

## 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)**

**Capacity** Share

**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

Joint Tenants

**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

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).

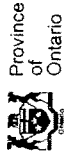
I am the solicitor for the transferee(s) and I am not one and the same as the solicitor for the transferor(s).

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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





# 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) First Payment Date	Y M D		
(g) Payment Date	Last	(h) of Each Payment	Amount				
(i) Balance Due Date		(j) Insurance	Dollars \$				

(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** \_\_\_\_\_

(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	
<b>Total</b>	

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)**

**Capacity** Share

**Name** THE MORTGAGEE  
Acting as a company

**Address for Service**

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

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(Insert lawyer's name)

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

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**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

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**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