

ACKNOWLEDGEMENT AND DIRECTION FROM PURCHASER

TO: DELZOTTO, ZORZI LLP

RE: Brett Kline and Clara Kline (hereinafter collectively referred to as the "**Purchaser**") purchase from Peter Puck and Paula Puck (hereinafter collectively called the "**Vendor**") of Unit 8, Level 15, Metropolitan Toronto Condominium Corporation No. 879, municipally known as 1131 Steeles Ave W., PH 208, City of Toronto (the "**Real Property**")
Closing Date: _____
File Number: _____

This will confirm that:

- ◆ You as our lawyer have reviewed and explained all of the information listed below; and
 - ◆ We instruct and direct you to complete our purchase, fully understanding and appreciating the importance of this information and its impact on our real estate purchase.
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LAWYER'S RETAINER

You have advised us of the various options available to protect our interests and reviewed the respective advantages and disadvantages of opting for a title insurance policy versus a lawyer's opinion on title. We are aware that title insurance is not mandatory and we are free to select either of the options listed below to protect our interests in the above-referenced transaction based on our preferences. We have been advised by the Firm that if we decide to procure a title insurance policy, the Firm will not be conducting all the standard clearance letter searches which are customarily conducted under a conventional purchase transaction in the absence of title insurance. These searches include, but are not limited to the following:

- i) Building Compliance, Zoning and Work Order searches;
- ii) Utility arrears that would form a lien against the Property;
- iii) Searches for Compliance with Subdivision and Development Agreements;
- iv) Corporate Status searches;
- v) Searches for Unregistered Utility Easements;
- vi) Fire department work order searches;
- vii) Local Conservation Authority regulation and restriction searches; and
- viii) Ontario Heritage Act searches.

Notwithstanding the foregoing, you are authorized and instructed to use the method which we have chosen below to protect our ownership interests arising from the purchase of the Real Property:

- Title Insurance from _____
- Lawyer's Opinion on Title
- Title Insurance from other Title Insurer _____

DATED at Toronto this ____ day of _____ 2008.

Brett Kline

Clara Kline