

ACKNOWLEDGEMENT AND DIRECTION

TO: _____
(Insert lawyer's name)

AND TO: DELZOTTO, ZORZI LLP
(Insert firm name)

RE: _____
(Insert brief description of transaction) ("the transaction")

This will confirm that:

- I/We have reviewed the information set out this Acknowledgement and Direction and in the documents described below (the "Documents"), and that this information is accurate;
- You, your agent or employee are authorized and directed to sign, deliver, and/or register electronically, on my/our behalf the Documents in the form attached.
- You are hereby authorized and directed to enter into an escrow closing arrangement substantially in the form attached hereto being a copy of the version of the Document Registration Agreement, which appears on the website of the Law Society of Upper Canada as of the date of the Agreement of Purchase and sale herein. I/We hereby acknowledge the said Agreement has been reviewed by me/us and that I/We shall be bound by its terms;
- The effect of the Documents has been fully explained to me/us, and I/we understand that I/we are parties to and bound by the terms and provisions of the Documents to the same extent as if I/we had signed them; and
- I/we are in fact the parties named in the Documents and I/we have not misrepresented our identities to you.
- I, _____, am the spouse of _____, the (Transferor/Chargor), and hereby consent to the transaction described in the Acknowledgment and Direction. I authorize you to indicate my consent on all the Documents for which it is required.

DESCRIPTION OF ELECTRONIC DOCUMENTS

The Document(s) described in the Acknowledgement and Direction are the document(s) selected below which are attached hereto as "Document in Preparation" and are:

- A Transfer of the land described above.
- A Charge of the land described above.
- Other documents set out in Schedule "B" attached hereto.

Dated at _____, **this** _____ **day of** _____, **20** _____.

WITNESS

(As to all signatures, if required)

This document has not been submitted and may be incomplete.

Properties

Pin 11879 - 0512 LT **Interest/Estate** Fee Simple

Description UNIT 8, LEVEL 15, METRO TORONTO CONDOMINIUM PLAN NO. 879 AND ITS APPURTENANT INTEREST. THE DESCRIPTION OF THE CONDOMINIUM PROPERTY IS : PART OF LOT 19 ON PLAN 2570 DESIGNATED AS PARTS 19.20.21 AND 22 ON PLAN 66R15451 SAVING AND EXCEPTING THEREFROM PART 1 ON PLAN 66R15479 AS MORE PARTICULARLY SET OUT IN SCHEDULE A OF DECLARATION D-179316. , CITY OF TORONTO

Address 208 PENTHOUSE
01131 STEELES AVENUE WEST
NORTH YORK

Consideration

Consideration \$ 350,000.00

Transferor(s)

The transferor(s) hereby transfers the land to the transferee(s).

Name PUCK, PETER
Acting as an individual

Address for Service 456 Simcoe Street
Toronto, Ontario

I am at least 18 years of age.

Paula Puck and I are spouses of one another and are both parties to this document

This document is not authorized under Power of Attorney by this party.

Name PUCK, PAULA
Acting as an individual

Address for Service 456 Simcoe Street
Toronto, Ontario

I am at least 18 years of age.

Peter Puck and I are spouses of one another and are both parties to this document

This document is not authorized under Power of Attorney by this party.

Transferee(s)

Name KLINE, BRETT
Acting as an individual

Date of Birth 1978 03 05

Address for Service 1131 Steeles Ave West
PH 208
Toronto, Ontario
M2R 3W8

Capacity Joint Tenants

Share

Name KLINE, CLARA
Acting as an individual

Date of Birth 1977 08 15

Address for Service 1131 Steeles Ave West
PH 208
Toronto, Ontario
M2R 3W8

Capacity Joint Tenants

Statements

I am the solicitor for the transferor(s) and I am not one and the same as the solicitor for the transferee(s).

I am the solicitor for the transferee(s) and I am not one and the same as the solicitor for the transferor(s).

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Calculated Taxes

Provincial Land Transfer Tax	\$3,725.00
Retail Sales Tax	\$0.00
Municipal Land Transfer Tax	\$3,225.00

LAND TRANSFER TAX STATEMENTS

In the matter of the conveyance of: 11879 - 0512 UNIT 8, LEVEL 15, METRO TORONTO CONDOMINIUM PLAN NO. 879 AND ITS APPURTENANT INTEREST. THE DESCRIPTION OF THE CONDOMINIUM PROPERTY IS : PART OF LOT 19 ON PLAN 2570 DESIGNATED AS PARTS 19,20,21 AND 22 ON PLAN 66R15451 SAVING AND EXCEPTING THEREFROM PART 1 ON PLAN 66R15479 AS MORE PARTICULARLY SET OUT IN SCHEDULE A OF DECLARATION D-179316. , CITY OF TORONTO

BY: PUCK, PETER
PUCK, PAULA
TO: KLINE, BRETT
KLINE, CLARA

Joint Tenants %(all PINs)
Joint Tenants %(all PINs)

1. KLINE, BRETT AND KLINE, CLARA

I am

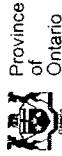
- (a) A person in trust for whom the land conveyed in the above-described conveyance is being conveyed;
 (b) A trustee named in the above-described conveyance to whom the land is being conveyed;
 (c) A transferee named in the above-described conveyance;
 (d) The authorized agent or solicitor acting in this transaction for ____ described in paragraph(s) () above.
 (e) The President, Vice-President, Manager, Secretary, Director, or Treasurer authorized to act for ____ described in paragraph(s) () above.
 (f) A transferee described in paragraph () and am making these statements on my own behalf and on behalf of _____ who is my spouse described in paragraph () and as such, I have personal knowledge of the facts herein deposited to.

3. The total consideration for this transaction is allocated as follows:

(a) Monies paid or to be paid in cash	350,000.00
(b) Mortgages (i) assumed (show principal and interest to be credited against purchase price) (ii) Given Back to Vendor	0.00
(c) Property transferred in exchange (detail below)	0.00
(d) Fair market value of the land(s)	0.00
(e) Liens, legacies, annuities and maintenance charges to which transfer is subject	0.00
(f) Other valuable consideration subject to land transfer tax (detail below)	0.00
(g) Value of land, building, fixtures and goodwill subject to land transfer tax (total of (a) to (f))	350,000.00
(h) VALUE OF ALL CHATTELS - items of tangible personal property	0.00
(i) Other considerations for transaction not included in (g) or (h) above	0.00
(j) Total consideration	350,000.00

PROPERTY Information Record

A. Nature of Instrument: Transfer
LRO 80 Registration No. Date:
B. Property(s): PIN 11879 - 0512 Address 01131 STEELES AVENUE WEST Assessment 1908053 - 62000184
PENTHOUSE 208 Roll No
NORTH YORK
C. Address for Service: 1131 Steeles Ave West
PH 208
Toronto, Ontario
M2R 3W8
1131 Steeles Ave West
PH 208
Toronto, Ontario
M2R 3W8
D. (i) Last Conveyance(s): PIN 11879 - 0512 Registration No.
(ii) Legal Description for Property Conveyed : Same as in last conveyance? Yes No Not known



Charge/Mortgage of Land

Form 2 — Land Registration Reform Act

Do Process Software Ltd. • (416) 322-6111

B

(1) Registry Land Titles (2) Page 1 of _____ pages

(3) Property Identifier(s) Block 11879 - 0512 Property Additional: See Schedule

(4) Principal Amount TWO HUNDRED FORTY SIX THOUSAND Dollars \$ 246,000.00

(5) Description
UNIT 8, LEVEL 15
Metro Toronto Condominium Plan No. 879 and its appurtenant interest, in the City of Toronto, Land Titles Division of the Toronto Land Registry Office (No. 66)

New Property Identifiers Additional: See Schedule

Executions Additional: See Schedule

(6) This Document Contains (a) Redescription New Easement Plan/Sketch (b) Schedule for: Description Additional Parties Other (7) Interest/Estate Charged Fee Simple

(8) Standard Charge Terms — The parties agree to be bound by the provisions in Standard Charge Terms filed as number _____ and the Chargor(s) hereby acknowledge(s) receipt of a copy of these terms.

(9) Payment Provisions

(a) Principal Amount \$	246,000.00	(b) Interest Rate	5.00	% per annum	(c) Calculation Period	semi-annually	not in advance
(d) Adjustment Date	Y M D	(e) Date and Period	monthly		(f) Payment Date	Y M D	
(g) Payment Date	Last	(h) of Each Payment	Amount		(i) Insurance		
(i) Due Date							

(10) Additional Provisions Dollars \$ _____ Dollars \$ _____

Continued on Schedule

(11) Chargor(s) The chargor hereby charges the land to the chargee and certifies that the chargor is at least eighteen years old and that **I, Brett Klein, am at least 18 years of age. I, Clara Klein, am at least 18 years of age. We are spouses of one another. This document is not authorized under Power of Attorney by the parties.**

The chargor(s) acknowledge(s) receipt of a true copy of this charge.

Name(s) **KLEIN, Brett** Signature(s) _____ Date of Signature Y M D _____

KLEIN, Clara Signature(s) _____ Date of Signature Y M D _____

(12) Spouse(s) of Chargor(s) I hereby consent to this transaction.

Name(s) _____ Signature(s) _____ Date of Signature Y M D _____

(13) Chargor(s) Address for Service **PH208-1131 Steeles Ave West, Toronto, Ontario M2R 3W8**

(14) Chargee(s)

(15) Chargee(s) Address for Service

(16) Assessment Roll Number of Property _____ City _____ Map _____ Sub _____ Par _____

(17) Municipal Address of Property **1131 Steeles Ave West PH 208 Toronto, Ontario**

(18) Document Prepared by: _____

FOR OFFICE USE ONLY	
Registration Fee	
Total	

This document has not been submitted and may be incomplete.

Properties

PIN 11879 - 0512 LT **Interest/Estate** Fee Simple

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Address 208 PENTHOUSE
01131 STEELES AVENUE WEST
NORTH YORK

Chargor(s)

The chargor(s) hereby charges the land to the chargee(s). The chargor(s) acknowledges the receipt of the charge and the standard charge terms, if any.

Name KLINE, BRETT
Acting as an individual

Address for Service 1131 Steeles Ave West
PH208
Toronto, Ontario
M2R 3W8

I am at least 18 years of age.

Clara Kline and I are spouses of one another and are both parties to this document

This document is not authorized under Power of Attorney by this party.

Name KLINE, CLARA
Acting as an individual

Address for Service 1131 Steeles Ave West
PH208
Toronto, Ontario
M2R 3W8

I am at least 18 years of age.

Brett Kline and I are spouses of one another and are both parties to this document

This document is not authorized under Power of Attorney by this party.

Chargee(s)

Name THE MORTGAGEE
Acting as a company

Address for Service

Capacity Share

This document has not been submitted and may be incomplete.

Provisions

Principal \$ 246,000.00 Currency CDN
Calculation Period semi-annually, not in advance
Balance Due Date
Interest Rate 5.0%
Payments
Interest Adjustment Date
Payment Date
First Payment Date
Last Payment Date
Standard Charge Terms 200033
Insurance Amount full insurable value
Guarantor

File Number

Chargee Client File Number : LOAN #12164556

ACKNOWLEDGEMENT AND DIRECTION

TO: _____
(Insert lawyer's name)

AND TO: DELZOTTO, ZORZI LLP
(Insert firm name)

RE: _____
(Insert brief description of transaction) ("the transaction")

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- The effect of the Documents has been fully explained to me/us, and I/we understand that I/we are parties to and bound by the terms and provisions of the Documents to the same extent as if I/we had signed them; and
- I/we are in fact the parties named in the Documents and I/we have not misrepresented our identities to you.
- I, _____, am the spouse of _____, the (Transferor/Chargor), and hereby consent to the transaction described in the Acknowledgment and Direction. I authorize you to indicate my consent on all the Documents for which it is required.

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- A Charge of the land described above.
- Other documents set out in Schedule "B" attached hereto.

Dated at _____, **this** _____ **day of** _____, **20** _____.

WITNESS

(As to all signatures, if required)

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Properties

PIN	11879 - 0512 LT	Interest/Estate	Fee Simple
Description	UNIT 8, LEVEL 15, METRO TORONTO CONDOMINIUM PLAN NO. 879 AND ITS APPURTENANT INTEREST. THE DESCRIPTION OF THE CONDOMINIUM PROPERTY IS : PART OF LOT 19 ON PLAN 2570 DESIGNATED AS PARTS 19,20,21 AND 22 ON PLAN 66R15451 SAVING AND EXCEPTING THEREFROM PART 1 ON PLAN 66R15479 AS MORE PARTICULARLY SET OUT IN SCHEDULE A OF DECLARATION D-179316. , CITY OF TORONTO		

Address 208 PENTHOUSE
01131 STEELES AVENUE WEST
NORTH YORK

Chargor(s)

The chargor(s) hereby charges the land to the chargee(s). The chargor(s) acknowledges the receipt of the charge and the standard charge terms, if any.

Name	KLINE, BRETT Acting as an individual
Address for Service	1131 Steeles Ave West PH208 Toronto, Ontario M2R 3W8

I am at least 18 years of age.

Clara Kline and I are spouses of one another and are both parties to this document

This document is not authorized under Power of Attorney by this party.

Name	KLINE, CLARA Acting as an individual
Address for Service	1131 Steeles Ave West PH208 Toronto, Ontario M2R 3W8

I am at least 18 years of age.

Brett Kline and I are spouses of one another and are both parties to this document

This document is not authorized under Power of Attorney by this party.

Chargee(s)

Name	THE MORTGAGEE Acting as a company
------	--------------------------------------

Address for Service

Capacity Share

This document has not been submitted and may be incomplete.

Provisions

Principal \$ 246,000.00 Currency CDN

Calculation Period semi-annually, not in advance

Balance Due Date

Interest Rate 5.0%

Payments

Interest Adjustment Date

Payment Date

First Payment Date

Last Payment Date

Standard Charge Terms 200033

Insurance Amount full insurable value

Guarantor

File Number

Chargee Client File Number :

LOAN #12164556