

**ONTARIO  
SUPERIOR COURT OF JUSTICE  
COMMERCIAL LIST**

THE HONOURABLE ) THURSDAY, THE 27<sup>th</sup>  
JUSTICE CONWAY ) DAY OF MAY, 2021

B E T W E E N :

**FIRST COMMERCIAL BANK**

Applicant

- and -

**ZM GLOBAL INC. AND HONG LOU XU (a/k/a HONGLOU XU)**

Respondents

**IN THE MATTER OF THE RECEIVERSHIP OF  
ZM GLOBAL INC. AND HONG LOU XU (a/k/a HONGLOU XU)**

**AND IN THE MATTER OF AN APPLICATION UNDER section 243(1) of the *Bankruptcy and Insolvency Act, R.S.C., 1985, c. B-3 as amended, and section 101 of the Courts of Justice Act, RSO 1990, c C.43, as amended***

**APPROVAL AND VESTING ORDER**

THIS MOTION made by msi Spergel inc. in its capacity as the Court-appointed receiver (the “**Receiver**”) of, among other property, all of the assets, undertakings and properties of ZM Global Inc. (the “**Debtor**”), and all proceeds thereof, for, among other things, an order approving the sale transaction (the “**Transaction**”) contemplated by an agreement of purchase and sale (the “**Sale Agreement**”) between the Receiver and 1759364 Ontario Ltd. (the “**Purchaser**”)

dated as of April 7, 2021 and appended to the Report of the Receiver dated May 12, 2021 (the “**First Report**”), and vesting in the Purchaser the Debtor’s right, title and interest in and to the assets described in the Sale Agreement, including, without limitation, the real property listed in Schedule “B” hereto (the “**Purchased Assets**”), was heard this day by videoconference at 330 University Avenue, Toronto, Ontario.

ON READING the Notice of Motion and the First Report and the appendices thereto, and on hearing the submissions of counsel for the Receiver and the Applicant, and such other counsel who were present, no one else appearing for any other person on the service list, although duly served as appears from the affidavit of Mitchell Stephenson sworn May 13, 2021, filed:

1. THIS COURT ORDERS AND DECLARES that the Transaction is hereby approved, and the execution of the Sale Agreement by the Receiver be and is hereby authorized, ratified and approved, with such minor amendments as the Receiver may deem necessary. The Receiver 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 Purchased Assets to the Purchaser.

2. THIS COURT ORDERS AND DECLARES that upon the delivery of a Receiver’s certificate to the Purchaser substantially in the form attached as Schedule “A” hereto (the “**Receiver’s Certificate**”), all of the Debtor’s right, title and interest in and to the Purchased Assets described in the Sale Agreement shall vest absolutely and exclusively in and with the Purchaser in accordance with the terms of the Sale Agreement, 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 McEwen dated January 15, 2021; (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 Purchased Assets are hereby expunged and discharged as against the Purchased Assets.

3. THIS COURT ORDERS that upon the registration in Land Registry Office 65 for York Region of an Application for Vesting Order in the form prescribed by the *Land Titles Act* (Ontario), the Land Registrar is hereby directed to enter the Purchaser as the owner of the subject real property identified in Schedule “B” hereto (the “**Real Property**”) in fee simple, and is hereby directed to delete and expunge from title to the Real Property all of the Claims listed in Schedule “C” hereto.

4. THIS COURT ORDERS that for the purposes of determining the nature and priority of Claims, the net proceeds from the sale of the Purchased Assets shall stand in the place and stead of the Purchased Assets, and that from and after the delivery of the Receiver’s Certificate all Claims and Encumbrances shall attach to the net proceeds from the sale of the Purchased Assets with the same priority as they had with respect to the Purchased Assets immediately prior to the sale, as if the Purchased Assets had not been sold and remained in the

possession or control of the person having that possession or control immediately prior to the sale.

5. THIS COURT ORDERS AND DIRECTS the Receiver to file with the Court a copy of the Receiver's Certificate, forthwith after delivery thereof.

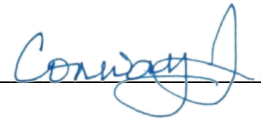
6. THIS COURT ORDERS that, notwithstanding:

- (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) (the "BIA") in respect of the Debtor and any bankruptcy order issued pursuant to any such applications; and
- (c) any assignment in bankruptcy made in respect of the Debtor;

the vesting of the Purchased Assets in the Purchaser pursuant to this Order shall be binding on any trustee in bankruptcy that may be appointed in respect of the Debtor and shall not be void or voidable by creditors of the Debtor, nor shall it constitute nor be deemed to be a fraudulent preference, assignment, fraudulent conveyance, transfer at undervalue, or other reviewable transaction under the BIA 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.

7. THIS COURT HEREBY REQUESTS the aid and recognition of any court, tribunal, regulatory or administrative body having jurisdiction in Canada or in the United States to give effect to this Order and to assist the Receiver 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 the Receiver, as an officer of this Court, as may be necessary or desirable to give effect to this Order or to assist the Receiver and its agents in carrying out the terms of this Order.

A handwritten signature in blue ink, appearing to read "Conway J.", is written over a horizontal black line.

**Schedule “A” – Form of Receiver’s Certificate**

Court File No. CV-20-00654057-00CL

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**RECEIVER’S CERTIFICATE**

**RECITALS**

A. Pursuant to an Order of the Honourable Justice McEwen of the Ontario Superior Court of Justice (the “**Court**”) dated January 15, 2021, msi Spergel inc. was appointed as the receiver (the “**Receiver**”) of, among other property, all of the assets, undertakings and properties of ZM Global Inc. (the “**Debtor**”), and all proceeds thereof.

B. Pursuant to an Order of the Court dated May 27, 2021, the Court approved the agreement of purchase and sale dated as of April 7, 2021 (the “**Sale Agreement**”) between the Receiver and

1759364 Ontario Ltd. (the “**Purchaser**”) and provided for the vesting in the Purchaser of the Debtor’s right, title and interest in and to the Purchased Assets, which vesting is to be effective with respect to the Purchased Assets upon the delivery by the Receiver to the Purchaser of a certificate confirming (i) the payment by the Purchaser of the Purchase Price for the Purchased Assets; (ii) that the conditions to Closing as set out in sections 11 and 12 of the Sale Agreement have been satisfied or waived by the Receiver and the Purchaser; and (iii) the sale transaction contemplated by the Sale Agreement has been completed to the satisfaction of the Receiver.

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

THE RECEIVER CERTIFIES the following:

1. The Purchaser has paid and the Receiver has received the Purchase Price for the Purchased Assets payable on the Closing Date pursuant to the Sale Agreement;
2. The conditions to Closing as set out in sections 11 and 12 of the Sale Agreement have been satisfied or waived by the Receiver and the Purchaser; and
3. The Transaction has been completed to the satisfaction of the Receiver.
4. This Certificate was delivered by the Receiver at \_\_\_\_\_ on \_\_\_\_\_, 20\_\_.

**msi Spergel inc., in its capacity as Receiver of,  
among other property, all of the assets,  
undertakings and properties of ZM Global  
Inc., and not in its personal capacity**

Per: \_\_\_\_\_

Name:

Title:

## Schedule “B” – Purchased Assets

1. PIN 29842-0055 (LT)  
  
Unit 55, Level 1, York Region Standard Condominium Plan No. 1311 and its appurtenant interest; subject to and together with easements as set out in Schedule A as in YR2466166, City of Vaughan.
2. PIN 29842-0102 (LT)  
  
Unit 102, Level 1, York Region Standard Condominium Plan No. 1311 and its appurtenant interest; subject to and together with easements as set out in Schedule A as in YR2466166, City of Vaughan.
3. PIN 29842-0103 (LT)  
  
Unit 103, Level 1, York Region Standard Condominium Plan No. 1311 and its appurtenant interest; subject to and together with easements as set out in Schedule A as in YR2466166, City of Vaughan.
4. PIN 29842-0392 (LT)  
  
Unit 392, Level 1, York Region Standard Condominium Plan No. 1311 and its appurtenant interest; subject to and together with easements as set out in Schedule A as in YR2466166, City of Vaughan.
5. PIN 29842-0393 (LT)  
  
Unit 393, Level 1, York Region Standard Condominium Plan No. 1311 and its appurtenant interest; subject to and together with easements as set out in Schedule A as in YR2466166, City of Vaughan.
6. PIN 29842-0394 (LT)  
  
Unit 394, Level 1, York Region Standard Condominium Plan No. 1311 and its appurtenant interest; subject to and together with easements as set out in Schedule A as in YR2466166, City of Vaughan.
7. PIN 29842-0395 (LT)  
  
Unit 395, Level 1, York Region Standard Condominium Plan No. 1311 and its appurtenant interest; subject to and together with easements as set out in Schedule A as in YR2466166, City of Vaughan.



8. PIN 29842-0396 (LT)

Unit 396, Level 1, York Region Standard Condominium Plan No. 1311 and its appurtenant interest; subject to and together with easements as set out in Schedule A as in YR2466166, City of Vaughan.

9. PIN 29842-0397 (LT)

Unit 397, Level 1, York Region Standard Condominium Plan No. 1311 and its appurtenant interest; subject to and together with easements as set out in Schedule A as in YR2466166, City of Vaughan.

10. PIN 29842-0398 (LT)

Unit 398, Level 1, York Region Standard Condominium Plan No. 1311 and its appurtenant interest; subject to and together with easements as set out in Schedule A as in YR2466166, City of Vaughan.

## **Schedule “C” – Claims to be deleted and expunged from title to Real Property**

1. PIN 29842-0055 (LT)
  - (a) Instrument YR2537052, being a charge registered on September 1, 2016 from ZM Global Inc. to First Commercial Bank;
  - (b) Instrument YR2537066, being a notice of assignment of rents - general registered on September 1, 2016 from ZM Global Inc. to First Commercial Bank; and
  - (c) Instrument YR2989500, being a condominium lien registered on July 30, 2019 in favour of York Region Standard Condominium Corporation No. 1311.
  
2. PIN 29842-0102 (LT)
  - (a) Instrument YR2537052, being a charge registered on September 1, 2016 from ZM Global Inc. to First Commercial Bank;
  - (b) Instrument YR2537066, being a notice of assignment of rents - general registered on September 1, 2016 from ZM Global Inc. to First Commercial Bank; and
  - (c) Instrument YR2989500, being a condominium lien registered on July 30, 2019 in favour of York Region Standard Condominium Corporation No. 1311.
  
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  - (b) Instrument YR2537066, being a notice of assignment of rents - general registered on September 1, 2016 from ZM Global Inc. to First Commercial Bank; and
  - (c) Instrument YR2989500, being a condominium lien registered on July 30, 2019 in favour of York Region Standard Condominium Corporation No. 1311.
  
4. PIN 29842-0392 (LT)
  - (a) Instrument YR2537052, being a charge registered on September 1, 2016 from ZM Global Inc. to First Commercial Bank;

- (b) Instrument YR2537066, being a notice of assignment of rents - general registered on September 1, 2016 from ZM Global Inc. to First Commercial Bank; and
  - (c) Instrument YR2989500, being a condominium lien registered on July 30, 2019 in favour of York Region Standard Condominium Corporation No. 1311.
5. PIN 29842-0393 (LT)
- (a) Instrument YR2537052, being a charge registered on September 1, 2016 from ZM Global Inc. to First Commercial Bank;
  - (b) Instrument YR2537066, being a notice of assignment of rents - general registered on September 1, 2016 from ZM Global Inc. to First Commercial Bank; and
  - (c) Instrument YR2989500, being a condominium lien registered on July 30, 2019 in favour of York Region Standard Condominium Corporation No. 1311.
6. PIN 29842-0394 (LT)
- (a) Instrument YR2537052, being a charge registered on September 1, 2016 from ZM Global Inc. to First Commercial Bank;
  - (b) Instrument YR2537066, being a notice of assignment of rents - general registered on September 1, 2016 from ZM Global Inc. to First Commercial Bank; and
  - (c) Instrument YR2989500, being a condominium lien registered on July 30, 2019 in favour of York Region Standard Condominium Corporation No. 1311.
7. PIN 29842-0395 (LT)
- (a) Instrument YR2537052, being a charge registered on September 1, 2016 from ZM Global Inc. to First Commercial Bank;
  - (b) Instrument YR2537066, being a notice of assignment of rents - general registered on September 1, 2016 from ZM Global Inc. to First Commercial Bank; and
  - (c) Instrument YR2989500, being a condominium lien registered on July 30, 2019 in favour of York Region Standard Condominium Corporation No. 1311.

8. PIN 29842-0396 (LT)
  - (a) Instrument YR2537052, being a charge registered on September 1, 2016 from ZM Global Inc. to First Commercial Bank;
  - (b) Instrument YR2537066, being a notice of assignment of rents - general registered on September 1, 2016 from ZM Global Inc. to First Commercial Bank; and
  - (c) Instrument YR2989500, being a condominium lien registered on July 30, 2019 in favour of York Region Standard Condominium Corporation No. 1311.
  
9. PIN 29842-0397 (LT)
  - (a) Instrument YR2537052, being a charge registered on September 1, 2016 from ZM Global Inc. to First Commercial Bank;
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  - (b) Instrument YR2537066, being a notice of assignment of rents - general registered on September 1, 2016 from ZM Global Inc. to First Commercial Bank; and
  - (c) Instrument YR2989500, being a condominium lien registered on July 30, 2019 in favour of York Region Standard Condominium Corporation No. 1311.

## **Schedule “D” – Permitted Encumbrances, Easements and Restrictive Covenants related to the Real Property (unaffected by the Vesting Order)**

1. All encumbrances registered against the Real Property (this and all other capitalized terms set out in this Schedule “D” shall be defined in accordance with the definitions therefor set out in the Approval and Vesting Order to which this Schedule “D” is attached (hereinafter, the “**Vesting Order**”)) as of the date of the Vesting Order, save and except those encumbrances listed in Schedule “C” attached to the Vesting Order.
2. The reservations, limitations, exceptions, provisos and conditions, if any, expressed in the original grant(s) of the Real Property from the Crown.
3. All applicable municipal by-laws and regulations provided, in each case, the same do not materially adversely affect the use and/or value of the Purchased Assets.
4. All unregistered or inchoate statutory liens, charges and encumbrances affecting title to the Real Property for taxes, assessments, governmental charges and levies not yet due and all other unregistered statutory liens.
5. The exceptions and qualifications contained in paragraphs 1, 4, 6, 7, 8, 9, 10, 12 and 14 of Subsection 44 (1) of the *Land Titles Act* (Ontario).
6. All defects and deficiencies which an up-to-date building location survey of the Real Property might reveal.
7. All easements, rights-of-way and licenses registered for the supply and installation of utility services, drainage, telephone services, electricity, gas, storm and/or sanitary sewers, water, cable television and/or any other service(s) to or for the benefit of the Real Property (collectively, the “**Utility Easements**”), together with any easement and cost-sharing agreement(s) or reciprocal agreement(s) confirming (or pertaining to) any easement or right-of-way for access, egress, support and/or servicing purposes, and/or pertaining to the sharing of any services, facilities and/or amenities with adjacent or neighboring property owners or any crane access agreements or tieback or shoring agreements provided, in each case the same do not materially adversely affect the use or value of the Purchased Assets.
8. All registered municipal agreements and registered agreements with publicly regulated utilities including, without limitation, all development, site plan, subdivision, engineering, heritage easement agreements and other municipal agreements (or similar agreements entered into with any governmental authorities), (with all of such agreements being hereinafter collectively referred to as the “**Development Agreements**”) provided, in each case, the terms and conditions of each such Development Agreement have been complied with in all

material respects and do not materially adversely affect the use of the Purchased Assets.

9. All agreements relating to any metering, submetering and/or check metering equipment, or relating to the supply of utility services to the Real Property and/or the project of which the Real Property forms a part.
10. All shared facilities agreements, reciprocal and/or cost sharing agreements, all other agreements, easements and rights-of-way provided, in each case, the terms and conditions of each such agreement have been complied with in all material respects and do not materially adversely affect the use of the Purchased Assets.
11. The specific encumbrances listed on **Exhibit "1"** attached hereto.

## **EXHIBIT “1” to SCHEDULE “D” – SPECIFIC ENCUMBRANCES**

1. PIN 29842-0055 (LT)
  - (a) Instrument VA71588 registered on January 29, 1973, being a notice of amendment of airport zoning regulations.
  - (b) Instrument R309927 registered on February 16, 1983, being a transfer of easement in favour of Her Majesty the Queen in Right of Ontario represented by the Minister of the Environment.
  - (c) Instrument LT1463623 registered on March 27, 2000, being a notice of Pearson Airport zoning regulations.
  - (d) Instrument YR62960 registered on October 19, 2001, being an application (general) (Minister’s transfer order with respect to multiple easements) from the Ontario Clean Water Agency in favour of The Regional Municipality of York.
  - (e) Instrument YR1953124 registered on March 7, 2013, being a transfer of easement in favour of The Regional Municipality of York.
  - (f) Instrument YR1953816 registered on March 11, 2013, being a notice of site plan agreement with The Regional Municipality of York.
  - (g) Instrument YR2247428 registered on January 26, 2015, being an application for absolute title.
  - (h) Instrument YR2447057 registered on March 22, 2016, being a notice of agreement between The Corporation of the City of Vaughan and Improve Inc.
  - (i) Instrument YRCP1311 registered on May 2, 2016, being a condominium plan.
  - (j) Instrument YR2466166 registered on May 2, 2016, being a condominium declaration.
  - (k) Instrument YR2479036 registered on May 31, 2016, being condominium by-law #1.
  - (l) Instrument YR2479045 registered on May 31, 2016, being condominium by-law #2.
  - (m) Instrument YR2479048 registered on May 31, 2016, being an application to annex restrictive covenants.

- (n) Instrument YR2481766 registered on June 3, 2016, being a condominium declaration amending YR2466166.
- (o) Instrument YR2772818 registered on December 13, 2017, being condominium by-law #3.

2. PIN 29842-0102 (LT)

- (a) Instrument VA71588 registered on January 29, 1973, being a notice of amendment of airport zoning regulations.
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  - (f) Instrument YR1953816 registered on March 11, 2013, being a notice of site plan agreement with The Regional Municipality of York.
  - (g) Instrument YR2247428 registered on January 26, 2015, being an application for absolute title.
  - (h) Instrument YR2447057 registered on March 22, 2016, being a notice of agreement between The Corporation of the City of Vaughan and Improve Inc.

- (i) Instrument YRCP1311 registered on May 2, 2016, being a condominium plan.
- (j) Instrument YR2466166 registered on May 2, 2016, being a condominium declaration.
- (k) Instrument YR2479036 registered on May 31, 2016, being condominium by-law #1.
- (l) Instrument YR2479045 registered on May 31, 2016, being condominium by-law #2.
- (m) Instrument YR2479048 registered on May 31, 2016, being an application to annex restrictive covenants.
- (n) Instrument YR2481766 registered on June 3, 2016, being a condominium declaration amending YR2466166.
- (o) Instrument YR2772818 registered on December 13, 2017, being condominium by-law #3.

7. PIN 29842-0395 (LT)

- (a) Instrument VA71588 registered on January 29, 1973, being a notice of amendment of airport zoning regulations.
- (b) Instrument R309927 registered on February 16, 1983, being a transfer of easement in favour of Her Majesty the Queen in Right of Ontario represented by the Minister of the Environment.
- (c) Instrument LT1463623 registered on March 27, 2000, being a notice of Pearson Airport zoning regulations.
- (d) Instrument YR62960 registered on October 19, 2001, being an application (general) (Minister's transfer order with respect to multiple easements) from the Ontario Clean Water Agency in favour of The Regional Municipality of York.
- (e) Instrument YR1953124 registered on March 7, 2013, being a transfer of easement in favour of The Regional Municipality of York.
- (f) Instrument YR1953816 registered on March 11, 2013, being a notice of site plan agreement with The Regional Municipality of York.
- (g) Instrument YR2247428 registered on January 26, 2015, being an application for absolute title.

- (h) Instrument YR2447057 registered on March 22, 2016, being a notice of agreement between The Corporation of the City of Vaughan and Improve Inc.
- (i) Instrument YRCP1311 registered on May 2, 2016, being a condominium plan.
- (j) Instrument YR2466166 registered on May 2, 2016, being a condominium declaration.
- (k) Instrument YR2479036 registered on May 31, 2016, being condominium by-law #1.
- (l) Instrument YR2479045 registered on May 31, 2016, being condominium by-law #2.
- (m) Instrument YR2479048 registered on May 31, 2016, being an application to annex restrictive covenants.
- (n) Instrument YR2481766 registered on June 3, 2016, being a condominium declaration amending YR2466166.
- (o) Instrument YR2772818 registered on December 13, 2017, being condominium by-law #3.

8. PIN 29842-0396 (LT)

- (a) Instrument VA71588 registered on January 29, 1973, being a notice of amendment of airport zoning regulations.
- (b) Instrument R309927 registered on February 16, 1983, being a transfer of easement in favour of Her Majesty the Queen in Right of Ontario represented by the Minister of the Environment.
- (c) Instrument LT1463623 registered on March 27, 2000, being a notice of Pearson Airport zoning regulations.
- (d) Instrument YR62960 registered on October 19, 2001, being an application (general) (Minister's transfer order with respect to multiple easements) from the Ontario Clean Water Agency in favour of The Regional Municipality of York.
- (e) Instrument YR1953124 registered on March 7, 2013, being a transfer of easement in favour of The Regional Municipality of York.
- (f) Instrument YR1953816 registered on March 11, 2013, being a notice of site plan agreement with The Regional Municipality of York.

- (g) Instrument YR2247428 registered on January 26, 2015, being an application for absolute title.
- (h) Instrument YR2447057 registered on March 22, 2016, being a notice of agreement between The Corporation of the City of Vaughan and Improve Inc.
- (i) Instrument YRCP1311 registered on May 2, 2016, being a condominium plan.
- (j) Instrument YR2466166 registered on May 2, 2016, being a condominium declaration.
- (k) Instrument YR2479036 registered on May 31, 2016, being condominium by-law #1.
- (l) Instrument YR2479045 registered on May 31, 2016, being condominium by-law #2.
- (m) Instrument YR2479048 registered on May 31, 2016, being an application to annex restrictive covenants.
- (n) Instrument YR2481766 registered on June 3, 2016, being a condominium declaration amending YR2466166.
- (o) Instrument YR2772818 registered on December 13, 2017, being condominium by-law #3.

9. PIN 29842-0397 (LT)

- (a) Instrument VA71588 registered on January 29, 1973, being a notice of amendment of airport zoning regulations.
- (b) Instrument R309927 registered on February 16, 1983, being a transfer of easement in favour of Her Majesty the Queen in Right of Ontario represented by the Minister of the Environment.
- (c) Instrument LT1463623 registered on March 27, 2000, being a notice of Pearson Airport zoning regulations.
- (d) Instrument YR62960 registered on October 19, 2001, being an application (general) (Minister's transfer order with respect to multiple easements) from the Ontario Clean Water Agency in favour of The Regional Municipality of York.
- (e) Instrument YR1953124 registered on March 7, 2013, being a transfer of easement in favour of The Regional Municipality of York.

- (f) Instrument YR1953816 registered on March 11, 2013, being a notice of site plan agreement with The Regional Municipality of York.
- (g) Instrument YR2247428 registered on January 26, 2015, being an application for absolute title.
- (h) Instrument YR2447057 registered on March 22, 2016, being a notice of agreement between The Corporation of the City of Vaughan and Improve Inc.
- (i) Instrument YRCP1311 registered on May 2, 2016, being a condominium plan.
- (j) Instrument YR2466166 registered on May 2, 2016, being a condominium declaration.
- (k) Instrument YR2479036 registered on May 31, 2016, being condominium by-law #1.
- (l) Instrument YR2479045 registered on May 31, 2016, being condominium by-law #2.
- (m) Instrument YR2479048 registered on May 31, 2016, being an application to annex restrictive covenants.
- (n) Instrument YR2481766 registered on June 3, 2016, being a condominium declaration amending YR2466166.
- (o) Instrument YR2772818 registered on December 13, 2017, being condominium by-law #3.

10. PIN 29842-0398 (LT)

- (a) Instrument VA71588 registered on January 29, 1973, being a notice of amendment of airport zoning regulations.
- (b) Instrument R309927 registered on February 16, 1983, being a transfer of easement in favour of Her Majesty the Queen in Right of Ontario represented by the Minister of the Environment.
- (c) Instrument LT1463623 registered on March 27, 2000, being a notice of Pearson Airport zoning regulations.
- (d) Instrument YR62960 registered on October 19, 2001, being an application (general) (Minister's transfer order with respect to multiple easements) from the Ontario Clean Water Agency in favour of The Regional Municipality of York.



- (e) Instrument YR1953124 registered on March 7, 2013, being a transfer of easement in favour of The Regional Municipality of York.
- (f) Instrument YR1953816 registered on March 11, 2013, being a notice of site plan agreement with The Regional Municipality of York.
- (g) Instrument YR2247428 registered on January 26, 2015, being an application for absolute title.
- (h) Instrument YR2447057 registered on March 22, 2016, being a notice of agreement between The Corporation of the City of Vaughan and Improve Inc.
- (i) Instrument YRCP1311 registered on May 2, 2016, being a condominium plan.
- (j) Instrument YR2466166 registered on May 2, 2016, being a condominium declaration.
- (k) Instrument YR2479036 registered on May 31, 2016, being condominium by-law #1.
- (l) Instrument YR2479045 registered on May 31, 2016, being condominium by-law #2.
- (m) Instrument YR2479048 registered on May 31, 2016, being an application to annex restrictive covenants.
- (n) Instrument YR2481766 registered on June 3, 2016, being a condominium declaration amending YR2466166.
- (o) Instrument YR2772818 registered on December 13, 2017, being condominium by-law #3.

**FIRST COMMERCIAL BANK**

Applicant

**-and- ZM GLOBAL INC. AND HONG LOU XU (a/k/a HONGLOU XU)**

Respondents

Court File No. CV-20-00654057-00CL

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***ONTARIO***  
**SUPERIOR COURT OF JUSTICE**

**Proceeding commenced at  
Toronto**

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**APPROVAL AND VESTING ORDER**

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