

ACKNOWLEDGEMENT AND DIRECTION

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

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

RE: Transfer from Lucchetta (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, XXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXX am the spouse of XXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXX 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 Fonthill, this _____ day of August, 20 10.

WITNESS

(As to all signatures, if required)

N/A

THE CORPORATION OF THE TOWN OF PELHAM

PER: Dave Augustyn
DAVE AUGUSTYN - MAYOR

PER: Nancy Bozzato
NANCY BOZZATO - CLERK
We have authority to bind the corporation.

Properties

PIN 64072 - 0730 LT Interest/Estate Fee Simple ☒ Split
Description PART OF LOT 177 TOWNSHIP OF THOROLD, DESIGNATED AS PARTS 1 & 2 ON
58R-14218; PELHAM
Address FONTHILL

Consideration

Consideration \$ 0.00

Transferor(s)

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

Name U. LUCCHETTA CONSTRUCTION LIMITED
Acting as a company
Address for Service 402 Rice Road, Welland, Ontario

I, Rob Lucchetta, have the authority to bind the corporation.

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

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

Name THE CORPORATION OF THE TOWN OF PELHAM
Acting as a company
Address for Service FONTHILL

Calculated Taxes

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

File Number

Transferor Client File Number : 29306

LAND TRANSFER TAX STATEMENTS

In the matter of the conveyance of: 64072 - 0730 PART OF LOT 177 TOWNSHIP OF THOROLD, DESIGNATED AS PARTS 1 & 2 ON 59R-14218; PELHAM

BY: U. LUCCHETTA CONSTRUCTION LIMITED

TO: THE CORPORATION OF THE TOWN OF PELHAM

%(all PINs)

1. SMITH, ROBERT BRUCE

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 THE CORPORATION OF THE TOWN OF PELHAM described in paragraph(s) (c) 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 deposed to.

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

(a) Monies paid or to be paid in cash	0.00
(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))	0.00
(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	0.00

4.

Explanation for nominal considerations:

g) Transfer to a municipality pursuant to subdivision or development agreement, condominium approval or other municipal purposes: road widenings

5. The land is subject to encumbrance

PROPERTY Information Record

A. Nature of Instrument: Transfer

LRO 59 Registration No.

Date:

B. Property(s): PIN 64072 - 0730 Address

FONTHILL

Assessment
Roll No

C. Address for Service: FONTHILL

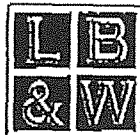
D. (i) Last Conveyance(s): PIN 64072 - 0730 Registration No.

(ii) Legal Description for Property Conveyed: Same as in last conveyance? Yes ☐ No ☒ Not known ☐

TRANSMISSION VERIFICATION REPORT

TIME : 08/12/2010 16:14
NAME : TOWN OF PELHAM
FAX : 1-905-892-5055
TEL :
SER.# : 000C5J223399

DATE, TIME	08/12 16:13
FAX NO./NAME	99057353340
DURATION	00:00:46
PAGE(S)	03
RESULT	OK
MODE	STANDARD
	ECM



Lancaster, Brooks & Welch
BARRISTERS AND SOLICITORS

PLEASE RESPOND TO WELLAND OFFICE

DATE: AUG 12/10

TELECOPIER (FAX) TRANSMITTAL SHEET

RE:

PELHAM / LUCANIAAyala's Walk

TO: (FIRM)

Town of Pelham

ATTENTION:

Nancy Bozzato

TELECOPIER NO.:

FROM:

Bruce Smith

MESSAGE:

I need you and the mayor
to sign for pool and then
send original later. If you
could get this signed today
or tomorrow please. It is
for road widening

NUMBER OF PAGES INCLUDING TRANSMITTAL SHEET: 4

PLEASE ASK FOR _____ IF NOT RECEIVED

THANK YOU.

LANCASTER BROOKS & WELCH

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Lancaster Brooks & Welch LLP

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Telephone: (905) 735-5684 Facsimile: (905) 735-3340

R. BRUCE SMITH

THOMAS G. HANRAHAN