

HERITAGE IMPACT ASSESSMENT



24 ANN STREET
PORT CREDIT, MISSISSAUGA

21 DEC 2018

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1.0 BACKGROUND & METHODOLOGY

This *Heritage Impact Assessment* report was prepared by built heritage consultant Megan Hobson for Edenshaw Developments Ltd. The purpose of this report is to determine the heritage value of 24 Ann Street and assess the impact of a proposed demolition of the existing dwelling located on the property. A *Heritage Impact Assessment* is required because this property is listed on the City of Mississauga's *Heritage Property Register* as a *non-Designated* property.

The subject property is part of a parcel of land that is being assembled by Edenshaw for the purpose of redevelopment. The development parcel includes three properties on the west side of Ann Street, directly across the street from a parking lot at the Port Credit GO Station. The three properties are: the subject property (24 Ann Street), 26 Ann Street and 78 Park Street East. A *Heritage Impact Assessment* for 78 Park Street East by Steven Burgess Architects was previously submitted to the City and reviewed by the Heritage Committee with no objection to demolition of the listed heritage building on that property.

This report was prepared in accordance with the City of Mississauga's *Terms of Reference for Heritage Impact Assessments (2014)*. A site visit was undertaken by Megan Hobson in October 2018 to assess and document the current condition of the property and its relationship to the surrounding neighbourhood. Historical research was carried out, including a title search to determine past ownership of the property, and relevant heritage planning policies were reviewed. Research assistance was provided by Kyle Neill, Senior Archivist at the Region of Peel Archives (PAMA).

2.0 LOCATION

The subject property is located on the west side of Ann Street between Park Street and Queen Street. It is close to the GO train track that runs parallel to Queen Street and there are commuter parking facilities nearby, including a surface parking lot on Ann Street, directly across the street from the subject property, and a 3-storey parking garage located behind the subject property.

This area has been heavily impacted by 20th century redevelopment. It is a neighbourhood in transition that includes older single-detached residential housing amidst 20th century high-rise apartments. This area has been identified in the *Official Plan* and the *Port Credit Local Area Plan* as a 'Community Node' area where further infill and intensification is desirable in close proximity to the Port Credit GO Station 'Mobility Hub'.



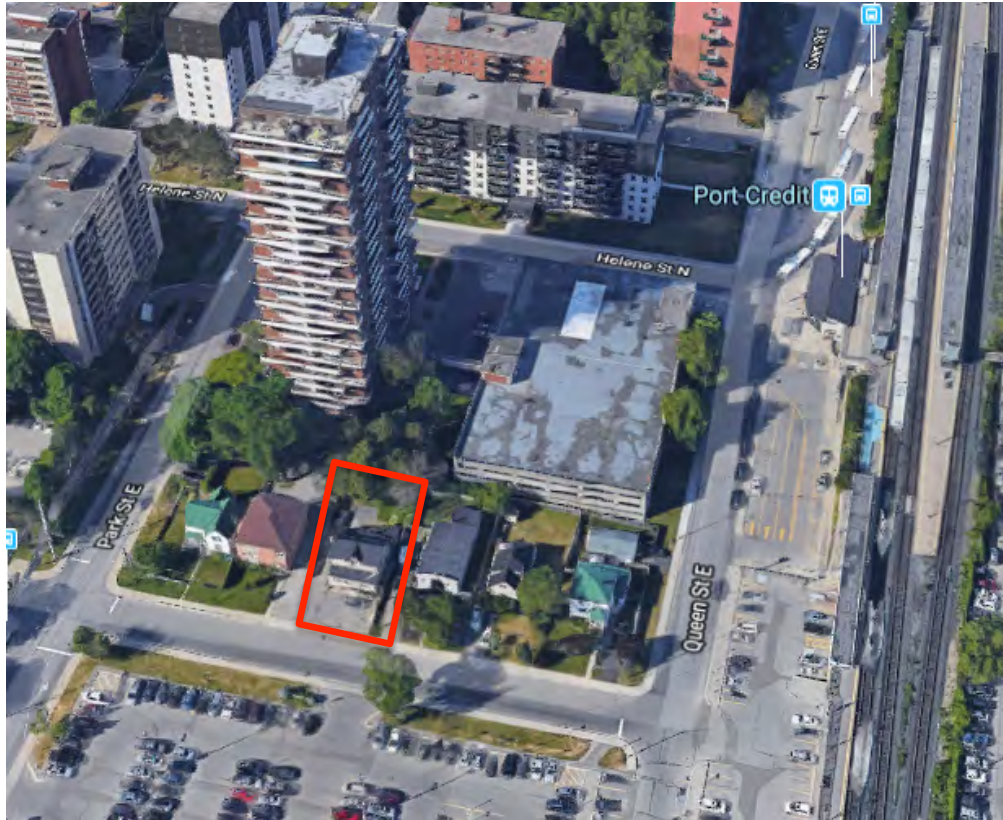
Location Map: 24 Ann Street

3.0 SITE DESCRIPTION

See Appendix A: PHOTO-DOCUMENTATION

See Appendix B: AS-FOUND DRAWINGS

The subject property is an urban lot that is approximately 510 square meters with a 15-metre frontage on Ann Street. It contains a 1.5 storey single-detached residential building. There is a paved driveway on the south side of the house and the front yard has been paved for parking. It is part of a streetscape on the west side of Ann Street that contains 1-1.5-storey single-detached housing and a small 3-storey apartment building. There is a 27-storey residential tower and a 3-storey above ground parking garage located behind the subject property.



24 Ann Street [Google Earth]

Exterior Elements

The dwelling located on the subject property has been significantly modified from its original form. Modifications noted on the exterior include the following:

- Recladding of the exterior with aluminum side
- Addition of an enclosed porch across the front of the building
- Addition of an enclosed external stairway on the south side of the building
- Replacement of all the original doors
- Replacement of all the original windows (with modern vinyl clad windows)
- Replacement of the original wood soffit and fascia boards
- Rebuilding of the chimneys (addition of a stone veneer on the base of the window on the south side)
- Addition of skylights in the roof



The roofline of the original c. 1870 house, with its centre gable, is the only original feature still visible on the exterior

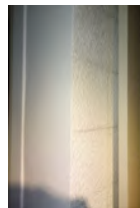
Interior Elements

The interior has modern finishes throughout including drywall and laminate or tile flooring. The interior layout has been altered extensively. The original staircase to the upper floor has been removed. Modern bathrooms and kitchens have been installed on each floor. There are no original staircases or fireplaces. The only historic feature identified on the interior is a very limited amount of wood trim, baseboard, and crown moulding in some areas on the first and second floor. This millwork exhibits a moderate degree of craftsmanship in a style that was very common in Ontario in the late 19th and early 20th century.



There is a very limited amount of 19th or early-20th century millwork in some areas on the first and second floor.

The house appears to have been raised onto a new concrete block foundation in the 20th century. The floor beams are visible in the basement but they have been encased in dry wall so it is difficult to determine the age of these components.



The house has a concrete block foundation (left and centre). The floor framing is visible in the finished basement (right).

Landscape Elements

The lot is flat and featureless and does not contain historic plantings. The front yard has been paved and is used for parking. The rear yard contains a lawn and there is a small garden shed in the back corner of the lot. The shed is clad with aluminum and appears to date from the early to mid-20th century. There are some large conifers along the rear property line that appear to be self-seeded.



The only notable landscape elements are the large conifers along the rear property line that appear to be self-seeded.

4.0 HERITAGE STATUS

The subject property is currently listed on the *Municipal Heritage Register* as a *non-Designated* property. According to the City's online Property Information, the property is listed for 'architectural' reasons as an example of a 'vernacular farmhouse' that was built c. 1870. The listing identifies it as the 'Latka Residence' and notes that the building has been 'heavily altered'. Alterations referred to in the listing include: 'aluminum siding', 'front and rear additions' and 'an enclosed external stair to the second floor'. The description and images included in the inventory are consistent with the current condition of the house.



Heritage Inventory photos, City of Mississauga Property Information

5.0 HISTORICAL CONTEXT

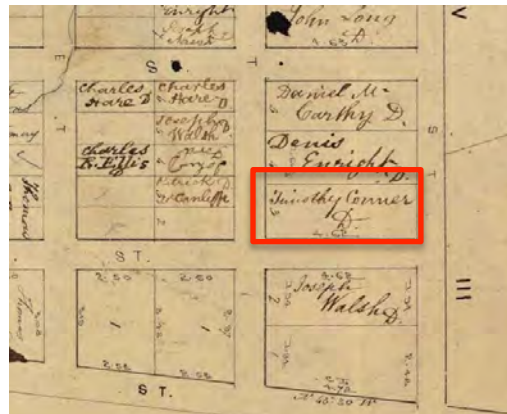
See Appendix C: Land Records

See Appendix D: Historic Mapping

Historically, the subject property is associated with the early development of the Village of Port Credit, a small port town on Lake Ontario with a station on the Great Western Railway line after 1856. An 1871 *Directory* describes Port Credit as:

A post village and outport of the city of Toronto, situated in the township of Toronto, county of Peel. It is built on the river Credit, at its confluence with Lake Ontario, and has one of the best and safest harbors on the northern shore. Port Credit is a station of the Great Western railway. Distant from Streetsville 9 miles, from Oakville 8 miles, from Brampton, the county town, 14 miles, from Toronto 13 miles, from Hamilton 28 miles. Mail daily. Population about 375.

The subject property is located on Lot 3 in the Port Credit extension, an area east of the Credit River that was laid out in 1846. An 1850 Map of the Village of Port Credit indicates that all of Lot 3, on the west side of Ann Street between Queen and Park Streets, was owned by 'Timothy Conner'. Land registry records confirm that 'Timothy Conner' had received all of Lot 3 as a Crown Grant in 1857.



1850 map of the Village of Port Credit (left) – the subject property is located on Lot 3 owned by Timothy Conner (right; detail rotated 90 degrees)

The 1861 Census confirms that 'Timothy Conner' (Roman Catholic, b. 1831 or 1832 in Ireland) lived on Lot 3 in Port Credit. He is 29 years old and described as a 'labourer'. He is living with Maria C. Connor (68 years), his widowed mother? and John Conner, a 12-year-old male relative. They are living together somewhere on Lot 3 in a one-storey frame dwelling that was built in 1855. This is not the dwelling that is located on the subject property.

In the 1891 Census 'Timothy O'Connors' is living in the Village of Port Credit and is described here as a 'Tinware Peddler'. Timothy is 60 years old and living with his wife Catherine (45 years) and daughter Ellen (23 years). This is the same person as 'Timothy Conner' so he must have changed his name (probably back to the original Irish rather than the Anglicized version that appears on his Crown Grant). In 1891 the O'Connors (Connors) are living somewhere on Lot 3 in a 2-storey frame dwelling with 6 rooms. This is not the dwelling that is located on the subject property.

A death notice for 'Timothy O'Connor' indicates that he died in 1898 at the age of 67 years. At the time of his death, he is described as a 'Peddler' living in the Village of Port Credit. In the 1901 Census Catherine Connor and her daughter 'Ellie' are still living in the house. Land records indicate that all of Lot 3 was sold by Timothy Connor's widow Catharine and daughter Ellen Mary to Margaret M. Robinson in 1905. No records in Peel County related to Margaret M. Robinson could be found, which would suggest that she did not live on the subject property.

The 1928 Fire Insurance Plan shows that there were no buildings on the subject property at that time.¹ Therefore, the 19th century dwelling currently located on the subject property must have been moved to this location some time after 1928. The house on the subject property may have been re-located by the Thomson family but this cannot be confirmed. However, the fact that this property belonged to William H. Thomson between 1950 and 1958 establishes a connection between this property and the Thomson family.

There are conflicting accounts about the relocation of the John Thomson house. Some sources state that it was moved to 19 Ann Street in 1930. Local historian Kathleen Hicks claims that it was dismantled and moved to Big Bay Point (Innisfil?) in 1964. There is a house located at 19 Ann Street that is identified as a Thomson house. There is an historic photo in the Harold Hare Collection at the Peel Archives of a different house that is identified as the John Thomson house. This house bears some resemblance to the subject dwelling, but due to the significant modifications made to the subject property, and the lack of surviving documentation, there is no conclusive evidence that this is the same house. This was a very common type of house and moving houses was a fairly common practice. Based on surviving evidence, it is not possible to determine where the subject dwelling was relocated from or who the original owner was.



19 Ann Street
?John Thomson House, c. 1870
Relocated from Lakeshore Road



24 Ann Street (subject property)
?John Thomson House, c. 1870
Relocated from Lakeshore Road



?demolished or relocated to 24 Ann Street
?John Thomson House
Relocated from Lakeshore Road East

¹ The 1928 Fire Insurance Plan shows that there was only one building on Lot 3 in 1928. It was a frame dwelling with an L-shaped plan that corresponds to the property currently located at 78 Park Street East. It is possible therefore that 19th century dwelling currently located at 78 Park Street East was Timothy Conner/O'Connor's house, but this cannot be confirmed from surviving documentation. (See previous *Heritage Impact Assessment* for 78 Park Street East by Steven Burgess Architects that was inconclusive).

A survey map from 1929 in the Land Registry Office shows Lot 3 was still one parcel at that time. The lot therefore appears to have been subdivided some time after 1929 into 6 lots that were sold off and built upon. The north half of Lot 3 contains three buildings built in the 1930s. The south half of Lot 3 contains two 19th century dwellings (the subject property at 24 Ann Street and 79 Park Street East) and a small 2-storey apartment building between them that was probably built in the 1970s.



The lot corresponding to the subject property (55' x 110') was purchased as a separate lot from Margaret M. Young (formerly Robinson) by William H. Thomson in 1950. William H. Thomson was the son of John Thomson, of the Thomson Lumber Company who took over the family business after his father's death in 1913. The Thomson Lumber yard was located directly across the street from the subject property from 1895 to 1976 when it was expropriated by the Toronto Transportation Authority. Thomson sold the subject property in 1958 and it changed hands a number of times after that. A Voters' List from 1954 indicates that his residence was located at Oakwood Avenue South, so he did not live on the subject property.

The ownership of the subject property is summarized below:

- 1857-1905 Timothy O'Connor (Conner) – all of Lot 3
- 1905-50 Margaret M. Robinson – all of Lot 3
- 1950-58 *William H. Thomson
- 1958-60 Arturo & Anna D'Ovidio
- 1960-66 Lucy Guidone
- 1966-78 Cesare & Gertrude Di Bernardo
- 1978-83 Fausto & Margaret Palumbo
- 1983-88 Heidi Jarockis
- 1988-90 Gabriela Latka
- 1990-94 Anita Albrecht
- 1994-present Current Owner

6.0 HERITAGE VALUE

The subject property contains a 19th century dwelling that does not have architectural value because it has been subjected to extensive unsympathetic alterations. It has been so extensively altered that it is no longer recognizable as a c. 1870 dwelling and is certainly not a representative example of a vernacular Ontario Gothic Revival cottage due to the removal of so many original features.

The subject property contains a 19th century dwelling that was relocated here from another site in the 20th century. The relocation is not documented and the original location and owner cannot be confirmed. It therefore does not have historical or contextual value because the provenance is lost.

6.1 EVALUATION ACCORDING TO ONT. REG. O9/06

24 Ann Street, Port Credit (MISSISSAUGA), ONTARIO		
Criteria to Determine Cultural heritage value or interest	Assessment (Yes/No)	Rationale
1. Design or physical value:		
a) Is a rare, unique, representative or early example of a style, type, expression, material, or construction method	NO	<i>It is a significantly modified example of a c. 1870 vernacular Ontario Gothic Revival Cottage.</i>
b) Displays a high degree of craftsmanship or artistic merit	NO	<i>There are no original features remaining on the exterior or interior that display a high degree of craftsmanship or artistic merit.</i>
c) Demonstrates a high degree of technical or scientific achievement	NO	<i>It is a 1.5 storey frame dwelling and therefore does not demonstrate a high degree of technical or scientific achievement.</i>
2. Historical or associative value:		
a) Has direct associations with a theme, event, belief, person, activity, organization, or institution that is significant to a community	NO	<i>The dwelling was re-located from another site in the 20th century. The original location and owner is not known.</i>
b) Yields, or has potential to yield, information that contributes to an understanding of a community or culture	NO	<i>Due to the undocumented relocation of this building from an unknown location, extensive modifications to the building, and extensive post-war impacts to the surrounding neighbourhood, this property has very limited potential to contribute to an understanding of the community of Port Credit.</i>
c) Demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community	NO	<i>This dwelling was built by an unknown builder and is based on a popular vernacular prevalent in Ontario in the 1860s and 70s.</i>
3. Contextual value:		
a) Is important in defining, maintaining, or supporting the character of an area	NO	<i>This is an area in transition. Contextual associations have been lost.</i>
b) Is physically, functionally, visually, or historically linked to its surroundings	NO	<i>This is an area that has been heavily impacted by 20th century re-development. Historic links have been lost.</i>
c) Is a landmark	NO	<i>This is a modest vernacular dwelling. It is not a landmark.</i>

7.0 PROPOSED DEVELOPMENT

The applicant plans to demolish the subject property and two adjacent properties on the west side of Ann Street. The three properties are: 24 Ann Street (the subject property), 26 Ann Street (to the north) and 78 Park Street (to the south). A proposal for the site has not yet been prepared. The site has been identified as Special Site 12 in the Port Credit Local Area Plan and high-density development to support the Port Credit Mobility Hub is expected here. A maximum building height of 22-storeys is permitted here. There is an existing 27-floor apartment building behind the subject property. Given the current planning policies for this area, and the fact that there is a tall building on this block already, higher density and height seem appropriate for this location.

8.0 IMPACT ON HERITAGE VALUE

Based on an *Evaluation according to Ontario Regulation 09/06*, this property does not have significant heritage value. Therefore, potential heritage impacts resulting from demolition are negligible.

9.0 CONSERVATION STRATEGY

Given that this property does not have significant heritage value and does not meet criteria for Designation, a conservation strategy is not warranted. Research and documentation contained in this report are adequate mitigation. No further mitigation is required.

10.0 CONCLUSIONS & RECOMMENDATIONS

The subject property contains a heavily modified vernacular dwelling that was built c. 1870. It does not meet any of the criteria for Designation under the *Ontario Heritage Act*. It is located in an area that has limited historical or contextual value due to major impacts in the 20th century as a result of suburbanization. This is an area in transition where greater density is required to support the Port Credit Mobility Hub. It is therefore recommended that this property be removed from the Heritage Register so that a demolition permit can be issued.

11.0 QUALIFICATIONS OF THE AUTHOR

The author of this report is a member in good standing of the Canadian Association of Heritage Professionals. Formal education includes a Master of Arts in Architectural History from the University of Toronto and a diploma in Heritage Conservation from the Willowbank School of Restoration Arts. Professional experience includes an internship at the Ontario Heritage Trust, three years as Architectural Historian and Conservation Specialist at Taylor Hazell Architects in Toronto, and 8 years in private practice in Ontario as a heritage consultant. Other relevant experience includes teaching art and architectural history at the University of Toronto and McMaster University and teaching Research Methods and Conservation Planning at the Willowbank School for Restoration Arts in Queenston. In addition to numerous heritage reports, the author has published work in academic journals such as the *Journal of the Society of Architectural Historians* and the *Canadian Historical Review*.

12.0 SOURCES

Primary Sources

- 1850 *Map of Port Credit* (April 1850) (LAC RG 1-100-0-0-3655) – Timothy Conner, all of Lot 3
- 1857 *Crown Grant* (LRO) – Timothy Conner, all of Lot 3
- 1861 *Census of Canada* – Timothy Conner, Irish, Labourer (29 years); Maria C. Conner (68 yrs) m. 1825, widow; John Conner (12 years) – 1-storey frame house, built 1855
- 1871 *Census of Canada* – Timothy Conner, Irish, Labourer (40 yrs); m. Catherine (30 yrs); dau. Ellen Mary (6 yrs)
- 1871 *Lovell's Province of Ontario Directory* – Timothy Connors, Trader

- 1873-4 *Lynch's Directory of the County of Peel* – Timothy Connor, Peddler and Maurice Connor, Labourer – 2-storey frame house with 6 rooms
- 1891 *Census of Canada* – Timothy O'Connors, Tinware Peddler (60 yrs); m. Catherine (45 yrs), dau. Ellen (23 yrs)
- 1898 *Death Certificate* – Timothy O'Connor, Peddler (67 years), heart failure
- 1954 *Voters List* – William H. Thomson, lumberman, 50 Oakwood South, Port Credit

Secondary Sources

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<http://www.mah.gov.on.ca/AssetFactory.aspx?did=10463>

Steven Burgess Architects, *Heritage Impact Assessment; 78 Park Street East, Mississauga ON* (February 23, 2018)

APPENDIX A: PHOTO-DOCUMENTATION

CONTEXT



Figure 1: 24 Ann Street – CONTEXT – part of residential streetscape comprised of 1.5-2-storey single detached houses & a 2-storey walk-up apartment – backs onto a property containing a 27-storey tower



Figure 2: 24 Ann Street – CONTEXT – directly opposite the Port Credit GO Transit parking lot



Figure 3: 24 Ann Street – CONTEXT – view looking north on Ann Street toward the rail line with GO Train waiting on the track



Figure 4: 24 Ann Street – CONTEXT – front yard is paved for parking



Figure 5: 24 Ann Street – CONTEXT – adjacent residential properties to the north



Figure 6: 24 Ann Street – CONTEXT – adjacent residential properties to the south

EXTERIOR



Figure 7: 24 Ann Street - EXTERIOR – main elevation facing Ann Street



Figure 8: 24 Ann Street - EXTERIOR – stairs to front entrance



Figure 9: 24 Ann Street - EXTERIOR – front and south side elevation – external staircase on south elevation



Figure 10: 24 Ann Street - EXTERIOR – modern stone veneer on the chimney on the south elevation



Figure 11: 24 Ann Street - EXTERIOR – front and north side elevation



Figure 12: 24 Ann Street - EXTERIOR – rear and north side elevation



Figure 13: 24 Ann Street - EXTERIOR – rear elevation



Figure 14: 24 Ann Street - EXTERIOR – plywood-clad shed in the rear yard



Figure 15: 24 Ann Street - EXTERIOR – rear yard



Figure 16: 24 Ann Street - EXTERIOR – vinyl-clad shed in the rear yard

INTERIOR



Figure 17: 24 Ann Street - INTERIOR – MAIN FLOOR - entry and dining room



Figure 18: 24 Ann Street - INTERIOR – MAIN FLOOR – living room



Figure 19: 24 Ann Street - INTERIOR – MAIN FLOOR – laminate flooring



Figure 20: 24 Ann Street - INTERIOR – MAIN FLOOR – wood door trim



Figure 21: 24 Ann Street - INTERIOR – MAIN FLOOR – wood crown moulding



Figure 22: 24 Ann Street - INTERIOR – MAIN FLOOR – bedroom



Figure 23: 24 Ann Street - INTERIOR – MAIN FLOOR – back hallway



Figure 24: 24 Ann Street - INTERIOR – MAIN FLOOR – wood door trim & baseboard in back hallway



Figure 25: 24 Ann Street - INTERIOR – MAIN FLOOR – kitchen



Figure 26: 24 Ann Street - INTERIOR – MAIN FLOOR – kitchen window



Figure 27: 24 Ann Street - INTERIOR – MAIN FLOOR – bathroom



Figure 28: 24 Ann Street - INTERIOR – MAIN FLOOR – wood door & crown moulding in the bathroom



Figure 29: 24 Ann Street - INTERIOR – MAIN FLOOR – storage room



Figure 30: 24 Ann Street - INTERIOR – 2nd FLOOR – living room



Figure 31: 24 Ann Street - INTERIOR – 2nd FLOOR – living room fireplace



Figure 32: 24 Ann Street - INTERIOR – 2nd FLOOR – living room



Figure 33: 24 Ann Street - INTERIOR – 2nd FLOOR – living room



Figure 34: 24 Ann Street - INTERIOR – 2nd FLOOR – living room – wood door trim



Figure 35: 24 Ann Street - INTERIOR – 2nd FLOOR – living room – wood door trim



Figure 36: 24 Ann Street - INTERIOR – 2nd FLOOR – living room – wood door trim



Figure 37: 24 Ann Street - INTERIOR – 2nd FLOOR – bedroom – wood window trim & PVC crown moulding



Figure 38: 24 Ann Street - INTERIOR – 2nd FLOOR – bathroom – modern skylight



Figure 39: 24 Ann Street - INTERIOR – 2nd FLOOR – kitchen – wood window trim



Figure 40: 24 Ann Street – BASMENT – concrete block walls



Figure 41: 24 Ann Street - INTERIOR – BASEMENT – exposed beams with modern spray stucco finish – modern fireplace and windows

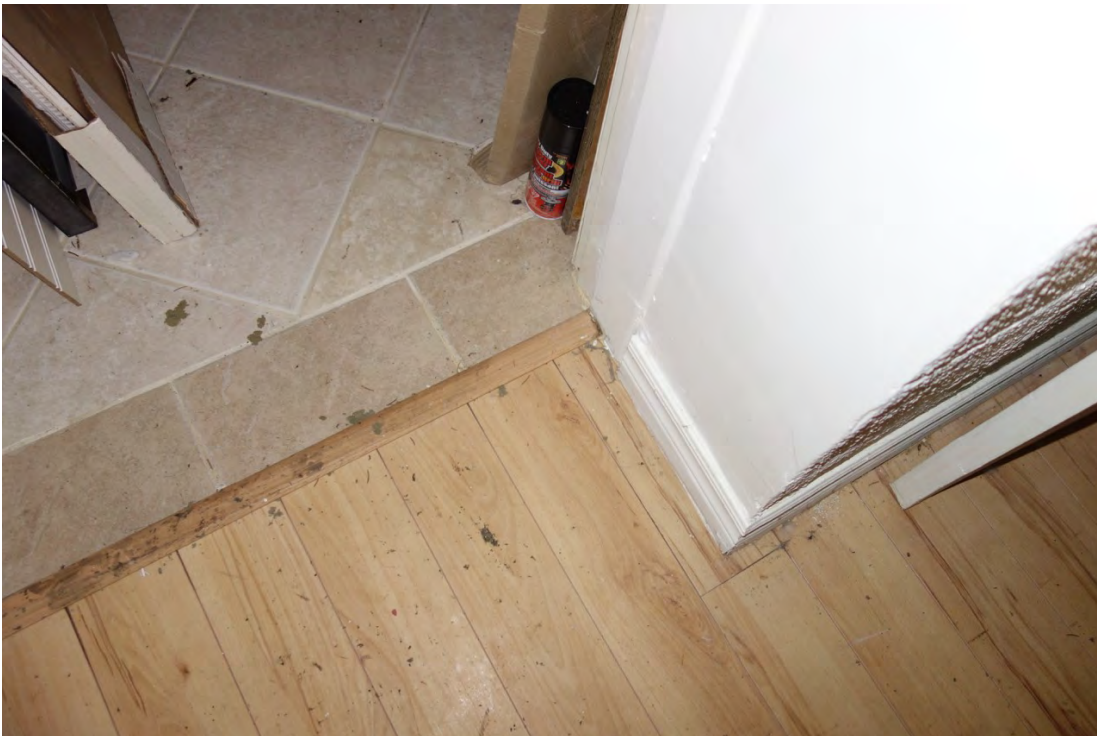


Figure 42: 24 Ann Street - INTERIOR – BASEMENT – hallway and bathroom – laminate and tile flooring



Figure 43: 24 Ann Street - INTERIOR – BASEMENT – storage room - exposed beams with modern spray stucco finish – modern window



Figure 44: 24 Ann Street - INTERIOR – BASEMENT – hallway – exposed beams with modern spray stucco finish – modern window

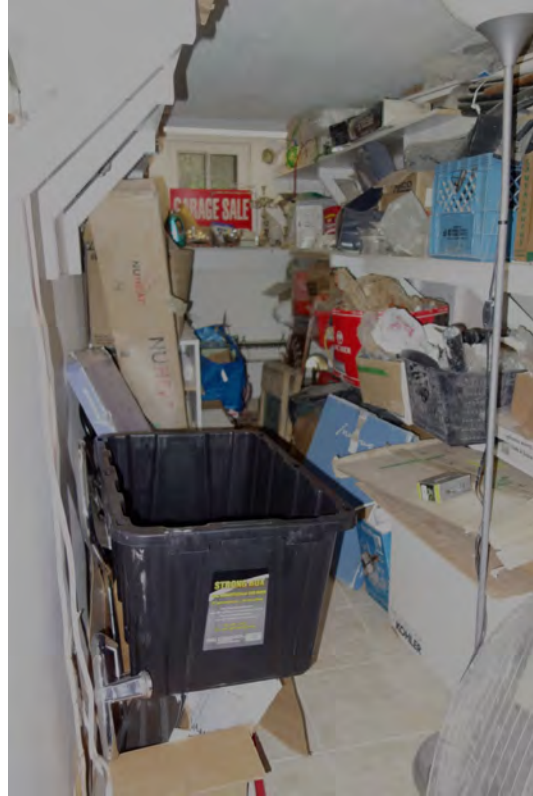


Figure 45: 24 Ann Street - INTERIOR – BASEMENT – kitchen

2ND FLOOR

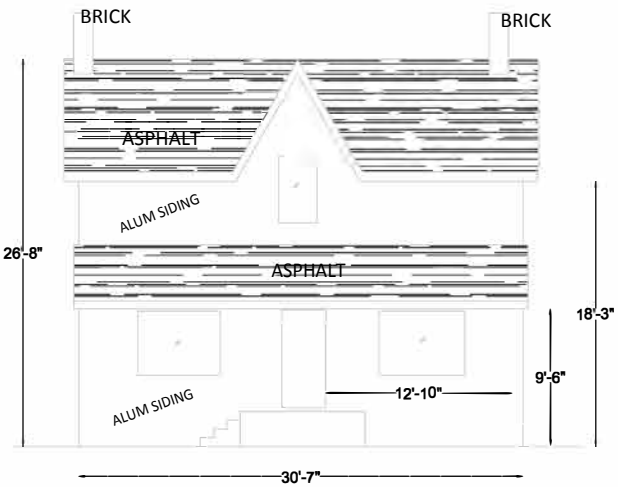
MAIN

BASEMENT

SECTION

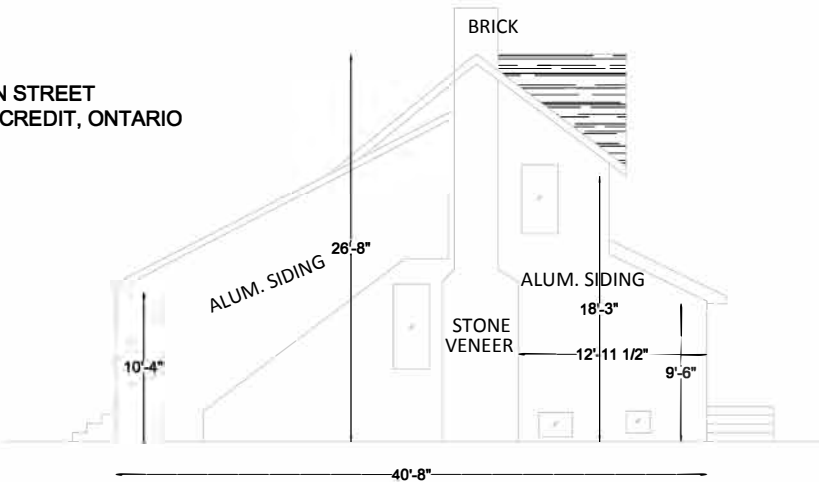
05

SCALE (IN FEET)



EAST ELEVATION (FRONT)

24 ANN STREET
PORT CREDIT, ONTARIO



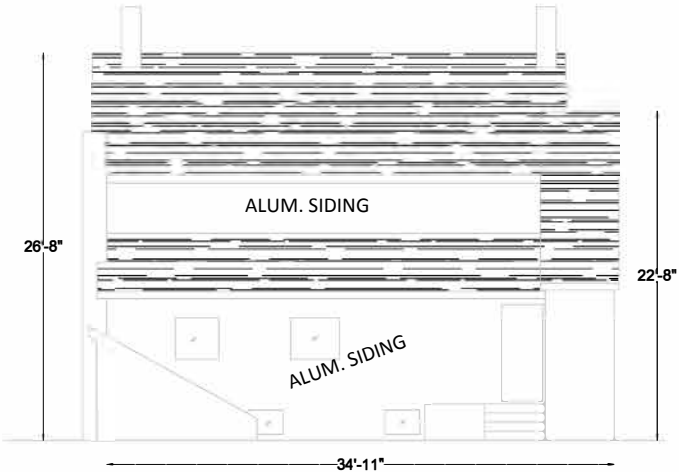
SOUTH ELEVATION (SIDE)

2ND FLOOR

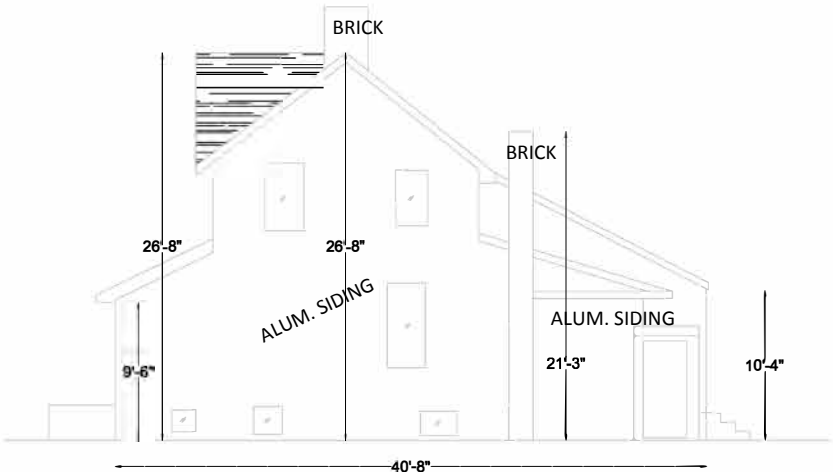
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BASEMENT

SECTION

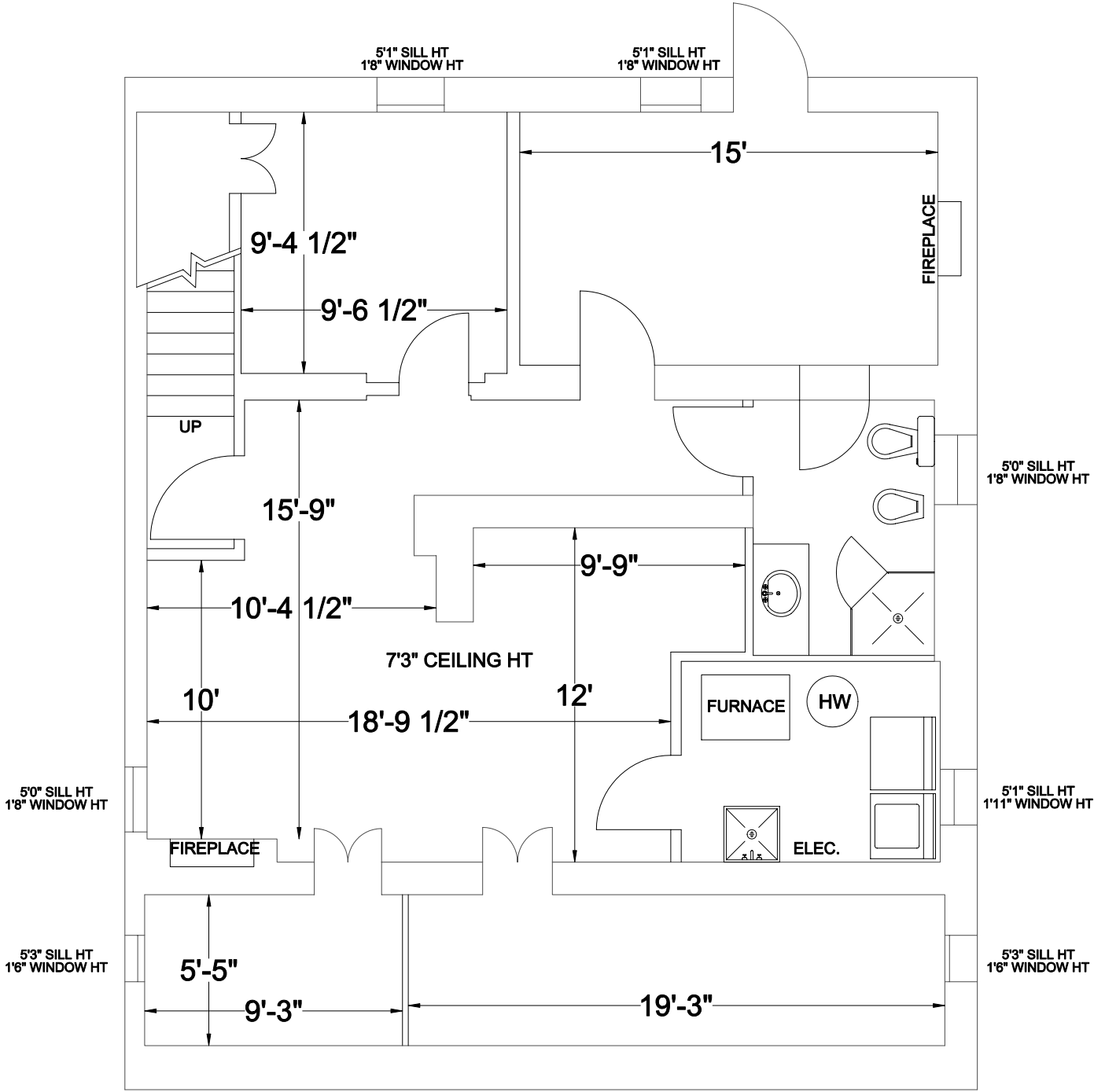
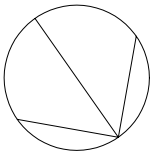


WEST ELEVATION (REAR)



NORTH ELEVATION (SIDE)

24 ANN STREET
PORT CREDIT, ONTARIO



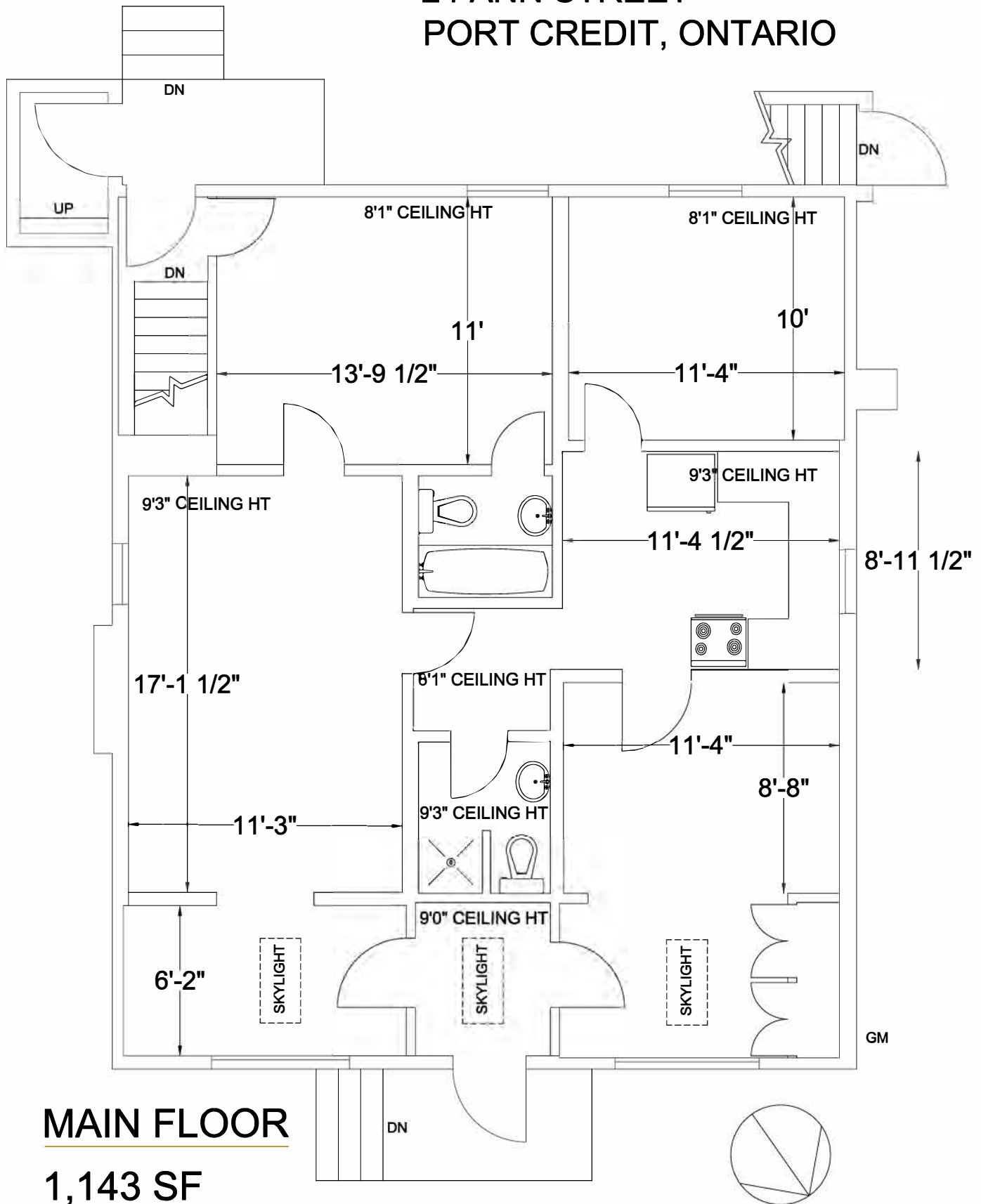
BASEMENT

1,111 SF



SCALE (IN FEET)

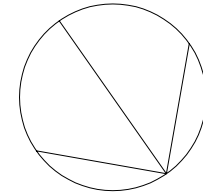
24 ANN STREET
PORT CREDIT, ONTARIO



MAIN FLOOR

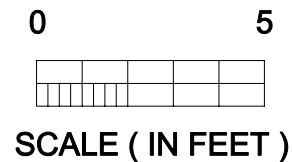
1,143 SF

24 ANN STREET PORT CREDIT, ONTARIO



2ND FLOOR

593 SF



APPENDIX C: LAND RECORDS

ADDRESS: 24 Ann Street, Mississauga

LEGAL DESCRIPTION: Plan 300 E, Part Lot 3 (PC-2, E OF CREDIT RIVER)

INST. NO.	DATE	TYPE	GRANTOR	GRANTEE	LANDS
466834	1857 *Registered 1978	PATENT	CROWN	Timothy CONNER	All Lot 3
11837	1905	B & S	O'CONNOR Estate (Catharine & Ellen Mary O'Connor)	Margaret M. ROBINSON	All Lot 3
4177 4507	1950	Grant	Margaret M. Young (formerly Margaret M. ROBINSON)	William H. THOMSON	Pt. Lot 3 55' x 110'
9989	1958	Grant	Executors of William H. THOMSON (Hazel I. Thomson et al)	Arturo & Anna D'OVIDIO, as joint tenants	"
10714	1960	Grant	Arturo & Anna D'OVIDIO	Lucy GUIDONE	"
11591	1966	Grant	Lucy GUIDONE	Cesare & Gertrude Di BENARDO, as joint tenants	"
466960	1978	Grant	Cesare & Gertrude Di BENARDO	Fausto & Margaret PALUMBO, as joint tenants	"
634022	1983	Transfer	Fausto & Margaret PALUMBO, as joint tenants	Heidi JAROCKIS, In Trust	"
858794	1988	Transfer	Heidi JAROCKIS	Gabriela LATKA	"
948888	1990	Transfer	Gabriela LATKA	Anita ALBRECHT	"
RO1058737	1994	Transfer	Anita ALBRECHT	CURRENT OWNER	"

*Title search provided by Chirs Aplin, MCA Paralegal Services

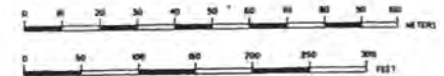
BLOCK 13461



MINISTRY OF
CONSUMER AND
BUSINESS
ONTARIO SERVICES

THIS INDEX MAP SHOWS ALL
PROPERTIES EXISTING IN
BLOCK 13463 - SHEET 1
ON NOVEMBER 1, 2006

SCALE



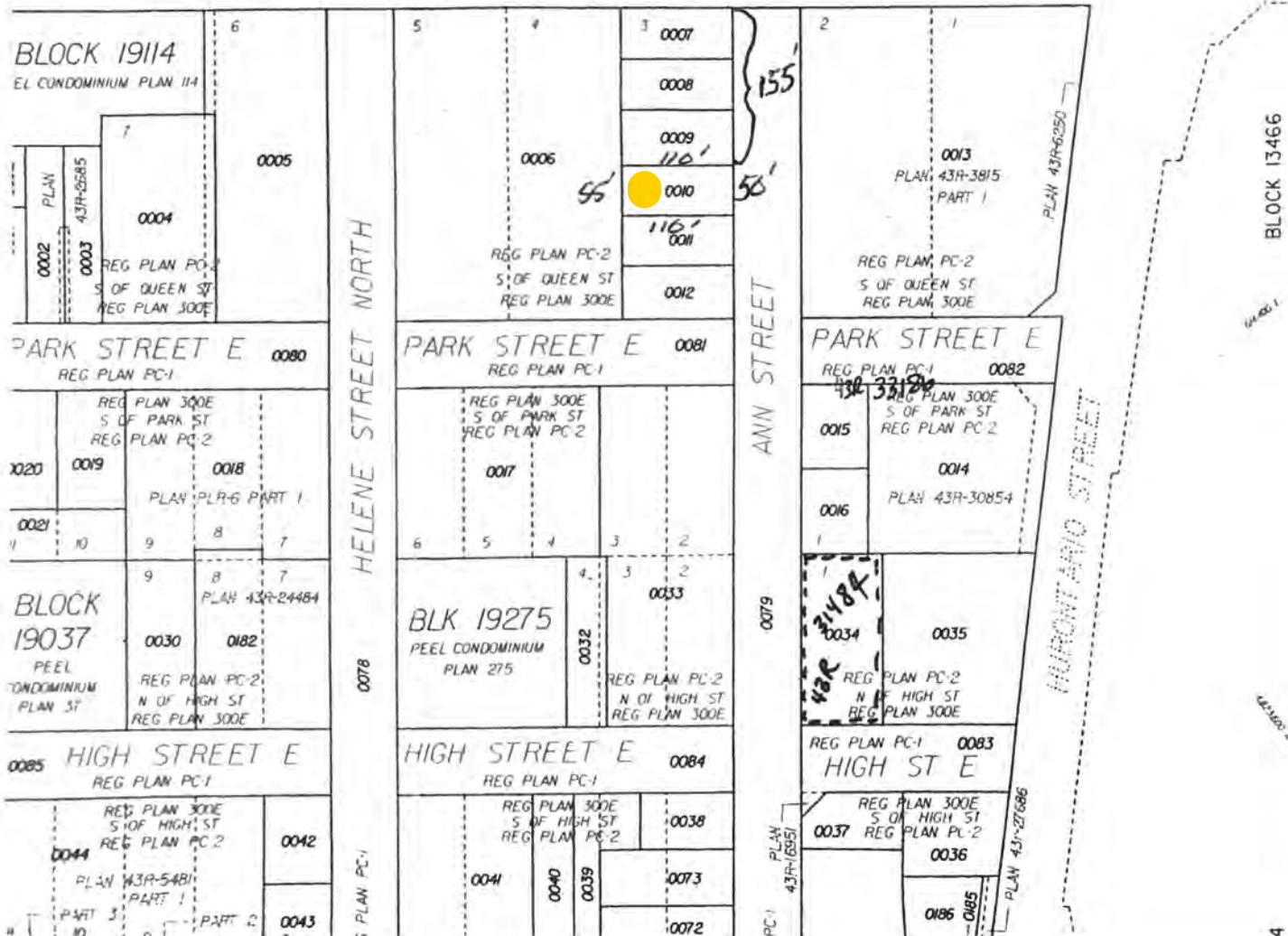
PROPERTY INDEX MAP
BLOCK 13463
CITY OF MISSISSAUGA
REG. MUNICIPALITY OF
PEEL
(OFFICE 43)

LAST IDENTIFIER USED		
0186		
0187		

LEGEND

FRECHOLD PROPERTY BOUNDARY	—————
LEASEHOLD PROPERTY BOUNDARY	- - - - -
NATURAL RESOURCE PROPERTY BOUNDARY	~~~~~
FRECHOLD PROPERTY NUMBER	0147
LEASEHOLD PROPERTY NUMBER	1147
NATURAL RESOURCE PROPERTY NUMBER	0147
TOWNSHIP FABRIC	—————
STREAMS, RIVERS	~~~~~
UNDERLYING FABRIC, EASEMENT	—————

QUEEN STREET EAST



CITY OF MISSISSAUGA

No. 466834
 Registry Division of Peel (No. 43).
 I CERTIFY that this instrument is registered as of

1978 MAR 9 PM 3 06

In The Land Registry Office
 at Brampton, Ontario.
Hera Porter
 LAND REGISTRAR

Miss MR

✓ 466834 ✓

PROPERTY OF LAND REGISTRY OFFICE
 PEEL (No. 43)

ABSTR.	<i>mf</i>	<i>Je</i>
ALPH. INDEX.		
MICROF'L'D		

*entered PC 2
 pg 350*

*Crown
 Grant*

*7/11/76
 9/11/76*

10.00 1 copy

at alt

5 MICRO 0418 A
 *1000 T

Crlich

466834

3

G R A N T

to

Timothy Conner

Dated 7th March, 1857.

Department of Consumer and Corporate Affairs
Registration Division, March 8, 1978.

I hereby certify the within to be a true and
faithful copy of the record of the original Grant
as entered in Liber FB, Folio 220.

H. McLean

Deputy Registrar General of Canada



END HEAD.

220.

PROVINCE OF CANADA.

Victoria, by the Grace of God, of the United Kingdom of Great Britain and Ireland, QUEEN, Defender of the Faith.

To all to whom these Presents shall come—Greeting:

Whereas the Lands hereinafter described are part and parcel of those set apart for the use of the Indians; And Whereas We have thought fit to authorize the Sale and Disposal of the Lands hereinafter mentioned, in order that the proceeds may be applied to the benefit, support and advantage of the said Indians, in such manner as We shall be pleased to direct from time to time; AND WHEREAS

Timothy Connor of the Town of Port Credit in the County of Peel

hath contracted and agreed to and with Our Superintendent of Indian Affairs, duly authorized by Us in this behalf, for the absolute purchase at and for the price and sum of *Eighty pounds* of lawful money of Our said Province, of the Lands and Tenements hereinafter mentioned and described, of which We are seized in right of Our Crown.

NOW KNOW YE, that in consideration of the said sum of *Eighty pounds* by *him* the said *Timothy Connor* to Our said Superintendent of Indian Affairs, in hand well and truly paid to Our use, at or before the sealing of these Our Letters Patent, We have granted, sold, aliened, conveyed and assured, and by these Presents do grant, sell, alien, convey and assure, unto the said *Timothy Connor his* heirs and assigns for ever, all that Parcel or Tract of Land, situate, lying and being in the Town of *Port Credit* in the County of *Peel* of Our said Province, containing by admeasurement *half an acre* be the same more or less;

which said Parcel or Tract of Land may be otherwise known as follows, that is to say: being composed of

Lot Number Three on the North Side of Park Street facing the River in the aforesaid Town of Port Credit

Recorded 18th March 1857.

The Queen
Superior Regis.

To have and to hold the said Parcel or Tract of Land, hereby granted, conveyed and assured unto the said *Timothy Connor his* heirs and assigns, for ever; saving, excepting and reserving, nevertheless, unto Us, Our Heirs and Successors, all Mines of Gold and Silver, and the free uses, passage and enjoyment of, in, over and upon all navigable waters that shall or may be hereafter found on or under, or be flowing through or upon any part of the said Parcel or Tract of Land hereby granted as aforesaid.

GIVEN under the Great Seal of Our Province of Canada: WITNESS, Our Trusty and Well-beloved SIR EDMUND WALKER HEAD, Baronet, Governor General of British North America, and Captain General and Governor in Chief in and over Our Provinces of Canada, Nova Scotia, New Brunswick, and the Island of Prince Edward, and Vice-Admiral of the same, &c., &c., &c.

At TORONTO, this *Seventh* day of *March* in the year of Our Lord, one thousand eight hundred and *fifty-six*, and in the Twentieth year of Our Reign.

By Command of His Excellency in Council

Ref. No. 2240.
Doc. No. 2275.

111 J.L.S.
Printed

J. Lee Smith
Secretary.

Joseph Cauchero
Commissioner of Crown Lands.

DATE PLAN REGISTERED
OWNERS Crown Survey

Abstract Index
Répertoire par lot

Lot 3
East of Credit River

Plan/Concession PC2
Park to Queen Street

Page 1

LOTS SUBDIVIDED Town Plot

Ontario

day mth year

Registration Number Numéro d'enregistrement	Instrument Type Type d'acte	Registration Date Date d'enregistrement XXXXXX	Parties from Parties	Parties to Parties	Consideration Contrepartie	Land/Remarks Bien-fonds/Observations
11837	B & S	7 Mar 1905	Catherine O'Connor Extr. Timothy O'Connor Est. The said Catherine O'Connor and Ellen Mary O'Connor	Margaret M. Robinson	\$450.00	All
386 PC	Grant	3 Dec 1938	Margaret M. (Robinson) Young	Lena R. Anderson	200.00	North 100 feet
2750	Grant	7 May 1948	Lena R. Anderson	William J. O'Dell	450.00	Nly 50'
2911	Grant	1 Sept 1948	Margaret M. Young (formerly Margaret M. Robinson)	Loyal Orange Lodge No. 165	\$850.00	Pt Comm in E limit 100' S of N L Thence S 60' X W 110' X N 60' X E 110' to pofc. (5' 8" this)
3938	Q.C.	11 July 1950	Loyal Orange Lodge No. 163	Margaret M. Young	\$1.00	Part as in no. 2911 Given to correct error in desc.
3939	Grant	11 July 1955	Margaret M. Young (formerly Robinson)	Loyal Orange Lodge No. 163	\$1.00 & c	Part Comm in W limit of Ana St. 100' S of Queen St. Thence S 60' X W 110' X N 60' X E 110' to pofc (5' 8" this)
4177	Grant	29 Nov 1950	Margaret M. Young	William H. Thomson	\$1425.00	Part Comm in W limit of Ana St. 160' S of Queen St. thence S 55' X W 110' X N 95' X E 110' to pofb (45' 8" this)
4507	Grant	13 June 1951	Loyal Orange Lodge No. 163	William H. Thomson	\$75.00	Part Comm in W limit of Ana St. 160' S of Queen St. Thence W 110' X N 5' X E 110' X S 5' to pofb
5156	Grant	21 Aug 1952	Loyal Orange Lodge No. 163	Anne Street Hall Corporation	\$1.00 & c	Part Comm in W limit of Anne St. 100' S of Queen St. Thence S 55' X W 110' X N 55' X E 110' to pofb

Abstract Index Répertoire par lot

Lot 3 Plan/Concession
East of Credit River Park to Queen Street

PC2

Page 2



Registration Number Numéro d'enregistrement	Instrument Type Type d'acte	Registration Date Date d'enregistrement day mth year	Parties from Parties	Parties to Parties	Consideration Contrepartie	Land/Remarks Bien-fonds/Observations
6415	Grant	17 June 1954	Margaret M. Young	Micael Vukovic & Roza Vukovic as joint tenants	\$8,500 00	Part Comm on W side Ann St. 255' S of Queen St. Thence S 53'3" X W 109'3" X N 53' X E 109' to pofc
GR11330	Cert.	3 Dec 1958	Treasurers Consent	William H. Thomson		re: #4177 & 4507
9989	Grant	3 Dec 1958	Hazel I. Thomson et al sur Exrs. William H. Thomson	Arturo D'Ovidio & Anna D'Ovidio as joint tenants	\$1.00 & c	Part Comm in W limit of Ann St. 155' S of Queen St. Thence S 50' X W 110' X N 50' X E 110' to pofc.
10714	Grant	18 Mar 1960	Arturo D'Ovidio Anna D'Ovidio	Lucy Guidone	\$2.00 & c	Part as in no. 9989
10843	Grant	30 May 1960	Hazel I. Thomson et al Exrs. of William H. Thomson Est.	Silvio Visconti	2.00 & c	Part Comm 205' S of Queen St. Thence S 50' X W 110' X N 50' X E 110' to pofc
11134	Grant	14 Nov 1960	Silvio Visconti	Joseph Stefanik & Josephine Stefanik as joint tenants	\$2.00	Part as in No. 10843
12457CR	Cert	31 Jan 1962	Treasurers Consent	Minnie B. Goodison Estate		re: No. 5294 & O.L. 92105100 ADUR UR
12747	Grant	2 Oct 1963	Joseph Stefanik & Josephine Stefanik	Charles Kosowicz Delma Kosowicz as joint tenants	2.00 & c	Part as in no. 11134
11591 vs	Grant	9 June 1966	Lucy Guidone	Cesare Di Bernardo and Geltrude Di Bernardo as joint tenants	2.00 & c	Part Comm W 155' Thence S 50' X W 110' X N 50' X E 110' to pofc

Abstract Index Répertoire par lot

Lot 3
East of Credit River

Plan/Concession
Park to Queen Street

PC 2

Page 3



Doc no 1591 vs

day mth year

Registration Number Numéro d'enregistrement	Instrument Type Type d'acte	Registration Date Date d'enregistrement	Parties from Parties	Parties to Parties	Consideration Contrepartie	Land/Remarks Pren-fonds/Observations
21433 vs	Cert	27 Sep 1966	Treasurers Consent	Arthur C. Peer Est.		Re: No. 12135 & O.L. ^{ADK 12135/106}
218321 vs	Grant	30 June 1972	Charles Kosowicz & Lolma Kosowicz	Jean Kowba	2.00 & c	Pt as in no. 10843 except pofc is 205' S from N L
220089 vs	Deposit	13 July 1972	Re: No. 11134			
466834	Crown Grant	9 Mar 1978	Victoria (Queen)	Timothy Conner	E15	All
466960	Grant	10 Mar 1978	Cesare Di Bernardo & Geltrude Di Bernardo	Fausto Palumbo & Margaret Palumbo as joint tenants, 1/2 int. Antonio Sbrocchi & Filomena Sbrocchi as joint tenants, 1/2 int.	\$2.00 & c	Part as in No. 11591 vs except pofc is Comm Nly L
535474	Grant	21 Nov 1979	Antonio Sbrocchi & Filomena Sbrocchi	Fausto Palumbo & Margaret Palumbo as joint tenants	\$2.00 & c	Part as in No. 466960
634022	Grant	28 02 83	FALUMBO, Fausto PALUMBO, Margaret	JAROCKIS, Heidi, In Trust	\$2.00 & c	Part as in 11591 vs & pofc is also Comm at Nly L
670444	Grant	24 01 84	Anne Street Hall Corp.	KROESEN, Ron GIESCHEN, Leonard trustees Divine Peace Evan- gelical Lutheran Church		Comm 100' from intersection of Wly limit Ann St. & Sly limit of Queen St. Thence Sly 55' X Wly 110' X Nly 55' X Ely 110' to pofc
705824	Grant	14 02 85	THE ESTATE of VUKOVICH, Michael a. described a. VUKOVIC, Micael	VUKOVICH, Joe VUKOVICH, Mandy as JT		Part as in No. 6415

See copy in
26 Ann St

Abstract Index Répertoire par lot

Lot
3
East of Credit River

Plan/Concession
Park to Queen Street

PC2

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Registration Number Numéro d'enregistrement	Instrument Type Type d'acte	Registration Date Date d'enregistrement day inth year	Parties from Parties	Parties to Parties	Consideration Contrepartie	Land/Remarks Bien-fonds/Observations
	Deposit		See Deposit no. 750313			pt as in no. 705824
750839	Grant	01 05 86	VUKOVICH, Joe VUKOVICH, Mandy	BONIWELL, John B. BONIWELL, Diana H. as JT 50% int. WALKER, Aurion J. WALKER, Gertrude M. 50% int. as JT		pt Comm E L Thence SW 110.03' X NW 52.96' X NE 110.03' X SE 53.25' to pofc.
750840	Mort DISCHARGED BY # <u>BO 1076299</u> ASST. DEP. LAND REG. <u>CR 9410930</u>	01 05 86	BONIWELL, John B. BONIWELL, Diana H. WALKER, Aurion J. WALKER, Gertrude M.	ROYAL Trust Corp of Canada	\$116,250.00	pt as in no. 750839
759471	Grant	07 07 86	KOWBA, Jean	BELERIQUE, Antonio BELERIQUE, Hirondina JT		Pt as in 218321 vs Comm 205' Sly from N L Thence Sly 50' X Wly 110' X Nly 50' X Ely 110' to pofc.
766172	Grant	26 08 86	DIVINE Peace Evangelical Lutheran Church	DE SANTE, Elisa In Trust		Pt as in 670444 Comm 100' SEly from Nly L Thence Sly 55' X Wly 110' X Nly 55' X Ely 110' to pofb
785428	Mort	26 01 87	BELERIQUE, Antonio BELERIQUE, Hirondina	CIBC Mortgage Co.	115,000.00	Pt as in 759472 Assigned by R0989164
793718	Grant	02 04 87	BELERIQUE, Antonio BELERIQUE, Hirondina	ESPERANCE, Manuel ESPERANCE, Grace cob as M & G Holdings		Pt as in 759471

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Lot
East of Credit River

3

Plan/Concession
Park to Queen Street

PC2

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793718

DAY MON YR

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/Remarques/Observations
858794	Grant	15 03 1988	JAROCKIS, Heidi	LATKA, Gabriela		part as in 785743 Comm 155' Sly of N L Thence Sly 50' X Wly 110' X Wly 50' X Ely 110' to pofc
948888	Grant	90 08 31	LATKA, Gabriela	ALBRECHT, Anita	\$239,800.00	Part as in 858794
949109	Grant	90 09 04	DE SANTE, Elisa In Trust	UNITY CHURCH OF MISSISSAUGA	\$2.00	part as in 766172
960340	Mort	91 01 15	UNITY Church of Mississauga	THE Toronto-Dominion Bank	63,500.00	Part as in 766172
R0989164	Assignment	91 11 12	CIBC Mortgage Corporation	Bank of Montreal		Re: Mortgage 785428
RO 1049270	Charge	93 10 05	ALBRECHT, Anita	WIRTH, Katharina	25,000.00	Part as in 948888
RO 1058737	Transfer <i>pic</i>	94 02 18	ALBRFCHT, Anita	1047064 Ontario Inc.	234,000.00	Part as in no. 948888
RO 1070076 <i>22 Nov 94</i>	Charge	94 07 08	1047064 Ontario Inc.	CIBC Mortgage Corporation	132,000.00	Part as in RO 1058737
RO 1072028	Transfer	94 08 02	BONIWELL, John Bewers BONIWELL, Diana Hammond as JT 50%int. WALKER, Aurion James WALKER, Gertrude Marie as JT 50%int.	STARKEY, Christopher STARKEY, Cynthia as JT	168,000.00	Part as in 705824
RO 1072029	Charge	94 08 02	STARKEY, Christopher STARKEY, Cynthia	Firstline Trust Company	142,000.00	Part as in no. 705824
RO 1135625	Transfer	97 02 19	O'DELL, William James	O'DELL, William James O'DELL, Marion Grace as JT	\$2.00	Nly 50' as in 2750

DISCHARGED BY
RO 1070077
ASST. DEP. LAND REG.
LR 94/07/08

DISCHARGED BY
RO 1164847
ASST. DEP. LAND REG.
LR 98-27

NOTICE
All Document/Instruments
subsequent to

MAR 11 1997

PROPERTY DESCRIPTION: PT LT 3, PL PC-2, E OF CREDIT RIVER PARK TO QUEEN ST AS IN R01058737, (PT LT 3, PL 300E, N SIDE PARK ST) ; MISSISSAUGA

PROPERTY REMARKS: THIS PARCEL WAS CREATED BASED ON INFORMATION CONTAINED IN DOCUMENT(S) R01058737, WHICH IS (ARE) RECORDED FOR PIN IDENTIFICATION ONLY.

ESTATE/QUALIFIER:

RECENTLY:
PARCELIZED

PIN CREATION DATE:
1997/03/18

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/ CHKD
<p>**EFFECTIVE 2000/07/29 THE NOTATION OF THE "BLOCK IMPLEMENTATION DATE" OF 1997/03/18 ON THIS PIN**</p> <p>**WAS REPLACED WITH THE "PIN CREATION DATE" OF 1997/03/18**</p> <p>** PRINTOUT INCLUDES ALL DOCUMENT TYPES AND DELETED INSTRUMENTS SINCE 1997/03/14 **</p> <p>THIS ABSTRACT INCLUDES ALL INSTRUMENTS AND DOCUMENTS FROM: 1997/03/18</p> <p>FOR THE PREVIOUS ABSTRACT SEE ABSTRACT BOOK</p> <p>NOTE: THIS PIN WAS ONCE REG PIN 13463-0010. THIS PROPERTY WAS CONVERTED TO LT ON 1998/02/23 REUSING PIN 13463-0010.</p>						
R01058737	1994/02/18	TRANSFER	\$234,000		1047064 ONTARIO INC.	C
CORRECTIONS: 'TRANSFEE' CHANGED FROM '1047064 ONTARIO INC' TO '1047064 ONTARIO INC.' ON 1998/02/04 BY LAND REGISTRAR # 1.						

LAND
REGISTRY
OFFICE #43

13463-0010 (LT)

PAGE 1 OF 1
PREPARED FOR CA
ON 2018/12/10 AT 12:53:54

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

PROPERTY DESCRIPTION: PT LT 3, PL PC2 ECR, PARK TO QUEEN ST AS IN R01058737 ; MISSISSAUGA

PROPERTY REMARKS:

ESTATE/QUALIFIER:
FEE SIMPLE
LT CONVERSION QUALIFIED

RECENTLY:
RE-ENTRY FROM 13463-0102

PIN CREATION DATE:
1998/02/23

OWNERS' NAMES
ALBRECHT, ANITA

CAPACITY SHARE
ROWN

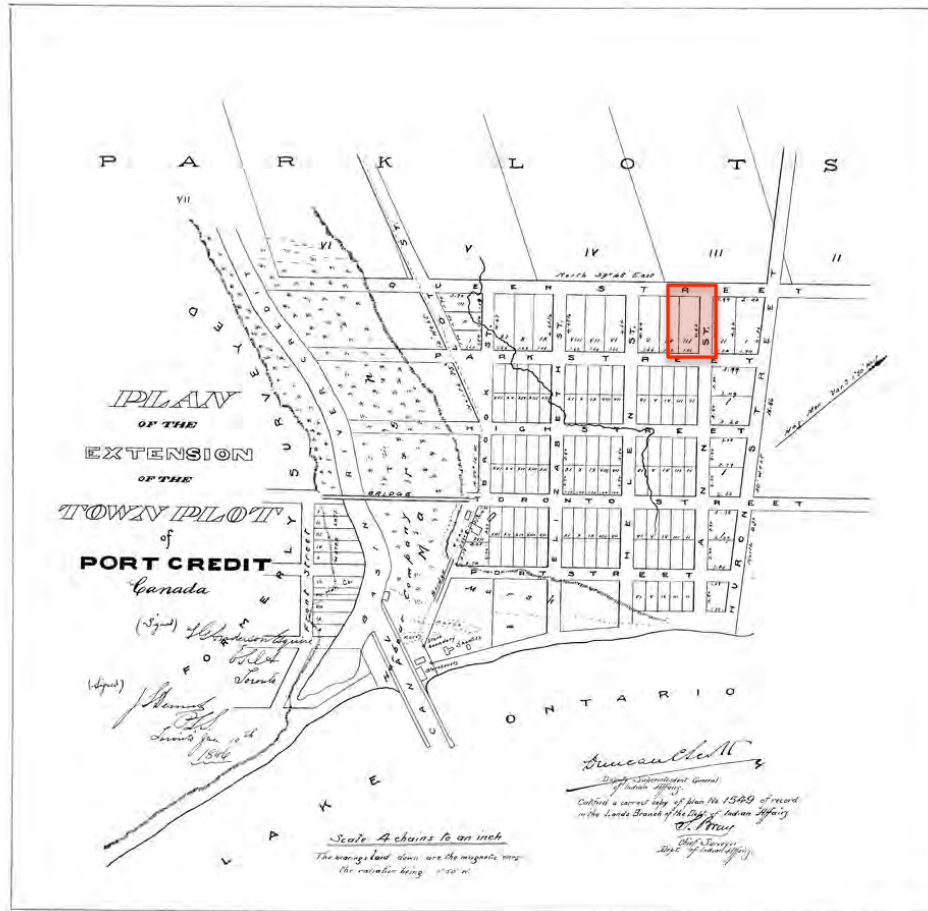
REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/ CHKD
<p>**EFFECTIVE 2000/07/29 THE NOTATION OF THE "BLOCK IMPLEMENTATION DATE" OF 1997/03/18 ON THIS PIN**</p> <p>**WAS REPLACED WITH THE "PIN CREATION DATE" OF 1998/02/23**</p> <p>** PRINTOUT INCLUDES ALL DOCUMENT TYPES AND DELETED INSTRUMENTS SINCE 1998/02/23 **</p> <p>**SUBJECT, ON FIRST REGISTRATION UNDER THE LAND TITLES ACT, TO:</p> <p>** SUBSECTION 44(1) OF THE LAND TITLES ACT, EXCEPT PARAGRAPH 11, PARAGRAPH 14, PROVINCIAL SUCCESSION DUTIES *</p> <p>** AND ESCHEATS OR FORFEITURE TO THE CROWN.</p> <p>** THE RIGHTS OF ANY PERSON WHO WOULD, BUT FOR THE LAND TITLES ACT, BE ENTITLED TO THE LAND OR ANY PART OF</p> <p>** IT THROUGH LENGTH OF ADVERSE POSSESSION, PRESCRIPTION, MISDESCRIPTION OR BOUNDARIES SETTLED BY</p> <p>** CONVENTION. "</p> <p>** ANY LEASE TO WHICH THE SUBSECTION 70(2) OF THE REGISTRY ACT APPLIES.</p> <p>**DATE OF CONVERSION TO LAND TITLES: 1998/02/24 **</p>						
R01058737	1994/02/18	TRANSFER <i>pic</i>		*** DELETED AGAINST THIS PROPERTY ***	1047064 ONTARIO INC.	
CORRECTIONS: 'TRANSFEE' CHANGED FROM '1047064 ONTARIO INC' TO '1047064 ONTARIO INC.' ON 1998/02/04 BY LAND REGISTRAR # 1.						
R01070076	1994/07/08	CHARGE		*** COMPLETELY DELETED ***	CIBC MORTGAGE CORPORATION	
PR1024496	2006/03/06	CHARGE	\$150,000	1047064 ONTARIO INC.	CIBC MORTGAGES INC.	C
PR1039988	2006/04/03	DISCH OF CHARGE		*** COMPLETELY DELETED *** CANADIAN IMPERIAL BANK OF COMMERCE		
REMARKS: RE: R01070076						
PR3386718	2018/09/28	TRANSFER <i>pic</i>	\$1,100,000	1047064 ONTARIO INC.	ALBRECHT, ANITA	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 D: HISTORIC MAPS

ADDRESS: 24 Ann Street, Mississauga

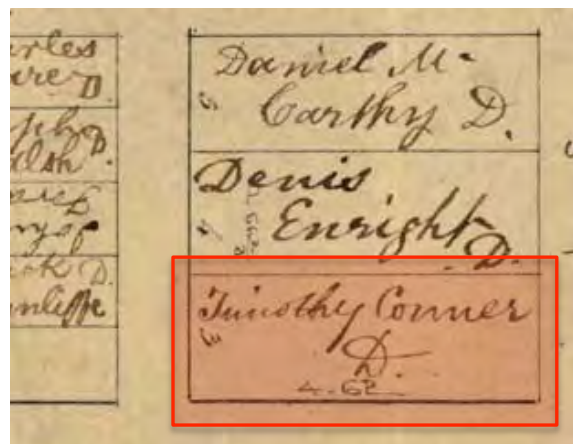
LEGAL DESCRIPTION: Plan 300E, Part Lot 3 (PC-2, E OF CREDIT RIVER)



1846 Plan of the Extension of the Town Plot of Port Credit, Canada, Chief Surveyor, Dep of Indian Affairs



1850 Toronto Township Plan No. 80; Port Credit, Crown Lands Dept.

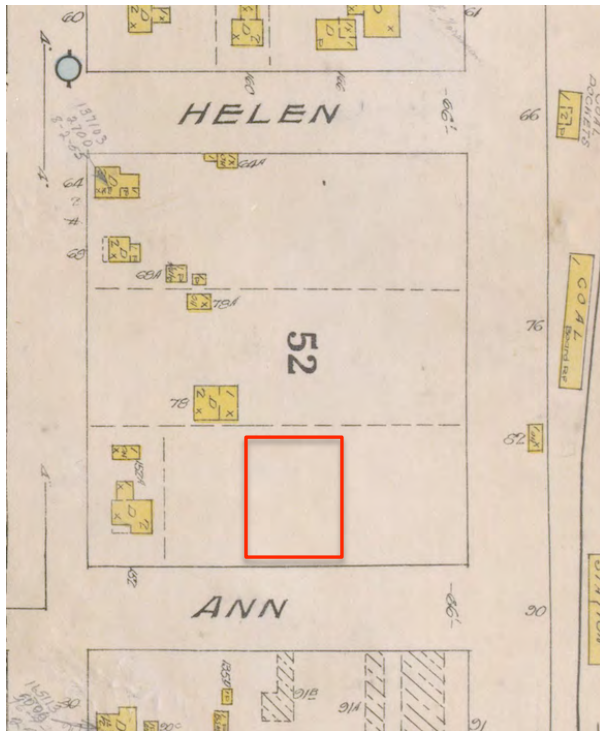




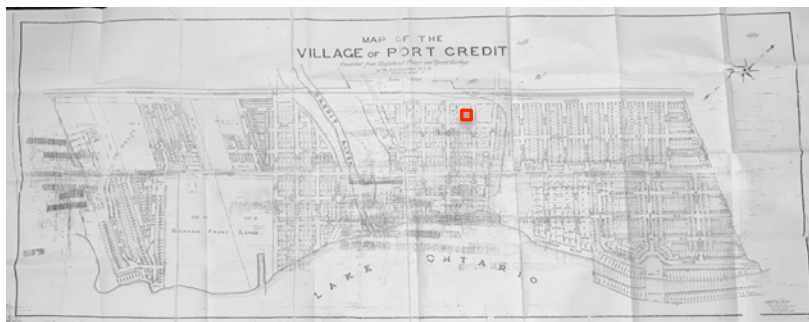
1859 Tremaine Map of Peel County



1877 Illustrated Atlas of Peel County, Toronto Township South



1928 Goad's Insurance Atlas of Port Credit, Sheet 4



1929 Map of the Village of Port Credit, LRO



1954 Aerial photograph of Toronto, cropped