


COPY

Wednesday, January 11, 2006

Ronald Barrs



Dear Mr. Barrs:

Subject: 416 Southcote Rd.

After careful consideration of the recent offer to purchase our home we have arrived at what we feel is just compensation to relocate our family to the benefit of Mesers Battaglia and DeGregorio.

We are prepared to offer our home located at 416 Southcote Rd. Ancaster, Ontario for sale. We feel that a fair amount would be \$1,082,000 (One Million, Eighty Two Thousand dollars) Interest to be confirmed no later than 12:00 noon Tuesday, January 31, 2006.

Sincerely,

Paul & Maryann Graham


19 April 2013

Ross & McBride LLP



Att: Mr. John S. Hall

RE: Sam Battaglia's offer to purchase 416 Southcote Road Ancaster ON L9G 2W3 from Paul Douglas Graham and Maryann Helen Graham

Mr. Hall:

We recently received Mr. Battaglia's offer to purchase our property.

We do not view this as a serious offer as a serious purchase offer is normally presented with a dollar value that is close to the market value of the property. Your client, Mr. Battaglia, has offered substantially less than the market value of our property, therefore this offer cannot be taken seriously. If Mr. Battaglia is sincerely interested in purchasing our property our previous offer to sell is still available, please see previous offer attached.

The asking price of our offer represents what we feel is a fair value based on property evaluations by several real estate agents, as well as other properties sold for development in our neighborhood, and nominal compensation for the move.

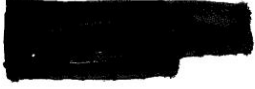
We believe that this offer is a poor attempt by your client to provide proof to the City of Hamilton that he has done his due diligence in attempting to purchase our property in order for him to move forward with the development of the block of land located north of our property, known as block 148, Southcote Woodlands.


If your client is genuinely interested in purchasing our property, please have him once again review our offer to sell, and revise his offer accordingly.

Sincerely,

A handwritten signature in cursive script, appearing to read "M. Graham", with a long horizontal flourish extending to the right.

Paul and Maryann Graham

Paul & Maryann Graham


Mr. John Hall
Ross & McBride LLP


Re: Proposed Offer to Sell, Part Block 118, Plan 62M1122 (adjoining 416 Southcote Road, Ancaster, ON) – 1435576 Ontario Limited (vendor)

Dear Mr. Hall:

We have reviewed your client's offer of "FREE" land I'm disappointed that you would challenge our integrity and suggest that we could be bought into giving up our rights provided under the "Ontario Planning Act", to not challenge any development plans for Block 118 (Southcote Woodlands) that may be proposed by your client and would have an impact on our property.

As we have communicated in the past to your client and the City of Hamilton , we will challenge any development that takes place on Block 118 that may damage or put at risk any of the large pine trees that border our north property line. We will also strongly oppose any plans for zoning or development that may have an undesirable impact on the value of our property.

We once again we are prepared to table the offer of Purchase and Sale of: 416 Southcote Road, Ancaster ON to your client for what we consider to be fair value of \$980,000 .

Please advise of your clients intent by Monday April 7, 2014

Sincerely,

Paul & Maryann Graham

June 17, 2015

Paul & Maryann Graham

[REDACTED]

March 26, 2014

Mr. John Hall

Ross & McBride LLP

[REDACTED]

Re: Proposed Offer to Sell, Part Block 118, Plan 62M1122 (adjoining 416 Southcote Road, Ancaster, ON) – 1435576 Ontario Limited (vendor)

Dear Mr. Hall:

It has been over a year since our last correspondence (March 31, 2014) and I must say that I am disappointed but not surprised at your failure to offer us the courtesy of responding with your client's intent to our counter offer.

It is apparent, judging by your client's current offer, *which is well below market value*, that he is not serious in purchasing our home at this time.

I will reiterate once again as we have communicated in the past to both your client and the City of Hamilton, that we will challenge any development or activity that takes place on Block 118 that may damage or put at risk any of the large pine trees that border our north property line. We will also strongly oppose any plans for zoning changes or development on Block 118 that may have an undesirable impact on the value of our home and property.

Sincerely,

Paul & Maryann Graham