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 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 14th 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 COMMERCIAL LIST

BETWEEN:

FIRST COMMERCIAL BANK

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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



A Commissioner for Taking Affidavits

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

REPORT: PSSR060 PAGE :

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

CERTIFIED BY/CERTIFIÉES PAR PERSONAL PROPERTY SECURITY/ LE REGISTRATEUR DES SÛRETÉS MOBILIÈRES

(crfj5 06/2019)



TYPE OF SEARCH BUSINESS DEBTOR

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

CERTIFICATE

REPORT : PSSR060 PAGE : 2

(3589)

SEARCH CONDUCTED ON : ZM GLOBAL INC. FILE CURRENCY : 13DEC 2020 FORM 1C FINANCING STATEMENT / CLAIM FOR LIEN FILE NUMBER 720266481 0.0 E REGISTRATION REGISTERED REGISTRATION
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REGISTRATEUR
DES SÜRETÉS MOBILIÈRES

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

REPORT : PSSR060 PAGE : 3

(3590)

CERTIFICATE 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 00 REGISTERED REGISTRATION CAUTION PAGE TOTAL MOTOR VEHICLE REGISTRATION UNDER PERIOD NUMBER SCHEDULE PILING NO. OF PAGES 20160902 1516 1186 3565 001 PPSA 01 DATE OF BIRTH FIRST GIVEN NAME TNITTTAL SURNAME 02 DEBTOR 03 NAME BUSHNESS NAME ZM GLOBAL INC. ONTARIO CORPORATION NO. MARKHAM L3R 0B6 SUITE 202 - 2750 14TH AVENUE 04 SURNAME DATE OF BIRTH FIRST GIVEN NAME INITIAL 05 DEBTOR 06 NAME ERUSHNESS INAME ONTARIO CORPORATION NO. 07 ADDRESS SECURED PARTY / LITEN CLAIMANT 08 FIRST COMMERCIAL BANK M2N 7E9 09 ADDRESS SUITE 1803 - 5000 YONGE STREET TORONTO ON COLTATERATE CHASSIFF CAVION CONSIMER MOTOR VEHICLE AMOUNT DATE OF NO FIXED GOODS INVENTORY ROUTPMENT ACCOUNTS OTHER ENCLUDED MATURITY OR MATURITY DATE $\mathbf{x}_{\mathbf{y}}$ 10 YEAR MAKE 11 MOTOR VEHICLE 12 GENERAL 13 GENERAL SECURITY AGREEMENT 14 COLLATERAL 15 DESCRIPTION

METCALFE, BLAINEY & BURNS LLP

#202 - 18 CROWN STEEL DRIVE

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

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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 PAGE TOTAL MOTOR VEHICLE REGISTRATION REGISTERED

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

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PERSONAL PROPERTY SECURITY/
LE REGISTRATEUR
DES SÛRETÉS MOBILIÈRES

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

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ENQUIRY RESPONSE

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REPORT : PSSR060

3592)

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PROVINCE OF ONTARIO MINISTRY OF GOVERNMENT SERVICES PERSONAL PROPERTY SECURITY REGISTRATION SYSTEM

REPORT : PSSR060 PAGE : 6 (3593)

ENQUIRY RESPONSE CERTIFICATE

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

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

REPORT : PSSR060 PAGE : 7 (3594)

TYPE OF SEARCH BUSINESS DEBTOR

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

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REGISTRAR OF PERSONAL PROPERTY SECURITY/ LE REGISTRATEUR DES SÚRETÉS MOBILIÈRES

CERTIFIED BY/CERTIFIÉES PAR



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

REPORT : PSSR060 PAGE : 3595)

CERTIFICATE

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.

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720266832

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





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



A Commissioner for Taking Affidavits

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

CERTIFICATE

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

SURNAME DATE OF BIRTH

: 21APR1966

FILE CURRENCY

: 09NOV 2020

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

FASKEN MARTINEAU DUMOULIN LLP/STACEY HOGAN

333 BAY STREET, SUITE 2400 TORONTO ON M5H2T6

REGISTRAR OF PERSONAL PROPERTY SECURITY/ LE REGISTRATEUR DES SÚRETÉS MOBILIÈRES



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

PROVINCE OF ONTARIO MINISTRY OF GOVERNMENT SERVICES PERSONAL PROPERTY SECURITY REGISTRATION SYSTEM

REPORT : PSSR060 PAGE :

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ENQUIRY RESPONSE CERTIFICATE

SEARCH CONDUCTED ON : HONG; L; XU; 21APR1966

TYPE OF SEARCH | INDIVIDUAL SPECIFIC

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(cri1fu 06/2019)



PERSONAL PROPERTY SECURITY REGISTRATION SYSTEM ENOUIRY RESPONSE

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RUN NUMBER: 315

RUN DATE: 2020/11/10

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REPORT: PSSR060 PAGE • 3619)

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TYPE OF SEARCH : INDIVIDUAL SPECIFIC SEARCH CONDUCTED ON : HONG;L;XU;21APR1966 FILE CURRENCY : 09NOV 2020 FORM 1C. FINANCING STATEMENT / CLAIM FOR LIEN FIRE NUMBER 720266832 0.0 CAUTION PAGE TOTAL MOTOR VEHICLE REGISTRATION REGISTERED REGISTRATION NUMBER UNDER PERTOD PILING NO. OF PAGES SCHEDULE 20160902 1516 1186 3565 P PPSA 06 01 001 DATE OF BIRTH FIRST GIVEN NAME SURNAME INITIAL 02 DEBTOR ZM GLOBAL INC. 03 NAME BUSINESS NAME ONTARIO CORPORATION NO. MARKHAM ON L3R 0B6 SUITE 202 - 2750 14TH AVENUE 04 DATE OF BIRTH FIRST GIVEN NAME SURNAME 05 DEBTOR 06 NAME BUSINESS NAME ONTARIO CORPORATION NO. ADDRESS 07 08 SECURED PARTY FIRST COMMERCIAL BANK THEN CLAIMANT AUDRESS M2N 7E9 09 SUITE 1803 - 5000 YONGE STREET TORONTO COMMATERAL CHASSIFICATION CONSUMER MOTOR VEHICLE AMOUNT DATE OF NO FIXED
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REGISTRAR OF PERSONAL PROPERTY SECURITY/ LE REGISTRATEUR DES SÛRETÉS MOBILIÈRES



PERSONAL PROPERTY SECURITY REGISTRATION SYSTEM

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RUN DATE : 2020/11/10

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CERTIFIED BY/CERTIFIÉES PAR REGISTRAR OF PERSONAL PROPERTY SECURITY/ LE REGISTRATEUR DES SÜRETĖS MOBILIÈRES

REPORT : PSSR060

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

PROVINCE OF ONTARIO MINISTRY OF GOVERNMENT SERVICES PERSONAL PROPERTY SECURITY REGISTRATION SYSTEM

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TYPE OF SEARCH : INDIVIDUAL SPECIFIC
SEARCH CONDUCTED ON : HONG;L;XU;21APR1966

FILE CURRENCY : 09NOV 2020

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CERTIFIED BY/CERTIFIÉES PAR

REGISTRAR OF
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LE REGISTRATEUR
DES SURETES MOBILIÈRES

REPORT : PSSR060

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PROVINCE OF ONTARIO

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PERSONAL PROPERTY SECURITY REGISTRATION SYSTEM

ENOUIRY RESPONSE CERTIFICATE

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

RUN NUMBER: 315

RUN DATE : 2020/11/10

ID: 20201110080254.35

FORM 2C FINANCING CHANGE STATEMENT / CHANGE STATEMENT CAUTION PAGE TOTAL MOTOR VEHICLE REGISTRATION REGISTERED FILING NO: DF PAGES SCHEDULE NUMBER UNDER 003 004 20201109 1109 1862 4610 01 720266832 21 RECORD FILE NUMBER RENEWAL CORRECT REFERENCED PAGE AMENDED PERIOD NO SPECIFIC PAGE AMENDED CHANGE REQUIRED YEARS 22 FIRST GIVEN NAME REFERENCE 23 BUSTNESS NAME: DEBTOR/ 24 TRANSFEROR OTHER CHANGE REASON/ 25 26 27 DESCRIPTION 28 DATE OF BIRTH
DEBTOR/ 21APR1966 FIRST GIVEN NAME TATTIAL 02/ HONGLOU 05 03, TRANSFEREE BUSINESS NAME ONTARIO CORPORATION NO M2H 3M9 06 NORTH YORK 17 EQUESTRIAN COURT 04/07 ASSIGNOR 29 SECURED PARTY/LIEN CLAIMANT/ASSIGNEE 08 09 ADDRESS COLLATERAL CLASSIFICATION MOTOR VEHICLE DATE OF NO FIXED GOODS INVENTORY EQUIPMENT ACCOUNTS OTHER INCLUDED MATURITY OR MATURITY DATE AMOUNT 10 11 MOTOR 12 VEHECLE 13 GENERAL 14 COLLATERAL 15 DESCRIPTION RECISTERING AGENT OR 16 SECURED PARTY/ ADDRESS 17 LIEN CLAIMANT *** FOR FURTHER INFORMATION, CONTACT THE SECURED PARTY. ***

CERTIFIED BY/CERTIFIÉES PAR REGISTRAR OF PERSONAL PROPERTY SECURITY/ LE REGISTRATEUR DES SÜRETÈS MOBILIÈRES

REPORT : PSSR060

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RUN NUMBER: 315

RUN DATE : 2020/11/10

ID: 20201110080254.35

TYPE OF SEARCE INDIVIDUAL SPECIFIC SEARCH CONDUCTED ON : HONG; L; XU; 21APR1966 PERSONAL PROPERTY SECURITY REGISTRATION SYSTEM

ENOUIRY RESPONSE

CERTIFICATE

FILE CURRENCY # # 09NOV 2020 FORM 2C FINANCING CHANGE STATEMENT / CHANGE STATEMENT
 CAUTION
 PAGE
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 01 FILE NUMBER 21 720266832 RECORD REMEWAL CORRECT REFERENCED NO SPECIFIC PAGE AMENDED YEARS PERIOD PAGE AMENDED CHANGE REQUIRED 22 SURNAME FIRST GIVEN NAME 23 REFERENCE DEBTOR/ 24 BUSINESS NAME TRANSFEROR OTHER CHANGE 25 REASON/ 26 27 DESCRIPTION 28 INTITAL SURNAME XU 02/ FIRST GIVEN NAME DATE OF BIRTHS DEBTOR/ 21APR1966 HONGLOU 05 03/ TRANSFEREE BUSINESS NAME ONTARIO CORPORATION NO. 086 06 MARKHAM ADDRESS 2750 14TH AVENUE. SUITE 202 04/07 ASSIGNOR 29 SECURED PARTY/LIEN CLAIMANT/ASSIGNEE 08 09 ADDRESS COLLATERAL CLASSIFICATION CONSUMER THE PARTY OF THE P \mathbf{O} AMOUNTE MATURITY OR MATURITY DATE GOODS INVENTORY FOULPMENT ACCOUNTS OTHER INCLUDED 10 MAKE 11 MOTOR 12 VEHICLE. GENERAL 13 14 COLLATERAL 15 DESCRIPTION REGISTERING AGENT OR 16 SECURED PARTY/ ADDRESS 17 LIEN CLAIMANT *** FOR FURTHER INFORMATION, CONTACT THE SECURED PARTY. ***

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

REPORT : PSSR060

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

FILE CURRENCY

PROVINCE OF ONTARIO MINISTRY OF GOVERNMENT SERVICES PERSONAL PROPERTY SECURITY REGISTRATION SYSTEM

REPORT : PSSR060 PAGE • 3624)

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ENOUIRY RESPONSE CERTIFICATE

TYPE OF SEARCH : INDIVIDUAL SPECIFIC SEARCH CONDUCTED ON : HONG;L;XU;21APR1966 9NOV 2020

FORM 1C FINANCING STATEMENT / CLAIM FOR LIEN FILE NUMBER 720017199 00 CALFFION PAGE TOTAL MOTOR VEHICLE REGISTRATION REGISTERED REGISTRATION SCHEDULE NUMBER UNDER PERIOD FILING NO. OF PAGES 20160826 1742 1219 5994 P PPSA 05 01 001 SURNAME DATE OF BIRTH FIRST GIVEN NAME INITIAL HONG 21APR1966 02 DEBTOR BUSINESS NAME 03 MAME ONTARIO CORPORATION NO. ON M2H 3M9 17 EQUESTRIAN CT NORTH YORK 04DATE OF BIRTH FIRST GIVEN NAME INTTIAL SURNAME 05 DEBTOR 06 NAME BUSINESS NAME ONTARIO CORPORATION NO. 07 ADDRESS THE BANK OF NOVA SCOTIA 9.0 SECURED PARTY LIEN CLAIMANT L4W 0B4 09 ADDRESS **4715 TAHOE BOULEVARD** MISSISSAUGA COLLATERAL CLASSIFICATION CONSUMER MOTOR VEHICLE AMOUNT DATE OF NO FIXED.

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X X X 96108 CONSUMER 10 MODEL SUBURBAN YEAR MAKE 1GNSKJKC3GR412328 2016 CHEVROLET 11 MOTOR 12 VEHICLE OUR SECURITY INTEREST IS LIMITED TO THE MOTOR VEHICLES LISTED ABOVE 13 COLLATERAL AND THE PROCEEDS OF THOSE VEHICLES 14 DESCRIPTION 15 16 REGISTERING D+H LIMITED PARTNERSHIP (BNS) AGENT M4G 4H7 17 ADDRESS 939 EGLINTON AVENUE EAST, SUITE 201 TORONTO ON *** FOR FURTHER INFORMATION, CONTACT THE SECURED PARTY. ***

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

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CONTINUED...



PERSONAL PROPERTY SECURITY REGISTRATION SYSTEM ENQUIRY RESPONSE

CERTIFICATE

TYPE OF SEARCH : INDIVIDUAL SPECIFIC

RUN NUMBER: 315

RUN DATE : 2020/11/10

ID: 20201110080254.35

SEARCH CONDUCTED ON : HONG; L; XU; 21APR1966

FILE CURRENCY : 09NOV 2020

INFORMATION RELATING TO THE REGISTRATIONS LISTED BELOW IS ATTACHED HERETO.

FILE NUMBER REGISTRATION N

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

REGISTRAR OF PERSONAL PROPERTY SECURITY/
LE REGISTRATEUR
DES SÜRETÉS MOBILIÈRES

REPORT : PSSR060

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PAGE

(crtj5 06/2019)



ENOUIRY RESPONSE CERTIFICATE

PERSONAL PROPERTY SECURITY REGISTRATION SYSTEM

PAGE :

REPORT : PSSR060

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

RUN NUMBER: 315

RUN DATE : 2020/11/10 ID: 20201110080256.40

: INDIVIDUAL SPECIFIC

SEARCH CONDUCTED ON : FIRST GIVEN NAME : HONGLOU

LAITINI

SURNAME

DATE OF BIRTH

: XU : 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

PERSONAL PROPERTY SECURITY/ LE REGISTRATEUR DES SÛRETÉS MOBILIÈRES



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

AGENT

ADDRESS

PROVINCE OF ONTARIO MINISTRY OF GOVERNMENT SERVICES

PERSONAL PROPERTY SECURITY REGISTRATION SYSTEM

ENQUIRY RESPONSE CERTIFICATE

PAGE

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REPORT : PSSR060

TYPE OF SEARCH : INDIVIDUAL SPECIFIC SEARCH CONDUCTED ON : HONGLOU;;XU;21APR1966 FILE CURRENCY : 09NOV 2020 FORM IC FINANCING STATEMENT / CLAIM FOR LIEN TILE NUMBER 720266832 00 PAGE TOTAL MOTOR VEHICLE REGISTRATION REGISTERED REGISTRATION NO. OF PAGES SCHEDULE NUMBER UNDER PERIOD REGISTERED REGISTRATION 20160902 1516 1186 3565 01 001 P PPSA DATE OF BIRTH SURNAME FIRST GIVEN NAME 02DEBTOR 03 ZM GLOBAL INC. NAME BUSTNESS NAME ONTARIO CORPORATION NO. SUITE 202 - 2750 14TH AVENUE L3R 0B6 04 MARKHAM SURNAME DATE OF BIRTH FIRST GIVEN NAME INITIAL 05 DEBTOR 06 BUSINESS NAME MAME ONTARIO CORPORATION NO. ADDRESS 07 08 SECURED PARTY FIRST COMMERCIAL BANK LIEN CLAIMANT 09 ADDRESS SUITE 1803 - 5000 YONGE STREET TORONTO M2N 7E9 COLHATERALI CLASSIFICATION CONSUMER MOTOR VEHICLE AMOUNT DATE OF NO FIXED MATURITY OR MATURITY DATE GOODS INVENTORY EQUIPMENT ACCOUNTS OTHER INCLUDED X X 10 YEAR MAKE 11 MOTOR 12 VEHICLE: 13 GENERAL GENERAL SECURITY AGREEMENT COLLATERAL 14 DESCRIPTION 15 16 REGISTERING METCALFE, BLAINEY & BURNS LLP

#202 - 18 CROWN STEEL DRIVE

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

CONTINUED...

ON

MARKHAM

L3R 9X8

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REGISTRAR OF PERSONAL PROPERTY SECURITY/ LE REGISTRATEUR DES SÜRETÉS MOBILIÈRES

CERTIFIED BY/CERTIFIÉES PAR





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

TYPE OF SRARCE INDIVIDUAL SPECIFIC

PROVINCE OF ONTARIO MINISTRY OF GOVERNMENT SERVICES PERSONAL PROPERTY SECURITY REGISTRATION SYSTEM

ENOUIRY RESPONSE CERTIFICATE

REPORT : PSSR060 PAGE : 3628)

3

SEARCH CONDUCTED ON : HONGLOU;;XU;21APR1966 FILE CURRENCY : : 09NOV 2020 FORM 2C FINANCING CHANGE STATEMENT / CHANGE STATEMENT CAUTION PAGE TOTAL MOTOR VEHICLE REGISTRATION REGISTERED FILING NO. OF PAGES SCHEDULE NUMBER UNDER 001 004 20201109 1109 1862 4610 01 FILE NUMBER 21 RECORD 720266832 RENEWAL CORRECT REFERENCED CHANGE REQUIRED YEARS PERIOD PAGE AMENDED NO SPECIFIC PAGE AMENDED A AMENDMENT 22 SURNAME FIRST GIVEN NAME INTTAL 23 REFERENCE 24 DEBTOR/ BUSINESS NAME ZM GLOBAL INC. TRANSFEROR 25 OTHER CHANGE AMENDED TO ADD HONG LOU XU AS AN ADDITIONAL DEBTOR. 26 REASON/ 27 DESCRIPTION 28 LAPTINI SURNAME XU 02/ FIRST GIVEN NAME DATE OF BIRTH HONG DEBTOR/ 05 03/ TRANSFEREE BUSINESS NAME ONTARIO CORPORATION NO. 06 ON LISE 0B6 MARKHAM 2750 14TH AVENUE. SUITE 202 04/07 29 ASSIGNOR SECURED PARTY/LIEN CLAIMANT/ASSIGNEE 08 09 ADDRESS COLLATERAL CLASSIFICATION CONSUMER MOTOR VEHICLE Secretaria DATE OF GOODS INCLUDED AMOUNT MATURITY OR INVENTORY EQUIPMENT ACCOUNTS OTHER 10 YEAR 11 MOTOR 12 VEHICLE 13 GENERAL. 14 COLLATERAL 15 DESCRIPTION FASKEN MARTINEAU DUMOULIN LLP (S. HOGAN/D.RICHER/258977.00023) 16 REGISTERING AGENT OR 333 BAY STREET, SUITE 2400 TORONTO M5H 2T6 17 SECURED PARTY/ ADDRESS TITEN CLAIMANT *** FOR FURTHER INFORMATION, CONTACT THE SECURED PARTY. ***

CERTIFIED BY/CERTIFIÉES PAR REGISTRAR OF PERSONAL PROPERTY SECURITY/ LE REGISTRATEUR DES SÜRETÉS MOBILIÈRES (crj2fu 06/2019)

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PROVINCE OF ONTARIO

MINISTRY OF GOVERNMENT SERVICES

PERSONAL PROPERTY SECURITY REGISTRATION SYSTEM

ENQUIRY RESPONSE CERTIFICATE

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

RUN NUMBER: 315

RUN DATE : 2020/11/10

ID: 20201110080256.40

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REGISTRAR OF PERSONAL PROPERTY SECURITY/ LE REGISTRATEUR DES SÚRETÉS MOBILIÈRES

REPORT : PSSR060

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PAGE :



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

14

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16

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COLLATERAL

DESCRIPTION

LIEN CLAIMANT

PECISPERING AGENT

SECURED PARTY/ ADDRESS

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 RC FINANCING CHANGE STATEMENT / CHANGE STATEMENT
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 REGISTERED UNDER 01 FILE NUMBER 720266832 21 RECORD RENEWAL REFERENCED CORRECT NO SPECIFIC PAGE AMENDED PAGE AMENDED CHANGE REQUIRED YEARS PERIOD 22 SURNAME FIRST GIVEN NAME INTTIAL 23 REFERENCE DEBTOR/ 24 BUSINESS NAME TRANSFEROR OWHER CHANGE 25 26 REASON/ 27 DESCRIPTION 28 SURNAME XU 02/ PERST GIVEN NAME DATE OF BIRTH HONGLOU DEBTOR/ 21APR1966 05 BUSINESS NAME 03/ TRANSFEREE 06 ONTARIO CORPORATION NO. 0N M2H 3M9 NORTH YORK 17 EQUESTRIAN COURT 04/07 ADDRESS 29 ASSIGNOR SECURED PARTY/LIEN CLAIMANT/ASSIGNEE 08 ADDRESS 09 COLLATERAL CLASSIFICATION CONSIMER MOTOR VEHICLE: DATE OF NO FLYED GOODS INVENTORY EQUIPMENT ACCOUNTS OTHER INCLUDED MATURETY OR MATURETY DATE AMOUNT 10 YEAR MOTOR 11 12 VEHICLE 13 GENERAL

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

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REGISTRAR OF
PERSONAL PROPERTY SECURITY/
LE REGISTRATEUR
DES SÜRETÉS MOBILIÈRES



PERSONAL PROPERTY SECURITY REGISTRATION SYSTEM

CERTIFICATE

ENOUIRY RESPONSE

SEARCH CONDUCTED ON : HONGLOU;;XU;21APR1966

FORM 2C FINANCING CHANGE STATEMENT / CHANGE STATEMENT CAUTION PAGE TOTAL MOTOR VEHICLE REGISTRATION REGISTERED FILING NO. OF PAGES SCHEDULE NUMBER UNDER 004 004 20201109 1109 1862 4610 REGISTRATION REGISTERED 01 FILE NUMBER 720266832 21 RECORD RENEWAL CORRECT REFERENCEE NO SPECIETO PAGE AMENDED PAGE AMENDED YEARS PERIOD CHANGE REQUIREL 22 RERST GIVEN NAME SURNAME 23 REFERENCE 24 DEBTOR/ BUSINESS NAME TRANSFEROR OTHER CHANGE REASON/ DESCRIPTION FIRST GIVEN NAME. HONGLOU THITTAL SURNAME XU DATE OF BIRTH DEBTOR/ 21APR1966 BUSINESS NAME TRANSFEREE # ONTARIO CORPORATION NO. 0B6 MARKHAM 2750 14TH AVENUE. SUITE 202 ADDRESS ASSIGNOR 29 SECURED PARTY/LIEN CLAIMANT/ASSIGNEE 9.0 09 ADDRESS COLLATERAL CLASSIFICATION MOTOR VEHICLE AMOUNT MATURITY OR MATURITY DATE GOODS TWENTORY EQUIPMENT ACCOUNTS OTHER INCLUDED 11 MOTOR 12 VEHICLE GENERAL 13 COLLATERAL 15 DESCRIPTION RECESTERING AGENT OR SECURED PARTY/ ADDRESS 17 LIEN CHAIMANE

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CERTIFIED BY/CERTIFIEES PAR REGISTRAR OF PERSONAL PROPERTY SECURITY/ LE REGISTRATEUR DES SURETÉS MOBILIÈRES

(crj2fu- 06/2019)



RUN NUMBER: 315

RUN DATE : 2020/11/10 ID: 20201110080256.40

TYPE OF SEARCH : INDIVIDUAL SPECIFIC FILE CURRENCY : 09NOV 2020

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

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REPORT : PSSR060

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PERSONAL PROPERTY SECURITY REGISTRATION SYSTEM ENOUIRY RESPONSE

CERTIFICATE

TYPE OF SEARCE : INDIVIDUAL SPECIFIC SEARCH CONDUCTED ON : HONGLOU;; XU; 21APR1966

RUN DATE: 2020/11/10

ID: 20201110080256.40

RUN NUMBER: 315

FILE CURRENCY : 09NOV 2020

FORM 1C FINANCING STATEMENT / CLAIM FOR LIEN FILE NUMBER 720267336 0.0 REGISTRATION REGISTERED REGISTRATION NUMBER UNDER PERIOD CAUTION PAGE TOTAL FILING NO. OF PAGES MOTOR VEHICLE REGISTERED REGISTRATION SCHEDULE 20160902 1528 1186 3566 P PPSA 01 001 FIRST GIVEN NAME INITIAL DATE OF BIRTH SURNAME HONG LOU 21APR1966 02 DEBTOR BUSINESS NAME 03 NAME ONTARIO CORPORATION NO. м2н 3м9 NORTH YORK 04 17 EQUESTRIAN CRT LAITLAL SURNAME DATE OF BIRTH FIRST GIVEN NAME 05 DEBTOR 06 NAME BUSINESS NAME ONTARIO CORPORATION NO. ADDRESS 07 08 FIRST COMMERCIAL BANK SECURED PARTY LIEN CLAIMANT 09 ADDRESS SUITE 1803 - 5000 YONGE STREET TORONTO ON M2N 7E9 COLLATERAL CLASSIFICATION

CONSIMER MOTOR VEHICLE AMOUNT DATE OF MATURITY OR MATURITY DATE GOODS INVENTORY EQUIPMENT ACCOUNTS OTHER INCLUDED 10 YEAR MAKE 11 MOTOR 12 VEHICLE ALL OF THE DEBTOR'S SHARES IN ZM GLOBAL INC. 13 COLLATERAL 14 DESCRIPTION 15 REGISTERING METCALFE, BLAINEY & BURNS LLP 16 AGENT' ADDRESS #202 - 18 CROWN STEEL DRIVE MARKHAM ON L3R 9X8 *** FOR FURTHER INFORMATION, CONTACT THE SECURED PARTY. ***

PERSONAL PROPERTY SECURITY/ LE REGISTRATEUR DES SÚRETÉS MOBILIÈRES

REPORT : PSSR060

3632)

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

PROVINCE OF ONTARIO MINISTRY OF GOVERNMENT SERVICES PERSONAL PROPERTY SECURITY REGISTRATION SYSTEM

REPORT : PSSR060 PAGE : 8 (3633)

ENQUIRY RESPONSE CERTIFICATE

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

FORM IC FINANCING STATEMENT / CLAIM FOR LIEN FELE NUMBER 720267579 0.0 CAUTTON PAGE TOTAL MOTOR VEHICLE REGISTRATION REGISTERED REGISTRATION FILING NO. OF PAGES NUMBER UNDER PERTOD SCHEDULE 20160902 1540 1186 3567 P PPSA 01 001 SURNAME FIRST GIVEN NAME DATE OF BIRTH INTTTAL HONG LOU 21APR1966 02 DEBUOR BUSINESS NAME 03 NAME ONTARIO CORPORATION NO. M2H 3M9 NORTH YORK 04 17 EQUESTRIAN CRT enepeak SURNAME DATE OF BIRTH FIRST GIVEN NAME 05 DEBTOR 06 NAME BUSINESS NAME ONTARIO CORPORATION NO. 07 ADDRESS 08 FIRST COMMERCIAL BANK SECURED PARTY LIEN CLAIMANT M2N 7E9 09 ADDRESS SUITE 1803 - 5000 YONGE STREET TORONTO ON COLLAPERAL CHASSIFICATION CONSUMER MQTOR $_{
m VEHICLE}$ AMOINT $_{
m VEHICLE}$ INVENTORY EQUIPMENT ACCOUNTS OTHER INCLUDED MAUURITY OR MATURITY DATE \mathbf{v} 10 WEAR MAKE 11 MOTOR 12 VEHICLE 13 GENERAL GUARANTEE OF AND POSTPONEMENT IN THE DEBTOR'S INTEREST IN ZM GLOBAL COLLATERAL 14 DESCRIPTION 15 REGISTERING METCALFE, BLAINEY & BURNS LLP 16 AGENT! L3R 9X8 #202 - 18 CROWN STEEL DRIVE MARKHAM ON *** FOR FURTHER INFORMATION, CONTACT THE SECURED PARTY... *** 9 CONTINUED...

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REGISTRAR OF
PERSONAL PROPERTY SECURITY/
LE REGISTRATEUR
DES SÜRETÉS MOBILIÈRES

(criffu 06/2019)



PERSONAL PROPERTY SECURITY REGISTRATION SYSTEM ENQUIRY RESPONSE

CERTIFICATE

REPORT : PSSR060 PAGE :

3634)

TYPE OF SEARCH

RUN NUMBER : 315

RUN DATE : 2020/11/10

ID: 20201110080256.40

: 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 720267336 720267579	20160902 1516 1186 3565 20160902 1528 1186 3566 20160902 1540 1186 3567	20201109 1109 1862 4610		

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

REGISTRAR OF PERSONAL PROPERTY SECURITY/ LE REGISTRATEUR DES SÛRETÉS MOBILIÈRES

(crfj5 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



A Commissioner for Taking Affidavits

1998)

The applicant(s) hereby applies to the Land Registrar.

yyyy mm dd Page 1 of 2

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 UNI

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

Registered as YR2989500 on 2019 07 30 at 10:27

The applicant(s) hereby applies to the Land Registrar.

yyyy mm dd Page 2 of 2

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 acting for Signed 2019 07 30

Toronto Applicant(s)

M5H 2Y2

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 2019 07 30

Toronto M5H 2Y2

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



A Commissioner for Taking Affidavits

NOTICE OF POWER OF SALE FOR ARREARS OF COMMON EXPENSES

TO:

ZM Global Inc.

202 - 2750 14th 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, Level1

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:	\$ 1,500.00
٥.	TOTAL:	<u>\$48,881.51</u>

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

12000007F9440B...

A Commissioner for Taking Affidavits



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:

RECENTLY:

PIN CREATION DATE:

FEE SIMPLE

LT ABSOLUTE PLUS

CONDOMINIUM FROM 21418-0257

2015/03/13

OWNERS' NAMES

CAPACITY SHARE

LOCKHART-CONWAY, BRYN GENDRON, NATHAN

JTEN JTEN

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/ CHKD
** PRINTOUT	INCLUDES AL	L DOCUMENT TYPES AND	DELETED INSTRUMENTS SINCE	E 2015/03/13 **		
**SUBJECT I	O SUBSECTION	44(1) OF THE LAND T	ITLES ACT, EXCEPT PARAGRAI	PHS 3 AND 14 AND *		
**	PROVINCIAL S	UCCESSION DUTIES AND	EXCEPT PARAGRAPH 11 AND 1	ESCHEATS OR FORFEITURE **		
**	TO THE CROWN	UP TO THE DATE OF RI	EGISTRATION WITH AN ABSOLU	TTE TITLE. **		
CT143750	1975/10/02	NOTICE	THE M	OLSON COMPANIES LIMITED-LES COMPAGNIES MOLSON LIMITED	THE CORPORATION OF THE CITY OF TORONTO	С
СТ431501	1980/09/11	NOTICE	THE M	OLSON COMPANIES LIMITED-LES COMPAGNIES MOLSON LIMITED	THE CORPORATION OF THE CITY OF TORONTO	С
CT751273	1985/11/01	NOTICE REGULATIONS-ISLAND		TMENT OF TRANSPORT	CITY OF TORONTO	С
KEI	MARKS. ZONING	J REGULATIONS-ISLAND	AIRFORI			
CA199600	1992/07/22	AGREEMENT			CITY OF TORONTO	С
CA199601	1992/07/22	AGREEMENT			CITY OF TORONTO	С
CA409869	1996/06/12	NOTICE		N BREWERIES PROPERTIES LIMITED 4 CANADA INC.	THE CORPORATION OF THE CITY OF TORONTO	С
CA411053	1996/06/19	NOTICE		N BREWERIES PORPERTIES LIMITED 4 CANADA INC.	THE BOARD OF EDUCATION FOR THE CITY OF TORONTO THE METROPOLITAN TORONTO SCHOOL BOARD METROPOLITAN SEPARATE SCHOOL BOARD	С
CO.	RRECTIONS: 'I	PARTY' CHANGED FROM '	THE RESIDENCES OF FLEET C	ENTRE LIMITED' TO 'MOLSON BREWERIES PORPERTIES LIMITED'	ON 2003/01/28 BY KARL WIERCINSKI.	
	1		· · ·	CINSKI. 'PARTY' CHANGED FROM 'THE METROPOLITAN TORONTO S.	EPARATE SCHOOL BOARD' TO	
'M.	KTKOPOLITAN S	SEPARATE SCHOOL BOARD	' ON 2006/11/07 BY GALINA	KISLANSKI.		
AT1019897	2005/12/23	TRANSFER EASEMENT	\$2 WITTI	NGTON PROPERTIES LIMITED	CITY OF TORONTO	С
AT1386376	2007/02/28	NOTICE	WEST	HARBOUR CITY (I) RESIDENCES CORP.		С
AT1557985	2007/08/29	NOTICE	WITTI	NGTON PROPERTIES LIMITED	CITY OF TORONTO	С



76433-0431 (LT)

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

		1		D IN ACCORDANCE WITH THE LAND TITLES ACT * SUBJECT TO RESE		
REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/ CHKD
RE	MARKS: SUBSEC	TION 37(3) OF THE PL	ANNING ACT			
AT1557986	2007/08/29	NOTICE	WITTI	INGTON PROPERTIES LIMITED	CITY OF TORONTO TORONTO DISTRICT SCHOOL BOARD TORONTO CATHOLIC DISTRICT SCHOOL BOARD	С
RE	2007/12/03 MARKS: THE LA STRICT SCHOOL	ND REGISTRAR IS AUTH		HARBOUR CITY (IV) RESIDENCES CORP. ICE ON THE CONSENT OF CITY OF TORONTO, TORONTO DISTRICT SO	CHOOL BOARD AND TORONTO CATHOLIC	С
AT1919031	2008/10/08	NOTICE	WEST	HARBOUR CITY (I) RESIDENCES CORP. HARBOUR CITY (II) RESIDENCES CORP. HARBOUR CITY (III) RESIDENCES CORP.	CITY OF TORONTO	С
	2010/02/10 MARKS: CA4110	APL (GENERAL) 53	TORON	NTO CATHOLIC DISTRICT SCHOOL BOARD		С
	2010/02/16 MARKS: CA4110	APL (GENERAL) 53	TORON	NTO DISTRICT SCHOOL BOARD		С
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.	С
RE	MARKS: AT1386	376				
AT2478131	2010/08/17	NOTICE		NTO DISTRICT SCHOOL BOARD NTO CATHOLIC DISTRICT SCHOOL BOARD		С
RE	MARKS: CA4110	53				
AT2779999	2011/08/10	CHARGE	WEST	DELETED AGAINST THIS PROPERTY *** HARBOUR CITY (III) RESIDENCES CORP. HARBOUR CITY (IV) RESIDENCES CORP.	AVIVA INSURANCE COMPANY OF CANADA	
AT2901332	2011/12/20	CHARGE	WEST	DELETED AGAINST THIS PROPERTY *** HARBOUR CITY (III) RESIDENCES CORP. HARBOUR CITY (IV) RESIDENCES CORP.	MCAP FINANCIAL CORPORATION	
		NO ASSGN RENT GEN	WEST	DELETED AGAINST THIS PROPERTY *** HARBOUR CITY (III) RESIDENCES CORP. HARBOUR CITY (IV) RESIDENCES CORP.	MCAP FINANCIAL CORPORATION	
RE	MARKS: AT2901	332				
AT2902930	2011/12/21	POSTPONEMENT	*** [DELETED AGAINST THIS PROPERTY ***		



76433-0431 (LT)

PAGE 3 OF 5
PREPARED FOR yvette01
ON 2020/12/11 AT 11:37:33

						CERT/
REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CHKD
				AVIVA INSURANCE COMPANY OF CANADA	MCAP FINANCIAL CORPORATION	
RE	MARKS: AT2779	999 TO AT2901332				
3 HI 2 0 C 2 0 0 0	2012/03/12	CHARCE		+++ DELEMED ACATMOM MUTO DEODEDMY +++		
AT2963908	2012/03/12	CHARGE		*** DELETED AGAINST THIS PROPERTY *** WEST HARBOUR CITY (III) RESIDENCES CORP.	YHC MORTGAGE PARTNERS LIMITED	
				WEST HARBOUR CITY (IV) RESIDENCES CORP.	110 11011201102 11111112110 22112122	
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	
RE	MARKS: AT2963	908		WEST HARDOUR CITT (IV) RESIDENCES CORP		
AT2965621	2012/03/14	POSTPONEMENT		*** DELETED AGAINST THIS PROPERTY ***		
	MADKG A #20.63	000 000000000 00 700	001220 7 0001222	YHC MORTGAGE PARTNERS LIMITED	MCAP FINANCIAL CORPORATION	
KEI	MARKS: AT2963	908 POSTPONED TO AT2	901332 , AT2901333			
AT3770614	2014/12/18	NOTICE		*** DELETED AGAINST THIS PROPERTY ***		
				WEST HARBOUR CITY (III) RESIDENCES CORP.	AVIVA INSURANCE COMPANY OF CANADA	
RE	MARKS: AT2772	9999	1			
AT3773420	2014/12/22	CERTIFICATE		HER MAJESTY THE QUEEN IN RIGHT OF ONTARIO AS REPRESENTED BY		С
1110770120	2011, 12, 22			THE MINISTER OF THE ENVIRONMENT AND CLIMATE CHANGE		
	2015/02/12		\$2	CITY OF TORONTO	WEST HARBOUR CITY (III) RESIDENCES CORP.	С
REI	MARKS: SITE P	LAN AGREEMENT				
AT3809522	2015/02/12	TRANSFER EASEMENT	\$2	WEST HARBOUR CITY (III) RESIDENCES CORP.	CITY OF TORONTO	С
			1			
AT3809523	2015/02/12	POSTPONEMENT		*** DELETED AGAINST THIS PROPERTY ***	277V 27 7272V	
RE	MARKS: AT2779	999 TO AT3809522 AS	TO PTS 1 TO 10 (INC	AVIVA INSURANCE COMPANY OF CANADA LUSIVE) ON PLN 66R26977	CITY OF TORONTO	
	111111111111111111111111111111111111111	777 10 1113003322 110		SIGNATURE OF THE CONTROL OF THE CONT		
AT3809524	2015/02/12	POSTPONEMENT		*** DELETED AGAINST THIS PROPERTY ***		
				MCAP FINANCIAL CORPORATION	CITY OF TORONTO	
RE	MARKS: AT2901	332 AND AT2901333 TO 	AT3809522 AS TO PI 	IS 1 TO 10 (INCLUSIVE)ON PLN 66R26977		
AT3809525	2015/02/12	POSTPONEMENT		*** DELETED AGAINST THIS PROPERTY ***		
				YHC MORTGAGE PARTNERS LIMITED	CITY OF TORONTO	
RE	MARKS: AT2963	908 TO AT3809522				
<u>Δ</u> Ψ3800532	2015/02/12	APL (GENERAL)		TORONTO DISTRICT SCHOOL BOARD	CITY OF TORONTO	C
1113003332	2013/02/12	TIT T (ODINDIVAD)		TORONTO CATHOLIC DISTRICT SCHOOL BOARD	OTTI OT TOTONIO	
REI	MARKS: POSTPO	NEMENT OF AT1557986	& AT1652600 TO AT38	909522		



76433-0431 (LT)

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PREPARED FOR yvette01
ON 2020/12/11 AT 11:37:33

	T			TIFIED IN ACCORDANCE WITH THE LAND TITLES ACT * SUBJECT TO RESE	IN GROWN GRANT	GEDE /
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.	С
TCP2433	2015/03/06	STANDARD CONDO PLN				С
AT3826845	2015/03/06	CONDO DECLARATION		WEST HARBOUR CITY (III) RESIDENCES CORP.		С
AT3835392	2015/03/18	DISCH OF CHARGE		*** COMPLETELY DELETED ***		
REI	MARKS: AT2963	3908.		YHC MORTGAGE PARTNERS LIMITED		
	2015/03/18 MARKS: BY-LAW	CONDO BYLAW/98		TORONTO STANDARD CONDOMINIUM CORPORATION NO. 2433		С
	2015/03/18 MARKS: BY-LAN	CONDO BYLAW/98		TORONTO STANDARD CONDOMINIUM CORPORATION NO. 2433		С
	2015/03/18 MARKS: BY-LAN	CONDO BYLAW/98		TORONTO STANDARD CONDOMINIUM CORPORATION NO. 2433		С
	2015/03/18 MARKS: BY-LAN	CONDO BYLAW/98		TORONTO STANDARD CONDOMINIUM CORPORATION NO. 2433		С
	2015/03/18 MARKS: BY-LAN	CONDO BYLAW/98		TORONTO STANDARD CONDOMINIUM CORPORATION NO. 2433		С
	2015/03/18 MARKS: BY-LAN	CONDO BYLAW/98		TORONTO STANDARD CONDOMINIUM CORPORATION NO. 2433		С
1	2015/03/18 MARKS: BY-LAN	CONDO BYLAW/98		TORONTO STANDARD CONDOMINIUM CORPORATION NO. 2433		С
1	2015/03/18 MARKS: BY-LAW	CONDO BYLAW/98		TORONTO STANDARD CONDOMINIUM CORPORATION NO. 2433		С
	2015/03/18 MARKS: BY-LAW	CONDO BYLAW/98		TORONTO STANDARD CONDOMINIUM CORPORATION NO. 2433		С
AT3844265	2015/03/30	TRANSFER		*** COMPLETELY DELETED *** WEST HARBOUR CITY (III) RESIDENCES CORP.	XU, HONGLOU	
1	2015/04/01 MARKS: BY-LAW	CONDO BYLAW/98		TORONTO STANDARD CONDOMINIUM CORPORATION NO. 2433		С



76433-0431 (LT)

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PREPARED FOR yvette01
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REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/ CHKD
AT3847121 REI	2015/04/01 MARKS: BY-LAW	CONDO BYLAW/98		TORONTO STANDARD CONDOMINIUM CORPORATION NO. 2433		С
		DISCH OF CHARGE		*** COMPLETELY DELETED *** MCAP FINANCIAL CORPORATION		
	MARKS: AT2901 2015/04/01			*** COMPLETELY DELETED *** LAND REGISTRAR		
AT3893229	MARKS: DELETE 2015/05/27	AT3809525 DISCH OF CHARGE		*** COMPLETELY DELETED *** AVIVA INSURANCE COMPANY OF CANADA		
REI	MARKS: AT2779	999.		311 2110 2110 311 311 311 311 311 311 311 311 311		
AT4772330	2018/01/03	TRANSFER	\$450,000	XU, HONGLOU	LOCKHART-CONWAY, BRYN GENDRON, NATHAN	С
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	С
AT5416294		DISCH OF CHARGE		*** COMPLETELY DELETED *** SCOTIA MORTGAGE CORPRATION		
REI	MARKS: AT4772	2331.				



CONDOMINIUM FROM 21418-0257

76433-1281 (LT)

PAGE 1 OF 5 PREPARED FOR yvette01 ON 2020/12/11 AT 11:44:32

* 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:

RECENTLY:

PIN CREATION DATE:

OWNERS' NAMES

FEE SIMPLE

2015/03/13

LT ABSOLUTE PLUS

CAPACITY SHARE

LOCKHART-CONWAY, BRYN GENDRON, NATHAN

JTEN JTEN

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/ CHKD
** PRINTOUT	INCLUDES AL	DOCUMENT TYPES AND	DELETED INSTRUMENTS SIN	CE 2015/03/13 **		
**SUBJECT T	O SUBSECTION	44(1) OF THE LAND T	ITLES ACT, EXCEPT PARAGR	PAPHS 3 AND 14 AND *		
**	PROVINCIAL S	UCCESSION DUTIES AND	EXCEPT PARAGRAPH 11 AND	ESCHEATS OR FORFEITURE **		
**	TO THE CROWN	UP TO THE DATE OF R.	GISTRATION WITH AN ABSC	LUTE TITLE. **		
CT143750	1975/10/02	NOTICE	THE	MOLSON COMPANIES LIMITED-LES COMPAGNIES MOLSON LIMITED	THE CORPORATION OF THE CITY OF TORONTO	С
CT431501	1980/09/11	NOTICE	THE	MOLSON COMPANIES LIMITED-LES COMPAGNIES MOLSON LIMITED	THE CORPORATION OF THE CITY OF TORONTO	С
CT751273	1985/11/01 MARKS: ZONING	NOTICE REGULATIONS-ISLAND		ARTMENT OF TRANSPORT	CITY OF TORONTO	С
CA199600	1992/07/22	AGREEMENT			CITY OF TORONTO	C
CA199601	1992/07/22	AGREEMENT			CITY OF TORONTO	С
CA409869	1996/06/12	NOTICE		SON BREWERIES PROPERTIES LIMITED	THE CORPORATION OF THE CITY OF TORONTO	С
CA411053	1996/06/19	NOTICE		SON BREWERIES PORPERTIES LIMITED	THE BOARD OF EDUCATION FOR THE CITY OF TORONTO THE METROPOLITAN TORONTO SCHOOL BOARD METROPOLITAN SEPARATE SCHOOL BOARD	С
CO	RRECTIONS: 'I	ARTY' CHANGED FROM '	THE RESIDENCES OF FLEET	CENTRE LIMITED' TO 'MOLSON BREWERIES PORPERTIES LIMITED'	ON 2003/01/28 BY KARL WIERCINSKI.	
	1		N 2003/01/28 BY KARL WII ON 2006/11/07 BY GALII	ERCINSKI. 'PARTY' CHANGED FROM 'THE METROPOLITAN TORONTO SI NA KISLANSKI	EPARATE SCHOOL BOARD' TO	
171	TINOI ODIIIAN S	DITHUIL DONOOL BOAKL	GALII	WI KLOHEMOKI.		
AT1019897	2005/12/23	TRANSFER EASEMENT	\$2 WITT	INGTON PROPERTIES LIMITED	CITY OF TORONTO	С
AT1386376	2007/02/28	NOTICE	WEST	HARBOUR CITY (I) RESIDENCES CORP.		С
AT1557985	2007/08/29	NOTICE	WITT	INGTON PROPERTIES LIMITED	CITY OF TORONTO	С



76433-1281 (LT)

PAGE 2 OF 5
PREPARED FOR yvette01
ON 2020/12/11 AT 11:44:32

		1		D IN ACCORDANCE WITH THE LAND TITLES ACT * SUBJECT TO RESE		
REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/ CHKD
RE	MARKS: SUBSEC	TION 37(3) OF THE PL	ANNING ACT			
AT1557986	2007/08/29	NOTICE	WITTI	INGTON PROPERTIES LIMITED	CITY OF TORONTO TORONTO DISTRICT SCHOOL BOARD TORONTO CATHOLIC DISTRICT SCHOOL BOARD	С
RE	2007/12/03 MARKS: THE LA STRICT SCHOOL	ND REGISTRAR IS AUTH		HARBOUR CITY (IV) RESIDENCES CORP. ICE ON THE CONSENT OF CITY OF TORONTO, TORONTO DISTRICT SO	CHOOL BOARD AND TORONTO CATHOLIC	С
AT1919031	2008/10/08	NOTICE	WEST	HARBOUR CITY (I) RESIDENCES CORP. HARBOUR CITY (II) RESIDENCES CORP. HARBOUR CITY (III) RESIDENCES CORP.	CITY OF TORONTO	С
	2010/02/10 MARKS: CA4110	APL (GENERAL) 53	TORON	NTO CATHOLIC DISTRICT SCHOOL BOARD		С
	2010/02/16 MARKS: CA4110	APL (GENERAL) 53	TORON	NTO DISTRICT SCHOOL BOARD		С
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.	С
RE	MARKS: AT1386	376				
AT2478131	2010/08/17	NOTICE		NTO DISTRICT SCHOOL BOARD NTO CATHOLIC DISTRICT SCHOOL BOARD		С
RE	MARKS: CA4110	53				
AT2779999	2011/08/10	CHARGE	WEST	DELETED AGAINST THIS PROPERTY *** HARBOUR CITY (III) RESIDENCES CORP. HARBOUR CITY (IV) RESIDENCES CORP.	AVIVA INSURANCE COMPANY OF CANADA	
AT2901332	2011/12/20	CHARGE	WEST	DELETED AGAINST THIS PROPERTY *** HARBOUR CITY (III) RESIDENCES CORP. HARBOUR CITY (IV) RESIDENCES CORP.	MCAP FINANCIAL CORPORATION	
		NO ASSGN RENT GEN	WEST	DELETED AGAINST THIS PROPERTY *** HARBOUR CITY (III) RESIDENCES CORP. HARBOUR CITY (IV) RESIDENCES CORP.	MCAP FINANCIAL CORPORATION	
RE	MARKS: AT2901	332				
AT2902930	2011/12/21	POSTPONEMENT	*** [DELETED AGAINST THIS PROPERTY ***		



76433-1281 (LT)

PAGE 3 OF 5
PREPARED FOR yvette01
ON 2020/12/11 AT 11:44:32

						CERT/
REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CHKD
			A	VIVA INSURANCE COMPANY OF CANADA	MCAP FINANCIAL CORPORATION	
RE	MARKS: AT2779	999 TO AT2901332				
AT2963908	2012/03/12	CHARGE	1	** DELETED AGAINST THIS PROPERTY ***		
			1	EST HARBOUR CITY (III) RESIDENCES CORP.	YHC MORTGAGE PARTNERS LIMITED	
			W	EST HARBOUR CITY (IV) RESIDENCES CORP.		
AT2963930	2012/03/12	NO ASSGN RENT GEN	*	** DELETED AGAINST THIS PROPERTY ***		
			W	EST HARBOUR CITY (III) RESIDENCES CORP.	YHC MORTGAGE PARTNERS LIMITED	
			W	EST HARBOUR CITY (IV) RESIDENCES CORP		
RE	MARKS: AT2963	908				
λπ2965621	2012/03/14	POSTPONEMENT	*	** DELETED AGAINST THIS PROPERTY ***		
A12303021	2012/03/14	TODITONEMENT		HC MORTGAGE PARTNERS LIMITED	MCAP FINANCIAL CORPORATION	
RE	MARKS: AT2963	908 POSTPONED TO AT2		no nortonos rintristro sinifis	TOTAL TRANSPORT CONTOURTED.	
AT3770614	2014/12/18	NOTICE		** DELETED AGAINST THIS PROPERTY ***		
			W	EST HARBOUR CITY (III) RESIDENCES CORP.	AVIVA INSURANCE COMPANY OF CANADA	
KE.	MARKS: AT2772	19999	-			
AT3773420	2014/12/22	CERTIFICATE	H	ER MAJESTY THE QUEEN IN RIGHT OF ONTARIO AS REPRESENTED BY		С
			Т	HE MINISTER OF THE ENVIRONMENT AND CLIMATE CHANGE		
	2015/02/12		\$2 C	ITY OF TORONTO	WEST HARBOUR CITY (III) RESIDENCES CORP.	С
RE	MARKS: SITE F	LAN AGREEMENT				
AT3809522	2015/02/12	TRANSFER EASEMENT	\$2 W	EST HARBOUR CITY (III) RESIDENCES CORP.	CITY OF TORONTO	С
AT3809523	2015/02/12	POSTPONEMENT	1	** DELETED AGAINST THIS PROPERTY ***		
	1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	2000 50 750000500 70		VIVA INSURANCE COMPANY OF CANADA	CITY OF TORONTO	
KE.	MARKS: ATZ//9	1999 TO AT3809522 AS	TO PTS 1 TO 10 (INCLU	SIVE) ON PLN 66R26977		
AT3809524	2015/02/12	POSTPONEMENT	*	** DELETED AGAINST THIS PROPERTY ***		
			1	CAP FINANCIAL CORPORATION	CITY OF TORONTO	
RE	MARKS: AT2901	332 AND AT2901333 TO	AT3809522 AS TO PTS	1 TO 10 (INCLUSIVE)ON PLN 66R26977		
уш3000E3E	2015/02/12	POSTPONEMENT	4	** DELETED AGAINST THIS PROPERTY ***		
A13609323	2013/02/12	POSTPONEMENT	1	HC MORTGAGE PARTNERS LIMITED	CITY OF TORONTO	
RE	MARKS: AT2963	908 TO AT3809522	1	10.1.0.1.01		
AT3809532	2015/02/12	APL (GENERAL)	ŀ	ORONTO DISTRICT SCHOOL BOARD	CITY OF TORONTO	С
				ORONTO CATHOLIC DISTRICT SCHOOL BOARD		
RE	EMARKS: POSTPO	NEMENT OF AT1557986	& AT1652600 TO AT3809	9522		



76433-1281 (LT)

PAGE 4 OF 5
PREPARED FOR yvette01
ON 2020/12/11 AT 11:44:32

	* 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.	С		
TCP2433	2015/03/06	STANDARD CONDO PLN				С		
AT3826845	2015/03/06	CONDO DECLARATION		WEST HARBOUR CITY (III) RESIDENCES CORP.		С		
AT3835392	2015/03/18	DISCH OF CHARGE		*** COMPLETELY DELETED *** YHC MORTGAGE PARTNERS LIMITED				
REI	MARKS: AT2963	3908.		THE MONIONED THATMEN BINITED				
	2015/03/18 MARKS: BY-LAW	CONDO BYLAW/98		TORONTO STANDARD CONDOMINIUM CORPORATION NO. 2433		С		
	2015/03/18 MARKS: BY-LAW	CONDO BYLAW/98		TORONTO STANDARD CONDOMINIUM CORPORATION NO. 2433		С		
	2015/03/18 MARKS: BY-LAN	CONDO BYLAW/98		TORONTO STANDARD CONDOMINIUM CORPORATION NO. 2433		С		
	2015/03/18 MARKS: BY-LAN	CONDO BYLAW/98		TORONTO STANDARD CONDOMINIUM CORPORATION NO. 2433		С		
1	2015/03/18 MARKS: BY-LAN	CONDO BYLAW/98		TORONTO STANDARD CONDOMINIUM CORPORATION NO. 2433		С		
	2015/03/18 MARKS: BY-LAW	CONDO BYLAW/98		TORONTO STANDARD CONDOMINIUM CORPORATION NO. 2433		С		
	2015/03/18 MARKS: BY-LAW	CONDO BYLAW/98		TORONTO STANDARD CONDOMINIUM CORPORATION NO. 2433		С		
	2015/03/18 MARKS: BY-LAW	CONDO BYLAW/98		TORONTO STANDARD CONDOMINIUM CORPORATION NO. 2433		С		
	2015/03/18 MARKS: BY-LAW	CONDO BYLAW/98		TORONTO STANDARD CONDOMINIUM CORPORATION NO. 2433		С		
AT3844265	2015/03/30	TRANSFER		*** COMPLETELY DELETED *** WEST HARBOUR CITY (III) RESIDENCES CORP.	XU, HONGLOU			
1	2015/04/01 MARKS: BY-LAW	CONDO BYLAW/98		TORONTO STANDARD CONDOMINIUM CORPORATION NO. 2433		С		



76433-1281 (LT)

PAGE 5 OF 5
PREPARED FOR yvette01
ON 2020/12/11 AT 11:44:32

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/ CHKD
	2015/04/01 MARKS: BY-LAW	CONDO BYLAW/98		TORONTO STANDARD CONDOMINIUM CORPORATION NO. 2433		С
		DISCH OF CHARGE		*** COMPLETELY DELETED *** MCAP FINANCIAL CORPORATION		
	MARKS: AT2901					
	2015/04/01			*** COMPLETELY DELETED *** LAND REGISTRAR		
REI	MARKS: DELETE	AT3809525				
AT3893229	2015/05/27	DISCH OF CHARGE		*** COMPLETELY DELETED *** AVIVA INSURANCE COMPANY OF CANADA		
REI	MARKS: AT2779	999.				
AT4772330	2018/01/03	TRANSFER	\$450,000	XU, HONGLOU	LOCKHART-CONWAY, BRYN GENDRON, NATHAN	С
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	С
AT5416294	2020/04/28	DISCH OF CHARGE		*** COMPLETELY DELETED *** SCOTIA MORTGAGE CORPRATION		
REI	MARKS: AT4772	331.				



76433-1411 (LT)

PAGE 1 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 *

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:

RECENTLY:

PIN CREATION DATE:

FEE SIMPLE LT ABSOLUTE PLUS CONDOMINIUM FROM 21418-0257

2015/03/13

OWNERS' NAMES

CAPACITY SHARE

LOCKHART-CONWAY, BRYN GENDRON, NATHAN JTEN JTEN

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/ CHKD
** PRINTOUT	INCLUDES AL	DOCUMENT TYPES AND	DELETED INSTRUMENTS SIN	CE 2015/03/13 **		
**SUBJECT T	O SUBSECTION	44(1) OF THE LAND T	ITLES ACT, EXCEPT PARAGR	PAPHS 3 AND 14 AND *		
**	PROVINCIAL S	UCCESSION DUTIES AND	EXCEPT PARAGRAPH 11 AND	ESCHEATS OR FORFEITURE **		
**	TO THE CROWN	UP TO THE DATE OF R.	GISTRATION WITH AN ABSC	LUTE TITLE. **		
CT143750	1975/10/02	NOTICE	THE	MOLSON COMPANIES LIMITED-LES COMPAGNIES MOLSON LIMITED	THE CORPORATION OF THE CITY OF TORONTO	С
CT431501	1980/09/11	NOTICE	THE	MOLSON COMPANIES LIMITED-LES COMPAGNIES MOLSON LIMITED	THE CORPORATION OF THE CITY OF TORONTO	С
CT751273	1985/11/01 MARKS: ZONING	NOTICE REGULATIONS-ISLAND		ARTMENT OF TRANSPORT	CITY OF TORONTO	С
CA199600	1992/07/22	AGREEMENT			CITY OF TORONTO	C
CA199601	1992/07/22	AGREEMENT			CITY OF TORONTO	С
CA409869	1996/06/12	NOTICE		SON BREWERIES PROPERTIES LIMITED	THE CORPORATION OF THE CITY OF TORONTO	С
CA411053	1996/06/19	NOTICE		SON BREWERIES PORPERTIES LIMITED	THE BOARD OF EDUCATION FOR THE CITY OF TORONTO THE METROPOLITAN TORONTO SCHOOL BOARD METROPOLITAN SEPARATE SCHOOL BOARD	С
CO	RRECTIONS: 'I	ARTY' CHANGED FROM '	THE RESIDENCES OF FLEET	CENTRE LIMITED' TO 'MOLSON BREWERIES PORPERTIES LIMITED'	ON 2003/01/28 BY KARL WIERCINSKI.	
	1		N 2003/01/28 BY KARL WII ON 2006/11/07 BY GALII	ERCINSKI. 'PARTY' CHANGED FROM 'THE METROPOLITAN TORONTO SI NA KISLANSKI	EPARATE SCHOOL BOARD' TO	
171	TINOI ODIIIAN S	DITHUIL DONOOL BOAKL	GALII	WI KLOHEMOKI.		
AT1019897	2005/12/23	TRANSFER EASEMENT	\$2 WITT	INGTON PROPERTIES LIMITED	CITY OF TORONTO	С
AT1386376	2007/02/28	NOTICE	WEST	HARBOUR CITY (I) RESIDENCES CORP.		С
AT1557985	2007/08/29	NOTICE	WITT	INGTON PROPERTIES LIMITED	CITY OF TORONTO	С



76433-1411 (LT)

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

		1		D IN ACCORDANCE WITH THE LAND TITLES ACT * SUBJECT TO RESE		
REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/ CHKD
RE	MARKS: SUBSEC	TION 37(3) OF THE PL	ANNING ACT			
AT1557986	2007/08/29	NOTICE	WITTI	INGTON PROPERTIES LIMITED	CITY OF TORONTO TORONTO DISTRICT SCHOOL BOARD TORONTO CATHOLIC DISTRICT SCHOOL BOARD	С
RE	2007/12/03 MARKS: THE LA STRICT SCHOOL	ND REGISTRAR IS AUTH		HARBOUR CITY (IV) RESIDENCES CORP. ICE ON THE CONSENT OF CITY OF TORONTO, TORONTO DISTRICT SO	CHOOL BOARD AND TORONTO CATHOLIC	С
AT1919031	2008/10/08	NOTICE	WEST	HARBOUR CITY (I) RESIDENCES CORP. HARBOUR CITY (II) RESIDENCES CORP. HARBOUR CITY (III) RESIDENCES CORP.	CITY OF TORONTO	С
	2010/02/10 MARKS: CA4110	APL (GENERAL) 53	TORON	NTO CATHOLIC DISTRICT SCHOOL BOARD		С
	2010/02/16 MARKS: CA4110	APL (GENERAL) 53	TORON	NTO DISTRICT SCHOOL BOARD		С
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.	С
RE	MARKS: AT1386	376				
AT2478131	2010/08/17	NOTICE		NTO DISTRICT SCHOOL BOARD NTO CATHOLIC DISTRICT SCHOOL BOARD		С
RE	MARKS: CA4110	53				
AT2779999	2011/08/10	CHARGE	WEST	DELETED AGAINST THIS PROPERTY *** HARBOUR CITY (III) RESIDENCES CORP. HARBOUR CITY (IV) RESIDENCES CORP.	AVIVA INSURANCE COMPANY OF CANADA	
AT2901332	2011/12/20	CHARGE	WEST	DELETED AGAINST THIS PROPERTY *** HARBOUR CITY (III) RESIDENCES CORP. HARBOUR CITY (IV) RESIDENCES CORP.	MCAP FINANCIAL CORPORATION	
		NO ASSGN RENT GEN	WEST	DELETED AGAINST THIS PROPERTY *** HARBOUR CITY (III) RESIDENCES CORP. HARBOUR CITY (IV) RESIDENCES CORP.	MCAP FINANCIAL CORPORATION	
RE	MARKS: AT2901	332				
AT2902930	2011/12/21	POSTPONEMENT	*** [DELETED AGAINST THIS PROPERTY ***		



76433-1411 (LT)

PAGE 3 OF 5
PREPARED FOR yvette01
ON 2020/12/11 AT 11:43:50

						CERT/
REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CHKD
			A	VIVA INSURANCE COMPANY OF CANADA	MCAP FINANCIAL CORPORATION	
RE	MARKS: AT2779	999 TO AT2901332				
AT2963908	2012/03/12	CHARGE	1	** DELETED AGAINST THIS PROPERTY ***		
			1	EST HARBOUR CITY (III) RESIDENCES CORP.	YHC MORTGAGE PARTNERS LIMITED	
			W	EST HARBOUR CITY (IV) RESIDENCES CORP.		
AT2963930	2012/03/12	NO ASSGN RENT GEN	*	** DELETED AGAINST THIS PROPERTY ***		
			W	EST HARBOUR CITY (III) RESIDENCES CORP.	YHC MORTGAGE PARTNERS LIMITED	
			W	EST HARBOUR CITY (IV) RESIDENCES CORP		
RE	MARKS: AT2963	908				
λπ2965621	2012/03/14	POSTPONEMENT	*	** DELETED AGAINST THIS PROPERTY ***		
A12303021	2012/03/14	TODITONEMENT		HC MORTGAGE PARTNERS LIMITED	MCAP FINANCIAL CORPORATION	
RE	MARKS: AT2963	908 POSTPONED TO AT2		no nortonos rintristro sinifis	TOTAL TRANSPORT CONTOURTED.	
AT3770614	2014/12/18	NOTICE		** DELETED AGAINST THIS PROPERTY ***		
			W	EST HARBOUR CITY (III) RESIDENCES CORP.	AVIVA INSURANCE COMPANY OF CANADA	
KE.	MARKS: AT2772	19999	-			
AT3773420	2014/12/22	CERTIFICATE	H	ER MAJESTY THE QUEEN IN RIGHT OF ONTARIO AS REPRESENTED BY		С
			Т	HE MINISTER OF THE ENVIRONMENT AND CLIMATE CHANGE		
	2015/02/12		\$2 C	ITY OF TORONTO	WEST HARBOUR CITY (III) RESIDENCES CORP.	С
RE	MARKS: SITE F	LAN AGREEMENT				
AT3809522	2015/02/12	TRANSFER EASEMENT	\$2 W	EST HARBOUR CITY (III) RESIDENCES CORP.	CITY OF TORONTO	С
AT3809523	2015/02/12	POSTPONEMENT	1	** DELETED AGAINST THIS PROPERTY ***		
	1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	2000 50 750000500 70		VIVA INSURANCE COMPANY OF CANADA	CITY OF TORONTO	
KE.	MARKS: ATZ//9	1999 TO AT3809522 AS	TO PTS 1 TO 10 (INCLU	SIVE) ON PLN 66R26977		
AT3809524	2015/02/12	POSTPONEMENT	*	** DELETED AGAINST THIS PROPERTY ***		
			1	CAP FINANCIAL CORPORATION	CITY OF TORONTO	
RE	MARKS: AT2901	332 AND AT2901333 TO	AT3809522 AS TO PTS	1 TO 10 (INCLUSIVE)ON PLN 66R26977		
уш3000E3E	2015/02/12	POSTPONEMENT	4	** DELETED AGAINST THIS PROPERTY ***		
A13609323	2013/02/12	POSTPONEMENT	1	HC MORTGAGE PARTNERS LIMITED	CITY OF TORONTO	
RE	MARKS: AT2963	908 TO AT3809522	1	10.1.0.1.01		
AT3809532	2015/02/12	APL (GENERAL)	1	ORONTO DISTRICT SCHOOL BOARD	CITY OF TORONTO	С
				ORONTO CATHOLIC DISTRICT SCHOOL BOARD		
RE	EMARKS: POSTPO	NEMENT OF AT1557986	& AT1652600 TO AT3809	9522		



76433-1411 (LT)

PAGE 4 OF 5
PREPARED FOR yvette01
ON 2020/12/11 AT 11:43:50

	T			TIFIED IN ACCORDANCE WITH THE LAND TITLES ACT * SUBJECT TO RESE	IN GROWN GRANT	GEDE /
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.	С
TCP2433	2015/03/06	STANDARD CONDO PLN				С
AT3826845	2015/03/06	CONDO DECLARATION		WEST HARBOUR CITY (III) RESIDENCES CORP.		С
AT3835392	2015/03/18	DISCH OF CHARGE		*** COMPLETELY DELETED ***		
REI	MARKS: AT2963	3908.		YHC MORTGAGE PARTNERS LIMITED		
	2015/03/18 MARKS: BY-LAW	CONDO BYLAW/98		TORONTO STANDARD CONDOMINIUM CORPORATION NO. 2433		С
	2015/03/18 MARKS: BY-LAN	CONDO BYLAW/98		TORONTO STANDARD CONDOMINIUM CORPORATION NO. 2433		С
	2015/03/18 MARKS: BY-LAN	CONDO BYLAW/98		TORONTO STANDARD CONDOMINIUM CORPORATION NO. 2433		С
	2015/03/18 MARKS: BY-LAN	CONDO BYLAW/98		TORONTO STANDARD CONDOMINIUM CORPORATION NO. 2433		С
	2015/03/18 MARKS: BY-LAN	CONDO BYLAW/98		TORONTO STANDARD CONDOMINIUM CORPORATION NO. 2433		С
	2015/03/18 MARKS: BY-LAN	CONDO BYLAW/98		TORONTO STANDARD CONDOMINIUM CORPORATION NO. 2433		С
1	2015/03/18 MARKS: BY-LAN	CONDO BYLAW/98		TORONTO STANDARD CONDOMINIUM CORPORATION NO. 2433		С
1	2015/03/18 MARKS: BY-LAW	CONDO BYLAW/98		TORONTO STANDARD CONDOMINIUM CORPORATION NO. 2433		С
	2015/03/18 MARKS: BY-LAW	CONDO BYLAW/98		TORONTO STANDARD CONDOMINIUM CORPORATION NO. 2433		С
AT3844265	2015/03/30	TRANSFER		*** COMPLETELY DELETED *** WEST HARBOUR CITY (III) RESIDENCES CORP.	XU, HONGLOU	
1	2015/04/01 MARKS: BY-LAW	CONDO BYLAW/98		TORONTO STANDARD CONDOMINIUM CORPORATION NO. 2433		С



76433-1411 (LT)

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

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



A Commissioner for Taking Affidavits



76157-0393 (LT)

PAGE 1 OF 5
PREPARED FOR yvette01
ON 2020/12/11 AT 11:57:15

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

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:

FEE SIMPLE ABSOLUTE RECENTLY:

ROWN

CONDOMINIUM FROM 21394-0174

PIN CREATION DATE:

2011/06/02

OWNERS' NAMES

CAPACITY SHARE

YEUNG, CALVIN LONG FUNG

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/ CHKD
** PRINTOUT	I INCLUDES ALL	DOCUMENT TYPES (DE	LETED INSTRUMENTS NOT INCLU	DED) **		
	1986/10/03 MARKS: MULTI	NOTICE AGREEMENT				С
	1987/09/21 MARKS: MULTI	AGREEMENT				С
	1	NOTICE AGREEMENT ENT, MULTI, MULTIPLE	E LANDS			С
C920252	1994/10/28 MARKS: MULTIPI					С
C920254	1994/10/28 MARKS: MULTIPI					С
	1994/10/28 MARKS: PARTS 1		3, 37, 38, 41-45 66R16838			С
C920261	1994/10/28 MARKS: MULTIPI					С
E50472	1996/12/19 MARKS: MULTIPI					С
	1996/12/19 MARKS: E50473	APL ANNEX REST COV				С
E50476Z	1996/12/19 MARKS: E50475	APL ANNEX REST COV				С
E50477	1996/12/19	NOTICE				C



76157-0393 (LT)

PAGE 2 OF 5
PREPARED FOR yvette01
ON 2020/12/11 AT 11:57:15

						CERT/
REG. NUM	. DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CHKD
	REMARKS: PARTS	12-15, 18, 19, 21-23	, 37, 38, 41-45 66R16838, C92	0254		
E50478	1996/12/19	NOTICE				C
			, 37, 38, 41-45 66R16838, C92	0258		
E50479	1006/10/10	NOTE				
	1996/12/19 REMARKS: PARTS	1	40, 42-48 66R16838, C920261			
E92606	1997/06/26 REMARKS: MULTIE	1				C
	1102111					
E119077	1997/10/06	1	ODIZED TO DELETE THE MILE NOTICE	UDON DELETION OF FORCE		С
يا ا	REMARKS: THE LA	ND REGISTRAR IS AUTH	ORIZED TO DELETE THIS NOTICE	UPON DELETION OF E92606		
E123887	1997/10/28	1				С
	•	1 '	ETE THIS NOTICE WITH THE CONS. N TORONTO SCHOOL BOARD	ENT OF THE CITY OF TORONTO, BOARD OF EDUCATION FOR TH	E CITY OF TORONTO, METROPOLITAN	
·		DOMED & HEIROTOETH	Totalite Senses Sents			
E123888	1997/10/28	1				С
,	REMARKS: I HERE	BBY AUTHORIZE THE LAN	D REGISTRAR TO DELETE THE ENT	RY OF THIS NOTICE FROM THE SAID PCL WITH THE CONSENT	OF THE CITY OF TORONTO	
E127847	1997/11/13	1				С
	•		RAR IS AUTHORIZED TO DELETE T GTON PROPERTIES LIMITE	HIS NOTICE WITH CONSENT OF THE CORPORATION OF THE CIT	TY OF TORONTO CANADA LANDS COMPANY	
		TOWER BILLIES WITTEN				
E133579	1997/12/03	NOTICE				С
E133590	1997/12/03	NOTICE				С
j	REMARKS: C92025	8, E50478 PARTS 12-1	5, 18-19, 21-23, 37-38, 41-45	66R16838		
E168791	1998/05/21	NOTICE				C
]		1	EGISTRAR IS AUTHORIZED TO DEL	ETE SAID NOTICE WITH CONSENT OF PARTIES SET FORTH IN	SAID NOTICE MULTI	
E220164	1998/12/22	NOTICE				C
	REMARKS: MULTIF	1				
E2201.00	1000/12/22	NORTOR				
E220169	1998/12/22 REMARKS: PARTS		37-38, 41-45 66R16838			
E220171	1998/12/22 REMARKS: C92025		 REGISTRAR IS AUTHORIZED TO D	ELETE SAID NOTICE WITH CONSENT OF CITY OF TORONTO, TO	 RONTO DISTRICT SCHOOL BOARD &	C
	•	C DISTRICT SCHOOL BO			201002 201002 20110	



76157-0393 (LT)

PAGE 3 OF 5
PREPARED FOR yvette01
ON 2020/12/11 AT 11:57:15

				O IN ACCORDANCE WITH THE LAND TITLES ACT * SUBJECT TO RESE		CERT/
REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CHKD
E386972	2001/01/15	NOTICE				С
				TICE WITH THE CONSENT OF THE CORPORATION OF THE CITY OF TO	RONTO, THE TORONTO CATHOLIC	
DI	\$TRICT SCHOOL	BOARD AND TORONTO D	ISTRICT SCHOOL BOARD MULT	"I		
AT538309	2004/07/08	NOTICE	\$2 CONCO	RD ADEX DEVELOPMENTS CORP.	CITY OF TORONTO	С
AT538375	2004/07/08	NOTICE	\$2 CONCO	RD ADEX DEVELOPMENTS CORP.		С
AT538528	2004/07/08	NOTICE	\$2 CONCO	RD ADEX DEVELOPMENTS CORP.	CITY OF TORONTO	С
AT1235862	2006/08/24	NO CHNG ADDR INST	CANAD	A LANDS COMPANY CLC LIMITED		С
RE	MARKS: MULTIP	LE				
AT1385674	2007/02/27	NOTICE		RD ADEX DEVELOPMENTS CORP. LACE DEVELOPMENTS CORP.	CITY OF TORONTO	С
RE	MARKS: PARTS	12 - 15 INCL, 18, 19	, 22, 23, 27, 41-45 INCL,	PLAN 66R16838, PARTS 6 & 7, PLAN 66R15355, PARTS 1, 2 &	3, 66R21524	
	2007/06/08		•	RD ADEX DEVELOPMENTS CORP.		C
RE	MARKS: THIS N	OTICE WILL BE EFFECT	IVE FOR AN INDETERMINATE	TIME		
AT1561168	2007/08/31	NOTICE	\$2 CONCO	RD ADEX DEVELOPMENTS CORP.		С
RE	MARKS: THIS N	OTICE WILL BE EFFECT	IVE FOR AN INDETERMINATE	TIME		
AT1727146	2008/03/05	NOTICE		RD ADEX DEVELOPMENTS CORP. LACE DEVELOPMENTS CORP.	CITY OF TORONTO	С
AT1759708	2008/04/21	NOTICE		RD ADEX DEVELOPMENTS CORP. LACE DEVELOPMENTS CORP.		С
AT1786142	2008/05/23	NOTICE	\$2 CITY	OF TORONTO	CONCORD ADEX DEVELOPMENTS CORP. CITYPLACE DEVELOPMENTS CORP. CONCORD PANORAMA LIMITED	С
AT1799226	2008/06/06	NOTICE	·	RD ADEX DEVELOPMENTS CORP.		С
RE	MARKS: THIS N	OTICE IS FOR AN INDE				
	2009/02/11		\$2 CITY	OF TORONTO	CONCORD ADEX DEVELOPMENTS CORP.	С
RE	MARKS: SITE P	LAN AGREEMENT				
AT2068465	2009/05/13	NOTICE	\$2 CITY	OF TORONTO	CITYPLACE DEVELOPMENTS CORP.	С
AT2097915	2009/06/19	NOTICE	\$2 CITY	OF TORONTO	CITYPLACE DEVELOPMENTS CORP.	С



76157-0393 (LT)

PAGE 4 OF 5
PREPARED FOR yvette01
ON 2020/12/11 AT 11:57:15

				RTIFIED IN ACCORDANCE WITH THE LAND TITLES ACT * SUBJECT TO RESE		CERT/
REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CHKD
Ri	EMARKS: SITE I	LAN AGREEMENT				
	2009/06/19 EMARKS: SITE E	NOTICE LAN AGREEMENT	\$2	CITY OF TORONTO	CITYPLACE DEVELOPMENTS CORP.	С
	2009/10/13 EMARKS: THIS N			CONCORD ADEX DEVELOPMENTS CORP. CORD ADEX DEVELOPMENTS CORP.; T.S.C.C. # 2016 AND T.S.C.C. # 200	9	С
AT2231549	2009/11/17	TRANSFER EASEMENT	\$2	CITYPLACE DEVELOPMENTS CORP.	TELUS COMMUNICATIONS COMPANY	С
AT2281669	2010/01/18	NO SUB AGREEMENT		CONCORD ADEX DEVELOPMENTS CORP. CITYPLACE DEVELOPMENTS CORP.	CITY OF TORONTO	С
AT2308580	2010/02/19	NOTICE	\$2	CITYPLACE DEVELOPMENTS CORP. CONCORD ADEX DEVELOPMENTS CORP.		С
R	EMARKS: THIS N	OTICE IS FOR AN INDE	TERMINATE PERIOD			
AT2401348	2010/06/03	NOTICE		CITYPLACE DEVELOPMENTS CORP. CONCORD ADEX DEVELOPMENTS CORP.	CITY OF TORONTO	С
AT2636859	2011/03/07	TRANSFER EASEMENT	\$2	CITYPLACE DEVELOPMENTS CORP.	CITY OF TORONTO	С
AT2636860	2011/03/07	TRANSFER EASEMENT	\$2	CITYPLACE DEVELOPMENTS CORP.	CITY OF TORONTO	С
TCP2157	2011/05/27	STANDARD CONDO PLN				С
AT2702788	2011/05/27	CONDO DECLARATION		CITYPLACE DEVELOPMENTS CORP.		С
	2011/06/09 EMARKS: BYLAW	CONDO BYLAW/98		TORONTO STANDARD CONDOMINIUM CORPORATION NO. 2157		С
	2011/06/09 EMARKS: BYLAW	CONDO BYLAW/98		TORONTO STANDARD CONDOMINIUM CORPORATION NO. 2157		С
	2011/06/09 EMARKS: BYLAW	CONDO BYLAW/98		TORONTO STANDARD CONDOMINIUM CORPORATION NO. 2157		С
	2011/06/09 EMARKS: BYLAW	CONDO BYLAW/98		TORONTO STANDARD CONDOMINIUM CORPORATION NO. 2157		С
	2011/06/09 EMARKS: BYLAW	CONDO BYLAW/98		TORONTO STANDARD CONDOMINIUM CORPORATION NO. 2157		С



76157-0393 (LT)

PAGE 5 OF 5
PREPARED FOR yvette01
ON 2020/12/11 AT 11:57:15

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		С
RE.	MARKS: BYLAW	NO.6				
AT2887586		CONDO AMENDMENT 788. AMENDMENT TO DE	CLARATION UNDER SEC	TORONTO STANDARD CONDOMINIUM CORPORATION NO.2157 TION 109 OF THE CONDOMINIUM ACT, 1998.		С
AT4793086	2018/01/31	TRANSFER	\$452,000	XU, HONGLOU	YEUNG, CALVIN LONG FUNG	С
AT4793087	2018/01/31	CHARGE	\$340,000	YEUNG, CALVIN LONG FUNG	BANK OF MONTREAL	С

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



A Commissioner for Taking Affidavits



76458-0462 (LT)

PAGE 1 OF 4 PREPARED FOR tlholtom1 ON 2020/09/16 AT 08:50:20

PIN CREATION DATE:

2015/06/09

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

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:

CONDOMINIUM FROM 21394-0193

FEE SIMPLE ABSOLUTE

OWNERS' NAMES

CAPACITY SHARE

RECENTLY:

2697483 ONTA			ROWN			
REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/ CHKD
** PRINTOUT	INCLUDES ALI	DOCUMENT TYPES AND	DELETED INSTRUMENTS	SINCE 2015/06/09 **		
C920252 REI	1994/10/28 MARKS: MULTIF					С
C920254 <i>REI</i>	1994/10/28 MARKS: MULTIF					С
AT1037116	2006/01/17	NOTICE	\$2	WITTINGTON PROPERTIES LIMITED	CITY OF TORONTO	С
AT1037117	2006/01/17	NOTICE	\$2	WITTINGTON PROPERTIES LIMITED	CITY OF TORONTO TORONTO DISTRICT SCHOOL BOARD TORONTO CATHOLIC DISTRICT SCHOOL BOARD	С
	2010/03/16 MARKS: LAND R		UTHORIZED TO DELETE	WITTINGTON PROPERTIES LIMITED THE NOTICE ON THE CONSENT OF WITTINGTON PROPERTI.	LOBLAW PROPERTIES LIMITED ES LIMITED AND LOBLAW PROPERTIES LIMITED	С
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	
		POSTPONEMENT		*** DELETED AGAINST THIS PROPERTY *** WITTINGTON PROPERTIES LIMITED	TRAVELERS INSURANCE COMPANY OF CANADA	
KEI	MARKS: AT2345	472 TO AT3173300				
	2012/11/20 MARKS: THIS N	NOTICE OTICE IS FOR AN INDE	•	CONCORD ADEX PROPERTIES LIMITED	CITY OF TORONTO	С
AT3179598	2012/11/20	POSTPONEMENT		*** DELETED AGAINST THIS PROPERTY *** TRAVELERS INSURANCE COMPANY OF CANADA	CITY OF TORONTO	
REI	MARKS: AT3173	300 TO AT3179597				

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.



76458-0462 (LT)

PAGE 2 OF 4
PREPARED FOR tlholtom1
ON 2020/09/16 AT 08:50:20

						CERT/
REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CHKD
AT3222699	2013/01/24	CHARGE		*** DELETED AGAINST THIS PROPERTY ***		
				CONCORD ADEX PROPERTIES LIMITED	TRAVELERS INSURANCE COMPANY OF CANADA	
AT3223892	2013/01/25	NOTICE	\$2	CITY OF TORONTO	CONCORD ADEX PROPERTIES LIMITED	С
AT3225706	2013/01/28	POSTPONEMENT		*** DELETED AGAINST THIS PROPERTY ***	EDIVELEDO INCUDINCE COMPANY OF CANADA	
RE	 MARKS: AT2345	 472 POSTPONED TO AT3	222699	WITTINGTON PROPERTIES LIMITED	TRAVELERS INSURANCE COMPANY OF CANADA	
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	
RE	MARKS: AT3226	604.				
ат3226645	2013/01/29	POSTPONEMENT		*** DELETED AGAINST THIS PROPERTY ***		
	2010, 01, 23	100110112111		WITTINGTON PROPERTIES LIMITED	HSBC BANK CANADA	
RE	MARKS: AT2345	472 POSTPONED TO AT3	226604 & AT3226605			
лпзээссис	2013/01/20	POSTPONEMENT		*** DELETED AGAINST THIS PROPERTY ***		
A13220040	2013/01/23	103110NEMEN1		TRAVELERS INSURANCE COMPANY OF CANADA	HSBC BANK CANADA	
RE	MARKS: AT3173	300 POSTPONED TO AT3	226604 & AT3226605			
3 = 200 6 6 4 =	0012/01/00	2002201214214				
AT3226647	2013/01/29	POSTPONEMENT		*** DELETED AGAINST THIS PROPERTY *** TRAVELERS INSURANCE COMPANY OF CANADA	HSBC BANK CANADA	
RE	MARKS: AT3222	699 POSTPONED TO AT3	226604 & AT3226605		India State Canada	
AT3235570	2013/02/12	POSTPONEMENT		*** DELETED AGAINST THIS PROPERTY *** WITTINGTON PROPERTIES LIMITED	CITY OF TORONTO	
RE	 MARKS: AT2345	 472 POSTPONED TO AT3	179597	WILLINGTON PROPERTIES LIMITED	CITI OF TORONTO	
AT3368070	2013/08/01	TRANSFER EASEMENT	\$2	CONCORD ADEX PROPERTIES LIMITED	TELUS COMMUNICATIONS INC.	С
АТЗЗ79214	2013/08/15	POSTPONEMENT		*** DELETED AGAINST THIS PROPERTY ***		
1113373211	2013/00/13	1 00 11 ONBIBINI		WITTINGTON PROPERTIES LIMITED	TELUS COMMUNICATIONS INC.	
RE	MARKS: AT2345	472 TO AT3368070				
ДТ3379215	2013/08/15	POSTPONEMENT		*** DELETED AGAINST THIS PROPERTY ***		
11100,0210	2013/00/13	10011 ONDITION		HSBC BANK CANADA	TELUS COMMUNICATIONS INC.	
RE	MARKS: AT3226	604 AND AT3226605 TC	AT3368070			
Am2270016	2012/00/15	DOCUDONEMENT		*** DELEMED ACATMOM MUTO DEODEDMY ***		
AT33/9216	ZUI3/U8/I3	POSTPONEMENT		*** DELETED AGAINST THIS PROPERTY ***		



76458-0462 (LT)

PAGE 3 OF 4
PREPARED FOR tlholtom1
ON 2020/09/16 AT 08:50:20

				RTIFIED IN ACCORDANCE WITH THE LAND TITLES ACT * SUBJECT TO RESE		CERT/
REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CHKD
RE	MARKS: AT322	2699 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	
RE	MARKS: AT344.	3336 RENTS				
AT3443368	2013/10/31	POSTPONEMENT		*** DELETED AGAINST THIS PROPERTY *** WITTINGTON PROPERTIES LIMITED	HSBC BANK CANADA	
RE	MARKS: AT234	5472 TO AT3443336				
AT3443369	2013/10/31	POSTPONEMENT		*** DELETED AGAINST THIS PROPERTY *** TRAVELERS INSURANCE COMPANY OF CANADA	HSBC BANK CANADA	
RE	MARKS: AT317.	3300 TO AT3443336				
AT3443370	2013/10/31	POSTPONEMENT		*** DELETED AGAINST THIS PROPERTY *** TRAVELERS INSURANCE COMPANY OF CANADA	HSBC BANK CANADA	
RE	MARKS: AT322	2699 TO AT3443336				
TCP2458	2015/06/02	STANDARD CONDO PLN				С
AT3901265	2015/06/02	CONDO DECLARATION		CONCORD ADEX PROPERTIES LIMITED		С
AT3923784	2015/06/24	DISCH OF CHARGE		*** COMPLETELY DELETED *** WITTINGTON PROPERTIES LIMITED		
RE	MARKS: AT234.	5472.				
	2015/06/25 MARKS: BY-LA	CONDO BYLAW/98		TORONTO STANDARD CONDOMINIUM CORPORATION NO. 2458		С
	2015/06/25 MARKS: BY-LAI	CONDO BYLAW/98		TORONTO STANDARD CONDOMINIUM CORPORATION NO. 2458		С
1	2015/06/25 MARKS: BY-LA	CONDO BYLAW/98		TORONTO STANDARD CONDOMINIUM CORPORATION NO. 2458		С
AT3925898	2015/06/25	CONDO BYLAW/98		TORONTO STANDARD CONDOMINIUM CORPORATION NO. 2458		С



76458-0462 (LT)

PAGE 4 OF 4
PREPARED FOR tlholtom1
ON 2020/09/16 AT 08:50:20

	CERTIFIED IN ACCORDANCE WITH THE LAND TITLES ACT " SUBJECT TO RESERVATIONS IN CROWN GRANT "							
REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CHKD		
REMARKS: BY-LAW NO.4								
	2015/06/25 MARKS: BY-LAN	CONDO BYLAW/98		TORONTO STANDARD CONDOMINIUM CORPORATION NO. 2458		С		
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				
RE	MARKS: AT322	604.						
AT4050504	2015/10/29	DISCH OF CHARGE		*** COMPLETELY DELETED *** HSBC BANK CANADA				
RE.	MARKS: AT344.	3336.						
AT4084722	2015/12/02	DISCH OF CHARGE		*** COMPLETELY DELETED *** TRAVELERS INSURANCE COMPANY OF CANADA				
RE	MARKS: AT3222	699.						
AT4084878	2015/12/03	DISCH OF CHARGE		*** COMPLETELY DELETED *** TRAVELERS INSURANCE COMPANY OF CANADA				
RE.	MARKS: AT317	300.						
AT5207738	2019/08/09	TRANSFER		*** COMPLETELY DELETED *** XU, HONGLOU	XU, XIAO			
AT5348244	2020/01/22	TRANSFER	\$680,000	XU, XIAO	2697483 ONTARIO INC.	С		
AT5348245	2020/01/22	CHARGE	\$510,000	2697483 ONTARIO INC.	EQUITABLE BANK	С		
AT5348246 RE.	2020/01/22 MARKS: AT5348	NO ASSGN RENT GEN		2697483 ONTARIO INC.	EQUITABLE BANK	С		



76458-1669 (LT)

PAGE 1 OF 4
PREPARED FOR tlholtom1
ON 2020/09/16 AT 08:52:07

PIN CREATION DATE:

2015/06/09

* 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:

CONDOMINIUM FROM 21394-0193

FEE SIMPLE ABSOLUTE

OWNERS' NAMES CAPACITY SHARE

2697483 ONTARIO INC.

ROWN

RECENTLY:

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/ CHKD
** PRINTOU	I INCLUDES ALI	L DOCUMENT TYPES AND	DELETED INSTRUMENTS	SINCE 2015/06/09 **		
C920252	1994/10/28 EMARKS: MULTIF					С
C920254	1994/10/28 MARKS: MULTIF					С
AT1037116	2006/01/17	NOTICE	\$2	WITTINGTON PROPERTIES LIMITED	CITY OF TORONTO	С
AT1037117	2006/01/17	NOTICE	\$2	WITTINGTON PROPERTIES LIMITED	CITY OF TORONTO TORONTO DISTRICT SCHOOL BOARD TORONTO CATHOLIC DISTRICT SCHOOL BOARD	С
	2010/03/16 MARKS: LAND R		UTHORIZED TO DELETE	WITTINGTON PROPERTIES LIMITED THE NOTICE ON THE CONSENT OF WITTINGTON PROPERTIES LIMITED AND	LOBLAW PROPERTIES LIMITED LOBLAW PROPERTIES LIMITED	С
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	
	2012/11/15			*** DELETED AGAINST THIS PROPERTY *** WITTINGTON PROPERTIES LIMITED	TRAVELERS INSURANCE COMPANY OF CANADA	
RE	MARKS: AT2345	472 TO AT3173300				
	2012/11/20 MARKS: THIS N	NOTICE OTICE IS FOR AN INDE	· ·	CONCORD ADEX PROPERTIES LIMITED	CITY OF TORONTO	С
AT3179598	2012/11/20	POSTPONEMENT		*** DELETED AGAINST THIS PROPERTY *** TRAVELERS INSURANCE COMPANY OF CANADA	CITY OF TORONTO	
RE	MARKS: AT3173	300 TO AT3179597				



76458-1669 (LT)

PAGE 2 OF 4
PREPARED FOR tlholtom1
ON 2020/09/16 AT 08:52:07

* 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		*** DELETED AGAINST THIS PROPERTY *** CONCORD ADEX PROPERTIES LIMITED	TRAVELERS INSURANCE COMPANY OF CANADA		
AT3223892	2013/01/25	NOTICE	\$2	CITY OF TORONTO	CONCORD ADEX PROPERTIES LIMITED	С	
AT3225706	2013/01/28	POSTPONEMENT		*** DELETED AGAINST THIS PROPERTY *** WITTINGTON PROPERTIES LIMITED	TRAVELERS INSURANCE COMPANY OF CANADA		
RE	MARKS: AT2345	472 POSTPONED TO AT3	222699				
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		
RE	MARKS: AT3226	604.					
AT3226645	2013/01/29	POSTPONEMENT		*** DELETED AGAINST THIS PROPERTY *** WITTINGTON PROPERTIES LIMITED	HSBC BANK CANADA		
RE	 MARKS: AT2345	472 POSTPONED TO AT3	226604 & AT3226605	WITTINGTON FROIDNIED EINIED	INDEX BINK GINABII		
AT3226646	2013/01/29	POSTPONEMENT		*** DELETED AGAINST THIS PROPERTY *** TRAVELERS INSURANCE COMPANY OF CANADA	HSBC BANK CANADA		
RE	MARKS: AT3173	300 POSTPONED TO AT3	226604 & AT3226605				
AT3226647	2013/01/29	POSTPONEMENT		*** DELETED AGAINST THIS PROPERTY *** TRAVELERS INSURANCE COMPANY OF CANADA	HSBC BANK CANADA		
RE	MARKS: AT3222	699 POSTPONED TO AT3	226604 & AT3226605				
AT3235570	2013/02/12	POSTPONEMENT		*** DELETED AGAINST THIS PROPERTY *** WITTINGTON PROPERTIES LIMITED	CITY OF TORONTO		
RE	MARKS: AT2345	472 POSTPONED TO AT3	179597				
AT3368070	2013/08/01	TRANSFER EASEMENT	\$2	CONCORD ADEX PROPERTIES LIMITED	TELUS COMMUNICATIONS INC.	С	
AT3379214	2013/08/15	POSTPONEMENT		*** DELETED AGAINST THIS PROPERTY *** WITTINGTON PROPERTIES LIMITED	TELUS COMMUNICATIONS INC.		
RE	MARKS: AT2345	472 TO AT3368070					
AT3379215	2013/08/15	POSTPONEMENT		*** DELETED AGAINST THIS PROPERTY *** HSBC BANK CANADA	TELUS COMMUNICATIONS INC.		
RE	 MARKS: AT3226	604 AND AT3226605 TO	AT3368070	HODO BINK CHIMIDH	THE CONTONION INC.		
AT3379216	2013/08/15	POSTPONEMENT		*** DELETED AGAINST THIS PROPERTY ***			



76458-1669 (LT)

PAGE 3 OF 4
PREPARED FOR tlholtom1
ON 2020/09/16 AT 08:52:07

				RTIFIED IN ACCORDANCE WITH THE LAND TITLES ACT * SUBJECT TO RESE		CERT/
REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CHKD
RE	MARKS: AT3222	2699 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	
RE	MARKS: AT344	3336 RENTS				
AT3443368	2013/10/31	POSTPONEMENT		*** DELETED AGAINST THIS PROPERTY *** WITTINGTON PROPERTIES LIMITED	HSBC BANK CANADA	
RE	MARKS: AT234	472 TO AT3443336				
AT3443369	2013/10/31	POSTPONEMENT		*** DELETED AGAINST THIS PROPERTY *** TRAVELERS INSURANCE COMPANY OF CANADA	HSBC BANK CANADA	
RE	MARKS: AT317	3300 TO AT3443336				
AT3443370	2013/10/31	POSTPONEMENT		*** DELETED AGAINST THIS PROPERTY *** TRAVELERS INSURANCE COMPANY OF CANADA	HSBC BANK CANADA	
RE	MARKS: AT3222	2699 TO AT3443336				
TCP2458	2015/06/02	STANDARD CONDO PLN				С
AT3901265	2015/06/02	CONDO DECLARATION		CONCORD ADEX PROPERTIES LIMITED		С
AT3923784	2015/06/24	DISCH OF CHARGE		*** COMPLETELY DELETED *** WITTINGTON PROPERTIES LIMITED		
RE	MARKS: AT234	472.				
	2015/06/25 MARKS: BY-LAN	CONDO BYLAW/98		TORONTO STANDARD CONDOMINIUM CORPORATION NO. 2458		С
	2015/06/25 MARKS: BY-LAN	CONDO BYLAW/98		TORONTO STANDARD CONDOMINIUM CORPORATION NO. 2458		С
	2015/06/25 MARKS: BY-LAN	CONDO BYLAW/98		TORONTO STANDARD CONDOMINIUM CORPORATION NO. 2458		С
AT3925898	2015/06/25	CONDO BYLAW/98		TORONTO STANDARD CONDOMINIUM CORPORATION NO. 2458		С



76458-1669 (LT)

PAGE 4 OF 4
PREPARED FOR tlholtom1
ON 2020/09/16 AT 08:52:07

				TIFIED IN ACCORDANCE WITH THE LAND TITLES ACT " SUBJECT TO RESE		CERT/
REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CHKD
RE.	MARKS: BY-LA	NO.4				
	2015/06/25 MARKS: BY-LAI	CONDO BYLAW/98		TORONTO STANDARD CONDOMINIUM CORPORATION NO. 2458		С
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		
RE	MARKS: AT322	604.				
AT4050504	2015/10/29	DISCH OF CHARGE		*** COMPLETELY DELETED *** HSBC BANK CANADA		
RE.	MARKS: AT344.	3336.				
AT4084722	2015/12/02	DISCH OF CHARGE		*** COMPLETELY DELETED *** TRAVELERS INSURANCE COMPANY OF CANADA		
RE	MARKS: AT322	699.				
AT4084878	2015/12/03	DISCH OF CHARGE		*** COMPLETELY DELETED *** TRAVELERS INSURANCE COMPANY OF CANADA		
RE.	MARKS: AT317.	300.				
AT5207738	2019/08/09	TRANSFER		*** COMPLETELY DELETED *** XU, HONGLOU	XU, XIAO	
AT5348244	2020/01/22	TRANSFER	\$680,000	XU, XIAO	2697483 ONTARIO INC.	С
AT5348245	2020/01/22	CHARGE	\$510,000	2697483 ONTARIO INC.	EQUITABLE BANK	С
AT5348246 RE.	2020/01/22 MARKS: AT534	NO ASSGN RENT GEN		2697483 ONTARIO INC.	EQUITABLE BANK	С

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



A Commissioner for Taking Affidavits



76433-0356 (LT)

PAGE 1 OF 5 PREPARED FOR tlholtom1 ON 2020/09/16 AT 08:53:21

PIN CREATION DATE:

2015/03/13

* 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:

RECENTLY: CONDOMINIUM FROM 21418-0257

FEE SIMPLE

LT ABSOLUTE PLUS

OWNERS' NAMES CAPACITY SHARE

STUART-MCEWAN, TERRI MCEWAN, WILLIAM

JTEN JTEN

REG. NUM.	DATE INSTR	UMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/ CHKD
** PRINTOUT	INCLUDES ALL DOCUME	ENT TYPES AND	DELETED INSTRUMENTS SIN	CE 2015/03/13 **		
**SUBJECT 1	O SUBSECTION 44(1) O	OF THE LAND T	TILES ACT, EXCEPT PARAGR	APHS 3 AND 14 AND *		
**	PROVINCIAL SUCCESSIO	ON DUTIES AND	EXCEPT PARAGRAPH 11 AND	ESCHEATS OR FORFEITURE **		
**	TO THE CROWN UP TO T	THE DATE OF RE	EGISTRATION WITH AN ABSO	LUTE TITLE. **		
CT143750	1975/10/02 NOTICE		THE	MOLSON COMPANIES LIMITED-LES COMPAGNIES MOLSON LIMITED	THE CORPORATION OF THE CITY OF TORONTO	С
CT431501	1980/09/11 NOTICE		THE	MOLSON COMPANIES LIMITED-LES COMPAGNIES MOLSON LIMITED	THE CORPORATION OF THE CITY OF TORONTO	С
CT751273	1985/11/01 NOTICE	TTONS-TSLAND		RTMENT OF TRANSPORT	CITY OF TORONTO	С
CA199600	1992/07/22 AGREEME	ENT			CITY OF TORONTO	C
CA199601	1992/07/22 AGREEME	ENT			CITY OF TORONTO	С
CA409869	1996/06/12 NOTICE			ON BREWERIES PROPERTIES LIMITED 54 CANADA INC.	THE CORPORATION OF THE CITY OF TORONTO	С
CA411053	1996/06/19 NOTICE			ON BREWERIES PORPERTIES LIMITED 54 CANADA INC.	THE BOARD OF EDUCATION FOR THE CITY OF TORONTO THE METROPOLITAN TORONTO SCHOOL BOARD METROPOLITAN SEPARATE SCHOOL BOARD	С
CO.	RRECTIONS: 'PARTY' CF	HANGED FROM	THE RESIDENCES OF FLEET	CENTRE LIMITED' TO 'MOLSON BREWERIES PORPERTIES LIMITED' C		
		1	N 2003/01/28 BY KARL WII 'ON 2006/11/07 BY GALII	RCINSKI. 'PARTY' CHANGED FROM 'THE METROPOLITAN TORONTO SE NA KISLANSKI.	PARATE SCHOOL BOARD' TO	
AT1019897	2005/12/23 TRANSFE	ER EASEMENT	\$2 WITT	INGTON PROPERTIES LIMITED	CITY OF TORONTO	C
AT1386376	2007/02/28 NOTICE		WEST	HARBOUR CITY (I) RESIDENCES CORP.		С
AT1557985	2007/08/29 NOTICE		PTIW	INGTON PROPERTIES LIMITED	CITY OF TORONTO	С



76433-0356 (LT)

PAGE 2 OF 5
PREPARED FOR tlholtom1
ON 2020/09/16 AT 08:53:21

		1		D IN ACCORDANCE WITH THE LAND TITLES ACT * SUBJECT TO RESE		
REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/ CHKD
RE	MARKS: SUBSEC	TION 37(3) OF THE PL	ANNING ACT			
AT1557986	2007/08/29	NOTICE	WITTI	INGTON PROPERTIES LIMITED	CITY OF TORONTO TORONTO DISTRICT SCHOOL BOARD TORONTO CATHOLIC DISTRICT SCHOOL BOARD	С
RE	2007/12/03 MARKS: THE LA STRICT SCHOOL	ND REGISTRAR IS AUTH		HARBOUR CITY (IV) RESIDENCES CORP. ICE ON THE CONSENT OF CITY OF TORONTO, TORONTO DISTRICT SO	CHOOL BOARD AND TORONTO CATHOLIC	С
AT1919031	2008/10/08	NOTICE	WEST	HARBOUR CITY (I) RESIDENCES CORP. HARBOUR CITY (II) RESIDENCES CORP. HARBOUR CITY (III) RESIDENCES CORP.	CITY OF TORONTO	С
	2010/02/10 MARKS: CA4110	APL (GENERAL) 53	TORON	NTO CATHOLIC DISTRICT SCHOOL BOARD		С
	2010/02/16 MARKS: CA4110	APL (GENERAL) 53	TORON	NTO DISTRICT SCHOOL BOARD		С
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.	С
RE	MARKS: AT1386	376				
AT2478131	2010/08/17	NOTICE		NTO DISTRICT SCHOOL BOARD NTO CATHOLIC DISTRICT SCHOOL BOARD		С
RE	MARKS: CA4110	53				
AT2779999	2011/08/10	CHARGE	WEST	DELETED AGAINST THIS PROPERTY *** HARBOUR CITY (III) RESIDENCES CORP. HARBOUR CITY (IV) RESIDENCES CORP.	AVIVA INSURANCE COMPANY OF CANADA	
AT2901332	2011/12/20	CHARGE	WEST	DELETED AGAINST THIS PROPERTY *** HARBOUR CITY (III) RESIDENCES CORP. HARBOUR CITY (IV) RESIDENCES CORP.	MCAP FINANCIAL CORPORATION	
		NO ASSGN RENT GEN	WEST	DELETED AGAINST THIS PROPERTY *** HARBOUR CITY (III) RESIDENCES CORP. HARBOUR CITY (IV) RESIDENCES CORP.	MCAP FINANCIAL CORPORATION	
RE	MARKS: AT2901	332				
AT2902930	2011/12/21	POSTPONEMENT	*** [DELETED AGAINST THIS PROPERTY ***		



76433-0356 (LT)

PAGE 3 OF 5
PREPARED FOR tlholtom1
ON 2020/09/16 AT 08:53:21

					CERT/
REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT PARTIES FRO	M PARTIES TO	CHKD
			AVIVA INSURANCE COMPANY OF CANADA	MCAP FINANCIAL CORPORATION	
RE	MARKS: AT2779	999 TO AT2901332			
AT2963908	2012/03/12	CHARGE	*** DELETED AGAINST THIS PROPERTY *	**	
			WEST HARBOUR CITY (III) RESIDENCES	CORP. YHC MORTGAGE PARTNERS LIMITED	
			WEST HARBOUR CITY (IV) RESIDENCES CO	DRP.	
AT2963930	2012/03/12	NO ASSGN RENT GEN	*** DELETED AGAINST THIS PROPERTY *	**	
7112303330	2012/03/12	NO MODON NUME OUN	WEST HARBOUR CITY (III) RESIDENCES		
			WEST HARBOUR CITY (IV) RESIDENCES CO	•	
RE	MARKS: AT2963	908	1.221 1.12001. 0211 (11) 1.2222.1020 0		
3 EO O CE CO 1	2012/02/14	роспромения	the DELEMEN ACATIVOM MULO DECEMBER A		
AT2965621	2012/03/14	POSTPONEMENT	*** DELETED AGAINST THIS PROPERTY * YHC MORTGAGE PARTNERS LIMITED	MCAP FINANCIAL CORPORATION	
RE	MARKS: AT2963	908 POSTPONED TO AT2		MOAF FINANCIAL CONFORMITON	
AT3770614	2014/12/18	NOTICE	*** DELETED AGAINST THIS PROPERTY *		
			WEST HARBOUR CITY (III) RESIDENCES	CORP. AVIVA INSURANCE COMPANY OF CANADA	
RE	MARKS: AT2772	9999			
AT3773420	2014/12/22	CERTIFICATE	HER MAJESTY THE QUEEN IN RIGHT OF O	NTARIO AS REPRESENTED BY	С
			THE MINISTER OF THE ENVIRONMENT AND	CLIMATE CHANGE	
3 m 2 0 0 0 E 0 1	2015/02/12	NOMEOR	\$2 CITY OF TORONTO	MEGE HADDOUD GIEV (III) DEGIDENCES CODD	C
		LAN AGREEMENT	\$2 CITY OF TORONTO	WEST HARBOUR CITY (III) RESIDENCES CORP.	C
I\E	MARKS. SITE I	DAN AGINEENENI			
AT3809522	2015/02/12	TRANSFER EASEMENT	\$2 WEST HARBOUR CITY (III) RESIDENCES	CORP. CITY OF TORONTO	С
7 H 3 O O O E 3 3	2015/02/12	POSTPONEMENT	*** DELETED AGAINST THIS PROPERTY *		
A13609323	2013/02/12	POSTPONEMENT	AVIVA INSURANCE COMPANY OF CANADA	CITY OF TORONTO	
RE	 MARKS: AT2779	999 TO AT3809522 AS	TO PTS 1 TO 10 (INCLUSIVE) ON PLN 66R26977	CITY OF TORONTO	
AT3809524	2015/02/12	POSTPONEMENT	*** DELETED AGAINST THIS PROPERTY *		
			MCAP FINANCIAL CORPORATION	CITY OF TORONTO	
RE	MARKS: AT2901	332 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	
RE	MARKS: AT2963	908 TO AT3809522			
ат3809532	2015/02/12	APL (GENERAL)	TORONTO DISTRICT SCHOOL BOARD	CITY OF TORONTO	C
1113003332	2010/02/12	1117 (001101010)	TORONTO CATHOLIC DISTRICT SCHOOL BO.		
RE	MARKS: POSTPO	NEMENT OF AT1557986	AT1652600 TO AT3809522		



76433-0356 (LT)

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PREPARED FOR tlholtom1
ON 2020/09/16 AT 08:53:21

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.	С
TCP2433	2015/03/06	STANDARD CONDO PLN				С
AT3826845	2015/03/06	CONDO DECLARATION		WEST HARBOUR CITY (III) RESIDENCES CORP.		С
AT3835392	2015/03/18	DISCH OF CHARGE		*** COMPLETELY DELETED *** YHC MORTGAGE PARTNERS LIMITED		
REI	MARKS: AT2963	908.		THE MORTGAGE PARTNERS LIMITED		
	2015/03/18 MARKS: BY-LAN	CONDO BYLAW/98		TORONTO STANDARD CONDOMINIUM CORPORATION NO. 2433		С
	2015/03/18 MARKS: BY-LAW	CONDO BYLAW/98		TORONTO STANDARD CONDOMINIUM CORPORATION NO. 2433		С
	2015/03/18 MARKS: BY-LAW	CONDO BYLAW/98		TORONTO STANDARD CONDOMINIUM CORPORATION NO. 2433		С
	2015/03/18 MARKS: BY-LAW	CONDO BYLAW/98		TORONTO STANDARD CONDOMINIUM CORPORATION NO. 2433		С
	2015/03/18 MARKS: BY-LAW	CONDO BYLAW/98		TORONTO STANDARD CONDOMINIUM CORPORATION NO. 2433		С
	2015/03/18 MARKS: BY-LAW	CONDO BYLAW/98		TORONTO STANDARD CONDOMINIUM CORPORATION NO. 2433		С
	2015/03/18 MARKS: BY-LAW	CONDO BYLAW/98		TORONTO STANDARD CONDOMINIUM CORPORATION NO. 2433		С
	2015/03/18 MARKS: BY-LAW	CONDO BYLAW/98		TORONTO STANDARD CONDOMINIUM CORPORATION NO. 2433		С
	2015/03/18 MARKS: BY-LAW	CONDO BYLAW/98		TORONTO STANDARD CONDOMINIUM CORPORATION NO. 2433		С
AT3842685	2015/03/27	TRANSFER		*** COMPLETELY DELETED *** WEST HARBOUR CITY (III) RESIDENCES CORP.	XU, HONGLOU	
	2015/04/01 MARKS: BY-LAN	CONDO BYLAW/98		TORONTO STANDARD CONDOMINIUM CORPORATION NO. 2433		С



76433-0356 (LT)

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PREPARED FOR tlholtom1
ON 2020/09/16 AT 08:53:21

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/ CHKD
	2015/04/01 MARKS: BY-LAN	CONDO BYLAW/98		TORONTO STANDARD CONDOMINIUM CORPORATION NO. 2433		С
	2015/04/01 MARKS: AT2901	DISCH OF CHARGE		*** COMPLETELY DELETED *** MCAP FINANCIAL CORPORATION		
KE.	MARKS: A12901	332.				
AT3848197	2015/04/01	LR'S ORDER		*** COMPLETELY DELETED *** LAND REGISTRAR		
RE.	MARKS: DELETE	AT3809525				
AT3893229	2015/05/27	DISCH OF CHARGE		*** COMPLETELY DELETED *** AVIVA INSURANCE COMPANY OF CANADA		
RE.	MARKS: AT2779	999.				
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	
RE.	MARKS: AT4704	625				
AT4776762	2018/01/10	DISCH OF CHARGE		*** COMPLETELY DELETED *** PREMIUM DIAMOND MORTGAGE INVESTMENT CORPORATION		
RE.	MARKS: AT4704	625.				
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	С
AT5392670	2020/03/20	CHARGE	\$561,100	STUART-MCEWAN, TERRI MCEWAN, WILLIAM	THE TORONTO-DOMINION BANK	С



76433-0727 (LT)

PAGE 1 OF 5
PREPARED FOR tlholtom1
ON 2020/09/16 AT 08:55:05

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

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 RECENTLY:

CONDOMINIUM FROM 21418-0257

PIN CREATION DATE:

2015/03/13

LT ABSOLUTE PLUS
OWNERS' NAMES

CAPACITY SHARE

STUART-MCEWAN, TERRI MCEWAN, WILLIAM JTEN JTEN

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/ CHKD
** PRINTOUT	INCLUDES ALI	DOCUMENT TYPES AND	DELETED INSTRUMENT	S SINCE 2015/03/13 **		
**SUBJECT 1	O SUBSECTION	44(1) OF THE LAND T	TTLES ACT, EXCEPT P.	RAGRAPHS 3 AND 14 AND *		
**	PROVINCIAL SU	JCCESSION DUTIES AND	EXCEPT PARAGRAPH 1	AND ESCHEATS OR FORFEITURE **		
**	TO THE CROWN	UP TO THE DATE OF R	EGISTRATION WITH AN	ABSOLUTE TITLE. **		
CT143750	1975/10/02	NOTICE		THE MOLSON COMPANIES LIMITED-LES COMPAGNIES MOLSON LIMITED	THE CORPORATION OF THE CITY OF TORONTO	С
CT431501	1980/09/11	NOTICE		THE MOLSON COMPANIES LIMITED-LES COMPAGNIES MOLSON LIMITED	THE CORPORATION OF THE CITY OF TORONTO	С
CT751273	1985/11/01 MARKS: ZONING	NOTICE REGULATIONS-ISLAND	AIRPORT	DEPARTMENT OF TRANSPORT	CITY OF TORONTO	С
CA199600	1992/07/22	AGREEMENT			CITY OF TORONTO	С
CA199601	1992/07/22	AGREEMENT			CITY OF TORONTO	С
CA409869	1996/06/12	NOTICE		MOLSON BREWERIES PROPERTIES LIMITED 159054 CANADA INC.	THE CORPORATION OF THE CITY OF TORONTO	С
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	С
CO	RRECTIONS: 'P	ARTY' CHANGED FROM	THE RESIDENCES OF E	 LEET CENTRE LIMITED' TO 'MOLSON BREWERIES PORPERTIES LIMITED' C		
	1		1	L WIERCINSKI. 'PARTY' CHANGED FROM 'THE METROPOLITAN TORONTO SE	PARATE SCHOOL BOARD' TO	
'M	ETROPOLITAN S	EPARATE SCHOOL BOARI	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.		С
AT1557985	2007/08/29	NOTICE		WITTINGTON PROPERTIES LIMITED	CITY OF TORONTO	С

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.



76433-0727 (LT)

PAGE 2 OF 5
PREPARED FOR tlholtom1
ON 2020/09/16 AT 08:55:05

		1		D IN ACCORDANCE WITH THE LAND TITLES ACT * SUBJECT TO RESE		
REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/ CHKD
RE	MARKS: SUBSEC	TION 37(3) OF THE PL	ANNING ACT			
AT1557986	2007/08/29	NOTICE	WITTI	INGTON PROPERTIES LIMITED	CITY OF TORONTO TORONTO DISTRICT SCHOOL BOARD TORONTO CATHOLIC DISTRICT SCHOOL BOARD	С
RE	2007/12/03 MARKS: THE LA STRICT SCHOOL	ND REGISTRAR IS AUTH		HARBOUR CITY (IV) RESIDENCES CORP. ICE ON THE CONSENT OF CITY OF TORONTO, TORONTO DISTRICT SO	CHOOL BOARD AND TORONTO CATHOLIC	С
AT1919031	2008/10/08	NOTICE	WEST	HARBOUR CITY (I) RESIDENCES CORP. HARBOUR CITY (II) RESIDENCES CORP. HARBOUR CITY (III) RESIDENCES CORP.	CITY OF TORONTO	С
	2010/02/10 MARKS: CA4110	APL (GENERAL) 53	TORON	NTO CATHOLIC DISTRICT SCHOOL BOARD		С
	2010/02/16 MARKS: CA4110	APL (GENERAL) 53	TORON	NTO DISTRICT SCHOOL BOARD		С
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.	С
RE	MARKS: AT1386	376				
AT2478131	2010/08/17	NOTICE		NTO DISTRICT SCHOOL BOARD NTO CATHOLIC DISTRICT SCHOOL BOARD		С
RE	MARKS: CA4110	53				
AT2779999	2011/08/10	CHARGE	WEST	DELETED AGAINST THIS PROPERTY *** HARBOUR CITY (III) RESIDENCES CORP. HARBOUR CITY (IV) RESIDENCES CORP.	AVIVA INSURANCE COMPANY OF CANADA	
AT2901332	2011/12/20	CHARGE	WEST	DELETED AGAINST THIS PROPERTY *** HARBOUR CITY (III) RESIDENCES CORP. HARBOUR CITY (IV) RESIDENCES CORP.	MCAP FINANCIAL CORPORATION	
		NO ASSGN RENT GEN	WEST	DELETED AGAINST THIS PROPERTY *** HARBOUR CITY (III) RESIDENCES CORP. HARBOUR CITY (IV) RESIDENCES CORP.	MCAP FINANCIAL CORPORATION	
RE	MARKS: AT2901	332				
AT2902930	2011/12/21	POSTPONEMENT	*** [DELETED AGAINST THIS PROPERTY ***		



76433-0727 (LT)

PAGE 3 OF 5
PREPARED FOR tlholtom1
ON 2020/09/16 AT 08:55:05

					CERT/
REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT PARTIES FRO	M PARTIES TO	CHKD
			AVIVA INSURANCE COMPANY OF CANADA	MCAP FINANCIAL CORPORATION	
RE	MARKS: AT2779	999 TO AT2901332			
AT2963908	2012/03/12	CHARGE	*** DELETED AGAINST THIS PROPERTY *	**	
			WEST HARBOUR CITY (III) RESIDENCES	CORP. YHC MORTGAGE PARTNERS LIMITED	
			WEST HARBOUR CITY (IV) RESIDENCES CO	DRP.	
AT2963930	2012/03/12	NO ASSGN RENT GEN	*** DELETED AGAINST THIS PROPERTY *	**	
7112303330	2012/03/12	NO MODON NUME OUN	WEST HARBOUR CITY (III) RESIDENCES		
			WEST HARBOUR CITY (IV) RESIDENCES CO	•	
RE	MARKS: AT2963	908	1.221 1.12001. 0211 (11) 1.2222.1020 0		
3 EO O CE CO 1	2012/02/14	роспромения	the DELEGED ACATIVOS SUITO DECEDENTA		
AT2965621	2012/03/14	POSTPONEMENT	*** DELETED AGAINST THIS PROPERTY * YHC MORTGAGE PARTNERS LIMITED	MCAP FINANCIAL CORPORATION	
RE	MARKS: AT2963	908 POSTPONED TO AT2		MOAF FINANCIAL CONFORMITON	
AT3770614	2014/12/18	NOTICE	*** DELETED AGAINST THIS PROPERTY *		
			WEST HARBOUR CITY (III) RESIDENCES	CORP. AVIVA INSURANCE COMPANY OF CANADA	
RE	MARKS: AT2772	9999			
AT3773420	2014/12/22	CERTIFICATE	HER MAJESTY THE QUEEN IN RIGHT OF O	NTARIO AS REPRESENTED BY	С
			THE MINISTER OF THE ENVIRONMENT AND	CLIMATE CHANGE	
3 m 2 0 0 0 E 0 1	2015/02/12	NOMEOR	\$2 CITY OF TORONTO	MEGE HADDOUD GIEV (III) DEGIDENCES CODD	C
		LAN AGREEMENT	\$2 CITY OF TORONTO	WEST HARBOUR CITY (III) RESIDENCES CORP.	C
I\E	MARKS. SITE I	DAN AGINEENENI			
AT3809522	2015/02/12	TRANSFER EASEMENT	\$2 WEST HARBOUR CITY (III) RESIDENCES	CORP. CITY OF TORONTO	С
7 H 3 O O O E 3 3	2015/02/12	POSTPONEMENT	*** DELETED AGAINST THIS PROPERTY *		
A13609323	2013/02/12	POSTPONEMENT	AVIVA INSURANCE COMPANY OF CANADA	CITY OF TORONTO	
RE	 MARKS: AT2779	999 TO AT3809522 AS	TO PTS 1 TO 10 (INCLUSIVE) ON PLN 66R26977	CITY OF TORONTO	
AT3809524	2015/02/12	POSTPONEMENT	*** DELETED AGAINST THIS PROPERTY *		
			MCAP FINANCIAL CORPORATION	CITY OF TORONTO	
RE	MARKS: AT2901	332 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	
RE	MARKS: AT2963	908 TO AT3809522			
ат3809532	2015/02/12	APL (GENERAL)	TORONTO DISTRICT SCHOOL BOARD	CITY OF TORONTO	C
1113003332	2010/02/12	1117 (001101010)	TORONTO CATHOLIC DISTRICT SCHOOL BO.		
RE	MARKS: POSTPO	NEMENT OF AT1557986	AT1652600 TO AT3809522		



76433-0727 (LT)

PAGE 4 OF 5
PREPARED FOR tlholtom1
ON 2020/09/16 AT 08:55:05

			* CERTIFIED IN ACCORDANCE WITH THE LAND TITLES ACT		CEDE /
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.	С
TCP2433	2015/03/06	STANDARD CONDO PLN			С
AT3826845	2015/03/06	CONDO DECLARATION	WEST HARBOUR CITY (III) RESIDENCES CORP.		С
AT3835392	2015/03/18	DISCH OF CHARGE	*** COMPLETELY DELETED *** YHC MORTGAGE PARTNERS LIMITED		
RE	MARKS: AT2963	908.	THE MONIGAGE PARTNERS EIMITED		
	2015/03/18 MARKS: BY-LAN	CONDO BYLAW/98	TORONTO STANDARD CONDOMINIUM CORPORATION NO.	2433	С
	2015/03/18 MARKS: BY-LAW	CONDO BYLAW/98	TORONTO STANDARD CONDOMINIUM CORPORATION NO.	2433	С
	2015/03/18 MARKS: BY-LAN	CONDO BYLAW/98	TORONTO STANDARD CONDOMINIUM CORPORATION NO.	2433	С
	2015/03/18 MARKS: BY-LAN	CONDO BYLAW/98	TORONTO STANDARD CONDOMINIUM CORPORATION NO.	2433	С
	2015/03/18 MARKS: BY-LAW	CONDO BYLAW/98	TORONTO STANDARD CONDOMINIUM CORPORATION NO.	2433	С
	2015/03/18 MARKS: BY-LAN	CONDO BYLAW/98	TORONTO STANDARD CONDOMINIUM CORPORATION NO.	2433	С
	2015/03/18 MARKS: BY-LAW	CONDO BYLAW/98	TORONTO STANDARD CONDOMINIUM CORPORATION NO.	2433	С
	2015/03/18 MARKS: BY-LAW	CONDO BYLAW/98	TORONTO STANDARD CONDOMINIUM CORPORATION NO.	2433	С
	2015/03/18 MARKS: BY-LAW	CONDO BYLAW/98	TORONTO STANDARD CONDOMINIUM CORPORATION NO.	2433	С
AT3842685	2015/03/27	TRANSFER	*** COMPLETELY DELETED *** WEST HARBOUR CITY (III) RESIDENCES CORP.	XU, HONGLOU	
	2015/04/01 MARKS: BY-LAW	CONDO BYLAW/98	TORONTO STANDARD CONDOMINIUM CORPORATION NO.	2433	С



76433-0727 (LT)

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PREPARED FOR tlholtom1
ON 2020/09/16 AT 08:55:05

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/ CHKD
	2015/04/01 MARKS: BY-LAN	CONDO BYLAW/98		TORONTO STANDARD CONDOMINIUM CORPORATION NO. 2433		С
AT3847138	2015/04/01	DISCH OF CHARGE		*** COMPLETELY DELETED *** MCAP FINANCIAL CORPORATION		
RE	MARKS: AT2901	332.				
AT3848197	2015/04/01	LR'S ORDER		*** COMPLETELY DELETED *** LAND REGISTRAR		
RE	MARKS: DELETE	AT3809525				
AT3893229	2015/05/27	DISCH OF CHARGE		*** COMPLETELY DELETED *** AVIVA INSURANCE COMPANY OF CANADA		
RE	MARKS: AT2779	999.				
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	
RE	MARKS: AT4704	625				
AT4776762	2018/01/10	DISCH OF CHARGE		*** COMPLETELY DELETED *** PREMIUM DIAMOND MORTGAGE INVESTMENT CORPORATION		
RE.	MARKS: AT4704	625.				
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	С
AT5392670	2020/03/20	CHARGE	\$561,100	STUART-MCEWAN, TERRI MCEWAN, WILLIAM	THE TORONTO-DOMINION BANK	С



76433-1183 (LT)

PAGE 1 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 *

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

RECENTLY:

CONDOMINIUM FROM 21418-0257

PIN CREATION DATE:

2015/03/13

LT ABSOLUTE PLUS

OWNERS' NAMES

STUART-MCEWAN, TERRI

MCEWAN, WILLIAM

CAPACITY SHARE

JTEN JTEN

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/ CHKD			
** PRINTOUT	* PRINTOUT INCLUDES ALL DOCUMENT TYPES AND DELETED INSTRUMENTS SINCE 2015/03/13 **								
**SUBJECT T	SUBJECT TO SUBSECTION 44(1) OF THE LAND TITLES ACT, EXCEPT PARAGRAPHS 3 AND 14 AND *								
**	PROVINCIAL S	UCCESSION DUTIES AND	EXCEPT PARAGRAPH 11 AND ESC	CHEATS OR FORFEITURE **					
**	TO THE CROWN	UP TO THE DATE OF R	EGISTRATION WITH AN ABSOLUTE	TITLE. **					
CT143750	1975/10/02	NOTICE	THE MOLS	SON COMPANIES LIMITED-LES COMPAGNIES MOLSON LIMITED	THE CORPORATION OF THE CITY OF TORONTO	С			
CT431501	1980/09/11	NOTICE	THE MOLS	SON COMPANIES LIMITED-LES COMPAGNIES MOLSON LIMITED	THE CORPORATION OF THE CITY OF TORONTO	С			
CT751273	1985/11/01 MARKS: ZONING	NOTICE REGULATIONS-ISLAND		ENT OF TRANSPORT	CITY OF TORONTO	С			
CA199600	1992/07/22	AGREEMENT			CITY OF TORONTO	С			
CA199601	1992/07/22	AGREEMENT			CITY OF TORONTO	С			
CA409869	1996/06/12	NOTICE		BREWERIES PROPERTIES LIMITED	THE CORPORATION OF THE CITY OF TORONTO	С			
CA411053	1996/06/19	NOTICE		BREWERIES PORPERTIES LIMITED CANADA INC.	THE BOARD OF EDUCATION FOR THE CITY OF TORONTO THE METROPOLITAN TORONTO SCHOOL BOARD METROPOLITAN SEPARATE SCHOOL BOARD	С			
				TRE LIMITED' TO 'MOLSON BREWERIES PORPERTIES LIMITED' (
	1		N 2003/01/28 BY KARL WIERCI. ' ON 2006/11/07 BY GALINA K	NSKI. 'PARTY' CHANGED FROM 'THE METROPOLITAN TORONTO SI ISLANSKI.	DPARATE SCHOOL BOARD' TO				
AT1019897	2005/12/23	TRANSFER EASEMENT	\$2 WITTING	TON PROPERTIES LIMITED	CITY OF TORONTO	С			
AT1386376	2007/02/28	NOTICE	WEST HAR	RBOUR CITY (I) RESIDENCES CORP.		С			
AT1557985	2007/08/29	NOTICE	WITTING:	TON PROPERTIES LIMITED	CITY OF TORONTO	С			



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	
RE	MARKS: SUBSEC	TION 37(3) OF THE PL	ANNING ACT				
AT1557986	2007/08/29	NOTICE	WITTI	INGTON PROPERTIES LIMITED	CITY OF TORONTO TORONTO DISTRICT SCHOOL BOARD TORONTO CATHOLIC DISTRICT SCHOOL BOARD	С	
RE	2007/12/03 MARKS: THE LA STRICT SCHOOL	ND REGISTRAR IS AUTH		HARBOUR CITY (IV) RESIDENCES CORP. ICE ON THE CONSENT OF CITY OF TORONTO, TORONTO DISTRICT SO	CHOOL BOARD AND TORONTO CATHOLIC	С	
AT1919031	2008/10/08	NOTICE	WEST	HARBOUR CITY (I) RESIDENCES CORP. HARBOUR CITY (II) RESIDENCES CORP. HARBOUR CITY (III) RESIDENCES CORP.	CITY OF TORONTO	С	
	2010/02/10 MARKS: CA4110	APL (GENERAL) 53	TORON	NTO CATHOLIC DISTRICT SCHOOL BOARD		С	
	2010/02/16 MARKS: CA4110	APL (GENERAL) 53	TORON	NTO DISTRICT SCHOOL BOARD		С	
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.	С	
RE	MARKS: AT1386	376					
AT2478131	2010/08/17	NOTICE		NTO DISTRICT SCHOOL BOARD NTO CATHOLIC DISTRICT SCHOOL BOARD		С	
RE	MARKS: CA4110	53					
AT2779999	2011/08/10	CHARGE	WEST	DELETED AGAINST THIS PROPERTY *** HARBOUR CITY (III) RESIDENCES CORP. HARBOUR CITY (IV) RESIDENCES CORP.	AVIVA INSURANCE COMPANY OF CANADA		
AT2901332	2011/12/20	CHARGE	WEST	DELETED AGAINST THIS PROPERTY *** HARBOUR CITY (III) RESIDENCES CORP. HARBOUR CITY (IV) RESIDENCES CORP.	MCAP FINANCIAL CORPORATION		
		NO ASSGN RENT GEN	WEST	DELETED AGAINST THIS PROPERTY *** HARBOUR CITY (III) RESIDENCES CORP. HARBOUR CITY (IV) RESIDENCES CORP.	MCAP FINANCIAL CORPORATION		
RE	MARKS: AT2901	332					
AT2902930	2011/12/21	POSTPONEMENT	*** [DELETED AGAINST THIS PROPERTY ***			



76433-1183 (LT)

PAGE 3 OF 5
PREPARED FOR tlholtom1
ON 2020/09/16 AT 08:56:05

					CERT/
REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT PARTIES FRO	M PARTIES TO	CHKD
			AVIVA INSURANCE COMPANY OF CANADA	MCAP FINANCIAL CORPORATION	
RE	MARKS: AT2779	999 TO AT2901332			
AT2963908	2012/03/12	CHARGE	*** DELETED AGAINST THIS PROPERTY *	**	
			WEST HARBOUR CITY (III) RESIDENCES	CORP. YHC MORTGAGE PARTNERS LIMITED	
			WEST HARBOUR CITY (IV) RESIDENCES CO	DRP.	
AT2963930	2012/03/12	NO ASSGN RENT GEN	*** DELETED AGAINST THIS PROPERTY *	**	
7112303330	2012/03/12	NO MODON NUME OUN	WEST HARBOUR CITY (III) RESIDENCES		
			WEST HARBOUR CITY (IV) RESIDENCES CO	•	
RE	MARKS: AT2963	908	1.221 1.12001. 0211 (11) 1.2222.1020 0		
3 EO O CE CO 1	2012/02/14	роспромения	the DELEGED ACATIVOS SUITO DECEDENTA		
AT2965621	2012/03/14	POSTPONEMENT	*** DELETED AGAINST THIS PROPERTY * YHC MORTGAGE PARTNERS LIMITED	MCAP FINANCIAL CORPORATION	
RE	MARKS: AT2963	908 POSTPONED TO AT2		MOAF FINANCIAL CONFORMITON	
AT3770614	2014/12/18	NOTICE	*** DELETED AGAINST THIS PROPERTY *		
			WEST HARBOUR CITY (III) RESIDENCES	CORP. AVIVA INSURANCE COMPANY OF CANADA	
RE	MARKS: AT2772	9999			
AT3773420	2014/12/22	CERTIFICATE	HER MAJESTY THE QUEEN IN RIGHT OF O	NTARIO AS REPRESENTED BY	С
			THE MINISTER OF THE ENVIRONMENT AND	CLIMATE CHANGE	
3 m 2 0 0 0 E 0 1	2015/02/12	NOMEOR	\$2 CITY OF TORONTO	MEGE HADDOUD GIEV (III) DEGIDENCES CODD	C
		LAN AGREEMENT	\$2 CITY OF TORONTO	WEST HARBOUR CITY (III) RESIDENCES CORP.	C
I\E	MARKS. SITE I	DAN AGINEENENI			
AT3809522	2015/02/12	TRANSFER EASEMENT	\$2 WEST HARBOUR CITY (III) RESIDENCES	CORP. CITY OF TORONTO	С
7 H 3 O O O E 3 3	2015/02/12	POSTPONEMENT	*** DELETED AGAINST THIS PROPERTY *		
A13609323	2013/02/12	POSTPONEMENT	AVIVA INSURANCE COMPANY OF CANADA	CITY OF TORONTO	
RE	 MARKS: AT2779	999 TO AT3809522 AS	TO PTS 1 TO 10 (INCLUSIVE) ON PLN 66R26977	CITY OF TORONTO	
AT3809524	2015/02/12	POSTPONEMENT	*** DELETED AGAINST THIS PROPERTY *		
			MCAP FINANCIAL CORPORATION	CITY OF TORONTO	
RE	MARKS: AT2901	332 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	
RE	MARKS: AT2963	908 TO AT3809522			
ат3809532	2015/02/12	APL (GENERAL)	TORONTO DISTRICT SCHOOL BOARD	CITY OF TORONTO	C
1113003332	2010/02/12	1117 (001101010)	TORONTO CATHOLIC DISTRICT SCHOOL BO.		
RE	MARKS: POSTPO	NEMENT OF AT1557986	AT1652600 TO AT3809522		



76433-1183 (LT)

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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
AT3810452	2015/02/13	TRANSFER EASEMENT	\$2	WEST HARBOUR CITY (III) RESIDENCES CORP.	ROGERS COMMUNICATIONS INC.	С
TCP2433	2015/03/06	STANDARD CONDO PLN				С
AT3826845	2015/03/06	CONDO DECLARATION		WEST HARBOUR CITY (III) RESIDENCES CORP.		С
AT3835392	2015/03/18	DISCH OF CHARGE		*** COMPLETELY DELETED ***		
REI	MARKS: AT2963	908.		YHC MORTGAGE PARTNERS LIMITED		
	2015/03/18 MARKS: BY-LAW	CONDO BYLAW/98		TORONTO STANDARD CONDOMINIUM CORPORATION NO. 2433		С
	2015/03/18 MARKS: BY-LAN	CONDO BYLAW/98		TORONTO STANDARD CONDOMINIUM CORPORATION NO. 2433		С
	2015/03/18 MARKS: BY-LAW	CONDO BYLAW/98		TORONTO STANDARD CONDOMINIUM CORPORATION NO. 2433		С
	2015/03/18 MARKS: BY-LAN	CONDO BYLAW/98		TORONTO STANDARD CONDOMINIUM CORPORATION NO. 2433		С
	2015/03/18 MARKS: BY-LAN	CONDO BYLAW/98		TORONTO STANDARD CONDOMINIUM CORPORATION NO. 2433		С
	2015/03/18 MARKS: BY-LAN	CONDO BYLAW/98		TORONTO STANDARD CONDOMINIUM CORPORATION NO. 2433		С
	2015/03/18 MARKS: BY-LAN	CONDO BYLAW/98		TORONTO STANDARD CONDOMINIUM CORPORATION NO. 2433		С
	2015/03/18 MARKS: BY-LAN	CONDO BYLAW/98		TORONTO STANDARD CONDOMINIUM CORPORATION NO. 2433		С
	2015/03/18 MARKS: BY-LAW	CONDO BYLAW/98		TORONTO STANDARD CONDOMINIUM CORPORATION NO. 2433		С
AT3842685	2015/03/27	TRANSFER		*** COMPLETELY DELETED *** WEST HARBOUR CITY (III) RESIDENCES CORP.	XU, HONGLOU	
	2015/04/01 MARKS: BY-LAN	CONDO BYLAW/98		TORONTO STANDARD CONDOMINIUM CORPORATION NO. 2433		С



76433-1183 (LT)

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

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/ CHKD
	2015/04/01 MARKS: BY-LAN	CONDO BYLAW/98		TORONTO STANDARD CONDOMINIUM CORPORATION NO. 2433		С
	2015/04/01 MARKS: AT2901	DISCH OF CHARGE		*** COMPLETELY DELETED *** MCAP FINANCIAL CORPORATION		
KE.	MARKS: A12901	332.				
AT3848197	2015/04/01	LR'S ORDER		*** COMPLETELY DELETED *** LAND REGISTRAR		
RE.	MARKS: DELETE	AT3809525				
AT3893229	2015/05/27	DISCH OF CHARGE		*** COMPLETELY DELETED *** AVIVA INSURANCE COMPANY OF CANADA		
RE.	MARKS: AT2779	999.				
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	
RE.	MARKS: AT4704	625				
AT4776762	2018/01/10	DISCH OF CHARGE		*** COMPLETELY DELETED *** PREMIUM DIAMOND MORTGAGE INVESTMENT CORPORATION		
RE.	MARKS: AT4704	625.				
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	С
AT5392670	2020/03/20	CHARGE	\$561,100	STUART-MCEWAN, TERRI MCEWAN, WILLIAM	THE TORONTO-DOMINION BANK	С

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



A Commissioner for Taking Affidavits

yyyy mm dd Page 1 of 4

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 acting for Signed 2018 01 03

Toronto Transferor(s)

M3A 3R3

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. acting for Signed 2018 01 02

Toronto Transferee(s)

M4E 1S8

Tel 416-690-7222 Fax 416-690-8738 The applicant(s) hereby applies to the Land Registrar.

yyyy mm dd Page 2 of 4

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. 2018 01 03

Toronto M4E 1S8

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

PF	ROVINCIAL AND MUNICIPAL LAND T	RANSFER TAX STATEMENTS	
In t	the matter of the conveyance of: 76433 - 043	UNIT 25, LEVEL 11, TORONTO STANDARD CONDOM ITS APPURTENANT INTEREST; SUBJECT TO AND TO EASEMENTS AS SET OUT IN SCHEDULE A AS IN AT TORONTO	OGETHER WITH
	76433 - 128	UNIT 239, LEVEL C, TORONTO STANDARD CONDON ITS APPURTENANT INTEREST; SUBJECT TO AND TO EASEMENTS AS SET OUT IN SCHEDULE A AS IN AT TORONTO	OGETHER WITH
	76433 - 141	UNIT 66, LEVEL D, TORONTO STANDARD CONDOMITS APPURTENANT INTEREST; SUBJECT TO AND TO EASEMENTS AS SET OUT IN SCHEDULE A AS IN AT TORONTO	OGETHER WITH
BY	: XU, HONGLOU		
TO): LOCKHART-CONWAY, BRYN GENDRON, NATHAN	Joint Tenants Joint Tenants	
1.	LOCKHART-CONWAY, BRYN AND GENDRO	DN, NATHAN	
	I am		
	(a) A person in trust for whom the land	I conveyed in the above-described conveyance is being con	iveyed;
	(b) A trustee named in the above-desc	cribed conveyance to whom the land is being conveyed;	
	(c) A transferee named in the above-o	escribed conveyance;	
	\square (d) The authorized agent or solicitor a	cting in this transaction for described in paragraph(s)	(_) above.
	(e) The President, Vice-President, Madescribed in paragraph(s) (_) above.	nager, Secretary, Director, or Treasurer authorized to act fo	r
		n (_) and am making these statements on my own behalf an in paragraph (_) and as such, I have personal knowledge o	
2.	I have read and considered the definition of "s herein:	ingle family residence" set out in subsection 1(1) of the Act.	The land being conveyed
		in all families and description	
	contains at least one and not more than two s		
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 princip	al and interest to be credited against purchase price)	\$0.00
	(ii) Given Back to Vendor		\$0.00
	(c) Property transferred in exchange (de	ail below)	\$0.00
	(d) Fair market value of the land(s)		\$0.00
	(e) Liens, legacies, annuities and mainte	nance charges to which transfer is subject	\$0.00
	(f) Other valuable consideration subject	o land transfer tax (detail below)	\$0.00
	(g) Value of land, building, fixtures and g	oodwill subject to land transfer tax (total of (a) to (f))	\$450,000.00
	(h) VALUE OF ALL CHATTELS -items o	f tangible personal property	\$0.00
	(i) Other considerations for transaction n	ot included in (g) or (h) above	\$0.00
	(i) 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 Assessment

MAGAZINE STREET **SUITE 1543**

TORONTO

Assessment

76433 - 1281 Address 38 GRAND

Roll No

Roll No

MAGAZINE STREET TORONTO

PIN 76433 - 1411 Address 38 GRAND

Assessment

MAGAZINE STREET Roll No

TORONTO

C. Address for Service: **1543 SUITE**

38 GRAND MAGAZINE STREET

TORONTO

D. (i) Last Conveyance(s): PIN 76433 - 0431 Registration No. AT3844265

> AT3844265 PIN 76433 - 1281 Registration No. PIN 76433 - 1411 Registration No. AT3844265

(ii) Legal Description for Property Conveyed: Same as in last conveyance? Yes 🗸 No 🗌 Not known 🔲

Geoffrey John Dashwood E. Tax Statements Prepared By:

> 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



A Commissioner for Taking Affidavits

LRO # 80 Transfer

The applicant(s) hereby applies to the Land Registrar.

yyyy mm dd Page 1 of 4

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

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

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 acting for Signed 2018 01 31

Toronto Transferor(s)

M3A 3R3

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 acting for Signed 2018 01 18

Richmond Hill Transferee(s)

L4B 3K2

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 2018 01 31

Richmond Hill I 4B 3K2

Tel 905-707-8808 Fax 905-707-8809

Fees/Taxes/Payment

Statutory Registration Fee \$63.65 Provincial Land Transfer Tax \$5,515.00 LRO # 80 Transfer

Registered as AT4793086 on 2018 01 31 at 14:14

The applicant(s) hereby applies to the Land Registrar.

yyyy mm dd Page 2 of 4

Fees/Taxes/Payment

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

File Number

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

In t	he matter of the conveyance of:	76157 - 0393	ITS APPURT	ENANT INTEREST; SU	NDARD CONDOMINIUM PLAI BJECT TO AND TOGETHER EDULE A AS IN AT2702788; (WITH
BY	XU, HONGLOU					
ТО	: YEUNG, CALVIN LONG	FUNG		Registere	ed Owner	
1.	YEUNG, CALVIN LONG FUNG	3				
	(a) A person in trust for	r whom the land	conveved in the	above-described conve	eyance is being conveyed;	
	(b) A trustee named in		-			
	(c) A transferee named		-			
	(d) The authorized age	ent or solicitor act	ing in this trans	action for describ	ed in paragraph(s) (_) above.	
	(e) The President, Vice described in paragraph		ager, Secretary	Director, or Treasurer a	authorized to act for	
					n my own behalf and on behal sonal knowledge of the facts	f
2.	I have read and considered the herein:	definition of "sir	ngle family resid	ence" set out in subsect	tion 1(1) of the Act. The land b	eing conveyed
	contains at least one and not n	nore than two sin	igle family resid	ences.		
3.	The total consideration for th	is transaction is	s allocated as f	ollows:		
	(a) Monies paid or to be p	oaid in cash				\$452,000.00
	(b) Mortgages (i) assume	d (show principa	I and interest to	be credited against pure	chase price)	\$0.00
	(ii) Given E	Back to Vendor				\$0.00
	(c) Property transferred in		il below)			\$0.00
	(d) Fair market value of the					\$0.00
	(e) Liens, legacies, annui		_		ct	\$0.00
	(f) Other valuable consider	-			-	\$0.00
	(g) Value of land, building	•	-	•	or (a) to (f))	\$452,000.00
	(h) VALUE OF ALL CHA					\$0.00 \$0.00
	(i) Other considerations for (j) Total consideration	JI Hansachon no	i iriciuded iri (g)	or (ii) above		\$452,000.00
		o if necessary				——————————————————————————————————————
О.		ibed for the purp			er Tax Act is required to be pr	rovided for this
		read and conside	ered the definition	ns of "designated land",	"foreign corporation", "foreigr the Land Transfer Tax Act. T	
	·				on 2(2.1) of the Act because:	
	3. (c) The transferee(s) is	· ·	•			
		, records and acc	counts in such f	orm and containing such	rio (or at their principal place on information as will enable and of at least seven years.	
		information as w	vill enable an ac		documents, records and according the taxes payable under the L	
	6. SOLICITOR STATEME Ontario): I have fulfilled m Society of Upper Canada	ENT (To be comp ny obligations as is Rules of Profes	bleted when the the solicitor of \ ssional Conduct	EUNG, Calvin Long Fu and its By-Laws, as we	al licensed to practice law in th ng for the conveyance, in rela Il as the Land Transfer Tax Ac that are material to the convey	ation to the Law ct, and have
	7. Other remarks & expla	nations: The Nor	n-Resident Spec	culation Tax does not ap	ply to this Transfer.	
7.	Statements pertaining only to M	 1unicipal Land Tr	ansfer Tax:			
	Explanation: The Non-Re	sident Speculation	on Tax does not	apply to this transfer.		
	OPERTY Information Record	·		,		
. 1	A. Nature of Instrument:	Transfer				
	, a rataro or motiumont.		Registration No.	AT4793086	Date: 2018/	/01/31
	B. Property(s):		•	s 10 CAPREOL COURT SUITE 1051 TORONTO		01/01
	C. Address for Service:	10 Capreol Co	urt			

Suite 1051 Toronto, Ontario M5V 4B3 18-013/Yeung

PROVINCIAL AND MUNICIPAL LAND TRANSFER TAX STATEMENTS

PROVINCIAL AND MUNICIPAL LAND TRANSFER TAX STATEMENTS					
D. (i) Last Conveyance(s): PIN 7	6157 - 0393 Registration No.	AT2736784			
(ii) Legal Description for Property	Conveyed: Same as in last conveyand	ce? 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



A Commissioner for Taking Affidavits

yyyy mm dd Page 1 of 4

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

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 acting for Signed 2019 08 09

Toronto Transferor(s)

M3A 3R3

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 acting for Signed 2019 08 09

Toronto Transferee(s)

M3A 3R3

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 2019 08 09

Toronto M3A 3R3

Tel 416-443-8600 Fax 416-443-8688

Fees/Taxes/Payment

LRO # 80 Transfer

Registered as AT5207738 on 2019 08 09 at 12:38

The applicant(s) hereby applies to the Land Registrar.

yyyy mm dd Page 2 of 4

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	76458 - 0462 UNIT 2, LEVEL 19, TORONTO STANDARD COND ITS APPURTENANT INTEREST; SUBJECT TO AN EASEMENTS AS SET OUT IN SCHEDULE A AS II TORONTO		CT TO AND TOGE	THER WITH
		76458 - 1669	ITS APPURTE	EL D, TORONTO STAND. NANT INTEREST; SUBJE AS SET OUT IN SCHEDU	CT TO AND TOGE	THER WITH
BY	: XU, HONGLOU					
ТО): XU, XIAO			Registered O	wner	
1.	XU, XIAO					
	I am					
		e above-describe	ed conveyance to	ove-described conveyance o whom the land is being co	-	l;
	—		_	on for described in	paragraph(s) (_) ab	oove.
	_ ` '		er, Secretary, Di	rector, or Treasurer author	ized to act for	_
	described in paragraph(s		and am making	those statements on my s	own bobolf and an b	achalf
	_		_	g these statements on my cond as such, I have persona		
3.	The total consideration for thi	s transaction is	allocated as fo	llows:		
	(a) Monies paid or to be pa	aid in cash				\$0.00
			and interest to b	e credited against purchas	se price)	\$0.00
	, ,	ack to Vendor				\$0.00
	(c) Property transferred in		l below)			\$0.00
	(d) Fair market value of the(e) Liens, legacies, annuities		ince charges to	which transfer is subject		\$0.00 \$0.00
	(f) Other valuable conside		_	-		\$0.00
	• •	-		and transfer tax (total of (a) to (f))	\$0.00
	(h) VALUE OF ALL CHAT	TELS -items of ta	angible personal	property		\$0.00
	(i) Other considerations fo	r transaction not	included in (g) o	r (h) above		\$0.00
	(j) Total consideration					\$0.00
4.	Evaluation for naminal as	anaidarationa.				
	Explanation for nominal co i) gift	onsiderations:				
5.	The land is not subject to an end	cumbrance				
_		.,				
ь.	Other remarks and explanations	•	sees of section 5	.0.1 of the Land Transfer T	av Act is required t	o he provided for this
	conveyance. The informat 2. The transferee(s) has re national", "specified region	tion has been pro ead and consider n" and "taxable tr	vided as confirm red the definition ustee" as set ou	ned by A847698. s of "designated land", "for t in subsection 1(1) of the I	reign corporation", ' Land Transfer Tax	'foreign entity", "foreign Act. The transferee(s)
	3. (c) The transferee(s) is			as set out in subsection 2 e trustee".	(2.1) of the Act bed	ause:
	4. The transferee(s) decla Ontario) such documents,	re that they will k records and acc	eep at their plac	e of residence in Ontario (orm and containing such info	ormation as will ena	
	The transferee(s) agree and containing such inform	e that they or the mation as will ena	designated cust	r Tax Act for a period of at odian will provide such doo determination of the taxes	cuments, records ar	
	the Ministry of Finance up	•				
7.	Statements pertaining only to M	•				
_	Explanation: Title transfer	from father to da	ughter for nature	e love and affection.		
PR	ROPERTY Information Record					
	A. Nature of Instrument:	Transfer				
			Registration No.	AT5207738	Date:	2019/08/09
	B. Property(s):	PIN 76458 - 04	62 Address	75 QUEENS WHARF ROAD, SUITE 2202 TORONTO	Assessment Roll No	-
		PIN 76458 - 16	69 Address	TORONTO	Assessment Roll No	-
	C. Address for Service:	75 Queens Wh Toronto, ON M	arf Road, Suite 2 5V 0J8	2202		

AT3938732

PROVINCIAL AND MUNICIPAL LAND TRANSFER TAX STATEMENTS

D. (i) Last Conveyance(s): PIN 76458 - 0462 Registration No.

PROVINCIAL AND MUNICIPAL LAND TRANSFER TAX STATEMENTS							
PIN 76	458 - 1669 Registration No.	AT3938732					
(ii) Legal Description for Property C	(ii) Legal Description for Property Conveyed: Same as in last conveyance?						
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



A Commissioner for Taking Affidavits

The applicant(s) hereby applies to the Land Registrar.

yyyy mm dd Page 1 of 3

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

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 acting for Signed 2020 01 22

Toronto Transferor(s)

M3A 3R3

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 Randolf Youngman 200-65 Queen St. W. acting for Signed 2020 01 22

Toronto Transferee(s)

M5H 2M5

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. 2020 01 22

Toronto M5H 2M5

Tel 416-363-3351 Fax 416-363-0252

Fees/Taxes/Payment

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

LRO # 80 Transfer

Registered as AT5348244 on 2020 01 22 at 16:38

The applicant(s) hereby applies to the Land Registrar.

yyyy mm dd Page 2 of 3

Fees/Taxes/Payment

Total Paid \$20,215.05

File Number

Transferor Client File Number : 2019-127
Transferee Client File Number : MAT14066

FASEMENTS A SET OUT IN SCHEDULE A AS IN ATSO/1265, CITY OF TORONTO TO TABORATE CONDOMINUM PLAN NO. 2456 AND THE ASPERTEMANT INTEREST: SUBJECT TO AND TOGETHER WITH EAST-MENTS AS SET OUT IN SCHEDULE A AS IN ATSO/1265, CITY OF TORONTO TO ASSINATION TO TOGETHER WITH EAST-MENTS AS SET OUT IN SCHEDULE A AS IN ATSO/1265, CITY OF TORONTO TO ASSINATION TO TOGETHER WITH EAST-MENTS AS SET OUT IN SCHEDULE A AS IN ATSO/1265, CITY OF TORONTO TO ASSINATION TO TOGETHER WITH EAST-MENTS AS SET OUT IN SCHEDULE A AS IN ATSO/1265, CITY OF TORONTO TO ASSINATION TO THE ASSINATION TO T		he matter of the conveyance of:		UNIT 2, LEVEL 1	9, TORONTO STANDA ANT INTEREST; SUBJE	ECT TO AND TOGE	THER WITH	I58 AND
BY: XU, XIAO TO: 2697483 ONTARIO INC. Registered Owner 1. YASIR BIN RIAZ I am (a) A person in trust for whom the land conveyed in the above-described conveyance is being conveyed; (b) A trusteen named in the above-described conveyance to whom the land is being conveyed; (c) A trusteen named in the above-described conveyance to whom the land is being conveyed; (d) A person in trust for whom the land conveyance to whom the land is being conveyed; (d) A person and the above-described conveyance; (e) (a) The eartherized agent or solicitor acting in this transaction for			76450 4660	TORONTO				0.450 AND
1. YASIR BIN RIAZ 1			70436 - 1009	ITS APPURTEN. EASEMENTS AS	ANT INTEREST; SUBJE	ECT TO AND TOGE	THER WITH	2456 AND
1. YASIR BIN RIAZ I am (a) (a) A person in trust for whom the land conveyed in the above-described conveyance is being conveyed; (b) A trusteer named in the above-described conveyance; (c) A trusteer named in the above-described in paragraph() (c) above. (d) The President, Manager, Secretary, Director, or Treasurer authorized to act for 2697483 ONTARIO INC. described in paragraph (.) and as making these statements on my own behalf and on behalf of	BY:	: XU, XIAO						
am	TO:	: 2697483 ONTARIO INC.			Registered C	Owner		
(a) A person in trust for whom the land conveyed in the above-described conveyance is being conveyed; (b) A truster named in the above-described conveyance; (c) A transferee named in the above-described conveyance; (d) The authorized agent or solicitor acting in this transaction for	1.	YASIR BIN RIAZ						
(b) A trustee named in the above-described conveyance to whom the land is being conveyed; (c) (the authorized agent or solicitor acting in this transaction for								
(c) A transferen named in the above-described conveyance; (d) The authorized agent or solicitor acting in this transaction for		(a) A person in trust for w	hom the land cor	nveyed in the abov	e-described conveyanc	e is being conveyed	ł;	
(g) The authorized agent or solicitor acting in this transaction for described in paragraph(s) (_) above. (g) The President, Vice-President, Manager, Secretary, Director, or Treasurer authorized to act for 2697483 ONTARIO INC. 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:		(b) A trustee named in the	e above-describe	ed conveyance to	whom the land is being	conveyed;		
(e) The President, Vice.President, Manager, Secretary, Director, or Treasurer authorized to act for 2697483 ONTARIO INC. described in paragraph () and am making these statements on my own behalf and on behalf of								
ONTARIO INC. described in paragraph(s) (c) above. (i) A transferee described in paragraph () and am making these statements on my own behalf and on behalf ofwho 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 residences' 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 (b) Mortgages (i) assumed (show principal and interest to be credited against purchase price) \$0.00 (b) Mortgages (i) assumed (show principal and interest to be credited against purchase price) \$0.00 (c) Property transferred in exchange (detail below) \$0.00 (d) Fair market value of the land(s) \$0.00 (e) Liens, legacles, annutities and maintenance charges to which transfer is subject \$0.00 (g) Value of land, building, fixtures and goodwill subject to land transfer tax (total of (a) to (f)) \$860,000.00 (g) Value of land, building, fixtures and goodwill subject to land transfer tax (total of (a) to (f)) \$860,000.00 (g) Value of land, building, fixtures and goodwill subject to land transfer tax (total of (a) to (f)) \$860,000.00 (g) Value of land, building, fixtures and goodwill subject to land transfer tax (total of (a) to (f)) \$860,000.00 (g) Value of land, building, fixtures and goodwill subject to land transfer tax (total of (a) to (f)) to (f) the consideration of transaction not included in (g) or (h) above \$0.00 (g) Value of land, building, fixtures and goodwill subject to land transfer tax (total of (a) to (f)) to (f)			-					
(f) A transfered described in paragraph (_) and am making these statements on my own behalf and on behalf ofwho 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 residences" 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 \$680,000.00 (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, annuties 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 (b) VALUE OF ALL CHATTELS -items of tangible personal property \$0.00 (f) Other considerations for transaction not included in (g) or (h) above \$0.00 (f) Total consideration spiral property \$0.00 (f) Total consideration spiral property \$0.00 (f) Total consideration spiral provided as confirmed by A1027243, \$0.00 (f) Total consideration \$0.00 (f) Total consider		_ ` '		•	ctor, or Treasurer autho	rized to act for 2697	⁷ 483	
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 residences" 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 (b) Mortgages (i) assumed (show principal and interest to be credited against purchase price) \$0.00 (b) Mortgages (i) assumed (show principal and interest to be credited against purchase price) \$0.00 (c) Property transferred in exchange (detail below) \$0.00 (d) Fair market value of the land(s) \$0.00 (e) Liens, legacies, annutities 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)) \$860,000.00 (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 (ii) Other considerations for transaction not included in (g) or (h) above \$0.00 (ii) Other considerations 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 transfere(s) has read and considered the definitions of 'designated land," foleting corporation," foreign entity," foreign nations," 'specified for region' and 'taxable trustee'. 3. (c) The transfere(s) has read and considered the definitions of 'designated land," foleting corporation," foreign entity," foreign nations," 'specified region' and 'taxable trustee'. 4. The transfere(s) agree 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 cont					nese statements on my	own behalf and on h	nehalf	
Perein deposed to. Property transferred in exchange (detail below) Property Conveyed control (1) of the Act. The land being conveyed herein:								
herenic: 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 (ii) Given Back to Vendor (iii) Given subject to land transfer tax (detail below) (iii) Cother valuable consideration subject to land transfer tax (detail below) (iii) Other valuable consideration subject to land transfer tax (total of (a) to (f)) (iii) Other considerations for transaction not included in (g) or (h) above (ii) Other considerations for transaction not included in (g) or (h) above (iii) Other considerations for transaction not included in (g) or (h) above (iii) Other considerations for transaction not included in (g) or (h) above (iii) Other considerations for transaction not included in (g) or (h) above (iii) Other considerations for transaction not included in (g) or (h) above (iii) Other consideration become for the purposes of section 5.0.1 of the Land Transfer Tax Act is required to be provided for this conveyance. 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 attions', 'specified region' and 'taxable trustee' as set out in subsection 1(1) of the Land Transfer Tax Act in 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 inform			·	0 1 (-)		Ū		
3. The total consideration for this transaction is allocated as follows: (a) Monies paid or to be paid in cash (b) Mortgages (i) assumed (show principal and interest to be credited against purchase price) (c) Property transferred in exchange (detail below) (d) Fair market value of the land(s) (e) Liens, legacies, annutifies and maintenance charges to which transfer is subject (g) Value of land, building, fixtures and goodwill subject to land transfer tax (detail below) (g) Value of land, building, fixtures and goodwill subject to land transfer tax (detail below) (g) Value OF ALL CHATTELS-items of tanglibe personal property (g) Value OF ALL CHATTELS-items of tanglibe personal property (g) Value OF ALL CHATTELS-items of tanglibe personal property (g) Value OF ALL CHATTELS-items of tanglibe personal property (g) Value OF ALL CHATTELS-items of tanglibe personal property (g) Value of land, building, fixtures and goodwill subject to land transfer tax (total of (a) to (f)) (g) Value OF ALL CHATTELS-items of tanglibe personal property (g) Value of land, building in the purposes of section 5.0.1 of the Land Transfer Tax Act is required to be provided for this conveyance. 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 transfere(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 transfere(s) declare that this conveyance is not subject to additional tax as set out in subsection 1(2,1) of the Act because: 3. (c) The transfere(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 laxes seven yea	2.		definition of "sing	gle family residend	e" set out in subsection	1(1) of the Act. The	land being cor	nveyed
(a) Monies paid or to be paid in cash (b) Mortgages (i) assumed (show principal and interest to be credited against purchase price) (ii) Given Back to Vendor (ii) Given Back to Vendor (iii) Fair market value of the land(s) (iii) Cher valuable consideration subject to land transfer tax (detail below) (j) Other valuable consideration subject to land transfer tax (total of (a) to (f)) (j) Value of land, building, fixtures and goodwill subject to land transfer tax (total of (a) to (f)) (j) Other considerations for transaction not included in (g) or (h) above (j) Total considerations for transaction not included in (g) or (h) above (j) Total consideration (ii) Total consideration (iii) Tendormation 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 ention," "specified region" and "faxable 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) 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 year. PROPERTY Information Record A. Nature of Instrument: Transfer LRO 80 Registration No. AT5348244 Date: 2020/10/1/22 B. Property(s): PIN 76458 - 0462 Registration No. AT52077			ore than two sing	gle family residence	es.			
(b) Mortgages (i) assumed (show principal and interest to be credited against purchase price) (ii) Given Back to Vendor (iii) Given Back to Vendor (c) Property transferred in exchange (detail below) (d) Fair market value of the land(s) (e) Liens, legacies, annuities and maintenance charges to which transfer is subject (f) Other valuable consideration subject to land transfer tax (detail below) (g) Value of land, building, fixtures and goodwill subject to land transfer tax (total of (a) to (f)) (h) VALUE OF ALL CHATTELS -titems of tangible personal property (ii) Other considerations for transaction not included in (g) or (h) above (ii) Other considerations for transaction not included in (g) or (h) above (iii) Total consideration shaped 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) 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 requires. PIN 76458 - 1669 Address TORONTO Assessment Roll No Division Roll No Division Ro	3.	The total consideration for this	s transaction is	allocated as follo	ows:			
(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)) \$680,000.00 (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 (i) Total considerations for transaction not included in (g) or (h) above \$0.00 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 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 1(2).1) of the Actacuse: 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		(a) Monies paid or to be pa	aid in cash				\$6	80,000.00
(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 (g) Value of land, building, fixtures and goodwill 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)) \$680,000.00 (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 (i) Total considerations for transaction not included in (g) or (h) above \$0.00 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 A1027243. 2. The transferee(s) has read and considered the definitions of "designated land", "foreign corporation", "foreign entity", "foreign national", "specified region" and "laxable 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, to the Ministry of Finance upon request. PROPERTY Information Record A. Nature of Instrument: LRO 80 Registration No. A15348244 Date: 2020/01/22 B. Property(s): PIN 76458 - 0462 Address 75 QUEENS WHARF Assessment - Roll No TORONTO PIN 76458 - 1669 Address TORONTO Assessment - Roll No C. Address for Service: 9N - 310 Central Park Drive, Ottawa, Ontario K2C 4G4 D. (i) Last Con		(b) Mortgages (i) assumed	(show principal	and interest to be	credited against purcha	se price)		\$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)) \$680,000.00 (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 separate to 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 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 1(2,1) of the Land Transfer Tax Act. The transferee(s) declare that they onceyance is not subject to additional tax as set out in subsection 1(2,1) of the Act because: 3. (c) The transferee(s) is not a "foreign entity" or a "taxable trustee". 4. The transferee(s) is not a "foreign entity" or a "taxable trustee". 4. The transferee(s) is not a "foreign entity" or a "taxable trustee". 5. The transferee(s) is not a "foreign entity" or a "taxable trustee". 5. 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		(ii) Given Ba	ack to Vendor					\$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)) \$680,000.00 (h) VALUE OF ALL CHATTELS - items of tangible personal property \$0.00 (j) Other considerations for transaction not included in (g) or (h) above \$0.00 (j) Total consideration \$680,000.00 (j) Total consideration \$680,000.00 (j) Total considerations, 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) 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 - 1669 Address TORONTO Assessment - Roll No TORONTO PIN 76458 - 1669 Registration No. AT5207738 PIN 76458 - 1669 R		(c) Property transferred in	exchange (detail	below)				\$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)) \$680,000.00 (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 considerations for transaction not included in (g) or (h) above \$680,000.00 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 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 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: \$\$IRR \$ 80 \$ Registration No. AT5348244 \$ Date: \$2020/01/22 \$ Registration No. AT6507738 \$ PIN 76458 - 1669 \$ Registration No. AT		(d) Fair market value of the	e land(s)					\$0.00
(g) Value of land, building, fixtures and goodwill subject to land transfer tax (total of (a) to (f)) (h) VALUE OF ALL CHATTELS -items of tangible personal property (i) Other considerations for transaction not included in (g) or (h) above (i) Total consideration (ii) 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 Assessment - Roll No TORONTO PIN 76458 - 0462 Registration No. AT5207738 PIN 76458 - 0462 Registration No. AT5207738 PIN 76458 - 1669 Registration No. AT5207738 PIN 76458 - 1669 Registration No. AT5207738 PIN 76458 - 1669 Registration		(e) Liens, legacies, annuiti	es and maintena	nce charges to wh	nich transfer is subject			\$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 \$680,000.00 (i) Total consideration \$680,000.00 (ii) Total consideration \$680,000.00 (i) Total consideration \$680,000.00 (iii) Total consideration \$680,000.00 (iiii) Total consideration \$680,000.00 (iiiiiiiiiiiiiiiiiiiiiiiiiiiiiiii		(f) Other valuable consider	ation subject to I	and transfer tax (d	letail below)			\$0.00
(i) Other considerations for transaction not included in (g) or (h) above \$0.00 (j) Total consideration \$680,000.00 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 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 Assessment - ROIL No PIN 76458 - 1669 Address TORONTO Assessment - ROIL 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 V No Not known □		(g) Value of land, building,	fixtures and goo	dwill subject to lar	nd transfer tax (total of (a) to (f))	\$6	80,000.00
(i) Total consideration \$680,000.00 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 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 Assessment - ROAD, SUITE 2202 ROII 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 V No Not known □		(h) VALUE OF ALL CHAT	TELS -items of ta	angible personal p	roperty			\$0.00
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 transfere(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 ROII No TORONTO PIN 76458 - 1669 Address TORONTO Assessment - ROII 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 PIN 76458 - 1669 Registration No. AT5207738 No Not known		(i) Other considerations for	r transaction not	included in (g) or	h) above			\$0.00
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 Assessment - ROAD, SUITE 2202 ROII No TORONTO PIN 76458 - 1669 Address TORONTO Assessment - ROII No C. Address for Service: 9N - 310 Central Park Drive, Ottawa, Ontario K2C 4G4 D. (i) Last Conveyance(s): PIN 76458 - 1669 Registration No. AT5207738 PIN 76458 - 1669 Registration No. AT5207738 (ii) Legal Description for Property Conveyed: Same as in last conveyance? Yes No Not known		(j) Total consideration					\$6	80,000.00
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 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 - 1669 Registration No. AT5207738 PIN 76458 - 1669 Registration No. AT5207738 (ii) Legal Description for Property Conveyed: Same as in last conveyance? Yes \(\overline{V} \) No \(\overline{N} \) Not known \(\overline{U} \)	6.	Other remarks and explanations	, if necessary.					
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 Assessment - ROAD, SUITE 2202 ROII NO TORONTO PIN 76458 - 1669 Address TORONTO Assessment - ROII 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 No No Not known						Tax Act is required t	o be provided fo	or this
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 Assessment - ROAD, SUITE 2202 ROII NO TORONTO PIN 76458 - 1669 Address TORONTO Assessment - Roil 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 ✓ No Not known		national", "specified region	" and "taxable tr	ustee" as set out i	n subsection 1(1) of the	Land Transfer Tax	Act. The trans	
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 Assessment - ROAD, SUITE 2202 ROII NO TORONTO PIN 76458 - 1669 Address TORONTO Assessment - ROII 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 No No Not known		3. (c) The transferee(s) is	not a "foreign en	tity" or a "taxable	trustee".			
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 Assessment - ROAD, SUITE 2202 ROII NO TORONTO PIN 76458 - 1669 Address TORONTO Assessment - ROII 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 PIN 76458 - 1669 Registration No. AT5207738 PIN 76458 - 1669 Registration No. AT5207738		Ontario) such documents,	records and acco	ounts in such form	and containing such in	formation as will ena		
A. Nature of Instrument: Transfer LRO 80 Registration No. AT5348244 Date: 2020/01/22 B. Property(s): PIN 76458 - 0462 Address 75 QUEENS WHARF Assessment - ROAD, SUITE 2202 ROII NO TORONTO PIN 76458 - 1669 Address TORONTO Assessment - ROII 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 No Not known		5. The transferee(s) agree	that they or the	designated custod	ian will provide such do	cuments, records ar		
A. Nature of Instrument: Transfer LRO 80 Registration No. AT5348244 Date: 2020/01/22 B. Property(s): PIN 76458 - 0462 Address 75 QUEENS WHARF Assessment - ROAD, SUITE 2202 ROII No TORONTO PIN 76458 - 1669 Address TORONTO Assessment - Roil 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 No Not known			on request.					
B. Property(s): PIN 76458 - 0462 PIN 76458 - 1669 PIN 76458 - 1669 PIN 76458 - 0462 PIN 76458 - 0462 PIN 76458 - 1669 PIN 76458 - 1669 PIN 76458 - 1669 PIN 76458 - 1669 PIN 76458 - 0462 PIN 76458 - 1669 PIN 76	PR		- (
B. Property(s): PIN 76458 - 0462 Address 75 QUEENS WHARF ROAD, SUITE 2202 TORONTO 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 No No Not known		A. Nature of Instrument:			AT5040044	5.	0000/04/00	
ROAD, SUITE 2202 TORONTO 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 No Not known		D.D. (1)		_			2020/01/22	
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 V No Not known		в. Property(s):	PIN 76458 - 040	F	OAD, SUITE 2202		-	
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 ✓ No ☐ Not known ☐			PIN 76458 - 16	69 Address T	ORONTO		-	
PIN 76458 - 1669 Registration No. AT5207738 (ii) Legal Description for Property Conveyed: Same as in last conveyance? Yes ✓ No ☐ Not known ☐		C. Address for Service:	9N - 310 Centra	al Park Drive, Otta	wa, Ontario K2C 4G4			
PIN 76458 - 1669 Registration No. AT5207738 (ii) Legal Description for Property Conveyed: Same as in last conveyance? Yes ✓ No ☐ Not known ☐		D. (i) Last Conveyance(s):	PIN 76458 -	0462 Registrati	on No. AT520)7738		
		•	PIN 76458 -	_)7738		
		• • • • • • • • • • • • • • • • • • • •	-		_	No Not know	n 🗌	

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



A Commissioner for Taking Affidavits

yyyy mm dd Page 1 of 4

Properties

PIN 76433 - 0356 Interest/Estate Fee Simple

UNIT 4, LEVEL 9, TORONTO STANDARD CONDOMINIUM PLAN NO. 2433 AND ITS Description

APPURTENANT INTEREST; SUBJECT TO AND TOGETHER WITH EASEMENTS AS

SET OUT IN SCHEDULE A AS IN AT3826845; CITY OF TORONTO

Address

35 BASTION STREET

TORONTO

PIN 76433 - 0727 LT Interest/Estate Fee Simple

UNIT 148, LEVEL A, TORONTO STANDARD CONDOMINIUM PLAN NO. 2433 AND ITS Description

APPURTENANT INTEREST; SUBJECT TO AND TOGETHER WITH EASEMENTS AS

SET OUT IN SCHEDULE A AS IN AT3826845; CITY OF TORONTO

Address 35 BASTION STREET

TORONTO

PIN 76433 - 1183 LT Interest/Estate Fee Simple

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

35 BASTION STREET Address

TORONTO

Consideration

Consideration \$0.00

Transferor(s)

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

XU. HONGLOU Name

Address for Service 6 Blue Grass Drive, Aurora, ON L4G

I am at least 18 years of age.

Liu, Lina and I are spouses of one another and are both parties to this document

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

Name LIU, LINA

Address for Service 6 Blue Grass Drive, Aurora, ON L4G

I am at least 18 years of age

Xu, Honglou and I are spouses of one another and are both parties to this document

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

Transferee(s) Capacity Share

XU. XIAO Registered Owner Name

Date of Rirth 1993 03 31

Address for Service #1105-35 Bastion Street

Toronto, ON M5V 0C2

Signed By

Tel

506-1315 Lawrence Ave. East 2019 08 09 Ping-Teng Tan acting for Signed

Toronto Transferor(s)

M3A 3R3

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

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 2019 08 09 acting for Signed **Toronto**

Transferee(s)

M3A 3R3

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

The applicant(s) hereby applies to the Land Registrar.

yyyy mm dd Page 2 of 4

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

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

PRC	OVINCIAL AND MUNICIPA	AL LAND TRA	ANSFER TAX STATEMENTS	
In the	e matter of the conveyance of:	76433 - 0356	UNIT 4, LEVEL 9, TORONTO STANDARD CONDOMINIUM PLAN NO ITS APPURTENANT INTEREST; SUBJECT TO AND TOGETHER WI EASEMENTS AS SET OUT IN SCHEDULE A AS IN AT3826845; CIT TORONTO	TH
		76433 - 0727	UNIT 148, LEVEL A, TORONTO STANDARD CONDOMINIUM PLAN ITS APPURTENANT INTEREST; SUBJECT TO AND TOGETHER WI EASEMENTS AS SET OUT IN SCHEDULE A AS IN AT3826845; CIT TORONTO	TH
		76433 - 1183	UNIT 141, LEVEL C, TORONTO STANDARD CONDOMINIUM PLAN ITS APPURTENANT INTEREST; SUBJECT TO AND TOGETHER WIEASEMENTS AS SET OUT IN SCHEDULE A AS IN AT3826845; CITTORONTO	TH
BY:	XU, HONGLOU			
TO:	LIU, LINA XU, XIAO		Registered Owner	
1. >	KU, XIAO			
	 (b) A trustee named in the ✓ (c) A transferee named in (d) The authorized agent (e) The President, Vice-Prescribed in paragraph(s (f) A transferee described 	e above-describe the above-describe or solicitor acting resident, Manago s) (_) above. I in paragraph (_)	nveyed in the above-described conveyance is being conveyed; ed conveyance to whom the land is being conveyed; ribed conveyance; g in this transaction for described in paragraph(s) (_) above. er, Secretary, Director, or Treasurer authorized to act for and am making these statements on my own behalf and on behalf paragraph (_) and as such, I have personal knowledge of the facts	
3. T	he total consideration for this	s transaction is	allocated as follows:	
	(a) Monies paid or to be pa	aid in cash		\$0.00
	(b) Mortgages (i) assumed	I (show principal	and interest to be credited against purchase price)	\$0.00
	(ii) Given Ba	ack to Vendor		\$0.00
	(c) Property transferred in	exchange (detail	below)	\$0.00
	(d) Fair market value of the	σ .	,	\$0.00
			ince charges to which transfer is subject	\$0.00
			land transfer tax (detail below)	\$0.00
	• •	-	dwill subject to land transfer tax (total of (a) to (f))	\$0.00
	(h) VALUE OF ALL CHAT	TELS -items of to	angible personal property	\$0.00
	(i) Other considerations for	r transaction not	included in (g) or (h) above	\$0.00
	(j) Total consideration			\$0.00
4.	Explanation for nominal co	onsiderations:		
5. T	he land is not subject to an enc	cumbrance		
6. O	other remarks and explanations	, if necessary.		
			ses of section 5.0.1 of the Land Transfer Tax Act is required to be provivided as confirmed by A847694.	ded for this
	national", "specified region declare that this conveyan	n" and "taxable tr ce is not subject	ed the definitions of "designated land", "foreign corporation", "foreign er ustee" as set out in subsection 1(1) of the Land Transfer Tax Act. The to additional tax as set out in subsection 2(2.1) of the Act because:	
	3. (c) The transferee(s) is	-	•	
	Ontario) such documents,	records and acc	eep at their place of residence in Ontario (or at their principal place of b ounts in such form and containing such information as will enable an ac ne Land Transfer Tax Act for a period of at least seven years.	
		nation as will ena	designated custodian will provide such documents, records and accoun able an accurate determination of the taxes payable under the Land Tra	
7. S	tatements pertaining only to Mu	unicipal Land Tra	nsfer Tax:	
	Explanation: Title transfer t	from parents to s	on for natural love and affection.	
PRO	PERTY Information Record			
	A. Nature of Instrument:	Transfer		
		LRO 80 R	tegistration No. AT5207728 Date: 2019/08	/09

SUITE 1105 TORONTO

Address 35 BASTION STREET

Assessment -

Roll No

PIN 76433 - 0356

B. Property(s):

PROVINCIAL AND MUNICIPAL LAND TRANSFER TAX STATEMENTS PIN 76433 - 0727 Address 35 BASTION STREET Assessment **TORONTO** Roll No PIN 76433 - 1183 Address 35 BASTION STREET Assessment TORONTO Roll No C. Address for Service: #1105-35 Bastion Street Toronto, ON M5V 0C2 D. (i) Last Conveyance(s): AT4040945 PIN 76433 - 0356 Registration No. PIN 76433 - 0727 Registration No. AT4040945 PIN 76433 - 1183 Registration No. AT4040945 (ii) Legal Description for Property Conveyed: Same as in last conveyance? Yes \checkmark No \square Not known \square

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



A Commissioner for Taking Affidavits

yyyy mm dd Page 1 of 4

Properties

PIN 76433 - 0356 LT Interest/Estate Fee Simple

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

Address 1105 SUITE

35 BASTION STREET

TORONTO

PIN 76433 - 1183 LT Interest/Estate Fee Simple

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

Address PKG

35 BASTION STREET

TORONTO

PIN 76433 - 0727 LT Interest/Estate Fee Simple

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

Address LKR

35 BASTION STREET

TORONTO

Consideration

Consideration \$711,100.00

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
Name	STUART-MCEWAN, TERRI	Joint Tenants	
Date of Birth	1964 05 16		
Address for Service	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 acting for Signed 2020 03 20

Richmond Hill Transferor(s)

L4B 1G2

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 acting for Signed 2020 03 20

Toronto Transferee(s)

M5A 2W7

Tel 416-203-6347 Fax 866-456-7672 The applicant(s) hereby applies to the Land Registrar.

yyyy mm dd Page 2 of 4

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

2020 03 20

Toronto M5A 2W7

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** UNIT 141, LEVEL C, TORONTO STANDARD CONDOMINIUM PLAN NO. 2433 AND 76433 - 1183 ITS APPURTENANT INTEREST; SUBJECT TO AND TOGETHER WITH EASEMENTS AS SET OUT IN SCHEDULE A AS IN AT3826845; CITY OF 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 STUART-MCEWAN, TERRI AND MCEWAN, WILLIAM (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 who is my spouse described in paragraph (_) and as such, I have personal knowledge of the facts herein deposed to. I have read and considered the definition of "single family residence" set out in subsection 1(1) of the Act. The land being conveyed 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 Pagerd

)I	PERTY Information Record							
	A. Nature of Instrument:	Transf	er					
		LRO	80	Registra	tion No.	AT5392669	Date:	2020/03/20
	B. Property(s):	PIN 76	6433 -	0356		35 BASTION STREET SUITE 1105 TORONTO	Assessment Roll No	-
		PIN 76	6433 -	1183		35 BASTION STREET PKG TORONTO	Assessment Roll No	-
		PIN 76	6433 -	0727	Address	35 BASTION STREET	Assessment	-

TORONTO

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 AT5207728 PIN 76433 - 0727 Registration No. (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



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

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.

Watc

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



A Commissioner for Taking Affidavits

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

TO: ZM Global Inc. 2750 14th 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 1st 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 55, 7250 Keele Street, Vaughan, Ontario (legal description: Unit 55, Level 1, York Region Standard Condominium Plan No. 1311, City of Vaughan, Regional Municipality of York, Ontario; PIN: 29842-0055) which mortgage was registered on the 1st 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 4th 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 24th day of October, 2019

First Commercial Bank (the mortgagee) By its solicitors Metcalfe, 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 14th Avenue, Suite 202 Markham, ON, L3R 0B6

Attn: Hong Lou Xu

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

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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

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\$1,000.00

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Dated the 24th day of October, 2019

First Commercial Bank (the mortgagee) By its solicitors Metcalfe, 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 14th 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 1st 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 1st 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:

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Interest:

\$5,576.52

Legal costs:

\$7,500.00

Total amount due: \$1,985,937.19

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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 24th day of October, 2019

First Commercial Bank (the mortgagee) By its solicitors Metcalfe, 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 14th 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 1st 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 1st 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:

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Interest:

\$5,576.52

Legal costs:

\$7,500.00

Total amount due: \$1,985,937.19

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Legal costs – enforcing powers of sale:

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\$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 24th day of October, 2019

First Commercial Bank (the mortgagee) By its solicitors Metcalfe, 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 14th 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 1st 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 1st 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:

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\$5,576.52

Legal costs:

\$7,500.00

Total amount due: \$1,985,937.19

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Legal costs – enforcing powers of sale:

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Dated the 24th day of October, 2019

First Commercial Bank (the mortgagee) By its solicitors Metcalfe, 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 14th 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 1st 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 1st 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:

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Interest:

\$5,576.52

Legal costs:

\$7,500.00

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Dated the 24th day of October, 2019

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

Name: Walter Chen

Per:

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

Attn: Hong Lou Xu

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

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

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First Commercial Bank (the mortgagee) By its solicitors Metcalfe, 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 14th 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 1st 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 1st day of September, 2016 (instrument number: YR2537052), in the Registry Office for the Land Titles Division of York Region (No. 65).

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\$5,576.52

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Total amount due: \$1,985,937.19

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Dated the 24th day of October, 2019

First Commercial Bank (the mortgagee)
By its solicitors
Metcalfe, 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 14th Avenue, Suite 202 Markham, ON, L3R 0B6 Attn: Hong Lou Xu

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

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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

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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 4th 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 24th day of October, 2019

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

Name: Walter Chen

Per:

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 14th 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 1st 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 1st 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 4th 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 24th day of October, 2019

First Commercial Bank (the mortgagee) By its solicitors Metcalfe, 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"

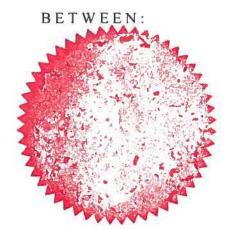
referred to in the Affidavit of Wenfei Chen of the City of Toronto, in the Province of Ontario, sworn before me at the City of Toronto, in the Province of Ontario, on December 24, 2020, in accordance with O. Reg. 431.20, Administering Oath or Declaration Remotely



A Commissioner for Taking Affidavits

Court File No. 252/20.

ONTARIO SUPERIOR COURT OF JUSTICE



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 4th, 2020

Issued by:

Local Registrar

Address of Court Office:

150 Bond St East Oshawa, ON L1G 0A2

TO:

ZM GLOBAL INC. 2750 14th 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:

- 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 I, 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;
- 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.
- 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;
- 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:

Affidavits to be sworn, and the exhibits attached thereto; (a)

Such further and other documentary evidence as counsel may advise and this Honourable (b)

Court permit.

Echmany 4th DATE: January 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

Court File No.: 252/36

ZM GLOBAL INC.

Defendant

PROCEEDING COMMENCED AT OSHAWA SUPERIOR COURT OF JUSTICE ONTARIO

NOTICE OF APPLICATION

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

Eric Turkienicz

LSUC #: 60314N

Tel: 416-860-3985

Fax: 416-860-0003

Lawyer for the Applicant

-and-

FIRST COMMERCIAL BANK

Plaintiff

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



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.

V

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 <u>5:00 pm on November</u> <u>24, 2020</u>, 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.

Per:

Dated at Toronto, Ontario, this 13th day of November, 2020.

FIRST COMMERCIAL BANK

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 G	LOBAL	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 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 +1800 268 8424 F +1 416 364 7813 fasken.com

November 13, 2020

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

VIA EMAIL (xhl7777@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").



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.



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 13th 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 Martineau DuMoulin LLP Barnsters and Solicitors Patent and Trade-mark Agents 333 Bay Street, Suite 2400 P.O. Box 20 Toronto, Ontario MSH 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.

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 <u>5:00 pm on November 24, 2020</u>, 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

Damel 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 13th 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 I, 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):
- 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; CJTY 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 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).

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 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 +1800 268 8424 F +1 416 364 7813 fasken.com

November 13, 2020

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

VIA EMAIL (xhl7777@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").



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.



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 13th 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 Martineau DuMoulin LLP Barnsters and Solicitors Patent and Trade-mark Agents 333 Bay Street, Suite 2400 P.O. Box 20 Toronto, Ontario MSH 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.

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 <u>5:00 pm on November 24, 2020</u>, 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

Damel 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 13th 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 I, 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):
- 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; CJTY 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



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

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 14th 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 14th 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 assignedCanada 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

MADVAMTARATARAFI

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 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.

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 <u>5:00 pm on November 24, 2020</u>, 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.

Per:

Dated at Toronto, Ontario, this 13th day of November, 2020.

FIRST COMMERCIAL BANK

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

POST.

Registered Receipt (Bulk)

This receipt is necessary it enquiry is desired. Fragile and parishable articles are Indemnifier against damage. Idemnity and lees information is available on request from your Postal Quilet.

Récépissé (en nombre) Recommandé

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

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

Sender Instructions - Hote: Bulk Receipt is to be completed for 3 or more liems. Present mailings at any Postal Outlet.

- A Complete and semove customer receipt.

 B Remove paper backing from receipt.

 C Allix receipt to this form.

Delivery confirmation may be obtained by calling 1-888-550-8333 or through the Internet at www.canadapost.ca

instructions pour l'expéditeur - Avis : Récépissé en nombre, pour 3 - articles et plus. Doit être complété syant de déposer à l'installation postate.

- A Remplissez et retirez le récépissé du cilent. B Relirez la peliteule protectrice du récapies é. C Collez le récépissé sur cette formule.

Une confirmation de la invaison peut âtre obtenue en composant le 1 800 550-6333 ou par Internet au www.postescanada.cz.





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 Networ 1-888-550-6333.	k
(From outside Canada 1 416 9	79-3033)
This copy confirms to the delivery date ar warehouse	nd signature of the individual who accepted and signed for the item in question. This information has been extracted from the Canadapost data

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,



FASKEN

Fasken Martineau DuMoulin LLP T. +1 416 865 4445 | F. +1 416 364 7813 dricher@fasken.com | 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 - gsmtp

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 Commissioner for Taking Affidavits

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").

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 Banks uptcy 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.



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 13th 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 Martineau DuMoulin LLP Barnsters 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.

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 13th 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; CJTY 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 Commissioner for Taking Affidavits

POST.

Registered Receipt (Bulk)

This receipt is necessary it enquiry is desired. Fragile and parishable articles are Indemnifier against damage. Idemnity and lees information is available on request from your Postal Quilet.

Récépissé (en nombre) Recommandé

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

Sender Instructions - Hote: Bulk Receipt is to be completed for 3 or more liems. Present mailings at any Postal Outlet.

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instructions pour l'expéditeur - Avis : Récépissé en nombre, pour 3 - articles et plus. Doit être complété syant de déposer à l'installation postate.

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Une confirmation de la invaison peut âtre obtenue en composant le 1 800 550-6333 ou par Internet au www.postescanada.cz.





Date: 2020/12/10	
Dear Sir or Madam Please find below the scanned of	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 97	79-3033)
This copy confirms to the delivery date and warehouse	d signature of the individual who accepted and signed for the item in question. This information has been extracted from the Canadapost data



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 Networ 1-888-550-6333.	k
(From outside Canada 1 416 9	79-3033)
This copy confirms to the delivery date ar warehouse	nd signature of the individual who accepted and signed for the item in question. This information has been extracted from the Canadapost data

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,



FASKEN

Fasken Martineau DuMoulin LLP T. +1 416 865 4445 | F. +1 416 364 7813 dricher@fasken.com | 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 11si14446285pqt.99 - gsmtp

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 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).

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 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").

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 Banks uptcy 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.



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 13th 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 Martineau DuMoulin LLP Barnsters 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 13th 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; CJTY 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 Commissioner for Taking Affidavits

Sender Fasken Martineau DuMoulin LLP 333 Bay Street, Suite 2400 Bay Adelaide Centre, Dox 20

Registered Receipt (Bulk)

This receipt is necessary if enquiry is desired. Fragile and penshable articles are defindement against damage. Idemnity and leas information is available on request from your Postal Quilet,

1 888 550-6333

RN 528 718 152 CA

Bècépissé (en nombre) Recommandé

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

Sender instructions - Hote: Bulk Receipt is 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. Allix receipt to this form.

Delivery confirmation may be obtained by calling 1-888-550-6333 or

instructions pour l'expéditeur - Avis : Récépissé en nombre, pour 3 - articles et plus. Doit être comptété avant de déposer à l'installation postale,

- A Remplissez et retirez la récépissé du cilent. B Relirez la pellicula protectrica du réciplasé. C Collaz la récépissé sur cette formule.





Date: 2020/12/10

Dear Sir or Madam: Madame, Monsieur,

Please find below the scanned delivery date and signature of the recipient of the item identified below:

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
RN5287	18149CA
Product Name	Nom du produit
FSF ORIGINATING PREPAID FEE - REGISTERE	D / DR. FSF COUR. ORIG. PREPAYE - COUR. RE
Reference Number 1	Numéro de référence 1
Not Applicabl	e / Sans objet
Reference Number 2	Numéro de référence 2
Not Applicabl	e / Sans objet
Delivery Date (yyyy/mm/dd)	Date de livraison (aaaa/mm/jj)
2020/	11/25
Signatory Name	Nom du signataire
HONG I	LOU XU
Signature	Signature
100	

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 o	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 97	79-3033)
This copy confirms to the delivery date and warehouse	d signature of the individual who accepted and signed for the item in question. This information has been extracted from the Canadapost data



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 Networ	k
1-888-550-6333.	
(From outside Canada 1 416 9	79-3033)
This copy confirms to the delivery date ar warehouse	nd signature of the individual who accepted and signed for the item in question. This information has been extracted from the Canadapost data



Land Section 1		
Date: 2020/12/10		
Dear Sir or Madam		
Please find below the scanned of	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 o	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 97	79-3033)
This copy confirms to the delivery date and warehouse	d signature of the individual who accepted and signed for the item in question. This information has been extracted from the Canadapost data

THIS IS EXHIBIT "I"

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-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,



FASKEN

Fasken Martineau DuMoulin LLP T. +1 416 865 4445 | F. +1 416 364 7813 dricher@fasken.com | 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-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=NoSuchUser q8si3648417wrn.503 - gsmtp

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.

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

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



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.

Per:

MSI SPERGET/IN

Name: Philip H. Gennis

Title: Senior Principal

I have authority to bind the

company

-and-

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

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Court File No.

ONTARIO SUPERIOR COURT OF JUSTICE

Proceeding commenced at Toronto

AFFIDAVIT OF WENFEI CHEN (Sworn December 24, 2020)

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Applicant

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

ONTARIO SUPERIOR COURT OF JUSTICE

Proceeding commenced at Toronto

APPLICATION RECORD - VOLUME II of II

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