

**ONTARIO  
SUPERIOR COURT OF JUSTICE  
COMMERCIAL LIST**

**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**

**APPLICATION RECORD - VOLUME II of II**  
(Appointment of Receiver)

January 5, 2021

**FASKEN MARTINEAU DuMOULIN LLP**

Barristers and Solicitors  
333 Bay Street, Suite 2400  
Bay Adelaide Centre, Box 20  
Toronto, ON M5H 2T6

**Stuart Brotman (LSO: 43430D)**  
sbrotman@fasken.com

**Daniel Richer (LSO: 75225G)**  
dricher@fasken.com

Tel: 416 865 4445  
Fax: 416 364 7813

Lawyers for the applicant

TO: **ZM GLOBAL INC.**

2750 14<sup>th</sup> Avenue, Suite 202  
Markham, Ontario L3R 0B6

AND TO: **HONG LOU XU**

2750 14th Avenue. Suite 202  
Markham, ON L3R 0B6

- and -

17 Equestrian Court  
North York, ON M2H 3M9

- and -

36 Dodie Street  
Aurora, ON L4G 2L2

-and-

6 Blue Grass Drive  
Aurora, ON L4G 6W4

-and-

6 Sangster Road  
Whitchurch-Stouffville, ON L4A 7X4

**ONTARIO  
SUPERIOR COURT OF JUSTICE  
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TAB 2

***THIS IS EXHIBIT “I”***

***referred to in the Affidavit of Wenfei Chen of the City of  
Toronto, in the Province of Ontario, sworn before me at the  
City of Toronto, in the Province of Ontario, on December 24,  
2020, in accordance with O. Reg. 431.20, Administering Oath  
or Declaration Remotely***

DocuSigned by:

*Daniel Richer*

42C808C67F0446B...

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***A Commissioner for Taking Affidavits***

RUN NUMBER : 349  
RUN DATE : 2020/12/14  
ID : 20201214103418.23

PROVINCE OF ONTARIO  
MINISTRY OF GOVERNMENT SERVICES  
PERSONAL PROPERTY SECURITY REGISTRATION SYSTEM  
ENQUIRY RESPONSE  
CERTIFICATE

REPORT : PSSR060  
PAGE : 1  
( 3588)

THIS IS TO CERTIFY THAT A SEARCH HAS BEEN MADE IN THE RECORDS OF THE CENTRAL OFFICE  
OF THE PERSONAL PROPERTY SECURITY REGISTRATION SYSTEM IN RESPECT OF THE FOLLOWING:

TYPE OF SEARCH : BUSINESS DEBTOR

SEARCH CONDUCTED ON : ZM GLOBAL INC.

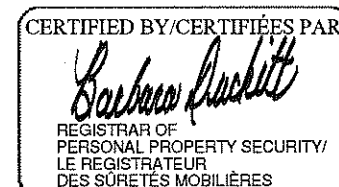
FILE CURRENCY : 13DEC 2020

ENQUIRY NUMBER 20201214103418.23 CONTAINS 8 PAGE(S), 2 FAMILY(IES).

THE SEARCH RESULTS MAY INDICATE THAT THERE ARE SOME REGISTRATIONS WHICH SET OUT A BUSINESS DEBTOR NAME  
WHICH IS SIMILAR TO THE NAME IN WHICH YOUR ENQUIRY WAS MADE. IF YOU DETERMINE THAT THERE ARE OTHER  
SIMILAR BUSINESS DEBTOR NAMES, YOU MAY REQUEST THAT ADDITIONAL ENQUIRIES BE MADE AGAINST THOSE NAMES.

FASKEN MARTINEAU DUMOULIN LLP/DAN RICHER  
333 BAY STREET, SUITE 2400  
TORONTO ON M5H2T6

CONTINUED... 2



(crj5 06/2019)



RUN NUMBER : 349  
RUN DATE : 2020/12/14  
ID : 20201214103418.23

PROVINCE OF ONTARIO  
MINISTRY OF GOVERNMENT SERVICES  
PERSONAL PROPERTY SECURITY REGISTRATION SYSTEM  
ENQUIRY RESPONSE  
CERTIFICATE

REPORT : PSSR060  
PAGE : 2  
( 3589)

TYPE OF SEARCH : BUSINESS DEBTOR  
SEARCH CONDUCTED ON : ZM GLOBAL INC.  
FILE CURRENCY : 13DEC 2020

FORM 1C FINANCING STATEMENT / CLAIM FOR LIEN

FILE NUMBER  
720266481

CAUTION FILING	PAGE NO.	TOTAL OF PAGES	MOTOR VEHICLE SCHEDULE	REGISTRATION NUMBER	REGISTERED UNDER	REGISTRATION PERIOD
	001	1		20160902 1504 1186 3564	P PPSA	06

DEBTOR NAME	DATE OF BIRTH	FIRST GIVEN NAME	INITIAL	SURNAME
ZM GLOBAL INC.				

BUSINESS NAME	ADDRESS	MARKHAM	ONTARIO CORPORATION NO.
ZM GLOBAL INC.	SUITE 202 - 2750 14TH AVENUE		ON L3R 0B6

DEBTOR NAME	DATE OF BIRTH	FIRST GIVEN NAME	INITIAL	SURNAME

BUSINESS NAME	ADDRESS	ONTARIO CORPORATION NO.

SECURED PARTY / LIEN CLAIMANT	ADDRESS	TORONTO	ON	M2N 7E9
FIRST COMMERCIAL BANK	SUITE 1803 - 5000 YONGE STREET			

COLLATERAL CLASSIFICATION	CONSUMER	MOTOR VEHICLE	AMOUNT	DATE OF	NO FIXED			
GOODS	INVENTORY	EQUIPMENT	ACCOUNTS	OTHER	INCLUDED	MATURITY	OR	MATURITY DATE

MOTOR VEHICLE	YEAR MAKE	MODEL	V.I.N.

GENERAL COLLATERAL DESCRIPTION	GENERAL ASSIGNMENT OF RENT'S

REGISTERING AGENT	ADDRESS	MARKHAM	ON	L3R 9X8
METCALFE, BLAINEY & BURNS LLP	#202 -18 CROWN STEEL DRIVE			

\*\*\* FOR FURTHER INFORMATION, CONTACT THE SECURED PARTY. \*\*\*

CONTINUED... 3

CERTIFIED BY/CERTIFIÉES PAR  
*Barbara Blackett*  
REGISTRAR OF  
PERSONAL PROPERTY SECURITY/  
LE REGISTREUR  
DES SÛRETÉS MOBILIÈRES

(crj1fu 06/2019)

Ontario 



RUN NUMBER : 349  
RUN DATE : 2020/12/14  
ID : 20201214103418.23

PROVINCE OF ONTARIO  
MINISTRY OF GOVERNMENT SERVICES  
PERSONAL PROPERTY SECURITY REGISTRATION SYSTEM  
ENQUIRY RESPONSE  
CERTIFICATE

REPORT : PSSR060  
PAGE : 3  
( 3590)

TYPE OF SEARCH : BUSINESS DEBTOR  
SEARCH CONDUCTED ON : ZM GLOBAL INC.  
FILE CURRENCY : 13DEC 2020

FORM 1C FINANCING STATEMENT / CLAIM FOR LIEN

FILE NUMBER  
720266832

CAUTION FILING	PAGE NO.	TOTAL OF PAGES	MOTOR VEHICLE SCHEDULE	REGISTRATION NUMBER	REGISTERED UNDER	REGISTRATION PERIOD
	001	1		20160902 1516 1186 3565	P PPSA	06

DATE OF BIRTH	FIRST GIVEN NAME	INITIAL	SURNAME
---------------	------------------	---------	---------

DEBTOR  
NAME

BUSINESS NAME  
ZM GLOBAL INC.

ONTARIO CORPORATION NO.

ADDRESS  
SUITE 202 - 2750 14TH AVENUE MARKHAM

ON L3R 0B6

DATE OF BIRTH	FIRST GIVEN NAME	INITIAL	SURNAME
---------------	------------------	---------	---------

DEBTOR  
NAME

BUSINESS NAME

ONTARIO CORPORATION NO.

ADDRESS

SECURED PARTY /  
LIEN CLAIMANT

FIRST COMMERCIAL BANK

ADDRESS  
SUITE 1803 - 5000 YONGE STREET TORONTO ON M2N 7E9

COLLATERAL CLASSIFICATION

CONSUMER GOODS	INVENTORY	EQUIPMENT	ACCOUNTS	OTHER	MOTOR VEHICLE INCLUDED	AMOUNT	DATE OF MATURITY	OR	NO FIXED MATURITY DATE
X	X	X	X	X					

YEAR	MAKE	MODEL	V.I.N.
------	------	-------	--------

MOTOR  
VEHICLE

GENERAL  
DESCRIPTION

GENERAL SECURITY AGREEMENT

REGISTERING  
AGENT

METCALFE, BLAINIEY & BURNS LLP

ADDRESS  
#202 - 18 CROWN STEEL DRIVE MARKHAM ON L3R 9X8

\*\*\* FOR FURTHER INFORMATION, CONTACT THE SECURED PARTY. \*\*\*

CONTINUED... 4

CERTIFIED BY/CERTIFIÉES PAR  
*Barbara Duckitt*  
REGISTRAR OF  
PERSONAL PROPERTY SECURITY/  
LE REGISTRATEUR  
DES SÛRETÉS MOBILIÈRES

(crj1fu 06/2019)

Ontario 

RUN NUMBER : 349  
RUN DATE : 2020/12/14  
ID : 20201214103418.23

PROVINCE OF ONTARIO  
MINISTRY OF GOVERNMENT SERVICES  
PERSONAL PROPERTY SECURITY REGISTRATION SYSTEM  
ENQUIRY RESPONSE  
CERTIFICATE

REPORT : PSSR060  
PAGE : 4  
( 3591)

TYPE OF SEARCH : BUSINESS DEBTOR  
SEARCH CONDUCTED ON : ZM GLOBAL INC.  
FILE CURRENCY : 13DEC 2020

FORM 2C FINANCING CHANGE STATEMENT / CHANGE STATEMENT

CAUTION	PAGE	TOTAL	MOTOR VEHICLE	REGISTRATION	REGISTERED
FILING	NO. OF	PAGES	SCHEDULE	NUMBER	UNDER
01	001	004		20201109 1109 1862 4610	
21	RECORD	FILE NUMBER	720266832		
	REFERENCED				
22	PAGE AMENDED	NO SPECIFIC PAGE AMENDED	CHANGE REQUIRED	RENEWAL	CORRECT
		X	A AMENDMENT	YEARS	PERIOD
23	REFERENCE	FIRST GIVEN NAME	INITIAL	SURNAME	
24	DEBTOR/ TRANSFEROR	BUSINESS NAME	ZM GLOBAL INC.		
25	OTHER CHANGE				
26	REASON/ DESCRIPTION	AMENDED TO ADD HONG LOU XU AS AN ADDITIONAL DEBTOR.			
27					
28					
02/	DATE OF BIRTH	FIRST GIVEN NAME	INITIAL	SURNAME	
05	DEBTOR/ TRANSFEREE	21APR1966	HONG	L	XU
03/	BUSINESS NAME				
06					
04/07	ADDRESS	2750 14TH AVENUE. SUITE 202	MARKHAM	ONTARIO CORPORATION NO.	ON L3R 0B6
29	ASSIGNOR				
08	SECURED PARTY/LIEN CLAIMANT/ASSIGNEE				
09	ADDRESS				
	COLLATERAL CLASSIFICATION				
	CONSUMER	MOTOR VEHICLE	DATE OF	NO. FIXED	
10	GOODS	INVENTORY EQUIPMENT ACCOUNTS OTHER	INCLUDED	AMOUNT MATURITY OR	MATURITY DATE
	YEAR	MAKE	MODEL	V.I.N.	
11	MOTOR				
12	VEHICLE				
13	GENERAL				
14	COLLATERAL				
15	DESCRIPTION				
16	REGISTERING AGENT OR	FASKEN MARTINEAU DUMOULIN LLP (S. HOGAN/D.RICHER/258977.00023)			
17	SECURED PARTY/ LIEN CLAIMANT	ADDRESS	333 BAY STREET, SUITE 2400	TORONTO	ON M5H 2T6

\*\*\* FOR FURTHER INFORMATION, CONTACT THE SECURED PARTY. \*\*\*

CONTINUED...

5

CERTIFIED BY/CERTIFIÉES PAR  
*Barbara Puckett*  
REGISTRAR OF  
PERSONAL PROPERTY SECURITY/  
LE REGISTRATEUR  
DES SÛRETÉS MOBILIÈRES

(crj2tu 06/2019)

Ontario 

RUN NUMBER : 349  
RUN DATE : 2020/12/14  
ID : 20201214103418.23

PROVINCE OF ONTARIO  
MINISTRY OF GOVERNMENT SERVICES  
PERSONAL PROPERTY SECURITY REGISTRATION SYSTEM  
ENQUIRY RESPONSE  
CERTIFICATE

REPORT : PSSR060  
PAGE : 5  
( 3592)

TYPE OF SEARCH : BUSINESS DEBTOR  
SEARCH CONDUCTED ON : ZM GLOBAL INC.  
FILE CURRENCY : 13DEC 2020

FORM 2C FINANCING CHANGE STATEMENT / CHANGE STATEMENT

CAUTION FILING	PAGE NO. OF	TOTAL PAGES	MOTOR VEHICLE SCHEDULE	REGISTRATION NUMBER	REGISTERED UNDER
01	002	004		20201109 1109 1862 4610	
21	RECORD REFERENCED	FILE NUMBER	720266832		
22	PAGE AMENDED	NO SPECIFIC PAGE AMENDED	CHANGE REQUIRED	RENEWAL YEARS	CORRECT PERIOD
23	REFERENCE	FIRST GIVEN NAME	INITIAL	SURNAME	
24	DEBTOR/ TRANSFEROR	BUSINESS NAME			
25	OTHER CHANGE				
26	REASON/				
27	DESCRIPTION				
02/	DATE OF BIRTH	FIRST GIVEN NAME	INITIAL	SURNAME	
05	DEBTOR/	21APR1966	HONG	L	XU
03/	TRANSFEEE	BUSINESS NAME			
04/07	ADDRESS	17 EQUESTRIAN COURT	NORTH YORK	ONTARIO CORPORATION NO.	ON M2H 3M9
29	ASSIGNOR				
08	SECURED PARTY/LIEN CLAIMANT/ASSIGNEE				
09	ADDRESS				
10	COLLATERAL CLASSIFICATION				
	CONSUMER	MOTOR VEHICLE	DATE OF	NO. FIXED	
	GOODS	INVENTORY EQUIPMENT ACCOUNTS OTHER	INCLUDED	AMOUNT MATURITY OR	MATURITY DATE
11	MOTOR	YEAR MAKE	MODEL	V.I.N.	
12	VEHICLE				
13	GENERAL				
14	COLLATERAL				
15	DESCRIPTION				
16	REGISTERING AGENT OR				
17	SECURED PARTY/	ADDRESS			
	LIEN CLAIMANT				

\*\*\* FOR FURTHER INFORMATION, CONTACT THE SECURED PARTY. \*\*\*

CONTINUED...

6

CERTIFIED BY/CERTIFIÉES PAR  
*Barbara Luckitt*  
REGISTRAR OF  
PERSONAL PROPERTY SECURITY/  
LE REGISTRATEUR  
DES SÛRETÉS MOBILIÈRES

(crj2fu 06/2019)

Ontario 

RUN NUMBER : 349  
RUN DATE : 2020/12/14  
ID : 20201214103418.23

PROVINCE OF ONTARIO  
MINISTRY OF GOVERNMENT SERVICES  
PERSONAL PROPERTY SECURITY REGISTRATION SYSTEM  
ENQUIRY RESPONSE  
CERTIFICATE

REPORT : PSSR060  
PAGE : 6  
( 3593)

TYPE OF SEARCH : BUSINESS DEBTOR  
SEARCH CONDUCTED ON : ZM GLOBAL INC.  
FILE CURRENCY : 13DEC 2020

FORM 2C FINANCING CHANGE STATEMENT / CHANGE STATEMENT

CAUTION FILING	PAGE NO. OF	TOTAL MOTOR VEHICLE PAGES SCHEDULE	REGISTRATION NUMBER	REGISTERED UNDER
01	003	004	20201109 1109 1862 4610	
21	RECORD REFERENCED	FILE NUMBER 720266832		
22	PAGE AMENDED	NO SPECIFIC PAGE AMENDED	CHANGE REQUIRED	RENEWAL YEARS
23	REFERENCE	FIRST GIVEN NAME	INITIAL	SURNAME
24	DEBTOR/ TRANSFEROR	BUSINESS NAME		
25	OTHER CHANGE			
26	REASON/			
27	DESCRIPTION			
28				
02/	DATE OF BIRTH	FIRST GIVEN NAME	INITIAL	SURNAME
05	DEBTOR/ 21APR1966	HONGLOU	XU	
03/	TRANSFEREE	BUSINESS NAME		
06				
04/07	ADDRESS	17 EQUESTRIAN COURT	NORTH YORK	ONTARIO CORPORATION NO. ON M2H 3M9
29	ASSIGNOR			
08	SECURED PARTY/LIEN CLAIMANT/ASSIGNEE			
09	ADDRESS			
10	COLLATERAL CLASSIFICATION			
	CONSUMER	MOTOR VEHICLE	DATE OF	NO. FIXED
	GOODS	INVENTORY EQUIPMENT ACCOUNTS OTHER INCLUDED	AMOUNT MATURITY OR	MATURITY DATE
11	MOTOR	YEAR MAKE	MODEL	V.I.N.
12	VEHICLE			
13	GENERAL			
14	COLLATERAL			
15	DESCRIPTION			
16	REGISTERING AGENT OR			
17	SECURED PARTY/	ADDRESS		
	LIEN CLAIMANT			

\*\*\* FOR FURTHER INFORMATION, CONTACT THE SECURED PARTY. \*\*\*

CONTINUED...

7

CERTIFIED BY/CERTIFIÉES PAR  
*Barbara Duckitt*  
REGISTRAR OF  
PERSONAL PROPERTY SECURITY/  
LE REGISTRATEUR  
DES SÛRETÉS MOBILIÈRES

(crj2fu 08/2019)

Ontario 

RUN NUMBER : 349  
RUN DATE : 2020/12/14  
ID : 20201214103418.23

PROVINCE OF ONTARIO  
MINISTRY OF GOVERNMENT SERVICES  
PERSONAL PROPERTY SECURITY REGISTRATION SYSTEM  
ENQUIRY RESPONSE  
CERTIFICATE

REPORT : PSSR060  
PAGE : 7  
( 3594)

TYPE OF SEARCH : BUSINESS DEBTOR  
SEARCH CONDUCTED ON : ZM GLOBAL INC.  
FILE CURRENCY : 13DEC 2020

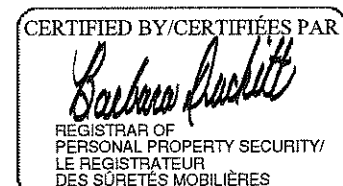
FORM 2C FINANCING CHANGE STATEMENT / CHANGE STATEMENT

CAUTION FILING	PAGE NO. OF	TOTAL PAGES	MOTOR VEHICLE SCHEDULE	REGISTRATION NUMBER	REGISTERED UNDER
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21	RECORD FILE NUMBER	720266832			
22	PAGE AMENDED	NO SPECIFIC PAGE AMENDED	CHANGE REQUIRED	RENEWAL YEARS	CORRECT PERIOD
23	REFERENCE	FIRST GIVEN NAME	INITIAL	SURNAME	
24	DEBTOR/ TRANSFEROR	BUSINESS NAME			
25	OTHER CHANGE				
26	REASON/				
27	DESCRIPTION				
28					
02/	DATE OF BIRTH	FIRST GIVEN NAME	INITIAL	SURNAME	
05	DEBTOR/ 21APR1966	HONGLOU		XU	
03/	TRANSFEREE	BUSINESS NAME			
06					
04/07	ADDRESS	2750 14TH AVENUE. SUITE 202	MARKHAM	ONTARIO CORPORATION NO.	ON LSR 0B6
29	ASSIGNOR				
08	SECURED PARTY/LEEN CLAIMANT/ASSIGNEE				
09	ADDRESS				
10	COLLATERAL CLASSIFICATION				
	CONSUMER	MOTOR VEHICLE	DATE OF	NO FIXED	
	GOODS	INVENTORY EQUIPMENT ACCOUNTS OTHER	INCLUDED	AMOUNT MATURITY OR	MATURITY DATE
11	MOTOR	YEAR MAKE	MODEL	V.I.N.	
12	VEHICLE				
13	GENERAL				
14	COLLATERAL				
15	DESCRIPTION				
16	REGISTERING AGENT OR				
17	SECURED PARTY/	ADDRESS			
	LEEN CLAIMANT				

\*\*\* FOR FURTHER INFORMATION, CONTACT THE SECURED PARTY. \*\*\*

CONTINUED...

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(crj2fu 06/2019)

Ontario 

RUN NUMBER : 349  
RUN DATE : 2020/12/14  
ID : 20201214103418.23

PROVINCE OF ONTARIO  
MINISTRY OF GOVERNMENT SERVICES  
PERSONAL PROPERTY SECURITY REGISTRATION SYSTEM  
ENQUIRY RESPONSE  
CERTIFICATE

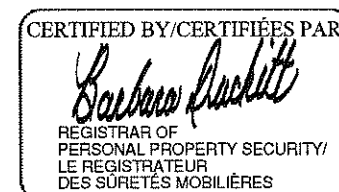
REPORT : PSSR060  
PAGE : 8  
( 3595)

TYPE OF SEARCH : BUSINESS DEBTOR  
SEARCH CONDUCTED ON : ZM GLOBAL INC.  
FILE CURRENCY : 13DEC 2020

INFORMATION RELATING TO THE REGISTRATIONS LISTED BELOW IS ATTACHED HERETO.

FILE NUMBER	REGISTRATION NUMBER	REGISTRATION NUMBER	REGISTRATION NUMBER	REGISTRATION NUMBER
720266481	20160902 1504 1186 3564			
720266832	20160902 1516 1186 3565	20201109 1109 1862 4610		


3 REGISTRATION(S) ARE REPORTED IN THIS ENQUIRY RESPONSE.



(crj)5 06/2019)

***THIS IS EXHIBIT “J”***

***referred to in the Affidavit of Wenfei Chen of the City of  
Toronto, in the Province of Ontario, sworn before me at the  
City of Toronto, in the Province of Ontario, on December 24,  
2020, in accordance with O. Reg. 431.20, Administering Oath  
or Declaration Remotely***

DocuSigned by:  
  
42C898C67F9446B

---

***A Commissioner for Taking Affidavits***

RUN NUMBER : 315  
RUN DATE : 2020/11/10  
ID : 20201110080254.35

PROVINCE OF ONTARIO  
MINISTRY OF GOVERNMENT SERVICES  
PERSONAL PROPERTY SECURITY REGISTRATION SYSTEM  
ENQUIRY RESPONSE  
CERTIFICATE

REPORT : PSSR060  
PAGE : 1  
( 3617)

THIS IS TO CERTIFY THAT A SEARCH HAS BEEN MADE IN THE RECORDS OF THE CENTRAL OFFICE  
OF THE PERSONAL PROPERTY SECURITY REGISTRATION SYSTEM IN RESPECT OF THE FOLLOWING:

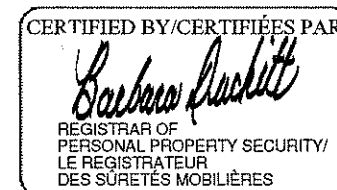
TYPE OF SEARCH : INDIVIDUAL SPECIFIC

SEARCH CONDUCTED ON : FIRST GIVEN NAME : HONG  
INITIAL : L  
SURNAME : XU  
DATE OF BIRTH : 21APR1966

FILE CURRENCY : 09NOV 2020

ENQUIRY NUMBER 20201110080254.35 CONTAINS 9 PAGE(S), 3 FAMILY(IES).

FASKEN MARTINEAU DUMOULIN LLP/STACEY HOGAN  
333 BAY STREET, SUITE 2400  
TORONTO ON M5H2T6



(crj5 06/2019)

CONTINUED... 2



RUN NUMBER : 315  
RUN DATE : 2020/11/10  
ID : 20201110080254.35

PROVINCE OF ONTARIO  
MINISTRY OF GOVERNMENT SERVICES  
PERSONAL PROPERTY SECURITY REGISTRATION SYSTEM  
ENQUIRY RESPONSE  
CERTIFICATE

REPORT : PSSR060  
PAGE : 2  
( 3618)

TYPE OF SEARCH : INDIVIDUAL SPECIFIC  
SEARCH CONDUCTED ON : HONG;L;XU;21APR1966  
FILE CURRENCY : 09NOV 2020

FORM 1C FINANCING STATEMENT / CLAIM FOR LIEN

FILE NUMBER  
724409181

CAUTION FILING	PAGE NO.	TOTAL OF PAGES	MOTOR VEHICLE SCHEDULE	REGISTRATION NUMBER	REGISTERED UNDER	REGISTRATION PERIOD
	01	001		20170127 1110 1529 5278	P PPSA	6

DATE OF BIRTH	FIRST GIVEN NAME	INITIAL	SURNAME
---------------	------------------	---------	---------

DEBTOR  
NAME

BUSINESS NAME

EST-LAND INC

ADDRESS

17 EQUESTRIAN CRT

TORONTO

ONTARIO CORPORATION NO.

ON M2H 3M9

DATE OF BIRTH	FIRST GIVEN NAME	INITIAL	SURNAME
---------------	------------------	---------	---------

DEBTOR  
NAME

BUSINESS NAME

HONG

L

XU

ONTARIO CORPORATION NO.

ON M2H 3M9

ADDRESS

17 EQUESTRIAN CRT

NORTH YORK

SECURED PARTY /  
LIEN CLAIMANT

BMW CANADA INC

ADDRESS

50 ULTIMATE DRIVE

RICHMOND HILL

ON L4S 0C8

COLLATERAL CLASSIFICATION

CONSUMER	GOODS	INVENTORY	EQUIPMENT	ACCOUNTS	OTHER	MOTOR VEHICLE	AMOUNT	DATE OF	NO FIXED
						INCLUDED		MATURITY OR	MATURITY DATE
	X		X		X	X	98951		X

YEAR MAKE  
2017 MASERATI

MODEL  
LEVANTE

V.I.N.  
ZN661XUL5HX226864

GENERAL  
COLLATERAL  
DESCRIPTION

REGISTERING  
AGENT

CANADIAN SECURITIES REGISTRATION SYSTEMS

ADDRESS

4126 NORLAND AVENUE

BURNABY

BC V5G 3S8

\*\*\* FOR FURTHER INFORMATION, CONTACT THE SECURED PARTY. \*\*\*

CONTINUED... 3

CERTIFIED BY/CERTIFIÉES PAR

*Barbara Luckitt*

REGISTRAR OF  
PERSONAL PROPERTY SECURITY/  
LE REGISTREUR  
DES SÛRETÉS MOBILIÈRES

(crlfu 06/2019)

Ontario 

RUN NUMBER : 315  
RUN DATE : 2020/11/10  
ID : 20201110080254.35

PROVINCE OF ONTARIO  
MINISTRY OF GOVERNMENT SERVICES  
PERSONAL PROPERTY SECURITY REGISTRATION SYSTEM  
ENQUIRY RESPONSE  
CERTIFICATE

REPORT : PSSR060  
PAGE : 3  
( 3619)

TYPE OF SEARCH : INDIVIDUAL SPECIFIC  
SEARCH CONDUCTED ON : HONG;L;XU;21APR1966  
FILE CURRENCY : 09NOV 2020

FORM 1C FINANCING STATEMENT / CLAIM FOR LIEN

00 FILE NUMBER  
720266832

01 CAUTION PAGE TOTAL MOTOR VEHICLE REGISTRATION REGISTERED REGISTRATION  
FILING NO. OF PAGES SCHEDULE NUMBER UNDER PERIOD  
001 1 20160902 1516 1186 3565 P PPSA 06

02 DEBTOR DATE OF BIRTH FIRST GIVEN NAME INITIAL SURNAME  
03 NAME BUSINESS NAME ZM GLOBAL INC.

04 ADDRESS SUITE 202 - 2750 14TH AVENUE MARKHAM ONTARIO CORPORATION NO.  
ON L3R 0B6

05 DEBTOR DATE OF BIRTH FIRST GIVEN NAME INITIAL SURNAME  
06 NAME BUSINESS NAME

07 ADDRESS ONTARIO CORPORATION NO.

08 SECURED PARTY / FIRST COMMERCIAL BANK  
09 LIEN CLAIMANT

ADDRESS SUITE 1803 - 5000 YONGE STREET TORONTO ON M2N 7E9

10 COLLATERAL CLASSIFICATION  
CONSUMER MOTOR VEHICLE AMOUNT DATE OF NO. FIXED  
GOODS INVENTORY EQUIPMENT ACCOUNTS OTHER INCLUDED MATURITY OR MATURITY DATE  
X X X X

11 YEAR MAKE MODEL V.I.N.  
12 MOTOR VEHICLE

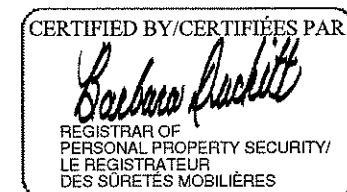
13 GENERAL GENERAL SECURITY AGREEMENT  
14 COLLATERAL  
15 DESCRIPTION

16 REGISTERING METCALFE, BLAINEY & BURNS LLP  
17 AGENT

ADDRESS #202 - 18 CROWN STEEL DRIVE MARKHAM ON L3R 9X8

\*\*\* FOR FURTHER INFORMATION, CONTACT THE SECURED PARTY. \*\*\*

CONTINUED... 4



(crj1fu 08/2019)

RUN NUMBER : 315  
RUN DATE : 2020/11/10  
ID : 20201110080254.35

PROVINCE OF ONTARIO  
MINISTRY OF GOVERNMENT SERVICES  
PERSONAL PROPERTY SECURITY REGISTRATION SYSTEM  
ENQUIRY RESPONSE  
CERTIFICATE

REPORT : PSSR060  
PAGE : 4  
( 3620)

TYPE OF SEARCH : INDIVIDUAL SPECIFIC  
SEARCH CONDUCTED ON : HONG;L;XU;21APR1966  
FILE CURRENCY : 09NOV 2020

FORM 2C FINANCING CHANGE STATEMENT / CHANGE STATEMENT

CAUTION FILING	PAGE NO. OF	TOTAL PAGES	MOTOR VEHICLE SCHEDULE	REGISTRATION NUMBER	REGISTERED UNDER
01	001	004		20201109 1109 1862 4610	
21	RECORD REFERENCED	FILE NUMBER	720266832		
22	PAGE-AMENDED	NO SPECIFIC PAGE AMENDED	CHANGE REQUIRED	RENEWAL YEARS	CORRECT PERIOD
		X	A AMENDMENT		
23	REFERENCE	FIRST GIVEN NAME	INITIAL	SURNAME	
24	DEBTOR/ TRANSFEROR	BUSINESS NAME	ZM GLOBAL INC.		
25	OTHER CHANGE				
26	REASON/ DESCRIPTION	AMENDED TO ADD HONG LOU XU AS AN ADDITIONAL DEBTOR.			
02/	DATE OF BIRTH	FIRST GIVEN NAME	INITIAL	SURNAME	
05	DEBTOR/ TRANSFEREE	21APR1966	HONG	L	XU
03/	BUSINESS NAME				
06					
04/07	ADDRESS	2750 14TH AVENUE. SUITE 202	MARKHAM	ONTARIO CORPORATION NO.	ON L3R 0B6
29	ASSIGNOR				
08	SECURED PARTY/LIEN CLAIMANT/ASSIGNEE				
09	ADDRESS				
	COLLATERAL CLASSIFICATION				
	CONSUMER	MOTOR VEHICLE	DATE OF	NO. FIXED	
10	GOODS	INVENTORY EQUIPMENT ACCOUNTS OTHER	INCLUDED	AMOUNT	MATURITY OR MATURITY DATE
	YEAR	MAKE	MODEL	V.I.N.	
11	MOTOR				
12	VEHICLE				
13	GENERAL				
14	COLLATERAL				
15	DESCRIPTION				
16	REGISTERING AGENT OR	FASKEN MARTINEAU DUMOULIN LLP (S. HOGAN/D.RICHER/258977.00023)			
17	SECURED PARTY/ LIEN CLAIMANT	ADDRESS	333 BAY STREET, SUITE 2400	TORONTO	ON M5H 2T6

\*\*\* FOR FURTHER INFORMATION, CONTACT THE SECURED PARTY. \*\*\*

CONTINUED... 5

CERTIFIED BY/CERTIFIÉES PAR  
*Barbara Luckitt*  
REGISTRAR OF  
PERSONAL PROPERTY SECURITY/  
LE REGISTREUR  
DES SÛRETÉS MOBILIÈRES

(cjr2fu 06/2019)

Ontario 

RUN NUMBER : 315  
RUN DATE : 2020/11/10  
ID : 20201110080254.35

PROVINCE OF ONTARIO  
MINISTRY OF GOVERNMENT SERVICES  
PERSONAL PROPERTY SECURITY REGISTRATION SYSTEM  
ENQUIRY RESPONSE  
CERTIFICATE

REPORT : PSSR060  
PAGE : 5  
( 3621)

TYPE OF SEARCH : INDIVIDUAL SPECIFIC  
SEARCH CONDUCTED ON : HONG;L;XU;21APR1966  
FILE CURRENCY : 09NOV 2020

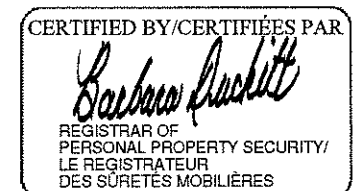
FORM 2C FINANCING CHANGE STATEMENT / CHANGE STATEMENT

CAUTION FILING	PAGE NO. OF	TOTAL PAGES	MOTOR VEHICLE SCHEDULE	REGISTRATION NUMBER	REGISTERED UNDER
01	002	004		20201109 1109 1862 4610	
21	RECORD REFERENCED	FILE NUMBER	720266832		
22	PAGE AMENDED	NO SPECIFIC PAGE AMENDED	CHANGE REQUIRED	RENEWAL YEARS	CORRECT PERIOD
23	REFERENCE	FIRST GIVEN NAME	INITIAL	SURNAME	
24	DEBTOR/ TRANSFEROR	BUSINESS NAME			
25	OTHER CHANGE				
26	REASON/				
27	DESCRIPTION				
28					
02/	DATE OF BIRTH	FIRST GIVEN NAME	INITIAL	SURNAME	
05	DEBTOR/	21APR1966	HONG	L	XU
03/	TRANSFEE	BUSINESS NAME			
06					
04/07	ADDRESS	17 EQUESTRIAN COURT	NORTH YORK	ONTARIO CORPORATION NO.	ON M2H 3M9
29	ASSIGNOR				
08	SECURED PARTY/LIEN CLAIMANT/ASSIGNEE				
09	ADDRESS				
	COLLATERAL CLASSIFICATION				
	CONSUMER	MOTOR VEHICLE	DATE OF	NO. FIXED	
	GOODS	INVENTORY EQUIPMENT ACCOUNTS OTHER	INCLUDED	AMOUNT	MATURITY OR MATURITY DATE
10	YEAR	MAKE	MODEL	V.I.N.	
11	MOTOR				
12	VEHICLE				
13	GENERAL				
14	COLLATERAL				
15	DESCRIPTION				
16	REGISTERING AGENT OR				
17	SECURED PARTY/	ADDRESS			
	LIEN CLAIMANT				

\*\*\* FOR FURTHER INFORMATION, CONTACT THE SECURED PARTY. \*\*\*

CONTINUED...

6



(crj2fu 06/2019)

RUN NUMBER : 315  
RUN DATE : 2020/11/10  
ID : 20201110080254.35

PROVINCE OF ONTARIO  
MINISTRY OF GOVERNMENT SERVICES  
PERSONAL PROPERTY SECURITY REGISTRATION SYSTEM  
ENQUIRY RESPONSE  
CERTIFICATE

REPORT : PSSR060  
PAGE : 6  
( 3622)

TYPE OF SEARCH : INDIVIDUAL SPECIFIC  
SEARCH CONDUCTED ON : HONG;L;XU;21APR1966  
FILE CURRENCY : 09NOV 2020

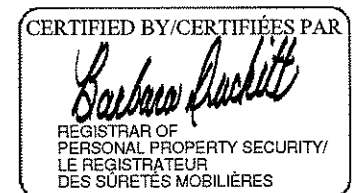
FORM 2C FINANCING CHANGE STATEMENT / CHANGE STATEMENT

CAUTION FILING	PAGE NO. OF	TOTAL PAGES	MOTOR VEHICLE SCHEDULE	REGISTRATION NUMBER	REGISTERED UNDER
01	003	004		20201109 1109 1862 4610	
21	RECORD FILE NUMBER	720266832			
22	PAGE AMENDED	NO SPECIFIC PAGE AMENDED	CHANGE REQUIRED	RENEWAL YEARS	CORRECT PERIOD
23	REFERENCE	FIRST GIVEN NAME	INITIAL	SURNAME	
24	DEBTOR/ TRANSFEROR	BUSINESS NAME			
25	OTHER CHANGE				
26	REASON/				
27	DESCRIPTION				
28					
02/	DATE OF BIRTH	FIRST GIVEN NAME	INITIAL	SURNAME	
05	DEBTOR/ 21APR1966	HONGLOU		XU	
03/	TRANSFEE	BUSINESS NAME			
06					
04/07	ADDRESS	17 EQUESTRIAN COURT	NORTH YORK	ONTARIO CORPORATION NO.	ON M2H 3M9
29	ASSIGNOR				
08	SECURED PARTY/LIEN CLAIMANT/ASSIGNEE				
09	ADDRESS				
10	COLLATERAL CLASSIFICATION				
	CONSUMER	MOTOR VEHICLE	DATE OF	NO FIXED	
	GOODS INVENTORY EQUIPMENT ACCOUNTS OTHER	INCLUDED	AMOUNT	MATURITY OR	MATURITY DATE
11	MOTOR	YEAR MAKE	MODEL	V.I.N.	
12	VEHICLE				
13	GENERAL				
14	COLLATERAL				
15	DESCRIPTION				
16	REGISTERING AGENT OR				
17	SECURED PARTY/	ADDRESS			
	LIEN CLAIMANT				

\*\*\* FOR FURTHER INFORMATION, CONTACT THE SECURED PARTY. \*\*\*

CONTINUED...

7



(crj2tu 06/2019)

RUN NUMBER : 315  
RUN DATE : 2020/11/10  
ID : 20201110080254.35

PROVINCE OF ONTARIO  
MINISTRY OF GOVERNMENT SERVICES  
PERSONAL PROPERTY SECURITY REGISTRATION SYSTEM  
ENQUIRY RESPONSE  
CERTIFICATE

REPORT : PSSR060  
PAGE : 7  
( 3623)

TYPE OF SEARCH : INDIVIDUAL SPECIFIC  
SEARCH CONDUCTED ON : HONG;L;XU;21APR1966  
FILE CURRENCY : 09NOV 2020

FORM 2C FINANCING CHANGE STATEMENT / CHANGE STATEMENT

CAUTION FILING	PAGE NO. OF	TOTAL PAGES	MOTOR VEHICLE SCHEDULE	REGISTRATION NUMBER	REGISTERED UNDER
01	004	004		20201109 1109 1862 4610	
21	RECORD REFERENCED	FILE NUMBER	720266832		
22	PAGE AMENDED	NO SPECIFIC PAGE AMENDED	CHANGE REQUIRED	RENEWAL YEARS	CORRECT PERIOD
23	REFERENCE	FIRST GIVEN NAME	INITIAL	SURNAME	
24	DEBTOR/ TRANSFEROR	BUSINESS NAME			
25	OTHER CHANGE				
26	REASON/				
27	DESCRIPTION				
28					
02/	DATE OF BIRTH	FIRST GIVEN NAME	INITIAL	SURNAME	
05	DEBTOR/ 21APR1966	HONGLOU		XU	
03/	TRANSFEREE	BUSINESS NAME			
06					
04/07	ADDRESS	2750 14TH AVENUE. SUITE 202	MARKHAM	ONTARIO CORPORATION NO.	ON L3R 0B6
29	ASSIGNOR				
08	SECURED PARTY/LIEN CLAIMANT/ASSIGNEE				
09	ADDRESS				
10	COLLATERAL CLASSIFICATION				
	CONSUMER	MOTOR VEHICLE	DATE OF	NO. FIXED	
	GOODS	INVENTORY EQUIPMENT ACCOUNTS OTHER	ENCLOSED	AMOUNT	MATURITY OR MATURITY DATE
11	MOTOR	YEAR MAKE	MODEL	V.I.N.	
12	VEHICLE				
13	GENERAL				
14	COLLATERAL				
15	DESCRIPTION				
16	REGISTERING AGENT OR				
17	SECURED PARTY/	ADDRESS			
	LIEN CLAIMANT				

\*\*\* FOR FURTHER INFORMATION, CONTACT THE SECURED PARTY. \*\*\*

CONTINUED...

8

CERTIFIED BY/CERTIFIÉES PAR  
*Barbara Duckitt*  
REGISTRAR OF  
PERSONAL PROPERTY SECURITY/  
LE REGISTRATEUR  
DES SÛRETES MOBILIÈRES

(crj2tu 06/2019)

Ontario 

RUN NUMBER : 315  
RUN DATE : 2020/11/10  
ID : 20201110080254.35

PROVINCE OF ONTARIO  
MINISTRY OF GOVERNMENT SERVICES  
PERSONAL PROPERTY SECURITY REGISTRATION SYSTEM  
ENQUIRY RESPONSE  
CERTIFICATE

REPORT : PSSR060  
PAGE : 8  
( 3624)

TYPE OF SEARCH : INDIVIDUAL SPECIFIC  
SEARCH CONDUCTED ON : HONG;L;XU;21APR1966  
FILE CURRENCY : 09NOV 2020

FORM 1C FINANCING STATEMENT / CLAIM FOR LIEN

FILE NUMBER  
720017199

00

CAUTION FILING	PAGE NO.	TOTAL OF PAGES	MOTOR VEHICLE SCHEDULE	REGISTRATION NUMBER	REGISTERED UNDER	REGISTRATION PERIOD
	001	1		20160826 1742 1219 5994	P PPSA	05

01

DEBTOR NAME	DATE OF BIRTH	FIRST GIVEN NAME	INITIAL	SURNAME
	21APR1966	HONG	L	XU

02

03

04

BUSINESS NAME	ADDRESS	ONTARIO CORPORATION NO.
	17 EQUESTRIAN CT NORTH YORK	ON M2H 3M9

05

06

07

08

09

DEBTOR NAME	DATE OF BIRTH	FIRST GIVEN NAME	INITIAL	SURNAME	ONTARIO CORPORATION NO.

SECURED PARTY / LIEN CLAIMANT	ADDRESS	ONTARIO CORPORATION NO.
THE BANK OF NOVA SCOTIA	4715 TAHOE BOULEVARD MISSISSAUGA	ON L4W 0B4

10

COLLATERAL CLASSIFICATION				MOTOR VEHICLE	AMOUNT	DATE OF MATURITY OR	NO FIXED MATURITY DATE
CONSUMER GOODS	INVENTORY	EQUIPMENT	ACCOUNTS OTHER	INCLUDED			
		X	X	X	96108		

11

12

MOTOR VEHICLE	YEAR MAKE	MODEL	V.I.N.
	2016 CHEVROLET	SUBURBAN	1GNSKJKC3GR412328

13

14

15

GENERAL COLLATERAL DESCRIPTION  
OUR SECURITY INTEREST IS LIMITED TO THE MOTOR VEHICLES LISTED ABOVE AND THE PROCEEDS OF THOSE VEHICLES

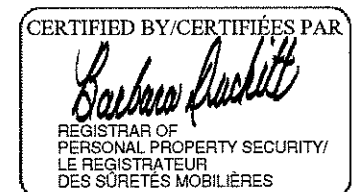
16

17

REGISTERING AGENT	ADDRESS	ONTARIO CORPORATION NO.
D+H LIMITED PARTNERSHIP (BNS)	939 EGLINTON AVENUE EAST, SUITE 201 TORONTO	ON M4G 4H7

\*\*\* FOR FURTHER INFORMATION, CONTACT THE SECURED PARTY. \*\*\*

CONTINUED... 9



(crj1fu 06/2019)

RUN NUMBER : 315  
RUN DATE : 2020/11/10  
ID : 20201110080254.35

PROVINCE OF ONTARIO  
MINISTRY OF GOVERNMENT SERVICES  
PERSONAL PROPERTY SECURITY REGISTRATION SYSTEM  
ENQUIRY RESPONSE  
CERTIFICATE

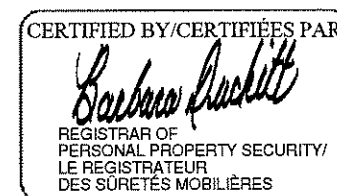
REPORT : PSSR060  
PAGE : 9  
( 3625)

TYPE OF SEARCH : INDIVIDUAL SPECIFIC  
SEARCH CONDUCTED ON : HONG;L;XU;21APR1966  
FILE CURRENCY : 09NOV 2020

INFORMATION RELATING TO THE REGISTRATIONS LISTED BELOW IS ATTACHED HERETO.

FILE NUMBER	REGISTRATION NUMBER	REGISTRATION NUMBER	REGISTRATION NUMBER	REGISTRATION NUMBER
724409181	20170127 1110 1529 5278			
720266832	20160902 1516 1186 3565	20201109 1109 1862 4610		
720017199	20160826 1742 1219 5994			

4 REGISTRATION(S) ARE REPORTED IN THIS ENQUIRY RESPONSE.



(crj5 06/2019)





RUN NUMBER : 315  
RUN DATE : 2020/11/10  
ID : 20201110080256.40

PROVINCE OF ONTARIO  
MINISTRY OF GOVERNMENT SERVICES  
PERSONAL PROPERTY SECURITY REGISTRATION SYSTEM  
ENQUIRY RESPONSE  
CERTIFICATE

REPORT : PSSR060  
PAGE : 1  
( 3626)

THIS IS TO CERTIFY THAT A SEARCH HAS BEEN MADE IN THE RECORDS OF THE CENTRAL OFFICE  
OF THE PERSONAL PROPERTY SECURITY REGISTRATION SYSTEM IN RESPECT OF THE FOLLOWING:

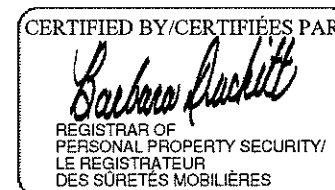
TYPE OF SEARCH : INDIVIDUAL SPECIFIC

SEARCH CONDUCTED ON : FIRST GIVEN NAME : HONGLOU  
INITIAL :  
SURNAME : XU  
DATE OF BIRTH : 21APR1966

FILE CURRENCY : 09NOV 2020

ENQUIRY NUMBER 20201110080256.40 CONTAINS 9 PAGE(S), 3 FAMILY(IES).

FASKEN MARTINEAU DUMOULIN LLP/STACEY HOGAN  
333 BAY STREET, SUITE 2400  
TORONTO ON M5H2T6



(crfj5 06/2019)

CONTINUED... 2

RUN NUMBER : 315  
RUN DATE : 2020/11/10  
ID : 20201110080256.40

PROVINCE OF ONTARIO  
MINISTRY OF GOVERNMENT SERVICES  
PERSONAL PROPERTY SECURITY REGISTRATION SYSTEM  
ENQUIRY RESPONSE  
CERTIFICATE

REPORT : PSSR060  
PAGE : 2  
( 3627)

TYPE OF SEARCH : INDIVIDUAL SPECIFIC  
SEARCH CONDUCTED ON : HONGLOU;;XU;21APR1966  
FILE CURRENCY : 09NOV 2020

FORM 1C FINANCING STATEMENT / CLAIM FOR LIEN

FILE NUMBER  
720266832

CAUTION FILING	PAGE NO.	TOTAL OF PAGES	MOTOR VEHICLE SCHEDULE	REGISTRATION NUMBER	REGISTERED UNDER	REGISTRATION PERIOD
	001	1		20160902 1516 1186 3565	P PPSA	06

DATE OF BIRTH	FIRST GIVEN NAME	INITIAL	SURNAME
---------------	------------------	---------	---------

DEBTOR  
NAME

BUSINESS NAME

ZM GLOBAL INC.

ONTARIO CORPORATION NO.

ADDRESS SUITE 202 - 2750 14TH AVENUE MARKHAM

ON L3R 0B6

DATE OF BIRTH	FIRST GIVEN NAME	INITIAL	SURNAME
---------------	------------------	---------	---------

DEBTOR  
NAME

BUSINESS NAME

ONTARIO CORPORATION NO.

ADDRESS

SECURED PARTY /  
LIEN CLAIMANT

FIRST COMMERCIAL BANK

ADDRESS SUITE 1803 - 5000 YONGE STREET TORONTO

ON M2N 7E9

COLLATERAL CLASSIFICATION

CONSUMER GOODS	INVENTORY	EQUIPMENT	ACCOUNTS	OTHER	MOTOR VEHICLE INCLUDED	AMOUNT	DATE OF MATURITY OR	NO FIXED MATURITY DATE
	X	X	X	X				

YEAR	MAKE	MODEL	V.I.N.
------	------	-------	--------

MOTOR  
VEHICLE

GENERAL  
COLLATERAL  
DESCRIPTION

GENERAL SECURITY AGREEMENT

REGISTERING  
AGENT

METCALFE, BLAINEY & BURNS LLP

ADDRESS #202 - 18 CROWN STEEL DRIVE MARKHAM

ON L3R 9X8

\*\*\* FOR FURTHER INFORMATION, CONTACT THE SECURED PARTY. \*\*\*

CONTINUED... 3

CERTIFIED BY/CERTIFIÉES PAR  
*Barbara Duckitt*  
REGISTRAR OF  
PERSONAL PROPERTY SECURITY/  
LE REGISTRATEUR  
DES SÛRETÉS MOBILIÈRES

(crj1fu 06/2019)

Ontario 

RUN NUMBER : 315  
RUN DATE : 2020/11/10  
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PROVINCE OF ONTARIO  
MINISTRY OF GOVERNMENT SERVICES  
PERSONAL PROPERTY SECURITY REGISTRATION SYSTEM  
ENQUIRY RESPONSE  
CERTIFICATE

REPORT : PSSR060  
PAGE : 3  
( 3628)

TYPE OF SEARCH : INDIVIDUAL SPECIFIC  
SEARCH CONDUCTED ON : HONGLOU;;XU;21APR1966  
FILE CURRENCY : 09NOV 2020

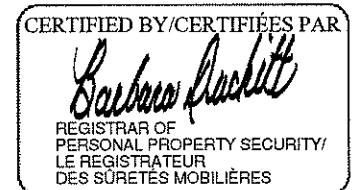
FORM 2C FINANCING CHANGE STATEMENT / CHANGE STATEMENT

CAUTION FILING	PAGE NO. OF	TOTAL PAGES	MOTOR VEHICLE SCHEDULE	REGISTRATION NUMBER	REGISTERED UNDER
01	001	004		20201109 1109 1862 4610	
21	RECORD REFERENCED	FILE NUMBER	720266832		
22	PAGE AMENDED	NO SPECIFIC PAGE AMENDED	CHANGE REQUIRED	RENEWAL YEARS	CORRECT PERIOD
		X	A AMENDMENT		
23	REFERENCE	FIRST GIVEN NAME	INITIAL	SURNAME	
24	DEBTOR/ TRANSFEROR	BUSINESS NAME	ZM GLOBAL INC.		
25	OTHER CHANGE				
26	REASON/ DESCRIPTION	AMENDED TO ADD HONG LOU XU AS AN ADDITIONAL DEBTOR.			
02/	DATE OF BIRTH	FIRST GIVEN NAME	INITIAL	SURNAME	
05	DEBTOR/ TRANSFEREE	21APR1966	HONG	L	XU
03/	BUSINESS NAME				
06					
04/07	ADDRESS	2750 14TH AVENUE. SUITE 202	MARKHAM	ONTARIO CORPORATION NO.	ON L3R 0B6
29	ASSIGNOR				
08	SECURED PARTY/LIEN CLAIMANT/ASSIGNEE				
09	ADDRESS				
	COLLATERAL CLASSIFICATION				
	CONSUMER	MOTOR VEHICLE	DATE OF	NO. FIXED	
10	GOODS	INVENTORY EQUIPMENT ACCOUNTS OTHER	INCLUDED	AMOUNT MATURITY OR	MATURITY DATE
11	YEAR	MAKE	MODEL	V.I.N.	
12	MOTOR				
13	VEHICLE				
14	GENERAL				
15	COLLATERAL				
16	DESCRIPTION				
17	REGISTERING AGENT OR	FASKEN MARTINEAU DUMOULIN LLP (S. HOGAN/D.RICHER/258977.00023)			
	SECURED PARTY/ LIEN CLAIMANT	333 BAY STREET, SUITE 2400	TORONTO	ON	M5H 2T6

\*\*\* FOR FURTHER INFORMATION, CONTACT THE SECURED PARTY. \*\*\*

CONTINUED...

4



(ej2lu 06/2019)

RUN NUMBER : 315  
RUN DATE : 2020/11/10  
ID : 20201110080256.40

PROVINCE OF ONTARIO  
MINISTRY OF GOVERNMENT SERVICES  
PERSONAL PROPERTY SECURITY REGISTRATION SYSTEM  
ENQUIRY RESPONSE  
CERTIFICATE

REPORT : PSSR060  
PAGE : 4  
( 3629)

TYPE OF SEARCH : INDIVIDUAL SPECIFIC  
SEARCH CONDUCTED ON : HONGLOU;;XU;21APR1966  
FILE CURRENCY : 09NOV 2020

FORM 2C FINANCING CHANGE STATEMENT / CHANGE STATEMENT

CAUTION FILING	PAGE NO. OF	TOTAL PAGES	MOTOR VEHICLE SCHEDULE	REGISTRATION NUMBER	REGISTERED UNDER
01	002	004		20201109 1109 1862 4610	
21	RECORD FILE NUMBER	720266832			
22	PAGE AMENDED	NO SPECIFIC PAGE AMENDED	CHANGE REQUIRED	RENEWAL YEARS	CORRECT PERIOD
23	REFERENCE	FIRST GIVEN NAME	INITIAL	SURNAME	
24	DEBTOR/ TRANSFEROR	BUSINESS NAME			
25	OTHER CHANGE				
26	REASON/				
27	DESCRIPTION				
28					
02/	DATE OF BIRTH	FIRST GIVEN NAME	INITIAL	SURNAME	
05	DEBTOR/	21APR1966	HONG	L	XU
03/	TRANSFeree	BUSINESS NAME			
06					
04/07	ADDRESS	17 EQUESTRIAN COURT		NORTH YORK	ONTARIO CORPORATION NO. ON M2H 3M9
29	ASSIGNOR				
08	SECURED PARTY/LIEN CLAIMANT/ASSIGNEE				
09	ADDRESS				
10	COLLATERAL CLASSIFICATION				
	CONSUMER	MOTOR VEHICLE	DATE OF	NO. FIXED	
	GOODS	INVENTORY EQUIPMENT ACCOUNTS OTHER	INCLUDED	AMOUNT MATURITY OR	MATURITY DATE
	YEAR	MAKE	MODEL	V.I.N.	
11	MOTOR				
12	VEHICLE				
13	GENERAL				
14	COLLATERAL				
15	DESCRIPTION				
16	REGISTERING AGENT OR				
17	SECURED PARTY/	ADDRESS			
	LIEN CLAIMANT				

\*\*\* FOR FURTHER INFORMATION, CONTACT THE SECURED PARTY. \*\*\*

CONTINUED...

5

CERTIFIED BY/CERTIFIÉES PAR  
*Barbara Rachitt*  
REGISTRAR OF  
PERSONAL PROPERTY SECURITY/  
LE REGISTRATEUR  
DES SÛRETÉS MOBILIÈRES

(crj2fu 06/2019)

RUN NUMBER : 315  
RUN DATE : 2020/11/10  
ID : 20201110080256.40

PROVINCE OF ONTARIO  
MINISTRY OF GOVERNMENT SERVICES  
PERSONAL PROPERTY SECURITY REGISTRATION SYSTEM  
ENQUIRY RESPONSE  
CERTIFICATE

REPORT : PSSR060  
PAGE : 5  
( 3630)

TYPE OF SEARCH : INDIVIDUAL SPECIFIC  
SEARCH CONDUCTED ON : HONGLOU;;XU;21APR1966  
FILE CURRENCY : 09NOV 2020

FORM 2C FINANCING CHANGE STATEMENT / CHANGE STATEMENT

CAUTION FILING	PAGE NO. OF	TOTAL PAGES	MOTOR VEHICLE SCHEDULE	REGISTRATION NUMBER	REGISTERED UNDER
01	003	004		20201109 1109 1862 4610	
21	RECORD FILE NUMBER	720266832			
	REFERENCED				
22	PAGE AMENDED	NO SPECIFIC PAGE AMENDED	CHANGE REQUIRED	RENEWAL YEARS	CORRECT PERIOD
23	REFERENCE	FIRST GIVEN NAME	INITIAL	SURNAME	
24	DEBTOR/ TRANSFEROR	BUSINESS NAME			
25	OTHER CHANGE				
26	REASON/				
27	DESCRIPTION				
28					
02/	DATE OF BIRTH	FIRST GIVEN NAME	INITIAL	SURNAME	
05	DEBTOR/	21APR1966	HONGLOU	XU	
03/	TRANSFeree	BUSINESS NAME			
06					
04/07	ADDRESS	17 EQUESTRIAN COURT	NORTH YORK	ONTARIO CORPORATION NO.	ON M2H 3M9
29	ASSIGNOR				
08	SECURED PARTY/LIEN CLAIMANT/ASSIGNEE				
09	ADDRESS				
	COLLATERAL CLASSIFICATION				
	CONSUMER	MOTOR VEHICLE	DATE OF	NO. FIXED	
	GOODS	INVENTORY EQUIPMENT ACCOUNTS OTHER	INCLUDED	AMOUNT MATURITY OR	MATURITY DATE
10	YEAR	MAKE	MODEL	V. I. N.	
11	MOTOR				
12	VEHICLE				
13	GENERAL				
14	COLLATERAL				
15	DESCRIPTION				
16	REGISTERING AGENT OR				
17	SECURED PARTY/	ADDRESS			
	LIEN CLAIMANT				

\*\*\* FOR FURTHER INFORMATION, CONTACT THE SECURED PARTY. \*\*\*

CONTINUED...

6

CERTIFIED BY/CERTIFIÉES PAR  
*Barbara Luckitt*  
REGISTRAR OF  
PERSONAL PROPERTY SECURITY/  
LE REGISTRATEUR  
DES SÛRETÉS MOBILIÈRES

(crj2fu 06/2019)

Ontario 

RUN NUMBER : 315  
RUN DATE : 2020/11/10  
ID : 20201110080256.40

PROVINCE OF ONTARIO  
MINISTRY OF GOVERNMENT SERVICES  
PERSONAL PROPERTY SECURITY REGISTRATION SYSTEM  
ENQUIRY RESPONSE  
CERTIFICATE

REPORT : PSSR060  
PAGE : 6  
( 3631)

TYPE OF SEARCH : INDIVIDUAL SPECIFIC  
SEARCH CONDUCTED ON : HONGLOU;;XU;21APR1966  
FILE CURRENCY : 09NOV 2020

FORM 2C FINANCING CHANGE STATEMENT / CHANGE STATEMENT

CAUTION FILING	PAGE NO. OF	TOTAL PAGES	MOTOR VEHICLE SCHEDULE	REGISTRATION NUMBER	REGISTERED UNDER
01	004	004		20201109 1109 1862 4610	
21	RECORD REFERENCED	FILE NUMBER	720266832		
22	PAGE AMENDED	NO SPECIFIC PAGE AMENDED	CHANGE REQUIRED	RENEWAL YEARS	CORRECT PERIOD
23	REFERENCE	FIRST GIVEN NAME	INITIAL	SURNAME	
24	DEBTOR/ TRANSFEROR	BUSINESS NAME			
25	OTHER CHANGE				
26	REASON/				
27	DESCRIPTION				
28					
02/	DATE OF BIRTH	FIRST GIVEN NAME	INITIAL	SURNAME	
05	DEBTOR/	21APR1966	HONGLOU	XU	
03/	TRANSFEE	BUSINESS NAME			
06					
04/07	ADDRESS	2750 14TH AVENUE. SUITE 202	MARKHAM	ONTARIO CORPORATION NO.	ON L3R 0B6
29	ASSIGNOR				
08	SECURED PARTY/LIEN CLAIMANT/ASSIGNEE				
09	ADDRESS				
	COLLATERAL CLASSIFICATION				
	CONSUMER	MOTOR VEHICLE	DATE OF	NO FIXED	
	GOODS	INVENTORY EQUIPMENT ACCOUNTS OTHER	INCLUDED	AMOUNT MATURITY OR	MATURITY DATE
10	YEAR	MAKE	MODEL	V.I.N.	
11	MOTOR				
12	VEHICLE				
13	GENERAL				
14	COLLATERAL				
15	DESCRIPTION				
16	REGISTERING AGENT OR				
17	SECURED PARTY/	ADDRESS			
	LIEN CLAIMANT				

\*\*\* FOR FURTHER INFORMATION, CONTACT THE SECURED PARTY. \*\*\*

CONTINUED... 7

CERTIFIED BY/CERTIFIÉES PAR  
*Barbara Duckitt*  
REGISTRAR OF  
PERSONAL PROPERTY SECURITY/  
LE REGISTRATEUR  
DES SÛRETÉS MOBILIÈRES

(crj2fu-06/2019)

Ontario 

RUN NUMBER : 315  
RUN DATE : 2020/11/10  
ID : 20201110080256.40

PROVINCE OF ONTARIO  
MINISTRY OF GOVERNMENT SERVICES  
PERSONAL PROPERTY SECURITY REGISTRATION SYSTEM  
ENQUIRY RESPONSE  
CERTIFICATE

REPORT : PSSR060  
PAGE : 7  
( 3632)

TYPE OF SEARCH : INDIVIDUAL SPECIFIC  
SEARCH CONDUCTED ON : HONGLOU;;XU;21APR1966  
FILE CURRENCY : 09NOV 2020

FORM 1C FINANCING STATEMENT / CLAIM FOR LIEN

FILE NUMBER  
720267336

CAUTION FILING	PAGE NO.	TOTAL OF PAGES	MOTOR VEHICLE SCHEDULE	REGISTRATION NUMBER	REGISTERED UNDER	REGISTRATION PERIOD
	001	1		20160902 1528 1186 3566	P PPSA	06

DEBTOR NAME	DATE OF BIRTH	FIRST GIVEN NAME	INITIAL	SURNAME
	21APR1966	HONG LOU		XU

BUSINESS NAME

ADDRESS 17 EQUESTRIAN CRT NORTH YORK ONTARIO CORPORATION NO. ON M2H 3M9

DEBTOR NAME	DATE OF BIRTH	FIRST GIVEN NAME	INITIAL	SURNAME

BUSINESS NAME

ADDRESS

SECURED PARTY /  
LIEN CLAIMANT FIRST COMMERCIAL BANK

ADDRESS SUITE 1803 - 5000 YONGE STREET TORONTO ON M2N 7E9

COLLATERAL CLASSIFICATION		MOTOR VEHICLE	AMOUNT	DATE OF	NO. FIXED
CONSUMER	GOODS	INVENTORY EQUIPMENT ACCOUNTS OTHER	INCLUDED	MATURITY OR	MATURITY DATE
			X		

MOTOR VEHICLE	YEAR MAKE	MODEL	V.I.N.

GENERAL ALL OF THE DEBTOR'S SHARES IN ZM GLOBAL INC.

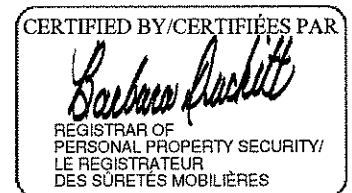
COLLATERAL  
DESCRIPTION

REGISTERING  
AGENT METCALFE, BLAINNEY & BURNS LLP

ADDRESS #202 - 18 CROWN STEEL DRIVE MARKHAM ON L3R 9X8

\*\*\* FOR FURTHER INFORMATION, CONTACT THE SECURED PARTY \*\*\*

CONTINUED... 8



(crj1fu 06/2019)





RUN NUMBER : 315  
RUN DATE : 2020/11/10  
ID : 20201110080256.40

PROVINCE OF ONTARIO  
MINISTRY OF GOVERNMENT SERVICES  
PERSONAL PROPERTY SECURITY REGISTRATION SYSTEM  
ENQUIRY RESPONSE  
CERTIFICATE

REPORT : PSSR060  
PAGE : 8  
( 3633)

TYPE OF SEARCH : INDIVIDUAL SPECIFIC  
SEARCH CONDUCTED ON : HONGLOU;;XU;21APR1966  
FILE CURRENCY : 09NOV 2020

FORM 1C FINANCING STATEMENT / CLAIM FOR LIEN

FILE NUMBER  
720267579

CAUTION FILING	PAGE NO.	TOTAL OF PAGES	MOTOR VEHICLE SCHEDULE	REGISTRATION NUMBER	REGISTERED UNDER	REGISTRATION PERIOD
	001	1		20160902 1540 1186 3567	P PPSA	06

DEBTOR NAME  
DATE OF BIRTH 21APR1966  
FIRST GIVEN NAME HONG LOU  
INITIAL XU  
SURNAME XU

BUSINESS NAME

ADDRESS

17 EQUESTRIAN CRT

NORTH YORK

ONTARIO CORPORATION NO.  
ON M2H 3M9

DEBTOR NAME  
DATE OF BIRTH  
FIRST GIVEN NAME  
INITIAL  
SURNAME  
BUSINESS NAME

ADDRESS

ONTARIO CORPORATION NO.

SECURED PARTY /  
LIEN CLAIMANT  
FIRST COMMERCIAL BANK

ADDRESS

SUITE 1803- 5000 YONGE STREET

TORONTO

ON M2N 7E9

COLLATERAL CLASSIFICATION

CONSUMER GOODS	INVENTORY	EQUIPMENT	ACCOUNTS	OTHER	MOTOR VEHICLE INCLUDED	AMOUNT	DATE OF MATURITY	OR	NO FIXED MATURITY DATE
					X	X			

MOTOR VEHICLE  
YEAR MAKE  
MODEL  
V.I.N.

GENERAL COLLATERAL DESCRIPTION  
GUARANTEE OF AND POSTPONEMENT IN THE DEBTOR'S INTEREST IN ZM GLOBAL INC.

REGISTERING AGENT  
METCALFE, BLAINEY & BURNS LLP

ADDRESS

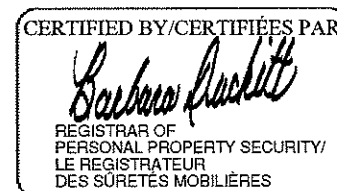
#202 - 18 CROWN STEEL DRIVE

MARKHAM

ON L3R 9X8

\*\*\* FOR FURTHER INFORMATION, CONTACT THE SECURED PARTY. \*\*\*

CONTINUED... 9



(crj1fu 06/2019)

RUN NUMBER : 315  
RUN DATE : 2020/11/10  
ID : 20201110080256.40

PROVINCE OF ONTARIO  
MINISTRY OF GOVERNMENT SERVICES  
PERSONAL PROPERTY SECURITY REGISTRATION SYSTEM  
ENQUIRY RESPONSE  
CERTIFICATE

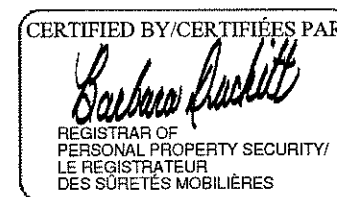
REPORT : PSSR060  
PAGE : 9  
( 3634)

TYPE OF SEARCH : INDIVIDUAL SPECIFIC  
SEARCH CONDUCTED ON : HONGLOU;;XU;21APR1966  
FILE CURRENCY : 09NOV 2020

INFORMATION RELATING TO THE REGISTRATIONS LISTED BELOW IS ATTACHED HERETO.

FILE NUMBER	REGISTRATION NUMBER	REGISTRATION NUMBER	REGISTRATION NUMBER	REGISTRATION NUMBER
720266832	20160902 1516 1186 3565	20201109 1109 1862 4610		
720267336	20160902 1528 1186 3566			
720267579	20160902 1540 1186 3567			


4 REGISTRATION(S) ARE REPORTED IN THIS ENQUIRY RESPONSE.



(crj)5 06/2019)

***THIS IS EXHIBIT “K”***

***referred to in the Affidavit of Wenfei Chen of the City of  
Toronto, in the Province of Ontario, sworn before me at the  
City of Toronto, in the Province of Ontario, on December 24,  
2020, in accordance with O. Reg. 431.20, Administering Oath  
or Declaration Remotely***

DocuSigned by:  
  
42C898C67F9446B

---

***A Commissioner for Taking Affidavits***

Properties

PIN	29842 - 0055    LT
Description	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
Address	55 UNIT 7250 KEELE STREET VAUGHAN
PIN	29842 - 0102    LT
Description	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
Address	102 UNIT 7250 KEELE STREET VAUGHAN
PIN	29842 - 0103    LT
Description	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
Address	103 UNIT 7250 KEELE STREET VAUGHAN
PIN	29842 - 0392    LT
Description	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
Address	392 UNIT 7250 KEELE STREET VAUGHAN
PIN	29842 - 0393    LT
Description	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
Address	393 UNIT 7250 KEELE STREET VAUGHAN
PIN	29842 - 0394    LT
Description	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
Address	394 UNIT 7250 KEELE STREET VAUGHAN
PIN	29842 - 0395    LT
Description	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
Address	395 UNIT 7250 KEELE STREET VAUGHAN
PIN	29842 - 0396    LT
Description	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
Address	396 UNIT 7250 KEELE STREET VAUGHAN
PIN	29842 - 0397    LT
Description	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
Address	397 UNIT 7250 KEELE STREET VAUGHAN
PIN	29842 - 0398    LT
Description	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

Properties

Address

398 UNIT  
7250 KEELE STREET  
VAUGHAN

Consideration

Consideration

\$24,341.18

Claimant(s)

Name

YORK REGION STANDARD CONDOMINIUM CORPORATION NO. 1311

Address for Service

c/o Gardiner Miller Arnold LLP  
1202 - 390 Bay Street  
Toronto, Ontario  
M5H 2Y2

The identified Condominium Corporation certifies that it has a lien under the Condominium Act against the above unit/property for: (a) unpaid common expenses in the amount of \$20,220.60 as of the date of this certificate; (b) the amount by which the owner defaults in the obligation to contribute, after the registration of this certificate, to the common expenses which include all amounts that under the Act are added to or form part of the common expenses; and (c) all interest owing and all reasonable legal costs and reasonable expenses that the Condominium Corporation incurs in connection with the collection or attempted collection of the amounts described in clauses (a) and (b), including the costs of preparing and registering this certificate of lien and a discharge of it. Upon payment of the amounts described above, the Condominium Corporation shall prepare and register a discharge of this certificate of lien and shall advise the owner in writing of the particulars of registration. This lien does not secure payments of common expenses that became due more than three months before the date of registration of this certificate.

I, Christopher Dominaux, have the authority to bind the corporation.  
This document is not authorized under Power of Attorney by this party.

Signed By

Christopher R. Dominaux

390 Bay Street Suite 1202  
Toronto  
M5H 2Y2

acting for  
Applicant(s)

Signed

2019 07 30

Tel

416-363-2614

Fax

416-363-8451

I have the authority to sign and register the document on behalf of the Applicant(s).

Submitted By

GARDINER MILLER ARNOLD LLP

390 Bay Street Suite 1202  
Toronto  
M5H 2Y2

2019 07 30

Tel

416-363-2614

Fax

416-363-8451

Fees/Taxes/Payment

Statutory Registration Fee

\$64.40

Total Paid

\$64.40

***THIS IS EXHIBIT “L”***

***referred to in the Affidavit of Wenfei Chen of the City of  
Toronto, in the Province of Ontario, sworn before me at the  
City of Toronto, in the Province of Ontario, on December 24,  
2020, in accordance with O. Reg. 431.20, Administering Oath  
or Declaration Remotely***

DocuSigned by:

*Daniel Richer*

42C898C67F9446B...

---

***A Commissioner for Taking Affidavits***

**NOTICE OF POWER OF SALE  
FOR ARREARS OF COMMON EXPENSES**

**TO:** ZM Global Inc.  
202 - 2750 14<sup>th</sup> Avenue  
Markham, Ontario  
L3R 0B6

**AND TO:** ZM Global Inc.  
c/o Hong Lou Xu  
17 Equestrian Court  
Toronto, Ontario  
M2H 3M9

**AND TO:** First Commercial Bank  
1803 - 5000 Yonge Street  
Toronto, Ontario  
M2N 7E9

TAKE NOTICE that default has been made in payment by ZM Global Inc., being the owner of:

Unit 55, Level 1  
Unit 102, Level 1  
Unit 103, Level 1  
Unit 392, Level 1  
Unit 393, Level 1  
Unit 394, Level 1  
Unit 395, Level 1  
Unit 396, Level 1  
Unit 397, Level 1  
Unit 398, Level 1

of York Region Standard Condominium Plan No. 1311, City of Vaughan  
Municipally known as: Units 55, 102, 103, 392, 393, 394, 395, 396, 397, & 398 - 7250  
Keele Street, Vaughan, Ontario

for monies due to the undersigned condominium corporation as common expenses for the aforesaid unit(s) under subsection 84(1) of the *Condominium Act, 1998* and the provisions of the declaration and general by-law of the undersigned condominium corporation registered in the Land Registry Office for the Land Titles Division in which the aforesaid unit(s) are located.

A CERTIFICATE OF LIEN pursuant to subsections 85(1) and (3) of the *Condominium Act, 1998* was registered on title to the aforesaid unit(s) as Instrument Number YR2989500 on July 30, 2019, to secure the unpaid common expenses, interest and costs described below. Pursuant to subsection 86(3) of the *Condominium Act, 1998*, notice of the lien was given to the owners and encumbrancers

listed above on or before that date.

AND WE HEREBY GIVE NOTICE that the amount now due for common expenses, interest collection costs, legal fees and disbursements secured by the lien are as follows:

1.	Common Expense arrears as of 10 October 2019	\$44,341.20
2.	Interest charges (at 12%) to today:	\$ 1,240.31
3.	Legal costs and HST for giving Notice of Lien:	\$ 500.00
4.	Legal costs and HST for registering Certificate of Lien:	\$ 1,300.00
5.	Legal costs and HST for power of sale proceedings:	<u>\$ 1,500.00</u>
	<b>TOTAL:</b>	<b><u>\$48,881.51</u></b>

TOGETHER WITH common expenses arising on the first day of each month hereafter in the sum of \$7,390.20 or as may otherwise be advised, plus interest at the rate of \$15.00 per diem from today, as well as additional legal costs, disbursements and taxes for such other collection steps as may reasonably be required.

AND UNLESS these sums are paid on or before November 28, 2019, the undersigned condominium corporation shall sell the aforesaid unit(s) under subsection 85(6) of the *Condominium Act, 1998* and Part II of the *Mortgages Act*.

THIS NOTICE IS GIVEN to you as you appear to have an interest in the aforesaid unit(s) and may be entitled to redeem it.

DATED at Toronto on October 10, 2019

YORK REGION STANDARD CONDOMINIUM CORPORATION No.1311  
by its solicitors  
**GARDINER MILLER ARNOLD LLP**  
Barristers & Solicitors  
390 Bay Street, Suite 1202, Toronto, Ontario M5H 2Y2  
Fax 416-363-8451 HST#122745276

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

  
CHRISTOPHER J. JAGLOWITZ



***THIS IS EXHIBIT “M”***  
***referred to in the Affidavit of Wenfei Chen of the City of***  
***Toronto, in the Province of Ontario, sworn before me at the***  
***City of Toronto, in the Province of Ontario, on December 24,***  
***2020, in accordance with O. Reg. 431.20, Administering Oath***  
***or Declaration Remotely***

DocuSigned by:

Daniel Richer

42C890C67F9446B...

---

***A Commissioner for Taking Affidavits***

LAND  
REGISTRY  
OFFICE #66

76433-0431 (LT)

PAGE 1 OF 5  
PREPARED FOR yvette01  
ON 2020/12/11 AT 11:37:33

\* CERTIFIED IN ACCORDANCE WITH THE LAND TITLES ACT \* SUBJECT TO RESERVATIONS IN CROWN GRANT \*

PROPERTY DESCRIPTION: UNIT 25, LEVEL 11, TORONTO STANDARD CONDOMINIUM PLAN NO. 2433 AND ITS APPURTENANT INTEREST; SUBJECT TO AND TOGETHER WITH EASEMENTS AS SET OUT IN SCHEDULE A AS IN AT3826845; CITY OF TORONTO

PROPERTY REMARKS: FOR THE PURPOSE OF THE QUALIFIER THE DATE OF REGISTRATION OF ABSOLUTE TITLE IS 2012/08/27 AND 2012/08/23.

ESTATE/QUALIFIER:  
FEE SIMPLE  
LT ABSOLUTE PLUS

RECENTLY:  
CONDOMINIUM FROM 21418-0257

PIN CREATION DATE:  
2015/03/13

OWNERS' NAMES  
LOCKHART-CONWAY, BRYN  
GENDRON, NATHAN

CAPACITY SHARE  
JTEN  
JTEN

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/ CHKD
** PRINTOUT INCLUDES ALL DOCUMENT TYPES AND DELETED INSTRUMENTS SINCE 2015/03/13 **						
**SUBJECT TO SUBSECTION 44(1) OF THE LAND TITLES ACT, EXCEPT PARAGRAPHS 3 AND 14 AND *						
** PROVINCIAL SUCCESSION DUTIES AND EXCEPT PARAGRAPH 11 AND ESCHEATS OR FORFEITURE **						
** TO THE CROWN UP TO THE DATE OF REGISTRATION WITH AN ABSOLUTE TITLE. **						
CT143750	1975/10/02	NOTICE		THE MOLSON COMPANIES LIMITED-LES COMPAGNIES MOLSON LIMITED	THE CORPORATION OF THE CITY OF TORONTO	C
CT431501	1980/09/11	NOTICE		THE MOLSON COMPANIES LIMITED-LES COMPAGNIES MOLSON LIMITED	THE CORPORATION OF THE CITY OF TORONTO	C
CT751273	1985/11/01	NOTICE		DEPARTMENT OF TRANSPORT	CITY OF TORONTO	C
REMARKS: ZONING REGULATIONS-ISLAND AIRPORT						
CA199600	1992/07/22	AGREEMENT			CITY OF TORONTO	C
CA199601	1992/07/22	AGREEMENT			CITY OF TORONTO	C
CA409869	1996/06/12	NOTICE		MOLSON BREWERIES PROPERTIES LIMITED 159054 CANADA INC.	THE CORPORATION OF THE CITY OF TORONTO	C
CA411053	1996/06/19	NOTICE		MOLSON BREWERIES PORPERTIES LIMITED 159054 CANADA INC.	THE BOARD OF EDUCATION FOR THE CITY OF TORONTO THE METROPOLITAN TORONTO SCHOOL BOARD METROPOLITAN SEPARATE SCHOOL BOARD	C
CORRECTIONS: 'PARTY' CHANGED FROM 'THE RESIDENCES OF FLEET CENTRE LIMITED' TO 'MOLSON BREWERIES PORPERTIES LIMITED' ON 2003/01/28 BY KARL WIERCINSKI. 'PARTY: 159054 CANADA INC.' ADDED ON 2003/01/28 BY KARL WIERCINSKI. 'PARTY' CHANGED FROM 'THE METROPOLITAN TORONTO SEPARATE SCHOOL BOARD' TO 'METROPOLITAN SEPARATE SCHOOL BOARD' ON 2006/11/07 BY GALINA KISLANSKI.						
AT1019897	2005/12/23	TRANSFER EASEMENT	\$2	WITTINGTON PROPERTIES LIMITED	CITY OF TORONTO	C
AT1386376	2007/02/28	NOTICE		WEST HARBOUR CITY (I) RESIDENCES CORP.		C
AT1557985	2007/08/29	NOTICE		WITTINGTON PROPERTIES LIMITED	CITY OF TORONTO	C

NOTE: ADJOINING PROPERTIES SHOULD BE INVESTIGATED TO ASCERTAIN DESCRIPTIVE INCONSISTENCIES, IF ANY, WITH DESCRIPTION REPRESENTED FOR THIS PROPERTY.  
NOTE: ENSURE THAT YOUR PRINTOUT STATES THE TOTAL NUMBER OF PAGES AND THAT YOU HAVE PICKED THEM ALL UP.

LAND  
REGISTRY  
OFFICE #66

76433-0431 (LT)

PAGE 2 OF 5  
PREPARED FOR yvette01  
ON 2020/12/11 AT 11:37:33

\* CERTIFIED IN ACCORDANCE WITH THE LAND TITLES ACT \* SUBJECT TO RESERVATIONS IN CROWN GRANT \*

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/ CHKD
REMARKS: SUBSECTION 37(3) OF THE PLANNING ACT						
AT1557986	2007/08/29	NOTICE		WITTINGTON PROPERTIES LIMITED	CITY OF TORONTO TORONTO DISTRICT SCHOOL BOARD TORONTO CATHOLIC DISTRICT SCHOOL BOARD	C
AT1652600	2007/12/03	NOTICE	\$2	WEST HARBOUR CITY (IV) RESIDENCES CORP.		C
REMARKS: THE LAND REGISTRAR IS AUTHORIZED TO DELETE THE NOTICE ON THE CONSENT OF CITY OF TORONTO, TORONTO DISTRICT SCHOOL BOARD AND TORONTO CATHOLIC DISTRICT SCHOOL BOARD						
AT1919031	2008/10/08	NOTICE	\$2	WEST HARBOUR CITY (I) RESIDENCES CORP. WEST HARBOUR CITY (II) RESIDENCES CORP. WEST HARBOUR CITY (III) RESIDENCES CORP.	CITY OF TORONTO	C
AT2301970	2010/02/10	APL (GENERAL)		TORONTO CATHOLIC DISTRICT SCHOOL BOARD		C
REMARKS: CA411053						
AT2305302	2010/02/16	APL (GENERAL)		TORONTO DISTRICT SCHOOL BOARD		C
REMARKS: CA411053						
AT2318717	2010/03/02	NOTICE	\$2	CITY OF TORONTO	WEST HARBOUR CITY (I) RESIDENCES CORP. WEST HARBOUR CITY (II) RESIDENCES CORP. WEST HARBOUR CITY (III) RESIDENCES CORP.	C
REMARKS: AT1386376						
AT2478131	2010/08/17	NOTICE		TORONTO DISTRICT SCHOOL BOARD TORONTO CATHOLIC DISTRICT SCHOOL BOARD		C
REMARKS: CA411053						
AT2779999	2011/08/10	CHARGE		*** DELETED AGAINST THIS PROPERTY *** WEST HARBOUR CITY (III) RESIDENCES CORP. WEST HARBOUR CITY (IV) RESIDENCES CORP.	AVIVA INSURANCE COMPANY OF CANADA	
AT2901332	2011/12/20	CHARGE		*** DELETED AGAINST THIS PROPERTY *** WEST HARBOUR CITY (III) RESIDENCES CORP. WEST HARBOUR CITY (IV) RESIDENCES CORP.	MCAP FINANCIAL CORPORATION	
AT2901333	2011/12/20	NO ASSGN RENT GEN		*** DELETED AGAINST THIS PROPERTY *** WEST HARBOUR CITY (III) RESIDENCES CORP. WEST HARBOUR CITY (IV) RESIDENCES CORP.	MCAP FINANCIAL CORPORATION	
REMARKS: AT2901332						
AT2902930	2011/12/21	POSTPONEMENT		*** DELETED AGAINST THIS PROPERTY ***		

NOTE: ADJOINING PROPERTIES SHOULD BE INVESTIGATED TO ASCERTAIN DESCRIPTIVE INCONSISTENCIES, IF ANY, WITH DESCRIPTION REPRESENTED FOR THIS PROPERTY.  
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76433-0431 (LT)

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REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/ CHKD
		REMARKS: AT2779999 TO AT2901332		AVIVA INSURANCE COMPANY OF CANADA	MCAP FINANCIAL CORPORATION	
AT2963908	2012/03/12	CHARGE		*** DELETED AGAINST THIS PROPERTY *** WEST HARBOUR CITY (III) RESIDENCES CORP. WEST HARBOUR CITY (IV) RESIDENCES CORP.	YHC MORTGAGE PARTNERS LIMITED	
AT2963930	2012/03/12	NO ASSGN RENT GEN		*** DELETED AGAINST THIS PROPERTY *** WEST HARBOUR CITY (III) RESIDENCES CORP. WEST HARBOUR CITY (IV) RESIDENCES CORP	YHC MORTGAGE PARTNERS LIMITED	
		REMARKS: AT2963908				
AT2965621	2012/03/14	POSTPONEMENT		*** DELETED AGAINST THIS PROPERTY *** YHC MORTGAGE PARTNERS LIMITED	MCAP FINANCIAL CORPORATION	
		REMARKS: AT2963908 POSTPONED TO AT2901332,AT2901333				
AT3770614	2014/12/18	NOTICE		*** DELETED AGAINST THIS PROPERTY *** WEST HARBOUR CITY (III) RESIDENCES CORP.	AVIVA INSURANCE COMPANY OF CANADA	
		REMARKS: AT27729999				
AT3773420	2014/12/22	CERTIFICATE		HER MAJESTY THE QUEEN IN RIGHT OF ONTARIO AS REPRESENTED BY THE MINISTER OF THE ENVIRONMENT AND CLIMATE CHANGE		C
AT3809521	2015/02/12	NOTICE	\$2	CITY OF TORONTO	WEST HARBOUR CITY (III) RESIDENCES CORP.	C
		REMARKS: SITE PLAN AGREEMENT				
AT3809522	2015/02/12	TRANSFER EASEMENT	\$2	WEST HARBOUR CITY (III) RESIDENCES CORP.	CITY OF TORONTO	C
AT3809523	2015/02/12	POSTPONEMENT		*** DELETED AGAINST THIS PROPERTY *** AVIVA INSURANCE COMPANY OF CANADA	CITY OF TORONTO	
		REMARKS: AT2779999 TO AT3809522 AS TO PTS 1 TO 10 (INCLUSIVE) ON PLN 66R26977				
AT3809524	2015/02/12	POSTPONEMENT		*** DELETED AGAINST THIS PROPERTY *** MCAP FINANCIAL CORPORATION	CITY OF TORONTO	
		REMARKS: AT2901332 AND AT2901333 TO AT3809522 AS TO PTS 1 TO 10 (INCLUSIVE)ON PLN 66R26977				
AT3809525	2015/02/12	POSTPONEMENT		*** DELETED AGAINST THIS PROPERTY *** YHC MORTGAGE PARTNERS LIMITED	CITY OF TORONTO	
		REMARKS: AT2963908 TO AT3809522				
AT3809532	2015/02/12	APL (GENERAL)		TORONTO DISTRICT SCHOOL BOARD TORONTO CATHOLIC DISTRICT SCHOOL BOARD	CITY OF TORONTO	C
		REMARKS: POSTPONEMENT OF AT1557986 & AT1652600 TO AT3809522				

NOTE: ADJOINING PROPERTIES SHOULD BE INVESTIGATED TO ASCERTAIN DESCRIPTIVE INCONSISTENCIES, IF ANY, WITH DESCRIPTION REPRESENTED FOR THIS PROPERTY.  
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PAGE 4 OF 5  
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\* CERTIFIED IN ACCORDANCE WITH THE LAND TITLES ACT \* SUBJECT TO RESERVATIONS IN CROWN GRANT \*

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/ CHKD
AT3810452	2015/02/13	TRANSFER EASEMENT	\$2	WEST HARBOUR CITY (III) RESIDENCES CORP.	ROGERS COMMUNICATIONS INC.	C
TCP2433	2015/03/06	STANDARD CONDO PLN				C
AT3826845	2015/03/06	CONDO DECLARATION		WEST HARBOUR CITY (III) RESIDENCES CORP.		C
AT3835392	2015/03/18	DISCH OF CHARGE		*** COMPLETELY DELETED *** YHC MORTGAGE PARTNERS LIMITED		
REMARKS: AT2963908.						
AT3835393	2015/03/18	CONDO BYLAW/98		TORONTO STANDARD CONDOMINIUM CORPORATION NO. 2433		C
REMARKS: BY-LAW NO. 1						
AT3835394	2015/03/18	CONDO BYLAW/98		TORONTO STANDARD CONDOMINIUM CORPORATION NO. 2433		C
REMARKS: BY-LAW NO. 2						
AT3835395	2015/03/18	CONDO BYLAW/98		TORONTO STANDARD CONDOMINIUM CORPORATION NO. 2433		C
REMARKS: BY-LAW NO. 3						
AT3835396	2015/03/18	CONDO BYLAW/98		TORONTO STANDARD CONDOMINIUM CORPORATION NO. 2433		C
REMARKS: BY-LAW NO. 4						
AT3835397	2015/03/18	CONDO BYLAW/98		TORONTO STANDARD CONDOMINIUM CORPORATION NO. 2433		C
REMARKS: BY-LAW NO. 5						
AT3835398	2015/03/18	CONDO BYLAW/98		TORONTO STANDARD CONDOMINIUM CORPORATION NO. 2433		C
REMARKS: BY-LAW NO. 6						
AT3835399	2015/03/18	CONDO BYLAW/98		TORONTO STANDARD CONDOMINIUM CORPORATION NO. 2433		C
REMARKS: BY-LAW NO. 7						
AT3835400	2015/03/18	CONDO BYLAW/98		TORONTO STANDARD CONDOMINIUM CORPORATION NO. 2433		C
REMARKS: BY-LAW NO. 8						
AT3835401	2015/03/18	CONDO BYLAW/98		TORONTO STANDARD CONDOMINIUM CORPORATION NO. 2433		C
REMARKS: BY-LAW NO. 9						
AT3844265	2015/03/30	TRANSFER	*** COMPLETELY DELETED *** WEST HARBOUR CITY (III) RESIDENCES CORP.	XU, HONGLOU		
AT3847113	2015/04/01	CONDO BYLAW/98	TORONTO STANDARD CONDOMINIUM CORPORATION NO. 2433		C	
REMARKS: BY-LAW NO. 10						

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76433-0431 (LT)

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\* CERTIFIED IN ACCORDANCE WITH THE LAND TITLES ACT \* SUBJECT TO RESERVATIONS IN CROWN GRANT \*

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/ CHKD
AT3847121	2015/04/01	CONDO BYLAW/98		TORONTO STANDARD CONDOMINIUM CORPORATION NO. 2433		C
	REMARKS: BY-LAW	NO.11				
AT3847138	2015/04/01	DISCH OF CHARGE		*** COMPLETELY DELETED *** MCAP FINANCIAL CORPORATION		
	REMARKS: AT2901	332.				
AT3848197	2015/04/01	LR'S ORDER		*** COMPLETELY DELETED *** LAND REGISTRAR		
	REMARKS: DELETE	AT3809525				
AT3893229	2015/05/27	DISCH OF CHARGE		*** COMPLETELY DELETED *** AVIVA INSURANCE COMPANY OF CANADA		
	REMARKS: AT2779	999.				
AT4772330	2018/01/03	TRANSFER	\$450,000	XU, HONGLOU	LOCKHART-CONWAY, BRYN GENDRON, NATHAN	C
AT4772331	2018/01/03	CHARGE		*** COMPLETELY DELETED *** LOCKHART-CONWAY, BRYN GENDRON, NATHAN	SCOTIA MORTGAGE CORPRATION	
AT5415588	2020/04/27	CHARGE	\$662,500	GENDRON, NATHAN LOCKHART-CONWAY, BRYN	THE BANK OF NOVA SCOTIA	C
AT5416294	2020/04/28	DISCH OF CHARGE		*** COMPLETELY DELETED *** SCOTIA MORTGAGE CORPRATION		
	REMARKS: AT4772	331.				

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76433-1281 (LT)

PAGE 1 OF 5  
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\* CERTIFIED IN ACCORDANCE WITH THE LAND TITLES ACT \* SUBJECT TO RESERVATIONS IN CROWN GRANT \*

PROPERTY DESCRIPTION: UNIT 239, LEVEL C, TORONTO STANDARD CONDOMINIUM PLAN NO. 2433 AND ITS APPURTENANT INTEREST; SUBJECT TO AND TOGETHER WITH EASEMENTS AS SET OUT IN SCHEDULE A AS IN AT3826845; CITY OF TORONTO

PROPERTY REMARKS: FOR THE PURPOSE OF THE QUALIFIER THE DATE OF REGISTRATION OF ABSOLUTE TITLE IS 2012/08/27 AND 2012/08/23.

ESTATE/QUALIFIER:  
FEE SIMPLE  
LT ABSOLUTE PLUS

RECENTLY:  
CONDOMINIUM FROM 21418-0257

PIN CREATION DATE:  
2015/03/13

OWNERS' NAMES  
LOCKHART-CONWAY, BRYN  
GENDRON, NATHAN

CAPACITY SHARE  
JTEN  
JTEN

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/ CHKD
** PRINTOUT INCLUDES ALL DOCUMENT TYPES AND DELETED INSTRUMENTS SINCE 2015/03/13 **						
**SUBJECT TO SUBSECTION 44(1) OF THE LAND TITLES ACT, EXCEPT PARAGRAPHS 3 AND 14 AND *						
** PROVINCIAL SUCCESSION DUTIES AND EXCEPT PARAGRAPH 11 AND ESCHEATS OR FORFEITURE **						
** TO THE CROWN UP TO THE DATE OF REGISTRATION WITH AN ABSOLUTE TITLE. **						
CT143750	1975/10/02	NOTICE		THE MOLSON COMPANIES LIMITED-LES COMPAGNIES MOLSON LIMITED	THE CORPORATION OF THE CITY OF TORONTO	C
CT431501	1980/09/11	NOTICE		THE MOLSON COMPANIES LIMITED-LES COMPAGNIES MOLSON LIMITED	THE CORPORATION OF THE CITY OF TORONTO	C
CT751273	1985/11/01	NOTICE		DEPARTMENT OF TRANSPORT	CITY OF TORONTO	C
REMARKS: ZONING REGULATIONS-ISLAND AIRPORT						
CA199600	1992/07/22	AGREEMENT			CITY OF TORONTO	C
CA199601	1992/07/22	AGREEMENT			CITY OF TORONTO	C
CA409869	1996/06/12	NOTICE		MOLSON BREWERIES PROPERTIES LIMITED 159054 CANADA INC.	THE CORPORATION OF THE CITY OF TORONTO	C
CA411053	1996/06/19	NOTICE		MOLSON BREWERIES PORPERTIES LIMITED 159054 CANADA INC.	THE BOARD OF EDUCATION FOR THE CITY OF TORONTO THE METROPOLITAN TORONTO SCHOOL BOARD METROPOLITAN SEPARATE SCHOOL BOARD	C
CORRECTIONS: 'PARTY' CHANGED FROM 'THE RESIDENCES OF FLEET CENTRE LIMITED' TO 'MOLSON BREWERIES PORPERTIES LIMITED' ON 2003/01/28 BY KARL WIERCINSKI. 'PARTY: 159054 CANADA INC.' ADDED ON 2003/01/28 BY KARL WIERCINSKI. 'PARTY' CHANGED FROM 'THE METROPOLITAN TORONTO SEPARATE SCHOOL BOARD' TO 'METROPOLITAN SEPARATE SCHOOL BOARD' ON 2006/11/07 BY GALINA KISLANSKI.						
AT1019897	2005/12/23	TRANSFER EASEMENT	\$2	WITTINGTON PROPERTIES LIMITED	CITY OF TORONTO	C
AT1386376	2007/02/28	NOTICE		WEST HARBOUR CITY (I) RESIDENCES CORP.		C
AT1557985	2007/08/29	NOTICE		WITTINGTON PROPERTIES LIMITED	CITY OF TORONTO	C

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\* CERTIFIED IN ACCORDANCE WITH THE LAND TITLES ACT \* SUBJECT TO RESERVATIONS IN CROWN GRANT \*

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/ CHKD
REMARKS: SUBSECTION 37(3) OF THE PLANNING ACT						
AT1557986	2007/08/29	NOTICE		WITTINGTON PROPERTIES LIMITED	CITY OF TORONTO TORONTO DISTRICT SCHOOL BOARD TORONTO CATHOLIC DISTRICT SCHOOL BOARD	C
AT1652600	2007/12/03	NOTICE	\$2	WEST HARBOUR CITY (IV) RESIDENCES CORP.		C
REMARKS: THE LAND REGISTRAR IS AUTHORIZED TO DELETE THE NOTICE ON THE CONSENT OF CITY OF TORONTO, TORONTO DISTRICT SCHOOL BOARD AND TORONTO CATHOLIC DISTRICT SCHOOL BOARD						
AT1919031	2008/10/08	NOTICE	\$2	WEST HARBOUR CITY (I) RESIDENCES CORP. WEST HARBOUR CITY (II) RESIDENCES CORP. WEST HARBOUR CITY (III) RESIDENCES CORP.	CITY OF TORONTO	C
AT2301970	2010/02/10	APL (GENERAL)		TORONTO CATHOLIC DISTRICT SCHOOL BOARD		C
REMARKS: CA411053						
AT2305302	2010/02/16	APL (GENERAL)		TORONTO DISTRICT SCHOOL BOARD		C
REMARKS: CA411053						
AT2318717	2010/03/02	NOTICE	\$2	CITY OF TORONTO	WEST HARBOUR CITY (I) RESIDENCES CORP. WEST HARBOUR CITY (II) RESIDENCES CORP. WEST HARBOUR CITY (III) RESIDENCES CORP.	C
REMARKS: AT1386376						
AT2478131	2010/08/17	NOTICE		TORONTO DISTRICT SCHOOL BOARD TORONTO CATHOLIC DISTRICT SCHOOL BOARD		C
REMARKS: CA411053						
AT2779999	2011/08/10	CHARGE		*** DELETED AGAINST THIS PROPERTY *** WEST HARBOUR CITY (III) RESIDENCES CORP. WEST HARBOUR CITY (IV) RESIDENCES CORP.	AVIVA INSURANCE COMPANY OF CANADA	
AT2901332	2011/12/20	CHARGE		*** DELETED AGAINST THIS PROPERTY *** WEST HARBOUR CITY (III) RESIDENCES CORP. WEST HARBOUR CITY (IV) RESIDENCES CORP.	MCAP FINANCIAL CORPORATION	
AT2901333	2011/12/20	NO ASSGN RENT GEN		*** DELETED AGAINST THIS PROPERTY *** WEST HARBOUR CITY (III) RESIDENCES CORP. WEST HARBOUR CITY (IV) RESIDENCES CORP.	MCAP FINANCIAL CORPORATION	
REMARKS: AT2901332						
AT2902930	2011/12/21	POSTPONEMENT		*** DELETED AGAINST THIS PROPERTY ***		

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76433-1281 (LT)

PAGE 3 OF 5  
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REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/ CHKD
		REMARKS: AT2779999 TO AT2901332		AVIVA INSURANCE COMPANY OF CANADA	MCAP FINANCIAL CORPORATION	
AT2963908	2012/03/12	CHARGE		*** DELETED AGAINST THIS PROPERTY *** WEST HARBOUR CITY (III) RESIDENCES CORP. WEST HARBOUR CITY (IV) RESIDENCES CORP.	YHC MORTGAGE PARTNERS LIMITED	
AT2963930	2012/03/12	NO ASSGN RENT GEN		*** DELETED AGAINST THIS PROPERTY *** WEST HARBOUR CITY (III) RESIDENCES CORP. WEST HARBOUR CITY (IV) RESIDENCES CORP	YHC MORTGAGE PARTNERS LIMITED	
		REMARKS: AT2963908				
AT2965621	2012/03/14	POSTPONEMENT		*** DELETED AGAINST THIS PROPERTY *** YHC MORTGAGE PARTNERS LIMITED	MCAP FINANCIAL CORPORATION	
		REMARKS: AT2963908 POSTPONED TO AT2901332,AT2901333				
AT3770614	2014/12/18	NOTICE		*** DELETED AGAINST THIS PROPERTY *** WEST HARBOUR CITY (III) RESIDENCES CORP.	AVIVA INSURANCE COMPANY OF CANADA	
		REMARKS: AT27729999				
AT3773420	2014/12/22	CERTIFICATE		HER MAJESTY THE QUEEN IN RIGHT OF ONTARIO AS REPRESENTED BY THE MINISTER OF THE ENVIRONMENT AND CLIMATE CHANGE		C
AT3809521	2015/02/12	NOTICE	\$2	CITY OF TORONTO	WEST HARBOUR CITY (III) RESIDENCES CORP.	C
		REMARKS: SITE PLAN AGREEMENT				
AT3809522	2015/02/12	TRANSFER EASEMENT	\$2	WEST HARBOUR CITY (III) RESIDENCES CORP.	CITY OF TORONTO	C
AT3809523	2015/02/12	POSTPONEMENT		*** DELETED AGAINST THIS PROPERTY *** AVIVA INSURANCE COMPANY OF CANADA	CITY OF TORONTO	
		REMARKS: AT2779999 TO AT3809522 AS TO PTS 1 TO 10 (INCLUSIVE) ON PLN 66R26977				
AT3809524	2015/02/12	POSTPONEMENT		*** DELETED AGAINST THIS PROPERTY *** MCAP FINANCIAL CORPORATION	CITY OF TORONTO	
		REMARKS: AT2901332 AND AT2901333 TO AT3809522 AS TO PTS 1 TO 10 (INCLUSIVE)ON PLN 66R26977				
AT3809525	2015/02/12	POSTPONEMENT		*** DELETED AGAINST THIS PROPERTY *** YHC MORTGAGE PARTNERS LIMITED	CITY OF TORONTO	
		REMARKS: AT2963908 TO AT3809522				
AT3809532	2015/02/12	APL (GENERAL)		TORONTO DISTRICT SCHOOL BOARD TORONTO CATHOLIC DISTRICT SCHOOL BOARD	CITY OF TORONTO	C
		REMARKS: POSTPONEMENT OF AT1557986 & AT1652600 TO AT3809522				

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76433-1281 (LT)

PAGE 4 OF 5  
PREPARED FOR yvette01  
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REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/ CHKD	
AT3810452	2015/02/13	TRANSFER EASEMENT	\$2	WEST HARBOUR CITY (III) RESIDENCES CORP.	ROGERS COMMUNICATIONS INC.	C	
TCP2433	2015/03/06	STANDARD CONDO PLN				C	
AT3826845	2015/03/06	CONDO DECLARATION		WEST HARBOUR CITY (III) RESIDENCES CORP.		C	
AT3835392	2015/03/18	DISCH OF CHARGE		*** COMPLETELY DELETED *** YHC MORTGAGE PARTNERS LIMITED			
REMARKS: AT2963908.							
AT3835393	2015/03/18	CONDO BYLAW/98		TORONTO STANDARD CONDOMINIUM CORPORATION NO. 2433		C	
REMARKS: BY-LAW NO. 1							
AT3835394	2015/03/18	CONDO BYLAW/98		TORONTO STANDARD CONDOMINIUM CORPORATION NO. 2433		C	
REMARKS: BY-LAW NO. 2							
AT3835395	2015/03/18	CONDO BYLAW/98		TORONTO STANDARD CONDOMINIUM CORPORATION NO. 2433		C	
REMARKS: BY-LAW NO. 3							
AT3835396	2015/03/18	CONDO BYLAW/98		TORONTO STANDARD CONDOMINIUM CORPORATION NO. 2433		C	
REMARKS: BY-LAW NO. 4							
AT3835397	2015/03/18	CONDO BYLAW/98		TORONTO STANDARD CONDOMINIUM CORPORATION NO. 2433		C	
REMARKS: BY-LAW NO. 5							
AT3835398	2015/03/18	CONDO BYLAW/98		TORONTO STANDARD CONDOMINIUM CORPORATION NO. 2433		C	
REMARKS: BY-LAW NO. 6							
AT3835399	2015/03/18	CONDO BYLAW/98		TORONTO STANDARD CONDOMINIUM CORPORATION NO. 2433		C	
REMARKS: BY-LAW NO. 7							
AT3835400	2015/03/18	CONDO BYLAW/98		TORONTO STANDARD CONDOMINIUM CORPORATION NO. 2433		C	
REMARKS: BY-LAW NO. 8							
AT3835401	2015/03/18	CONDO BYLAW/98		TORONTO STANDARD CONDOMINIUM CORPORATION NO. 2433		C	
REMARKS: BY-LAW NO. 9							
AT3844265	2015/03/30	TRANSFER	*** COMPLETELY DELETED *** WEST HARBOUR CITY (III) RESIDENCES CORP.	XU, HONGLOU			
AT3847113	2015/04/01	CONDO BYLAW/98	TORONTO STANDARD CONDOMINIUM CORPORATION NO. 2433		C		
REMARKS: BY-LAW NO. 10							

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REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/ CHKD
AT3847121	2015/04/01	CONDO BYLAW/98		TORONTO STANDARD CONDOMINIUM CORPORATION NO. 2433		C
	REMARKS: BY-LAW	NO.11				
AT3847138	2015/04/01	DISCH OF CHARGE		*** COMPLETELY DELETED *** MCAP FINANCIAL CORPORATION		
	REMARKS: AT2901	332.				
AT3848197	2015/04/01	LR'S ORDER		*** COMPLETELY DELETED *** LAND REGISTRAR		
	REMARKS: DELETE	AT3809525				
AT3893229	2015/05/27	DISCH OF CHARGE		*** COMPLETELY DELETED *** AVIVA INSURANCE COMPANY OF CANADA		
	REMARKS: AT2779	999.				
AT4772330	2018/01/03	TRANSFER	\$450,000	XU, HONGLOU	LOCKHART-CONWAY, BRYN GENDRON, NATHAN	C
AT4772331	2018/01/03	CHARGE		*** COMPLETELY DELETED *** LOCKHART-CONWAY, BRYN GENDRON, NATHAN	SCOTIA MORTGAGE CORPRATION	
AT5415588	2020/04/27	CHARGE	\$662,500	GENDRON, NATHAN LOCKHART-CONWAY, BRYN	THE BANK OF NOVA SCOTIA	C
AT5416294	2020/04/28	DISCH OF CHARGE		*** COMPLETELY DELETED *** SCOTIA MORTGAGE CORPRATION		
	REMARKS: AT4772	331.				

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76433-1411 (LT)

PAGE 1 OF 5  
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\* CERTIFIED IN ACCORDANCE WITH THE LAND TITLES ACT \* SUBJECT TO RESERVATIONS IN CROWN GRANT \*

PROPERTY DESCRIPTION: UNIT 66, LEVEL D, TORONTO STANDARD CONDOMINIUM PLAN NO. 2433 AND ITS APPURTENANT INTEREST; SUBJECT TO AND TOGETHER WITH EASEMENTS AS SET OUT IN SCHEDULE A AS IN AT3826845; CITY OF TORONTO

PROPERTY REMARKS: FOR THE PURPOSE OF THE QUALIFIER THE DATE OF REGISTRATION OF ABSOLUTE TITLE IS 2012/08/27 AND 2012/08/23.

ESTATE/QUALIFIER:  
FEE SIMPLE  
LT ABSOLUTE PLUS

RECENTLY:  
CONDOMINIUM FROM 21418-0257

PIN CREATION DATE:  
2015/03/13

OWNERS' NAMES  
LOCKHART-CONWAY, BRYN  
GENDRON, NATHAN

CAPACITY SHARE  
JTEN  
JTEN

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/CHKD
** PRINTOUT INCLUDES ALL DOCUMENT TYPES AND DELETED INSTRUMENTS SINCE 2015/03/13 **						
**SUBJECT TO SUBSECTION 44(1) OF THE LAND TITLES ACT, EXCEPT PARAGRAPHS 3 AND 14 AND *						
** PROVINCIAL SUCCESSION DUTIES AND EXCEPT PARAGRAPH 11 AND ESCHEATS OR FORFEITURE **						
** TO THE CROWN UP TO THE DATE OF REGISTRATION WITH AN ABSOLUTE TITLE. **						
CT143750	1975/10/02	NOTICE		THE MOLSON COMPANIES LIMITED-LES COMPAGNIES MOLSON LIMITED	THE CORPORATION OF THE CITY OF TORONTO	C
CT431501	1980/09/11	NOTICE		THE MOLSON COMPANIES LIMITED-LES COMPAGNIES MOLSON LIMITED	THE CORPORATION OF THE CITY OF TORONTO	C
CT751273	1985/11/01	NOTICE		DEPARTMENT OF TRANSPORT	CITY OF TORONTO	C
REMARKS: ZONING REGULATIONS-ISLAND AIRPORT						
CA199600	1992/07/22	AGREEMENT			CITY OF TORONTO	C
CA199601	1992/07/22	AGREEMENT			CITY OF TORONTO	C
CA409869	1996/06/12	NOTICE		MOLSON BREWERIES PROPERTIES LIMITED 159054 CANADA INC.	THE CORPORATION OF THE CITY OF TORONTO	C
CA411053	1996/06/19	NOTICE		MOLSON BREWERIES PORPERTIES LIMITED 159054 CANADA INC.	THE BOARD OF EDUCATION FOR THE CITY OF TORONTO THE METROPOLITAN TORONTO SCHOOL BOARD METROPOLITAN SEPARATE SCHOOL BOARD	C
CORRECTIONS: 'PARTY' CHANGED FROM 'THE RESIDENCES OF FLEET CENTRE LIMITED' TO 'MOLSON BREWERIES PORPERTIES LIMITED' ON 2003/01/28 BY KARL WIERCINSKI. 'PARTY: 159054 CANADA INC.' ADDED ON 2003/01/28 BY KARL WIERCINSKI. 'PARTY' CHANGED FROM 'THE METROPOLITAN TORONTO SEPARATE SCHOOL BOARD' TO 'METROPOLITAN SEPARATE SCHOOL BOARD' ON 2006/11/07 BY GALINA KISLANSKI.						
AT1019897	2005/12/23	TRANSFER EASEMENT	\$2	WITTINGTON PROPERTIES LIMITED	CITY OF TORONTO	C
AT1386376	2007/02/28	NOTICE		WEST HARBOUR CITY (I) RESIDENCES CORP.		C
AT1557985	2007/08/29	NOTICE		WITTINGTON PROPERTIES LIMITED	CITY OF TORONTO	C

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REGISTRY  
OFFICE #66

76433-1411 (LT)

PAGE 2 OF 5  
PREPARED FOR yvette01  
ON 2020/12/11 AT 11:43:50

\* CERTIFIED IN ACCORDANCE WITH THE LAND TITLES ACT \* SUBJECT TO RESERVATIONS IN CROWN GRANT \*

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/ CHKD
REMARKS: SUBSECTION 37(3) OF THE PLANNING ACT						
AT1557986	2007/08/29	NOTICE		WITTINGTON PROPERTIES LIMITED	CITY OF TORONTO TORONTO DISTRICT SCHOOL BOARD TORONTO CATHOLIC DISTRICT SCHOOL BOARD	C
AT1652600	2007/12/03	NOTICE	\$2	WEST HARBOUR CITY (IV) RESIDENCES CORP.		C
REMARKS: THE LAND REGISTRAR IS AUTHORIZED TO DELETE THE NOTICE ON THE CONSENT OF CITY OF TORONTO, TORONTO DISTRICT SCHOOL BOARD AND TORONTO CATHOLIC DISTRICT SCHOOL BOARD						
AT1919031	2008/10/08	NOTICE	\$2	WEST HARBOUR CITY (I) RESIDENCES CORP. WEST HARBOUR CITY (II) RESIDENCES CORP. WEST HARBOUR CITY (III) RESIDENCES CORP.	CITY OF TORONTO	C
AT2301970	2010/02/10	APL (GENERAL)		TORONTO CATHOLIC DISTRICT SCHOOL BOARD		C
REMARKS: CA411053						
AT2305302	2010/02/16	APL (GENERAL)		TORONTO DISTRICT SCHOOL BOARD		C
REMARKS: CA411053						
AT2318717	2010/03/02	NOTICE	\$2	CITY OF TORONTO	WEST HARBOUR CITY (I) RESIDENCES CORP. WEST HARBOUR CITY (II) RESIDENCES CORP. WEST HARBOUR CITY (III) RESIDENCES CORP.	C
REMARKS: AT1386376						
AT2478131	2010/08/17	NOTICE		TORONTO DISTRICT SCHOOL BOARD TORONTO CATHOLIC DISTRICT SCHOOL BOARD		C
REMARKS: CA411053						
AT2779999	2011/08/10	CHARGE		*** DELETED AGAINST THIS PROPERTY *** WEST HARBOUR CITY (III) RESIDENCES CORP. WEST HARBOUR CITY (IV) RESIDENCES CORP.	AVIVA INSURANCE COMPANY OF CANADA	
AT2901332	2011/12/20	CHARGE		*** DELETED AGAINST THIS PROPERTY *** WEST HARBOUR CITY (III) RESIDENCES CORP. WEST HARBOUR CITY (IV) RESIDENCES CORP.	MCAP FINANCIAL CORPORATION	
AT2901333	2011/12/20	NO ASSGN RENT GEN		*** DELETED AGAINST THIS PROPERTY *** WEST HARBOUR CITY (III) RESIDENCES CORP. WEST HARBOUR CITY (IV) RESIDENCES CORP.	MCAP FINANCIAL CORPORATION	
REMARKS: AT2901332						
AT2902930	2011/12/21	POSTPONEMENT		*** DELETED AGAINST THIS PROPERTY ***		

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76433-1411 (LT)

PAGE 3 OF 5  
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\* CERTIFIED IN ACCORDANCE WITH THE LAND TITLES ACT \* SUBJECT TO RESERVATIONS IN CROWN GRANT \*

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/ CHKD
		REMARKS: AT2779999 TO AT2901332		AVIVA INSURANCE COMPANY OF CANADA	MCAP FINANCIAL CORPORATION	
AT2963908	2012/03/12	CHARGE		*** DELETED AGAINST THIS PROPERTY *** WEST HARBOUR CITY (III) RESIDENCES CORP. WEST HARBOUR CITY (IV) RESIDENCES CORP.	YHC MORTGAGE PARTNERS LIMITED	
AT2963930	2012/03/12	NO ASSGN RENT GEN		*** DELETED AGAINST THIS PROPERTY *** WEST HARBOUR CITY (III) RESIDENCES CORP. WEST HARBOUR CITY (IV) RESIDENCES CORP	YHC MORTGAGE PARTNERS LIMITED	
		REMARKS: AT2963908				
AT2965621	2012/03/14	POSTPONEMENT		*** DELETED AGAINST THIS PROPERTY *** YHC MORTGAGE PARTNERS LIMITED	MCAP FINANCIAL CORPORATION	
		REMARKS: AT2963908 POSTPONED TO AT2901332,AT2901333				
AT3770614	2014/12/18	NOTICE		*** DELETED AGAINST THIS PROPERTY *** WEST HARBOUR CITY (III) RESIDENCES CORP.	AVIVA INSURANCE COMPANY OF CANADA	
		REMARKS: AT27729999				
AT3773420	2014/12/22	CERTIFICATE		HER MAJESTY THE QUEEN IN RIGHT OF ONTARIO AS REPRESENTED BY THE MINISTER OF THE ENVIRONMENT AND CLIMATE CHANGE		C
AT3809521	2015/02/12	NOTICE	\$2	CITY OF TORONTO	WEST HARBOUR CITY (III) RESIDENCES CORP.	C
		REMARKS: SITE PLAN AGREEMENT				
AT3809522	2015/02/12	TRANSFER EASEMENT	\$2	WEST HARBOUR CITY (III) RESIDENCES CORP.	CITY OF TORONTO	C
AT3809523	2015/02/12	POSTPONEMENT		*** DELETED AGAINST THIS PROPERTY *** AVIVA INSURANCE COMPANY OF CANADA	CITY OF TORONTO	
		REMARKS: AT2779999 TO AT3809522 AS TO PTS 1 TO 10 (INCLUSIVE) ON PLN 66R26977				
AT3809524	2015/02/12	POSTPONEMENT		*** DELETED AGAINST THIS PROPERTY *** MCAP FINANCIAL CORPORATION	CITY OF TORONTO	
		REMARKS: AT2901332 AND AT2901333 TO AT3809522 AS TO PTS 1 TO 10 (INCLUSIVE)ON PLN 66R26977				
AT3809525	2015/02/12	POSTPONEMENT		*** DELETED AGAINST THIS PROPERTY *** YHC MORTGAGE PARTNERS LIMITED	CITY OF TORONTO	
		REMARKS: AT2963908 TO AT3809522				
AT3809532	2015/02/12	APL (GENERAL)		TORONTO DISTRICT SCHOOL BOARD TORONTO CATHOLIC DISTRICT SCHOOL BOARD	CITY OF TORONTO	C
		REMARKS: POSTPONEMENT OF AT1557986 & AT1652600 TO AT3809522				

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76433-1411 (LT)

PAGE 4 OF 5  
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\* CERTIFIED IN ACCORDANCE WITH THE LAND TITLES ACT \* SUBJECT TO RESERVATIONS IN CROWN GRANT \*

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/ CHKD
AT3810452	2015/02/13	TRANSFER EASEMENT	\$2	WEST HARBOUR CITY (III) RESIDENCES CORP.	ROGERS COMMUNICATIONS INC.	C
TCP2433	2015/03/06	STANDARD CONDO PLN				C
AT3826845	2015/03/06	CONDO DECLARATION		WEST HARBOUR CITY (III) RESIDENCES CORP.		C
AT3835392	2015/03/18	DISCH OF CHARGE		*** COMPLETELY DELETED *** YHC MORTGAGE PARTNERS LIMITED		
AT3835393	2015/03/18	CONDO BYLAW/98		TORONTO STANDARD CONDOMINIUM CORPORATION NO. 2433		C
AT3835394	2015/03/18	CONDO BYLAW/98		TORONTO STANDARD CONDOMINIUM CORPORATION NO. 2433		C
AT3835395	2015/03/18	CONDO BYLAW/98		TORONTO STANDARD CONDOMINIUM CORPORATION NO. 2433		C
AT3835396	2015/03/18	CONDO BYLAW/98		TORONTO STANDARD CONDOMINIUM CORPORATION NO. 2433		C
AT3835397	2015/03/18	CONDO BYLAW/98		TORONTO STANDARD CONDOMINIUM CORPORATION NO. 2433		C
AT3835398	2015/03/18	CONDO BYLAW/98		TORONTO STANDARD CONDOMINIUM CORPORATION NO. 2433		C
AT3835399	2015/03/18	CONDO BYLAW/98		TORONTO STANDARD CONDOMINIUM CORPORATION NO. 2433		C
AT3835400	2015/03/18	CONDO BYLAW/98		TORONTO STANDARD CONDOMINIUM CORPORATION NO. 2433		C
AT3835401	2015/03/18	CONDO BYLAW/98		TORONTO STANDARD CONDOMINIUM CORPORATION NO. 2433		C
AT3844265	2015/03/30	TRANSFER		*** COMPLETELY DELETED *** WEST HARBOUR CITY (III) RESIDENCES CORP.	XU, HONGLOU	
AT3847113	2015/04/01	CONDO BYLAW/98		TORONTO STANDARD CONDOMINIUM CORPORATION NO. 2433		C

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PAGE 5 OF 5  
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REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/ CHKD
AT3847121	2015/04/01	CONDO BYLAW/98		TORONTO STANDARD CONDOMINIUM CORPORATION NO. 2433		C
	REMARKS: BY-LAW	NO.11				
AT3847138	2015/04/01	DISCH OF CHARGE		*** COMPLETELY DELETED *** MCAP FINANCIAL CORPORATION		
	REMARKS: AT2901	332.				
AT3848197	2015/04/01	LR'S ORDER		*** COMPLETELY DELETED *** LAND REGISTRAR		
	REMARKS: DELETE	AT3809525				
AT3893229	2015/05/27	DISCH OF CHARGE		*** COMPLETELY DELETED *** AVIVA INSURANCE COMPANY OF CANADA		
	REMARKS: AT2779	999.				
AT4772330	2018/01/03	TRANSFER	\$450,000	XU, HONGLOU	LOCKHART-CONWAY, BRYN GENDRON, NATHAN	C
AT4772331	2018/01/03	CHARGE		*** COMPLETELY DELETED *** LOCKHART-CONWAY, BRYN GENDRON, NATHAN	SCOTIA MORTGAGE CORPRATION	
AT5415588	2020/04/27	CHARGE	\$662,500	GENDRON, NATHAN LOCKHART-CONWAY, BRYN	THE BANK OF NOVA SCOTIA	C
AT5416294	2020/04/28	DISCH OF CHARGE		*** COMPLETELY DELETED *** SCOTIA MORTGAGE CORPRATION		
	REMARKS: AT4772	331.				

***THIS IS EXHIBIT “N”***

***referred to in the Affidavit of Wenfei Chen of the City of  
Toronto, in the Province of Ontario, sworn before me at the  
City of Toronto, in the Province of Ontario, on December 24,  
2020, in accordance with O. Reg. 431.20, Administering Oath  
or Declaration Remotely***

DocuSigned by:

*Daniel Richer*

42C808C67F0446B...

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***A Commissioner for Taking Affidavits***

PROPERTY DESCRIPTION:

UNIT 34, LEVEL 9, TORONTO STANDARD CONDOMINIUM PLAN NO. 2157 AND ITS APPURTENANT INTEREST; SUBJECT TO AND TOGETHER WITH EASEMENTS AS SET OUT IN SCHEDULE A AS IN AT2702788; CITY OF TORONTO

PROPERTY REMARKS:

BUT NOT S/T THE LIABILITIES, RIGHT AND INTERESTS REFERRED TO IN PARAGRAPH 1 (WITH RESPECT TO SUCCESSION DUTIES ONLY), 3, 6, & 13 OF SUBSECTION 1 OF SECTION 47 OF THE LAND TITLES ACT R.S.O. 1980 CHAPTER 230, AS AMENDED TO THE DATE OF FIRST REGISTRATION).

ESTATE/QUALIFIER:

RECENTLY:

PIN CREATION DATE:

FEE SIMPLE

CONDOMINIUM FROM 21394-0174

2011/06/02

ABSOLUTE

OWNERS' NAMES

CAPACITY SHARE

YEUNG, CALVIN LONG FUNG

ROWN

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/ CHKD
** PRINTOUT INCLUDES ALL DOCUMENT TYPES (DELETED INSTRUMENTS NOT INCLUDED) **						
CT820490	1986/10/03	NOTICE AGREEMENT				C
REMARKS: MULTI						
CT900612	1987/09/21	AGREEMENT				C
REMARKS: MULTI						
C568636	1989/05/26	NOTICE AGREEMENT				C
REMARKS: AMENDMENT, MULTI, MULTIPLE LANDS						
C920252	1994/10/28	NOTICE				C
REMARKS: MULTIPLE LANDS						
C920254	1994/10/28	NOTICE				C
REMARKS: MULTIPLE LANDS						
C920258	1994/10/28	NOTICE				C
REMARKS: PARTS 12-15, 18, 19, 21-23, 37, 38, 41-45 66R16838						
C920261	1994/10/28	NOTICE				C
REMARKS: MULTIPLE LANDS						
E50472	1996/12/19	BYLAW				C
REMARKS: MULTIPLE LANDS						
E50474Z	1996/12/19	APL ANNEX REST COV				C
REMARKS: E50473						
E50476Z	1996/12/19	APL ANNEX REST COV				C
REMARKS: E50475						
E50477	1996/12/19	NOTICE				C

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76157-0393 (LT)

PAGE 2 OF 5  
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ON 2020/12/11 AT 11:57:15

\* CERTIFIED IN ACCORDANCE WITH THE LAND TITLES ACT \* SUBJECT TO RESERVATIONS IN CROWN GRANT \*

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/ CHKD
E50478	1996/12/19	NOTICE				C
E50479	1996/12/19	NOTICE				C
E92606	1997/06/26	NOTICE				C
E119077	1997/10/06	NOTICE				C
E123887	1997/10/28	NOTICE				C
E123888	1997/10/28	NOTICE				C
E127847	1997/11/13	NOTICE				C
E133579	1997/12/03	NOTICE				C
E133590	1997/12/03	NOTICE				C
E168791	1998/05/21	NOTICE				C
E220164	1998/12/22	NOTICE				C
E220169	1998/12/22	NOTICE				C
E220171	1998/12/22	NOTICE				C

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REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/ CHKD
E386972	2001/01/15	NOTICE				C
		REMARKS: THE LAND REGISTRAR IS AUTHORIZED TO DELETE THIS NOTICE WITH THE CONSENT OF THE CORPORATION OF THE CITY OF TORONTO, THE TORONTO CATHOLIC DISTRICT SCHOOL BOARD AND TORONTO DISTRICT SCHOOL BOARD MULTI				
AT538309	2004/07/08	NOTICE	\$2	CONCORD ADEX DEVELOPMENTS CORP.	CITY OF TORONTO	C
AT538375	2004/07/08	NOTICE	\$2	CONCORD ADEX DEVELOPMENTS CORP.		C
AT538528	2004/07/08	NOTICE	\$2	CONCORD ADEX DEVELOPMENTS CORP.	CITY OF TORONTO	C
AT1235862	2006/08/24	NO CHNG ADDR INST		CANADA LANDS COMPANY CLC LIMITED		C
		REMARKS: MULTIPLE				
AT1385674	2007/02/27	NOTICE	\$2	CONCORD ADEX DEVELOPMENTS CORP. CITYPLACE DEVELOPMENTS CORP.	CITY OF TORONTO	C
		REMARKS: PARTS 12 - 15 INCL, 18, 19, 22, 23, 27, 41-45		INCL, PLAN 66R16838, PARTS 6 & 7, PLAN 66R15355, PARTS 1, 2 & 3, 66R21524		
AT1469173	2007/06/08	NOTICE	\$2	CONCORD ADEX DEVELOPMENTS CORP.		C
		REMARKS: THIS NOTICE WILL BE EFFECTIVE FOR AN INDETERMINATE TIME				
AT1561168	2007/08/31	NOTICE	\$2	CONCORD ADEX DEVELOPMENTS CORP.		C
		REMARKS: THIS NOTICE WILL BE EFFECTIVE FOR AN INDETERMINATE TIME				
AT1727146	2008/03/05	NOTICE		CONCORD ADEX DEVELOPMENTS CORP. CITYPLACE DEVELOPMENTS CORP.	CITY OF TORONTO	C
AT1759708	2008/04/21	NOTICE	\$2	CONCORD ADEX DEVELOPMENTS CORP. CITYPLACE DEVELOPMENTS CORP.		C
AT1786142	2008/05/23	NOTICE	\$2	CITY OF TORONTO	CONCORD ADEX DEVELOPMENTS CORP. CITYPLACE DEVELOPMENTS CORP. CONCORD PANORAMA LIMITED	C
AT1799226	2008/06/06	NOTICE	\$2	CONCORD ADEX DEVELOPMENTS CORP. CITYPLACE DEVELOPMENTS CORP.		C
		REMARKS: THIS NOTICE IS FOR AN INDETERMINATE PERIOD.				
AT2010977	2009/02/11	NOTICE	\$2	CITY OF TORONTO	CONCORD ADEX DEVELOPMENTS CORP.	C
		REMARKS: SITE PLAN AGREEMENT				
AT2068465	2009/05/13	NOTICE	\$2	CITY OF TORONTO	CITYPLACE DEVELOPMENTS CORP.	C
AT2097915	2009/06/19	NOTICE	\$2	CITY OF TORONTO	CITYPLACE DEVELOPMENTS CORP.	C

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OFFICE #66

76157-0393 (LT)

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REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/ CHKD
AT2097918	2009/06/19	NOTICE	\$2	CITY OF TORONTO	CITYPLACE DEVELOPMENTS CORP.	C
AT2201492	2009/10/13	NOTICE	\$2	CONCORD ADEX DEVELOPMENTS CORP.		C
AT2231549	2009/11/17	TRANSFER EASEMENT	\$2	CITYPLACE DEVELOPMENTS CORP.	TELUS COMMUNICATIONS COMPANY	C
AT2281669	2010/01/18	NO SUB AGREEMENT		CONCORD ADEX DEVELOPMENTS CORP. CITYPLACE DEVELOPMENTS CORP.	CITY OF TORONTO	C
AT2308580	2010/02/19	NOTICE	\$2	CITYPLACE DEVELOPMENTS CORP. CONCORD ADEX DEVELOPMENTS CORP.		C
AT2401348	2010/06/03	NOTICE		CITYPLACE DEVELOPMENTS CORP. CONCORD ADEX DEVELOPMENTS CORP.	CITY OF TORONTO	C
AT2636859	2011/03/07	TRANSFER EASEMENT	\$2	CITYPLACE DEVELOPMENTS CORP.	CITY OF TORONTO	C
AT2636860	2011/03/07	TRANSFER EASEMENT	\$2	CITYPLACE DEVELOPMENTS CORP.	CITY OF TORONTO	C
TCP2157	2011/05/27	STANDARD CONDO PLN				C
AT2702788	2011/05/27	CONDO DECLARATION		CITYPLACE DEVELOPMENTS CORP.		C
AT2716808	2011/06/09	CONDO BYLAW/98		TORONTO STANDARD CONDOMINIUM CORPORATION NO. 2157		C
AT2716809	2011/06/09	CONDO BYLAW/98		TORONTO STANDARD CONDOMINIUM CORPORATION NO. 2157		C
AT2716810	2011/06/09	CONDO BYLAW/98		TORONTO STANDARD CONDOMINIUM CORPORATION NO. 2157		C
AT2716811	2011/06/09	CONDO BYLAW/98		TORONTO STANDARD CONDOMINIUM CORPORATION NO. 2157		C
AT2716812	2011/06/09	CONDO BYLAW/98		TORONTO STANDARD CONDOMINIUM CORPORATION NO. 2157		C

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REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/ CHKD
AT2716813	2011/06/09	CONDO BYLAW/98		TORONTO STANDARD CONDOMINIUM CORPORATION NO. 2157		C
	REMARKS: BYLAW	NO. 6				
AT2887586	2011/12/05	CONDO AMENDMENT		TORONTO STANDARD CONDOMINIUM CORPORATION NO.2157		C
	REMARKS: AT2702	788. AMENDMENT TO DE		CLARATION UNDER SECT		
				ION 109 OF THE CONDOMINIUM ACT, 1998.		
AT4793086	2018/01/31	TRANSFER	\$452,000	XU, HONGLOU	YEUNG, CALVIN LONG FUNG	C
AT4793087	2018/01/31	CHARGE	\$340,000	YEUNG, CALVIN LONG FUNG	BANK OF MONTREAL	C

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***THIS IS EXHIBIT “O”***

***referred to in the Affidavit of Wenfei Chen of the City of  
Toronto, in the Province of Ontario, sworn before me at the  
City of Toronto, in the Province of Ontario, on December 24,  
2020, in accordance with O. Reg. 431.20, Administering Oath  
or Declaration Remotely***

DocuSigned by:

Daniel Richer

42C608C67F0446B...

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***A Commissioner for Taking Affidavits***

PROPERTY DESCRIPTION:

UNIT 2, LEVEL 19, TORONTO STANDARD CONDOMINIUM PLAN NO. 2458 AND ITS APPURTENANT INTEREST; SUBJECT TO AND TOGETHER WITH EASEMENTS AS SET OUT IN SCHEDULE A AS IN AT3901265; CITY OF TORONTO

PROPERTY REMARKS:

ESTATE/QUALIFIER:

FEE SIMPLE  
ABSOLUTE

RECENTLY:

CONDOMINIUM FROM 21394-0193

PIN CREATION DATE:

2015/06/09

OWNERS' NAMES

2697483 ONTARIO INC.

CAPACITY SHARE

ROWN

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/ CHKD
** PRINTOUT INCLUDES ALL DOCUMENT TYPES AND DELETED INSTRUMENTS SINCE 2015/06/09 **						
C920252	1994/10/28	NOTICE REMARKS: MULTIPLE LANDS				C
C920254	1994/10/28	NOTICE REMARKS: MULTIPLE LANDS				C
AT1037116	2006/01/17	NOTICE	\$2	WITTINGTON PROPERTIES LIMITED	CITY OF TORONTO	C
AT1037117	2006/01/17	NOTICE	\$2	WITTINGTON PROPERTIES LIMITED	CITY OF TORONTO TORONTO DISTRICT SCHOOL BOARD TORONTO CATHOLIC DISTRICT SCHOOL BOARD	C
AT2328430	2010/03/16	NOTICE REMARKS: LAND REGISTRAR IS HEREBY AUTHORIZED TO DELETE		WITTINGTON PROPERTIES LIMITED THE NOTICE ON THE CONSENT OF WITTINGTON PROPERTIES LIMITED AND	LOBLAW PROPERTIES LIMITED LOBLAW PROPERTIES LIMITED	C
AT2345472	2010/04/06	CHARGE		*** DELETED AGAINST THIS PROPERTY *** CONCORD ADEX PROPERTIES LIMITED	WITTINGTON PROPERTIES LIMITED	
AT3173300	2012/11/13	CHARGE		*** DELETED AGAINST THIS PROPERTY *** CONCORD ADEX PROPERTIES LIMITED	TRAVELERS INSURANCE COMPANY OF CANADA	
AT3175348	2012/11/15	POSTPONEMENT REMARKS: AT2345472 TO AT3173300		*** DELETED AGAINST THIS PROPERTY *** WITTINGTON PROPERTIES LIMITED	TRAVELERS INSURANCE COMPANY OF CANADA	
AT3179597	2012/11/20	NOTICE REMARKS: THIS NOTICE IS FOR AN INDETERMINATE PERIOD	\$2	CONCORD ADEX PROPERTIES LIMITED	CITY OF TORONTO	C
AT3179598	2012/11/20	POSTPONEMENT REMARKS: AT3173300 TO AT3179597		*** DELETED AGAINST THIS PROPERTY *** TRAVELERS INSURANCE COMPANY OF CANADA	CITY OF TORONTO	

NOTE: ADJOINING PROPERTIES SHOULD BE INVESTIGATED TO ASCERTAIN DESCRIPTIVE INCONSISTENCIES, IF ANY, WITH DESCRIPTION REPRESENTED FOR THIS PROPERTY.  
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REGISTRY  
OFFICE #66

76458-0462 (LT)

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\* CERTIFIED IN ACCORDANCE WITH THE LAND TITLES ACT \* SUBJECT TO RESERVATIONS IN CROWN GRANT \*

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/ CHKD
AT3222699	2013/01/24	CHARGE	\$2	*** DELETED AGAINST THIS PROPERTY *** CONCORD ADEX PROPERTIES LIMITED	TRAVELERS INSURANCE COMPANY OF CANADA	C
AT3223892	2013/01/25	NOTICE		CITY OF TORONTO	CONCORD ADEX PROPERTIES LIMITED	
AT3225706	2013/01/28	POSTPONEMENT		*** DELETED AGAINST THIS PROPERTY *** WITTINGTON PROPERTIES LIMITED	TRAVELERS INSURANCE COMPANY OF CANADA	
REMARKS: AT2345472 POSTPONED TO AT3222699						
AT3226604	2013/01/29	CHARGE		*** DELETED AGAINST THIS PROPERTY *** CONCORD ADEX PROPERTIES LIMITED	HSBC BANK CANADA	
AT3226605	2013/01/29	NO ASSGN RENT GEN		*** DELETED AGAINST THIS PROPERTY *** CONCORD ADEX PROPERTIES LIMITED	HSBC BANK CANADA	
REMARKS: AT3226604.						
AT3226645	2013/01/29	POSTPONEMENT		*** DELETED AGAINST THIS PROPERTY *** WITTINGTON PROPERTIES LIMITED	HSBC BANK CANADA	
REMARKS: AT2345472 POSTPONED TO AT3226604 & AT3226605						
AT3226646	2013/01/29	POSTPONEMENT		*** DELETED AGAINST THIS PROPERTY *** TRAVELERS INSURANCE COMPANY OF CANADA	HSBC BANK CANADA	
REMARKS: AT3173300 POSTPONED TO AT3226604 & AT3226605						
AT3226647	2013/01/29	POSTPONEMENT	*** DELETED AGAINST THIS PROPERTY *** TRAVELERS INSURANCE COMPANY OF CANADA	HSBC BANK CANADA		
REMARKS: AT3222699 POSTPONED TO AT3226604 & AT3226605						
AT3235570	2013/02/12	POSTPONEMENT	\$2	*** DELETED AGAINST THIS PROPERTY *** WITTINGTON PROPERTIES LIMITED	CITY OF TORONTO	C
REMARKS: AT2345472 POSTPONED TO AT3179597						
AT3368070	2013/08/01	TRANSFER EASEMENT		CONCORD ADEX PROPERTIES LIMITED	TELUS COMMUNICATIONS INC.	
AT3379214	2013/08/15	POSTPONEMENT		*** DELETED AGAINST THIS PROPERTY *** WITTINGTON PROPERTIES LIMITED	TELUS COMMUNICATIONS INC.	
REMARKS: AT2345472 TO AT3368070						
AT3379215	2013/08/15	POSTPONEMENT		*** DELETED AGAINST THIS PROPERTY *** HSBC BANK CANADA	TELUS COMMUNICATIONS INC.	
REMARKS: AT3226604 AND AT3226605 TO AT3368070						
AT3379216	2013/08/15	POSTPONEMENT		*** DELETED AGAINST THIS PROPERTY ***		

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76458-0462 (LT)

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\* CERTIFIED IN ACCORDANCE WITH THE LAND TITLES ACT \* SUBJECT TO RESERVATIONS IN CROWN GRANT \*

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/ CHKD
		REMARKS: AT3222699 TO AT3368070		TRAVELERS INSURANCE COMPANY OF CANADA	TELUS COMMUNICATIONS INC.	
AT3379217	2013/08/15	POSTPONEMENT		*** DELETED AGAINST THIS PROPERTY *** TRAVELERS INSURANCE COMPANY OF CANADA	TELUS COMMUNICATIONS INC.	
AT3443336	2013/10/31	CHARGE		*** DELETED AGAINST THIS PROPERTY *** CONCORD ADEX PROPERTIES LIMITED	HSBC BANK CANADA	
AT3443337	2013/10/31	NO ASSGN RENT GEN		*** DELETED AGAINST THIS PROPERTY *** CONCORD ADEX PROPERTIES LIMITED	HSBC BANK CANADA	
		REMARKS: AT3443336 RENTS				
AT3443368	2013/10/31	POSTPONEMENT		*** DELETED AGAINST THIS PROPERTY *** WITTINGTON PROPERTIES LIMITED	HSBC BANK CANADA	
		REMARKS: AT2345472 TO AT3443336				
AT3443369	2013/10/31	POSTPONEMENT		*** DELETED AGAINST THIS PROPERTY *** TRAVELERS INSURANCE COMPANY OF CANADA	HSBC BANK CANADA	
		REMARKS: AT3173300 TO AT3443336				
AT3443370	2013/10/31	POSTPONEMENT		*** DELETED AGAINST THIS PROPERTY *** TRAVELERS INSURANCE COMPANY OF CANADA	HSBC BANK CANADA	
		REMARKS: AT3222699 TO AT3443336				
TCP2458	2015/06/02	STANDARD CONDO PLN				C
AT3901265	2015/06/02	CONDO DECLARATION		CONCORD ADEX PROPERTIES LIMITED		C
AT3923784	2015/06/24	DISCH OF CHARGE		*** COMPLETELY DELETED *** WITTINGTON PROPERTIES LIMITED		
		REMARKS: AT2345472.				
AT3925795	2015/06/25	CONDO BYLAW/98		TORONTO STANDARD CONDOMINIUM CORPORATION NO. 2458		C
		REMARKS: BY-LAW NO.1				
AT3925827	2015/06/25	CONDO BYLAW/98		TORONTO STANDARD CONDOMINIUM CORPORATION NO. 2458		C
		REMARKS: BY-LAW NO.2				
AT3925878	2015/06/25	CONDO BYLAW/98		TORONTO STANDARD CONDOMINIUM CORPORATION NO. 2458		C
		REMARKS: BY-LAW NO.3				
AT3925898	2015/06/25	CONDO BYLAW/98		TORONTO STANDARD CONDOMINIUM CORPORATION NO. 2458		C

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\* CERTIFIED IN ACCORDANCE WITH THE LAND TITLES ACT \* SUBJECT TO RESERVATIONS IN CROWN GRANT \*

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/ CHKD
AT3925921	2015/06/25	CONDO BYLAW/98		TORONTO STANDARD CONDOMINIUM CORPORATION NO. 2458		C
AT3938732	2015/07/07	TRANSFER		*** COMPLETELY DELETED *** CONCORD ADEX PROPERTIES LIMITED	XU, HONGLOU	
AT4050495	2015/10/29	DISCH OF CHARGE		*** COMPLETELY DELETED *** HSBC BANK CANADA		
AT4050504	2015/10/29	DISCH OF CHARGE		*** COMPLETELY DELETED *** HSBC BANK CANADA		
AT4084722	2015/12/02	DISCH OF CHARGE		*** COMPLETELY DELETED *** TRAVELERS INSURANCE COMPANY OF CANADA		
AT4084878	2015/12/03	DISCH OF CHARGE		*** COMPLETELY DELETED *** TRAVELERS INSURANCE COMPANY OF CANADA		
AT5207738	2019/08/09	TRANSFER		*** COMPLETELY DELETED *** XU, HONGLOU	XU, XIAO	
AT5348244	2020/01/22	TRANSFER	\$680,000	XU, XIAO	2697483 ONTARIO INC.	C
AT5348245	2020/01/22	CHARGE	\$510,000	2697483 ONTARIO INC.	EQUITABLE BANK	C
AT5348246	2020/01/22	NO ASSGN RENT GEN		2697483 ONTARIO INC.	EQUITABLE BANK	C

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\* CERTIFIED IN ACCORDANCE WITH THE LAND TITLES ACT \* SUBJECT TO RESERVATIONS IN CROWN GRANT \*

PROPERTY DESCRIPTION: UNIT 126, LEVEL D, TORONTO STANDARD CONDOMINIUM PLAN NO. 2458 AND ITS APPURTENANT INTEREST; SUBJECT TO AND TOGETHER WITH EASEMENTS AS SET OUT IN SCHEDULE A AS IN AT3901265; CITY OF TORONTO

PROPERTY REMARKS:

ESTATE/QUALIFIER:

FEE SIMPLE  
ABSOLUTE

RECENTLY:

CONDOMINIUM FROM 21394-0193

PIN CREATION DATE:

2015/06/09

OWNERS' NAMES

2697483 ONTARIO INC.

CAPACITY SHARE

ROWN

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/ CHKD
** PRINTOUT INCLUDES ALL DOCUMENT TYPES AND DELETED INSTRUMENTS SINCE 2015/06/09 **						
C920252	1994/10/28	NOTICE REMARKS: MULTIPLE LANDS				C
C920254	1994/10/28	NOTICE REMARKS: MULTIPLE LANDS				C
AT1037116	2006/01/17	NOTICE	\$2	WITTINGTON PROPERTIES LIMITED	CITY OF TORONTO	C
AT1037117	2006/01/17	NOTICE	\$2	WITTINGTON PROPERTIES LIMITED	CITY OF TORONTO TORONTO DISTRICT SCHOOL BOARD TORONTO CATHOLIC DISTRICT SCHOOL BOARD	C
AT2328430	2010/03/16	NOTICE REMARKS: LAND REGISTRAR IS HEREBY AUTHORIZED TO DELETE		WITTINGTON PROPERTIES LIMITED THE NOTICE ON THE CONSENT OF WITTINGTON PROPERTIES LIMITED AND	LOBLAW PROPERTIES LIMITED LOBLAW PROPERTIES LIMITED	C
AT2345472	2010/04/06	CHARGE		*** DELETED AGAINST THIS PROPERTY *** CONCORD ADEX PROPERTIES LIMITED	WITTINGTON PROPERTIES LIMITED	
AT3173300	2012/11/13	CHARGE		*** DELETED AGAINST THIS PROPERTY *** CONCORD ADEX PROPERTIES LIMITED	TRAVELERS INSURANCE COMPANY OF CANADA	
AT3175348	2012/11/15	POSTPONEMENT REMARKS: AT2345472 TO AT3173300		*** DELETED AGAINST THIS PROPERTY *** WITTINGTON PROPERTIES LIMITED	TRAVELERS INSURANCE COMPANY OF CANADA	
AT3179597	2012/11/20	NOTICE REMARKS: THIS NOTICE IS FOR AN INDETERMINATE PERIOD	\$2	CONCORD ADEX PROPERTIES LIMITED	CITY OF TORONTO	C
AT3179598	2012/11/20	POSTPONEMENT REMARKS: AT3173300 TO AT3179597		*** DELETED AGAINST THIS PROPERTY *** TRAVELERS INSURANCE COMPANY OF CANADA	CITY OF TORONTO	

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REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/ CHKD
AT3222699	2013/01/24	CHARGE	\$2	*** DELETED AGAINST THIS PROPERTY *** CONCORD ADEX PROPERTIES LIMITED	TRAVELERS INSURANCE COMPANY OF CANADA	C
AT3223892	2013/01/25	NOTICE		CITY OF TORONTO	CONCORD ADEX PROPERTIES LIMITED	
AT3225706	2013/01/28	POSTPONEMENT		*** DELETED AGAINST THIS PROPERTY *** WITTINGTON PROPERTIES LIMITED	TRAVELERS INSURANCE COMPANY OF CANADA	
REMARKS: AT2345472 POSTPONED TO AT3222699						
AT3226604	2013/01/29	CHARGE		*** DELETED AGAINST THIS PROPERTY *** CONCORD ADEX PROPERTIES LIMITED	HSBC BANK CANADA	
AT3226605	2013/01/29	NO ASSGN RENT GEN		*** DELETED AGAINST THIS PROPERTY *** CONCORD ADEX PROPERTIES LIMITED	HSBC BANK CANADA	
REMARKS: AT3226604.						
AT3226645	2013/01/29	POSTPONEMENT		*** DELETED AGAINST THIS PROPERTY *** WITTINGTON PROPERTIES LIMITED	HSBC BANK CANADA	
REMARKS: AT2345472 POSTPONED TO AT3226604 & AT3226605						
AT3226646	2013/01/29	POSTPONEMENT		*** DELETED AGAINST THIS PROPERTY *** TRAVELERS INSURANCE COMPANY OF CANADA	HSBC BANK CANADA	
REMARKS: AT3173300 POSTPONED TO AT3226604 & AT3226605						
AT3226647	2013/01/29	POSTPONEMENT	*** DELETED AGAINST THIS PROPERTY *** TRAVELERS INSURANCE COMPANY OF CANADA	HSBC BANK CANADA		
REMARKS: AT3222699 POSTPONED TO AT3226604 & AT3226605						
AT3235570	2013/02/12	POSTPONEMENT	\$2	*** DELETED AGAINST THIS PROPERTY *** WITTINGTON PROPERTIES LIMITED	CITY OF TORONTO	C
REMARKS: AT2345472 POSTPONED TO AT3179597						
AT3368070	2013/08/01	TRANSFER EASEMENT		CONCORD ADEX PROPERTIES LIMITED	TELUS COMMUNICATIONS INC.	
AT3379214	2013/08/15	POSTPONEMENT		*** DELETED AGAINST THIS PROPERTY *** WITTINGTON PROPERTIES LIMITED	TELUS COMMUNICATIONS INC.	
REMARKS: AT2345472 TO AT3368070						
AT3379215	2013/08/15	POSTPONEMENT		*** DELETED AGAINST THIS PROPERTY *** HSBC BANK CANADA	TELUS COMMUNICATIONS INC.	
REMARKS: AT3226604 AND AT3226605 TO AT3368070						
AT3379216	2013/08/15	POSTPONEMENT		*** DELETED AGAINST THIS PROPERTY ***		

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REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/ CHKD
		REMARKS: AT3222699 TO AT3368070		TRAVELERS INSURANCE COMPANY OF CANADA	TELUS COMMUNICATIONS INC.	
AT3379217	2013/08/15	POSTPONEMENT		*** DELETED AGAINST THIS PROPERTY *** TRAVELERS INSURANCE COMPANY OF CANADA	TELUS COMMUNICATIONS INC.	
AT3443336	2013/10/31	CHARGE		*** DELETED AGAINST THIS PROPERTY *** CONCORD ADEX PROPERTIES LIMITED	HSBC BANK CANADA	
AT3443337	2013/10/31	NO ASSGN RENT GEN		*** DELETED AGAINST THIS PROPERTY *** CONCORD ADEX PROPERTIES LIMITED	HSBC BANK CANADA	
		REMARKS: AT3443336 RENTS				
AT3443368	2013/10/31	POSTPONEMENT		*** DELETED AGAINST THIS PROPERTY *** WITTINGTON PROPERTIES LIMITED	HSBC BANK CANADA	
		REMARKS: AT2345472 TO AT3443336				
AT3443369	2013/10/31	POSTPONEMENT		*** DELETED AGAINST THIS PROPERTY *** TRAVELERS INSURANCE COMPANY OF CANADA	HSBC BANK CANADA	
		REMARKS: AT3173300 TO AT3443336				
AT3443370	2013/10/31	POSTPONEMENT		*** DELETED AGAINST THIS PROPERTY *** TRAVELERS INSURANCE COMPANY OF CANADA	HSBC BANK CANADA	
		REMARKS: AT3222699 TO AT3443336				
TCP2458	2015/06/02	STANDARD CONDO PLN				C
AT3901265	2015/06/02	CONDO DECLARATION		CONCORD ADEX PROPERTIES LIMITED		C
AT3923784	2015/06/24	DISCH OF CHARGE		*** COMPLETELY DELETED *** WITTINGTON PROPERTIES LIMITED		
		REMARKS: AT2345472.				
AT3925795	2015/06/25	CONDO BYLAW/98		TORONTO STANDARD CONDOMINIUM CORPORATION NO. 2458		C
		REMARKS: BY-LAW NO.1				
AT3925827	2015/06/25	CONDO BYLAW/98		TORONTO STANDARD CONDOMINIUM CORPORATION NO. 2458		C
		REMARKS: BY-LAW NO.2				
AT3925878	2015/06/25	CONDO BYLAW/98		TORONTO STANDARD CONDOMINIUM CORPORATION NO. 2458		C
		REMARKS: BY-LAW NO.3				
AT3925898	2015/06/25	CONDO BYLAW/98		TORONTO STANDARD CONDOMINIUM CORPORATION NO. 2458		C

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\* CERTIFIED IN ACCORDANCE WITH THE LAND TITLES ACT \* SUBJECT TO RESERVATIONS IN CROWN GRANT \*

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/ CHKD
AT3925921	2015/06/25	CONDO BYLAW/98		TORONTO STANDARD CONDOMINIUM CORPORATION NO. 2458		C
AT3938732	2015/07/07	TRANSFER		*** COMPLETELY DELETED *** CONCORD ADEX PROPERTIES LIMITED	XU, HONGLOU	
AT4050495	2015/10/29	DISCH OF CHARGE		*** COMPLETELY DELETED *** HSBC BANK CANADA		
AT4050504	2015/10/29	DISCH OF CHARGE		*** COMPLETELY DELETED *** HSBC BANK CANADA		
AT4084722	2015/12/02	DISCH OF CHARGE		*** COMPLETELY DELETED *** TRAVELERS INSURANCE COMPANY OF CANADA		
AT4084878	2015/12/03	DISCH OF CHARGE		*** COMPLETELY DELETED *** TRAVELERS INSURANCE COMPANY OF CANADA		
AT5207738	2019/08/09	TRANSFER		*** COMPLETELY DELETED *** XU, HONGLOU	XU, XIAO	
AT5348244	2020/01/22	TRANSFER	\$680,000	XU, XIAO	2697483 ONTARIO INC.	C
AT5348245	2020/01/22	CHARGE	\$510,000	2697483 ONTARIO INC.	EQUITABLE BANK	C
AT5348246	2020/01/22	NO ASSGN RENT GEN		2697483 ONTARIO INC.	EQUITABLE BANK	C

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***THIS IS EXHIBIT “P”***

***referred to in the Affidavit of Wenfei Chen of the City of  
Toronto, in the Province of Ontario, sworn before me at the  
City of Toronto, in the Province of Ontario, on December 24,  
2020, in accordance with O. Reg. 431.20, Administering Oath  
or Declaration Remotely***

DocuSigned by:

*Daniel Richer*

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***A Commissioner for Taking Affidavits***

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76433-0356 (LT)

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\* CERTIFIED IN ACCORDANCE WITH THE LAND TITLES ACT \* SUBJECT TO RESERVATIONS IN CROWN GRANT \*

PROPERTY DESCRIPTION:

UNIT 4, LEVEL 9, TORONTO STANDARD CONDOMINIUM PLAN NO. 2433 AND ITS APPURTENANT INTEREST; SUBJECT TO AND TOGETHER WITH EASEMENTS AS SET OUT IN SCHEDULE A AS IN AT3826845; CITY OF TORONTO

PROPERTY REMARKS:

FOR THE PURPOSE OF THE QUALIFIER THE DATE OF REGISTRATION OF ABSOLUTE TITLE IS 2012/08/27 AND 2012/08/23.

ESTATE/QUALIFIER:

FEE SIMPLE

LT ABSOLUTE PLUS

RECENTLY:

CONDOMINIUM FROM 21418-0257

PIN CREATION DATE:

2015/03/13

OWNERS' NAMES

STUART-MCEWAN, TERRI

MCEWAN, WILLIAM

CAPACITY

SHARE

JTEN

JTEN

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/CHKD
** PRINTOUT INCLUDES ALL DOCUMENT TYPES AND DELETED INSTRUMENTS SINCE 2015/03/13 **						
**SUBJECT TO SUBSECTION 44(1) OF THE LAND TITLES ACT, EXCEPT PARAGRAPHS 3 AND 14 AND *						
** PROVINCIAL SUCCESSION DUTIES AND EXCEPT PARAGRAPH 11 AND ESCHEATS OR FORFEITURE **						
** TO THE CROWN UP TO THE DATE OF REGISTRATION WITH AN ABSOLUTE TITLE. **						
CT143750	1975/10/02	NOTICE		THE MOLSON COMPANIES LIMITED-LES COMPAGNIES MOLSON LIMITED	THE CORPORATION OF THE CITY OF TORONTO	C
CT431501	1980/09/11	NOTICE		THE MOLSON COMPANIES LIMITED-LES COMPAGNIES MOLSON LIMITED	THE CORPORATION OF THE CITY OF TORONTO	C
CT751273	1985/11/01	NOTICE		DEPARTMENT OF TRANSPORT	CITY OF TORONTO	C
REMARKS: ZONING REGULATIONS-ISLAND AIRPORT						
CA199600	1992/07/22	AGREEMENT			CITY OF TORONTO	C
CA199601	1992/07/22	AGREEMENT			CITY OF TORONTO	C
CA409869	1996/06/12	NOTICE		MOLSON BREWERIES PROPERTIES LIMITED 159054 CANADA INC.	THE CORPORATION OF THE CITY OF TORONTO	C
CA411053	1996/06/19	NOTICE		MOLSON BREWERIES PORPERTIES LIMITED 159054 CANADA INC.	THE BOARD OF EDUCATION FOR THE CITY OF TORONTO THE METROPOLITAN TORONTO SCHOOL BOARD METROPOLITAN SEPARATE SCHOOL BOARD	C
CORRECTIONS: 'PARTY' CHANGED FROM 'THE RESIDENCES OF FLEET CENTRE LIMITED' TO 'MOLSON BREWERIES PORPERTIES LIMITED' ON 2003/01/28 BY KARL WIERCINSKI. 'PARTY: 159054 CANADA INC.' ADDED ON 2003/01/28 BY KARL WIERCINSKI. 'PARTY' CHANGED FROM 'THE METROPOLITAN TORONTO SEPARATE SCHOOL BOARD' TO 'METROPOLITAN SEPARATE SCHOOL BOARD' ON 2006/11/07 BY GALINA KISLANSKI.						
AT1019897	2005/12/23	TRANSFER EASEMENT	\$2	WITTINGTON PROPERTIES LIMITED	CITY OF TORONTO	C
AT1386376	2007/02/28	NOTICE		WEST HARBOUR CITY (I) RESIDENCES CORP.		C
AT1557985	2007/08/29	NOTICE		WITTINGTON PROPERTIES LIMITED	CITY OF TORONTO	C

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REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/ CHKD
REMARKS: SUBSECTION 37(3) OF THE PLANNING ACT						
AT1557986	2007/08/29	NOTICE		WITTINGTON PROPERTIES LIMITED	CITY OF TORONTO TORONTO DISTRICT SCHOOL BOARD TORONTO CATHOLIC DISTRICT SCHOOL BOARD	C
AT1652600	2007/12/03	NOTICE	\$2	WEST HARBOUR CITY (IV) RESIDENCES CORP.		C
REMARKS: THE LAND REGISTRAR IS AUTHORIZED TO DELETE THE NOTICE ON THE CONSENT OF CITY OF TORONTO, TORONTO DISTRICT SCHOOL BOARD AND TORONTO CATHOLIC DISTRICT SCHOOL BOARD						
AT1919031	2008/10/08	NOTICE	\$2	WEST HARBOUR CITY (I) RESIDENCES CORP. WEST HARBOUR CITY (II) RESIDENCES CORP. WEST HARBOUR CITY (III) RESIDENCES CORP.	CITY OF TORONTO	C
AT2301970	2010/02/10	APL (GENERAL)		TORONTO CATHOLIC DISTRICT SCHOOL BOARD		C
REMARKS: CA411053						
AT2305302	2010/02/16	APL (GENERAL)		TORONTO DISTRICT SCHOOL BOARD		C
REMARKS: CA411053						
AT2318717	2010/03/02	NOTICE	\$2	CITY OF TORONTO	WEST HARBOUR CITY (I) RESIDENCES CORP. WEST HARBOUR CITY (II) RESIDENCES CORP. WEST HARBOUR CITY (III) RESIDENCES CORP.	C
REMARKS: AT1386376						
AT2478131	2010/08/17	NOTICE		TORONTO DISTRICT SCHOOL BOARD TORONTO CATHOLIC DISTRICT SCHOOL BOARD		C
REMARKS: CA411053						
AT2779999	2011/08/10	CHARGE		*** DELETED AGAINST THIS PROPERTY *** WEST HARBOUR CITY (III) RESIDENCES CORP. WEST HARBOUR CITY (IV) RESIDENCES CORP.	AVIVA INSURANCE COMPANY OF CANADA	
AT2901332	2011/12/20	CHARGE		*** DELETED AGAINST THIS PROPERTY *** WEST HARBOUR CITY (III) RESIDENCES CORP. WEST HARBOUR CITY (IV) RESIDENCES CORP.	MCAP FINANCIAL CORPORATION	
AT2901333	2011/12/20	NO ASSGN RENT GEN		*** DELETED AGAINST THIS PROPERTY *** WEST HARBOUR CITY (III) RESIDENCES CORP. WEST HARBOUR CITY (IV) RESIDENCES CORP.	MCAP FINANCIAL CORPORATION	
REMARKS: AT2901332						
AT2902930	2011/12/21	POSTPONEMENT		*** DELETED AGAINST THIS PROPERTY ***		

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REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/ CHKD
		REMARKS: AT2779999 TO AT2901332		AVIVA INSURANCE COMPANY OF CANADA	MCAP FINANCIAL CORPORATION	
AT2963908	2012/03/12	CHARGE		*** DELETED AGAINST THIS PROPERTY *** WEST HARBOUR CITY (III) RESIDENCES CORP. WEST HARBOUR CITY (IV) RESIDENCES CORP.	YHC MORTGAGE PARTNERS LIMITED	
AT2963930	2012/03/12	NO ASSGN RENT GEN		*** DELETED AGAINST THIS PROPERTY *** WEST HARBOUR CITY (III) RESIDENCES CORP. WEST HARBOUR CITY (IV) RESIDENCES CORP	YHC MORTGAGE PARTNERS LIMITED	
		REMARKS: AT2963908				
AT2965621	2012/03/14	POSTPONEMENT		*** DELETED AGAINST THIS PROPERTY *** YHC MORTGAGE PARTNERS LIMITED	MCAP FINANCIAL CORPORATION	
		REMARKS: AT2963908 POSTPONED TO AT2901332,AT2901333				
AT3770614	2014/12/18	NOTICE		*** DELETED AGAINST THIS PROPERTY *** WEST HARBOUR CITY (III) RESIDENCES CORP.	AVIVA INSURANCE COMPANY OF CANADA	
		REMARKS: AT27729999				
AT3773420	2014/12/22	CERTIFICATE		HER MAJESTY THE QUEEN IN RIGHT OF ONTARIO AS REPRESENTED BY THE MINISTER OF THE ENVIRONMENT AND CLIMATE CHANGE		C
AT3809521	2015/02/12	NOTICE	\$2	CITY OF TORONTO	WEST HARBOUR CITY (III) RESIDENCES CORP.	C
		REMARKS: SITE PLAN AGREEMENT				
AT3809522	2015/02/12	TRANSFER EASEMENT	\$2	WEST HARBOUR CITY (III) RESIDENCES CORP.	CITY OF TORONTO	C
AT3809523	2015/02/12	POSTPONEMENT		*** DELETED AGAINST THIS PROPERTY *** AVIVA INSURANCE COMPANY OF CANADA	CITY OF TORONTO	
		REMARKS: AT2779999 TO AT3809522 AS TO PTS 1 TO 10 (INCLUSIVE) ON PLN 66R26977				
AT3809524	2015/02/12	POSTPONEMENT		*** DELETED AGAINST THIS PROPERTY *** MCAP FINANCIAL CORPORATION	CITY OF TORONTO	
		REMARKS: AT2901332 AND AT2901333 TO AT3809522 AS TO PTS 1 TO 10 (INCLUSIVE)ON PLN 66R26977				
AT3809525	2015/02/12	POSTPONEMENT		*** DELETED AGAINST THIS PROPERTY *** YHC MORTGAGE PARTNERS LIMITED	CITY OF TORONTO	
		REMARKS: AT2963908 TO AT3809522				
AT3809532	2015/02/12	APL (GENERAL)		TORONTO DISTRICT SCHOOL BOARD TORONTO CATHOLIC DISTRICT SCHOOL BOARD	CITY OF TORONTO	C
		REMARKS: POSTPONEMENT OF AT1557986 & AT1652600 TO AT3809522				

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REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/ CHKD
AT3810452	2015/02/13	TRANSFER EASEMENT	\$2	WEST HARBOUR CITY (III) RESIDENCES CORP.	ROGERS COMMUNICATIONS INC.	C
TCP2433	2015/03/06	STANDARD CONDO PLN				C
AT3826845	2015/03/06	CONDO DECLARATION		WEST HARBOUR CITY (III) RESIDENCES CORP.		C
AT3835392	2015/03/18	DISCH OF CHARGE		*** COMPLETELY DELETED *** YHC MORTGAGE PARTNERS LIMITED		
	REMARKS: AT2963908.					
AT3835393	2015/03/18	CONDO BYLAW/98		TORONTO STANDARD CONDOMINIUM CORPORATION NO. 2433		C
	REMARKS: BY-LAW NO. 1					
AT3835394	2015/03/18	CONDO BYLAW/98		TORONTO STANDARD CONDOMINIUM CORPORATION NO. 2433		C
	REMARKS: BY-LAW NO. 2					
AT3835395	2015/03/18	CONDO BYLAW/98		TORONTO STANDARD CONDOMINIUM CORPORATION NO. 2433		C
	REMARKS: BY-LAW NO. 3					
AT3835396	2015/03/18	CONDO BYLAW/98		TORONTO STANDARD CONDOMINIUM CORPORATION NO. 2433		C
	REMARKS: BY-LAW NO. 4					
AT3835397	2015/03/18	CONDO BYLAW/98		TORONTO STANDARD CONDOMINIUM CORPORATION NO. 2433		C
	REMARKS: BY-LAW NO. 5					
AT3835398	2015/03/18	CONDO BYLAW/98		TORONTO STANDARD CONDOMINIUM CORPORATION NO. 2433		C
	REMARKS: BY-LAW NO. 6					
AT3835399	2015/03/18	CONDO BYLAW/98		TORONTO STANDARD CONDOMINIUM CORPORATION NO. 2433		C
	REMARKS: BY-LAW NO. 7					
AT3835400	2015/03/18	CONDO BYLAW/98		TORONTO STANDARD CONDOMINIUM CORPORATION NO. 2433		C
	REMARKS: BY-LAW NO. 8					
AT3835401	2015/03/18	CONDO BYLAW/98		TORONTO STANDARD CONDOMINIUM CORPORATION NO. 2433		C
	REMARKS: BY-LAW NO. 9					
AT3842685	2015/03/27	TRANSFER		*** COMPLETELY DELETED *** WEST HARBOUR CITY (III) RESIDENCES CORP.	XU, HONGLOU	
AT3847113	2015/04/01	CONDO BYLAW/98		TORONTO STANDARD CONDOMINIUM CORPORATION NO. 2433		C
	REMARKS: BY-LAW NO. 10					

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REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/ CHKD
AT3847121	2015/04/01	CONDO BYLAW/98		TORONTO STANDARD CONDOMINIUM CORPORATION NO. 2433		C
		REMARKS: BY-LAW NO.11				
AT3847138	2015/04/01	DISCH OF CHARGE		*** COMPLETELY DELETED *** MCAP FINANCIAL CORPORATION		
		REMARKS: AT2901332.				
AT3848197	2015/04/01	LR'S ORDER		*** COMPLETELY DELETED *** LAND REGISTRAR		
		REMARKS: DELETE AT3809525				
AT3893229	2015/05/27	DISCH OF CHARGE		*** COMPLETELY DELETED *** AVIVA INSURANCE COMPANY OF CANADA		
		REMARKS: AT2779999.				
AT4040945	2015/10/20	TRANSFER		*** COMPLETELY DELETED *** XU, HONGLOU	XU, HONGLOU LIU, LINA	
AT4704625	2017/10/13	CHARGE		*** COMPLETELY DELETED *** LIU, LINA XU, HONGLOU	PREMIUM DIAMOND MORTGAGE INVESTMENT CORPORATION	
AT4704626	2017/10/13	NO ASSGN RENT GEN		*** COMPLETELY DELETED *** XU, HONGLOU LIU, LINA	PREMIUM DIAMOND MORTGAGE INVESTMENT CORPORATION	
		REMARKS: AT4704625				
AT4776762	2018/01/10	DISCH OF CHARGE		*** COMPLETELY DELETED *** PREMIUM DIAMOND MORTGAGE INVESTMENT CORPORATION		
		REMARKS: AT4704625.				
AT5207728	2019/08/09	TRANSFER		*** COMPLETELY DELETED *** XU, HONGLOU LIU, LINA	XU, XIAO	
AT5392669	2020/03/20	TRANSFER	\$711,100	XU, XIAO	STUART-MCEWAN, TERRI MCEWAN, WILLIAM	C
AT5392670	2020/03/20	CHARGE	\$561,100	STUART-MCEWAN, TERRI MCEWAN, WILLIAM	THE TORONTO-DOMINION BANK	C

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PROPERTY DESCRIPTION: UNIT 148, LEVEL A, TORONTO STANDARD CONDOMINIUM PLAN NO. 2433 AND ITS APPURTENANT INTEREST; SUBJECT TO AND TOGETHER WITH EASEMENTS AS SET OUT IN SCHEDULE A AS IN AT3826845; CITY OF TORONTO

PROPERTY REMARKS: FOR THE PURPOSE OF THE QUALIFIER THE DATE OF REGISTRATION OF ABSOLUTE TITLE IS 2012/08/27 AND 2012/08/23.

ESTATE/QUALIFIER:  
FEE SIMPLE  
LT ABSOLUTE PLUS

RECENTLY:  
CONDOMINIUM FROM 21418-0257

PIN CREATION DATE:  
2015/03/13

OWNERS' NAMES  
STUART-MCEWAN, TERRI  
MCEWAN, WILLIAM

CAPACITY SHARE  
JTEN  
JTEN

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/CHKD
** PRINTOUT INCLUDES ALL DOCUMENT TYPES AND DELETED INSTRUMENTS SINCE 2015/03/13 **						
**SUBJECT TO SUBSECTION 44(1) OF THE LAND TITLES ACT, EXCEPT PARAGRAPHS 3 AND 14 AND *						
** PROVINCIAL SUCCESSION DUTIES AND EXCEPT PARAGRAPH 11 AND ESCHEATS OR FORFEITURE **						
** TO THE CROWN UP TO THE DATE OF REGISTRATION WITH AN ABSOLUTE TITLE. **						
CT143750	1975/10/02	NOTICE		THE MOLSON COMPANIES LIMITED-LES COMPAGNIES MOLSON LIMITED	THE CORPORATION OF THE CITY OF TORONTO	C
CT431501	1980/09/11	NOTICE		THE MOLSON COMPANIES LIMITED-LES COMPAGNIES MOLSON LIMITED	THE CORPORATION OF THE CITY OF TORONTO	C
CT751273	1985/11/01	NOTICE		DEPARTMENT OF TRANSPORT	CITY OF TORONTO	C
REMARKS: ZONING REGULATIONS-ISLAND AIRPORT						
CA199600	1992/07/22	AGREEMENT			CITY OF TORONTO	C
CA199601	1992/07/22	AGREEMENT			CITY OF TORONTO	C
CA409869	1996/06/12	NOTICE		MOLSON BREWERIES PROPERTIES LIMITED 159054 CANADA INC.	THE CORPORATION OF THE CITY OF TORONTO	C
CA411053	1996/06/19	NOTICE		MOLSON BREWERIES PORPERTIES LIMITED 159054 CANADA INC.	THE BOARD OF EDUCATION FOR THE CITY OF TORONTO THE METROPOLITAN TORONTO SCHOOL BOARD METROPOLITAN SEPARATE SCHOOL BOARD	C
CORRECTIONS: 'PARTY' CHANGED FROM 'THE RESIDENCES OF FLEET CENTRE LIMITED' TO 'MOLSON BREWERIES PORPERTIES LIMITED' ON 2003/01/28 BY KARL WIERCINSKI. 'PARTY: 159054 CANADA INC.' ADDED ON 2003/01/28 BY KARL WIERCINSKI. 'PARTY' CHANGED FROM 'THE METROPOLITAN TORONTO SEPARATE SCHOOL BOARD' TO 'METROPOLITAN SEPARATE SCHOOL BOARD' ON 2006/11/07 BY GALINA KISLANSKI.						
AT1019897	2005/12/23	TRANSFER EASEMENT	\$2	WITTINGTON PROPERTIES LIMITED	CITY OF TORONTO	C
AT1386376	2007/02/28	NOTICE		WEST HARBOUR CITY (I) RESIDENCES CORP.		C
AT1557985	2007/08/29	NOTICE		WITTINGTON PROPERTIES LIMITED	CITY OF TORONTO	C

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REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/ CHKD
REMARKS: SUBSECTION 37(3) OF THE PLANNING ACT						
AT1557986	2007/08/29	NOTICE		WITTINGTON PROPERTIES LIMITED	CITY OF TORONTO TORONTO DISTRICT SCHOOL BOARD TORONTO CATHOLIC DISTRICT SCHOOL BOARD	C
AT1652600	2007/12/03	NOTICE	\$2	WEST HARBOUR CITY (IV) RESIDENCES CORP.		C
REMARKS: THE LAND REGISTRAR IS AUTHORIZED TO DELETE THE NOTICE ON THE CONSENT OF CITY OF TORONTO, TORONTO DISTRICT SCHOOL BOARD AND TORONTO CATHOLIC DISTRICT SCHOOL BOARD						
AT1919031	2008/10/08	NOTICE	\$2	WEST HARBOUR CITY (I) RESIDENCES CORP. WEST HARBOUR CITY (II) RESIDENCES CORP. WEST HARBOUR CITY (III) RESIDENCES CORP.	CITY OF TORONTO	C
AT2301970	2010/02/10	APL (GENERAL)		TORONTO CATHOLIC DISTRICT SCHOOL BOARD		C
REMARKS: CA411053						
AT2305302	2010/02/16	APL (GENERAL)		TORONTO DISTRICT SCHOOL BOARD		C
REMARKS: CA411053						
AT2318717	2010/03/02	NOTICE	\$2	CITY OF TORONTO	WEST HARBOUR CITY (I) RESIDENCES CORP. WEST HARBOUR CITY (II) RESIDENCES CORP. WEST HARBOUR CITY (III) RESIDENCES CORP.	C
REMARKS: AT1386376						
AT2478131	2010/08/17	NOTICE		TORONTO DISTRICT SCHOOL BOARD TORONTO CATHOLIC DISTRICT SCHOOL BOARD		C
REMARKS: CA411053						
AT2779999	2011/08/10	CHARGE		*** DELETED AGAINST THIS PROPERTY *** WEST HARBOUR CITY (III) RESIDENCES CORP. WEST HARBOUR CITY (IV) RESIDENCES CORP.	AVIVA INSURANCE COMPANY OF CANADA	
AT2901332	2011/12/20	CHARGE		*** DELETED AGAINST THIS PROPERTY *** WEST HARBOUR CITY (III) RESIDENCES CORP. WEST HARBOUR CITY (IV) RESIDENCES CORP.	MCAP FINANCIAL CORPORATION	
AT2901333	2011/12/20	NO ASSGN RENT GEN		*** DELETED AGAINST THIS PROPERTY *** WEST HARBOUR CITY (III) RESIDENCES CORP. WEST HARBOUR CITY (IV) RESIDENCES CORP.	MCAP FINANCIAL CORPORATION	
REMARKS: AT2901332						
AT2902930	2011/12/21	POSTPONEMENT		*** DELETED AGAINST THIS PROPERTY ***		

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REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/ CHKD
		REMARKS: AT2779999 TO AT2901332		AVIVA INSURANCE COMPANY OF CANADA	MCAP FINANCIAL CORPORATION	
AT2963908	2012/03/12	CHARGE		*** DELETED AGAINST THIS PROPERTY *** WEST HARBOUR CITY (III) RESIDENCES CORP. WEST HARBOUR CITY (IV) RESIDENCES CORP.	YHC MORTGAGE PARTNERS LIMITED	
AT2963930	2012/03/12	NO ASSGN RENT GEN		*** DELETED AGAINST THIS PROPERTY *** WEST HARBOUR CITY (III) RESIDENCES CORP. WEST HARBOUR CITY (IV) RESIDENCES CORP	YHC MORTGAGE PARTNERS LIMITED	
		REMARKS: AT2963908				
AT2965621	2012/03/14	POSTPONEMENT		*** DELETED AGAINST THIS PROPERTY *** YHC MORTGAGE PARTNERS LIMITED	MCAP FINANCIAL CORPORATION	
		REMARKS: AT2963908 POSTPONED TO AT2901332,AT2901333				
AT3770614	2014/12/18	NOTICE		*** DELETED AGAINST THIS PROPERTY *** WEST HARBOUR CITY (III) RESIDENCES CORP.	AVIVA INSURANCE COMPANY OF CANADA	
		REMARKS: AT27729999				
AT3773420	2014/12/22	CERTIFICATE		HER MAJESTY THE QUEEN IN RIGHT OF ONTARIO AS REPRESENTED BY THE MINISTER OF THE ENVIRONMENT AND CLIMATE CHANGE		C
AT3809521	2015/02/12	NOTICE	\$2	CITY OF TORONTO	WEST HARBOUR CITY (III) RESIDENCES CORP.	C
		REMARKS: SITE PLAN AGREEMENT				
AT3809522	2015/02/12	TRANSFER EASEMENT	\$2	WEST HARBOUR CITY (III) RESIDENCES CORP.	CITY OF TORONTO	C
AT3809523	2015/02/12	POSTPONEMENT		*** DELETED AGAINST THIS PROPERTY *** AVIVA INSURANCE COMPANY OF CANADA	CITY OF TORONTO	
		REMARKS: AT2779999 TO AT3809522 AS TO PTS 1 TO 10 (INCLUSIVE) ON PLN 66R26977				
AT3809524	2015/02/12	POSTPONEMENT		*** DELETED AGAINST THIS PROPERTY *** MCAP FINANCIAL CORPORATION	CITY OF TORONTO	
		REMARKS: AT2901332 AND AT2901333 TO AT3809522 AS TO PTS 1 TO 10 (INCLUSIVE)ON PLN 66R26977				
AT3809525	2015/02/12	POSTPONEMENT		*** DELETED AGAINST THIS PROPERTY *** YHC MORTGAGE PARTNERS LIMITED	CITY OF TORONTO	
		REMARKS: AT2963908 TO AT3809522				
AT3809532	2015/02/12	APL (GENERAL)		TORONTO DISTRICT SCHOOL BOARD TORONTO CATHOLIC DISTRICT SCHOOL BOARD	CITY OF TORONTO	C
		REMARKS: POSTPONEMENT OF AT1557986 & AT1652600 TO AT3809522				

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REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/ CHKD
AT3810452	2015/02/13	TRANSFER EASEMENT	\$2	WEST HARBOUR CITY (III) RESIDENCES CORP.	ROGERS COMMUNICATIONS INC.	C
TCP2433	2015/03/06	STANDARD CONDO PLN				C
AT3826845	2015/03/06	CONDO DECLARATION		WEST HARBOUR CITY (III) RESIDENCES CORP.		C
AT3835392	2015/03/18	DISCH OF CHARGE		*** COMPLETELY DELETED *** YHC MORTGAGE PARTNERS LIMITED		
REMARKS: AT2963908.						
AT3835393	2015/03/18	CONDO BYLAW/98		TORONTO STANDARD CONDOMINIUM CORPORATION NO. 2433		C
REMARKS: BY-LAW NO. 1						
AT3835394	2015/03/18	CONDO BYLAW/98		TORONTO STANDARD CONDOMINIUM CORPORATION NO. 2433		C
REMARKS: BY-LAW NO. 2						
AT3835395	2015/03/18	CONDO BYLAW/98		TORONTO STANDARD CONDOMINIUM CORPORATION NO. 2433		C
REMARKS: BY-LAW NO. 3						
AT3835396	2015/03/18	CONDO BYLAW/98		TORONTO STANDARD CONDOMINIUM CORPORATION NO. 2433		C
REMARKS: BY-LAW NO. 4						
AT3835397	2015/03/18	CONDO BYLAW/98		TORONTO STANDARD CONDOMINIUM CORPORATION NO. 2433		C
REMARKS: BY-LAW NO. 5						
AT3835398	2015/03/18	CONDO BYLAW/98		TORONTO STANDARD CONDOMINIUM CORPORATION NO. 2433		C
REMARKS: BY-LAW NO. 6						
AT3835399	2015/03/18	CONDO BYLAW/98		TORONTO STANDARD CONDOMINIUM CORPORATION NO. 2433		C
REMARKS: BY-LAW NO. 7						
AT3835400	2015/03/18	CONDO BYLAW/98		TORONTO STANDARD CONDOMINIUM CORPORATION NO. 2433		C
REMARKS: BY-LAW NO. 8						
AT3835401	2015/03/18	CONDO BYLAW/98		TORONTO STANDARD CONDOMINIUM CORPORATION NO. 2433		C
REMARKS: BY-LAW NO. 9						
AT3842685	2015/03/27	TRANSFER		*** COMPLETELY DELETED *** WEST HARBOUR CITY (III) RESIDENCES CORP.	XU, HONGLOU	
AT3847113	2015/04/01	CONDO BYLAW/98		TORONTO STANDARD CONDOMINIUM CORPORATION NO. 2433		C
REMARKS: BY-LAW NO. 10						

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		REMARKS: BY-LAW NO.11				
AT3847138	2015/04/01	DISCH OF CHARGE		*** COMPLETELY DELETED *** MCAP FINANCIAL CORPORATION		
		REMARKS: AT2901332.				
AT3848197	2015/04/01	LR'S ORDER		*** COMPLETELY DELETED *** LAND REGISTRAR		
		REMARKS: DELETE AT3809525				
AT3893229	2015/05/27	DISCH OF CHARGE		*** COMPLETELY DELETED *** AVIVA INSURANCE COMPANY OF CANADA		
		REMARKS: AT2779999.				
AT4040945	2015/10/20	TRANSFER		*** COMPLETELY DELETED *** XU, HONGLOU	XU, HONGLOU LIU, LINA	
AT4704625	2017/10/13	CHARGE		*** COMPLETELY DELETED *** LIU, LINA XU, HONGLOU	PREMIUM DIAMOND MORTGAGE INVESTMENT CORPORATION	
AT4704626	2017/10/13	NO ASSGN RENT GEN		*** COMPLETELY DELETED *** XU, HONGLOU LIU, LINA	PREMIUM DIAMOND MORTGAGE INVESTMENT CORPORATION	
		REMARKS: AT4704625				
AT4776762	2018/01/10	DISCH OF CHARGE		*** COMPLETELY DELETED *** PREMIUM DIAMOND MORTGAGE INVESTMENT CORPORATION		
		REMARKS: AT4704625.				
AT5207728	2019/08/09	TRANSFER		*** COMPLETELY DELETED *** XU, HONGLOU LIU, LINA	XU, XIAO	
AT5392669	2020/03/20	TRANSFER	\$711,100	XU, XIAO	STUART-MCEWAN, TERRI MCEWAN, WILLIAM	C
AT5392670	2020/03/20	CHARGE	\$561,100	STUART-MCEWAN, TERRI MCEWAN, WILLIAM	THE TORONTO-DOMINION BANK	C

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\* CERTIFIED IN ACCORDANCE WITH THE LAND TITLES ACT \* SUBJECT TO RESERVATIONS IN CROWN GRANT \*

PROPERTY DESCRIPTION:

UNIT 141, LEVEL C, TORONTO STANDARD CONDOMINIUM PLAN NO. 2433 AND ITS APPURTENANT INTEREST; SUBJECT TO AND TOGETHER WITH EASEMENTS AS SET OUT IN SCHEDULE A AS IN AT3826845; CITY OF TORONTO

PROPERTY REMARKS:

FOR THE PURPOSE OF THE QUALIFIER THE DATE OF REGISTRATION OF ABSOLUTE TITLE IS 2012/08/27 AND 2012/08/23.

ESTATE/QUALIFIER:

FEE SIMPLE

LT ABSOLUTE PLUS

RECENTLY:

CONDOMINIUM FROM 21418-0257

PIN CREATION DATE:

2015/03/13

OWNERS' NAMES

STUART-MCEWAN, TERRI

MCEWAN, WILLIAM

CAPACITY

JTEN

SHARE

JTEN

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/CHKD
** PRINTOUT INCLUDES ALL DOCUMENT TYPES AND DELETED INSTRUMENTS SINCE 2015/03/13 **						
**SUBJECT TO SUBSECTION 44(1) OF THE LAND TITLES ACT, EXCEPT PARAGRAPHS 3 AND 14 AND *						
** PROVINCIAL SUCCESSION DUTIES AND EXCEPT PARAGRAPH 11 AND ESCHEATS OR FORFEITURE **						
** TO THE CROWN UP TO THE DATE OF REGISTRATION WITH AN ABSOLUTE TITLE. **						
CT143750	1975/10/02	NOTICE		THE MOLSON COMPANIES LIMITED-LES COMPAGNIES MOLSON LIMITED	THE CORPORATION OF THE CITY OF TORONTO	C
CT431501	1980/09/11	NOTICE		THE MOLSON COMPANIES LIMITED-LES COMPAGNIES MOLSON LIMITED	THE CORPORATION OF THE CITY OF TORONTO	C
CT751273	1985/11/01	NOTICE		DEPARTMENT OF TRANSPORT	CITY OF TORONTO	C
REMARKS: ZONING REGULATIONS-ISLAND AIRPORT						
CA199600	1992/07/22	AGREEMENT			CITY OF TORONTO	C
CA199601	1992/07/22	AGREEMENT			CITY OF TORONTO	C
CA409869	1996/06/12	NOTICE		MOLSON BREWERIES PROPERTIES LIMITED 159054 CANADA INC.	THE CORPORATION OF THE CITY OF TORONTO	C
CA411053	1996/06/19	NOTICE		MOLSON BREWERIES PORPERTIES LIMITED 159054 CANADA INC.	THE BOARD OF EDUCATION FOR THE CITY OF TORONTO THE METROPOLITAN TORONTO SCHOOL BOARD METROPOLITAN SEPARATE SCHOOL BOARD	C
CORRECTIONS: 'PARTY' CHANGED FROM 'THE RESIDENCES OF FLEET CENTRE LIMITED' TO 'MOLSON BREWERIES PORPERTIES LIMITED' ON 2003/01/28 BY KARL WIERCINSKI. 'PARTY: 159054 CANADA INC.' ADDED ON 2003/01/28 BY KARL WIERCINSKI. 'PARTY' CHANGED FROM 'THE METROPOLITAN TORONTO SEPARATE SCHOOL BOARD' TO 'METROPOLITAN SEPARATE SCHOOL BOARD' ON 2006/11/07 BY GALINA KISLANSKI.						
AT1019897	2005/12/23	TRANSFER EASEMENT	\$2	WITTINGTON PROPERTIES LIMITED	CITY OF TORONTO	C
AT1386376	2007/02/28	NOTICE		WEST HARBOUR CITY (I) RESIDENCES CORP.		C
AT1557985	2007/08/29	NOTICE		WITTINGTON PROPERTIES LIMITED	CITY OF TORONTO	C

NOTE: ADJOINING PROPERTIES SHOULD BE INVESTIGATED TO ASCERTAIN DESCRIPTIVE INCONSISTENCIES, IF ANY, WITH DESCRIPTION REPRESENTED FOR THIS PROPERTY.  
NOTE: ENSURE THAT YOUR PRINTOUT STATES THE TOTAL NUMBER OF PAGES AND THAT YOU HAVE PICKED THEM ALL UP.



LAND  
REGISTRY  
OFFICE #66

76433-1183 (LT)

PAGE 2 OF 5  
PREPARED FOR tlholtom1  
ON 2020/09/16 AT 08:56:05

\* CERTIFIED IN ACCORDANCE WITH THE LAND TITLES ACT \* SUBJECT TO RESERVATIONS IN CROWN GRANT \*

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/ CHKD
REMARKS: SUBSECTION 37(3) OF THE PLANNING ACT						
AT1557986	2007/08/29	NOTICE		WITTINGTON PROPERTIES LIMITED	CITY OF TORONTO TORONTO DISTRICT SCHOOL BOARD TORONTO CATHOLIC DISTRICT SCHOOL BOARD	C
AT1652600	2007/12/03	NOTICE	\$2	WEST HARBOUR CITY (IV) RESIDENCES CORP.		C
REMARKS: THE LAND REGISTRAR IS AUTHORIZED TO DELETE THE NOTICE ON THE CONSENT OF CITY OF TORONTO, TORONTO DISTRICT SCHOOL BOARD AND TORONTO CATHOLIC DISTRICT SCHOOL BOARD						
AT1919031	2008/10/08	NOTICE	\$2	WEST HARBOUR CITY (I) RESIDENCES CORP. WEST HARBOUR CITY (II) RESIDENCES CORP. WEST HARBOUR CITY (III) RESIDENCES CORP.	CITY OF TORONTO	C
AT2301970	2010/02/10	APL (GENERAL)		TORONTO CATHOLIC DISTRICT SCHOOL BOARD		C
REMARKS: CA411053						
AT2305302	2010/02/16	APL (GENERAL)		TORONTO DISTRICT SCHOOL BOARD		C
REMARKS: CA411053						
AT2318717	2010/03/02	NOTICE	\$2	CITY OF TORONTO	WEST HARBOUR CITY (I) RESIDENCES CORP. WEST HARBOUR CITY (II) RESIDENCES CORP. WEST HARBOUR CITY (III) RESIDENCES CORP.	C
REMARKS: AT1386376						
AT2478131	2010/08/17	NOTICE		TORONTO DISTRICT SCHOOL BOARD TORONTO CATHOLIC DISTRICT SCHOOL BOARD		C
REMARKS: CA411053						
AT2779999	2011/08/10	CHARGE		*** DELETED AGAINST THIS PROPERTY *** WEST HARBOUR CITY (III) RESIDENCES CORP. WEST HARBOUR CITY (IV) RESIDENCES CORP.	AVIVA INSURANCE COMPANY OF CANADA	
AT2901332	2011/12/20	CHARGE		*** DELETED AGAINST THIS PROPERTY *** WEST HARBOUR CITY (III) RESIDENCES CORP. WEST HARBOUR CITY (IV) RESIDENCES CORP.	MCAP FINANCIAL CORPORATION	
AT2901333	2011/12/20	NO ASSGN RENT GEN		*** DELETED AGAINST THIS PROPERTY *** WEST HARBOUR CITY (III) RESIDENCES CORP. WEST HARBOUR CITY (IV) RESIDENCES CORP.	MCAP FINANCIAL CORPORATION	
REMARKS: AT2901332						
AT2902930	2011/12/21	POSTPONEMENT		*** DELETED AGAINST THIS PROPERTY ***		

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REGISTRY  
OFFICE #66

76433-1183 (LT)

PAGE 3 OF 5  
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\* CERTIFIED IN ACCORDANCE WITH THE LAND TITLES ACT \* SUBJECT TO RESERVATIONS IN CROWN GRANT \*

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/ CHKD
		REMARKS: AT2779999 TO AT2901332		AVIVA INSURANCE COMPANY OF CANADA	MCAP FINANCIAL CORPORATION	
AT2963908	2012/03/12	CHARGE		*** DELETED AGAINST THIS PROPERTY *** WEST HARBOUR CITY (III) RESIDENCES CORP. WEST HARBOUR CITY (IV) RESIDENCES CORP.	YHC MORTGAGE PARTNERS LIMITED	
AT2963930	2012/03/12	NO ASSGN RENT GEN		*** DELETED AGAINST THIS PROPERTY *** WEST HARBOUR CITY (III) RESIDENCES CORP. WEST HARBOUR CITY (IV) RESIDENCES CORP	YHC MORTGAGE PARTNERS LIMITED	
		REMARKS: AT2963908				
AT2965621	2012/03/14	POSTPONEMENT		*** DELETED AGAINST THIS PROPERTY *** YHC MORTGAGE PARTNERS LIMITED	MCAP FINANCIAL CORPORATION	
		REMARKS: AT2963908 POSTPONED TO AT2901332,AT2901333				
AT3770614	2014/12/18	NOTICE		*** DELETED AGAINST THIS PROPERTY *** WEST HARBOUR CITY (III) RESIDENCES CORP.	AVIVA INSURANCE COMPANY OF CANADA	
		REMARKS: AT27729999				
AT3773420	2014/12/22	CERTIFICATE		HER MAJESTY THE QUEEN IN RIGHT OF ONTARIO AS REPRESENTED BY THE MINISTER OF THE ENVIRONMENT AND CLIMATE CHANGE		C
AT3809521	2015/02/12	NOTICE	\$2	CITY OF TORONTO	WEST HARBOUR CITY (III) RESIDENCES CORP.	C
		REMARKS: SITE PLAN AGREEMENT				
AT3809522	2015/02/12	TRANSFER EASEMENT	\$2	WEST HARBOUR CITY (III) RESIDENCES CORP.	CITY OF TORONTO	C
AT3809523	2015/02/12	POSTPONEMENT		*** DELETED AGAINST THIS PROPERTY *** AVIVA INSURANCE COMPANY OF CANADA	CITY OF TORONTO	
		REMARKS: AT2779999 TO AT3809522 AS TO PTS 1 TO 10 (INCLUSIVE) ON PLN 66R26977				
AT3809524	2015/02/12	POSTPONEMENT		*** DELETED AGAINST THIS PROPERTY *** MCAP FINANCIAL CORPORATION	CITY OF TORONTO	
		REMARKS: AT2901332 AND AT2901333 TO AT3809522 AS TO PTS 1 TO 10 (INCLUSIVE)ON PLN 66R26977				
AT3809525	2015/02/12	POSTPONEMENT		*** DELETED AGAINST THIS PROPERTY *** YHC MORTGAGE PARTNERS LIMITED	CITY OF TORONTO	
		REMARKS: AT2963908 TO AT3809522				
AT3809532	2015/02/12	APL (GENERAL)		TORONTO DISTRICT SCHOOL BOARD TORONTO CATHOLIC DISTRICT SCHOOL BOARD	CITY OF TORONTO	C
		REMARKS: POSTPONEMENT OF AT1557986 & AT1652600 TO AT3809522				

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LAND  
REGISTRY  
OFFICE #66

76433-1183 (LT)

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ON 2020/09/16 AT 08:56:05

\* CERTIFIED IN ACCORDANCE WITH THE LAND TITLES ACT \* SUBJECT TO RESERVATIONS IN CROWN GRANT \*

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/ CHKD
AT3810452	2015/02/13	TRANSFER EASEMENT	\$2	WEST HARBOUR CITY (III) RESIDENCES CORP.	ROGERS COMMUNICATIONS INC.	C
TCP2433	2015/03/06	STANDARD CONDO PLN				C
AT3826845	2015/03/06	CONDO DECLARATION		WEST HARBOUR CITY (III) RESIDENCES CORP.		C
AT3835392	2015/03/18	DISCH OF CHARGE		*** COMPLETELY DELETED *** YHC MORTGAGE PARTNERS LIMITED		
AT3835393	2015/03/18	CONDO BYLAW/98		TORONTO STANDARD CONDOMINIUM CORPORATION NO. 2433		C
AT3835394	2015/03/18	CONDO BYLAW/98		TORONTO STANDARD CONDOMINIUM CORPORATION NO. 2433		C
AT3835395	2015/03/18	CONDO BYLAW/98		TORONTO STANDARD CONDOMINIUM CORPORATION NO. 2433		C
AT3835396	2015/03/18	CONDO BYLAW/98		TORONTO STANDARD CONDOMINIUM CORPORATION NO. 2433		C
AT3835397	2015/03/18	CONDO BYLAW/98		TORONTO STANDARD CONDOMINIUM CORPORATION NO. 2433		C
AT3835398	2015/03/18	CONDO BYLAW/98		TORONTO STANDARD CONDOMINIUM CORPORATION NO. 2433		C
AT3835399	2015/03/18	CONDO BYLAW/98		TORONTO STANDARD CONDOMINIUM CORPORATION NO. 2433		C
AT3835400	2015/03/18	CONDO BYLAW/98		TORONTO STANDARD CONDOMINIUM CORPORATION NO. 2433		C
AT3835401	2015/03/18	CONDO BYLAW/98		TORONTO STANDARD CONDOMINIUM CORPORATION NO. 2433		C
AT3842685	2015/03/27	TRANSFER		*** COMPLETELY DELETED *** WEST HARBOUR CITY (III) RESIDENCES CORP.	XU, HONGLOU	
AT3847113	2015/04/01	CONDO BYLAW/98		TORONTO STANDARD CONDOMINIUM CORPORATION NO. 2433		C

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76433-1183 (LT)

PAGE 5 OF 5  
PREPARED FOR tlholtom1  
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\* CERTIFIED IN ACCORDANCE WITH THE LAND TITLES ACT \* SUBJECT TO RESERVATIONS IN CROWN GRANT \*

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/ CHKD
AT3847121	2015/04/01	CONDO BYLAW/98		TORONTO STANDARD CONDOMINIUM CORPORATION NO. 2433		C
		REMARKS: BY-LAW NO.11				
AT3847138	2015/04/01	DISCH OF CHARGE		*** COMPLETELY DELETED *** MCAP FINANCIAL CORPORATION		
		REMARKS: AT2901332.				
AT3848197	2015/04/01	LR'S ORDER		*** COMPLETELY DELETED *** LAND REGISTRAR		
		REMARKS: DELETE AT3809525				
AT3893229	2015/05/27	DISCH OF CHARGE		*** COMPLETELY DELETED *** AVIVA INSURANCE COMPANY OF CANADA		
		REMARKS: AT2779999.				
AT4040945	2015/10/20	TRANSFER		*** COMPLETELY DELETED *** XU, HONGLOU	XU, HONGLOU LIU, LINA	
AT4704625	2017/10/13	CHARGE		*** COMPLETELY DELETED *** LIU, LINA XU, HONGLOU	PREMIUM DIAMOND MORTGAGE INVESTMENT CORPORATION	
AT4704626	2017/10/13	NO ASSGN RENT GEN		*** COMPLETELY DELETED *** XU, HONGLOU LIU, LINA	PREMIUM DIAMOND MORTGAGE INVESTMENT CORPORATION	
		REMARKS: AT4704625				
AT4776762	2018/01/10	DISCH OF CHARGE		*** COMPLETELY DELETED *** PREMIUM DIAMOND MORTGAGE INVESTMENT CORPORATION		
		REMARKS: AT4704625.				
AT5207728	2019/08/09	TRANSFER		*** COMPLETELY DELETED *** XU, HONGLOU LIU, LINA	XU, XIAO	
AT5392669	2020/03/20	TRANSFER	\$711,100	XU, XIAO	STUART-MCEWAN, TERRI MCEWAN, WILLIAM	C
AT5392670	2020/03/20	CHARGE	\$561,100	STUART-MCEWAN, TERRI MCEWAN, WILLIAM	THE TORONTO-DOMINION BANK	C

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***THIS IS EXHIBIT “Q”***

***referred to in the Affidavit of Wenfei Chen of the City of  
Toronto, in the Province of Ontario, sworn before me at the  
City of Toronto, in the Province of Ontario, on December 24,  
2020, in accordance with O. Reg. 431.20, Administering Oath  
or Declaration Remotely***

DocuSigned by:

Daniel Richer

42C898C67F9446B...

---

***A Commissioner for Taking Affidavits***

Properties

PIN	76433 - 0431	LT	Interest/Estate	Fee Simple
Description	UNIT 25, LEVEL 11, TORONTO STANDARD CONDOMINIUM PLAN NO. 2433 AND ITS APPURTENANT INTEREST; SUBJECT TO AND TOGETHER WITH EASEMENTS AS SET OUT IN SCHEDULE A AS IN AT3826845; CITY OF TORONTO			
Address	1543 SUITE 38 GRAND MAGAZINE STREET TORONTO			
PIN	76433 - 1281	LT	Interest/Estate	Fee Simple
Description	UNIT 239, LEVEL C, TORONTO STANDARD CONDOMINIUM PLAN NO. 2433 AND ITS APPURTENANT INTEREST; SUBJECT TO AND TOGETHER WITH EASEMENTS AS SET OUT IN SCHEDULE A AS IN AT3826845; CITY OF TORONTO			
Address	38 GRAND MAGAZINE STREET TORONTO			
PIN	76433 - 1411	LT	Interest/Estate	Fee Simple
Description	UNIT 66, LEVEL D, TORONTO STANDARD CONDOMINIUM PLAN NO. 2433 AND ITS APPURTENANT INTEREST; SUBJECT TO AND TOGETHER WITH EASEMENTS AS SET OUT IN SCHEDULE A AS IN AT3826845; CITY OF TORONTO			
Address	38 GRAND MAGAZINE STREET TORONTO			

Consideration

Consideration	\$450,000.00
---------------	--------------

Transferor(s)

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

Name	XU, HONGLOU
Address for Service	17 Equestrian CourtToronto, Ontario, L4B 3Z5

I am at least 18 years of age.

The property is not ordinarily occupied by me and my spouse, who is not separated from me, as our family residence.

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

Transferee(s)	Capacity	Share
---------------	----------	-------

Name	LOCKHART-CONWAY, BRYN	Joint Tenants
Date of Birth	1994 09 30	
Address for Service	1543 SUITE 38 GRAND MAGAZINE STREET TORONTO	
Name	GENDRON, NATHAN	Joint Tenants
Date of Birth	1987 09 13	
Address for Service	1543 SUITE 38 GRAND MAGAZINE STREET TORONTO	

Signed By

Ping-Teng Tan	506-1315 Lawrence Ave. East Toronto M3A 3R3	acting for Transferor(s)	Signed	2018 01 03
Tel	416-443-8600			
Fax	416-443-8688			
I am the solicitor for the transferor(s) and I am not one and the same as the solicitor for the transferee(s).				
I have the authority to sign and register the document on behalf of the Transferor(s).				
Geoffrey John Dashwood	961 Kingston Rd. Toronto M4E 1S8	acting for Transferee(s)	Signed	2018 01 02
Tel	416-690-7222			
Fax	416-690-8738			

Signed By

I am the solicitor for the transferee(s) and I am not one and the same as the solicitor for the transferor(s).

I have the authority to sign and register the document on behalf of the Transferee(s).

Submitted By

DASHWOOD & DASHWOOD

961 Kingston Rd.  
Toronto  
M4E 1S8

2018 01 03

Tel        416-690-7222

Fax        416-690-8738

Fees/Taxes/Payment

Statutory Registration Fee	\$63.65
Provincial Land Transfer Tax	\$3,475.00
Municipal Land Transfer Tax	\$3,237.50
Total Paid	\$6,776.15

PROVINCIAL AND MUNICIPAL LAND TRANSFER TAX STATEMENTS

In the matter of the conveyance of:	76433 - 0431	UNIT 25, LEVEL 11, TORONTO STANDARD CONDOMINIUM PLAN NO. 2433 AND ITS APPURTENANT INTEREST; SUBJECT TO AND TOGETHER WITH EASEMENTS AS SET OUT IN SCHEDULE A AS IN AT3826845; CITY OF TORONTO
	76433 - 1281	UNIT 239, LEVEL C, TORONTO STANDARD CONDOMINIUM PLAN NO. 2433 AND ITS APPURTENANT INTEREST; SUBJECT TO AND TOGETHER WITH EASEMENTS AS SET OUT IN SCHEDULE A AS IN AT3826845; CITY OF TORONTO
	76433 - 1411	UNIT 66, LEVEL D, TORONTO STANDARD CONDOMINIUM PLAN NO. 2433 AND ITS APPURTENANT INTEREST; SUBJECT TO AND TOGETHER WITH EASEMENTS AS SET OUT IN SCHEDULE A AS IN AT3826845; CITY OF TORONTO

BY:	XU, HONGLOU	
TO:	LOCKHART-CONWAY, BRYN	Joint Tenants
	GENDRON, NATHAN	Joint Tenants

1. LOCKHART-CONWAY, BRYN AND GENDRON, NATHAN

I am

- ☐ (a) A person in trust for whom the land conveyed in the above-described conveyance is being conveyed;
- ☐ (b) A trustee named in the above-described conveyance to whom the land is being conveyed;
- ☒ (c) A transferee named in the above-described conveyance;
- ☐ (d) The authorized agent or solicitor acting in this transaction for \_\_\_\_\_ described in paragraph(s) (\_\_) above.
- ☐ (e) The President, Vice-President, Manager, Secretary, Director, or Treasurer authorized to act for \_\_\_\_\_ described in paragraph(s) (\_\_) above.
- ☐ (f) A transferee described in paragraph (\_\_) and am making these statements on my own behalf and on behalf of \_\_\_\_\_ who is my spouse described in paragraph (\_\_) and as such, I have personal knowledge of the facts herein deposed to.

2. I have read and considered the definition of "single family residence" set out in subsection 1(1) of the Act. The land being conveyed herein:

contains at least one and not more than two single family residences.

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

(a) Monies paid or to be paid in cash	\$450,000.00
(b) Mortgages (i) assumed (show principal and interest to be credited against purchase price)	\$0.00
(ii) Given Back to Vendor	\$0.00
(c) Property transferred in exchange (detail below)	\$0.00
(d) Fair market value of the land(s)	\$0.00
(e) Liens, legacies, annuities and maintenance charges to which transfer is subject	\$0.00
(f) Other valuable consideration subject to land transfer tax (detail below)	\$0.00
(g) Value of land, building, fixtures and goodwill subject to land transfer tax (total of (a) to (f))	\$450,000.00
(h) VALUE OF ALL CHATTELS -items of tangible personal property	\$0.00
(i) Other considerations for transaction not included in (g) or (h) above	\$0.00
(j) Total consideration	\$450,000.00

6. Other remarks and explanations, if necessary.

1. Fraction of parties who are qualifying home purchasers: 50% and the agreement of purchase and sale was entered into after December 13, 2007,
2. Nathan Gendron is/are (a) first time home purchaser(s) as defined in the Land Transfer Tax Act, and
3. The purchaser(s) will occupy the qualifying home as his/her/their principal residence on 2018/01/03 (Note: must be within 9 months of the date of registration or disposition), and
4. No purchaser(s) is/are a "spouse" as defined in section 29 of the Family Law Act
5. The information prescribed for the purposes of section 5.0.1 of the Land Transfer Tax Act is required to be provided for this conveyance. The information has been provided as confirmed by A290263.
6. The transferee(s) has read and considered the definitions of "designated land", "foreign corporation", "foreign entity", "foreign national", "specified region" and "taxable trustee" as set out in subsection 1(1) of the Land Transfer Tax Act. The transferee(s) declare that this conveyance is not subject to additional tax as set out in subsection 2(2.1) of the Act because:
7. (c) The transferee(s) is not a "foreign entity" or a "taxable trustee".
8. The transferee(s) declare that they will keep at their place of residence in Ontario (or at their principal place of business in Ontario) such documents, records and accounts in such form and containing such information as will enable an accurate determination of the taxes payable under the Land Transfer Tax Act for a period of at least seven years.
9. The transferee(s) agree that they or the designated custodian will provide such documents, records and accounts in such form and containing such information as will enable an accurate determination of the taxes payable under the Land Transfer Tax Act, to the Ministry of Finance upon request.
10. SOLICITOR STATEMENT (To be completed when the declarant is an individual licensed to practice law in the province of Ontario): I have fulfilled my obligations as the solicitor of Bryn Lockhart-Conway and Nathan Gendron for the conveyance, in relation to the Law Society of Upper Canadas Rules of Professional Conduct and its By-Laws, as well as the Land Transfer Tax Act, and have reviewed with the transferee(s) their obligations under the Land Transfer Tax Act that are material to the



PROVINCIAL AND MUNICIPAL LAND TRANSFER TAX STATEMENTS

conveyance described in this document.

11. Other remarks & explanations: The Non-Resident Speculation Tax does not apply to this transfer because the transferees are Canadian citizens or permanent residents of Canada.

7. Statements pertaining only to Municipal Land Transfer Tax:

Fraction of parties who are first time home buyers: 50% (evidence must be retained).

Nathan Gendron is/are (a) first time purchaser(s) as defined by the City of Toronto's Municipal Land Transfer Tax By-law (Chapter 760 of the City of Toronto Municipal Code)

The purchaser(s) will occupy the eligible home as his/her/their principal residence on 2018/01/03 (Note: must be within 9 months of the date of registration or disposition)

No purchaser(s) is/are a "spouse" as defined in section 29 of the Family Law Act

PROPERTY Information Record

A. Nature of Instrument:

Transfer

LRO

80

Registration No.

AT4772330

Date:

2018/01/03

B. Property(s):

PIN

76433

-

0431

Address

38 GRAND  
MAGAZINE STREET  
SUITE 1543  
TORONTO

Assessment

-

Roll No

PIN

76433

-

1281

Address

38 GRAND  
MAGAZINE STREET  
TORONTO

Assessment

-

Roll No

PIN

76433

-

1411

Address

38 GRAND  
MAGAZINE STREET  
TORONTO

Assessment

-

Roll No

C. Address for Service:

1543 SUITE  
38 GRAND MAGAZINE STREET  
TORONTO

D. (i) Last Conveyance(s):

PIN

76433

-

0431

Registration No.

AT3844265

PIN

76433

-

1281

Registration No.

AT3844265

PIN

76433

-

1411

Registration No.

AT3844265

(ii) Legal Description for Property Conveyed: Same as in last conveyance?

Yes

☒

No

☐

Not known

☐

E. Tax Statements Prepared By:

Geoffrey John Dashwood  
961 Kingston Rd.  
Toronto M4E 1S8

***THIS IS EXHIBIT “R”***

***referred to in the Affidavit of Wenfei Chen of the City of  
Toronto, in the Province of Ontario, sworn before me at the  
City of Toronto, in the Province of Ontario, on December 24,  
2020, in accordance with O. Reg. 431.20, Administering Oath  
or Declaration Remotely***

DocuSigned by:

*Daniel Kieuer*

42C888C67F9448B...

---

***A Commissioner for Taking Affidavits***

Properties

PIN	76157 - 0393    LT	Interest/Estate	Fee Simple
Description	UNIT 34, LEVEL 9, TORONTO STANDARD CONDOMINIUM PLAN NO. 2157 AND ITS APPURTENANT INTEREST; SUBJECT TO AND TOGETHER WITH EASEMENTS AS SET OUT IN SCHEDULE A AS IN AT2702788; CITY OF TORONTO		
Address	1051 SUITE 10 CAPREOL COURT TORONTO		

Consideration

Consideration	\$452,000.00
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Transferor(s)

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

Name	XU, HONGLOU
Address for Service	17 Equestrian Court, Toronto ON M2H 3M9

I am at least 18 years of age.

The property is not ordinarily occupied by me and my spouse, who is not separated from me, as our family residence.

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

Transferee(s)	Capacity	Share
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Name	YEUNG, CALVIN LONG FUNG	Registered Owner
Date of Birth	1988 08 29	
Address for Service	10 Capreol Court Suite 1051 Toronto, Ontario M5V 4B3 18-013/Yeung	

Signed By

Ping-Teng Tan	506-1315 Lawrence Ave. East Toronto M3A 3R3	acting for Transferor(s)	Signed	2018 01 31
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Tel        416-443-8600

Fax        416-443-8688

I am the solicitor for the transferor(s) and I am not one and the same as the solicitor for the transferee(s).

I have the authority to sign and register the document on behalf of the Transferor(s).

Max Pak Chuen Cheng	201-420 Hwy 7 East Richmond Hill L4B 3K2	acting for Transferee(s)	Signed	2018 01 18
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Tel        905-707-8808

Fax        905-707-8809

I am the solicitor for the transferee(s) and I am not one and the same as the solicitor for the transferor(s).

I have the authority to sign and register the document on behalf of the Transferee(s).

Submitted By

MAX P CHENG LAW OFFICE	201-420 Hwy 7 East Richmond Hill L4B 3K2	2018 01 31
------------------------	--	------------

Tel        905-707-8808

Fax        905-707-8809

Fees/Taxes/Payment

Statutory Registration Fee	\$63.65
Provincial Land Transfer Tax	\$5,515.00

**Fees/Taxes/Payment**

Municipal Land Transfer Tax	\$5,515.00
Total Paid	\$11,093.65

**File Number**

Transferor Client File Number :	2018-010
Transferee Client File Number :	18-013/YEUNG

PROVINCIAL AND MUNICIPAL LAND TRANSFER TAX STATEMENTS

In the matter of the conveyance of: 76157 - 0393 UNIT 34, LEVEL 9, TORONTO STANDARD CONDOMINIUM PLAN NO. 2157 AND ITS APPURTENANT INTEREST; SUBJECT TO AND TOGETHER WITH EASEMENTS AS SET OUT IN SCHEDULE A AS IN AT2702788; CITY OF TORONTO

BY: XU, HONGLOU  
TO: YEUNG, CALVIN LONG FUNG Registered Owner

1. YEUNG, CALVIN LONG FUNG

I am

- ☐ (a) A person in trust for whom the land conveyed in the above-described conveyance is being conveyed;
- ☐ (b) A trustee named in the above-described conveyance to whom the land is being conveyed;
- ☒ (c) A transferee named in the above-described conveyance;
- ☐ (d) The authorized agent or solicitor acting in this transaction for \_\_\_\_\_ described in paragraph(s) (\_\_) above.
- ☐ (e) The President, Vice-President, Manager, Secretary, Director, or Treasurer authorized to act for \_\_\_\_\_ described in paragraph(s) (\_\_) above.
- ☐ (f) A transferee described in paragraph (\_\_) and am making these statements on my own behalf and on behalf of \_\_\_\_\_ who is my spouse described in paragraph (\_\_) and as such, I have personal knowledge of the facts herein deposited to.

2. I have read and considered the definition of "single family residence" set out in subsection 1(1) of the Act. The land being conveyed herein:  
  
contains at least one and not more than two single family residences.

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

(a) Monies paid or to be paid in cash	\$452,000.00
(b) Mortgages (i) assumed (show principal and interest to be credited against purchase price)	\$0.00
(ii) Given Back to Vendor	\$0.00
(c) Property transferred in exchange (detail below)	\$0.00
(d) Fair market value of the land(s)	\$0.00
(e) Liens, legacies, annuities and maintenance charges to which transfer is subject	\$0.00
(f) Other valuable consideration subject to land transfer tax (detail below)	\$0.00
(g) Value of land, building, fixtures and goodwill subject to land transfer tax (total of (a) to (f))	\$452,000.00
(h) VALUE OF ALL CHATTELS -items of tangible personal property	\$0.00
(i) Other considerations for transaction not included in (g) or (h) above	\$0.00
(j) Total consideration	\$452,000.00

6. Other remarks and explanations, if necessary.

- The information prescribed for the purposes of section 5.0.1 of the Land Transfer Tax Act is required to be provided for this conveyance. The information has been provided as confirmed by A302786.
- The transferee(s) has read and considered the definitions of "designated land", "foreign corporation", "foreign entity", "foreign national", "specified region" and "taxable trustee" as set out in subsection 1(1) of the Land Transfer Tax Act. The transferee(s) declare that this conveyance is not subject to additional tax as set out in subsection 2(2.1) of the Act because:
- (c) The transferee(s) is not a "foreign entity" or a "taxable trustee".
- The transferee(s) declare that they will keep at their place of residence in Ontario (or at their principal place of business in Ontario) such documents, records and accounts in such form and containing such information as will enable an accurate determination of the taxes payable under the Land Transfer Tax Act for a period of at least seven years.
- The transferee(s) agree that they or the designated custodian will provide such documents, records and accounts in such form and containing such information as will enable an accurate determination of the taxes payable under the Land Transfer Tax Act, to the Ministry of Finance upon request.
- SOLICITOR STATEMENT (To be completed when the declarant is an individual licensed to practice law in the province of Ontario): I have fulfilled my obligations as the solicitor of YEUNG, Calvin Long Fung for the conveyance, in relation to the Law Society of Upper Canadas Rules of Professional Conduct and its By-Laws, as well as the Land Transfer Tax Act, and have reviewed with the transferee(s) their obligations under the Land Transfer Tax Act that are material to the conveyance described in this document.
- Other remarks & explanations: The Non-Resident Speculation Tax does not apply to this Transfer.

7. Statements pertaining only to Municipal Land Transfer Tax:

Explanation: The Non-Resident Speculation Tax does not apply to this transfer.

PROPERTY Information Record

A. Nature of Instrument:	Transfer				
	LRO 80	Registration No.	AT4793086	Date:	2018/01/31
B. Property(s):	PIN 76157 - 0393	Address	10 CAPREOL COURT SUITE 1051 TORONTO	Assessment	-
				Roll No	
C. Address for Service:	10 Capreol Court Suite 1051 Toronto, Ontario M5V 4B3 18-013/Yeung				

## PROVINCIAL AND MUNICIPAL LAND TRANSFER TAX STATEMENTS

D. (i) Last Conveyance(s): PIN 76157 - 0393 Registration No. AT2736784

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

E. Tax Statements Prepared By: Max Pak Chuen Cheng  
201-420 Hwy 7 East  
Richmond Hill L4B 3K2

***THIS IS EXHIBIT “S”***

***referred to in the Affidavit of Wenfei Chen of the City of  
Toronto, in the Province of Ontario, sworn before me at the  
City of Toronto, in the Province of Ontario, on December 24,  
2020, in accordance with O. Reg. 431.20, Administering Oath  
or Declaration Remotely***

DocuSigned by:

*Daniel Richer*

42C898C67F0446B...

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***A Commissioner for Taking Affidavits***

Properties

PIN	76458 - 0462	LT	Interest/Estate	Fee Simple
Description	UNIT 2, LEVEL 19, TORONTO STANDARD CONDOMINIUM PLAN NO. 2458 AND ITS APPURTENANT INTEREST; SUBJECT TO AND TOGETHER WITH EASEMENTS AS SET OUT IN SCHEDULE A AS IN AT3901265; CITY OF TORONTO			
Address	75 QUEENS WHARF ROAD, SUITE 2202 TORONTO			
PIN	76458 - 1669	LT	Interest/Estate	Fee Simple
Description	UNIT 126, LEVEL D, TORONTO STANDARD CONDOMINIUM PLAN NO. 2458 AND ITS APPURTENANT INTEREST; SUBJECT TO AND TOGETHER WITH EASEMENTS AS SET OUT IN SCHEDULE A AS IN AT3901265; CITY OF TORONTO			
Address	TORONTO			

Consideration

Consideration      \$0.00

Transferor(s)

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

Name                      XU, HONGLOU  
Address for Service    6 Blue Grass Drive, Aurora, ON L4G  
                                 6W4

I am at least 18 years of age.  
The property is not ordinarily occupied by me and my spouse, who is not separated from me, as our family residence.  
This document is not authorized under Power of Attorney by this party.

Transferee(s)	Capacity	Share
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Name	XU, XIAO	Registered Owner
Date of Birth	1998 10 28	
Address for Service	75 Queens Wharf Road, Suite 2202 Toronto, ON M5V 0J8	

Signed By

Ping-Teng Tan	506-1315 Lawrence Ave. East Toronto M3A 3R3	acting for Transferor(s)	Signed	2019 08 09
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Tel            416-443-8600  
Fax           416-443-8688

I am the solicitor for the transferor(s) and the transferee(s) and this transfer is being completed in accordance with my professional standards.  
I have the authority to sign and register the document on behalf of all parties to the document.

Ping-Teng Tan	506-1315 Lawrence Ave. East Toronto M3A 3R3	acting for Transferee(s)	Signed	2019 08 09
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Tel            416-443-8600  
Fax           416-443-8688

I am the solicitor for the transferor(s) and the transferee(s) and this transfer is being completed in accordance with my professional standards.  
I have the authority to sign and register the document on behalf of all parties to the document.

Submitted By

TAN & ASSOCIATES	506-1315 Lawrence Ave. East Toronto M3A 3R3	2019 08 09
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Tel            416-443-8600  
Fax           416-443-8688

Fees/Taxes/Payment

Statutory Registration Fee                      \$64.40



Fees/Taxes/Payment

Provincial Land Transfer Tax	\$0.00
Municipal Land Transfer Tax	\$0.00
Total Paid	\$64.40

In the matter of the conveyance of:	76458 - 0462	UNIT 2, LEVEL 19, TORONTO STANDARD CONDOMINIUM PLAN NO. 2458 AND ITS APPURTENANT INTEREST; SUBJECT TO AND TOGETHER WITH EASEMENTS AS SET OUT IN SCHEDULE A AS IN AT3901265; CITY OF TORONTO
	76458 - 1669	UNIT 126, LEVEL D, TORONTO STANDARD CONDOMINIUM PLAN NO. 2458 AND ITS APPURTENANT INTEREST; SUBJECT TO AND TOGETHER WITH EASEMENTS AS SET OUT IN SCHEDULE A AS IN AT3901265; CITY OF TORONTO

1. XU, XIAO

I am

☐ (a) A person in trust for whom the land conveyed in the above-described conveyance is being conveyed;

☐ (b) A trustee named in the above-described conveyance to whom the land is being conveyed;

☒ (c) A transferee named in the above-described conveyance;

☐ (d) The authorized agent or solicitor acting in this transaction for \_\_\_\_\_ described in paragraph(s) ( ) above.

☐ (e) The President, Vice-President, Manager, Secretary, Director, or Treasurer authorized to act for \_\_\_\_\_ described in paragraph(s) ( ) above.

☐ (f) A transferee described in paragraph ( ) and am making these statements on my own behalf and on behalf of \_\_\_\_\_ who is my spouse described in paragraph ( ) and as such, I have personal knowledge of the facts herein deposed to.

4. Explanation for nominal considerations:  
i) gift

6. Other remarks and explanations, if necessary.

7. Statements pertaining only to Municipal Land Transfer Tax:

Explanation: Title transfer from father to daughter for nature love and affection.

A. Nature of Instrument:	Transfer			
	LRO 80	Registration No.	AT5207738	Date: 2019/08/09
B. Property(s):	PIN 76458 - 0462	Address	75 QUEENS WHARF ROAD, SUITE 2202 TORONTO	Assessment Roll No -
	PIN 76458 - 1669	Address	TORONTO	Assessment Roll No -
C. Address for Service:	75 Queens Wharf Road, Suite 2202 Toronto, ON M5V 0J8			
D. (i) Last Conveyance(s):	PIN 76458 - 0462	Registration No.	AT3938732	

PROVINCIAL AND MUNICIPAL LAND TRANSFER TAX STATEMENTS

PIN 76458 - 1669 Registration No. AT3938732

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

E. Tax Statements Prepared By: Ping-Teng Tan  
506-1315 Lawrence Ave. East  
Toronto M3A 3R3

***THIS IS EXHIBIT “T”***

***referred to in the Affidavit of Wenfei Chen of the City of  
Toronto, in the Province of Ontario, sworn before me at the  
City of Toronto, in the Province of Ontario, on December 24,  
2020, in accordance with O. Reg. 431.20, Administering Oath  
or Declaration Remotely***

DocuSigned by:

*Daniel Richer*

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***A Commissioner for Taking Affidavits***

Properties

PIN	76458 - 0462	LT	Interest/Estate	Fee Simple
Description	UNIT 2, LEVEL 19, TORONTO STANDARD CONDOMINIUM PLAN NO. 2458 AND ITS APPURTENANT INTEREST; SUBJECT TO AND TOGETHER WITH EASEMENTS AS SET OUT IN SCHEDULE A AS IN AT3901265; CITY OF TORONTO			
Address	75 QUEENS WHARF ROAD, SUITE 2202 TORONTO			
PIN	76458 - 1669	LT	Interest/Estate	Fee Simple
Description	UNIT 126, LEVEL D, TORONTO STANDARD CONDOMINIUM PLAN NO. 2458 AND ITS APPURTENANT INTEREST; SUBJECT TO AND TOGETHER WITH EASEMENTS AS SET OUT IN SCHEDULE A AS IN AT3901265; CITY OF TORONTO			
Address	TORONTO			

Consideration

Consideration      \$680,000.00

Transferor(s)

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

Name                      XU, XIAO  
Address for Service    6 BLUE GRASS DR  
                                 AURORA ON  
                                 L4G 6W4

I am at least 18 years of age.  
I am not a spouse  
This document is not authorized under Power of Attorney by this party.

Transferee(s)	Capacity	Share
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Name	2697483 ONTARIO INC.	Registered Owner
Address for Service	9N - 310 Central Park Drive, Ottawa, Ontario K2C 4G4	

Signed By

Ping-Teng Tan	506-1315 Lawrence Ave. East Toronto M3A 3R3	acting for Transferor(s)	Signed	2020 01 22
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Tel            416-443-8600  
Fax           416-443-8688

I am the solicitor for the transferor(s) and I am not one and the same as the solicitor for the transferee(s).  
I have the authority to sign and register the document on behalf of the Transferor(s).

Mark Randolph Youngman	200-65 Queen St. W. Toronto M5H 2M5	acting for Transferee(s)	Signed	2020 01 22
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Tel            416-363-3351  
Fax           416-363-0252

I am the solicitor for the transferee(s) and I am not one and the same as the solicitor for the transferor(s).  
I have the authority to sign and register the document on behalf of the Transferee(s).

Submitted By

GASEE COHEN & YOUNGMAN	200-65 Queen St. W. Toronto M5H 2M5	2020 01 22
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Tel            416-363-3351  
Fax           416-363-0252

Fees/Taxes/Payment

Statutory Registration Fee	\$65.05
Provincial Land Transfer Tax	\$10,075.00
Municipal Land Transfer Tax	\$10,075.00

Fees/Taxes/Payment

Total Paid

\$20,215.05

File Number

Transferor Client File Number :

2019-127

Transferee Client File Number :

MAT14066

In the matter of the conveyance of:	76458 - 0462	UNIT 2, LEVEL 19, TORONTO STANDARD CONDOMINIUM PLAN NO. 2458 AND ITS APPURTENANT INTEREST; SUBJECT TO AND TOGETHER WITH EASEMENTS AS SET OUT IN SCHEDULE A AS IN AT3901265; CITY OF TORONTO
	76458 - 1669	UNIT 126, LEVEL D, TORONTO STANDARD CONDOMINIUM PLAN NO. 2458 AND ITS APPURTENANT INTEREST; SUBJECT TO AND TOGETHER WITH EASEMENTS AS SET OUT IN SCHEDULE A AS IN AT3901265; CITY OF TORONTO

1. YASIR BIN RIAZ

I am

2. I have read and considered the definition of "single family residence" set out in subsection 1(1) of the Act. The land being conveyed herein:  
contains at least one and not more than two single family residences.

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

6. Other remarks and explanations, if necessary.

1. The information prescribed for the purposes of section 5.0.1 of the Land Transfer Tax Act is required to be provided for this conveyance. The information has been provided as confirmed by A1027243.
2. The transferee(s) has read and considered the definitions of "designated land", "foreign corporation", "foreign entity", "foreign national", "specified region" and "taxable trustee" as set out in subsection 1(1) of the Land Transfer Tax Act. The transferee(s) declare that this conveyance is not subject to additional tax as set out in subsection 2(2.1) of the Act because:
3. (c) The transferee(s) is not a "foreign entity" or a "taxable trustee".
4. The transferee(s) declare that they will keep at their place of residence in Ontario (or at their principal place of business in Ontario) such documents, records and accounts in such form and containing such information as will enable an accurate determination of the taxes payable under the Land Transfer Tax Act for a period of at least seven years.
5. The transferee(s) agree that they or the designated custodian will provide such documents, records and accounts in such form and containing such information as will enable an accurate determination of the taxes payable under the Land Transfer Tax Act, to the Ministry of Finance upon request.

**PROPERTY Information Record**

A. Nature of Instrument:	Transfer		
	LRO 80	Registration No.	AT5348244
			Date: 2020/01/22
B. Property(s):	PIN 76458 - 0462	Address	75 QUEENS WHARF ROAD, SUITE 2202 TORONTO
			Assessment Roll No -
	PIN 76458 - 1669	Address	TORONTO
			Assessment Roll No -
C. Address for Service:	9N - 310 Central Park Drive, Ottawa, Ontario K2C 4G4		
D. (i) Last Conveyance(s):	PIN 76458 - 0462	Registration No.	AT5207738
	PIN 76458 - 1669	Registration No.	AT5207738
(ii) Legal Description for Property Conveyed:	Same as in last conveyance? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Not known <input type="checkbox"/>		
E. Tax Statements Prepared By:	Mark Randolph Youngman 200-65 Queen St. W. Toronto M5H 2M5		

***THIS IS EXHIBIT “U”***

***referred to in the Affidavit of Wenfei Chen of the City of  
Toronto, in the Province of Ontario, sworn before me at the  
City of Toronto, in the Province of Ontario, on December 24,  
2020, in accordance with O. Reg. 431.20, Administering Oath  
or Declaration Remotely***

DocuSigned by:

*Daniel Richer*

42C898C67F9446B...

---

***A Commissioner for Taking Affidavits***





Signed By

standards.

I have the authority to sign and register the document on behalf of all parties to the document.

Submitted By

TAN & ASSOCIATES	506-1315 Lawrence Ave. East	2019 08 09
	Toronto	
	M3A 3R3	
Tel	416-443-8600	
Fax	416-443-8688	

Fees/Taxes/Payment

Statutory Registration Fee	\$64.40
Provincial Land Transfer Tax	\$0.00
Municipal Land Transfer Tax	\$0.00
Total Paid	\$64.40

PROVINCIAL AND MUNICIPAL LAND TRANSFER TAX STATEMENTS

In the matter of the conveyance of:	76433 - 0356	UNIT 4, LEVEL 9, TORONTO STANDARD CONDOMINIUM PLAN NO. 2433 AND ITS APPURTENANT INTEREST; SUBJECT TO AND TOGETHER WITH EASEMENTS AS SET OUT IN SCHEDULE A AS IN AT3826845; CITY OF TORONTO
	76433 - 0727	UNIT 148, LEVEL A, TORONTO STANDARD CONDOMINIUM PLAN NO. 2433 AND ITS APPURTENANT INTEREST; SUBJECT TO AND TOGETHER WITH EASEMENTS AS SET OUT IN SCHEDULE A AS IN AT3826845; CITY OF TORONTO
	76433 - 1183	UNIT 141, LEVEL C, TORONTO STANDARD CONDOMINIUM PLAN NO. 2433 AND ITS APPURTENANT INTEREST; SUBJECT TO AND TOGETHER WITH EASEMENTS AS SET OUT IN SCHEDULE A AS IN AT3826845; CITY OF TORONTO

BY:	XU, HONGLOU LIU, LINA	
TO:	XU, XIAO	Registered Owner

1. XU, XIAO

I am

- ☐ (a) A person in trust for whom the land conveyed in the above-described conveyance is being conveyed;
- ☐ (b) A trustee named in the above-described conveyance to whom the land is being conveyed;
- ☒ (c) A transferee named in the above-described conveyance;
- ☐ (d) The authorized agent or solicitor acting in this transaction for \_\_\_\_\_ described in paragraph(s) (\_\_) above.
- ☐ (e) The President, Vice-President, Manager, Secretary, Director, or Treasurer authorized to act for \_\_\_\_\_ described in paragraph(s) (\_\_) above.
- ☐ (f) A transferee described in paragraph (\_\_) and am making these statements on my own behalf and on behalf of \_\_\_\_\_ who is my spouse described in paragraph (\_\_) and as such, I have personal knowledge of the facts herein deposed to.

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

(a) Monies paid or to be paid in cash	\$0.00
(b) Mortgages (i) assumed (show principal and interest to be credited against purchase price)	\$0.00
(ii) Given Back to Vendor	\$0.00
(c) Property transferred in exchange (detail below)	\$0.00
(d) Fair market value of the land(s)	\$0.00
(e) Liens, legacies, annuities and maintenance charges to which transfer is subject	\$0.00
(f) Other valuable consideration subject to land transfer tax (detail below)	\$0.00
(g) Value of land, building, fixtures and goodwill subject to land transfer tax (total of (a) to (f))	\$0.00
(h) VALUE OF ALL CHATTELS -items of tangible personal property	\$0.00
(i) Other considerations for transaction not included in (g) or (h) above	\$0.00
(j) Total consideration	\$0.00

4.

Explanation for nominal considerations:  
i) gift

5. The land is not subject to an encumbrance

6. Other remarks and explanations, if necessary.

1. The information prescribed for the purposes of section 5.0.1 of the Land Transfer Tax Act is required to be provided for this conveyance. The information has been provided as confirmed by A847694.
2. The transferee(s) has read and considered the definitions of "designated land", "foreign corporation", "foreign entity", "foreign national", "specified region" and "taxable trustee" as set out in subsection 1(1) of the Land Transfer Tax Act. The transferee(s) declare that this conveyance is not subject to additional tax as set out in subsection 2(2.1) of the Act because:
3. (c) The transferee(s) is not a "foreign entity" or a "taxable trustee".
4. The transferee(s) declare that they will keep at their place of residence in Ontario (or at their principal place of business in Ontario) such documents, records and accounts in such form and containing such information as will enable an accurate determination of the taxes payable under the Land Transfer Tax Act for a period of at least seven years.
5. The transferee(s) agree that they or the designated custodian will provide such documents, records and accounts in such form and containing such information as will enable an accurate determination of the taxes payable under the Land Transfer Tax Act, to the Ministry of Finance upon request.

7. Statements pertaining only to Municipal Land Transfer Tax:

Explanation: Title transfer from parents to son for natural love and affection.

PROPERTY Information Record

A. Nature of Instrument:	Transfer				
	LRO 80	Registration No.	AT5207728	Date:	2019/08/09
B. Property(s):	PIN 76433 - 0356	Address	35 BASTION STREET SUITE 1105 TORONTO	Assessment Roll No	-

PROVINCIAL AND MUNICIPAL LAND TRANSFER TAX STATEMENTS

PIN 76433 - 0727	Address 35 BASTION STREET TORONTO	Assessment - Roll No
PIN 76433 - 1183	Address 35 BASTION STREET TORONTO	Assessment - Roll No

C. Address for Service: #1105-35 Bastion Street  
Toronto, ON M5V 0C2

D. (i) Last Conveyance(s):

PIN 76433 - 0356	Registration No.	AT4040945
PIN 76433 - 0727	Registration No.	AT4040945
PIN 76433 - 1183	Registration No.	AT4040945

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

E. Tax Statements Prepared By: Ping-Teng Tan  
506-1315 Lawrence Ave. East  
Toronto M3A 3R3

***THIS IS EXHIBIT “V”***

***referred to in the Affidavit of Wenfei Chen of the City of  
Toronto, in the Province of Ontario, sworn before me at the  
City of Toronto, in the Province of Ontario, on December 24,  
2020, in accordance with O. Reg. 431.20, Administering Oath  
or Declaration Remotely***

DocuSigned by:

Daniel Richer

42C090C67F9446B...

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***A Commissioner for Taking Affidavits***

## Properties

<i>PIN</i>	76433 - 0356	LT	<i>Interest/Estate</i>	Fee Simple
<i>Description</i>	UNIT 4, LEVEL 9, TORONTO STANDARD CONDOMINIUM PLAN NO. 2433 AND ITS APPURTENANT INTEREST; SUBJECT TO AND TOGETHER WITH EASEMENTS AS SET OUT IN SCHEDULE A AS IN AT3826845; CITY OF TORONTO			
<i>Address</i>	1105 SUITE 35 BASTION STREET TORONTO			
<i>PIN</i>	76433 - 1183	LT	<i>Interest/Estate</i>	Fee Simple
<i>Description</i>	UNIT 141, LEVEL C, TORONTO STANDARD CONDOMINIUM PLAN NO. 2433 AND ITS APPURTENANT INTEREST; SUBJECT TO AND TOGETHER WITH EASEMENTS AS SET OUT IN SCHEDULE A AS IN AT3826845; CITY OF TORONTO			
<i>Address</i>	PKG 35 BASTION STREET TORONTO			
<i>PIN</i>	76433 - 0727	LT	<i>Interest/Estate</i>	Fee Simple
<i>Description</i>	UNIT 148, LEVEL A, TORONTO STANDARD CONDOMINIUM PLAN NO. 2433 AND ITS APPURTENANT INTEREST; SUBJECT TO AND TOGETHER WITH EASEMENTS AS SET OUT IN SCHEDULE A AS IN AT3826845; CITY OF TORONTO			
<i>Address</i>	LKR 35 BASTION STREET TORONTO			

## Consideration

<i>Consideration</i>	\$711,100.00
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**Transferor(s)**

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

*Name* XU, XIAO  
*Address for Service* 980 Castlemore Avenue  
Markham, Ontario  
L6E 0G2

I am at least 18 years of age.

Qi TANG is my spouse and has consented to this transaction.

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

**Transferee(s)**

### Capacity

*Share*

<i>Name</i>	STUART-MCEWAN, TERRI	Joint Tenants
<i>Date of Birth</i>	1964 05 16	
<i>Address for Service</i>	38 Daniel Court Markham, ON L3P 4B9	

Name	MCEWAN, WILLIAM	Joint Tenants
Date of Birth	1964 10 05	
Address for Service	38 Daniel Court Markham, ON L3P 4B9	

**Signed By**

Shun Wai Willie Cheng	9030 Leslie Street, Suite 308 Richmond Hill L4B 1G2	acting for Transferor(s)	Signed	2020 03 20
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Tel 905-882-1800

Fax 905-882-8303

I am the solicitor for the transferor(s) and I am not one and the same as the solicitor for the transferee(s).

I have the authority to sign and register the document on behalf of the Transferor(s).

Sonia Kalia	72 Berkeley Street Toronto M5A 2W7	acting for Transferee(s)	Signed	2020 03 20
-------------	--	-----------------------------	--------	------------

Tel 416-203-6347

Fax 866-456-7672

Signed By

I am the solicitor for the transferee(s) and I am not one and the same as the solicitor for the transferor(s).

I have the authority to sign and register the document on behalf of the Transferee(s).

Submitted By

FELD KALIA PROFESSIONAL CORPORATION	72 Berkeley Street Toronto M5A 2W7	2020 03 20
Tel	416-203-6347	
Fax	866-456-7672	

Fees/Taxes/Payment

Statutory Registration Fee	\$65.05
Provincial Land Transfer Tax	\$10,697.00
Municipal Land Transfer Tax	\$10,697.00
Total Paid	\$21,459.05

PROVINCIAL AND MUNICIPAL LAND TRANSFER TAX STATEMENTS

In the matter of the conveyance of:	76433 - 0356	UNIT 4, LEVEL 9, TORONTO STANDARD CONDOMINIUM PLAN NO. 2433 AND ITS APPURTENANT INTEREST; SUBJECT TO AND TOGETHER WITH EASEMENTS AS SET OUT IN SCHEDULE A AS IN AT3826845; CITY OF TORONTO
	76433 - 1183	UNIT 141, LEVEL C, TORONTO STANDARD CONDOMINIUM PLAN NO. 2433 AND ITS APPURTENANT INTEREST; SUBJECT TO AND TOGETHER WITH EASEMENTS AS SET OUT IN SCHEDULE A AS IN AT3826845; CITY OF TORONTO
	76433 - 0727	UNIT 148, LEVEL A, TORONTO STANDARD CONDOMINIUM PLAN NO. 2433 AND ITS APPURTENANT INTEREST; SUBJECT TO AND TOGETHER WITH EASEMENTS AS SET OUT IN SCHEDULE A AS IN AT3826845; CITY OF TORONTO

BY:	XU, XIAO	
TO:	STUART-MCEWAN, TERRI	Joint Tenants
	MCEWAN, WILLIAM	Joint Tenants

1. STUART-MCEWAN, TERRI AND MCEWAN, WILLIAM

I am

- ☐ (a) A person in trust for whom the land conveyed in the above-described conveyance is being conveyed;
- ☐ (b) A trustee named in the above-described conveyance to whom the land is being conveyed;
- ☒ (c) A transferee named in the above-described conveyance;
- ☐ (d) The authorized agent or solicitor acting in this transaction for \_\_\_\_\_ described in paragraph(s) (\_\_) above.
- ☐ (e) The President, Vice-President, Manager, Secretary, Director, or Treasurer authorized to act for \_\_\_\_\_ described in paragraph(s) (\_\_) above.
- ☐ (f) A transferee described in paragraph (\_\_) and am making these statements on my own behalf and on behalf of \_\_\_\_\_ who is my spouse described in paragraph (\_\_) and as such, I have personal knowledge of the facts herein deposed to.

2. I have read and considered the definition of "single family residence" set out in subsection 1(1) of the Act. The land being conveyed herein: contains at least one and not more than two single family residences.

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

(a) Monies paid or to be paid in cash	\$711,100.00
(b) Mortgages (i) assumed (show principal and interest to be credited against purchase price)	\$0.00
(ii) Given Back to Vendor	\$0.00
(c) Property transferred in exchange (detail below)	\$0.00
(d) Fair market value of the land(s)	\$0.00
(e) Liens, legacies, annuities and maintenance charges to which transfer is subject	\$0.00
(f) Other valuable consideration subject to land transfer tax (detail below)	\$0.00
(g) Value of land, building, fixtures and goodwill subject to land transfer tax (total of (a) to (f))	\$711,100.00
(h) VALUE OF ALL CHATTELS -items of tangible personal property	\$0.00
(i) Other considerations for transaction not included in (g) or (h) above	\$0.00
(j) Total consideration	\$711,100.00

6. Other remarks and explanations, if necessary.

1. The information prescribed for the purposes of section 5.0.1 of the Land Transfer Tax Act is required to be provided for this conveyance. The information has been provided as confirmed by A1073135.
2. The transferee(s) has read and considered the definitions of "designated land", "foreign corporation", "foreign entity", "foreign national", "specified region" and "taxable trustee" as set out in subsection 1(1) of the Land Transfer Tax Act. The transferee(s) declare that this conveyance is not subject to additional tax as set out in subsection 2(2.1) of the Act because:
3. (c) The transferee(s) is not a "foreign entity" or a "taxable trustee".
4. The transferee(s) declare that they will keep at their place of residence in Ontario (or at their principal place of business in Ontario) such documents, records and accounts in such form and containing such information as will enable an accurate determination of the taxes payable under the Land Transfer Tax Act for a period of at least seven years.
5. The transferee(s) agree that they or the designated custodian will provide such documents, records and accounts in such form and containing such information as will enable an accurate determination of the taxes payable under the Land Transfer Tax Act, to the Ministry of Finance upon request.

PROPERTY Information Record

A. Nature of Instrument:	Transfer				
	LRO 80	Registration No.	AT5392669	Date:	2020/03/20
B. Property(s):	PIN 76433 - 0356	Address	35 BASTION STREET SUITE 1105 TORONTO	Assessment	-
				Roll No	
	PIN 76433 - 1183	Address	35 BASTION STREET PKG TORONTO	Assessment	-
				Roll No	
	PIN 76433 - 0727	Address	35 BASTION STREET LKR TORONTO	Assessment	-
				Roll No	



PROVINCIAL AND MUNICIPAL LAND TRANSFER TAX STATEMENTS

C. Address for Service: 38 Daniel Court  
Markham, ON  
L3P 4B9

D. (i) Last Conveyance(s): PIN 76433 - 0356 Registration No. AT5207728  
PIN 76433 - 1183 Registration No. AT5207728  
PIN 76433 - 0727 Registration No. AT5207728

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

E. Tax Statements Prepared By: Sonia Kalia  
72 Berkeley Street  
Toronto M5A 2W7

***THIS IS EXHIBIT “W”***

***referred to in the Affidavit of Wenfei Chen of the City of  
Toronto, in the Province of Ontario, sworn before me at the  
City of Toronto, in the Province of Ontario, on December 24,  
2020, in accordance with O. Reg. 431.20, Administering Oath  
or Declaration Remotely***

DocuSigned by:

*Daniel Richer*

42C898C67F9446B...

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***A Commissioner for Taking Affidavits***

October 21, 2019

Walter Chen  
1 905 475 7676 Ext. 350  
walterchen@mbb.ca

**Delivered by Courier**

ZM Global Inc.  
7250 Keele Street, Unit 392-398  
Vaughan, Ontario  
L4K 1Z8

Attention: Mr. Hong Lou Xu

and to

Hong Lou Xu  
17 Equestrian Court  
North York, Ontario  
M2H 3M9

Dear Mr. Xu,

**Re: Demand for outstanding repayment of mortgage loan advanced to ZM Global Inc. (the "Borrower") from the First Commercial Bank (the "Lender") guaranteed by Hong Lou Xu (the "Guarantor"); and  
Notice of Default under the mortgage loan advanced to the Borrower by the Lender on September 1, 2016 (the "Loan")  
Our Reference No.: 91132**

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As you know, we are lawyers acting for the Lender. This serves as a demand and notice to the Borrower and the Guarantor.

The Borrower is in default of the Loan by reason of failing to pay the monthly mortgage payment of \$10,456.87 due on September 1, 2019 and October 1, 2019. The total of the amount past due is \$20,913.74 (the "**Past Due Amount**").

As an event of default has occurred, pursuant to the terms of the Commitment Letter dated August 3, 2016, the Lender hereby declares the balance of the principal and interest on the Loan, totalling \$1,972,860.67 (inclusive of the Past Due Amount), immediately due and payable (the "**Amount Immediately Due**"). The Borrower and the Guarantor are hereby demanded to make such payment immediately.

Please immediately deliver to the Lender the Amount Immediately Due by certified cheque payable to "First Commercial Bank" at the Lender's office at 5000 Yonge Street, Suite 1803, Toronto Ontario M2N 7E9, to the attention of the Loan Department.

If you fail to do so, the Lender will commence legal proceedings against the Borrower and the Guarantor, and to enforce on its security. The Lender further reserves the right to demand payment for all legal expenses incurred in connection with the collection of the Amount Immediately Due as costs of enforcement.

While the Lender has accepted overdue monthly payment in the past, the Lender's acceptance of such late payment does not waive or in any way affect the Borrower's obligation to make monthly repayment on the first business day of each month. The Lender reserves its right to claim against you for losses it had suffered as a result of such late payment.

Please govern yourself accordingly.

Yours very truly,

**METCALFE, BLAINEY & BURNS LLP**




Walter Chen  
Associate

Z:\Matters\Matter\_9\91132JL\collection letter to borrower\91132-third collection letter to borrower-20191021-WC.doc

***THIS IS EXHIBIT “X”***

***referred to in the Affidavit of Wenfei Chen of the City of  
Toronto, in the Province of Ontario, sworn before me at the  
City of Toronto, in the Province of Ontario, on December 24,  
2020, in accordance with O. Reg. 431.20, Administering Oath  
or Declaration Remotely***

DocuSigned by:  
  
42C888C67F9448B...

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***A Commissioner for Taking Affidavits***

This notice is given to you as you appear to have an interest in the mortgaged property and may be entitled to redeem the same.



Dated the 24<sup>th</sup> day of October, 2019

First Commercial Bank (the mortgagee)  
By its solicitors  
Metcalf, Blainey & Burns LLP  
202-18 Crown Steel Drive, Markham, ON  
L3R 9X8  
Per:



---

Name: Walter Chen

**Schedule 'A'**

Mr. Hong Lou Xu  
17 Equestrian Court  
North York, ON M2H 3M9

York Region Standard Condominium Corporation no. 1311  
c/o Gardiner Miller Arnold LLP  
390 Bay Street, Suite 1202  
Toronto, ON M5H 2Y2





TO: ZM Global Inc.  
2750 14<sup>th</sup> Avenue, Suite 202  
Markham, ON, L3R 0B6  
Attn: Hong Lou Xu

Take notice that default has been made in payment of the money due under a certain mortgage dated the 1<sup>st</sup> day of September, 2016, made between First Commercial Bank, as Lender, ZM Global Inc., as Borrower, and Hong Lou Xu, as Guarantor, for a total loan amount of CAD\$2,100,000.00, secured by Unit 102, 7250 Keele Street, Vaughan, Ontario (legal description: Unit 102, Level 1, York Region Standard Condominium Plan No. 1311, City of Vaughan, Regional Municipality of York, Ontario; PIN: 29842-0102) which mortgage was registered on the 1<sup>st</sup> day of September, 2016 (instrument number: YR2537052), in the Registry Office for the Land Titles Division of York Region (No. 65).

Principal amount: \$1,972,860.67

Interest: \$5,576.52

Legal costs: \$7,500.00

**Total amount due: \$1,985,937.19**

And unless the said sums, together with interest thereon at the rate of prime plus 0.75% per annum calculated half-yearly, not in advance, and any further costs and disbursements incurred in these proceedings, are paid on or before the 4<sup>th</sup> day of December, 2019, I shall sell the property covered by the said mortgage under the provisions contained in it.

The legal cost of proceeding with any such powers of sale with respect to the mortgage are estimated to be as follows, such amount being an estimate only and the right of the mortgagee to claim any cost amounts in excess of such estimates are expressly reserved:

Legal costs – enforcing powers of sale:	\$30,000.00
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Legal costs – disbursements:	\$1,000.00
------------------------------	------------

**Estimated total additional legal cost to enforce power of sale: \$31,000.00**

This notice is given to you as you appear to have an interest in the mortgaged property and may be entitled to redeem the same.

Dated the 24<sup>th</sup> day of October, 2019

First Commercial Bank (the mortgagee)  
By its solicitors  
Metcalf, Blainey & Burns LLP  
202-18 Crown Steel Drive, Markham, ON  
L3R 9X8  
Per:



---

Name: Walter Chen

**Schedule 'A'**

Mr. Hong Lou Xu  
17 Equestrian Court  
North York, ON M2H 3M9

York Region Standard Condominium Corporation no. 1311  
c/o Gardiner Miller Arnold LLP  
390 Bay Street, Suite 1202  
Toronto, ON M5H 2Y2



**NOTICE OF SALE UNDER MORTGAGE**  
**(Sections 26(1) and 31(1))**

TO: ZM Global Inc.  
2750 14<sup>th</sup> Avenue, Suite 202  
Markham, ON, L3R 0B6  
Attn: Hong Lou Xu

AND TO: the parties shown on Schedule 'A' attached hereto

Take notice that default has been made in payment of the money due under a certain mortgage dated the 1<sup>st</sup> day of September, 2016, made between First Commercial Bank, as Lender, ZM Global Inc., as Borrower, and Hong Lou Xu, as Guarantor, for a total loan amount of CAD\$2,100,000.00, secured by Unit 103, 7250 Keele Street, Vaughan, Ontario (legal description: Unit 103, Level 1, York Region Standard Condominium Plan No. 1311, City of Vaughan, Regional Municipality of York, Ontario; PIN: 29842-0103) which mortgage was registered on the 1<sup>st</sup> day of September, 2016 (instrument number: YR2537052), in the Registry Office for the Land Titles Division of York Region (No. 65).

And I hereby give you notice that the amount now due on the mortgage for principal money, interest and costs, respectively, are as follows:

Principal amount:      \$1,972,860.67

Interest:                      \$5,576.52

Legal costs:                \$7,500.00

**Total amount due:    \$1,985,937.19**

And unless the said sums, together with interest thereon at the rate of prime plus 0.75% per annum calculated half-yearly, not in advance, and any further costs and disbursements incurred in these proceedings, are paid on or before the 4<sup>th</sup> day of December, 2019, I shall sell the property covered by the said mortgage under the provisions contained in it.

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Legal costs – disbursements:                                      \$1,000.00

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Dated the 24<sup>th</sup> day of October, 2019

First Commercial Bank (the mortgagee)  
By its solicitors  
Metcalf, Blainey & Burns LLP  
202-18 Crown Steel Drive, Markham, ON  
L3R 9X8  
Per:



---

Name: Walter Chen

**Schedule 'A'**

Mr. Hong Lou Xu  
17 Equestrian Court  
North York, ON M2H 3M9

York Region Standard Condominium Corporation no. 1311  
c/o Gardiner Miller Arnold LLP  
390 Bay Street, Suite 1202  
Toronto, ON M5H 2Y2





**NOTICE OF SALE UNDER MORTGAGE**  
**(Sections 26(1) and 31(1))**

TO: ZM Global Inc.  
2750 14<sup>th</sup> Avenue, Suite 202  
Markham, ON, L3R 0B6  
Attn: Hong Lou Xu

AND TO: the parties shown on Schedule 'A' attached hereto

Take notice that default has been made in payment of the money due under a certain mortgage dated the 1<sup>st</sup> day of September, 2016, made between First Commercial Bank, as Lender, ZM Global Inc., as Borrower, and Hong Lou Xu, as Guarantor, for a total loan amount of CAD\$2,100,000.00, secured by Unit 392, 7250 Keele Street, Vaughan, Ontario (legal description: Unit 392, Level 1, York Region Standard Condominium Plan No. 1311, City of Vaughan, Regional Municipality of York, Ontario; PIN: 29842-0392) which mortgage was registered on the 1<sup>st</sup> day of September, 2016 (instrument number: YR2537052), in the Registry Office for the Land Titles Division of York Region (No. 65).

And I hereby give you notice that the amount now due on the mortgage for principal money, interest and costs, respectively, are as follows:

Principal amount:      \$1,972,860.67

Interest:                      \$5,576.52

Legal costs:                \$7,500.00

**Total amount due:    \$1,985,937.19**

And unless the said sums, together with interest thereon at the rate of prime plus 0.75% per annum calculated half-yearly, not in advance, and any further costs and disbursements incurred in these proceedings, are paid on or before the 4<sup>th</sup> day of December, 2019, I shall sell the property covered by the said mortgage under the provisions contained in it.

The legal cost of proceeding with any such powers of sale with respect to the mortgage are estimated to be as follows, such amount being an estimate only and the right of the mortgagee to claim any cost amounts in excess of such estimates are expressly reserved:

Legal costs – enforcing powers of sale:                      \$30,000.00

Legal costs – disbursements:                                      \$1,000.00

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This notice is given to you as you appear to have an interest in the mortgaged property and may be entitled to redeem the same.

Dated the 24<sup>th</sup> day of October, 2019

First Commercial Bank (the mortgagee)  
By its solicitors  
Metcalf, Blainey & Burns LLP  
202-18 Crown Steel Drive, Markham, ON  
L3R 9X8

Per:



---

Name: Walter Chen

**Schedule 'A'**

Mr. Hong Lou Xu  
17 Equestrian Court  
North York, ON M2H 3M9

York Region Standard Condominium Corporation no. 1311  
c/o Gardiner Miller Arnold LLP  
390 Bay Street, Suite 1202  
Toronto, ON M5H 2Y2



**NOTICE OF SALE UNDER MORTGAGE**  
**(Sections 26(1) and 31(1))**

TO: ZM Global Inc.  
2750 14<sup>th</sup> Avenue, Suite 202  
Markham, ON, L3R 0B6  
Attn: Hong Lou Xu

AND TO: the parties shown on Schedule 'A' attached hereto

Take notice that default has been made in payment of the money due under a certain mortgage dated the 1<sup>st</sup> day of September, 2016, made between First Commercial Bank, as Lender, ZM Global Inc., as Borrower, and Hong Lou Xu, as Guarantor, for a total loan amount of CAD\$2,100,000.00, secured by Unit 393, 7250 Keele Street, Vaughan, Ontario (legal description: Unit 393, Level 1, York Region Standard Condominium Plan No. 1311, City of Vaughan, Regional Municipality of York, Ontario; PIN: 29842-0393) which mortgage was registered on the 1<sup>st</sup> day of September, 2016 (instrument number: YR2537052), in the Registry Office for the Land Titles Division of York Region (No. 65).

And I hereby give you notice that the amount now due on the mortgage for principal money, interest and costs, respectively, are as follows:

Principal amount:     \$1,972,860.67

Interest:               \$5,576.52

Legal costs:           \$7,500.00

**Total amount due:   \$1,985,937.19**

And unless the said sums, together with interest thereon at the rate of prime plus 0.75% per annum calculated half-yearly, not in advance, and any further costs and disbursements incurred in these proceedings, are paid on or before the 4<sup>th</sup> day of December, 2019, I shall sell the property covered by the said mortgage under the provisions contained in it.

The legal cost of proceeding with any such powers of sale with respect to the mortgage are estimated to be as follows, such amount being an estimate only and the right of the mortgagee to claim any cost amounts in excess of such estimates are expressly reserved:

Legal costs – enforcing powers of sale:                               \$30,000.00

Legal costs – disbursements:   \$1,000.00

**Estimated total additional legal cost to enforce power of sale:   \$31,000.00**

This notice is given to you as you appear to have an interest in the mortgaged property and may be entitled to redeem the same.

Dated the 24<sup>th</sup> day of October, 2019

First Commercial Bank (the mortgagee)  
By its solicitors  
Metcalfé, Blainey & Burns LLP  
202-18 Crown Steel Drive, Markham, ON  
L3R 9X8  
Per:



---

Name: Walter Chen

**Schedule 'A'**

Mr. Hong Lou Xu  
17 Equestrian Court  
North York, ON M2H 3M9

York Region Standard Condominium Corporation no. 1311  
c/o Gardiner Miller Arnold LLP  
390 Bay Street, Suite 1202  
Toronto, ON M5H 2Y2





**NOTICE OF SALE UNDER MORTGAGE**  
**(Sections 26(1) and 31(1))**

TO: ZM Global Inc.  
2750 14<sup>th</sup> Avenue, Suite 202  
Markham, ON, L3R 0B6  
Attn: Hong Lou Xu

AND TO: the parties shown on Schedule 'A' attached hereto

Take notice that default has been made in payment of the money due under a certain mortgage dated the 1<sup>st</sup> day of September, 2016, made between First Commercial Bank, as Lender, ZM Global Inc., as Borrower, and Hong Lou Xu, as Guarantor, for a total loan amount of CAD\$2,100,000.00, secured by Unit 394, 7250 Keele Street, Vaughan, Ontario (legal description: Unit 394, Level 1, York Region Standard Condominium Plan No. 1311, City of Vaughan, Regional Municipality of York, Ontario; PIN: 29842-0394) which mortgage was registered on the 1<sup>st</sup> day of September, 2016 (instrument number: YR2537052), in the Registry Office for the Land Titles Division of York Region (No. 65).

And I hereby give you notice that the amount now due on the mortgage for principal money, interest and costs, respectively, are as follows:

Principal amount:      \$1,972,860.67

Interest:                      \$5,576.52

Legal costs:                \$7,500.00

**Total amount due:    \$1,985,937.19**

And unless the said sums, together with interest thereon at the rate of prime plus 0.75% per annum calculated half-yearly, not in advance, and any further costs and disbursements incurred in these proceedings, are paid on or before the 4<sup>th</sup> day of December, 2019, I shall sell the property covered by the said mortgage under the provisions contained in it.

The legal cost of proceeding with any such powers of sale with respect to the mortgage are estimated to be as follows, such amount being an estimate only and the right of the mortgagee to claim any cost amounts in excess of such estimates are expressly reserved:

Legal costs – enforcing powers of sale:                      \$30,000.00

Legal costs – disbursements:                                      \$1,000.00

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This notice is given to you as you appear to have an interest in the mortgaged property and may be entitled to redeem the same.

Dated the 24<sup>th</sup> day of October, 2019

First Commercial Bank (the mortgagee)

By its solicitors

Metcalf, Blainey & Burns LLP

202-18 Crown Steel Drive, Markham, ON

L3R 9X8

Per:



---

Name: Walter Chen

**Schedule 'A'**

Mr. Hong Lou Xu  
17 Equestrian Court  
North York, ON M2H 3M9

York Region Standard Condominium Corporation no. 1311  
c/o Gardiner Miller Arnold LLP  
390 Bay Street, Suite 1202  
Toronto, ON M5H 2Y2



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Dated the 24<sup>th</sup> day of October, 2019

First Commercial Bank (the mortgagee)  
By its solicitors  
Metcalf, Blainey & Burns LLP  
202-18 Crown Steel Drive, Markham, ON  
L3R 9X8  
Per:



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Name: Walter Chen

**Schedule 'A'**

Mr. Hong Lou Xu  
17 Equestrian Court  
North York, ON M2H 3M9

York Region Standard Condominium Corporation no. 1311  
c/o Gardiner Miller Arnold LLP  
390 Bay Street, Suite 1202  
Toronto, ON M5H 2Y2





TO: ZM Global Inc.  
2750 14<sup>th</sup> Avenue, Suite 202  
Markham, ON, L3R 0B6  
Attn: Hong Lou Xu

Take notice that default has been made in payment of the money due under a certain mortgage dated the 1<sup>st</sup> day of September, 2016, made between First Commercial Bank, as Lender, ZM Global Inc., as Borrower, and Hong Lou Xu, as Guarantor, for a total loan amount of CAD\$2,100,000.00, secured by Unit 396, 7250 Keele Street, Vaughan, Ontario (legal description: Unit 396, Level 1, York Region Standard Condominium Plan No. 1311, City of Vaughan, Regional Municipality of York, Ontario; PIN: 29842-0396) which mortgage was registered on the 1<sup>st</sup> day of September, 2016 (instrument number: YR2537052), in the Registry Office for the Land Titles Division of York Region (No. 65).

Principal amount: \$1,972,860.67

Interest: \$5,576.52

Legal costs: \$7,500.00

**Total amount due: \$1,985,937.19**

And unless the said sums, together with interest thereon at the rate of prime plus 0.75% per annum calculated half-yearly, not in advance, and any further costs and disbursements incurred in these proceedings, are paid on or before the 4<sup>th</sup> day of December, 2019, I shall sell the property covered by the said mortgage under the provisions contained in it.

The legal cost of proceeding with any such powers of sale with respect to the mortgage are estimated to be as follows, such amount being an estimate only and the right of the mortgagee to claim any cost amounts in excess of such estimates are expressly reserved:

Legal costs – enforcing powers of sale: \$30,000.00

Legal costs – disbursements:	\$1,000.00
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Dated the 24<sup>th</sup> day of October, 2019

First Commercial Bank (the mortgagee)  
By its solicitors  
Metcalf, Blainey & Burns LLP  
202-18 Crown Steel Drive, Markham, ON  
L3R 9X8  
Per:



Name: Walter Chen

**Schedule 'A'**

Mr. Hong Lou Xu  
17 Equestrian Court  
North York, ON M2H 3M9

York Region Standard Condominium Corporation no. 1311  
c/o Gardiner Miller Arnold LLP  
390 Bay Street, Suite 1202  
Toronto, ON M5H 2Y2



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By its solicitors  
Metcalf, Blainey & Burns LLP  
202-18 Crown Steel Drive, Markham, ON  
L3R 9X8  
Per:



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Name: Walter Chen

**Schedule 'A'**

Mr. Hong Lou Xu  
17 Equestrian Court  
North York, ON M2H 3M9

York Region Standard Condominium Corporation no. 1311  
c/o Gardiner Miller Arnold LLP  
390 Bay Street, Suite 1202  
Toronto, ON M5H 2Y2





TO: ZM Global Inc.  
2750 14<sup>th</sup> Avenue, Suite 202  
Markham, ON, L3R 0B6  
Attn: Hong Lou Xu

Take notice that default has been made in payment of the money due under a certain mortgage dated the 1<sup>st</sup> day of September, 2016, made between First Commercial Bank, as Lender, ZM Global Inc., as Borrower, and Hong Lou Xu, as Guarantor, for a total loan amount of CAD\$2,100,000.00, secured by Unit 398, 7250 Keele Street, Vaughan, Ontario (legal description: Unit 398, Level 1, York Region Standard Condominium Plan No. 1311, City of Vaughan, Regional Municipality of York, Ontario; PIN: 29842-0398) which mortgage was registered on the 1<sup>st</sup> day of September, 2016 (instrument number: YR2537052), in the Registry Office for the Land Titles Division of York Region (No. 65).

Principal amount: \$1,972,860.67

Interest: \$5,576.52

Legal costs: \$7,500.00

**Total amount due: \$1,985,937.19**

And unless the said sums, together with interest thereon at the rate of prime plus 0.75% per annum calculated half-yearly, not in advance, and any further costs and disbursements incurred in these proceedings, are paid on or before the 4<sup>th</sup> day of December, 2019, I shall sell the property covered by the said mortgage under the provisions contained in it.

The legal cost of proceeding with any such powers of sale with respect to the mortgage are estimated to be as follows, such amount being an estimate only and the right of the mortgagee to claim any cost amounts in excess of such estimates are expressly reserved:

Legal costs – enforcing powers of sale:	\$30,000.00
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Legal costs – disbursements:	\$1,000.00
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**Estimated total additional legal cost to enforce power of sale: \$31,000.00**

This notice is given to you as you appear to have an interest in the mortgaged property and may be entitled to redeem the same.

Dated the 24<sup>th</sup> day of October, 2019

First Commercial Bank (the mortgagee)  
By its solicitors  
Metcalf, Blainey & Burns LLP  
202-18 Crown Steel Drive, Markham, ON  
L3R 9X8  
Per:



---

Name: Walter Chen

**Schedule 'A'**

Mr. Hong Lou Xu  
17 Equestrian Court  
North York, ON M2H 3M9

York Region Standard Condominium Corporation no. 1311  
c/o Gardiner Miller Arnold LLP  
390 Bay Street, Suite 1202  
Toronto, ON M5H 2Y2

***THIS IS EXHIBIT “Y”***

***referred to in the Affidavit of Wenfei Chen of the City of  
Toronto, in the Province of Ontario, sworn before me at the  
City of Toronto, in the Province of Ontario, on December 24,  
2020, in accordance with O. Reg. 431.20, Administering Oath  
or Declaration Remotely***

DocuSigned by:

*Daniel Richer*

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***A Commissioner for Taking Affidavits***

Court File No.

257/20

**ONTARIO  
SUPERIOR COURT OF JUSTICE**

BETWEEN:

**FIRST COMMERCIAL BANK**

Applicant

-and-

**ZM GLOBAL INC.**

Respondents

**NOTICE OF APPLICATION**

This application is brought under Rules 14.05(d),(e),(g), and (h), Rule 60.03,  
and Rule 60.10

TO THE RESPONDENT(S)

A LEGAL PROCEEDING HAS BEEN COMMENCED by the Applicant. The claim made by the Applicant appears on the following page.

THIS APPLICATION will come on for a hearing on June 12, 2020, at 10:00 a.m., at 150 Bond Street East, Oshawa, Ontario L1G 0A3.

IF YOU WISH TO OPPOSE THIS APPLICATION, to receive notice of any step in the application or to be served with any documents in the application you or an Ontario lawyer acting for you must forthwith prepare a notice of appearance in Form 38A prescribed by the *Rules of Civil Procedure*, serve it on the Applicant's lawyer or, where the Applicant does not have a lawyer, serve it on the Applicant, and file it, with proof of service, in this court office, and you or your lawyer must appear at the hearing.

IF YOU WISH TO PRESENT AFFIDAVIT OR OTHER DOCUMENTARY EVIDENCE TO THE COURT OR TO EXAMINE OR CROSS-EXAMINE WITNESSES ON THE APPLICATION, you or your lawyer must, in addition to serving your notice of appearance, serve a copy of the evidence on the Applicant's lawyer or, where the Applicant does not have a lawyer, serve it on the Applicant, and file it, with proof of service, in the court office where the application is to be heard as soon as possible, but at least four days before the hearing.

IF YOU FAIL TO APPEAR AT THE HEARING, JUDGMENT MAY BE GIVEN IN YOUR ABSENCE AND WITHOUT FURTHER NOTICE TO YOU. IF YOU WISH TO OPPOSE THIS APPLICATION BUT ARE UNABLE TO PAY LEGAL FEES, LEGAL AID MAY BE AVAILABLE TO YOU BY CONTACTING A LOCAL LEGAL AID OFFICE.

Date: February 4<sup>th</sup>, 2020

Issued by:

  
Local Registrar

Address of Court Office:

150 Bond St East  
Oshawa, ON  
L1G 0A2

**TO:** **ZM GLOBAL INC.**  
2750 14<sup>th</sup> Avenue, Suite 202  
Markham, Ontario  
L3R 0B6

## **APPLICATION**

### **THE APPLICANT MAKES APPLICATION FOR:**

- (a) A Declaration that the Applicant is entitled to immediate vacant possession of ten properties bearing PINs 29842-0055 (LT), 29842-0102 (LT), 29842-0103 (LT), 29842-0392 (LT), 29842-0393 (LT), 29842-0394 (LT), 29842-0395 (LT), 29842-0396 (LT), 29842-0397 (LT), and 29842-0398 (LT) located in Vaughan, Ontario;
- (b) Leave to issue a writ of possession for each of the properties bearing PINs 29842-0055 (LT), 29842-0102 (LT), 29842-0103 (LT), 29842-0392 (LT), 29842-0393 (LT), 29842-0394 (LT), 29842-0395 (LT), 29842-0396 (LT), 29842-0397 (LT), and 29842-0398 (LT) located in Vaughan, Ontario;
- (c) An Order for costs of this Application on a full indemnity basis; and
- (d) Such further and other relief as this Honourable Court may permit.

### **THE GROUNDS FOR THIS MOTION ARE:**

- 1. The Applicant is a registered mortgagee of several premises located at 7250 Keele Street, Vaughan, Ontario;
- 2. The mortgaged premises are registered commercial condominium units (together, “**the Properties**”) which bear the following legal descriptions:
  - a. 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;

- b. 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;
- c. 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;
- d. 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;
- e. 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;
- f. 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;

- g. 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;
  - h. 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;
  - i. 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; and
  - j. 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.
- 3. The Respondent, ZM Global Inc. (“**ZM**”) is the registered owner and mortgagor of the Properties;
  - 4. The mortgage incorporated standard charge terms 200033 which entitled the mortgagee to possession of the Properties and the exercise of Power of Sale proceedings in the event of default of the mortgage;
  - 5. Pursuant to the mortgage, the sum of \$10,456.87 was to be paid by ZM on the first of each month;

6. Payments for May, June and July 2019, were made 30 days or more after their scheduled payment date under the terms of the mortgage;
7. ZM has not made any payments to the Applicant from September 1, 2019 to date and the mortgage is in default;
8. ZM occupies the Properties itself;
9. The Applicant has previously served a Notice of Sale upon ZM and all the parties with an interest in the Properties;
10. Rules 14.05(d),(e),(g), and (h), Rule 60.03, and Rule 60.10 of the *Rules of Civil Procedure*; and
11. Such further and other grounds as counsel may advise and this Honourable Court permit.

**THE FOLLOWING DOCUMENTARY EVIDENCE** will be used at the hearing of the motion:

- (a) Affidavits to be sworn, and the exhibits attached thereto;
- (b) Such further and other documentary evidence as counsel may advise and this Honourable Court permit.

DATE: ~~January~~ February 4<sup>th</sup> 27, 2020

**METCALFE, BLAINEY & BURNS LLP**  
Barristers & Solicitors  
18 Crown Steel Drive, Suite 202  
Markham, Ontario L3R 9X8

Eric Turkienicz, counsel  
LSO#: 60314N  
Tel.: 416-860-0001  
Fax: 416-860-0003

Lawyers for the Applicant

FIRST COMMERCIAL BANK  
Plaintiff

Court File No.: 252/20

ZM GLOBAL INC.  
Defendant

-and-

ONTARIO  
SUPERIOR COURT OF JUSTICE  
PROCEEDING COMMENCED AT  
OSHAWA

**NOTICE OF APPLICATION**

McCAGUE BORLACK LLP  
Barristers & Solicitors  
Suite 2700, P.O. Box 136  
The Exchange Tower  
130 King Street West  
Toronto, ON M5X 1C7

Eric Turkienicz

LSUC #: 60314N

Tel: 416-860-3985

Fax: 416-860-0003

Lawyer for the Applicant

***THIS IS EXHIBIT “Z”***

***referred to in the Affidavit of Wenfei Chen of the City of  
Toronto, in the Province of Ontario, sworn before me at the  
City of Toronto, in the Province of Ontario, on December 24,  
2020, in accordance with O. Reg. 431.20, Administering Oath  
or Declaration Remotely***

DocuSigned by:

*Daniel Richer*

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---

***A Commissioner for Taking Affidavits***

# FASKEN

Fasken Martineau DuMoulin LLP  
Barristers and Solicitors  
Patent and Trade-mark Agents

333 Bay Street, Suite 2400  
P.O. Box 20  
Toronto, Ontario M5H 2T6  
Canada

T +1 416 366 8381  
+1 800 268 8424  
F +1 416 364 7813  
fasken.com

November 13, 2020

Daniel Richer  
Direct +1 416 865 4445  
dricher@fasken.com

VIA EMAIL (xhl77777@gmail.com)  
VIA REGISTERED MAIL

**ZM Global Inc.**

2750 14th Avenue, Suite 202  
Markham, ON L3R 0B6

Attention: Hong Lou Xu

Dear Mr. Xu:

**Re: Indebtedness of ZM Global Inc. (the “Debtor”) to First Commercial Bank  
(the “Bank”)**

We are legal counsel to the Bank.

The Debtor is indebted to the Bank pursuant to a commitment letter executed by the Debtor on August 8, 2020 (the “**Commitment Letter**”), pursuant to which the Bank advanced a loan in the principal amount of \$2,100,000 to the Debtor (the “**Loan**”). The Debtor’s obligations to the Bank are secured by:

- (a) a charge/mortgage of land in the principal amount of \$2,100,000 executed by the Debtor in favour of the Bank and registered on September 1, 2016, as instrument number YR2537052 (the “**Mortgage**”); and
- (b) a general security agreement executed by the Guarantor in favour of the Bank and made as of September 1, 2016 (the “**Security Agreement**”).

The Debtor is in default of its obligations under the Commitment Letter, the Mortgage and the Security Agreement (collectively, the “**Loan Documents**”), as a result of, among other things, its failure to make payments of principal and interest in respect of the Loan when due to the Bank. In light of this default, on October 21, 2019, former legal counsel to the Bank wrote to the Debtor, declaring the principal and interest on the Loan immediately due and payable and demanding that the Debtor immediately pay to the Bank such amount. The Debtor has failed to make such payment.





# FASKEN

As a result, an event of default has occurred and the Bank is entitled to enforce its rights and remedies upon default under the Loan Documents and at law.

On behalf of the Bank and pursuant to the Loan Documents, we hereby demand that the Debtor immediately pay to the Bank all principal, interest and other amounts owing by the Debtor to the Bank, which, as at November 4, 2020, totaled \$2,070,366.09, broken down as follows:

\$1,972,860.67	Outstanding Principal
\$97,505.42	Accrued Interest
\$2,070,366.09	Total Indebtedness

Interest continues to accrue at the rate equal to the Bank's prime rate (currently 2.45%) plus three-quarters of one percent (0.75%) in accordance with the terms of the Commitment Letter, which rate equates to \$171.82 per diem.

In addition, the Bank has incurred, and will continue to incur, costs in relation to this matter. The Bank reserves its right to claim against the Debtor all costs that it has incurred in relation to this matter.

Unless a certified cheque making payment in the full amount of the outstanding indebtedness (including interest to the date of payment) is received by the Bank at 5000 Yonge Street, Suite 1803, Toronto, Ontario, M2N 7E9 (attention: Loan Department), before **5:00 pm on November 24, 2020**, the Bank will proceed to exercise its rights and remedies under the Loan Documents and at law.

We enclose a Notice of Intention to Enforce Security pursuant to section 244(1) of the *Bankruptcy and Insolvency Act*.

The Bank reserves all of its claims, rights and remedies under the Loan Documents and at law. Nothing contained in this letter or in any discussions or meetings that may occur between the Bank, the Debtor or any guarantor of the Debtor shall be construed as a waiver of any default or events of default, or such rights or remedies.

We trust you will give this matter your immediate attention.

Yours truly,

**FASKEN MARTINEAU DuMOULIN LLP**

**Daniel Richer**  
**DR/mt**

## NOTICE OF INTENTION TO ENFORCE A SECURITY

*(Subsection 244(1) of the Bankruptcy and Insolvency Act)*

TO: **ZM Global Inc. (the “Debtor”), an insolvent person**

### Take notice that:

1. First Commercial Bank (the “**Secured Creditor**”), a secured creditor, intends to enforce its security on the Debtor’s property described below:
  - (a) the ten condominium units legally described at Schedule “A” to this notice (the “**Property**”); and
  - (b) all property, assets and undertaking, including all property, assets and undertaking of the kind included in the definition of “Collateral” in the general security agreement executed by the Debtor in favour of the Secured Creditor made as of September 1, 2016, and the schedule thereto (the “**Security Agreement**”).
2. The security that is to be enforced is in the form of:
  - (a) a charge/mortgage of land in the principal amount of \$2,100,000 executed by the Debtor in favour of the Bank and registered against the Property on September 1, 2016, as instrument number YR2537052; and
  - (b) the Security Agreement referred to in section 1 herein.
3. The total amount of indebtedness secured by the security as at November 4, 2020, amounts to the aggregate sum of \$2,070,366.09 (including unpaid interest but excluding fees and costs).
4. The Secured Creditor will not have the right to enforce the security until after the expiry of the 10-day period after this notice is sent unless the Debtor consents to an earlier enforcement.

Dated at Toronto, Ontario, this 13<sup>th</sup> day of November, 2020.

**FIRST COMMERCIAL BANK**

Per: 

Daniel Richer, lawyer and authorized agent



The undersigned hereby waives the 10-day notice period provided for in this Notice of Intention to Enforce Security and consents to the immediate enforcement by the Secured Creditor of all security above-noted.

**ZM GLOBAL INC.**

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## **SCHEDULE "A"**

### **LEGAL DESCRIPTIONS OF THE PROPERTY**

1. 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, being all of PIN 29842-0055 (LT);
2. 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, being all of PIN 29842-0102 (LT);
3. 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, being all of PIN 29842-0103 (LT);
4. 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, being all of PIN 29842-0392 (LT);
5. 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, being all of PIN 29842-0393 (LT);
6. 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, being all of PIN 29842-0394 (LT);
7. 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, being all of PIN 29842-0395 (LT);
8. 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, being all of PIN 29842-0396 (LT);

9. 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, being all of PIN 29842-0397 (LT); and
10. 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, being all of PIN 29842-0398 (LT).



# FASKEN

Fasken Martineau DuMoulin LLP  
Barristers and Solicitors  
Patent and Trade-mark Agents

333 Bay Street, Suite 2400  
P.O. Box 20  
Toronto, Ontario M5H 2T6  
Canada

T +1 416 366 8381  
+1 800 268 8424  
F +1 416 364 7813  
fasken.com

November 13, 2020

Daniel Richer  
Direct +1 416 865 4445  
dricher@fasken.com

VIA EMAIL (xhl77777@gmail.com)  
VIA REGISTERED MAIL

**Hong Lou Xu**

2750 14th Avenue, Suite 202  
Markham, ON L3R 0B6

- and -

17 Equestrian Court  
North York, ON M2H 3M9

Dear Mr. Xu:

**Re: Guarantees and indemnities of Hong Lou Xu (“you” or the “Guarantor”) in favour of First Commercial Bank (the “Bank”), pursuant to a guarantee executed by the Guarantor on September 1, 2016 (the “Stand-Alone Guarantee”), an indemnity executed by the Guarantor on September 1, 2016 (the “Indemnity”), and a charge/mortgage registered on September 1, 2016, as instrument YR2537052 (the “Mortgage”) and guaranteed by the Guarantor (the “Mortgage Guarantee” and, collectively with the Stand-Alone Guarantee and the Indemnity, the “Guarantees”).**

We are legal counsel to the Bank.

Pursuant to the Stand-Alone Guarantee, you have unconditionally and irrevocably guaranteed to the Bank the due and punctual payment and performance of all present and future debts, liabilities and obligations of or owing by ZM Global Inc. (the “**Borrower**”) to the Bank (the “**Guaranteed Obligations**”). Pursuant to the Mortgage Guarantee, you have covenanted, promised and agreed as principal debtor and not as surety to pay, or cause to be paid, to the Bank the Guaranteed Obligations together with interest thereon, and to observe and perform all of the covenants, provisos, conditions, agreements and stipulations with respect to the Guaranteed Obligations on the part of the Borrower.

The Guaranteed Obligations include, without limitation, the due and punctual repayment by the Borrower of a loan advanced by the Bank to the Borrower (the “**Loan**”) in accordance with a commitment letter executed by the Guarantor and the Borrower on August 8, 2020 (the “**Commitment Letter**”).



# FASKEN

Your obligations to satisfy the Guaranteed Obligations are secured by a general security agreement executed by the Guarantor and Borrower in favour of the Bank and made as of September 1, 2016 (the “**Security Agreement**”).

The Borrower is in default of its obligations under the Commitment Letter, the Mortgage and the Security Agreement, as a result of, among other things, its failure to make payments of principal and interest in respect of the Loan when due to the Bank. In light of this default, on October 21, 2019, former legal counsel to the Bank wrote to both you, as Guarantor, and the Borrower, declaring the principal and interest on the Loan immediately due and payable and demanding that both you and the Borrower immediately pay to the Bank such amount. Both you and the Borrower have failed to make such payment.

We enclose herewith a demand letter dated November 13, 2020, wherein we, on behalf of the Bank, have renewed the previous demand of the Bank for repayment by the Borrower of the Borrower’s indebtedness to the Bank.

On behalf of the Bank and pursuant to the Guarantees, we hereby demand that you immediately pay to the Bank all principal, interest and other amounts owing by the Borrower to the Bank, which, as at November 4, 2020, totaled \$2,070,366.09, broken down as follows:

\$1,972,860.67	Outstanding Principal
\$97,505.42	Accrued Interest
\$2,070,366.09	Total Indebtedness

Interest continues to accrue at the rate equal to the Bank’s prime rate (currently 2.45%) plus three-quarters of one percent (0.75%), which rate equates to \$171.82 per diem.

In addition, the Bank has incurred, and will continue to incur, costs in relation to this matter. The Bank reserves its right to claim against you all costs that it has incurred in relation to this matter.

Unless a certified cheque making payment in full of the outstanding indebtedness (including interest to the date of payment) is received by the Bank at 5000 Yonge Street, Suite 1803, Toronto, Ontario, M2N 7E9 (attention: Loan Department), before **5:00 pm on November 24, 2020**, the Bank will proceed to exercise its rights and remedies under the Guarantees, the Security Agreement and at law.

We enclose a Notice of Intention to Enforce Security pursuant to section 244(1) of the *Bankruptcy and Insolvency Act*.

The Bank reserves all of its claims, rights and remedies under the Commitment Letter, the Guarantees, the Security Agreement and at law. Nothing contained in this letter or in any discussions or meetings that may occur between the Bank, the Borrower, you or any other guarantor of the Borrower shall be construed as a waiver of any default or events of default, or such rights or remedies.



# FASKEN

We trust you will give this matter your immediate attention.

Yours truly,

**FASKEN MARTINEAU DuMOULIN LLP**



**Daniel Richer**  
**DR/mt**

## NOTICE OF INTENTION TO ENFORCE A SECURITY

*(Subsection 244(1) of the Bankruptcy and Insolvency Act)*

TO: **Hong Lou Xu (the "Debtor")**, an insolvent person

### Take notice that:

1. First Commercial Bank (the "**Secured Creditor**"), a secured creditor, intends to enforce its security on the Debtor's property described below:
  - (a) all property, assets and undertaking, including all property, assets and undertaking of the kind included in the definition of "Collateral" in the general security agreement executed by the Debtor in favour of the Secured Creditor made as of September 1, 2016, and the schedule thereto (the "**Security Agreement**").
2. The security that is to be enforced is in the form of:
  - (a) the Security Agreement referred to in section 1 herein.
3. The total amount of indebtedness secured by the security as at November 4, 2020, amounts to the aggregate sum of \$2,070,366.09 (including unpaid interest but excluding fees and costs).
4. The Secured Creditor will not have the right to enforce the security until after the expiry of the 10-day period after this notice is sent unless the Debtor consents to an earlier enforcement.

Dated at Toronto, Ontario, this 13<sup>th</sup> day of November, 2020.

**FIRST COMMERCIAL BANK**

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

Daniel Richer, lawyer and authorized agent

The undersigned hereby waives the 10-day notice period provided for in this Notice of Intention to Enforce Security and consents to the immediate enforcement by the Secured Creditor of all security above-noted.

**HONG LOU XU**

---



# FASKEN

Fasken Martineau DuMoulin LLP  
Barristers and Solicitors  
Patent and Trade-mark Agents

333 Bay Street, Suite 2400  
P.O. Box 20  
Toronto, Ontario M5H 2T6  
Canada

T +1 416 366 8381  
+1 800 268 8424  
F +1 416 364 7813  
fasken.com

November 13, 2020

Daniel Richer  
Direct +1 416 865 4446  
dricher@fasken.com

VIA EMAIL (xhl77777@gmail.com)  
VIA REGISTERED MAIL

**ZM Global Inc.**

2750 14th Avenue, Suite 202  
Markham, ON L3R 0B6

Attention: Hong Lou Xu

Dear Mr. Xu:

**Re: Indebtedness of ZM Global Inc. (the "Debtor") to First Commercial Bank  
(the "Bank")**

We are legal counsel to the Bank.

The Debtor is indebted to the Bank pursuant to a commitment letter executed by the Debtor on August 8, 2020 (the "**Commitment Letter**"), pursuant to which the Bank advanced a loan in the principal amount of \$2,100,000 to the Debtor (the "**Loan**"). The Debtor's obligations to the Bank are secured by:

- (a) a charge/mortgage of land in the principal amount of \$2,100,000 executed by the Debtor in favour of the Bank and registered on September 1, 2016, as instrument number YR2537052 (the "**Mortgage**"); and
- (b) a general security agreement executed by the Guarantor in favour of the Bank and made as of September 1, 2016 (the "**Security Agreement**").

The Debtor is in default of its obligations under the Commitment Letter, the Mortgage and the Security Agreement (collectively, the "**Loan Documents**"), as a result of, among other things, its failure to make payments of principal and interest in respect of the Loan when due to the Bank. In light of this default, on October 21, 2019, former legal counsel to the Bank wrote to the Debtor, declaring the principal and interest on the Loan immediately due and payable and demanding that the Debtor immediately pay to the Bank such amount. The Debtor has failed to make such payment.



## FASKEN

As a result, an event of default has occurred and the Bank is entitled to enforce its rights and remedies upon default under the Loan Documents and at law.

On behalf of the Bank and pursuant to the Loan Documents, we hereby demand that the Debtor immediately pay to the Bank all principal, interest and other amounts owing by the Debtor to the Bank, which, as at November 4, 2020, totaled \$2,070,366.09, broken down as follows:

\$1,972,860.67	Outstanding Principal
\$97,505.42	Accrued Interest
\$2,070,366.09	Total Indebtedness

Interest continues to accrue at the rate equal to the Bank's prime rate (currently 2.45%) plus three-quarters of one percent (0.75%) in accordance with the terms of the Commitment Letter, which rate equates to \$171.82 per diem.

In addition, the Bank has incurred, and will continue to incur, costs in relation to this matter. The Bank reserves its right to claim against the Debtor all costs that it has incurred in relation to this matter.

Unless a certified cheque making payment in the full amount of the outstanding indebtedness (including interest to the date of payment) is received by the Bank at 5000 Yonge Street, Suite 1803, Toronto, Ontario, M2N 7E9 (attention: Loan Department), before 5:00 pm on November 24, 2020, the Bank will proceed to exercise its rights and remedies under the Loan Documents and at law.

We enclose a Notice of Intention to Enforce Security pursuant to section 244(1) of the *Bankruptcy and Insolvency Act*.

The Bank reserves all of its claims, rights and remedies under the Loan Documents and at law. Nothing contained in this letter or in any discussions or meetings that may occur between the Bank, the Debtor or any guarantor of the Debtor shall be construed as a waiver of any default or events of default, or such rights or remedies.

We trust you will give this matter your immediate attention.

Yours truly,

**FASKEN MARTINEAU DuMOULIN LLP**

**Daniel Richer**  
DR/mt

## NOTICE OF INTENTION TO ENFORCE A SECURITY

*(Subsection 244(1) of the Bankruptcy and Insolvency Act)*

TO: **ZM Global Inc. (the "Debtor")**, an insolvent person

### Take notice that:

1. First Commercial Bank (the "**Secured Creditor**"), a secured creditor, intends to enforce its security on the Debtor's property described below:
  - (a) the ten condominium units legally described at Schedule "A" to this notice (the "**Property**"); and
  - (b) all property, assets and undertaking, including all property, assets and undertaking of the kind included in the definition of "Collateral" in the general security agreement executed by the Debtor in favour of the Secured Creditor made as of September 1, 2016, and the schedule thereto (the "**Security Agreement**").
2. The security that is to be enforced is in the form of:
  - (a) a charge/mortgage of land in the principal amount of \$2,100,000 executed by the Debtor in favour of the Bank and registered against the Property on September 1, 2016, as instrument number YR2537052; and
  - (b) the Security Agreement referred to in section 1 herein.
3. The total amount of indebtedness secured by the security as at November 4, 2020, amounts to the aggregate sum of \$2,070,366.09 (including unpaid interest but excluding fees and costs).
4. The Secured Creditor will not have the right to enforce the security until after the expiry of the 10-day period after this notice is sent unless the Debtor consents to an earlier enforcement.

Dated at Toronto, Ontario, this 13<sup>th</sup> day of November, 2020.

**FIRST COMMERCIAL BANK**

Per: 

Daniel Richer, lawyer and authorized agent

The undersigned hereby waives the 10-day notice period provided for in this Notice of Intention to Enforce Security and consents to the immediate enforcement by the Secured Creditor of all security above-noted.

**ZM GLOBAL INC.**

---

## **SCHEDULE "A"**

### **LEGAL DESCRIPTIONS OF THE PROPERTY**

1. 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, being all of PIN 29842-0055 (LT);
2. 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, being all of PIN 29842-0102 (LT);
3. 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, being all of PIN 29842-0103 (LT);
4. 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, being all of PIN 29842-0392 (LT);
5. 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, being all of PIN 29842-0393 (LT);
6. 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, being all of PIN 29842-0394 (LT);
7. 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, being all of PIN 29842-0395 (LT);
8. 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, being all of PIN 29842-0396 (LT);

9. 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, being all of PIN 29842-0397 (LT); and
10. 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, being all of PIN 29842-0398 (LT).



# FASKEN

Fasken Martineau DuMoulin LLP  
Barristers and Solicitors  
Patent and Trade-mark Agents

333 Bay Street, Suite 2400  
P.O. Box 20  
Toronto, Ontario M5H 2T6  
Canada

T +1 416 366 8381  
+1 800 268 8424  
F +1 416 364 7813  
fasken.com

November 20, 2020

Daniel Richer  
Direct +1 416 865 4445  
dricher@fasken.com

**VIA EMAIL (xhl777777@gmail.com)**  
**VIA REGISTERED MAIL**

**Hong Lou Xu**

36 Dodie Street  
Aurora, ON L4G 2L2

-and-

6 Blue Grass Drive  
Aurora, ON L4G 6W4

-and-

555 William Graham Drive  
Aurora, ON L4G 3H9

-and-

210 Victoria St. 2308  
Toronto, ON M5B 2R3

-and-

6 Sangster Road  
Whitchurch-Stouffville, ON L4A 7X4

Dear Mr. Xu:

**Re: Guarantees and indemnities of Hong Lou Xu (“you” or the “Guarantor”) in favour of First Commercial Bank (the “Bank”), pursuant to a guarantee executed by the Guarantor on September 1, 2016 (the “Stand-Alone Guarantee”), an indemnity executed by the Guarantor on September 1, 2016, and a charge/mortgage registered on September 1, 2016, as instrument YR2537052 and guaranteed by the Guarantor**

We are legal counsel to the Bank.

We enclose herewith copies of a demand letter dated November 13, 2020 (the “**Letter**”) and a Notice of Intention to Enforce Security pursuant to section 244(1) of the *Bankruptcy and Insolvency Act* dated November 13, 2020 (the “**Notice**”).

Capitalized terms not otherwise defined herein have the meanings ascribed to them in the Letter.

On November 13, 2020, we sent the Letter and the Notice to you by registered mail at the municipal address identified in the Stand-Alone Guarantee. Canada Post delivery confirmations disclose that the Letter and Notice were delivered as addressed.

We also sent a copy of the Letter and the Notice to the email address identified in the Stand-Alone Guarantee (xhl77777@gmail.com). The email was returned undelivered.

We are now sending you the Letter and the Notice at other addresses where you may reside and to the email address identified above (xhl777777@gmail.com).





# FASKEN

The Bank reserves all of its claims, rights and remedies under or pursuant to or relating to the Commitment Letter, the Guarantees, the Security Agreement, the Letter, the Notice and at law. Nothing contained in this letter or in any discussions or meetings that may occur between the Bank, the ZM Global Inc. (the "**Borrower**"), you or any other guarantor of the Borrower shall be construed as a waiver of any default or events of default, or such rights or remedies.

Yours truly,

**FASKEN MARTINEAU DuMOULIN LLP**



**Daniel Richer**  
**DR/mt**

Encl.

# FASKEN

Fasken Martineau DuMoulin LLP  
Barristers and Solicitors  
Patent and Trade-mark Agents

333 Bay Street, Suite 2400  
P.O. Box 20  
Toronto, Ontario M5H 2T6  
Canada

T +1 416 366 8381  
+1 800 268 8424  
F +1 416 364 7813  
fasken.com

November 13, 2020

Daniel Richer  
Direct +1 416 865 4445  
dricher@fasken.com

VIA EMAIL (xhl77777@gmail.com)  
VIA REGISTERED MAIL

**Hong Lou Xu**

2750 14th Avenue, Suite 202  
Markham, ON L3R 0B6

- and -

17 Equestrian Court  
North York, ON M2H 3M9

Dear Mr. Xu:

**Re: Guarantees and indemnities of Hong Lou Xu (“you” or the “Guarantor”) in favour of First Commercial Bank (the “Bank”), pursuant to a guarantee executed by the Guarantor on September 1, 2016 (the “Stand-Alone Guarantee”), an indemnity executed by the Guarantor on September 1, 2016 (the “Indemnity”), and a charge/mortgage registered on September 1, 2016, as instrument YR2537052 (the “Mortgage”) and guaranteed by the Guarantor (the “Mortgage Guarantee” and, collectively with the Stand-Alone Guarantee and the Indemnity, the “Guarantees”).**

We are legal counsel to the Bank.

Pursuant to the Stand-Alone Guarantee, you have unconditionally and irrevocably guaranteed to the Bank the due and punctual payment and performance of all present and future debts, liabilities and obligations of or owing by ZM Global Inc. (the “**Borrower**”) to the Bank (the “**Guaranteed Obligations**”). Pursuant to the Mortgage Guarantee, you have covenanted, promised and agreed as principal debtor and not as surety to pay, or cause to be paid, to the Bank the Guaranteed Obligations together with interest thereon, and to observe and perform all of the covenants, provisos, conditions, agreements and stipulations with respect to the Guaranteed Obligations on the part of the Borrower.

The Guaranteed Obligations include, without limitation, the due and punctual repayment by the Borrower of a loan advanced by the Bank to the Borrower (the “**Loan**”) in accordance with a commitment letter executed by the Guarantor and the Borrower on August 8, 2020 (the “**Commitment Letter**”).



# FASKEN

Your obligations to satisfy the Guaranteed Obligations are secured by a general security agreement executed by the Guarantor and Borrower in favour of the Bank and made as of September 1, 2016 (the "**Security Agreement**").

The Borrower is in default of its obligations under the Commitment Letter, the Mortgage and the Security Agreement, as a result of, among other things, its failure to make payments of principal and interest in respect of the Loan when due to the Bank. In light of this default, on October 21, 2019, former legal counsel to the Bank wrote to both you, as Guarantor, and the Borrower, declaring the principal and interest on the Loan immediately due and payable and demanding that both you and the Borrower immediately pay to the Bank such amount. Both you and the Borrower have failed to make such payment.

We enclose herewith a demand letter dated November 13, 2020, wherein we, on behalf of the Bank, have renewed the previous demand of the Bank for repayment by the Borrower of the Borrower's indebtedness to the Bank.

On behalf of the Bank and pursuant to the Guarantees, we hereby demand that you immediately pay to the Bank all principal, interest and other amounts owing by the Borrower to the Bank, which, as at November 4, 2020, totaled \$2,070,366.09, broken down as follows:

\$1,972,860.67	Outstanding Principal
\$97,505.42	Accrued Interest
\$2,070,366.09	Total Indebtedness

Interest continues to accrue at the rate equal to the Bank's prime rate (currently 2.45%) plus three-quarters of one percent (0.75%), which rate equates to \$171.82 per diem.

In addition, the Bank has incurred, and will continue to incur, costs in relation to this matter. The Bank reserves its right to claim against you all costs that it has incurred in relation to this matter.

Unless a certified cheque making payment in full of the outstanding indebtedness (including interest to the date of payment) is received by the Bank at 5000 Yonge Street, Suite 1803, Toronto, Ontario, M2N 7E9 (attention: Loan Department), before **5:00 pm on November 24, 2020**, the Bank will proceed to exercise its rights and remedies under the Guarantees, the Security Agreement and at law.

We enclose a Notice of Intention to Enforce Security pursuant to section 244(1) of the *Bankruptcy and Insolvency Act*.

The Bank reserves all of its claims, rights and remedies under the Commitment Letter, the Guarantees, the Security Agreement and at law. Nothing contained in this letter or in any discussions or meetings that may occur between the Bank, the Borrower, you or any other guarantor of the Borrower shall be construed as a waiver of any default or events of default, or such rights or remedies.



# FASKEN

We trust you will give this matter your immediate attention.

Yours truly,

**FASKEN MARTINEAU DuMOULIN LLP**



**Daniel Richer**  
**DR/mt**

## NOTICE OF INTENTION TO ENFORCE A SECURITY

*(Subsection 244(1) of the Bankruptcy and Insolvency Act)*

TO: **Hong Lou Xu (the "Debtor")**, an insolvent person

### Take notice that:

1. First Commercial Bank (the "**Secured Creditor**"), a secured creditor, intends to enforce its security on the Debtor's property described below:
  - (a) all property, assets and undertaking, including all property, assets and undertaking of the kind included in the definition of "Collateral" in the general security agreement executed by the Debtor in favour of the Secured Creditor made as of September 1, 2016, and the schedule thereto (the "**Security Agreement**").
2. The security that is to be enforced is in the form of:
  - (a) the Security Agreement referred to in section 1 herein.
3. The total amount of indebtedness secured by the security as at November 4, 2020, amounts to the aggregate sum of \$2,070,366.09 (including unpaid interest but excluding fees and costs).
4. The Secured Creditor will not have the right to enforce the security until after the expiry of the 10-day period after this notice is sent unless the Debtor consents to an earlier enforcement.

Dated at Toronto, Ontario, this 13<sup>th</sup> day of November, 2020.

**FIRST COMMERCIAL BANK**

Per: 

Daniel Richer, lawyer and authorized agent

The undersigned hereby waives the 10-day notice period provided for in this Notice of Intention to Enforce Security and consents to the immediate enforcement by the Secured Creditor of all security above-noted.

**HONG LOU XU**

---

# FASKEN

Fasken Martineau DuMoulin LLP  
Barristers and Solicitors  
Patent and Trade-mark Agents

333 Bay Street, Suite 2400  
P.O. Box 20  
Toronto, Ontario M5H 2T6  
Canada

T +1 416 366 8381  
+1 800 268 8424  
F +1 416 364 7813  
fasken.com

November 13, 2020

Daniel Richer  
Direct +1 416 865 4446  
dricher@fasken.com

VIA EMAIL (xhl77777@gmail.com)  
VIA REGISTERED MAIL

**ZM Global Inc.**

2750 14th Avenue, Suite 202  
Markham, ON L3R 0B6

Attention: Hong Lou Xu

Dear Mr. Xu:

**Re: Indebtedness of ZM Global Inc. (the "Debtor") to First Commercial Bank  
(the "Bank")**

We are legal counsel to the Bank.

The Debtor is indebted to the Bank pursuant to a commitment letter executed by the Debtor on August 8, 2020 (the "**Commitment Letter**"), pursuant to which the Bank advanced a loan in the principal amount of \$2,100,000 to the Debtor (the "**Loan**"). The Debtor's obligations to the Bank are secured by:

- (a) a charge/mortgage of land in the principal amount of \$2,100,000 executed by the Debtor in favour of the Bank and registered on September 1, 2016, as instrument number YR2537052 (the "**Mortgage**"); and
- (b) a general security agreement executed by the Guarantor in favour of the Bank and made as of September 1, 2016 (the "**Security Agreement**").

The Debtor is in default of its obligations under the Commitment Letter, the Mortgage and the Security Agreement (collectively, the "**Loan Documents**"), as a result of, among other things, its failure to make payments of principal and interest in respect of the Loan when due to the Bank. In light of this default, on October 21, 2019, former legal counsel to the Bank wrote to the Debtor, declaring the principal and interest on the Loan immediately due and payable and demanding that the Debtor immediately pay to the Bank such amount. The Debtor has failed to make such payment.



## FASKEN

As a result, an event of default has occurred and the Bank is entitled to enforce its rights and remedies upon default under the Loan Documents and at law.

On behalf of the Bank and pursuant to the Loan Documents, we hereby demand that the Debtor immediately pay to the Bank all principal, interest and other amounts owing by the Debtor to the Bank, which, as at November 4, 2020, totaled \$2,070,366.09, broken down as follows:

\$1,972,860.67	Outstanding Principal
\$97,505.42	Accrued Interest
\$2,070,366.09	Total Indebtedness

Interest continues to accrue at the rate equal to the Bank's prime rate (currently 2.45%) plus three-quarters of one percent (0.75%) in accordance with the terms of the Commitment Letter, which rate equates to \$171.82 per diem.

In addition, the Bank has incurred, and will continue to incur, costs in relation to this matter. The Bank reserves its right to claim against the Debtor all costs that it has incurred in relation to this matter.

Unless a certified cheque making payment in the full amount of the outstanding indebtedness (including interest to the date of payment) is received by the Bank at 5000 Yonge Street, Suite 1803, Toronto, Ontario, M2N 7E9 (attention: Loan Department), before 5:00 pm on November 24, 2020, the Bank will proceed to exercise its rights and remedies under the Loan Documents and at law.

We enclose a Notice of Intention to Enforce Security pursuant to section 244(1) of the *Bankruptcy and Insolvency Act*.

The Bank reserves all of its claims, rights and remedies under the Loan Documents and at law. Nothing contained in this letter or in any discussions or meetings that may occur between the Bank, the Debtor or any guarantor of the Debtor shall be construed as a waiver of any default or events of default, or such rights or remedies.

We trust you will give this matter your immediate attention.

Yours truly,

**FASKEN MARTINEAU DuMOULIN LLP**

**Daniel Richer**  
DR/mt

## NOTICE OF INTENTION TO ENFORCE A SECURITY

*(Subsection 244(1) of the Bankruptcy and Insolvency Act)*

TO: **ZM Global Inc. (the "Debtor")**, an insolvent person

### Take notice that:

1. First Commercial Bank (the "**Secured Creditor**"), a secured creditor, intends to enforce its security on the Debtor's property described below:
  - (a) the ten condominium units legally described at Schedule "A" to this notice (the "**Property**"); and
  - (b) all property, assets and undertaking, including all property, assets and undertaking of the kind included in the definition of "Collateral" in the general security agreement executed by the Debtor in favour of the Secured Creditor made as of September 1, 2016, and the schedule thereto (the "**Security Agreement**").
2. The security that is to be enforced is in the form of:
  - (a) a charge/mortgage of land in the principal amount of \$2,100,000 executed by the Debtor in favour of the Bank and registered against the Property on September 1, 2016, as instrument number YR2537052; and
  - (b) the Security Agreement referred to in section 1 herein.
3. The total amount of indebtedness secured by the security as at November 4, 2020, amounts to the aggregate sum of \$2,070,366.09 (including unpaid interest but excluding fees and costs).
4. The Secured Creditor will not have the right to enforce the security until after the expiry of the 10-day period after this notice is sent unless the Debtor consents to an earlier enforcement.

Dated at Toronto, Ontario, this 13<sup>th</sup> day of November, 2020.

**FIRST COMMERCIAL BANK**

Per: 

Daniel Richer, lawyer and authorized agent



The undersigned hereby waives the 10-day notice period provided for in this Notice of Intention to Enforce Security and consents to the immediate enforcement by the Secured Creditor of all security above-noted.

**ZM GLOBAL INC.**

---

## **SCHEDULE "A"**

### **LEGAL DESCRIPTIONS OF THE PROPERTY**

1. 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, being all of PIN 29842-0055 (LT);
2. 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, being all of PIN 29842-0102 (LT);
3. 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, being all of PIN 29842-0103 (LT);
4. 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, being all of PIN 29842-0392 (LT);
5. 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, being all of PIN 29842-0393 (LT);
6. 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, being all of PIN 29842-0394 (LT);
7. 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, being all of PIN 29842-0395 (LT);
8. 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, being all of PIN 29842-0396 (LT);

9. 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, being all of PIN 29842-0397 (LT); and
10. 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, being all of PIN 29842-0398 (LT).

***THIS IS EXHIBIT “AA”***

***referred to in the Affidavit of Wenfei Chen of the City of  
Toronto, in the Province of Ontario, sworn before me at the  
City of Toronto, in the Province of Ontario, on December 24,  
2020, in accordance with O. Reg. 431.20, Administering Oath  
or Declaration Remotely***

DocuSigned by:

*Daniel Richer*

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***A Commissioner for Taking Affidavits***

Court File No.

**ONTARIO  
SUPERIOR COURT OF JUSTICE  
COMMERCIAL LIST**

**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 101 of the  
*Courts of Justice Act*, RSO 1990, c C.43, as amended**

**AFFIDAVIT OF MARYAM TABATABAEI  
(Sworn December 16, 2020)**

I, Maryam Tabatabaei, of the City of Thornhill in the Province of Ontario MAKE  
OATH AND SAY:

1. I am a legal assistant with the law firm of Fasken Martineau DuMoulin LLP, the solicitors for the applicant, First Commercial Bank (the “**Bank**”), in these proceedings, and as such have knowledge of the matters contained in this my affidavit.

2. Attached hereto and marked as **Exhibit “A”** is a true copy of a letter from Daniel Richer of Fasken Martineau DuMoulin LLP (“**Mr. Richer**”) to ZM Global Inc. (“**ZM Global**”) dated November 13, 2020 regarding indebtedness of ZM Global to the Bank, which letter encloses

a notice of intention to enforce a security addressed to ZM Global (together, the “**ZM Global – Demand and Notice**”).

3. On November 13, 2020, the ZM Global – Demand and Notice was sent by Canada Post registered mail to 2750 14<sup>th</sup> Avenue, Suite 202, Markham, Ontario L3R 0B6, attention: Hong Lou Xu, which package was assigned Canada Post tracking number RN528718223CA. The corresponding Canada Post customer receipt and delivery confirmation are attached hereto as **Exhibit “B”**.

4. Mr. Richer also sent a copy of the ZM Global – Demand and Notice by email correspondence to xhl77777@gmail.com, but the email was undeliverable. The transmittal email and notification that such email was undeliverable are attached hereto as **Exhibit “C”**.

5. Attached hereto and marked as **Exhibit “D”** is a true copy of a letter from Mr. Richer to Mr. Hong Lou Xu (“**Mr. Xu**”) dated November 13, 2020 regarding guarantees and indemnities of Mr. Xu to the Bank, which letter encloses a notice of intention to enforce a security addressed to Mr. Xu (the “**Mr. Xu – Demand and Notice**”).

6. On November 13, 2020, the Mr. Xu – Demand and Notice was sent by Canada Post registered mail to:

- (a) 2750 14<sup>th</sup> Avenue, Suite 202, Markham, Ontario L3R 0B6, which package was assigned Canada Post tracking number RN528718245CA; and
- (b) 17 Equestrian Court, North York, Ontario M2H 3M9, which package was assigned Canada Post tracking number RN528718237CA.

7. The corresponding Canada Post customer receipts and delivery confirmations are attached hereto as **Exhibit “E”**.

8. The Mr. Xu – Demand and Notice was also sent by email correspondence to xhl77777@gmail.com but was undeliverable. The transmittal email and notification that such email was undeliverable are attached hereto as **Exhibit “F”**.

9. Attached hereto and marked as **Exhibit “G”** is a true copy of a letter from Mr. Richer to Mr. Xu dated November 20, 2020, which letter encloses the Mr. Xu – Demand and Notice (the **“Mr. Xu – Follow-Up Letter”**).

10. On November 20, 2020, the Mr. Xu – Follow-Up Letter was sent by Canada Post registered mail to:

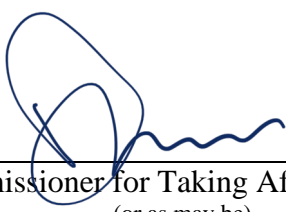
- (a) 6 Sangster Road, Whitchurch-Stouffville, Ontario L4A 7X4, which package was assigned Canada Post tracking number RN528718149CA;
- (b) 36 Dodie Street, Aurora, Ontario L4G 2L2, which package was assigned Canada Post tracking number RN528718152CA;
- (c) 6 Blue Grass Drive, Aurora, Ontario L4G 6W4, which package was assigned Canada Post tracking number RN528718166CA;
- (d) 555 William Graham Drive, Aurora, Ontario L4G 3H9, which package was assigned Canada Post tracking number RN528718170CA; and
- (e) 210 Victoria Street 2308, Toronto, Ontario M5B 2R3, which package was assigned Canada Post tracking number RN528718183CA.

The corresponding Canada Post customer receipts and delivery confirmations are attached hereto as **Exhibit “H”**.

11. The Mr. Xu – Follow-Up Letter was also sent by email correspondence to xhl777777@gmail.com but was undeliverable. The transmittal email and notification that such email was undeliverable are attached hereto as **Exhibit “I”**.

12. This affidavit is sworn in support of the Bank’s application for an order appointing a receiver over certain property of ZM Global and Mr. Xu.

**SWORN REMOTELY BY MARYAM  
TABATABAEI** of Thornhill, in the Province  
of Ontario, before me at the City of Toronto,  
in the Province of Ontario, on December 16,  
2020, in accordance with O. Reg. 431.20,  
Administering Oath or Declaration Remotely

  
\_\_\_\_\_  
Commissioner for Taking Affidavits, etc.  
(or as may be)

**DANIEL RICHER**

  
\_\_\_\_\_  
**MARYAM TABATABAEI**



**THIS IS EXHIBIT "A"**  
**referred to in the Affidavit of Maryam Tabatabaei of the**  
**City of Thornhill, in the Province of Ontario, sworn**  
**before me at the City of Toronto, in the Province of**  
**Ontario, on December 16, 2020, in accordance with O.**  
**Reg. 431.20, Administering Oath or Declaration**  
**Remotely**



---

**A Commissioner for Taking Affidavits**

# FASKEN

Fasken Martineau DuMoulin LLP  
Barristers and Solicitors  
Patent and Trade-mark Agents

333 Bay Street, Suite 2400  
P.O. Box 20  
Toronto, Ontario M5H 2T6  
Canada

T +1 416 366 8381  
+1 800 268 8424  
F +1 416 364 7813  
  
fasken.com

November 13, 2020

Daniel Richer  
Direct +1 416 865 4445  
dricher@fasken.com

VIA EMAIL (xhl77777@gmail.com)  
VIA REGISTERED MAIL

ZM Global Inc.

2750 14th Avenue, Suite 202  
Markham, ON L3R 0B6

Attention: Hong Lou Xu

Dear Mr. Xu:

**Re: Indebtedness of ZM Global Inc. (the “Debtor”) to First Commercial Bank  
(the “Bank”)**

We are legal counsel to the Bank.

The Debtor is indebted to the Bank pursuant to a commitment letter executed by the Debtor on August 8, 2020 (the “**Commitment Letter**”), pursuant to which the Bank advanced a loan in the principal amount of \$2,100,000 to the Debtor (the “**Loan**”). The Debtor’s obligations to the Bank are secured by:

- (a) a charge/mortgage of land in the principal amount of \$2,100,000 executed by the Debtor in favour of the Bank and registered on September 1, 2016, as instrument number YR2537052 (the “**Mortgage**”); and
- (b) a general security agreement executed by the Guarantor in favour of the Bank and made as of September 1, 2016 (the “**Security Agreement**”).

The Debtor is in default of its obligations under the Commitment Letter, the Mortgage and the Security Agreement (collectively, the “**Loan Documents**”), as a result of, among other things, its failure to make payments of principal and interest in respect of the Loan when due to the Bank. In light of this default, on October 21, 2019, former legal counsel to the Bank wrote to the Debtor, declaring the principal and interest on the Loan immediately due and payable and demanding that the Debtor immediately pay to the Bank such amount. The Debtor has failed to make such payment.



# FASKEN

As a result, an event of default has occurred and the Bank is entitled to enforce its rights and remedies upon default under the Loan Documents and at law.

On behalf of the Bank and pursuant to the Loan Documents, we hereby demand that the Debtor immediately pay to the Bank all principal, interest and other amounts owing by the Debtor to the Bank, which, as at November 4, 2020, totaled \$2,070,366.09, broken down as follows:

\$1,972,860.67	Outstanding Principal
\$97,505.42	Accrued Interest
\$2,070,366.09	Total Indebtedness

Interest continues to accrue at the rate equal to the Bank's prime rate (currently 2.45%) plus three-quarters of one percent (0.75%) in accordance with the terms of the Commitment Letter, which rate equates to \$171.82 per diem.

In addition, the Bank has incurred, and will continue to incur, costs in relation to this matter. The Bank reserves its right to claim against the Debtor all costs that it has incurred in relation to this matter.

Unless a certified cheque making payment in the full amount of the outstanding indebtedness (including interest to the date of payment) is received by the Bank at 5000 Yonge Street, Suite 1803, Toronto, Ontario, M2N 7E9 (attention: Loan Department), before **5:00 pm on November 24, 2020**, the Bank will proceed to exercise its rights and remedies under the Loan Documents and at law.

We enclose a Notice of Intention to Enforce Security pursuant to section 244(1) of the *Bankruptcy and Insolvency Act*.

The Bank reserves all of its claims, rights and remedies under the Loan Documents and at law. Nothing contained in this letter or in any discussions or meetings that may occur between the Bank, the Debtor or any guarantor of the Debtor shall be construed as a waiver of any default or events of default, or such rights or remedies.

We trust you will give this matter your immediate attention.

Yours truly,

**FASKEN MARTINEAU DuMOULIN LLP**

**Daniel Richer**  
**DR/mt**

## NOTICE OF INTENTION TO ENFORCE A SECURITY

*(Subsection 244(1) of the Bankruptcy and Insolvency Act)*

TO: **ZM Global Inc. (the “Debtor”), an insolvent person**

### Take notice that:

1. First Commercial Bank (the “**Secured Creditor**”), a secured creditor, intends to enforce its security on the Debtor’s property described below:
  - (a) the ten condominium units legally described at Schedule “A” to this notice (the “**Property**”); and
  - (b) all property, assets and undertaking, including all property, assets and undertaking of the kind included in the definition of “Collateral” in the general security agreement executed by the Debtor in favour of the Secured Creditor made as of September 1, 2016, and the schedule thereto (the “**Security Agreement**”).
2. The security that is to be enforced is in the form of:
  - (a) a charge/mortgage of land in the principal amount of \$2,100,000 executed by the Debtor in favour of the Bank and registered against the Property on September 1, 2016, as instrument number YR2537052; and
  - (b) the Security Agreement referred to in section 1 herein.
3. The total amount of indebtedness secured by the security as at November 4, 2020, amounts to the aggregate sum of \$2,070,366.09 (including unpaid interest but excluding fees and costs).
4. The Secured Creditor will not have the right to enforce the security until after the expiry of the 10-day period after this notice is sent unless the Debtor consents to an earlier enforcement.

Dated at Toronto, Ontario, this 13<sup>th</sup> day of November, 2020.

**FIRST COMMERCIAL BANK**

Per: 

Daniel Richer, lawyer and authorized agent

The undersigned hereby waives the 10-day notice period provided for in this Notice of Intention to Enforce Security and consents to the immediate enforcement by the Secured Creditor of all security above-noted.

**ZM GLOBAL INC.**

---

## **SCHEDULE "A"**

### **LEGAL DESCRIPTIONS OF THE PROPERTY**

1. 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, being all of PIN 29842-0055 (LT);
2. 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, being all of PIN 29842-0102 (LT);
3. 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, being all of PIN 29842-0103 (LT);
4. 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, being all of PIN 29842-0392 (LT);
5. 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, being all of PIN 29842-0393 (LT);
6. 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, being all of PIN 29842-0394 (LT);
7. 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, being all of PIN 29842-0395 (LT);
8. 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, being all of PIN 29842-0396 (LT);

9. 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, being all of PIN 29842-0397 (LT); and
10. 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, being all of PIN 29842-0398 (LT).

**THIS IS EXHIBIT "B"**  
**referred to in the Affidavit of Maryam Tabatabaei of the**  
**City of Thornhill, in the Province of Ontario, sworn**  
**before me at the City of Toronto, in the Province of**  
**Ontario, on December 16, 2020, in accordance with O.**  
**Reg. 431.20, Administering Oath or Declaration**  
**Remotely**



---

**A Commissioner for Taking Affidavits**





# Registered Receipt (Bulk)

This receipt is necessary if enquiry is desired. Fragile and perishable articles are not indemnified against damage. Indemnity and loss information is available on request from your Postal Outlet.

Sender

Fasken Martineau DuMoulin LLP  
333 Bay Street, Suite 2400  
Bay Adelaide Centre, Box 20  
Toronto, Ontario, Canada M5H 2T6

Sender Instructions - Note: Bulk Receipts to be completed for 3 or more items. Present mailings at any Postal Outlet.

- A Complete and remove customer receipt.
- B Remove paper backing from receipt.
- C Affix receipt to this form.

Delivery confirmation may be obtained by calling 1-888-550-6333 or through the Internet at [www.canadapost.ca](http://www.canadapost.ca)

# Réçépissé (en nombre) Recommandé

À produire en cas de réclamation. Aucune indemnité ne sera versée pour l'avarie d'un objet fragile ou périssable. Vous pouvez obtenir des renseignements sur les indemnités et les droits à votre installation postale.

Instructions pour l'expéditeur - Avis: Réçépissé en nombre, pour 3 articles et plus. Doit être complété avant de déposer à l'installation postale.

- A Remplissez et retirez le réçépissé du client.
- B Retirez la pellicule protectrice du réçépissé.
- C Collez le réçépissé sur cette formule.

Une confirmation de la livraison peut être obtenue en composant le 1 800 550-6333 ou par Internet au [www.postescanada.ca](http://www.postescanada.ca).



REGISTERED  
DOMESTIC

CUSTOMER RECEIPT

RECOMMANDÉ  
RÉGIME INTÉRIEUR

REÇU DU CLIENT



To **Destinataire**  
Name **Nom**  
Hong Lou Xu  
Address **Adresse**  
2750 14th Ave #202  
City / Prov. / Postal Code **Ville / Prov. / Code postal**  
Markham Ont L3R 0B6  
Declared Value **Valeur déclarée**  
Value **Value** \$

FOR DELIVERY CONFIRMATION **CONFIRMATION DE LA LIVRAISON**  
canadapost.ca or/ou postescanada.ca  
1 888 550-6333

CPC Tracking Number **Numéro de repérage de la SCP**  
RN 528 718 223 CA

33-086-584 (17-12) 258977.00023



REGISTERED  
DOMESTIC

CUSTOMER RECEIPT

RECOMMANDÉ  
RÉGIME INTÉRIEUR

REÇU DU CLIENT



To **Destinataire**  
Name **Nom**  
Hong Lou Xu  
Address **Adresse**  
17 Equestrian Court  
City / Prov. / Postal Code **Ville / Prov. / Code postal**  
North York Ont M2H 3X9  
Declared Value **Valeur déclarée**  
Value **Value** \$

FOR DELIVERY CONFIRMATION **CONFIRMATION DE LA LIVRAISON**  
canadapost.ca or/ou postescanada.ca  
1 888 550-6333

CPC Tracking Number **Numéro de repérage de la SCP**  
RN 528 718 237 CA

33-086-584 (17-12) 258977.00023



REGISTERED  
DOMESTIC

CUSTOMER RECEIPT

RECOMMANDÉ  
RÉGIME INTÉRIEUR

REÇU DU CLIENT



To **Destinataire**  
Name **Nom**  
Hong Lou Xu  
Address **Adresse**  
2750 14th Ave #202  
City / Prov. / Postal Code **Ville / Prov. / Code postal**  
Markham Ont L3R 0B6  
Declared Value **Valeur déclarée**  
Value **Value** \$

FOR DELIVERY CONFIRMATION **CONFIRMATION DE LA LIVRAISON**  
canadapost.ca or/ou postescanada.ca  
1 888 550-6333

CPC Tracking Number **Numéro de repérage de la SCP**  
RN 528 718 245 CA

33-086-584 (17-12) 258977.00023







Date: 2020/11/16

Dear Sir or Madam

Please find below the scanned delivery date and signature of the recipient of the item identified below:

Item Number RN528718223CA

Product Name Registered Mail

Reference Number 1 Not Applicable

Reference Number 2 Not Applicable

Delivery Date (yyyy/mm/dd) 2020-11-16

Signatory Name

Signature unavailable or not requested.

Signature

---

Yours sincerely,

Customer Relationship Network

1-888-550-6333.

(From outside Canada 1 416 979-3033)

*This copy confirms to the delivery date and signature of the individual who accepted and signed for the item in question. This information has been extracted from the Canadapost data warehouse*

**THIS IS EXHIBIT "C"**  
**referred to in the Affidavit of Maryam Tabatabaei of the**  
**City of Thornhill, in the Province of Ontario, sworn**  
**before me at the City of Toronto, in the Province of**  
**Ontario, on December 16, 2020, in accordance with O.**  
**Reg. 431.20, Administering Oath or Declaration**  
**Remotely**



---

**A Commissioner for Taking Affidavits**

Daniel Richer

---

From: Daniel Richer  
Sent: November-15-20 4:51 PM  
To: xhl77777@gmail.com  
Subject: Indebtedness of ZM Global Inc. to First Commercial Bank  
Attachments: 110226467\_v(1)\_Letter to ZM Global re Demand and s 244 Notice.PDF

Dear Mr. Xu,

Please see the attached letter and notice. A copy of the letter and notice were sent to ZM Global Inc. on Friday, November 13, 2020, by registered mail.

Regards,

 Daniel Richer, BCL, LLB  
ASSOCIATE

**FASKEN**

Fasken Martineau DuMoulin LLP  
T. +1 416 865 4445 | F. +1 416 364 7813  
[dricher@fasken.com](mailto:dricher@fasken.com) | [www.fasken.com/en/Daniel-Richer](http://www.fasken.com/en/Daniel-Richer)  
333 Bay Street, Suite 2400, Toronto, Ontario M5H 2T6

---



Daniel Richer

---

From: Fasken Postmaster <postmaster@fasken.com>  
Sent: November-15-20 5:54 PM  
To: Daniel Richer  
Subject: [Postmaster] Email Delivery Warning

This message is a warning that an email you are trying to send has not yet been delivered. You do not have to do anything yet as the email is still queued for delivery.

An email you addressed to email address :  
-- xhl77777@gmail.com

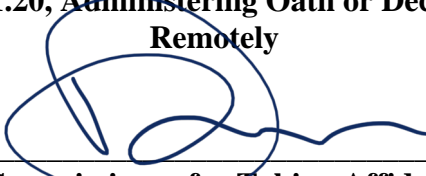
has not yet been delivered. The problem appears to be :  
-- Recipient server unavailable or busy

Additional information follows :  
-- 4.2.2 The email account that you tried to reach is over quota. Please direct the recipient to  
<https://support.google.com/mail/?p=OverQuotaTemp v125si15295379pfb.217 - gsmtip>

This condition occurred after 6 attempt(s) to deliver over a period of 1 hour(s).

You will receive a rejection notice after a maximum of 4 days if the email cannot be delivered. If you sent the email to multiple recipients you will receive one of these messages for each one which is still undelivered, otherwise they have been sent.

**THIS IS EXHIBIT “D”**  
**referred to in the Affidavit of Maryam Tabatabaei of the**  
**City of Thornhill, in the Province of Ontario, sworn**  
**before me at the City of Toronto, in the Province of**  
**Ontario, on December 16, 2020, in accordance with O.**  
**Reg. 431.20, Administering Oath or Declaration**  
**Remotely**

A handwritten signature in blue ink, consisting of several loops and a trailing line, positioned above a horizontal line.

---

**A Commissioner for Taking Affidavits**



# FASKEN

Fasken Martineau DuMoulin LLP  
Barristers and Solicitors  
Patent and Trade-mark Agents

333 Bay Street, Suite 2400  
P.O. Box 20  
Toronto, Ontario M5H 2T6  
Canada

T +1 416 366 8381  
+1 800 268 8424  
F +1 416 364 7813  
fasken.com

November 13, 2020

Daniel Richer  
Direct +1 416 865 4445  
dricher@fasken.com

VIA EMAIL (xhl77777@gmail.com)  
VIA REGISTERED MAIL

**Hong Lou Xu**

2750 14th Avenue, Suite 202  
Markham, ON L3R 0B6

- and -

17 Equestrian Court  
North York, ON M2H 3M9

Dear Mr. Xu:

**Re: Guarantees and indemnities of Hong Lou Xu (“you” or the “Guarantor”) in favour of First Commercial Bank (the “Bank”), pursuant to a guarantee executed by the Guarantor on September 1, 2016 (the “Stand-Alone Guarantee”), an indemnity executed by the Guarantor on September 1, 2016 (the “Indemnity”), and a charge/mortgage registered on September 1, 2016, as instrument YR2537052 (the “Mortgage”) and guaranteed by the Guarantor (the “Mortgage Guarantee” and, collectively with the Stand-Alone Guarantee and the Indemnity, the “Guarantees”).**

We are legal counsel to the Bank.

Pursuant to the Stand-Alone Guarantee, you have unconditionally and irrevocably guaranteed to the Bank the due and punctual payment and performance of all present and future debts, liabilities and obligations of or owing by ZM Global Inc. (the “**Borrower**”) to the Bank (the “**Guaranteed Obligations**”). Pursuant to the Mortgage Guarantee, you have covenanted, promised and agreed as principal debtor and not as surety to pay, or cause to be paid, to the Bank the Guaranteed Obligations together with interest thereon, and to observe and perform all of the covenants, provisos, conditions, agreements and stipulations with respect to the Guaranteed Obligations on the part of the Borrower.

The Guaranteed Obligations include, without limitation, the due and punctual repayment by the Borrower of a loan advanced by the Bank to the Borrower (the “**Loan**”) in accordance with a commitment letter executed by the Guarantor and the Borrower on August 8, 2020 (the “**Commitment Letter**”).



# FASKEN

Your obligations to satisfy the Guaranteed Obligations are secured by a general security agreement executed by the Guarantor and Borrower in favour of the Bank and made as of September 1, 2016 (the “**Security Agreement**”).

The Borrower is in default of its obligations under the Commitment Letter, the Mortgage and the Security Agreement, as a result of, among other things, its failure to make payments of principal and interest in respect of the Loan when due to the Bank. In light of this default, on October 21, 2019, former legal counsel to the Bank wrote to both you, as Guarantor, and the Borrower, declaring the principal and interest on the Loan immediately due and payable and demanding that both you and the Borrower immediately pay to the Bank such amount. Both you and the Borrower have failed to make such payment.

We enclose herewith a demand letter dated November 13, 2020, wherein we, on behalf of the Bank, have renewed the previous demand of the Bank for repayment by the Borrower of the Borrower's indebtedness to the Bank.

On behalf of the Bank and pursuant to the Guarantees, we hereby demand that you immediately pay to the Bank all principal, interest and other amounts owing by the Borrower to the Bank, which, as at November 4, 2020, totaled \$2,070,366.09, broken down as follows:

\$1,972,860.67	Outstanding Principal
\$97,505.42	Accrued Interest
\$2,070,366.09	Total Indebtedness

Interest continues to accrue at the rate equal to the Bank's prime rate (currently 2.45%) plus three-quarters of one percent (0.75%), which rate equates to \$171.82 per diem.

In addition, the Bank has incurred, and will continue to incur, costs in relation to this matter. The Bank reserves its right to claim against you all costs that it has incurred in relation to this matter.

Unless a certified cheque making payment in full of the outstanding indebtedness (including interest to the date of payment) is received by the Bank at 5000 Yonge Street, Suite 1803, Toronto, Ontario, M2N 7E9 (attention: Loan Department), before **5:00 pm on November 24, 2020**, the Bank will proceed to exercise its rights and remedies under the Guarantees, the Security Agreement and at law.

We enclose a Notice of Intention to Enforce Security pursuant to section 244(1) of the *Bankruptcy and Insolvency Act*.

The Bank reserves all of its claims, rights and remedies under the Commitment Letter, the Guarantees, the Security Agreement and at law. Nothing contained in this letter or in any discussions or meetings that may occur between the Bank, the Borrower, you or any other guarantor of the Borrower shall be construed as a waiver of any default or events of default, or such rights or remedies.



# FASKEN

We trust you will give this matter your immediate attention.

Yours truly,

**FASKEN MARTINEAU DuMOULIN LLP**



**Daniel Richer**  
**DR/mt**

## NOTICE OF INTENTION TO ENFORCE A SECURITY

*(Subsection 244(1) of the Bankruptcy and Insolvency Act)*

TO: **Hong Lou Xu (the “Debtor”), an insolvent person**

### Take notice that:

1. First Commercial Bank (the “**Secured Creditor**”), a secured creditor, intends to enforce its security on the Debtor’s property described below:
  - (a) all property, assets and undertaking, including all property, assets and undertaking of the kind included in the definition of “Collateral” in the general security agreement executed by the Debtor in favour of the Secured Creditor made as of September 1, 2016, and the schedule thereto (the “**Security Agreement**”).
2. The security that is to be enforced is in the form of:
  - (a) the Security Agreement referred to in section 1 herein.
3. The total amount of indebtedness secured by the security as at November 4, 2020, amounts to the aggregate sum of \$2,070,366.09 (including unpaid interest but excluding fees and costs).
4. The Secured Creditor will not have the right to enforce the security until after the expiry of the 10-day period after this notice is sent unless the Debtor consents to an earlier enforcement.

Dated at Toronto, Ontario, this 13<sup>th</sup> day of November, 2020.

**FIRST COMMERCIAL BANK**

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

Daniel Richer, lawyer and authorized agent

The undersigned hereby waives the 10-day notice period provided for in this Notice of Intention to Enforce Security and consents to the immediate enforcement by the Secured Creditor of all security above-noted.

**HONG LOU XU**

---

# FASKEN

Fasken Martineau DuMoulin LLP  
Barristers and Solicitors  
Patent and Trade-mark Agents

333 Bay Street, Suite 2400  
P.O. Box 20  
Toronto, Ontario M5H 2T6  
Canada

T +1 416 366 8381  
+1 800 268 8424  
F +1 416 364 7813  
fasken.com

November 13, 2020

Daniel Richer  
Direct +1 416 865 4445  
dricher@fasken.com

VIA EMAIL (xhl77777@gmail.com)  
VIA REGISTERED MAIL

**ZM Global Inc.**

2750 14th Avenue, Suite 202  
Markham, ON L3R 0B6

Attention: Hong Lou Xu

Dear Mr. Xu:

**Re: Indebtedness of ZM Global Inc. (the "Debtor") to First Commercial Bank  
(the "Bank")**

We are legal counsel to the Bank.

The Debtor is indebted to the Bank pursuant to a commitment letter executed by the Debtor on August 8, 2020 (the "**Commitment Letter**"), pursuant to which the Bank advanced a loan in the principal amount of \$2,100,000 to the Debtor (the "**Loan**"). The Debtor's obligations to the Bank are secured by:

- (a) a charge/mortgage of land in the principal amount of \$2,100,000 executed by the Debtor in favour of the Bank and registered on September 1, 2016, as instrument number YR2537052 (the "**Mortgage**"); and
- (b) a general security agreement executed by the Guarantor in favour of the Bank and made as of September 1, 2016 (the "**Security Agreement**").

The Debtor is in default of its obligations under the Commitment Letter, the Mortgage and the Security Agreement (collectively, the "**Loan Documents**"), as a result of, among other things, its failure to make payments of principal and interest in respect of the Loan when due to the Bank. In light of this default, on October 21, 2019, former legal counsel to the Bank wrote to the Debtor, declaring the principal and interest on the Loan immediately due and payable and demanding that the Debtor immediately pay to the Bank such amount. The Debtor has failed to make such payment.



## FASKEN

As a result, an event of default has occurred and the Bank is entitled to enforce its rights and remedies upon default under the Loan Documents and at law.

On behalf of the Bank and pursuant to the Loan Documents, we hereby demand that the Debtor immediately pay to the Bank all principal, interest and other amounts owing by the Debtor to the Bank, which, as at November 4, 2020, totaled \$2,070,366.09, broken down as follows:

\$1,972,860.67	Outstanding Principal
\$97,505.42	Accrued Interest
\$2,070,366.09	Total Indebtedness

Interest continues to accrue at the rate equal to the Bank's prime rate (currently 2.45%) plus three-quarters of one percent (0.75%) in accordance with the terms of the Commitment Letter, which rate equates to \$171.82 per diem.

In addition, the Bank has incurred, and will continue to incur, costs in relation to this matter. The Bank reserves its right to claim against the Debtor all costs that it has incurred in relation to this matter.

Unless a certified cheque making payment in the full amount of the outstanding indebtedness (including interest to the date of payment) is received by the Bank at 5000 Yonge Street, Suite 1803, Toronto, Ontario, M2N 7E9 (attention: Loan Department), before 5:00 pm on November 24, 2020, the Bank will proceed to exercise its rights and remedies under the Loan Documents and at law.

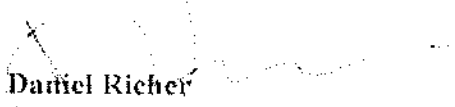
We enclose a Notice of Intention to Enforce Security pursuant to section 244(1) of the *Bankruptcy and Insolvency Act*.

The Bank reserves all of its claims, rights and remedies under the Loan Documents and at law. Nothing contained in this letter or in any discussions or meetings that may occur between the Bank, the Debtor or any guarantor of the Debtor shall be construed as a waiver of any default or events of default, or such rights or remedies.

We trust you will give this matter your immediate attention.

Yours truly,

**FASKEN MARTINEAU DuMOULIN LLP**

  
**Daniel Richer**  
DR/mt

## NOTICE OF INTENTION TO ENFORCE A SECURITY

*(Subsection 244(1) of the Bankruptcy and Insolvency Act)*

TO: ZM Global Inc. (the "Debtor"), an insolvent person

### Take notice that:

1. First Commercial Bank (the "**Secured Creditor**"), a secured creditor, intends to enforce its security on the Debtor's property described below:
  - (a) the ten condominium units legally described at Schedule "A" to this notice (the "**Property**"); and
  - (b) all property, assets and undertaking, including all property, assets and undertaking of the kind included in the definition of "Collateral" in the general security agreement executed by the Debtor in favour of the Secured Creditor made as of September 1, 2016, and the schedule thereto (the "**Security Agreement**").
2. The security that is to be enforced is in the form of:
  - (a) a charge/mortgage of land in the principal amount of \$2,100,000 executed by the Debtor in favour of the Bank and registered against the Property on September 1, 2016, as instrument number YR2537052; and
  - (b) the Security Agreement referred to in section 1 herein.
3. The total amount of indebtedness secured by the security as at November 4, 2020, amounts to the aggregate sum of \$2,070,366.09 (including unpaid interest but excluding fees and costs).
4. The Secured Creditor will not have the right to enforce the security until after the expiry of the 10-day period after this notice is sent unless the Debtor consents to an earlier enforcement.

Dated at Toronto, Ontario, this 13<sup>th</sup> day of November, 2020.

**FIRST COMMERCIAL BANK**

Per: 

Daniel Richer, lawyer and authorized agent

The undersigned hereby waives the 10-day notice period provided for in this Notice of Intention to Enforce Security and consents to the immediate enforcement by the Secured Creditor of all security above-noted.

**ZM GLOBAL INC.**

---



## **SCHEDULE "A"**

### **LEGAL DESCRIPTIONS OF THE PROPERTY**

1. 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, being all of PIN 29842-0055 (LT);
2. 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, being all of PIN 29842-0102 (LT);
3. 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, being all of PIN 29842-0103 (LT);
4. 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, being all of PIN 29842-0392 (LT);
5. 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, being all of PIN 29842-0393 (LT);
6. 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, being all of PIN 29842-0394 (LT);
7. 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, being all of PIN 29842-0395 (LT);
8. 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, being all of PIN 29842-0396 (LT);

9. 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, being all of PIN 29842-0397 (LT); and
10. 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, being all of PIN 29842-0398 (LT).

**THIS IS EXHIBIT “E”**  
**referred to in the Affidavit of Maryam Tabatabaei of the**  
**City of Thornhill, in the Province of Ontario, sworn**  
**before me at the City of Toronto, in the Province of**  
**Ontario, on December 16, 2020, in accordance with O.**  
**Reg. 431.20, Administering Oath or Declaration**  
**Remotely**

A handwritten signature in blue ink, consisting of a large, stylized loop followed by a horizontal line and a small flourish.

---

**A Commissioner for Taking Affidavits**



# Registered Receipt (Bulk)

This receipt is necessary if enquiry is desired. Fragile and perishable articles are not indemnified against damage. Indemnity and loss information is available on request from your Postal Outlet.

Sender

Fasken Martineau DuMoulin LLP  
333 Bay Street, Suite 2400  
Bay Adelaide Centre, Box 20  
Toronto, Ontario, Canada M5H 2T6

Sender Instructions - Note: Bulk Receipts to be completed for 3 or more items. Present mailings at any Postal Outlet.

- A Complete and remove customer receipt.
- B Remove paper backing from receipt.
- C Affix receipt to this form.

Delivery confirmation may be obtained by calling 1-888-550-6333 or through the Internet at [www.canadapost.ca](http://www.canadapost.ca)

# Réçépissé (en nombre) Recommandé

À produire en cas de réclamation. Aucune indemnité ne sera versée pour l'avarie d'un objet fragile ou périssable. Vous pouvez obtenir des renseignements sur les indemnités et les droits à votre installation postale.

Instructions pour l'expéditeur - Avis: Réçépissé en nombre, pour 3 articles et plus. Doit être complété avant de déposer à l'installation postale.

- A Remplissez et retirez le réçépissé du client.
- B Retirez la pellicule protectrice du réçépissé.
- C Collez le réçépissé sur cette formule.

Une confirmation de la livraison peut être obtenue en composant le 1 800 550-6333 ou par Internet au [www.postescanada.ca](http://www.postescanada.ca).



**REGISTERED  
DOMESTIC**  
CUSTOMER RECEIPT

**RECOMMANDÉ  
RÉGIME INTÉRIEUR**  
REÇU DU CLIENT



To **Destinataire**  
Name **Nom**  
Hong Lou Xu  
Address **Adresse**  
2750 14th Ave #202  
City / Prov. / Postal Code **Ville / Prov. / Code postal**  
Markham Ont L3R 0B6  
Declared Value **Valeur déclarée**  
Value \$

FOR DELIVERY CONFIRMATION **CONFIRMATION DE LA LIVRAISON**  
canadapost.ca or/ou postescanada.ca  
1 888 550-6333  
CPC Tracking Number **Numéro de repérage de la SCP**  
RN 528 718 223 CA

33-086-584 (17-12) 258977.00023



**REGISTERED  
DOMESTIC**  
CUSTOMER RECEIPT

**RECOMMANDÉ  
RÉGIME INTÉRIEUR**  
REÇU DU CLIENT



To **Destinataire**  
Name **Nom**  
Hong Lou Xu  
Address **Adresse**  
17 Equestrian Court  
City / Prov. / Postal Code **Ville / Prov. / Code postal**  
North York Ont M2H 3X9  
Declared Value **Valeur déclarée**  
Value \$

FOR DELIVERY CONFIRMATION **CONFIRMATION DE LA LIVRAISON**  
canadapost.ca or/ou postescanada.ca  
1 888 550-6333  
CPC Tracking Number **Numéro de repérage de la SCP**  
RN 528 718 237 CA

33-086-584 (17-12) 258977.00023



**REGISTERED  
DOMESTIC**  
CUSTOMER RECEIPT

**RECOMMANDÉ  
RÉGIME INTÉRIEUR**  
REÇU DU CLIENT



To **Destinataire**  
Name **Nom**  
Hong Lou Xu  
Address **Adresse**  
2750 14th Ave #202  
City / Prov. / Postal Code **Ville / Prov. / Code postal**  
Markham Ont L3R 0B6  
Declared Value **Valeur déclarée**  
Value \$

FOR DELIVERY CONFIRMATION **CONFIRMATION DE LA LIVRAISON**  
canadapost.ca or/ou postescanada.ca  
1 888 550-6333  
CPC Tracking Number **Numéro de repérage de la SCP**  
RN 528 718 245 CA

33-086-584 (17-12) 258977.00023







Date: 2020/12/10

Dear Sir or Madam

Please find below the scanned delivery date and signature of the recipient of the item identified below:

Item Number RN528718237CA

Product Name Registered Mail

Reference Number 1 Not Applicable

Reference Number 2 Not Applicable

Delivery Date (yyyy/mm/dd) 2020-11-18

Signatory Name

Signature unavailable or not requested.

Signature

---

Yours sincerely,

Customer Relationship Network

1-888-550-6333.

(From outside Canada 1 416 979-3033)

*This copy confirms to the delivery date and signature of the individual who accepted and signed for the item in question. This information has been extracted from the Canadapost data warehouse*





Date: 2020/11/16

Dear Sir or Madam

Please find below the scanned delivery date and signature of the recipient of the item identified below:

Item Number RN528718245CA

Product Name Registered Mail

Reference Number 1 Not Applicable

Reference Number 2 Not Applicable

Delivery Date (yyyy/mm/dd) 2020-11-16

Signatory Name

Signature unavailable or not requested.

Signature

---

Yours sincerely,

Customer Relationship Network

1-888-550-6333.

(From outside Canada 1 416 979-3033)

*This copy confirms to the delivery date and signature of the individual who accepted and signed for the item in question. This information has been extracted from the Canadapost data warehouse*



**THIS IS EXHIBIT "F"**  
**referred to in the Affidavit of Maryam Tabatabaei of the**  
**City of Thornhill, in the Province of Ontario, sworn**  
**before me at the City of Toronto, in the Province of**  
**Ontario, on December 16, 2020, in accordance with O.**  
**Reg. 431.20, Administering Oath or Declaration**  
**Remotely**



---

**A Commissioner for Taking Affidavits**

Daniel Richer

---

From: Daniel Richer  
Sent: November-15-20 4:51 PM  
To: 'xhl77777@gmail.com'  
Subject: Guarantees and indemnities of Hong Lou Xu in favour of First Commercial Bank  
Attachments: 110226468\_v(1)\_Letter to Hong Lou Xu re Demand and s 244 Notice.PDF

Dear Mr. Xu,

Please see the attached letter and notice. A copy of the letter and notice were sent to you on Friday, November 13, 2020, by registered mail.

Regards,

 Daniel Richer, BCL, LLB  
ASSOCIATE

**FASKEN**

Fasken Martineau DuMoulin LLP  
T. +1 416 865 4445 | F. +1 416 364 7813  
[dricher@fasken.com](mailto:dricher@fasken.com) | [www.fasken.com/en/Daniel-Richer](http://www.fasken.com/en/Daniel-Richer)  
333 Bay Street, Suite 2400, Toronto, Ontario M5H 2T6

---



Daniel Richer

---

From: Fasken Postmaster <postmaster@fasken.com>  
Sent: November-15-20 5:54 PM  
To: Daniel Richer  
Subject: [Postmaster] Email Delivery Warning

This message is a warning that an email you are trying to send has not yet been delivered. You do not have to do anything yet as the email is still queued for delivery.

An email you addressed to email address :  
-- xhl77777@gmail.com

has not yet been delivered. The problem appears to be :  
-- Recipient server unavailable or busy

Additional information follows :  
-- 4.2.2 The email account that you tried to reach is over quota. Please direct the recipient to  
<https://support.google.com/mail/?p=OverQuotaTemp> 11si14446285pgt.99 - gsmtip

This condition occurred after 6 attempt(s) to deliver over a period of 1 hour(s).

You will receive a rejection notice after a maximum of 4 days if the email cannot be delivered. If you sent the email to multiple recipients you will receive one of these messages for each one which is still undelivered, otherwise they have been sent.

**THIS IS EXHIBIT "G"**  
**referred to in the Affidavit of Maryam Tabatabaei of the**  
**City of Thornhill, in the Province of Ontario, sworn**  
**before me at the City of Toronto, in the Province of**  
**Ontario, on December 16, 2020, in accordance with O.**  
**Reg. 431.20, Administering Oath or Declaration**  
**Remotely**



---

**A Commissioner for Taking Affidavits**

# FASKEN

Fasken Martineau DuMoulin LLP  
Barristers and Solicitors  
Patent and Trade-mark Agents

333 Bay Street, Suite 2400  
P.O. Box 20  
Toronto, Ontario M5H 2T6  
Canada

T +1 416 366 8381  
+1 800 268 8424  
F +1 416 364 7813  
fasken.com

November 20, 2020

Daniel Richer  
Direct +1 416 865 4445  
dricher@fasken.com

VIA EMAIL (xhl777777@gmail.com)  
VIA REGISTERED MAIL

**Hong Lou Xu**

36 Dodie Street  
Aurora, ON L4G 2L2

-and-

6 Blue Grass Drive  
Aurora, ON L4G 6W4

-and-

555 William Graham Drive  
Aurora, ON L4G 3H9

-and-

210 Victoria St. 2308  
Toronto, ON M5B 2R3

-and-

6 Sangster Road  
Whitchurch-Stouffville, ON L4A 7X4

Dear Mr. Xu:

**Re: Guarantees and indemnities of Hong Lou Xu (“you” or the “Guarantor”) in favour of First Commercial Bank (the “Bank”), pursuant to a guarantee executed by the Guarantor on September 1, 2016 (the “Stand-Alone Guarantee”), an indemnity executed by the Guarantor on September 1, 2016, and a charge/mortgage registered on September 1, 2016, as instrument YR2537052 and guaranteed by the Guarantor**

We are legal counsel to the Bank.

We enclose herewith copies of a demand letter dated November 13, 2020 (the “**Letter**”) and a Notice of Intention to Enforce Security pursuant to section 244(1) of the *Bankruptcy and Insolvency Act* dated November 13, 2020 (the “**Notice**”).

Capitalized terms not otherwise defined herein have the meanings ascribed to them in the Letter.

On November 13, 2020, we sent the Letter and the Notice to you by registered mail at the municipal address identified in the Stand-Alone Guarantee. Canada Post delivery confirmations disclose that the Letter and Notice were delivered as addressed.

We also sent a copy of the Letter and the Notice to the email address identified in the Stand-Alone Guarantee (xhl777777@gmail.com). The email was returned undelivered.

We are now sending you the Letter and the Notice at other addresses where you may reside and to the email address identified above (xhl777777@gmail.com).



# FASKEN

The Bank reserves all of its claims, rights and remedies under or pursuant to or relating to the Commitment Letter, the Guarantees, the Security Agreement, the Letter, the Notice and at law. Nothing contained in this letter or in any discussions or meetings that may occur between the Bank, the ZM Global Inc. (the “**Borrower**”), you or any other guarantor of the Borrower shall be construed as a waiver of any default or events of default, or such rights or remedies.

Yours truly,

**FASKEN MARTINEAU DuMOULIN LLP**



**Daniel Richer**  
**DR/mt**

Encl.

# FASKEN

Fasken Martineau DuMoulin LLP  
Barristers and Solicitors  
Patent and Trade-mark Agents

333 Bay Street, Suite 2400  
P.O. Box 20  
Toronto, Ontario M5H 2T6  
Canada

T +1 416 366 8381  
+1 800 268 8424  
F +1 416 364 7813  
fasken.com

November 13, 2020

Daniel Richer  
Direct +1 416 865 4445  
dricher@fasken.com

VIA EMAIL (xhl77777@gmail.com)  
VIA REGISTERED MAIL

**Hong Lou Xu**

2750 14th Avenue, Suite 202  
Markham, ON L3R 0B6

- and -

17 Equestrian Court  
North York, ON M2H 3M9

Dear Mr. Xu:

**Re: Guarantees and indemnities of Hong Lou Xu (“you” or the “Guarantor”) in favour of First Commercial Bank (the “Bank”), pursuant to a guarantee executed by the Guarantor on September 1, 2016 (the “Stand-Alone Guarantee”), an indemnity executed by the Guarantor on September 1, 2016 (the “Indemnity”), and a charge/mortgage registered on September 1, 2016, as instrument YR2537052 (the “Mortgage”) and guaranteed by the Guarantor (the “Mortgage Guarantee” and, collectively with the Stand-Alone Guarantee and the Indemnity, the “Guarantees”).**

We are legal counsel to the Bank.

Pursuant to the Stand-Alone Guarantee, you have unconditionally and irrevocably guaranteed to the Bank the due and punctual payment and performance of all present and future debts, liabilities and obligations of or owing by ZM Global Inc. (the “**Borrower**”) to the Bank (the “**Guaranteed Obligations**”). Pursuant to the Mortgage Guarantee, you have covenanted, promised and agreed as principal debtor and not as surety to pay, or cause to be paid, to the Bank the Guaranteed Obligations together with interest thereon, and to observe and perform all of the covenants, provisos, conditions, agreements and stipulations with respect to the Guaranteed Obligations on the part of the Borrower.

The Guaranteed Obligations include, without limitation, the due and punctual repayment by the Borrower of a loan advanced by the Bank to the Borrower (the “**Loan**”) in accordance with a commitment letter executed by the Guarantor and the Borrower on August 8, 2020 (the “**Commitment Letter**”).





# FASKEN

Your obligations to satisfy the Guaranteed Obligations are secured by a general security agreement executed by the Guarantor and Borrower in favour of the Bank and made as of September 1, 2016 (the “**Security Agreement**”).

The Borrower is in default of its obligations under the Commitment Letter, the Mortgage and the Security Agreement, as a result of, among other things, its failure to make payments of principal and interest in respect of the Loan when due to the Bank. In light of this default, on October 21, 2019, former legal counsel to the Bank wrote to both you, as Guarantor, and the Borrower, declaring the principal and interest on the Loan immediately due and payable and demanding that both you and the Borrower immediately pay to the Bank such amount. Both you and the Borrower have failed to make such payment.

We enclose herewith a demand letter dated November 13, 2020, wherein we, on behalf of the Bank, have renewed the previous demand of the Bank for repayment by the Borrower of the Borrower's indebtedness to the Bank.

On behalf of the Bank and pursuant to the Guarantees, we hereby demand that you immediately pay to the Bank all principal, interest and other amounts owing by the Borrower to the Bank, which, as at November 4, 2020, totaled \$2,070,366.09, broken down as follows:

\$1,972,860.67	Outstanding Principal
\$97,505.42	Accrued Interest
\$2,070,366.09	Total Indebtedness

Interest continues to accrue at the rate equal to the Bank's prime rate (currently 2.45%) plus three-quarters of one percent (0.75%), which rate equates to \$171.82 per diem.

In addition, the Bank has incurred, and will continue to incur, costs in relation to this matter. The Bank reserves its right to claim against you all costs that it has incurred in relation to this matter.

Unless a certified cheque making payment in full of the outstanding indebtedness (including interest to the date of payment) is received by the Bank at 5000 Yonge Street, Suite 1803, Toronto, Ontario, M2N 7E9 (attention: Loan Department), before **5:00 pm on November 24, 2020**, the Bank will proceed to exercise its rights and remedies under the Guarantees, the Security Agreement and at law.

We enclose a Notice of Intention to Enforce Security pursuant to section 244(1) of the *Bankruptcy and Insolvency Act*.

The Bank reserves all of its claims, rights and remedies under the Commitment Letter, the Guarantees, the Security Agreement and at law. Nothing contained in this letter or in any discussions or meetings that may occur between the Bank, the Borrower, you or any other guarantor of the Borrower shall be construed as a waiver of any default or events of default, or such rights or remedies.



# FASKEN

We trust you will give this matter your immediate attention.

Yours truly,

**FASKEN MARTINEAU DuMOULIN LLP**



**Daniel Richer**  
**DR/mt**

## NOTICE OF INTENTION TO ENFORCE A SECURITY

*(Subsection 244(1) of the Bankruptcy and Insolvency Act)*

TO: **Hong Lou Xu (the “Debtor”), an insolvent person**

### Take notice that:

1. First Commercial Bank (the “**Secured Creditor**”), a secured creditor, intends to enforce its security on the Debtor’s property described below:
  - (a) all property, assets and undertaking, including all property, assets and undertaking of the kind included in the definition of “Collateral” in the general security agreement executed by the Debtor in favour of the Secured Creditor made as of September 1, 2016, and the schedule thereto (the “**Security Agreement**”).
2. The security that is to be enforced is in the form of:
  - (a) the Security Agreement referred to in section 1 herein.
3. The total amount of indebtedness secured by the security as at November 4, 2020, amounts to the aggregate sum of \$2,070,366.09 (including unpaid interest but excluding fees and costs).
4. The Secured Creditor will not have the right to enforce the security until after the expiry of the 10-day period after this notice is sent unless the Debtor consents to an earlier enforcement.

Dated at Toronto, Ontario, this 13<sup>th</sup> day of November, 2020.

**FIRST COMMERCIAL BANK**

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

Daniel Richer, lawyer and authorized agent

The undersigned hereby waives the 10-day notice period provided for in this Notice of Intention to Enforce Security and consents to the immediate enforcement by the Secured Creditor of all security above-noted.

**HONG LOU XU**

---

# FASKEN

Fasken Martineau DuMoulin LLP  
Barristers and Solicitors  
Patent and Trade-mark Agents

333 Bay Street, Suite 2400  
P.O. Box 20  
Toronto, Ontario M5H 2T6  
Canada

T +1 416 366 8381  
+1 800 268 8424  
F +1 416 364 7813  
fasken.com

November 13, 2020

Daniel Richer  
Direct +1 416 865 4445  
dricher@fasken.com

VIA EMAIL (xhl77777@gmail.com)  
VIA REGISTERED MAIL

**ZM Global Inc.**

2750 14th Avenue, Suite 202  
Markham, ON L3R 0B6

Attention: Hong Lou Xu

Dear Mr. Xu:

**Re: Indebtedness of ZM Global Inc. (the "Debtor") to First Commercial Bank  
(the "Bank")**

We are legal counsel to the Bank.

The Debtor is indebted to the Bank pursuant to a commitment letter executed by the Debtor on August 8, 2020 (the "**Commitment Letter**"), pursuant to which the Bank advanced a loan in the principal amount of \$2,100,000 to the Debtor (the "**Loan**"). The Debtor's obligations to the Bank are secured by:

- (a) a charge/mortgage of land in the principal amount of \$2,100,000 executed by the Debtor in favour of the Bank and registered on September 1, 2016, as instrument number YR2537052 (the "**Mortgage**"); and
- (b) a general security agreement executed by the Guarantor in favour of the Bank and made as of September 1, 2016 (the "**Security Agreement**").

The Debtor is in default of its obligations under the Commitment Letter, the Mortgage and the Security Agreement (collectively, the "**Loan Documents**"), as a result of, among other things, its failure to make payments of principal and interest in respect of the Loan when due to the Bank. In light of this default, on October 21, 2019, former legal counsel to the Bank wrote to the Debtor, declaring the principal and interest on the Loan immediately due and payable and demanding that the Debtor immediately pay to the Bank such amount. The Debtor has failed to make such payment.



## FASKEN

As a result, an event of default has occurred and the Bank is entitled to enforce its rights and remedies upon default under the Loan Documents and at law.

On behalf of the Bank and pursuant to the Loan Documents, we hereby demand that the Debtor immediately pay to the Bank all principal, interest and other amounts owing by the Debtor to the Bank, which, as at November 4, 2020, totaled \$2,070,366.09, broken down as follows:

\$1,972,860.67	Outstanding Principal
\$97,505.42	Accrued Interest
\$2,070,366.09	Total Indebtedness

Interest continues to accrue at the rate equal to the Bank's prime rate (currently 2.45%) plus three-quarters of one percent (0.75%) in accordance with the terms of the Commitment Letter, which rate equates to \$171.82 per diem.

In addition, the Bank has incurred, and will continue to incur, costs in relation to this matter. The Bank reserves its right to claim against the Debtor all costs that it has incurred in relation to this matter.

Unless a certified cheque making payment in the full amount of the outstanding indebtedness (including interest to the date of payment) is received by the Bank at 5000 Yonge Street, Suite 1803, Toronto, Ontario, M2N 7E9 (attention: Loan Department), before 5:00 pm on November 24, 2020, the Bank will proceed to exercise its rights and remedies under the Loan Documents and at law.

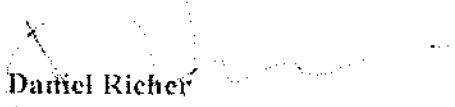
We enclose a Notice of Intention to Enforce Security pursuant to section 244(1) of the *Bankruptcy and Insolvency Act*.

The Bank reserves all of its claims, rights and remedies under the Loan Documents and at law. Nothing contained in this letter or in any discussions or meetings that may occur between the Bank, the Debtor or any guarantor of the Debtor shall be construed as a waiver of any default or events of default, or such rights or remedies.

We trust you will give this matter your immediate attention.

Yours truly,

**FASKEN MARTINEAU DuMOULIN LLP**

  
**Daniel Richer**  
DR/mt

## NOTICE OF INTENTION TO ENFORCE A SECURITY

*(Subsection 244(1) of the Bankruptcy and Insolvency Act)*

TO: ZM Global Inc. (the "Debtor"), an insolvent person

### Take notice that:

1. First Commercial Bank (the "**Secured Creditor**"), a secured creditor, intends to enforce its security on the Debtor's property described below:
  - (a) the ten condominium units legally described at Schedule "A" to this notice (the "**Property**"); and
  - (b) all property, assets and undertaking, including all property, assets and undertaking of the kind included in the definition of "Collateral" in the general security agreement executed by the Debtor in favour of the Secured Creditor made as of September 1, 2016, and the schedule thereto (the "**Security Agreement**").
2. The security that is to be enforced is in the form of:
  - (a) a charge/mortgage of land in the principal amount of \$2,100,000 executed by the Debtor in favour of the Bank and registered against the Property on September 1, 2016, as instrument number YR2537052; and
  - (b) the Security Agreement referred to in section 1 herein.
3. The total amount of indebtedness secured by the security as at November 4, 2020, amounts to the aggregate sum of \$2,070,366.09 (including unpaid interest but excluding fees and costs).
4. The Secured Creditor will not have the right to enforce the security until after the expiry of the 10-day period after this notice is sent unless the Debtor consents to an earlier enforcement.

Dated at Toronto, Ontario, this 13<sup>th</sup> day of November, 2020.

**FIRST COMMERCIAL BANK**

Per: 

Daniel Richer, lawyer and authorized agent

The undersigned hereby waives the 10-day notice period provided for in this Notice of Intention to Enforce Security and consents to the immediate enforcement by the Secured Creditor of all security above-noted.

**ZM GLOBAL INC.**

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## **SCHEDULE "A"**

### **LEGAL DESCRIPTIONS OF THE PROPERTY**

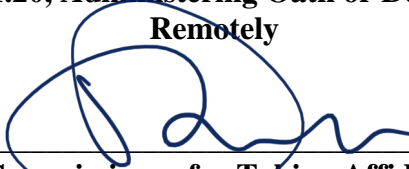
1. UNIT 55, LEVEL 1, YORK REGION STANDARD CONDOMINIUM PLAN NO. 1311 AND ITS APPURTENANT INTEREST; SUBJECT TO AND TOGETHER WITH EASEMENTS AS SET OUT IN SCHEDULE A AS IN YR2466166; CITY OF VAUGHAN, being all of PIN 29842-0055 (LT);
2. UNIT 102, LEVEL 1, YORK REGION STANDARD CONDOMINIUM PLAN NO. 1311 AND ITS APPURTENANT INTEREST; SUBJECT TO AND TOGETHER WITH EASEMENTS AS SET OUT IN SCHEDULE A AS IN YR2466166; CITY OF VAUGHAN, being all of PIN 29842-0102 (LT);
3. 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, being all of PIN 29842-0103 (LT);
4. 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, being all of PIN 29842-0392 (LT);
5. 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, being all of PIN 29842-0393 (LT);
6. 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, being all of PIN 29842-0394 (LT);
7. 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, being all of PIN 29842-0395 (LT);
8. 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, being all of PIN 29842-0396 (LT);



9. 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, being all of PIN 29842-0397 (LT); and
10. 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, being all of PIN 29842-0398 (LT).

**THIS IS EXHIBIT “H”**  
**referred to in the Affidavit of Maryam Tabatabaei of the**  
**City of Thornhill, in the Province of Ontario, sworn**  
**before me at the City of Toronto, in the Province of**  
**Ontario, on December 16, 2020, in accordance with O.**  
**Reg. 431.20, Administering Oath or Declaration**

**Remotely**

A handwritten signature in blue ink, consisting of a large, stylized loop followed by a series of smaller, connected loops and a final horizontal stroke.

---

**A Commissioner for Taking Affidavits**



# Registered Receipt (Bulk)

This receipt is necessary if enquiry is desired. Fragile and perishable articles are not indemnified against damage. Indemnity and loss information is available on request from your Postal Outlet.

Sender Instructions - Note: Bulk Receipts to be completed for 3 or more items. Present mailings at any Postal Outlet.

- A. Complete and remove customer receipt.
- B. Remove paper backing from receipt.
- C. Affix receipt to this form.

Delivery confirmation may be obtained by calling 1-888-550-6333 or through the Internet at [www.canadapost.ca](http://www.canadapost.ca)

# Reçupissé (en nombre) Reçupommundé

À produire en cas de réclamation. Aucune indemnité ne sera versée pour l'avarie d'un objet fragile ou périssable. Vous pouvez obtenir des renseignements sur les indemnités et les droits à votre installation postale.

Instructions pour l'expéditeur - Avis: Réçupissé en nombre, pour 3 articles et plus. Doit être complété avant de déposer à l'installation postale.

- A. Remplissez et retirez le réçupissé du client.
- B. Retirez la pellicule protectrice du réçupissé.
- C. Collez le réçupissé sur cette formule.

Une confirmation de la livraison peut être obtenue en composant le 1 800 550-6333 ou par Internet au [www.postescanada.ca](http://www.postescanada.ca).

Sender

Fasken Martineau DuMoulin LLP  
333 Bay Street, Suite 2400  
Bay Adelaide Centre, Box 20  
Toronto, Ontario, Canada M5H 2T6



REGISTERED DOMESTIC

CUSTOMER RECEIPT

RECOMMANDÉ RÉGIME INTÉRIEUR

REÇU DU CLIENT



To Destinataire  
Name Nom  
Address Adresse  
City / Prov. / Postal Code Ville / Prov. / Code postal  
Declared Value Valeur déclarée \$

FOR DELIVERY CONFIRMATION CONFIRMATION DE LA LIVRAISON  
canadapost.ca or/ou postescanada.ca  
1 888 550-6333

CPC Tracking Number Numéro de repérage de la SCP  
RN 528 718 149 CA

33-086-584 (17-12)

258977.00023

(2)



REGISTERED DOMESTIC

CUSTOMER RECEIPT

RECOMMANDÉ RÉGIME INTÉRIEUR

REÇU DU CLIENT



To Destinataire  
Name Nom  
Address Adresse  
City / Prov. / Postal Code Ville / Prov. / Code postal  
Declared Value Valeur déclarée \$

FOR DELIVERY CONFIRMATION CONFIRMATION DE LA LIVRAISON  
canadapost.ca or/ou postescanada.ca  
1 888 550-6333

CPC Tracking Number Numéro de repérage de la SCP  
RN 528 718 183 CA

33-086-584 (17-12)

258977.00023

(3)



REGISTERED DOMESTIC

CUSTOMER RECEIPT

RECOMMANDÉ RÉGIME INTÉRIEUR

REÇU DU CLIENT



To Destinataire  
Name Nom  
Address Adresse  
City / Prov. / Postal Code Ville / Prov. / Code postal  
Declared Value Valeur déclarée \$

FOR DELIVERY CONFIRMATION CONFIRMATION DE LA LIVRAISON  
canadapost.ca or/ou postescanada.ca  
1 888 550-6333

CPC Tracking Number Numéro de repérage de la SCP  
RN 528 718 170 CA

33-086-584 (17-12)

258977.00023

(4)



REGISTERED DOMESTIC

CUSTOMER RECEIPT

RECOMMANDÉ RÉGIME INTÉRIEUR

REÇU DU CLIENT



To Destinataire  
Name Nom  
Address Adresse  
City / Prov. / Postal Code Ville / Prov. / Code postal  
Declared Value Valeur déclarée \$

FOR DELIVERY CONFIRMATION CONFIRMATION DE LA LIVRAISON  
canadapost.ca or/ou postescanada.ca  
1 888 550-6333

CPC Tracking Number Numéro de repérage de la SCP  
RN 528 718 166 CA

33-086-584 (17-12)

258977.00023

(5)



REGISTERED DOMESTIC

CUSTOMER RECEIPT

RECOMMANDÉ RÉGIME INTÉRIEUR

REÇU DU CLIENT



To Destinataire  
Name Nom  
Address Adresse  
City / Prov. / Postal Code Ville / Prov. / Code postal  
Declared Value Valeur déclarée \$

FOR DELIVERY CONFIRMATION CONFIRMATION DE LA LIVRAISON  
canadapost.ca or/ou postescanada.ca  
1 888 550-6333

CPC Tracking Number Numéro de repérage de la SCP  
RN 528 718 152 CA

33-086-584 (17-12)

258977.00023

(6)






Date: 2020/12/10

Dear Sir or Madam:

Please find below the scanned delivery date and signature of the recipient of the item identified below:

Madame, Monsieur,

Vous trouverez ci-dessous la date de la livraison et la signature de la personne qui a accepté l'envoi sous mentionné:

Tracking Number	Numéro de repérage
RN528718149CA	
Product Name	Nom du produit
FSF ORIGINATING PREPAID FEE - REGISTERED / DR. FSF COUR. ORIG. PREPAYE - COUR. RE	
Reference Number 1	Numéro de référence 1
Not Applicable / Sans objet	
Reference Number 2	Numéro de référence 2
Not Applicable / Sans objet	
Delivery Date (yyyy/mm/dd)	Date de livraison (aaaa/mm/jj)
2020/11/25	
Signatory Name	Nom du signataire
HONG LOU XU	
Signature	Signature
	

Yours sincerely,

Customer Relationship Network  
1-888-550-6333

(from outside of Canada 1 416-979-8822)

*This copy confirms the delivery date and signature of the individual who accepted and signed for the item in question.*

Salutations distinguées,

Réseau des relations avec la clientèle  
1-888-550-6333

(de l'extérieur du Canada 1 416 979-8822)

*Cette information confirme la date de livraison ainsi que la signature de la personne qui a accepté les envois sous mentionnés.*





Date: 2020/12/10

Dear Sir or Madam

Please find below the scanned delivery date and signature of the recipient of the item identified below:

Item Number RN528718170CA

Product Name Registered Mail

Reference Number 1 Not Applicable

Reference Number 2 Not Applicable

Delivery Date (yyyy/mm/dd) 2020-11-23

Signatory Name

Signature unavailable or not requested.

Signature

---

Yours sincerely,

Customer Relationship Network

1-888-550-6333.

(From outside Canada 1 416 979-3033)

*This copy confirms to the delivery date and signature of the individual who accepted and signed for the item in question. This information has been extracted from the Canadapost data warehouse*







Date: 2020/12/10

Dear Sir or Madam

Please find below the scanned delivery date and signature of the recipient of the item identified below:

Item Number RN528718152CA

Product Name Registered Mail

Reference Number 1 Not Applicable

Reference Number 2 Not Applicable

Delivery Date (yyyy/mm/dd) 2020-11-23

Signatory Name

Signature unavailable or not requested.

Signature

---

Yours sincerely,

Customer Relationship Network

1-888-550-6333.

(From outside Canada 1 416 979-3033)

*This copy confirms to the delivery date and signature of the individual who accepted and signed for the item in question. This information has been extracted from the Canadapost data warehouse*





Date: 2020/12/10

Dear Sir or Madam

Please find below the scanned delivery date and signature of the recipient of the item identified below:

Item Number RN528718183CA

Product Name Registered Mail

Reference Number 1 Not Applicable

Reference Number 2 Not Applicable

Delivery Date (yyyy/mm/dd) 2020-11-25

Signatory Name

Signature unavailable or not requested.

Signature

---

Yours sincerely,

Customer Relationship Network

1-888-550-6333.

(From outside Canada 1 416 979-3033)

*This copy confirms to the delivery date and signature of the individual who accepted and signed for the item in question. This information has been extracted from the Canadapost data warehouse*





Date: 2020/12/10

Dear Sir or Madam

Please find below the scanned delivery date and signature of the recipient of the item identified below:

Item Number RN528718166CA

Product Name Registered Mail

Reference Number 1 Not Applicable

Reference Number 2 Not Applicable

Delivery Date (yyyy/mm/dd) 2020-11-23

Signatory Name

Signature unavailable or not requested.

Signature

---

Yours sincerely,

Customer Relationship Network

1-888-550-6333.

(From outside Canada 1 416 979-3033)

*This copy confirms to the delivery date and signature of the individual who accepted and signed for the item in question. This information has been extracted from the Canadapost data warehouse*

**THIS IS EXHIBIT "T"**  
**referred to in the Affidavit of Maryam Tabatabaei of the**  
**City of Thornhill, in the Province of Ontario, sworn**  
**before me at the City of Toronto, in the Province of**  
**Ontario, on December 16, 2020, in accordance with O.**  
**Reg. 431.20, Administering Oath or Declaration**  
**Remotely**



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**A Commissioner for Taking Affidavits**

Daniel Richer

---

From: Daniel Richer  
Sent: November-20-20 3:46 PM  
To: xhl777777@gmail.com  
Subject: Guarantees and indemnities of Hong Lou Xu in favour of First Commercial Bank  
Attachments: 110310863\_v(1)\_Letter Enclosing Demand on Guarantee and s. 244 Notice (ZM Global).PDF

Dear Mr. Xu,

Please see the attached letter dated today, which encloses a copy of a letter and notice sent to you on Friday, November 13, 2020.

Regards,

 Daniel Richer, BCL, LLB  
ASSOCIATE

**FASKEN**

Fasken Martineau DuMoulin LLP  
T. +1 416 865 4445 | F. +1 416 364 7813  
[dricher@fasken.com](mailto:dricher@fasken.com) | [www.fasken.com/en/Daniel-Richer](http://www.fasken.com/en/Daniel-Richer)  
333 Bay Street, Suite 2400, Toronto, Ontario M5H 2T6

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Daniel Richer

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From: Fasken Postmaster <postmaster@fasken.com>  
Sent: November-20-20 3:46 PM  
To: Daniel Richer  
Subject: [Postmaster] Email Delivery Failure

This is a delivery failure notification message indicating that an email you addressed to email address :  
-- xhl777777@gmail.com

could not be delivered. The problem appears to be :  
-- Recipient email address is possibly incorrect

Additional information follows :

-- 5.1.1 The email account that you tried to reach does not exist. Please try double-checking the recipient's email address for typos or unnecessary spaces. Learn more at <https://support.google.com/mail/?p=NoSuchUserq8si3648417wrn.503> - gsmtip

This condition occurred after 1 attempt(s) to deliver over a period of 0 hour(s).

If you sent the email to multiple recipients, you will receive one of these messages for each one which failed delivery, otherwise they have been sent.

**FIRST COMMERCIAL BANK**

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

Court File No.

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

**Proceeding commenced at  
Toronto**

**AFFIDAVIT OF MARYAM TABATABAEI  
(Sworn December 16, 2020)**

**FASKEN MARTINEAU DuMOULIN LLP**

Barristers and Solicitors  
333 Bay Street, Suite 2400  
Bay Adelaide Centre, Box 20  
Toronto, ON M5H 2T6

**Stuart Brotman (LSO: 43430D)**  
sbrotman@fasken.com

**Daniel Richer (LSO: 75225G)**  
dricher@fasken.com

Tel: 416 865 4445  
Fax: 416 364 7813

Lawyers for the applicant

***THIS IS EXHIBIT “BB”***

***referred to in the Affidavit of Wenfei Chen of the City of  
Toronto, in the Province of Ontario, sworn before me at the  
City of Toronto, in the Province of Ontario, on December 24,  
2020, in accordance with O. Reg. 431.20, Administering Oath  
or Declaration Remotely***

DocuSigned by:

*Daniel Richer*

42C696C67F9446B...

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***A Commissioner for Taking Affidavits***

Court File No.

**ONTARIO  
SUPERIOR COURT OF JUSTICE  
COMMERCIAL LIST**

BETWEEN:

**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 101 of the  
*Courts of Justice Act*, RSO 1990, c C.43, as amended**

**CONSENT**

**MSI SPERGEL INC.** hereby consents to act as receiver in the above-captioned proceeding pursuant to section 101 of the *Courts of Justice Act*, RSO 1990, c C.43, as amended.

Dated at Toronto this 16th day of December, 2020.

**MSI SPERGEL INC.**

Per: 

Name: Philip H. Gennis

Title: Senior Principal

*I have authority to bind the  
company*

**FIRST COMMERCIAL BANK**

Applicant

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

Court File No.

**ONTARIO  
SUPERIOR COURT OF JUSTICE**

**Proceeding commenced at  
Toronto**

**CONSENT TO ACT AS RECEIVER**

**FASKEN MARTINEAU DuMOULIN LLP**

Barristers and Solicitors  
333 Bay Street, Suite 2400  
Bay Adelaide Centre, Box 20  
Toronto, ON M5H 2T6

**Stuart Brotman (LSO: 43430D)**  
sbrotman@fasken.com

**Daniel Richer (LSO: 75225G)**  
dricher@fasken.com

Tel: 416 865 4445  
Fax: 416 364 7813

Lawyers for the applicant

**FIRST COMMERCIAL BANK**

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

Court File No.

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

**Proceeding commenced at  
Toronto**

**AFFIDAVIT OF WENFEI CHEN  
(Sworn December 24, 2020)**

**FASKEN MARTINEAU DuMOULIN LLP**

Barristers and Solicitors  
333 Bay Street, Suite 2400  
Bay Adelaide Centre, Box 20  
Toronto, ON M5H 2T6

**Stuart Brotman (LSO: 43430D)**  
sbrotman@fasken.com

**Daniel Richer (LSO: 75225G)**  
dricher@fasken.com

Tel: 416 865 4445  
Fax: 416 364 7813

Lawyers for the applicant

**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

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

**Proceeding commenced at  
Toronto**

**APPLICATION RECORD - VOLUME II of II**

**FASKEN MARTINEAU DuMOULIN LLP**

Barristers and Solicitors  
333 Bay Street, Suite 2400  
Bay Adelaide Centre, Box 20  
Toronto, ON M5H 2T6

**Stuart Brotman (LSO: 43430D)**  
sbrotman@fasken.com

**Daniel Richer (LSO: 75225G)**  
dricher@fasken.com

Tel: 416 865 4445  
Fax: 416 364 7813

Lawyers for the applicant