FRANK SCAPRITTI



)   
) CLERK KIMBERLEY KITTERINGHAM

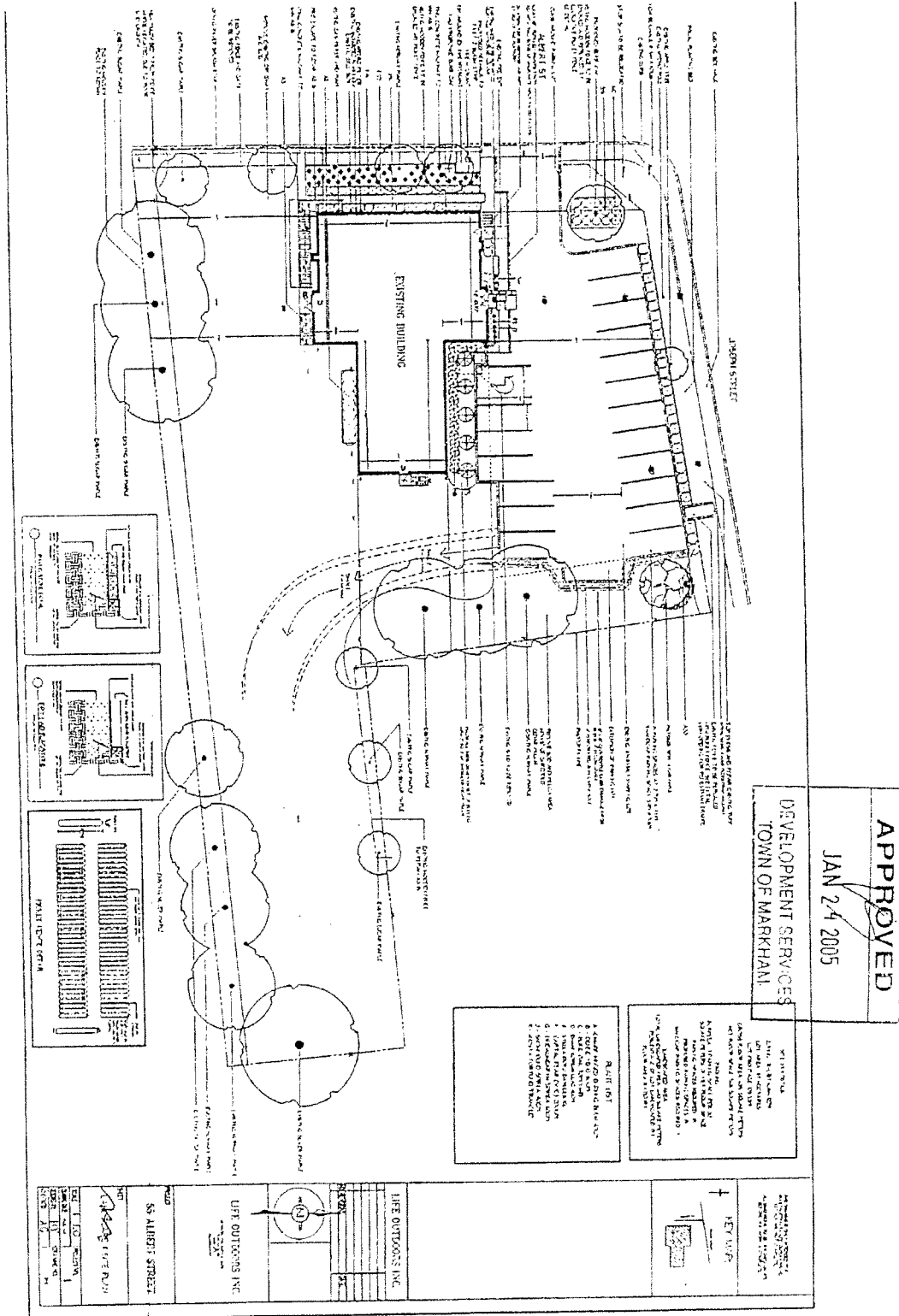
APPROVED TOWN OF MARKHAM	
✓	ARTICLE 8
DSC	37
26	JUNE 22/07

**SCHEDULE "A"**

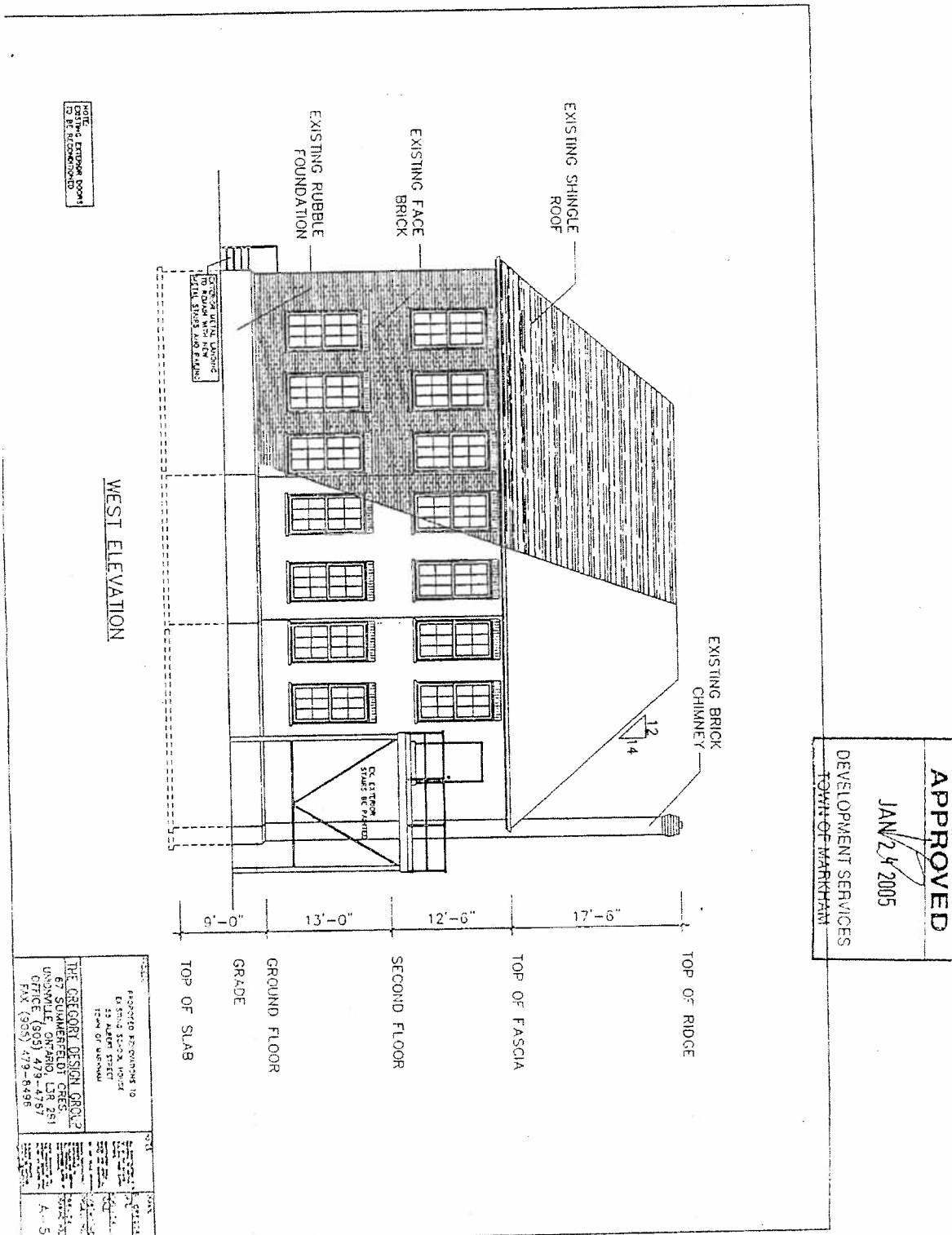
ALL AND SINGULAR THAT certain parcel or tract of land and premises situate, lying and being in the Town of Markham, in the Regional Municipality of York, and being composed of Lot 8 and 9, Block S, Plan 157, Part of Lot 11, Concession 8 and in VM9123.

PIN 02930-0365 (LT).

SCHEDULE 'B'



### SCHEDULE 'B'



SCHEDULE 'B'





