



2814

Lancaster, Brooks & Welch

BARRISTERS AND SOLICITORS

PLEASE RESPOND TO WELLAND OFFICE

DATE: Nov. 13/06

TELECOPIER (FAX) TRANSMITTAL SHEET

RE:

PELHAM / U. LUCHETTA

TO: (FIRM)

TOWN OF PELHAM

ATTENTION:

CHERYL MICLETTE

TELECOPIER NO.:

FROM:

BRUCE SMITH

MESSAGE:

The usual. This is for the release of the easement. The format of the document may change (I have a call to the Reg. but the Registry Office but it is closed today) but the concept will still be the same. The Town will be releasing the easement over a strip. Al Mannell has checked this at.

NUMBER OF PAGES INCLUDING TRANSMITTAL SHEET: 4

PLEASE ASK FOR _____ IF NOT RECEIVED

THANK YOU.

LANCASTER BROOKS & WELCH

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Cedric F. Brooks, QC (retired), Robert S. K. Welch, QC, QC (1928 - 2000)

* Certified by the Law Society as a Specialist in Civil Litigation ** Certified by the Law Society as a Specialist in Family Law

ACKNOWLEDGEMENT AND DIRECTION

TO: Robert Bruce Smith
(Insert lawyer's name)

AND TO: LANCASTER, BROOKS & WELCH (WELLAND)
(Insert firm name)

RE: Partial Release of Easement ("the transaction")
(Insert brief description of 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:

- ☒ Release & Abandonment
☐ 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 Fonthill, this 13 day of November, 2006.

WITNESS

(As to all signatures, if required)

THE CORPORATION OF THE TOWN OF PELHAM

PER: Ronald W. Leavens
RONALD LEAVENS - MAYOR

PER: Cheryl Michette
CHERYL MICLETTE - CLERK
We have authority to bind the corporation.

LRO # 59 Transfer Release & Abandonment

In preparation on 2006 11 10 at 15:48

This document has not been submitted and may be incomplete.

yyyy mm dd Page 1 of 1

Properties

PIN 64034 - 0391 LT Interest/Estate Fee Simple ☒ Remove Easement
Description PT LOT 5, PLAN 59M-317, BEING PT 1 ON PLAN 59R-13254; PELHAM
Address PELHAM

Consideration

Consideration \$ 1.00

Transferor(s)

The transferor(s) hereby transfers, releases and abandons the easement to the transferee(s).

Name THE CORPORATION OF THE TOWN OF PELHAM
Acting as a company
Address for Service P. O. Box 400
Fonthill, Ontario
L0S 1E0

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

This document is being authorized by a municipal corporation THE CORPORATION OF THE TOWN OF PELHAM BY RONALD LEAVENS-MAYOR AND CHERYL MICLETTE-CLERK.

Transferee(s)**Capacity****Share**

Name U. LUCCHETTA CONSTRUCTION LIMITED Registered Owner
Acting as a company
Address for Service 50 Timmsdale Crescent
Fonthill, Ontario
L0S 1E4

Statements

All the parties having an interest have consented to this release of easement.

Calculated Taxes

Retail Sales Tax \$0.00
Land Transfer Tax \$0.00

LAND TRANSFER TAX STATEMENTS

In the matter of the conveyance of: 64034 - 0391 PT LOT 5, PLAN 59M-317, BEING PT 1 ON PLAN 59R-13254; PELHAM

BY: THE CORPORATION OF THE TOWN OF PELHAM

TO: U. LUCCHETTA CONSTRUCTION LIMITED

Registered Owner

% (all PINs)

1. ROB LUCCHETTA

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 U. LUCCHETTA CONSTRUCTION LIMITED described in paragraph(s) (c) 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 deposed to.

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

(a) Monies paid or to be paid in cash	1.00
(b) Mortgages (i) assumed (show principal and interest to be credited against purchase price)	0.00
(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))	1.00
(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	1.00

4.

Explanation for nominal considerations:

s) other: Release of Easement over lands no longer required by Transferor.

5. The land is not subject to an encumbrance**PROPERTY Information Record**

A. Nature of Instrument: Transfer Release & Abandonment
LRO 59 Registration No. Date:

B. Property(s): PIN 64034 - 0391 Address PELHAM Assessment -
Roll No

C. Address for Service: 50 Timmsdale Crescent
Fonthill, Ontario
L0S 1E4

D. (i) Last Conveyance(s): PIN 64034 - 0391 Registration No.
(ii) Legal Description for Property Conveyed : Same as in last conveyance? Yes ☐ No ☒ Not known ☐

TRANSMISSION VERIFICATION REPORT

TIME : 11/13/2006 12:19
NAME : TOWN OF PELHAM
FAX : 1-905-892-5055
TEL :
SER.# : 000C5J223399

DATE, TIME	11/13 12:18
FAX NO./NAME	99057353340
DURATION	00:00:46
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RESULT	OK
MODE	STANDARD
	ECM