

ONTARIO
SUPERIOR COURT OF JUSTICE
COMMERCIAL LIST

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| THE HONOURABLE MADAM |) | THURSDAY, THE 11 TH |
| |) | |
| JUSTICE STEELE |) | DAY OF JANUARY, 2024 |

B E T W E E N:

THE TORONTO-DOMINION BANK

Applicant

- and -

TORONTO ARTSCAPE INC.

Respondent

APPROVAL AND VESTING ORDER
(ArtHubs Order)

THIS MOTION, made by Toronto Artscape Inc. ("**TAI**") for an order approving the transfer and assignment of assets (the "**Transaction**") contemplated by an Asset Transfer Agreement (the "**Asset Transfer Agreement**") between TAI and ArtHubs Toronto Inc. ("**ArtHubs**") dated December 22, 2023 and appended to the Affidavit of Grace Lee Reynolds, sworn December 27, 2023 (the "**Reynolds Affidavit**"), and vesting in ArtHubs TAI's right, title and interest in and to the assets described in the Asset Transfer Agreement (the "**Transferred Assets**"), which Transferred Assets include, but are not limited to:

- (a) a lease agreement dated the 28th day of March, 2006 (the "**Wychwood Barns Lease**") of, and the leasehold estate thereunder in, the lands and premises municipally known as 76

Wychwood Avenue, Toronto, Ontario and legally described in **Schedule B** hereto (the “**Wychwood Barns Leasehold Real Property**”);

(b) leases of, and leasehold estates in, certain other real property in the City of Toronto, as more particularly specified in **Schedule B1** hereto (hereafter, such other leases are collectively referred to as the “**Other Leases**”, and each an “Other Lease”, and the other leasehold estates are hereafter referred to as the “**Other Leasehold Real Properties**” and each such leasehold estate is an “**Other Leasehold Real Property**”), and

(c) the Charges/Mortgages registered in favour of TAI, as chargee, and the Notices of Options to Purchase, as identified in **Schedule E** hereto against the lands and premises legally described in **Schedule E** hereto (collectively, the “**Mortgages**”).

was heard this day at 330 University Avenue, Toronto, Ontario.

ON READING the Reynolds Affidavit and on hearing the submissions of counsel for TAI, the Receiver, The Toronto-Dominion Bank, the City of Toronto, no one appearing for any other person on the service list, although properly served as appears from the affidavit of Kim Sellers sworn December 27, 2023 filed:

1. THIS COURT ORDERS that the time for service of the Notice of Motion and the Motion Record is hereby abridged and validated so that this Motion is properly returnable today and hereby dispenses with further service thereof.
2. THIS COURT ORDERS AND DECLARES that the Transaction with respect to the Transferred Assets is hereby approved, pursuant to and subject to compliance with the terms and conditions in the Asset Transfer Agreement, with such minor amendments as TAI and ArtHubs may deem necessary. TAI is hereby authorized and directed to take such additional steps and execute such additional documents as may be necessary or desirable for the completion of the Transaction and for the conveyance of the Transferred Assets to ArtHubs.
3. THIS COURT ORDERS AND DECLARES that upon the delivery of a certificate executed by TAI to ArtHubs and the City of Toronto substantially in the form attached as **Schedule A** hereto (the “**Closing Certificate**”), all of TAI’s right, title and interest in and to the Transferred Assets described in the Asset Transfer Agreement, including, without limiting the generality of

the foregoing, the Wychwood Barns Lease, the Wychwood Barns Leasehold Real Property, the Other Leases, the Other Leasehold Real Properties and the Mortgages shall vest absolutely in ArtHubs, free and clear of and from any and all security interests (whether contractual, statutory, or otherwise), hypothecs, mortgages, trusts or deemed trusts (whether contractual, statutory, or otherwise), liens, executions, levies, charges, or other financial or monetary claims, whether or not they have attached or been perfected, registered or filed and whether secured, unsecured or otherwise (collectively, the "**Claims**") including, without limiting the generality of the foregoing: (i) any encumbrances or charges created by the Order of the Honourable Justice Steele dated January 11, 2024 (appointing msi Spergel Inc. as court-appointed receiver) in the within proceedings; and (ii) all charges, security interests or claims evidenced by registrations pursuant to the *Personal Property Security Act* (Ontario) or any other personal property registry system; and (iii) those Claims listed on **Schedule C** hereto (all of which are collectively referred to as the "**Encumbrances**", which term shall not include the permitted encumbrances, easements and restrictive covenants listed on **Schedule D**) and, for greater certainty, this Court orders that all of the Encumbrances affecting or relating to the Transferred Assets are hereby expunged and discharged as against the Transferred Assets.

4. THIS COURT ORDERS that the landlord under the Wychwood Barns Lease and the landlord under each Other Lease shall be prohibited from exercising any rights or remedies under, as applicable, the Wychwood Barns Lease, and each Other Lease, and shall be forever barred, enjoined and estopped from taking such action by reason solely of any defaults under, as applicable, the Wychwood Barns Lease and each Other Lease arising out of or relating to any act or omission of TAI prior to the effective date of the Transaction. For greater certainty, the foregoing shall not prohibit the landlord under the Wychwood Barns Lease and the landlord under each Other Lease from exercising any rights or remedies, acting reasonably under, as applicable, the Wychwood Barns Lease and under each Other Lease against ArtHubs for any default perpetuated by ArtHubs from and after the effective date of the Transaction provided that the City shall not exercise any rights or remedies in such circumstances against ArtHubs for a period of six months after the effective date of the Transaction,.

5. THIS COURT ORDERS that upon the registration in the Land Titles Division of the Toronto Registry Office No. 66 of an Application for Vesting Order, in the form prescribed by the *Land Titles Act*, the Land Registrar is hereby directed to enter ArtHubs as the owner of (i) the

Wychwood Barns Leasehold Real Property legally described in **Schedule B** with a leasehold estate therein; (ii) the Other Leases and the Other Leasehold Real Properties legally described in **Schedule B1** with a leasehold estate therein; and (iii) the Mortgages legally described in **Schedule E**, and is hereby directed to delete and expunge from title to the Wychwood Barns Leasehold Real Property, the Other Leases and the Other Leasehold Real Properties and the Mortgages all of the Claims listed in **Schedule C** hereto. For clarity, by registering such Application for Vesting Order, ArtHubs shall:

- (a) become the owner of the Wychwood Barns Leasehold Real Property legally described in **Schedule B** and be the tenant, and shall stand in place of the named tenant shown on the Parcel Register for the Wychwood Barns Leasehold Real Property, under the Wychwood Barns Lease, notice of which is registered on the Parcel Register for the Wychwood Barns Leasehold Real Property (Property Identifier No. 21261-0627 (LT)) as Instrument No. AT1374728, as assigned by Instrument No. AT1731394, and as amended from time to time;
- (b) derive all benefits and shall observe all obligations under the Wychwood Barns Lease; and
- (c) become the Tenant of the Other Leases and the Other Leasehold Real Properties
- (d) become the holder/owner of the Mortgages legally described in **Schedule E**.

6. THIS COURT ORDERS AND DIRECTS TAI to file with the Court a copy of Closing Certificate, forthwith after delivery thereof.

7. THIS COURT ORDERS that, notwithstanding:

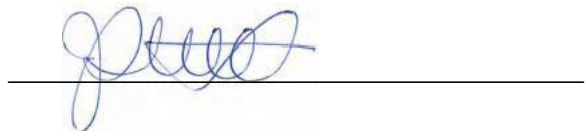
- (a) the pendency of these proceedings;

- (b) any applications for a bankruptcy order now or hereafter issued pursuant to the *Bankruptcy and Insolvency Act* (Canada) in respect of TAI and any bankruptcy order issued pursuant to any such applications; and
- (c) any assignment in bankruptcy made in respect of TAI;

the vesting of the Transferred Assets in ArtHubs pursuant to this Order shall be binding on any trustee in bankruptcy that may be appointed in respect of TAI and shall not be void or voidable by creditors of TAI, nor shall it constitute nor be deemed to be a fraudulent preference, assignment, fraudulent conveyance, transfer at undervalue, or other reviewable transaction under the *Bankruptcy and Insolvency Act* (Canada) or any other applicable federal or provincial legislation, nor shall it constitute oppressive or unfairly prejudicial conduct pursuant to any applicable federal or provincial legislation.

8. THIS COURT HEREBY REQUESTS the aid and recognition of any court, tribunal, regulatory or administrative body having jurisdiction in Canada to give effect to this Order and to assist TAI and its agents in carrying out the terms of this Order. All courts, tribunals, regulatory and administrative bodies are hereby respectfully requested to make such orders and to provide such assistance to TAI as may be necessary or desirable to give effect to this Order or to assist TAI and its agents in carrying out the terms of this Order.

9. THIS COURT ORDERS that this Order and all of its provisions are effective as of today's date and is enforceable without the need for entry or filing.



Schedule A – Form of Closing Certificate

Court File No. CV-23-00711609-00CL

ONTARIO

SUPERIOR COURT OF JUSTICE

COMMERCIAL LIST

B E T W E E N:

THE TORONTO-DOMINION BANK

Applicant

- and -

TORONTO ARTSCAPE INC.

Respondent

CLOSING CERTIFICATE

RECITALS

A. Pursuant to an Order of the Court dated January 11, 2024, the Court approved the Asset Transfer Agreement made as of December 22, 2023 (the "**Asset Transfer Agreement**") between Toronto Artscape Inc. ("**TAI**") and ArtHubs Toronto Inc. ("**ArtHubs**") (the "**Transferee**") and provided for the vesting in ArtHubs of TAI's right, title and interest in and to the Transferred Assets, which vesting is to be effective with respect to the Transferred Assets upon the delivery by TAI to ArtHubs and the City of Toronto of a certificate confirming (i) the payment by ArtHubs of the Purchase Price for the Transferred Assets; (ii) that the conditions to Closing as set out in Article 8 of the Asset Transfer Agreement have been satisfied or waived by TAI and ArtHubs; and (iii) that the City of Toronto and Regent Park Arts Non-Profit Development Corporation have provided their respective written consent to the Transaction; and (iv) the Transaction has been completed to the satisfaction of TAI.

C. Unless otherwise indicated herein, terms with initial capitals have the meanings set out in the Asset Transfer Agreement.

TAI CERTIFIES the following:

1. ArtHubs has paid and TAI has received the Purchase Price for the Transferred Assets payable on the Closing Date pursuant to the Asset Transfer Agreement;
2. The conditions to Closing as set out in Article 8 of the Asset Transfer Agreement have been satisfied or waived by TAI and ArtHubs;
3. The City of Toronto and Regent Park Arts Non-Profit Development Corporation have provided their respective consents to the Transaction; and
4. The Transaction has been completed to the satisfaction of TAI.
5. This Certificate was delivered by TAI at _____ [TIME] on _____ [DATE], 2024.

TORONTO ARTSCAPE INC.

Per: _____

Name: Grace Lee Reynolds

Title: Chief Executive Officer

Schedule B – Legal Description of the Wychwood Barns Leasehold Real Property

Municipal Address: 76 Wychwood Avenue, Toronto, Ontario (“Wychwood Barns”)

PROPERTY IDENTIFIER NO. 21261-0627 (LT)

LEASEHOLD: PART OF LOTS 21, 22, 23, 32, 33 & 34, PLAN 119; PART MCKINLAY AVE., PLAN 638 WYCHWOOD BRACONDAL DOVERCOURT CLOSED BY CA570081, DESIGNATED AS PARTS 3, 4, 5, 6, 7, 8 & 9 ON PLAN 66R22778. CITY OF TORONTO. TOGETHER WITH AN EASEMENT OVER PARTS 10, 11, 13, 15, 19, 21, 26 AND 27 ON PLAN 66R-22778 AS IN AT1731378. TOGETHER WITH AN EASEMENT OVER PARTS 10, 13, 14, 15, 19, 22, 26 AND 27 ON PLAN 66R-22778 AS IN AT 1731379. SUBJECT TO AN EASEMENT OVER PARTS 4 AND 6 ON PLAN 66R-22778 AS IN AT1731380. SUBJECT TO AN EASEMENT OVER PART 6 ON PLAN 66R-22778 AS IN AT1731381. SUBJECT TO AN EASEMENT OVER PART 4 ON PLAN 66R-22778 AS IN AT1731382. TOGETHER WITH AN EASEMENT OVER PARTS 19, 20, 21, 22, 23 AND 27 ON PLAN 66R-22778 AS IN AT1731384. TOGETHER WITH AN EASEMENT OVER PARTS 10 AND 11 ON PLAN 66R-22778 AS IN AT1731385. SUBJECT TO AN EASEMENT OVER PART 9 ON PLAN 66R-22778 AS IN AT1731387. TOGETHER WITH AN EASEMENT OVER PARTS 1 AND 2 ON PLAN 66R-22778 AS IN AT1731390. SUBJECT TO AN EASEMENT OVER PARTS 3, 5, 6 AND 7 ON PLAN 66R-22778 AS IN AT1731391. SUBJECT TO AN EASEMENT OVER PARTS 7 AND 8 ON PLAN 66R-22778 AS IN AT1731392. SUBJECT TO AN EASEMENT OVER PART 4 ON PLAN 66R-22778 AS IN AT1731393.

Lease for Wychwood Barns: Lease between the City of Toronto, as landlord, and Toronto Artscape Foundation, as tenant, dated March 28, 2006 (Instrument No. AT1374728), assigned by Toronto Artscape Foundation to Toronto Artscape Inc. as assignee, dated March 12, 2008 (Instrument No. AT1731394) and as amended from time to time.

Schedule B-1 – Other Leasehold Real Properties

1. Municipal Address: 585 Dundas Street East, Toronto, ON M5A 2B7 (“Daniels Spectrum”)

Legal Description – Leased Premises

21080 – 0474 LT

PART BLOCK 5, PLAN 66M2491 DESIGNATED AS PARTS 2, 3 & 7 PLAN 66R26122; SUBJECT TO AN EASEMENT AS IN AT1202524; TOGETHER WITH AN EASEMENT OVER PARTS 1, 5 & 6 PLAN 66R26122 AS IN AT3085738; TOGETHER WITH AN EASEMENT OVER PARTS 1, 5 & 6 PLAN 66R26122 AS IN AT3085738; TOGETHER WITH AN EASEMENT OVER PARTS 1, 5 & 6 PLAN 66R26122 AS IN AT3085738; TOGETHER WITH AN EASEMENT OVER PARTS 1, 4, 5 & 6 PLAN 66R26122 AS IN AT3085738; TOGETHER WITH AN EASEMENT OVER PARTS 1, 4, 5 & 6 PLAN 66R26122 AS IN AT3085738; TOGETHER WITH AN EASEMENT OVER PARTS 1, 4, 5 & 6 PLAN 66R26122 AS IN AT3085738; SUBJECT TO AN EASEMENT OVER PARTS 2, 3 & 7 PLAN 66R26122 IN FAVOUR OF PARTS 1, 4, 5 & 6 PLAN 66R26122 AS IN AT3085738; SUBJECT TO AN EASEMENT OVER PARTS 2, 3 & 7 PLAN 66R26122 IN FAVOUR OF PARTS 1, 4, 5 & 6 PLAN 66R26122 AS IN AT3085738; SUBJECT TO AN EASEMENT OVER PARTS 2, 3 & 7 PLAN 66R26122 IN FAVOUR OF PARTS 1, 4, 5 & 6 PLAN 66R26122 AS IN AT3085738; SUBJECT TO AN EASEMENT OVER PARTS 2, 3 & 7 PLAN 66R26122 IN FAVOUR OF PARTS 1, 4, 5 & 6 PLAN 66R26122 AS IN AT3085738; SUBJECT TO AN EASEMENT OVER PARTS 2, 3 & 7 PLAN 66R26122 IN FAVOUR OF PARTS 1, 4, 5 & 6 PLAN 66R26122 AS IN AT3085738; SUBJECT TO AN EASEMENT OVER PARTS 2, 3 & 7 PLAN 66R26122 IN FAVOUR OF PARTS 1, 4, 5 & 6 PLAN 66R26122 AS IN AT3085738; CITY OF TORONTO.

Lease for Daniels Spectrum: Ground Lease between Toronto Community Housing Corporation, as landlord, and Regent Park Arts Non-Profit Development Corporation, as tenant dated December 19, 2011, as amended from time to time, (Instrument No. AT3087958), and subleased from Regent Park Arts Non-Profit Development Corporation to Toronto Artscape Inc., as sub-tenant, dated December 19, 2011 as amended from time to time, (Instrument No. AT3093884).

2. Municipal Address: 443 Lakeshore Ave, Toronto, ON M5J 2W2 (“Gibraltar Point”)

Legal Description – Leased Premises, located on lands forming part of:

PIN 21386-0314 (LT)

LT 12-18 PL 72E TORONTO EXCEPT PL758E; LT 1, 3-6, 9-17, 21-55, 61-64, 69-79, 82 PL D141 TORONTO ; PT LT 1 PL D141 TORONTO BEING PONTIAC AV; PT LT 3 PL D141 TORONTO BEING CAYUGA AV; UNNAMED ROADS PL D141 TORONTO; PROMENADE & BEACH PL D141 TORONTO; ROAD ONE CHAIN WIDE PL D141 TORONTO; GOVERNMENT RESERVE PL D141 TORONTO; ROAD A PL D141 TORONTO AKA MANITOU RD; PENINSULA OR ISLAND AKA LT 83 PL D141 TORONTO; UNNAMED ROAD PL D141 TORONTO AKA HOOPER AV EXCEPT PL 742E, PL 745E, PL 725E, PL 739E, PL 726E, PL 758E, PL 341, PL 765E, PL 764E, PL 700E, PL 759E, PL 721E, PL 714E, PL 727E, PL 729E, PL 395, PT 1, 63R2838; BLOCKHOUSE BAY PL D141 TORONTO AKA WATER LT PATENTED TO CITY OF TORONTO 4 JUNE 1896; LT 21-22 PL 326 CITY EAST EXCEPT PL 532E; UNNAMED RD PL 335E TORONTO BTN LTS 12 & 13; UNNAMED RD PL 335E TORONTO BTN LTS 33 & 34; LT 5-27 PL 335E TORONTO; 50 FT ROADWAY PL 335E TORONTO AKA CIBOLA AV; LT 34-47 PL 335E TORONTO; 70 FT ROADWAY PL 335E TORONTO EXCEPT PL 745E; LT 7-12 PL 336 CITY EAST; PRIVATE PATH WAY PL 336 CITY EAST EXCEPT PL 709E & PL 727E; LT 1-5 PL 340 CITY EAST; UNNAMED RD PL

365 CITY EAST ABUTTING LT 29 & 41; UNNAMED RD PL 365 CITY EAST ABUTTING LT 26 & 44; LT 1-44 PL 365 CITY EAST; ROAD ONE CHAIN WIDE PL 365 CITY EAST EXCEPT PL 745E & PL 335E; 2 FT RESERVE PL D238 TORONTO; CLANDEBOYE PLACE PL D238 TORONTO AKA CLANDEBOYE AV; LANE PL 532E TORONTO; LT 1-25 PL 532E TORONTO; LESLIE AV PL 554 TORONTO AKA CIBOLA AV; LT 4-10 PL 554 TORONTO; CLANDEBOYE PLACE PL 554 TORONTO AKA CLANDEBOYE AV EXCEPT PL 729E; LT 6-7 PL 700E TORONTO; LANE PL 700E TORONTO; PARK LANDS PL 700E TORONTO EXCEPT PL 759E, ES68751 & ES69016; S/T ES68751; LT 1-4 PL 709E TORONTO; HIAWATHA AV PL 709E TORONTO; LANE PL 714E TORONTO; LT 1-16 PL 714E TORONTO; HIAWATHA AV PL 714E TORONTO; LANE PL 721E TORONTO; LT 1-22 PL 721E TORONTO; HIAWATHA AV PL 721E TORONTO; LANE PL 725E TORONTO; LT 1-12 PL 725E TORONTO; CIBOLA AV PL 725E TORONTO; LANE PL 726E TORONTO; LT 1-19 PL 726E TORONTO; CIBOLA AV, ORIOLE AV PL 726E TORONTO; LANE PL 727E TORONTO; LT 1-27 PL 727E TORONTO; HIAWATHA AV PL 727E TORONTO; BLK A, B, C, D PL 729E TORONTO; LT 1-32 PL 729E TORONTO; LANE PL 731E TORONTO; LT 1-19 PL 731E TORONTO; LT 1-5 PL 738E TORONTO; ALGONQUIN BRIDGE RD PL 738E TORONTO; LANE PL 739E TORONTO; LT 1-19 PL 739E TORONTO; CIBOLA AV, CHIPPEWA CRES PL 739E TORONTO; BLK A, B PL 742E TORONTO; LANE PL 742E TORONTO; LT 1-15 PL 742E TORONTO; CIBOLA AV PL 742E TORONTO; LT 1-19 PL 745E TORONTO; CIBOLA AV, NAKOMIS AV PL 745E TORONTO; BLK A PL 758E TORONTO; LT 1-8 PL 758E TORONTO; ONONDAGA AV PL 758E TORONTO; BLK A, B, C PL 759E TORONTO; LT 1-22 PL 759E TORONTO; LAKE FRONT, HIAWATHA AV, HIAWATHA CRES PL 759E TORONTO; LANE PL 764E TORONTO BTN CHEROKEE AV & MOHAWK AV; LANE PL 764E TORONTO BTN MOHAWK AV & ONGIARA AV; LANE PL 764E TORONTO BTN ONGIARA AV & SHIAWASSIE AV; LANE PL 764E TORONTO BTN LTS 14, 15 & 16; LT 1-49 PL 764E TORONTO; MOHAWK AV, IROQUOIS AV PL 764E TORONTO; ONGIARA AV, SHIAWASSIE AV PL 172E TORONTO; PAWNEE AV, CHEROKEE AV PL 433 CITY EAST; LT 1-43 PL 765E TORONTO; IROQUOIS AV PL 765E TORONTO; LT 56 PL D141 TORONTO AKA IROQUOIS AV; ST. ANDREW'S AV PL 765E TORONTO; WATER LT N/S TORONTO ISLAND PL 532E TORONTO; UNNAMED ST PL 532E TORONTO AKA HIAWATHA AV; STRIP OF LAND AT NW POINT OF ISLAND PL D141 TORONTO; WATER LOTS ON SOUTH SHORE OF ISLAND TORONTO; WATER LOTS LYING ALONG THE NORTH SHORES OF THE ISLAND TORONTO EXCEPT OP46492, PL 700E, ES15675, ES17641; S/T OT5268, OS12384; LT 8-10 PL 335 TORONTO EXCEPT PL 725E; LAKE FRONT PL 731E TORONTO; LAKE FRONT PL 725E TORONTO; LAKE FRONT PL 726E TORONTO; LAKE FRONT PL 742E TORONTO; LAKE FRONT PL 739E TORONTO; PUBLIC PLEASURE GROUNDS PL 341 TORONTO; 81 ACRES COVERED BY WATER AKA ROYAL YACHT CLUB IN FRONT OF LTS 5, 11, 12 & 13 PL D141 TORONTO; LAKEVIEW AV PL 395 TORONTO AKA CHIPPEWA AV; LAKESHORE AV PL 765E TORONTO; LAKESHORE AV PL 745E TORONTO; S/T CA172965, CT408375; TORONTO; SUBJECT TO AN EASEMENT IN GROSS OVER PARTS 1,2 & 4 ON 66R27516 AS IN AT3686840; SUBJECT TO AN EASEMENT IN GROSS OVER PARTS 2,3&5 ON 66R27516 AS IN AT3686841; SUBJECT TO AN EASEMENT OVER PART LOTS 34, 36, 47, 49-51, 63, 64, ROAD ONE CHAIN WIDE, ROAD A, BLOCKHOUSE BAY, PLAN D141, AND PART PARK LANDS, PLAN 700E, PARTS 1 & 2, 66R-31943 IN FAVOUR OF PART LAKE STREET, BLOCKS C & D PLAN 536-E, PART OF THE ESPLANADE AS IN AT5936495; SUBJECT TO AN EASEMENT OVER PART LOTS 34, 36, 47, 49-51, 63, 64, ROAD ONE CHAIN WIDE, ROAD A, BLOCKHOUSE BAY, PLAN D141, AND PART PARK LANDS, PLAN 700E, PARTS 1 & 2, 66R-31943 IN FAVOUR OF PART LOT 24-26, PLAN D4 & PART LOTS 38-41 AND PART BARNABY PLACE, PLAN 60 AS IN AT5936495; SUBJECT TO AN EASEMENT OVER PART LOTS 34, 36, 47, 49-51, 63, 64, ROAD ONE CHAIN WIDE, ROAD A, BLOCKHOUSE BAY, PLAN D141, AND PART PARK LANDS, PLAN 700E, PARTS 1 & 2, 66R-31943 IN FAVOUR OF PART LOT 1 NORTH SIDE BOULTON STREET & PART LANE, PLAN 35, & PART TOWN LOTS 3 & 4 EAST SIDE RUSSEL SQUARE, PLAN TOWN OF YORK AS IN AT5936495; SUBJECT TO AN EASEMENT OVER PART LOTS 34, 36, 47, 49-51, 63, 64, ROAD ONE CHAIN WIDE, ROAD A, BLOCKHOUSE BAY, PLAN D141, AND PART PARK LANDS, PLAN 700E, PARTS 1 & 2, 66R-31943 IN FAVOUR OF PART LOT 1 NORTH SIDE BOULTON STREET, PLAN 35 AS IN AT5936495; SUBJECT TO AN EASEMENT OVER PART LOTS 34, 36, 47, 49-51, 63, 64, ROAD ONE CHAIN WIDE, ROAD A, BLOCKHOUSE BAY,

PLAN D141, AND PART PARK LANDS, PLAN 700E, PARTS 1 & 2, 66R-31943 IN FAVOUR OF PART CORNER LOT, PLAN 35 AS IN AT5936495

Lease for Gibraltar Point: Unregistered Lease made between City of Toronto, as landlord, and TAI, as tenant, dated September 28, 1999, as amended from time to time.

Schedule C – Claims to be deleted and expunged from title to Wychwood Barns Leasehold Real Property, Other Leasehold Real Property and Mortgages

WYCHWOOD BARNs LEASEHOLD PROPERTY

nil

PROPERTY IDENTIFIER NO. 21261-0627 (LT)

nil

PROPERTY IDENTIFIER NO. 21080-0474 (LT) (Daniels Spectrum)

nil

PROPERTY IDENTIFIER NO. 21386-0314 (LT) (Gibraltar Point)

nil

Encumbrances registered on the Ontario Personal Property Security Registration System to be released, discharged and expunged from Transferred Assets

| PPSA File No. | Secured Party |
|----------------------|---------------------------------------|
| 745484895 | Vancity Community Investment Bank |
| 745484949 | Vancity Community Investment Bank |
| 752132826 | Vancity Community Investment Bank |
| 752392395 | Vancity Community Investment Bank |
| 770402709 | Wells Fargo Equipment Finance Company |
| 772250904 | FirstOntario Credit Union Limited |
| 772250958 | FirstOntario Credit Union Limited |
| 777866571 | The Toronto-Dominion Bank |
| 893846214 | The Toronto-Dominion Bank |

Schedule D – Permitted Encumbrances, Easements and Restrictive Covenants
related to the Wychwood Barns Leasehold Real Property and Other Leasehold Real Properties (Daniels
Spectrum and Gibraltar Point)

(unaffected by the Vesting Order)

Permitted Encumbrances is defined as follows in respect of all the Wychwood Barns Leasehold Real Property and the Other Leasehold Real Property (singularly the Property, collectively “**the Properties**”):

- (a) any subdivision agreement, site plan agreement, development agreement, reciprocal agreement, condominium agreement, or any other agreement pertaining to the development;
- (b) all municipal by-laws;
- (c) all registered easements, whether for access, support, services or otherwise;
- (d) easement or license or agreement for installation or maintenance of any utility or other service, including, telephone, electricity, gas, sewer, water, ventilation, cable facilities, internet, or master antenna television distribution system;
- (g) unregistered or inchoate liens for unpaid utilities in respect of which no formal bill, account or invoice has been issued by the relevant utility authority (or if issued, the time for payment of same has not yet expired), without any claim or request for any utility holdback(s), provided that appropriate written undertakings to pay all outstanding utility accounts owing with respect to the Property are delivered as necessary (including any amounts owing in connection with any final meter reading(s) taken on or immediately prior to the transfer date, if applicable), as soon as reasonably possible after the completion of this vesting;
- (h) all restrictive covenants and conditions touching or affecting the Properties, including any warning provisions or notice provisions required by any governmental authority pertaining to noise or noise attenuation or environmental matters; and
- (i) any encroachment agreement entered into with the municipality or adjacent land owners;

and shall include all other registrations registered against title to the Wychwood Barns Leasehold Real Property and Other Leasehold Real Property.

Schedule E – Shared Appreciation Mortgages, Options to Purchase and Relevant Documents

Artscape Lofts at 210 Simcoe

1. Charge/Mortgage of Land in favour of Toronto Artscape Inc. in the principal sum of \$150,814 and received as instrument number AT3935745 on July 3, 2015 over the property municipally known as 305 Suite, 210 Simcoe Street, Toronto, Ontario, legally described as:

UNIT 5, LEVEL 3, TORONTO STANDARD CONDOMINIUM PLAN NO. 2430 AND ITS APPURTENANT INTEREST ; THE EAST SIDE OF ST. PATRICK STREET & WEST SIDE SIMCOE STREET IS CONFIRMED UNDER BOUNDARIES ACT PLAN 63BA1093 REGISTERED INSTRUMENT CT258877; SUBJECT TO EASEMENTS AS SET OUT IN SCHEDULE A AS IN AT3816544; CITY OF TORONTO (PIN: 76430 - 0095 LT)

UNIT 50, LEVEL 2, TORONTO STANDARD CONDOMINIUM PLAN NO. 2430 AND ITS APPURTENANT INTEREST ; THE EAST SIDE OF ST. PATRICK STREET & WEST SIDE SIMCOE STREET IS CONFIRMED UNDER BOUNDARIES ACT PLAN 63BA1093 REGISTERED INSTRUMENT CT258877; SUBJECT TO EASEMENTS AS SET OUT IN SCHEDULE A AS IN AT3816544; CITY OF TORONTO (PIN: 76430 - 0050 LT) [**Locker**]

Including: Notice of Option to Purchase in favour of Toronto Artscape dated June 29, 2015 and received as instrument number AT3935744 on July 3, 2015

2. Charge/Mortgage of Land in favour of Toronto Artscape Inc. in the principal sum of \$150,133 and received as instrument number AT3934715 on July 2, 2015 over the property municipally known as 306 Suite, 210 Simcoe Street, Toronto, Ontario, legally described as:

UNIT 6, LEVEL 3, TORONTO STANDARD CONDOMINIUM PLAN NO. 2430 AND ITS APPURTENANT INTEREST ; THE EAST SIDE OF ST. PATRICK STREET & WEST SIDE SIMCOE STREET IS CONFIRMED UNDER BOUNDARIES ACT PLAN 63BA1093 REGISTERED INSTRUMENT CT258877; SUBJECT TO EASEMENTS AS SET OUT IN SCHEDULE A AS IN AT3816544; CITY OF TORONTO (PIN: 76430 - 0096 LT)

UNIT 64, LEVEL 2, TORONTO STANDARD CONDOMINIUM PLAN NO. 2430 AND ITS APPURTENANT INTEREST ; THE EAST SIDE OF ST. PATRICK STREET & WEST SIDE SIMCOE STREET IS CONFIRMED UNDER BOUNDARIES ACT PLAN 63BA1093 REGISTERED INSTRUMENT CT258877; SUBJECT TO EASEMENTS AS SET OUT IN SCHEDULE A AS IN AT3816544; CITY OF TORONTO (PIN: 76430 - 0064 LT) [**Locker**]

Including: Notice of Option to Purchase in favour of Toronto Artscape dated June 25, 2015 and received as instrument number AT3934716 on July 2, 2015

3. Charge/Mortgage of Land in favour of Toronto Artscape Inc. in the principal sum of \$287,400 and received as instrument number AT3935087 on July 3, 2015 over the property municipally known as 308 Suite, 210 Simcoe Street, Toronto, Ontario, legally described as:

UNIT 8, LEVEL 3, TORONTO STANDARD CONDOMINIUM PLAN NO. 2430 AND ITS APPURTENANT INTEREST ; THE EAST SIDE OF ST. PATRICK STREET & WEST SIDE SIMCOE STREET IS CONFIRMED UNDER BOUNDARIES ACT PLAN 63BA1093 REGISTERED INSTRUMENT CT258877; SUBJECT TO EASEMENTS AS SET OUT IN SCHEDULE A AS IN AT3816544; CITY OF TORONTO (PIN: 76430 - 0098 LT)

UNIT 66, LEVEL 2, TORONTO STANDARD CONDOMINIUM PLAN NO. 2430 AND ITS APPURTENANT INTEREST ; THE EAST SIDE OF ST. PATRICK STREET & WEST SIDE SIMCOE STREET IS CONFIRMED UNDER BOUNDARIES ACT PLAN 63BA1093 REGISTERED INSTRUMENT CT258877; SUBJECT TO EASEMENTS AS SET OUT IN SCHEDULE A AS IN AT3816544; CITY OF TORONTO (PIN: 76430 - 0066 LT) [Locker]

Including: Notice of Option to Purchase in favour of Toronto Artscape dated June 29, 2015 and received as instrument number AT3935085 on July 3, 2015

Artscape Lofts at PACE

1. Charge/Mortgage of Land in favour of Toronto Artscape Inc. in the principal sum of \$249,480 and received as instrument number AT4233895 on June 1, 2016 over the property municipally known as 301 Suite, 159 Dundas Street East, Toronto, Ontario, legally described as:

UNIT 1, LEVEL 3, TORONTO STANDARD CONDOMINIUM PLAN NO. 2514 AND ITS APPURTENANT INTEREST; SUBJECT TO AND TOGETHER WITH EASEMENTS AS SET OUT IN SCHEDULE A AS IN AT4200673; CITY OF TORONTO (PIN: 76514 - 0006 LT)

Including: Notice of Option to Purchase in favour of Toronto Artscape dated May 30, 2016 and received as instrument number AT4233893 on June 1, 2016

2. Charge/Mortgage of Land in favour of Toronto Artscape Inc. in the principal sum of \$173,580 and received as instrument AT4234178 on June 1, 2016 over the property municipally known as 302 Suite, 159 Dundas Street East, Toronto, Ontario, legally described as:

UNIT 2, LEVEL 3, TORONTO STANDARD CONDOMINIUM PLAN NO. 2514 AND ITS APPURTENANT INTEREST; SUBJECT TO AND TOGETHER WITH EASEMENTS AS SET OUT IN SCHEDULE A AS IN AT4200673; CITY OF TORONTO (PIN 76514 - 0007 LT)

Including: Notice of Option to Purchase in favour of Toronto Artscape dated May 30, 2016 and received as instrument AT4234176 on June 1, 2016

3. Charge/Mortgage of Land in favour of Toronto Artscape Inc. in the principal sum of \$324,578 and received as instrument AT5750346 on May 28, 2021 over the property municipally known as 303 Suite, 159 Dundas Street East, Toronto, Ontario, legally described as:

UNIT 3, LEVEL 3, TORONTO STANDARD CONDOMINIUM PLAN NO. 2514 AND ITS APPURTENANT INTEREST; SUBJECT TO AND TOGETHER WITH EASEMENTS AS SET OUT IN SCHEDULE A AS IN AT4200673; CITY OF TORONTO (PIN 76514 - 0008 LT)

Including: Notice of Option to Purchase in favour of Toronto Artscape dated May 20, 2021 and received as instrument AT5750345 on May 28, 2021

4. Charge/Mortgage of Land in favour of Toronto Artscape Inc. in the principal sum of \$324,227 and received as instrument AT5899944 on November 1, 2021 over the property municipally known as 304 Suite, 159 Dundas Street East, Toronto, Ontario, legally described as:

UNIT 4, LEVEL 3, TORONTO STANDARD CONDOMINIUM PLAN NO. 2514 AND ITS APPURTENANT INTEREST; SUBJECT TO AND TOGETHER WITH EASEMENTS AS SET OUT IN SCHEDULE A AS IN AT4200673; CITY OF TORONTO (PIN 76514 - 0009 LT)

Including: Notice of Option to Purchase in favour of Toronto Artscape dated October 21, 2021 and received as instrument AT5899942 on November 1, 2021.

5. Charge/Mortgage of Land in favour of Toronto Artscape Inc. in the principal sum of \$217,280 and received as instrument AT4235473 on June 2, 2016 over the property municipally known as 305 Suite, 159 Dundas Street East, Toronto, Ontario, legally described as:

UNIT 5, LEVEL 3, TORONTO STANDARD CONDOMINIUM PLAN NO. 2514 AND ITS APPURTENANT INTEREST; SUBJECT TO AND TOGETHER WITH EASEMENTS AS SET OUT IN SCHEDULE A AS IN AT4200673; CITY OF TORONTO (PIN 76514 - 0010 LT)

Including: Notice of Option to Purchase in favour of Toronto Artscape dated May 30, 2016 and received as instrument AT4235471 on June 2, 2016.

6. Charge/Mortgage of Land in favour of Toronto Artscape Inc. in the principal sum of \$224,020 and received as AT4291052 on July 27, 2016 over the property municipally known as 306 Suite, 159 Dundas Street East, Toronto, Ontario, legally described as:

UNIT 6, LEVEL 3, TORONTO STANDARD CONDOMINIUM PLAN NO. 2514 AND ITS APPURTENANT INTEREST; SUBJECT TO AND TOGETHER WITH EASEMENTS AS SET OUT IN SCHEDULE A AS IN AT4200673; CITY OF TORONTO (PIN 76514 - 0011 LT)

Including: Notice of Option to Purchase in favour of Toronto Artscape dated July 25, 2016 and received as instrument AT4291050 on July 27, 2016.

7. Charge/Mortgage of Land in favour of Toronto Artscape Inc. in the principal sum of \$233,780 and receipted as AT4235488 on June 2, 2016 over the property municipally known as 307 Suite, 159 Dundas Street East, Toronto, Ontario, legally described as:

UNIT 7, LEVEL 3, TORONTO STANDARD CONDOMINIUM PLAN NO. 2514 AND ITS APPURTENANT INTEREST; SUBJECT TO AND TOGETHER WITH EASEMENTS AS SET OUT IN SCHEDULE A AS IN AT4200673; CITY OF TORONTO (PIN 76514 - 0012 LT)

Including: Notice of Option to Purchase in favour of Toronto Artscape dated May 31, 2016 and receipted as instrument AT4235486 on June 2, 2016.

8. Charge/Mortgage of Land in favour of Toronto Artscape Inc. in the principal sum of \$234,829 and receipted as AT5251691 on September 30, 2019 over the property municipally known as 308 Suite, 159 Dundas Street East, Toronto, Ontario, legally described as:

UNIT 8, LEVEL 3, TORONTO STANDARD CONDOMINIUM PLAN NO. 2514 AND ITS APPURTENANT INTEREST; SUBJECT TO AND TOGETHER WITH EASEMENTS AS SET OUT IN SCHEDULE A AS IN AT4200673; CITY OF TORONTO (PIN 76514 - 0013 LT)

Including: Notice of Option to Purchase in favour of Toronto Artscape dated September 30, 2019 and receipted as instrument AT5251689 on September 30, 2019.

9. Charge/Mortgage of Land in favour of Toronto Artscape Inc. in the principal sum of \$229,440 and receipted as AT4238360 on June 3, 2016 over the property municipally known as 309 Suite, 159 Dundas Street East, Toronto, Ontario, legally described as:

UNIT 9, LEVEL 3, TORONTO STANDARD CONDOMINIUM PLAN NO. 2514 AND ITS APPURTENANT INTEREST; SUBJECT TO AND TOGETHER WITH EASEMENTS AS SET OUT IN SCHEDULE A AS IN AT4200673; CITY OF TORONTO (PIN 76514 - 0014 LT)

Including: Notice of Option to Purchase in favour of Toronto Artscape dated June 2, 2016 and receipted as instrument AT4238358 on June 3, 2016.

10. Charge/Mortgage of Land in favour of Toronto Artscape Inc. in the principal sum of \$215,160 and receipted as AT4236807 on June 2, 2016 over the property municipally known as 310 Suite, 159 Dundas Street East, Toronto, Ontario, legally described as:

UNIT 10, LEVEL 3, TORONTO STANDARD CONDOMINIUM PLAN NO. 2514 AND ITS APPURTENANT INTEREST; SUBJECT TO AND TOGETHER WITH EASEMENTS AS SET OUT IN SCHEDULE A AS IN AT4200673; CITY OF TORONTO (PIN 76514 - 0015 LT)

Including: Notice of Option to Purchase in favour of Toronto Artscape dated June 2, 2016 and received as instrument AT4236805 on June 2, 2016.

11. Charge/Mortgage of Land in favour of Toronto Artscape Inc. in the principal sum of \$221,650 and received as AT4236950 on June 2, 2016 over the property municipally known as 311 Suite, 159 Dundas Street East, Toronto, Ontario, legally described as:

UNIT 11, LEVEL 3, TORONTO STANDARD CONDOMINIUM PLAN NO. 2514 AND ITS APPURTENANT INTEREST; SUBJECT TO AND TOGETHER WITH EASEMENTS AS SET OUT IN SCHEDULE A AS IN AT4200673; CITY OF TORONTO (PIN 76514 - 0016 LT)

Including: Notice of Option to Purchase in favour of Toronto Artscape dated June 2, 2016 and received as instrument AT4236948 on June 2, 2016.

12. Charge/Mortgage of Land in favour of Toronto Artscape Inc. in the principal sum of \$342,227 and received as AT5572344 on November 16, 2020 over the property municipally known as 312 Suite, 159 Dundas Street East, Toronto, Ontario, legally described as:

UNIT 12, LEVEL 3, TORONTO STANDARD CONDOMINIUM PLAN NO. 2514 AND ITS APPURTENANT INTEREST; SUBJECT TO AND TOGETHER WITH EASEMENTS AS SET OUT IN SCHEDULE A AS IN AT4200673; CITY OF TORONTO (PIN 76514 - 0017 LT)

Including: Notice of Option to Purchase in favour of Toronto Artscape dated November 9, 2020 and received as instrument AT5572342 on November 16, 2020.

13. Charge/Mortgage of Land in favour of Toronto Artscape Inc. in the principal sum of \$317,997 and received as AT6226561 on November 18, 2022 over the property municipally known as 313 Suite, 159 Dundas Street East, Toronto, Ontario, legally described as:

UNIT 13, LEVEL 3, TORONTO STANDARD CONDOMINIUM PLAN NO. 2514 AND ITS APPURTENANT INTEREST; SUBJECT TO AND TOGETHER WITH EASEMENTS AS SET OUT IN SCHEDULE A AS IN AT4200673; CITY OF TORONTO (PIN 76514 - 0018 LT)

Including: Notice of Option to Purchase in favour of Toronto Artscape dated November 15, 2022 and received as instrument AT6226560 on November 18, 2022.

14. Charge/Mortgage of Land in favour of Toronto Artscape Inc. in the principal sum of \$279,000 and received as AT4236903 on June 2, 2016 over the property municipally known as 314 Suite, 159 Dundas Street East, Toronto, Ontario, legally described as:

UNIT 14, LEVEL 3, TORONTO STANDARD CONDOMINIUM PLAN NO. 2514 AND ITS APPURTENANT INTEREST; SUBJECT TO AND TOGETHER WITH EASEMENTS AS SET OUT IN SCHEDULE A AS IN AT4200673; CITY OF TORONTO (PIN 76514 - 0019 LT)

Including: Notice of Option to Purchase in favour of Toronto Artscape dated May 30, 2016 and received as instrument AT4236901 on June 2, 2016.

Artscape Lofts at Waterworks

1. Charge/Mortgage of Land in favour of Toronto Artscape Inc. in the principal sum of \$267,922.13 and received as instrument number AT5938351 on December 14, 2021 over the property municipally known as 501 Suite, 505 Richmond Street West, Toronto, Ontario, legally described as:

UNIT 1, LEVEL 5, TORONTO STANDARD CONDOMINIUM PLAN NO. 2874 AND ITS APPURTENANT INTEREST; SUBJECT TO AND TOGETHER WITH EASEMENTS AS SET OUT IN SCHEDULE A AS IN AT5871141; CITY OF TORONTO (PIN: 76874 - 0029 LT)

Including: Notice of Option to Purchase in favour of Toronto Artscape dated November 28, 2019 and received as instrument number AT5938349 on December 14, 2021

2. Charge/Mortgage of Land in favour of Toronto Artscape Inc. in the principal sum of \$245,124.07 and received as instrument number AT5956399 on January 7, 2022 over the property municipally known as 515 Suite, 505 Richmond Street West, Toronto, Ontario, legally described as:

UNIT 15, LEVEL 5, TORONTO STANDARD CONDOMINIUM PLAN NO. 2874 AND ITS APPURTENANT INTEREST; SUBJECT TO AND TOGETHER WITH EASEMENTS AS SET OUT IN SCHEDULE A AS IN AT5871141; CITY OF TORONTO (PIN: 76874 - 0043 LT)

Including: Notice of Option to Purchase in favour of Toronto Artscape dated December 2, 2019 and received as instrument number AT5956397 on January 7, 2022

3. Charge/Mortgage of Land in favour of Toronto Artscape Inc. in the principal sum of \$245,124.07 and received as instrument number AT5937289 on December 13, 2021 over the property municipally known as 516 Suite, 505 Richmond Street West, Toronto, Ontario, legally described as:

UNIT 16, LEVEL 5, TORONTO STANDARD CONDOMINIUM PLAN NO. 2874 AND ITS APPURTENANT INTEREST; SUBJECT TO AND TOGETHER WITH EASEMENTS AS SET OUT IN SCHEDULE A AS IN AT5871141; CITY OF TORONTO (PIN: 76874 - 0044 LT)

Including: Notice of Option to Purchase in favour of Toronto Artscape dated November 29, 2019 and received as instrument number AT5937287 on December 13, 2021

4. Charge/Mortgage of Land in favour of Toronto Artscape Inc. in the principal sum of \$245,124.07 and received as instrument number AT5942153 on December 17, 2021 over the property municipally known as 517 Suite, 505 Richmond Street West, Toronto, Ontario, legally described as:

UNIT 17, LEVEL 5, TORONTO STANDARD CONDOMINIUM PLAN NO. 2874 AND ITS APPURTENANT INTEREST; SUBJECT TO AND TOGETHER WITH EASEMENTS AS SET OUT IN SCHEDULE A AS IN AT5871141; CITY OF TORONTO (PIN: 76874 - 0045 LT)

Including: Notice of Option to Purchase in favour of Toronto Artscape dated November 29, 2019 and received as instrument number AT5942151 on December 17, 2021

5. Charge/Mortgage of Land in favour of Toronto Artscape Inc. in the principal sum of \$245,124.07 and received as instrument number AT5937528 on December 14, 2021 over the property municipally known as 518 Suite, 505 Richmond Street West, Toronto, Ontario, legally described as:

UNIT 18, LEVEL 5, TORONTO STANDARD CONDOMINIUM PLAN NO. 2874 AND ITS APPURTENANT INTEREST; SUBJECT TO AND TOGETHER WITH EASEMENTS AS SET OUT IN SCHEDULE A AS IN AT5871141; CITY OF TORONTO (PIN: 76874 - 0046 LT)

Including: Notice of Option to Purchase in favour of Toronto Artscape dated November 24, 2019 and received as instrument number AT5937527 on December 14, 2021

6. Charge/Mortgage of Land in favour of Toronto Artscape Inc. in the principal sum of \$267,166.49 and received as instrument number AT5938368 on December 14, 2021 over the property municipally known as 530 Suite, 505 Richmond Street West, Toronto, Ontario, legally described as:

UNIT 30, LEVEL 5, TORONTO STANDARD CONDOMINIUM PLAN NO. 2874 AND ITS APPURTENANT INTEREST; SUBJECT TO AND TOGETHER WITH EASEMENTS AS SET OUT IN SCHEDULE A AS IN AT5871141; CITY OF TORONTO (PIN: 76874 - 0058 LT)

Including: Notice of Option to Purchase in favour of Toronto Artscape dated November 29, 2019 and received as instrument number AT5938367 on December 14, 2021

7. Charge/Mortgage of Land in favour of Toronto Artscape Inc. in the principal sum of \$232,080.69 and received as instrument number AT5937273 on December 13, 2021 over the property municipally known as 531 Suite, 505 Richmond Street West, Toronto, Ontario, legally described as:

UNIT 31, LEVEL 5, TORONTO STANDARD CONDOMINIUM PLAN NO. 2874 AND ITS APPURTENANT INTEREST; SUBJECT TO AND TOGETHER WITH EASEMENTS AS SET OUT IN SCHEDULE A AS IN AT5871141; CITY OF TORONTO (PIN: 76874 - 0059 LT)

Including: Notice of Option to Purchase in favour of Toronto Artscape dated December 2, 2019 and received as instrument number AT5937272 on December 13, 2021

8. Charge/Mortgage of Land in favour of Toronto Artscape Inc. in the principal sum of \$232,080.69 and received as instrument number AT5937626 on December 14, 2021 over the property municipally known as 534 Suite, 505 Richmond Street West, Toronto, Ontario, legally described as:

UNIT 34, LEVEL 5, TORONTO STANDARD CONDOMINIUM PLAN NO. 2874 AND ITS APPURTENANT INTEREST; SUBJECT TO AND TOGETHER WITH EASEMENTS AS SET OUT IN SCHEDULE A AS IN AT5871141; CITY OF TORONTO (PIN: 76874 - 0062 LT)

Including: Notice of Option to Purchase in favour of Toronto Artscape dated December 5, 2019 and received as instrument number AT5937621 on December 14, 2021

9. Charge/Mortgage of Land in favour of Toronto Artscape Inc. in the principal sum of \$267,922.13 and received as instrument number AT5938321 on December 14, 2021 over the property municipally known as 601 Suite, 505 Richmond Street West, Toronto, Ontario, legally described as:

UNIT 1, LEVEL 6, TORONTO STANDARD CONDOMINIUM PLAN NO. 2874 AND ITS APPURTENANT INTEREST; SUBJECT TO AND TOGETHER WITH EASEMENTS AS SET OUT IN SCHEDULE A AS IN AT5871141; CITY OF TORONTO (PIN: 76874 - 0063 LT)

Including: Notice of Option to Purchase in favour of Toronto Artscape dated December 3, 2019 and received as instrument number AT45938319 on December 14, 2021

10. Charge/Mortgage of Land in favour of Toronto Artscape Inc. in the principal sum of \$245,124.07 and received as instrument number AT5937317 on December 13, 2021 over the property municipally known as 615 Suite, 505 Richmond Street West, Toronto, Ontario, legally described as:

UNIT 15, LEVEL 6, TORONTO STANDARD CONDOMINIUM PLAN NO. 2874 AND ITS APPURTENANT INTEREST; SUBJECT TO AND TOGETHER WITH EASEMENTS AS SET OUT IN SCHEDULE A AS IN AT5871141; CITY OF TORONTO (PIN: 76874 - 0077 LT)

Including: Notice of Option to Purchase in favour of Toronto Artscape dated December 5, 2019 and received as instrument number AT5937313 on December 13, 2021

11. Charge/Mortgage of Land in favour of Toronto Artscape Inc. in the principal sum of \$245,124.07 and received as instrument number AT5937297 on December 13, 2021 over the property municipally known as 616 Suite, 505 Richmond Street West, Toronto, Ontario, legally described as:

UNIT 16, LEVEL 6, TORONTO STANDARD CONDOMINIUM PLAN NO. 2874 AND ITS APPURTENANT INTEREST; SUBJECT TO AND TOGETHER WITH EASEMENTS AS SET OUT IN SCHEDULE A AS IN AT5871141; CITY OF TORONTO (PIN: 76874 - 0078 LT)

Including: Notice of Option to Purchase in favour of Toronto Artscape dated November 29, 2019 and received as instrument number AT5937296 on December 13, 2021

12. Charge/Mortgage of Land in favour of Toronto Artscape Inc. in the principal sum of \$245,124.07 and received as instrument number AT5940127 on December 15, 2021 over the property municipally known as 617 Suite, 505 Richmond Street West, Toronto, Ontario, legally described as:

UNIT 17, LEVEL 6, TORONTO STANDARD CONDOMINIUM PLAN NO. 2874 AND ITS APPURTENANT INTEREST; SUBJECT TO AND TOGETHER WITH EASEMENTS AS SET OUT IN SCHEDULE A AS IN AT5871141; CITY OF TORONTO (PIN: 76874 - 0079 LT)

Including: Notice of Option to Purchase in favour of Toronto Artscape dated November 28, 2019 and received as instrument number AT5940125 on December 15, 2021

13. Charge/Mortgage of Land in favour of Toronto Artscape Inc. in the principal sum of \$245,124.07 and received as instrument number AT5938293 on December 14, 2021 over the property municipally known as 618 Suite, 505 Richmond Street West, Toronto, Ontario, legally described as:

UNIT 18, LEVEL 6, TORONTO STANDARD CONDOMINIUM PLAN NO. 2874 AND ITS APPURTENANT INTEREST; SUBJECT TO AND TOGETHER WITH EASEMENTS AS SET OUT IN SCHEDULE A AS IN AT5871141; CITY OF TORONTO (PIN: 76874 - 0080 LT)

Including: Notice of Option to Purchase in favour of Toronto Artscape dated November 29, 2019 and received as instrument number AT5938292 on December 14, 2021

14. Charge/Mortgage of Land in favour of Toronto Artscape Inc. in the principal sum of \$267,166.49 and received as instrument number AT5939577 on December 15, 2021 over the property municipally known as 630 Suite, 505 Richmond Street West, Toronto, Ontario, legally described as:

UNIT 30, LEVEL 6, TORONTO STANDARD CONDOMINIUM PLAN NO. 2874 AND ITS APPURTENANT INTEREST; SUBJECT TO AND TOGETHER WITH EASEMENTS AS SET OUT IN SCHEDULE A AS IN AT5871141; CITY OF TORONTO (PIN: 76874 - 0092 LT)

Including: Notice of Option to Purchase in favour of Toronto Artscape dated November 29, 2019 and received as instrument number AT5939575 on December 15, 2021

15. Charge/Mortgage of Land in favour of Toronto Artscape Inc. in the principal sum of \$232,080.69 and received as instrument number AT5940181 on December 15, 2021 over the property municipally known as 634 Suite, 505 Richmond Street West, Toronto, Ontario, legally described as:

UNIT 34, LEVEL 6, TORONTO STANDARD CONDOMINIUM PLAN NO. 2874 AND ITS APPURTENANT INTEREST; SUBJECT TO AND TOGETHER WITH EASEMENTS AS SET OUT IN SCHEDULE A AS IN AT5871141; CITY OF TORONTO (PIN: 76874 - 0096 LT)

Including: Notice of Option to Purchase in favour of Toronto Artscape dated December 4, 2019 and received as instrument number AT5940180 on December 15, 2021

Artscape Triangle Lofts

1. Charge/Mortgage of Land in favour of Toronto Artscape Inc. in the principal sum of \$100,000 and received as instrument number AT3437860 on October 24, 2013 over the property municipally known as 113 Suite, 8 Abell Street, Toronto, Ontario, legally described as:

UNIT 13, LEVEL 1, TORONTO STANDARD CONDOMINIUM PLAN NO. 2118 AND ITS APPURTENANT INTEREST; SUBJECT TO AND TOGETHER WITH EASEMENTS AS SET OUT IN SCHEDULE A AS IN AT2549616; CITY OF TORONTO (PIN: 76118 - 0013 LT)

Including: Notice of Option to Purchase in favour of Toronto Artscape received as instrument number AT3437848 on October 24, 2013

2. Charge/Mortgage of Land in favour of Toronto Artscape Inc. in the principal sum of \$151,200.00 and received as instrument number AT5377487 on February 28, 2020 over the property municipally known as 112 Suite, 10 Abell Street, Toronto, Ontario, legally described as:

UNIT 12, LEVEL 1, TORONTO STANDARD CONDOMINIUM PLAN NO. 2118 AND ITS APPURTENANT INTEREST; SUBJECT TO AND TOGETHER WITH EASEMENTS AS SET OUT IN SCHEDULE A AS IN AT2549616; CITY OF TORONTO (PIN: 76118 - 0012 LT)

Including: Notice of Option to Purchase in favour of Toronto Artscape dated February 26, 2020 and received as instrument number AT5377485 on February 28, 2020

3. Charge/Mortgage of Land in favour of Toronto Artscape Inc. in the principal sum of \$67,813 and received as instrument number AT2569303 on December 3, 2010 over the property municipally known as 12 Abell Street, Toronto, Ontario, legally described as:

UNIT 11, LEVEL 1, TORONTO STANDARD CONDOMINIUM PLAN NO. 2118 AND ITS APPURTENANT INTEREST; SUBJECT TO AND TOGETHER WITH EASEMENTS AS SET OUT IN SCHEDULE A AS IN AT2549616; CITY OF TORONTO (PIN 76118 - 0011 LT)

Including: Notice of Option to Purchase in favour of Toronto Artscape received as instrument number AT2569301 on December 3, 2010

4. Charge/Mortgage of Land in favour of Toronto Artscape Inc. in the principal sum of \$69,125 and received as instrument number AT2584649 on December 22, 2010 over the property municipally known as 10 Suite, 14 Abell Street, Toronto, Ontario, legally described as:

UNIT 10, LEVEL 1, TORONTO STANDARD CONDOMINIUM PLAN NO. 2118 AND ITS APPURTENANT INTEREST; SUBJECT TO AND TOGETHER WITH EASEMENTS AS SET OUT IN SCHEDULE A AS IN AT2549616; CITY OF TORONTO (PIN: 76118 - 0010 LT)

Including: Notice of Option to Purchase in favour of Toronto Artscape received as instrument number AT2584647 on December 22, 2010

5. Charge/Mortgage of Land in favour of Toronto Artscape Inc. in the principal sum of \$162,500 and received as instrument number AT6207550 on October 21, 2022 over the property municipally known as 109 Suite, 16 Abell Street, Toronto, Ontario, legally described as:

UNIT 9, LEVEL 1, TORONTO STANDARD CONDOMINIUM PLAN NO. 2118 AND ITS APPURTENANT INTEREST; SUBJECT TO AND TOGETHER WITH EASEMENTS AS SET OUT IN SCHEDULE A AS IN AT2549616; CITY OF TORONTO (PIN: 76118 - 0009 LT)

Including: Notice of Option to Purchase in favour of Toronto Artscape dated October 21, 2022 and received as instrument number AT6207548 on October 21, 2022

6. Charge/Mortgage of Land in favour of Toronto Artscape Inc. in the principal sum of \$82,688 and received as instrument number AT2569689 on December 6, 2010 over the property municipally known as 108 Suite, 18 Abell Street, Toronto, Ontario, legally described as:

UNIT 8, LEVEL 1, TORONTO STANDARD CONDOMINIUM PLAN NO. 2118 AND ITS APPURTENANT INTEREST; SUBJECT TO AND TOGETHER WITH EASEMENTS AS SET OUT IN SCHEDULE A AS IN AT2549616; CITY OF TORONTO (PIN: 76118 - 0008 LT)

Including: Notice of Option to Purchase in favour of Toronto Artscape and received as instrument number AT2569687 on December 6, 2010

7. Charge/Mortgage of Land in favour of Toronto Artscape Inc. in the principal sum of \$73,063 and received as instrument number AT2581481 on December 17, 2010 over the property municipally known as 20 Abell Street, Toronto, Ontario, legally described as:

UNIT 7, LEVEL 1, TORONTO STANDARD CONDOMINIUM PLAN NO. 2118 AND ITS APPURTENANT INTEREST; SUBJECT TO AND TOGETHER WITH EASEMENTS AS SET OUT IN SCHEDULE A AS IN AT2549616; CITY OF TORONTO (PIN: 76118 - 0007 LT)

Including: Notice of Option to Purchase in favour of Toronto Artscape received as instrument number AT2581479 on December 17, 2010

8. Charge/Mortgage of Land in favour of Toronto Artscape Inc. in the principal sum of \$82,688 and receipted as instrument number AT2568985 on December 3, 2010 over the property municipally known as 22 Abell Street, Toronto, Ontario, legally described as:

UNIT 6, LEVEL 1, TORONTO STANDARD CONDOMINIUM PLAN NO. 2118 AND ITS APPURTENANT INTEREST; SUBJECT TO AND TOGETHER WITH EASEMENTS AS SET OUT IN SCHEDULE A AS IN AT2549616; CITY OF TORONTO (PIN: 76118 - 0006 LT)

Including: Notice of Option to Purchase in favour of Toronto Artscape receipted as instrument number AT2568984 on December 3, 2010

9. Charge/Mortgage of Land in favour of Toronto Artscape Inc. in the principal sum of \$54,250 and receipted as instrument number AT2574777 on December 10, 2010 over the property municipally known as 26 Abell Street, Toronto, Ontario, legally described as:

UNIT 4, LEVEL 1, TORONTO STANDARD CONDOMINIUM PLAN NO. 2118 AND ITS APPURTENANT INTEREST; SUBJECT TO AND TOGETHER WITH EASEMENTS AS SET OUT IN SCHEDULE A AS IN AT2549616; CITY OF TORONTO (PIN: 76118 - 0004 LT)

Including: Notice of Option to Purchase in favour of Toronto Artscape receipted as instrument number AT2574775 on December 10, 2010

10. Charge/Mortgage of Land in favour of Toronto Artscape Inc. in the principal sum of \$54,250 and receipted as instrument number AT2569169 on December 3, 2010 over the property municipally known as 104 Suite, 28 Abell Street, Toronto, Ontario, legally described as:

UNIT 3, LEVEL 1, TORONTO STANDARD CONDOMINIUM PLAN NO. 2118 AND ITS APPURTENANT INTEREST; SUBJECT TO AND TOGETHER WITH EASEMENTS AS SET OUT IN SCHEDULE A AS IN AT2549616; CITY OF TORONTO (PIN: 76118 - 0003 LT)

Including: Notice of Option to Purchase in favour of Toronto Artscape receipted as instrument number AT2569167 on December 3, 2010

11. Charge/Mortgage of Land in favour of Toronto Artscape Inc. in the principal sum of \$88,375 and receipted as instrument number AT2575468 on December 13, 2010 over the property municipally known as 201 Suite, 38 Abell Street, Toronto, Ontario, legally described as:

UNIT 1, LEVEL 2, TORONTO STANDARD CONDOMINIUM PLAN NO. 2118 AND ITS APPURTENANT INTEREST; SUBJECT TO AND TOGETHER WITH EASEMENTS AS SET OUT IN SCHEDULE A AS IN AT2549616; CITY OF TORONTO (PIN: 76118 - 0014 LT)

Including: Notice of Option to Purchase in favour of Toronto Artscape received as instrument number AT2575466 on December 13, 2010

12. Charge/Mortgage of Land in favour of Toronto Artscape Inc. in the principal sum of \$54,250 and received as AT2584676 on December 22, 2010 over the property municipally known as 204 Suite, 38 Abell Street, Toronto, Ontario, legally described as:

UNIT 4, LEVEL 2, TORONTO STANDARD CONDOMINIUM PLAN NO. 2118 AND ITS APPURTENANT INTEREST; SUBJECT TO AND TOGETHER WITH EASEMENTS AS SET OUT IN SCHEDULE A AS IN AT2549616; CITY OF TORONTO (PIN: 76118 - 0017 LT)

Including: Notice of Option to Purchase in favour of Toronto Artscape received as instrument number AT2584674 on December 22, 2010

13. Charge/Mortgage of Land in favour of Toronto Artscape Inc. in the principal sum of \$66,250 and received as AT3422189 on October 2, 2013 over the property municipally known as 205 Suite, 38 Abell Street, Toronto, Ontario, legally described as:

UNIT 5, LEVEL 2, TORONTO STANDARD CONDOMINIUM PLAN NO. 2118 AND ITS APPURTENANT INTEREST; SUBJECT TO AND TOGETHER WITH EASEMENTS AS SET OUT IN SCHEDULE A AS IN AT2549616; CITY OF TORONTO (PIN: 76118 - 0018 LT)

Including: Notice of Option to Purchase in favour of Toronto Artscape received as instrument number AT3422183 on October 2, 2013.

14. Charge/Mortgage of Land in favour of Toronto Artscape Inc. in the principal sum of \$192,500 and received as instrument number AT6103932 on June 10, 2022 over the property municipally known as 207 Suite, 38 Abell Street, Toronto, Ontario, legally described as:

UNIT 7, LEVEL 2, TORONTO STANDARD CONDOMINIUM PLAN NO. 2118 AND ITS APPURTENANT INTEREST; SUBJECT TO AND TOGETHER WITH EASEMENTS AS SET OUT IN SCHEDULE A AS IN AT2549616; CITY OF TORONTO (PIN: 76118 - 0020 LT)

Including: Notice of Option to Purchase in favour of Toronto Artscape dated June 5, 2022 and received as instrument number AT6103930 on June 10, 2022

15. Charge/Mortgage of Land in favour of Toronto Artscape Inc. in the principal sum of \$113,750 and received as AT4389392 on November 1, 2016 over the property municipally known as 209 Suite, 38 Abell Street, Toronto, Ontario, legally described as:

UNIT 9, LEVEL 2, TORONTO STANDARD CONDOMINIUM PLAN NO. 2118 AND ITS APPURTENANT INTEREST; SUBJECT TO AND TOGETHER WITH EASEMENTS AS SET OUT IN SCHEDULE A AS IN AT2549616; CITY OF TORONTO (PIN: 76118 - 0022 LT)

Including: Notice of Option to Purchase in favour of Toronto Artscape received as instrument number AT4389390 on November 1, 2016

16. Charge/Mortgage of Land in favour of Toronto Artscape Inc. in the principal sum of \$160,000 and received as instrument number AT5885686 on October 15, 2021 over the property municipally known as 210 Suite, 38 Abell Street, Toronto, Ontario, legally described as:

UNIT 10, LEVEL 2, TORONTO STANDARD CONDOMINIUM PLAN NO. 2118 AND ITS APPURTENANT INTEREST; SUBJECT TO AND TOGETHER WITH EASEMENTS AS SET OUT IN SCHEDULE A AS IN AT2549616; CITY OF TORONTO (PIN: 76118 - 0023 LT)

Including: Notice of Option to Purchase in favour of Toronto Artscape dated October 11, 2021 and received as instrument number AT25885684 on October 15, 2021

17. Charge/Mortgage of Land in favour of Toronto Artscape Inc. in the principal sum of \$75,000 and received as AT3446185 on November 1, 2013 over the property municipally known as 211 Suite, 38 Abell Street, Toronto, Ontario, legally described as:

UNIT 11, LEVEL 2, TORONTO STANDARD CONDOMINIUM PLAN NO. 2118 AND ITS APPURTENANT INTEREST; SUBJECT TO AND TOGETHER WITH EASEMENTS AS SET OUT IN SCHEDULE A AS IN AT2549616; CITY OF TORONTO (PIN: 76118 - 0024 LT)

Including: Notice of Option to Purchase in favour of Toronto Artscape received as instrument number AT3446183 on November 1, 2013

18. Charge/Mortgage of Land in favour of Toronto Artscape Inc. in the principal sum of \$81,375 and received as instrument number AT2568874 on December 3, 2010 over the property municipally known as 216 Suite, 38 Abell Street, Toronto, Ontario, legally described as:

UNIT 16, LEVEL 2, TORONTO STANDARD CONDOMINIUM PLAN NO. 2118 AND ITS APPURTENANT INTEREST; SUBJECT TO AND TOGETHER WITH EASEMENTS AS SET OUT IN SCHEDULE A AS IN AT2549616; CITY OF TORONTO (PIN: 76118 - 0029 LT)

Including: Notice of Option to Purchase in favour of Toronto Artscape received as instrument number AT2568872 on December 3, 2010

19. Charge/Mortgage of Land in favour of Toronto Artscape Inc. in the principal sum of \$111,250 and received as AT5051217 on January 1, 2019 over the property municipally known as 217 Suite, 38 Abell Street, Toronto, Ontario, legally described as:

UNIT 17, LEVEL 2, TORONTO STANDARD CONDOMINIUM PLAN NO. 2118 AND ITS APPURTENANT INTEREST; SUBJECT TO AND TOGETHER WITH EASEMENTS AS SET OUT IN SCHEDULE A AS IN AT2549616; CITY OF TORONTO (PIN: 76118 - 0030 LT)

Including: Notice of Option to Purchase in favour of Toronto Artscape received as instrument number AT5051216 on January 1, 2019

20. Charge/Mortgage of Land in favour of Toronto Artscape Inc. in the principal sum of \$57,313 and received as AT2576016 on December 14, 2010 over the property municipally known as 218 Suite, 38 Abell Street, Toronto, Ontario, legally described as:

UNIT 18, LEVEL 2, TORONTO STANDARD CONDOMINIUM PLAN NO. 2118 AND ITS APPURTENANT INTEREST; SUBJECT TO AND TOGETHER WITH EASEMENTS AS SET OUT IN SCHEDULE A AS IN AT2549616; CITY OF TORONTO (PIN: 76118 - 0031 LT)

Including: Notice of Option to Purchase in favour of Toronto Artscape received as instrument number AT2576014 on December 14, 2010

21. Charge/Mortgage of Land in favour of Toronto Artscape Inc. in the principal sum of \$70,500 and received as AT3617415 on June 26, 2014 over the property municipally known as 219 Suite, 38 Abell Street, Toronto, Ontario, legally described as:

UNIT 19, LEVEL 2, TORONTO STANDARD CONDOMINIUM PLAN NO. 2118 AND ITS APPURTENANT INTEREST; SUBJECT TO AND TOGETHER WITH EASEMENTS AS SET OUT IN SCHEDULE A AS IN AT2549616; CITY OF TORONTO (PIN: 76118 - 0032 LT)

Including: Notice of Option to Purchase in favour of Toronto Artscape received as instrument number AT3617413 on June 26, 2014

22. Charge/Mortgage of Land in favour of Toronto Artscape Inc. in the principal sum of \$155,000 and received as instrument number AT5548173 on October 16, 2020 over the property municipally known as 223 Suite, 38 Abell Street, Toronto, Ontario, legally described as:

UNIT 20, LEVEL 2, TORONTO STANDARD CONDOMINIUM PLAN NO. 2118 AND ITS APPURTENANT INTEREST; SUBJECT TO AND TOGETHER WITH EASEMENTS AS SET OUT IN SCHEDULE A AS IN AT2549616; CITY OF TORONTO (PIN: 76118 - 0033 LT)

Including: Notice of Option to Purchase in favour of Toronto Artscape dated October 14, 2020 and received as instrument number AT5548171 on October 16, 2020

23. Charge/Mortgage of Land in favour of Toronto Artscape Inc. in the principal sum of \$112,500 and received as AT4608495 on June 26, 2017 over the property municipally known as 224 Suite, 38 Abell Street, Toronto, Ontario, legally described as:

UNIT 21, LEVEL 2, TORONTO STANDARD CONDOMINIUM PLAN NO. 2118 AND ITS APPURTENANT INTEREST; SUBJECT TO AND TOGETHER WITH EASEMENTS AS SET OUT IN SCHEDULE A AS IN AT2549616; CITY OF TORONTO (PIN: 76118 - 0034 LT)

Including: Notice of Option to Purchase in favour of Toronto Artscape received as instrument number AT4608496 on June 26, 2017

24. Charge/Mortgage of Land in favour of Toronto Artscape Inc. in the principal sum of \$59,938 and received as instrument number AT2568646 on December 3, 2010 over the property municipally known as 225 Suite, 38 Abell Street, Toronto, Ontario, legally described as:

UNIT 22, LEVEL 2, TORONTO STANDARD CONDOMINIUM PLAN NO. 2118 AND ITS APPURTENANT INTEREST; SUBJECT TO AND TOGETHER WITH EASEMENTS AS SET OUT IN SCHEDULE A AS IN AT2549616; CITY OF TORONTO (PIN: 76118 - 0035 LT)

Including: Notice of Option to Purchase in favour of Toronto Artscape received as instrument number AT2568644 on December 3, 2010

25. Charge/Mortgage of Land in favour of Toronto Artscape Inc. in the principal sum of \$60,375 and received as instrument number AT2569230 on December 3, 2010 over the property municipally known as 226 Suite, 38 Abell Street, Toronto, Ontario, legally described as:

UNIT 23, LEVEL 2, TORONTO STANDARD CONDOMINIUM PLAN NO. 2118 AND ITS APPURTENANT INTEREST; SUBJECT TO AND TOGETHER WITH EASEMENTS AS SET OUT IN SCHEDULE A AS IN AT2549616; CITY OF TORONTO (PIN: 76118 - 0036 LT)

Including: Notice of Option to Purchase in favour of Toronto Artscape received as instrument number AT2569228 on December 3, 2010

26. Charge/Mortgage of Land in favour of Toronto Artscape Inc. in the principal sum of \$59,938 and received as instrument number AT2583088 on December 21, 2010 over the property municipally known as 227 Suite, 38 Abell Street, Toronto, Ontario, legally described as:

UNIT 24, LEVEL 2, TORONTO STANDARD CONDOMINIUM PLAN NO. 2118 AND ITS APPURTENANT INTEREST; SUBJECT TO AND TOGETHER WITH EASEMENTS AS SET OUT IN SCHEDULE A AS IN AT2549616; CITY OF TORONTO (PIN: 76118 - 0037 LT)

Including: Notice of Option to Purchase in favour of Toronto Artscape received as instrument number AT2583086 on December 21, 2010

27. Charge/Mortgage of Land in favour of Toronto Artscape Inc. in the principal sum of \$54,250 and receipted as instrument number AT2569209 on December 3, 2010 over the property municipally known as 304 Suite, 38 Abell Street, Toronto, Ontario, legally described as:

UNIT 4, LEVEL 3, TORONTO STANDARD CONDOMINIUM PLAN NO. 2118 AND ITS APPURTENANT INTEREST; SUBJECT TO AND TOGETHER WITH EASEMENTS AS SET OUT IN SCHEDULE A AS IN AT2549616; CITY OF TORONTO (PIN: 76118 - 0043 LT)

Including: Notice of Option to Purchase in favour of Toronto Artscape receipted as instrument number AT2569207 on December 3, 2010

28. Charge/Mortgage of Land in favour of Toronto Artscape Inc. in the principal sum of \$70,000 and receipted as AT3616569 on June 25, 2014 over the property municipally known as 305 Suite, 38 Abell Street, Toronto, Ontario, legally described as:

UNIT 5, LEVEL 3, TORONTO STANDARD CONDOMINIUM PLAN NO. 2118 AND ITS APPURTENANT INTEREST; SUBJECT TO AND TOGETHER WITH EASEMENTS AS SET OUT IN SCHEDULE A AS IN AT2549616; CITY OF TORONTO (PIN: 76118 - 0044 LT)

Including: Notice of Option to Purchase in favour of Toronto Artscape receipted as instrument number AT3616567 on June 25, 2014

29. Charge/Mortgage of Land in favour of Toronto Artscape Inc. in the principal sum of \$82,688 and receipted as instrument number AT2569113 on December 3, 2010 over the property municipally known as 307 Suite, 38 Abell Street, Toronto, Ontario, legally described as:

UNIT 7, LEVEL 3, TORONTO STANDARD CONDOMINIUM PLAN NO. 2118 AND ITS APPURTENANT INTEREST; SUBJECT TO AND TOGETHER WITH EASEMENTS AS SET OUT IN SCHEDULE A AS IN AT2549616; CITY OF TORONTO (PIN: 76118 - 0046 LT)

Including: Notice of Option to Purchase in favour of Toronto Artscape receipted as instrument number AT2569111 on December 3, 2010

30. Charge/Mortgage of Land in favour of Toronto Artscape Inc. in the principal sum of \$82,688 and receipted as instrument number AT2574912 on December 10, 2010 over the property municipally known as 309 Suite, 38 Abell Street, Toronto, Ontario, legally described as:

UNIT 9, LEVEL 3, TORONTO STANDARD CONDOMINIUM PLAN NO. 2118 AND ITS APPURTENANT INTEREST; SUBJECT TO AND TOGETHER WITH EASEMENTS AS SET OUT IN SCHEDULE A AS IN AT2549616; CITY OF TORONTO (PIN: 76118 - 0048 LT)

Including: Notice of Option to Purchase in favour of Toronto Artscape received as instrument number AT2574910 on December 10, 2010

31. Charge/Mortgage of Land in favour of Toronto Artscape Inc. in the principal sum of \$69,563 and received as instrument number AT2568790 on December 3, 2010 over the property municipally known as 310 Suite, 38 Abell Street, Toronto, Ontario, legally described as:

UNIT 10, LEVEL 3, TORONTO STANDARD CONDOMINIUM PLAN NO. 2118 AND ITS APPURTENANT INTEREST; SUBJECT TO AND TOGETHER WITH EASEMENTS AS SET OUT IN SCHEDULE A AS IN AT2549616; CITY OF TORONTO (PIN: 76118 - 0049 LT)

Including: Notice of Option to Purchase in favour of Toronto Artscape received as instrument number AT2568788 on December 3, 2010

32. Charge/Mortgage of Land in favour of Toronto Artscape Inc. in the principal sum of \$82,500 and received as instrument number AT4083377 on December 1, 2015 over the property municipally known as 311 Suite, 38 Abell Street, Toronto, Ontario, legally described as:

UNIT 11, LEVEL 3, TORONTO STANDARD CONDOMINIUM PLAN NO. 2118 AND ITS APPURTENANT INTEREST; SUBJECT TO AND TOGETHER WITH EASEMENTS AS SET OUT IN SCHEDULE A AS IN AT2549616; CITY OF TORONTO (PIN: 76118 - 0050 LT)

Including: Notice of Option to Purchase in favour of Toronto Artscape received as instrument number AT4083375 on December 1, 2015

33. Charge/Mortgage of Land in favour of Toronto Artscape Inc. in the principal sum of \$81,375 and received as instrument number AT2583873 on December 21, 2010 over the property municipally known as 316 Suite, 38 Abell Street, Toronto, Ontario, legally described as:

UNIT 16, LEVEL 3, TORONTO STANDARD CONDOMINIUM PLAN NO. 2118 AND ITS APPURTENANT INTEREST; SUBJECT TO AND TOGETHER WITH EASEMENTS AS SET OUT IN SCHEDULE A AS IN AT2549616; CITY OF TORONTO (PIN: 76118 - 0055 LT)

Including: Notice of Option to Purchase in favour of Toronto Artscape received as instrument number AT2583871 on December 21, 2010

34. Charge/Mortgage of Land in favour of Toronto Artscape Inc. in the principal sum of \$76,250 and received as AT4451774 on January 6, 2017 over the property municipally known as 317 Suite, 38 Abell Street, Toronto, Ontario, legally described as:

UNIT 17, LEVEL 3, TORONTO STANDARD CONDOMINIUM PLAN NO. 2118 AND ITS APPURTENANT INTEREST; SUBJECT TO AND TOGETHER WITH EASEMENTS AS SET OUT IN SCHEDULE A AS IN AT2549616; CITY OF TORONTO (PIN: 76118 - 0056 LT)

Including: Notice of Option to Purchase in favour of Toronto Artscape received as instrument number AT4451772 on January 6, 2017

35. Charge/Mortgage of Land in favour of Toronto Artscape Inc. in the principal sum of \$57,313 and received as AT2569066 on December 3, 2010 over the property municipally known as 318 Suite, 38 Abell Street, Toronto, Ontario, legally described as:

UNIT 18, LEVEL 3, TORONTO STANDARD CONDOMINIUM PLAN NO. 2118 AND ITS APPURTENANT INTEREST; SUBJECT TO AND TOGETHER WITH EASEMENTS AS SET OUT IN SCHEDULE A AS IN AT2549616; CITY OF TORONTO (PIN: 76118 - 0057 LT)

Including: Notice of Option to Purchase in favour of Toronto Artscape received as instrument number AT2569064 on December 3, 2010

36. Charge/Mortgage of Land in favour of Toronto Artscape Inc. in the principal sum of \$120,000 and received as AT4941077 on August 22, 2018 over the property municipally known as 319 Suite, 38 Abell Street, Toronto, Ontario, legally described as:

UNIT 19, LEVEL 3, TORONTO STANDARD CONDOMINIUM PLAN NO. 2118 AND ITS APPURTENANT INTEREST; SUBJECT TO AND TOGETHER WITH EASEMENTS AS SET OUT IN SCHEDULE A AS IN AT2549616; CITY OF TORONTO (PIN: 76118 - 0058 LT)

Including: Notice of Option to Purchase in favour of Toronto Artscape received as instrument number AT4941075 on August 22, 2018

37. Charge/Mortgage of Land in favour of Toronto Artscape Inc. in the principal sum of \$63,875 and received as instrument number AT2569368 on December 3, 2010 over the property municipally known as 320 Suite, 38 Abell Street, Toronto, Ontario, legally described as:

UNIT 20, LEVEL 3, TORONTO STANDARD CONDOMINIUM PLAN NO. 2118 AND ITS APPURTENANT INTEREST; SUBJECT TO AND TOGETHER WITH EASEMENTS AS SET OUT IN SCHEDULE A AS IN AT2549616; CITY OF TORONTO (PIN: 76118 - 0059 LT)

Including: Notice of Option to Purchase in favour of Toronto Artscape received as instrument number AT2569366 on December 3, 2010

38. Charge/Mortgage of Land in favour of Toronto Artscape Inc. in the principal sum of \$83,500 and received as instrument number AT2569249 on December 3, 2010 over the property municipally known as 321 Suite, 38 Abell Street, Toronto, Ontario, legally described as:

UNIT 21, LEVEL 3, TORONTO STANDARD CONDOMINIUM PLAN NO. 2118 AND ITS APPURTENANT INTEREST; SUBJECT TO AND TOGETHER WITH EASEMENTS AS SET OUT IN SCHEDULE A AS IN AT2549616; CITY OF TORONTO (PIN: 76118 - 0060 LT)

Including: Notice of Option to Purchase in favour of Toronto Artscape received as instrument number AT2569247 on December 3, 2010

39. Charge/Mortgage of Land in favour of Toronto Artscape Inc. in the principal sum of \$146,426 and received as instrument number AT5178536 on July 5, 2019 over the property municipally known as 322 Suite, 38 Abell Street, Toronto, Ontario, legally described as:

UNIT 22, LEVEL 3, TORONTO STANDARD CONDOMINIUM PLAN NO. 2118 AND ITS APPURTENANT INTEREST; SUBJECT TO AND TOGETHER WITH EASEMENTS AS SET OUT IN SCHEDULE A AS IN AT2549616; CITY OF TORONTO (PIN: 76118 - 0061 LT)

Including: Notice of Option to Purchase in favour of Toronto Artscape dated June 1, 2019 and received as instrument number AT5178534 on July 5, 2019

40. Charge/Mortgage of Land in favour of Toronto Artscape Inc. in the principal sum of \$70,000 and received as instrument number AT2574954 on December 10, 2010 over the property municipally known as 323 Suite, 38 Abell Street, Toronto, Ontario, legally described as:

UNIT 23, LEVEL 3, TORONTO STANDARD CONDOMINIUM PLAN NO. 2118 AND ITS APPURTENANT INTEREST; SUBJECT TO AND TOGETHER WITH EASEMENTS AS SET OUT IN SCHEDULE A AS IN AT2549616; CITY OF TORONTO (PIN: 76118 - 0062 LT)

Including: Notice of Option to Purchase in favour of Toronto Artscape received as instrument number AT2574945 on December 10, 2010

41. Charge/Mortgage of Land in favour of Toronto Artscape Inc. in the principal sum of \$87,500 and received as instrument number AT3848797 on April 2, 2015 over the property municipally known as 324 Suite, 38 Abell Street, Toronto, Ontario, legally described as:

UNIT 24, LEVEL 3, TORONTO STANDARD CONDOMINIUM PLAN NO. 2118 AND ITS APPURTENANT INTEREST; SUBJECT TO AND TOGETHER WITH EASEMENTS AS SET OUT IN SCHEDULE A AS IN AT2549616; CITY OF TORONTO (PIN: 76118 - 0063 LT)

Including: Notice of Option to Purchase in favour of Toronto Artscape dated February 27, 2015 and received as instrument number AT3848794 on April 2, 2015

42. Charge/Mortgage of Land in favour of Toronto Artscape Inc. in the principal sum of \$59,938 and received as instrument number AT2583833 on December 21, 2010 over the property municipally known as 325 Suite, 38 Abell Street, Toronto, Ontario, legally described as:

UNIT 25, LEVEL 3, TORONTO STANDARD CONDOMINIUM PLAN NO. 2118 AND ITS APPURTENANT INTEREST; SUBJECT TO AND TOGETHER WITH EASEMENTS AS SET OUT IN SCHEDULE A AS IN AT2549616; CITY OF TORONTO (PIN: 76118 - 0064 LT)

Including: Notice of Option to Purchase in favour of Toronto Artscape received as instrument number AT2583831 on December 21, 2010

43. Charge/Mortgage of Land in favour of Toronto Artscape Inc. in the principal sum of \$60,375 and received as instrument number AT2568968 on December 3, 2010 over the property municipally known as 326 Suite, 38 Abell Street, Toronto, Ontario, legally described as:

UNIT 26, LEVEL 3, TORONTO STANDARD CONDOMINIUM PLAN NO. 2118 AND ITS APPURTENANT INTEREST; SUBJECT TO AND TOGETHER WITH EASEMENTS AS SET OUT IN SCHEDULE A AS IN AT2549616; CITY OF TORONTO (PIN: 76118 - 0065 LT)

Including: Notice of Option to Purchase in favour of Toronto Artscape received as instrument number AT2568966 on December 3, 2010

44. Charge/Mortgage of Land in favour of Toronto Artscape Inc. in the principal sum of \$60,375 and received as instrument number AT2583899 on December 21, 2010 over the property municipally known as 327 Suite, 38 Abell Street, Toronto, Ontario, legally described as:

UNIT 27, LEVEL 3, TORONTO STANDARD CONDOMINIUM PLAN NO. 2118 AND ITS APPURTENANT INTEREST; SUBJECT TO AND TOGETHER WITH EASEMENTS AS SET OUT IN SCHEDULE A AS IN AT2549616; CITY OF TORONTO (PIN: 76118 - 0066 LT)

Including: Notice of Option to Purchase in favour of Toronto Artscape received as instrument number AT2583897 on December 21, 2010

45. Charge/Mortgage of Land in favour of Toronto Artscape Inc. in the principal sum of \$51,625 and received as instrument number AT2585499 on December 22, 2010 over the property municipally known as 328 Suite, 38 Abell Street, Toronto, Ontario, legally described as:

UNIT 28, LEVEL 3, TORONTO STANDARD CONDOMINIUM PLAN NO. 2118 AND ITS APPURTENANT INTEREST; SUBJECT TO AND TOGETHER WITH EASEMENTS AS SET OUT IN SCHEDULE A AS IN AT2549616; CITY OF TORONTO (PIN: 76118 - 0067 LT)

Including: Notice of Option to Purchase in favour of Toronto Artscape received as instrument number AT2585497 on December 22, 2010

46. Charge/Mortgage of Land in favour of Toronto Artscape Inc. in the principal sum of \$113,750 and received as instrument number AT5379117 on March 2, 2020 over the property municipally known as 330 Suite, 38 Abell Street, Toronto, Ontario, legally described as:

UNIT 30, LEVEL 3, TORONTO STANDARD CONDOMINIUM PLAN NO. 2118 AND ITS APPURTENANT INTEREST; SUBJECT TO AND TOGETHER WITH EASEMENTS AS SET OUT IN SCHEDULE A AS IN AT2549616; CITY OF TORONTO (PIN: 76118 - 0069 LT)

Including: Notice of Option to Purchase in favour of Toronto Artscape dated February 25, 2020 and received as instrument number AT5379115 on March 2, 2020

47. Charge/Mortgage of Land in favour of Toronto Artscape Inc. in the principal sum of \$66,250 and received as AT3467873 on December 2, 2013 over the property municipally known as 331 Suite, 38 Abell Street, Toronto, Ontario, legally described as:

UNIT 31, LEVEL 3, TORONTO STANDARD CONDOMINIUM PLAN NO. 2118 AND ITS APPURTENANT INTEREST; SUBJECT TO AND TOGETHER WITH EASEMENTS AS SET OUT IN SCHEDULE A AS IN AT2549616; CITY OF TORONTO (PIN: 76118 - 0070 LT)

Including: Notice of Option to Purchase in favour of Toronto Artscape received as instrument number AT3467862 on December 2, 2013

THE TORONTO-DOMINION BANK
Applicant

v.

TORONTO ARTSCAPE INC
Respondent

Court File No. CV-23-00711609-00CL

ONTARIO
**SUPERIOR COURT OF JUSTICE
(COMMERCIAL LIST)**

Proceedings commenced at Toronto

**APPROVAL AND VESTING ORDER
(ArtHubs Order)**

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