

**ONTARIO
SUPERIOR COURT OF JUSTICE
COMMERCIAL LIST**

B E T W E E N :

FIRST COMMERCIAL BANK

Applicant

- and -

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

Respondents

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

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

**MOTION RECORD OF THE RECEIVER
(VOLUME III of III)**

May 12, 2021

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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sbrotman@fasken.com

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

Tel: 416 865 4445
Fax: 416 364 7813

Lawyers for msi Spergel inc., in its capacity as
Court-appointed receiver

TO: **THE SERVICE LIST**

**ONTARIO
SUPERIOR COURT OF JUSTICE
COMMERCIAL LIST**

B E T W E E N :

FIRST COMMERCIAL BANK

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Properties

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

Consideration

Consideration \$450,000.00

Transferor(s)

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

Name XU, HONGLOU

Address for Service 17 Equestrian CourtToronto, Ontario,
L4B 3Z5

I am at least 18 years of age.

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

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

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

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

Signed By

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

Signed By

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

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

Submitted By

DASHWOOD & DASHWOOD

961 Kingston Rd.
Toronto
M4E 1S8

2018 01 03

Tel 416-690-7222

Fax 416-690-8738

Fees/Taxes/Payment

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

PROVINCIAL AND MUNICIPAL LAND TRANSFER TAX STATEMENTS

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

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

1. LOCKHART-CONWAY, BRYN AND GENDRON, NATHAN

I am

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

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

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

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

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

6. Other remarks and explanations, if necessary.

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

PROVINCIAL AND MUNICIPAL LAND TRANSFER TAX STATEMENTS

conveyance described in this document.

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

7. Statements pertaining only to Municipal Land Transfer Tax:

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

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

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

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

PROPERTY Information Record

A. Nature of Instrument:

Transfer

LRO

80

Registration No.

AT4772330

Date:

2018/01/03

B. Property(s):

PIN

76433

-

0431

Address

38 GRAND
MAGAZINE STREET
SUITE 1543
TORONTO

Assessment

-

Roll No

PIN

76433

-

1281

Address

38 GRAND
MAGAZINE STREET
TORONTO

Assessment

-

Roll No

PIN

76433

-

1411

Address

38 GRAND
MAGAZINE STREET
TORONTO

Assessment

-

Roll No

C. Address for Service:

1543 SUITE
38 GRAND MAGAZINE STREET
TORONTO

D. (i) Last Conveyance(s):

PIN

76433

-

0431

Registration No.

AT3844265

PIN

76433

-

1281

Registration No.

AT3844265

PIN

76433

-

1411

Registration No.

AT3844265

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

Yes

☒

No

☐

Not known

☐

E. Tax Statements Prepared By:

Geoffrey John Dashwood
961 Kingston Rd.
Toronto M4E 1S8

Properties

PIN76157 - 0393 LTInterest/EstateFee Simple

DescriptionUNIT 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

Address1051 SUITE
10 CAPREOL COURT
TORONTO

Consideration

Consideration\$452,000.00

Transferor(s)

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

NameXU, HONGLOU

Address for Service17 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)CapacityShare

NameYEUNG, CALVIN LONG FUNGRegistered Owner

Date of Birth1988 08 29

Address for Service10 Capreol Court
Suite 1051
Toronto, Ontario
M5V 4B3
18-013/Yeung

Signed By

Ping-Teng Tan506-1315 Lawrence Ave. Eastacting forSigned2018 01 31
Toronto
M3A 3R3Transferor(s)

Tel416-443-8600

Fax416-443-8688

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 Cheng201-420 Hwy 7 Eastacting forSigned2018 01 18
Richmond HillTransferee(s)
L4B 3K2

Tel905-707-8808

Fax905-707-8809

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 OFFICE201-420 Hwy 7 East2018 01 31
Richmond Hill
L4B 3K2

Tel905-707-8808

Fax905-707-8809

Fees/Taxes/Payment

Statutory Registration Fee\$63.65

Provincial Land Transfer Tax\$5,515.00

Fees/Taxes/Payment

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

File Number

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

PROVINCIAL AND MUNICIPAL LAND TRANSFER TAX STATEMENTS

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

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

1. YEUNG, CALVIN LONG FUNG

I am

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

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

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

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

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

6. Other remarks and explanations, if necessary.

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

7. Statements pertaining only to Municipal Land Transfer Tax:

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

PROPERTY Information Record

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

PROVINCIAL AND MUNICIPAL LAND TRANSFER TAX STATEMENTS

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

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

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

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 Toronto M3A 3R3	acting for Transferor(s)	Signed	2019 08 09
Tel	416-443-8600			
Fax	416-443-8688			
I am the solicitor for the transferor(s) and the transferee(s) and this transfer is being completed in accordance with my professional standards.				
I have the authority to sign and register the document on behalf of all parties to the document.				
Ping-Teng Tan	506-1315 Lawrence Ave. East Toronto M3A 3R3	acting for Transferee(s)	Signed	2019 08 09
Tel	416-443-8600			
Fax	416-443-8688			
I am the solicitor for the transferor(s) and the transferee(s) and this transfer is being completed in accordance with my professional standards.				
I have the authority to sign and register the document on behalf of all parties to the document.				

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

Fees/Taxes/Payment	
Statutory Registration Fee	\$64.40

Fees/Taxes/Payment

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

PROVINCIAL AND MUNICIPAL LAND TRANSFER TAX STATEMENTS

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

76458 - 1669 UNIT 126, LEVEL D, TORONTO STANDARD CONDOMINIUM PLAN NO. 2458 AND ITS APPURTENANT INTEREST; SUBJECT TO AND TOGETHER WITH EASEMENTS AS SET OUT IN SCHEDULE A AS IN AT3901265; CITY OF TORONTO

BY: XU, HONGLOU

TO: XU, XIAO Registered Owner

1. XU, XIAO

I am

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

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

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

4.

Explanation for nominal considerations:
i) gift

5. The land is not subject to an encumbrance

6. Other remarks and explanations, if necessary.

- 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 A847698.
- The transferee(s) has read and considered the definitions of "designated land", "foreign corporation", "foreign entity", "foreign national", "specified region" and "taxable trustee" as set out in subsection 1(1) of the Land Transfer Tax Act. The transferee(s) declare that this conveyance is not subject to additional tax as set out in subsection 2(2.1) of the Act because:
- (c) The transferee(s) is not a "foreign entity" or a "taxable trustee".
- The transferee(s) declare that they will keep at their place of residence in Ontario (or at their principal place of business in Ontario) such documents, records and accounts in such form and containing such information as will enable an accurate determination of the taxes payable under the Land Transfer Tax Act for a period of at least seven years.
- The transferee(s) agree that they or the designated custodian will provide such documents, records and accounts in such form and containing such information as will enable an accurate determination of the taxes payable under the Land Transfer Tax Act, to the Ministry of Finance upon request.

7. Statements pertaining only to Municipal Land Transfer Tax:

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

PROPERTY Information Record

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

PROVINCIAL AND MUNICIPAL LAND TRANSFER TAX STATEMENTS

PIN 76458 - 1669 Registration No. AT3938732

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

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

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
Toronto
M3A 3R3

acting for
Transferor(s)

Signed

2020 01 22

Tel

416-443-8600

Fax

416-443-8688

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

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

Mark Randolph Youngman

200-65 Queen St. W.
Toronto
M5H 2M5

acting for
Transferee(s)

Signed

2020 01 22

Tel

416-363-3351

Fax

416-363-0252

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

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

Submitted By

GASEE COHEN & YOUNGMAN

200-65 Queen St. W.
Toronto
M5H 2M5

2020 01 22

Tel

416-363-3351

Fax

416-363-0252

Fees/Taxes/Payment

Statutory Registration Fee

\$65.05

Provincial Land Transfer Tax

\$10,075.00

Municipal Land Transfer Tax

\$10,075.00

Fees/Taxes/Payment

Total Paid

\$20,215.05

File Number

Transferor Client File Number :

2019-127

Transferee Client File Number :

MAT14066

PROVINCIAL AND MUNICIPAL LAND TRANSFER TAX STATEMENTS

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

76458 - 1669 UNIT 126, LEVEL D, TORONTO STANDARD CONDOMINIUM PLAN NO. 2458 AND ITS APPURTENANT INTEREST; SUBJECT TO AND TOGETHER WITH EASEMENTS AS SET OUT IN SCHEDULE A AS IN AT3901265; CITY OF TORONTO

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 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 2697483 ONTARIO INC. described in paragraph(s) (c) above.
- ☐ (f) A transferee described in paragraph () and am making these statements on my own behalf and on behalf of _____ who is my spouse described in paragraph () and as such, I have personal knowledge of the facts herein deposed to.

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

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

(a) Monies paid or to be paid in cash	\$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, 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	\$680,000.00

6. Other remarks and explanations, if necessary.

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

PROPERTY Information Record

A. Nature of Instrument: Transfer
LRO 80 Registration No. AT5348244 Date: 2020/01/22

B. Property(s):
PIN 76458 - 0462 Address 75 QUEENS WHARF ROAD, SUITE 2202 TORONTO Assessment - Roll No
PIN 76458 - 1669 Address TORONTO Assessment - Roll No

C. Address for Service: 9N - 310 Central Park Drive, Ottawa, Ontario K2C 4G4

D. (i) Last Conveyance(s):
PIN 76458 - 0462 Registration No. AT5207738
PIN 76458 - 1669 Registration No. AT5207738

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

E. Tax Statements Prepared By: Mark Randolph Youngman
200-65 Queen St. W.
Toronto M5H 2M5

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 - 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	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	35 BASTION STREET 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.
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
 6W4
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
---------------	----------	-------

Name	XU, XIAO	Registered Owner
Date of Birth	1993 03 31	
Address for Service	#1105-35 Bastion Street Toronto, ON M5V 0C2	

Signed By

Ping-Teng Tan	506-1315 Lawrence Ave. East Toronto M3A 3R3	acting for Transferor(s)	Signed	2019 08 09
Tel 416-443-8600				
Fax 416-443-8688				
I am the solicitor for the transferor(s) and the transferee(s) and this transfer is being completed in accordance with my professional standards.				
I have the authority to sign and register the document on behalf of all parties to the document.				
Ping-Teng Tan	506-1315 Lawrence Ave. East Toronto M3A 3R3	acting for Transferee(s)	Signed	2019 08 09
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				

Signed By

standards.

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

Submitted By

TAN & ASSOCIATES

506-1315 Lawrence Ave. East

2019 08 09

Toronto

M3A 3R3

Tel 416-443-8600

Fax 416-443-8688

Fees/Taxes/Payment

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

PROVINCIAL AND MUNICIPAL LAND TRANSFER TAX STATEMENTS

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

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

1. XU, XIAO

I am

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

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

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

4.

Explanation for nominal considerations:
i) gift

5. The land is not subject to an encumbrance

6. Other remarks and explanations, if necessary.

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

7. Statements pertaining only to Municipal Land Transfer Tax:

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

PROPERTY Information Record

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

PROVINCIAL AND MUNICIPAL LAND TRANSFER TAX STATEMENTS

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

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

D. (i) Last Conveyance(s): PIN 76433 - 0356 Registration No. AT4040945
PIN 76433 - 0727 Registration No. AT4040945
PIN 76433 - 1183 Registration No. AT4040945

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

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

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 Richmond Hill L4B 1G2	acting for Transferor(s)	Signed	2020 03 20
Tel 905-882-1800				
Fax 905-882-8303				
I am the solicitor for the transferor(s) and I am not one and the same as the solicitor for the transferee(s).				
I have the authority to sign and register the document on behalf of the Transferor(s).				
Sonia Kalia	72 Berkeley Street Toronto M5A 2W7	acting for Transferee(s)	Signed	2020 03 20
Tel 416-203-6347				
Fax 866-456-7672				

Signed By

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

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

Submitted By

FELD KALIA PROFESSIONAL CORPORATION	72 Berkeley Street	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
	76433 - 1183	UNIT 141, LEVEL C, TORONTO STANDARD CONDOMINIUM PLAN NO. 2433 AND ITS APPURTENANT INTEREST; SUBJECT TO AND TOGETHER WITH EASEMENTS AS SET OUT IN SCHEDULE A AS IN AT3826845; CITY OF TORONTO
	76433 - 0727	UNIT 148, LEVEL A, TORONTO STANDARD CONDOMINIUM PLAN NO. 2433 AND ITS APPURTENANT INTEREST; SUBJECT TO AND TOGETHER WITH EASEMENTS AS SET OUT IN SCHEDULE A AS IN AT3826845; CITY OF TORONTO

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

1. STUART-MCEWAN, TERRI AND MCEWAN, WILLIAM

I am

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

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

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

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

6. Other remarks and explanations, if necessary.

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

PROPERTY Information Record

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

PROVINCIAL AND MUNICIPAL LAND TRANSFER TAX STATEMENTS

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

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

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

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

APPENDIX "9"

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

February 17, 2021
File No.: 291248.00002/20519

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

By Email

Timur Zhao

timurzhao@gmail.com

Dear Timur Zhao:

**Re: Receivership of ZM Global Inc. and Hong Lou Xu (a/k/a Honglou Xu)
Superior Court of Justice (Commercial List) File No. CV-20-00654057-00CL**

As you know, we are counsel to msi Spergel inc., in its capacity as court-appointed receiver (the “**Receiver**”) of all of the assets, undertakings and properties of ZM Global Inc. (“**ZM Global**”) and Hong Lou Xu (a/k/a Honglou Xu) (“**Mr. Xu**”) pursuant to an order of the Ontario Superior Court of Justice - Commercial List made January 15, 2021 (the “**Receivership Order**”) under section 243(1) of the *Bankruptcy and Insolvency Act*, R.S.C. 1985, c. B-3, as amended (the “**BIA**”), and section 101 of the *Courts of Justice Act*, R.S.O. 1990, c. C.43, as amended. A copy of the Receivership Order is enclosed herewith for your reference.

In furtherance of its role, the Receiver is seeking information on ZM Global’s and Mr. Xu’s assets, undertakings and properties. Pursuant to paragraph 3(r) of the Receivership Order, the Receiver is authorized and empowered to examine under oath any person reasonably thought to have knowledge of the affairs of ZM Global and Mr. Xu respecting their dealings or property. Given your role with ZM Global as Mr. Xu’s assistant and your knowledge of the affairs of ZM Global and Mr. Xu, the Receiver is authorized and empowered to examine you under oath respecting ZM Global’s and Mr. Xu’s dealings and properties. Before determining whether it is necessary to conduct an examination under oath, we wish to meet with you to discuss such dealings and properties (the “**Requested Meeting**”).

Paragraph 5 of the Receivership Order provides that, subject to privilege and statutory prohibitions on disclosure, persons having notice of the order are to advise the Receiver of the existence of documents, contracts and other information of any kind related to the business and affairs of ZM Global and Mr. Xu (the “**Requested Information**”), and are to provide to the Receiver—or permit the Receiver to copy, retain and take away—copies thereof.



FASKEN

Pursuant to paragraph 5 of the Receivership Order and in advance of the Requested Meeting, we hereby request that you provide the Receiver with the Requested Information, including without limitation:

1. contact information for Mr. Xu, including current home address and current email address;
2. the minute book and shareholders' register of ZM Global;
3. financial records and statements for ZM Global for the past five years (*i.e.*, since and including 2016);
4. computer financial records of ZM Global, including complete general ledger and payroll journal;
5. notices of assessment of ZM Global, including in relation to harmonized sales tax (HST) and payroll;
6. a detailed list of ZM Global's and Mr. Xu's creditors, including name, address and amount owed,
7. a detailed list of ZM Global's employees, including name, address, annual salary, length of time employed and amount owed;
8. a list of ZM Global's accounts receivable with full customer information, including, name, address and amount outstanding;
9. copies of any insurance policy over the ten condominium units legally described at schedule "A" to the Receivership Order (the "**Keele Condos**");
10. copies of leases of any of the Keele Condos;
11. any post-dated rent cheques delivered in respect of leases of any of the Keele Condos;
12. full contact information for all tenants under leases of any of the Keele Condos; and
13. the location, and approval of the removal of, the glass panels that once divided certain of the units that comprise the Keele Condos.

Please **immediately** contact me by email correspondence at dricher@fasken.com to schedule the Requested Meeting.

FASKEN

Also, please provide the Requested Information to me by email correspondence to the above-noted email address or by same-day courier to 333 Bay Street, Suite 2400, Toronto, Ontario M5H 2T6, attention Daniel Richer, by **5:00 pm on February 25, 2021 at the latest.**

Best regards,

FASKEN MARTINEAU DuMOULIN LLP



Daniel T. Richer

DR/mt

Enclosure

cc *Hong Lou Xu (a/k/a Honglou Xu)*

FASKEN

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

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

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

February 17, 2021
File No.: 291248.00002/20519

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

By Courier

Xiao Xu

980 Castlemore Avenue
Markham, Ontario L6E 0G2

- and -

6 Sangster Rd.
Whitchurch-Stouffville, Ontario L4A 7X4

- and -

75 Queens Wharf Road, Suite 2202
Toronto, Ontario M5V 0J8

- and -

6 Blue Grass Drive
Aurora, Ontario L4G 6W4

- and -

1105 - 35 Bastion Street
Toronto, Ontario M5V 0C2

Dear Xiao Xu:

**Re: Receivership of ZM Global Inc. and Hong Lou Xu (a/k/a Honglou Xu)
Superior Court of Justice (Commercial List) File No. CV-20-00654057-00CL**

We are counsel to msi Spergel inc., in its capacity as court-appointed receiver (the “**Receiver**”) of all of the assets, undertakings and properties of ZM Global Inc. (“**ZM Global**”) and Hong Lou Xu (a/k/a Honglou Xu) (“**Mr. Xu**”) pursuant to an order of the Ontario Superior Court of Justice - Commercial List made January 15, 2021 (the “**Receivership Order**”) under section 243(1) of the *Bankruptcy and Insolvency Act*, R.S.C. 1985, c. B-3, as amended (the “**BIA**”), and section 101 of the *Courts of Justice Act*, R.S.O. 1990, c. C.43, as amended. A copy of the Receivership Order is enclosed herewith for your reference.

In furtherance of its role, the Receiver is seeking information on ZM Global’s and Mr. Xu’s assets, undertakings and properties. Pursuant to paragraph 3(r) of the Receivership Order, the Receiver is specifically authorized and empowered to examine you under oath respecting ZM Global’s and Mr. Xu’s dealings or property. Before determining whether it is necessary to conduct an examination under oath, we wish to meet with you to discuss such dealings and properties (the “**Requested Meeting**”).

Paragraph 5 of the Receivership Order provides that, subject to privilege and statutory prohibitions on disclosure, persons having notice of the order are to advise the Receiver of the existence of documents, contracts and other information of any kind related to the business and affairs of ZM Global and Mr. Xu (the “**Requested Information**”), and are to provide to the Receiver—or permit the Receiver to copy, retain and take away—copies thereof.



FASKEN

Pursuant to paragraph 5 of the Receivership Order and in advance of the Requested Meeting, we hereby request that you provide the Receiver with the Requested Information, including without limitation:

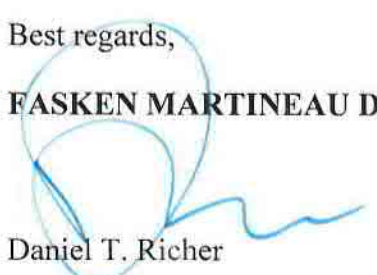
1. contact information for Mr. Xu, including current home address and current email address;
2. documents, contracts and other information relating to the following transfers:
 - (a) transfer from Mr. Xu to you on August 9, 2019 of two condominium units located at 75 Queens Wharf Road, Toronto, Ontario having PINs 76458-0462 (LT) and 76458-1669 (LT) (the "**Queens Wharf Condos**"), which transfer is evidenced by instrument number AT5207738;
 - (b) transfer from Mr. Xu and Lina Liu to you on August 9, 2019 of three condominium units located at 35 Bastion Street, Toronto, Ontario having PINs 76433-0356 (LT), 76433-0727 (LT) and 76433-1183 (LT) (the "**Bastion Condos**"), which transfer is evidenced by instrument number AT5207728;
 - (c) transfer from you to 2697483 Ontario Inc. on January 22, 2020 of the Queens Wharf Condos, which transfer is evidenced by instrument number AT5348244; and
 - (d) transfer from you to Terri Stuart-McEwan and William McEwan on March 20, 2020 of the Bastion Condos, which transfer is evidenced by instrument number AT5392669.
3. the minute book and shareholders' register of Global Greensteel Construction Group Corporation.

Please **immediately** contact me by email correspondence at dricher@fasken.com to schedule the Requested Meeting.

Also, please provide the Requested Information to me by email correspondence to the above-noted email address or by same-day courier to 333 Bay Street, Suite 2400, Toronto, Ontario M5H 2T6, attention Daniel Richer, by **5:00 pm on February 25, 2021 at the latest.**

Best regards,

FASKEN MARTINEAU DuMOULIN LLP



Daniel T. Richer

DR/mt

Enclosure

cc *Hong Lou Xu (a/k/a Honglou Xu)*

FASKEN

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Barristers and Solicitors
Patent and Trade-mark Agents

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fasken.com

February 17, 2021
File No.: 291248.00002/20519

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

By Courier

Ping-Teng Tan
1315 Lawrence Ave. East, Suite 506
Toronto, Ontario M3A 3R3

Dear Ping-Teng Tan:

**Re: Receivership of ZM Global Inc. and Hong Lou Xu (a/k/a Honglou Xu)
Superior Court of Justice (Commercial List) File No. CV-20-00654057-00CL**

We are counsel to msi Spergel inc., in its capacity as court-appointed receiver (the “**Receiver**”) of, among other property, all of the assets, undertakings and properties of Hong Lou Xu (a/k/a Honglou Xu) (“**Mr. Xu**”) pursuant to an order of the Ontario Superior Court of Justice - Commercial List made January 15, 2021 (the “**Receivership Order**”) under section 243(1) of the *Bankruptcy and Insolvency Act*, R.S.C. 1985, c. B-3, as amended (the “**BIA**”), and section 101 of the *Courts of Justice Act*, R.S.O. 1990, c. C.43, as amended. A copy of the Receivership Order is enclosed for your reference.

In furtherance of its role, the Receiver is reviewing certain transfers of real property by Mr. Xu, or by purported successors-in interest of Mr. Xu, to determine whether such transfers are void as against Mr. Xu’s creditors, a trustee in bankruptcy or others pursuant to the BIA and/or the *Fraudulent Conveyances Act*, RSO 1990, c F.29, as amended.

Paragraph 5 of the Receivership Order provides that, subject to privilege and statutory prohibitions on disclosure, persons having notice of the order are to advise the Receiver of the existence of documents, contracts and other information of any kind related to the business and affairs of Mr. Xu, and are to provide to the Receiver—or permit the Receiver to copy, retain and take away—copies thereof.

Pursuant to paragraph 5 of the Receivership Order, we hereby request copies of all documents, contracts and information of any kind, including any reports on closing, relating to the following transfers that you completed as solicitor for the transferor and, in the case of items 3 and 4, solicitor for the transferee:

1. transfer from Mr. Xu to Bryn Lockhart-Conway and Nathan Gendron on January 3, 2018 of three condominium units located at 38 Grand Magazine Street, Toronto, Ontario having



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PINs 76433-0431 (LT), 76433-1281 (LT) and 76433-1411 (LT), which transfer is evidenced by instrument number AT4772330;

2. transfer from Mr. Xu to Calvin Long Fung Yeung on January 31, 2018 of one condominium unit located at 10 Capreol Court, Toronto, Ontario having PIN 76157-0393 (LT), which transfer is evidenced by instrument number AT4793086;
3. transfer from Mr. Xu to Xiao Xu, Mr. Xu's son ("**Xiao**"), on August 9, 2019 of two condominium units located at 75 Queens Wharf Road, Toronto, Ontario having PINs 76458-0462 (LT) and 76458-1669 (LT) (the "**Queens Wharf Condos**"), which transfer is evidenced by instrument number AT5207738; and
4. transfer from Mr. Xu and Lina Liu, Mr. Xu's wife, to Xiao on August 9, 2019 of three condominium units located at 35 Bastion Street, Toronto, Ontario having PINs 76433-0356 (LT), 76433-0727 (LT) and 76433-1183 (LT), which transfer is evidenced by instrument number AT5207728.

Further pursuant to paragraph 5 of the Receivership Order, we hereby request copies of all documents, contracts and other information, including any reports on closing, relating to the transfer from Xiao to 2697483 Ontario Inc. on January 22, 2020 of the Queens Wharf Condos, which transfer is evidenced by instrument number AT5348244 and was completed by you as solicitor for the transferor.

In requesting the foregoing information, we are seeking to determine, among other things, whether the transactions described above were completed between arm's length, independently represented parties and that adequate valuable consideration was paid or given in good faith.

Please send the requested information to me by email correspondence at dricher@fasken.com or by same-day courier at 333 Bay Street, Suite 2400, Toronto, Ontario M5H 2T6, attention Daniel Richer, by **5:00 pm on February 25, 2021 at the latest.**

If you have any questions regarding this matter, please contact me.

Best regards,

FASKEN MARTINEAU DuMOULIN LLP

Daniel T. Richer

DR/mt

Enclosure

cc *Hong Lou Xu (a/k/a Honglou Xu); Xiao Xu; Shun Wai Willie Cheng*

FASKEN

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

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P.O. Box 20
Toronto, Ontario M5H 2T6
Canada

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fasken.com

February 17, 2021
File No.: 291248.00002/20519

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

By Courier

Shun Wai Willie Cheng
308 - 9030 Leslie Street
Richmond Hill, Ontario L4B 1G2

Dear Shun Wai Willie Cheng:

Re: Receivership of ZM Global Inc. and Hong Lou Xu (a/k/a Honglou Xu)
Superior Court of Justice (Commercial List) File No. CV-20-00654057-00CL

We are counsel to msi Spergel inc., in its capacity as court-appointed receiver (the “**Receiver**”) of, among other property, all of the assets, undertakings and properties of Hong Lou Xu (a/k/a Honglou Xu) (“**Mr. Xu**”) pursuant to an order of the Ontario Superior Court of Justice - Commercial List made January 15, 2021 (the “**Receivership Order**”) under section 243(1) of the *Bankruptcy and Insolvency Act*, R.S.C. 1985, c. B-3, as amended (the “**BIA**”), and section 101 of the *Courts of Justice Act*, R.S.O. 1990, c. C.43, as amended. A copy of the Receivership Order is enclosed for your reference.

In furtherance of its role, the Receiver is reviewing certain transfers of real property by Mr. Xu, or by purported successors-in interest of Mr. Xu, to determine whether such transfers are void as against Mr. Xu’s creditors, a trustee in bankruptcy or others pursuant to the BIA and/or the *Fraudulent Conveyances Act*, RSO 1990, c F.29, as amended.

Paragraph 5 of the Receivership Order provides that, subject to privilege and statutory prohibitions on disclosure, persons having notice of the order are to advise the Receiver of the existence of documents, contracts and other information of any kind related to the business and affairs of Mr. Xu, and are to provide to the Receiver—or permit the Receiver to copy, retain and take away—copies thereof.

Pursuant to paragraph 5 of the Receivership Order, we hereby request copies of all documents, contracts and other information, including any reports on closing, relating to the transfer from Xiao Xu (Mr. Xu’s son) to Terri Stuart-McEwan and William McEwan on March 20, 2020 of three condominium units located at 35 Bastion Street, Toronto, Ontario having PINs 76433-0356 (LT), 76433-0727 (LT) and 76433-1183 (LT), which transfer is evidenced by instrument number AT5392669 and was completed by you as solicitor for the transferor.



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In requesting the foregoing information, we are seeking to determine, among other things, whether the transaction described above was completed between arm's length, independently represented parties and that adequate valuable consideration was paid or given in good faith.

Please send the requested information to me by email correspondence at dricher@fasken.com or by same-day courier at 333 Bay Street, Suite 2400, Toronto, Ontario M5H 2T6, attention Daniel Richer, by **5:00 pm on February 25, 2021 at the latest.**

If you have any questions regarding this matter, please contact me.

Best regards,

FASKEN MARTINEAU DuMOULIN LLP



Daniel T. Richer

DR/mt

Enclosure

cc *Hong Lou Xu (a/k/a Honglou Xu); Xiao Xu; Ping-Teng Tan*

APPENDIX "10"

Daniel Richer

From: Timur Zhao <timurzhao@gmail.com>
Sent: February-17-21 2:53 PM
To: Daniel Richer
Subject: [EXT] Re: Receivership of ZM Global Inc. and Hong Lou Xu (a/k/a Honglou Xu) - [FMD-CE.FID10172664]

Mr, Xu think you can even have the right sell those units

Timur C. Zhao

153-7250 Keele St. Vaughan ON L4K1Z8

Tel.: 416-569-6212

Wechat: Timur_the_Great (when add, call me can inform)

On Wed, Feb 17, 2021 at 2:52 PM Timur Zhao <timurzhao@gmail.com> wrote:

Those units, You can manage and make any profits for your clients, banks or any one else.

Timur C. Zhao

153-7250 Keele St. Vaughan ON L4K1Z8

Tel.: 416-569-6212

Wechat: Timur_the_Great (when add, call me can inform)

On Wed, Feb 17, 2021 at 2:50 PM Timur Zhao <timurzhao@gmail.com> wrote:

Mr. Honglou Xu's ZM has already give up the all units in Improve Mall, ZM don't have any other activities other than purchase those units

Timur C. Zhao

153-7250 Keele St. Vaughan ON L4K1Z8

Tel.: 416-569-6212

Wechat: Timur_the_Great (when add, call me can inform)

On Wed, Feb 17, 2021 at 2:10 PM Daniel Richer <dricher@fasken.com> wrote:

Dear Mr. Zhao,

Please see the attached letter, which I am sending to you in connection with the above-captioned receivership proceeding.

I look forward to your response.

Regards,

Daniel

 Daniel Richer, BCL, LLB
ASSOCIATE

FASKEN

Fasken Martineau DuMoulin LLP
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dricher@fasken.com | www.fasken.com/en/Daniel-Richer
333 Bay Street, Suite 2400, Toronto, Ontario M5H 2T6

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Fasken has a COVID-19 management plan in place. We prioritize maintaining a safe workplace; encourage social distancing and uphold privacy and confidentiality for those we work with. We have reduced the need to attend our offices to necessary visits, and are minimizing in-person meetings. We have enhanced digital communications with you through telephone & web conferencing, secure email, Fasken Edge, etc.

Please do not visit our offices without an appointment in advance; and please excuse us if we do not shake your hand. In the event the risk of COVID-19 increases and affects our ability to provide legal services or representation, we will make the best arrangements within our power to obtain time extensions and/or adjournments. We appreciate your understanding.

> [COVID-19 Resource Centre for Businesses](#)

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Fasken dispose d'un plan de gestion de la situation en lien avec la COVID-19. Notre priorité est de maintenir un milieu de travail sécuritaire, d'encourager la distanciation sociale et d'assurer la protection des renseignements personnels et de la confidentialité au nom des personnes pour lesquelles nous travaillons. Nous avons réduit le nombre de visites nécessaires à nos bureaux et réduit au strict minimum les réunions en

personne. Nous avons amélioré les communications numériques par téléphone, par vidéoconférence, par courrier électronique sécurisé, par l'intermédiaire de Fasken Plus, etc.

Nous vous prions de ne pas vous présenter au bureau sans rendez-vous et veuillez nous excuser d'avance si nous ne vous serrons pas la main. Si le risque de propagation du virus COVID-19 augmente et atteint notre capacité à fournir des services juridiques ou de représenter nos clients, nous ferons tout en notre pouvoir pour prendre les meilleures dispositions afin d'obtenir des reports et/ou des ajournements. Nous vous remercions pour votre compréhension.

> [Centre de ressources sur la COVID-19 pour les entreprises](#)

Daniel Richer

From: Daniel Richer
Sent: March-19-21 1:57 PM
To: '唐琪'
Cc: 'Philip Gennis'; Anna Chen
Subject: RE: [EXT] Xiao Xu
Attachments: 111540569_v(1)_Letter to Xiao Xu dated February 17 2021.PDF

Mr. Xu,

We are no longer free on Monday, March 22, 2021. Please advise as to which of the following times you are available to meet by telephone to discuss the matters set out below and in the attached letter:

- Tuesday, March 23, 2021 at 10:30 a.m. EDT;
- Tuesday, March 23, 2021 at 3:00 p.m. EDT; or
- Wednesday, March 24, 2021 at 10:30 a.m. EDT.

Sincerely,

Dan

Daniel Richer, BCL, LLB

ASSOCIATE

T. +1 416 865 4445 | F. +1 416 364 7813

From: Daniel Richer
Sent: March-19-21 11:14 AM
To: 唐琪 <tangqi1993106@gmail.com>
Cc: Philip Gennis <PGennis@spergel.ca>; Anna Chen <annachen@fasken.com>
Subject: RE: [EXT] Xiao Xu

Mr. Xu,

I am following up on my email below. Please advise as to which of the following times you are available to meet by telephone to discuss the matters set out below and in the attached letter:

- Monday, March 22, 2021 at 3:00 p.m. EDT;
- Tuesday, March 23, 2021 at 10:30 a.m. EDT;
- Tuesday, March 23, 2021 at 3:00 p.m. EDT; or
- Wednesday, March 24, 2021 at 10:30 a.m. EDT.

As mentioned below, please feel free to forward this email to someone who can help you translate its contents or to legal counsel. Also, you are welcome to invite to the meeting someone to translate for you and/or your legal counsel.

Sincerely,

Dan

Daniel Richer, BCL, LLB

ASSOCIATE

T. +1 416 865 4445 | F. +1 416 364 7813

From: Daniel Richer

Sent: March-18-21 10:06 AM

To: 唐琪 <tangqi1993106@gmail.com>

Cc: Philip Gennis <PGennis@spergel.ca>; Anna Chen <annachen@fasken.com>

Subject: RE: [EXT] Xiao Xu

Dear Mr. Xu,

As you are aware, I am legal counsel to msi Spergel inc., the court-appointed receiver of ZM Global Inc. and Hong Lou Xu (a/k/a Honglou Xu) (in such capacity, the "**Receiver**"). I am following up on our email correspondence below regarding scheduling the meeting described in my letter to you dated February 17, 2021 (a copy of that letter attached here for your convenience). Please advise as to which of the following times you are free next week to meet by telephone:

- Monday, March 22, 2021 at 3:00 p.m. EDT;
- Tuesday, March 23, 2021 at 10:30 a.m. EDT;
- Tuesday, March 23, 2021 at 3:00 p.m. EDT; or
- Wednesday, March 24, 2021 at 10:30 a.m. EDT.

I will be joined at the meeting by Mr. Philip Gennis, a representative of the Receiver, and by my colleague, Ms. Anna Chen. Ms. Chen will be assisting the Receiver and me in understanding you. Please feel free to forward this email to someone who can help you translate its contents or to legal counsel. Also, you are welcome to invite to the meeting someone to translate for you and/or your legal counsel.

As a reminder, the purpose of the meeting is to discuss the matters raised in my letter and so as to avoid the need for us to examine you under oath before a court reporter or, if you fail to attend such an examination, before a judge, which the Receiver is entitled to do pursuant to paragraph 3(r) of the order appointing the receiver (the "**Order**"). A copy of the Order is enclosed with the attached letter. Notwithstanding the foregoing, the Receiver specifically reserves its right to examine you under oath before a court reporter or, if necessary, before a judge.

As a final note, we are still waiting for you to send us the following documents and information:

- contact information for Mr. Hong Lou Xu, including current home address and current email address;
- documents, contracts and other information relating to the following transfers:
 - transfer from Hong Lou Xu to you on August 9, 2019 of two condominium units located at 75 Queens Wharf Road, Toronto, Ontario having PINs 76458-0462 (LT) and 76458-1669 (LT), which transfer is evidenced by instrument number AT5207738;
 - transfer from Hong Lou Xu and Lina Liu to you on August 9, 2019 of three condominium units located at 35 Bastion Street, Toronto, Ontario having PINs 76433-0356 (LT), 76433-0727 (LT) and 76433-1183 (LT), which transfer is evidenced by instrument number AT5207728;
 - transfer from you to 2697483 Ontario Inc. on January 22, 2020 of the Queens Wharf Condos, which transfer is evidenced by instrument number AT5348244; and
 - transfer from you to Terri Stuart-McEwan and William McEwan on March 20, 2020 of the Bastion Condos, which transfer is evidenced by instrument number AT5392669.
- the minute book and shareholders' register of Global Greensteel Construction Group Corporation, of which you are a director.

Please immediately send me the foregoing documents and information and advise as to your availability for a telephone meeting during the times listed above.

Sincerely,

Dan

Daniel Richer, BCL, LLB

ASSOCIATE

T. +1 416 865 4445 | F. +1 416 364 7813

From: 唐琪 <tangqi1993106@gmail.com>

Sent: February-25-21 2:07 PM

To: Daniel Richer <dricher@fasken.com>

Cc: Philip Gennis <PGennis@spergel.ca>

Subject: Re: [EXT] Xiao Xu

你好Daniel Richer,

我英文不好

不明白那封信的意思

希望您能找一个人能帮忙我们之间中英文的翻译

在我们打电话的时候.

谢谢.

Daniel Richer <dricher@fasken.com>于2021年2月24日 周三20:58写道 :

Mr. Xu,

Thank you for your email and for contacting me to schedule a meeting to discuss the matters raised in my letter of February 17, 2021. I have copied Mr. Philip Gennis of msi Spergel inc., the court-appointed receiver of ZM Global Inc. and Hong Lou Xu, who will also participate in the meeting.

Neither Mr. Gennis nor I are available at 1:00 pm tomorrow. We need some time to find someone to help us translate between Mandarin and English (I understand that you will be bringing a friend to the meeting to help you do the same). I will email you next week to schedule a time to meet.

In the meantime, please locate and send me the documents and information that I requested in my letter, namely:

- contact information for Mr. Hong Lou Xu, including current home address and current email address;
- documents, contracts and other information relating to the following transfers:
 - transfer from Hong Lou Xu to you on August 9, 2019 of two condominium units located at [75 Queens Wharf Road, Toronto, Ontario](#) having PINs 76458-0462 (LT) and 76458-1669 (LT), which transfer is evidenced by instrument number AT5207738;
 - transfer from Hong Lou Xu and Lina Liu to you on August 9, 2019 of three condominium units located at [35 Bastion Street, Toronto, Ontario](#) having PINs 76433-0356 (LT), 76433-0727 (LT) and 76433-1183 (LT), which transfer is evidenced by instrument number AT5207728;
 - transfer from you to 2697483 Ontario Inc. on January 22, 2020 of the Queens Wharf Condos, which transfer is evidenced by instrument number AT5348244; and
 - transfer from you to Terri Stuart-McEwan and William McEwan on March 20, 2020 of the Bastion Condos, which transfer is evidenced by instrument number AT5392669.
- the minute book and shareholders' register of Global Greensteel Construction Group Corporation.

I have asked the lawyers that you used for the transactions listed above for copies of documents related to the transfers (Ping-Teng Tan and Shun Wai Willie Cheng) but they have not responded to me yet. If you do not have copies of the requested documents, please obtain copies from your lawyers.

As mentioned above, I will be in touch next week to schedule a meeting.

Regards,

Dan

Daniel Richer, BCL, LLB
 ASSOCIATE
 T. +1 416 865 4445 | F. +1 416 364 7813

From: 唐琪 <tangqi1993106@gmail.com>
Sent: February-24-21 5:23 PM
To: Daniel Richer <dricher@fasken.com>
Subject: [EXT] Xiao Xu

Hello Daniel T.Richer,

I would like to make an appointment with you at tmr toronto 1pm for a phone call, please let me know if you are Available.

Xiao Xu

This email contains privileged or confidential information and is intended only for the named recipients. If you have received this email in error or are not a named recipient, please notify the sender and destroy the email. A detailed statement of the terms of use can be found at the following address: <https://www.fasken.com/en/terms-of-use-email/>.

Fasken has a COVID-19 management plan in place. We prioritize maintaining a safe workplace; encourage social distancing and uphold privacy and confidentiality for those we work with. We have reduced the need to attend our offices to necessary visits, and are minimizing in-person meetings. We have enhanced digital communications with you through telephone & web conferencing, secure email, Fasken Edge, etc.

Please do not visit our offices without an appointment in advance; and please excuse us if we do not shake your hand. In the event the risk of COVID-19 increases and affects our ability to provide legal services or representation, we will make the best arrangements within our power to obtain time extensions and/or adjournments. We appreciate your understanding.

> [COVID-19 Resource Centre for Businesses](#)

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Nous vous prions de ne pas vous présenter au bureau sans rendez-vous et veuillez nous excuser d'avance si nous ne vous serrons pas la main. Si le risque de propagation du virus COVID-19 augmente et atteint notre capacité à fournir des services juridiques ou de représenter nos clients, nous ferons tout en notre pouvoir pour prendre les meilleures dispositions afin d'obtenir des reports et/ou des ajournements. Nous vous remercions pour votre compréhension.

> [Centre de ressources sur la COVID-19 pour les entreprises](#)

Daniel Richer

From: Daniel Richer
Sent: March-18-21 2:38 PM
To: Tan Law
Cc: Philip Gennis
Subject: RE: [EXT] ZM Global Inc. - Your File No. CV-20-00654057-00CL
Attachments: 111819670_v(1)_Letter to Ping-Teng Tan dated February 17, 2021.PDF; E-reg Transfer-AT5207738.pdf; E-reg transfer-AT5207728.pdf

Good afternoon, Ms. Liu.

Thank you for forwarding the documents attached to your email below. Would you please forward the balance of the documents requested in my letter of February 17, 2021 (copy attached), which include all documents, contracts and other information, including any reports on closing, relating to:

- the transfer from Hong Lou Xu (a/k/a Honglou Xu) to Calvin Long Fung Yeung on January 31, 2018 of one condominium unit located at 10 Capreol Court, Toronto, Ontario having PIN 76157-0393 (LT), which transfer is evidenced by instrument number AT4793086; and
- the transfer from Xiao Xu to 2697483 Ontario Inc. on January 22, 2020 of two condominium units located at 75 Queens Wharf Road, Toronto, Ontario having PINs 76458-0462 (LT) and 76458-1669 (LT), which transfer is evidenced by instrument number AT5348244.

Also, please confirm that Tan & Associates does not have any further documents, contracts or other information related to the attached transfers (AT5207738 and AT5207728) apart from the transfer instruments registered with the Land Registry Office. Additionally, pursuant to paragraph 5 of the receivership order enclosed with the attached letter, we hereby request copies of the identification you have on file for both transferees named in instruments AT5207738 and AT5207728, which are both named Xiao Xu.

Sincerely,

Dan

Daniel Richer, BCL, LLB

ASSOCIATE

T. +1 416 865 4445 | F. +1 416 364 7813

From: Tan Law <tanassociates506@gmail.com>
Sent: March-02-21 3:13 PM
To: Daniel Richer <dricher@fasken.com>
Subject: [EXT] ZM Global Inc. - Your File No. CV-20-00654057-00CL

To Mr. Daniel Richer,

Please find enclosed:

- 1- The documents for the sale of 38 Grand Magazine;
- 2- Title transfer from Honglou Xu to daughter Xiao Xu; and
- 3- Title transfer from Honglou Xu and Lina Liu to son Xiao Xu.

Documents regarding the sale of 10 Capreol Court will be followed.

Best regards,

Sherry Liu
Legal Assistant
Tan & Associates, Barristers & Solicitors
1315 Lawrence Avenue East, Suite 506
Toronto, Ontario M3A 3R3
[Tel:416-443-8600](tel:416-443-8600)
Fax:416-443-8688

APPENDIX "11"

In the matter of the receivership of
ZM GLOBAL INC.
of the City of Markham, in the Province of Ontario
Receiver's Interim Statement of Receipts and Disbursements
As at April 30, 2021

RECEIPTS

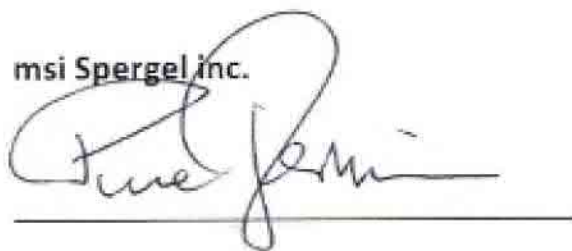
1. Miscellaneous		
Interest allocation	6.56	
Receiver Borrowing from Secured Creditor	<u>16,740.65</u>	16,747.21
TOTAL RECEIPTS		<u>16,747.21</u>

DISBURSEMENTS

2. Fees Paid		
To official receiver	<u>71.54</u>	71.54
3. Premium		
Insurance	<u>6,242.08</u>	6,242.08
4. Federal and Provincial taxes		
HST paid on disbursements exclusive of fees	<u>531.28</u>	531.28
5. Miscellaneous		
Bank charges	15.00	
Travel	71.39	
Change of locks	2,240.00	
Adj & Costs re: Sale of Property	1,000.00	
Ascend License Fee	275.00	
HST on Ascend License Fee	<u>35.75</u>	3,637.14
TOTAL DISBURSEMENTS		<u>10,482.04</u>
Net Receipts over Disbursements		<u><u>6,265.17</u></u>

Dated at Toronto, this 7th day of May, 2021.

msi Spergel Inc.



Philip H. Gennis

APPENDIX "12"

**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


**AFFIDAVIT OF PHILIP H. GENNIS
(sworn May 11, 2021)**

**I, PHILIP H. GENNIS, of the City of Vaughan, in the Province of Ontario, MAKE OATH
AND SAY AS FOLLOWS:**

1. I am a Licensed Insolvency Trustee with msi Spergel inc. ("**Spergel**"), the Court-Appointed Receiver (the "**Receiver**") of ZM Global Inc. ("**ZMGL**") and as such have knowledge of the matters to deposed herein, except where such knowledge is stated to be based on information and belief, in which case I state the source of the information and verily believe such information to be true.

2. The Receiver was appointed, without security, of all of the assets, undertakings and properties of ZMGL by Order of the Honourable Mr. Justice McEwen of the Ontario Superior Court of Justice (Commercial List) made on January 15, 2021.
3. In connection with the receivership of ZMGL for the period from January 15, 2021 to May 7, 2021 fees of \$46,551.95 inclusive of HST and disbursements were charged by Spergel as detailed in the billing summary and time dockets attached hereto as **Exhibit "1"** to this my Affidavit. This represents 91 hours at an effective rate of \$452.38 per hour.
4. The hourly billing rates detailed in this Affidavit are comparable to the hourly rates charged by Spergel for services rendered in relation to similar proceedings.
5. This Affidavit is made in support of a motion to, *inter alia*, approve the receipts and disbursements of the Receiver and its accounts.
6. I make this Affidavit for no improper purpose.

SWORN BEFORE ME at the City
of Toronto, in the Province of
Ontario, this 11th day of May 2021.


A Commissioner, etc.



PHILIP H. GENNIS

Barbara Eileen Sturge, a Commissioner, etc.,
Province of Ontario, for msi Spergel inc
and Spergel & Associates inc
Expires September 21, 2022

This is Exhibit "1" of the Affidavit of

PHILIP H. GENNIS

Sworn before me on this 11th day of May, 2021

B. Eileen Sturge
A Commissioner, Etc.

Barbara Eileen Sturge, a Commissioner, etc.,
Province of Ontario, for msi Spergel inc.
and Spergel & Associates Inc.
Expires September 21, 2022.

**SPERGEL**

May 10, 2021

Invoice #: <3929>

ZM Global Inc.

Billing Period: May 7, 2021

Invoice

RE: ZM Global Inc.

Draft invoice

	Hours	Hourly Rate	Total
Philip H. Gennis, LL.B., CIRP, LIT	66.30	\$525.00	\$34,807.50
Deborah Hornbostel, CPA, CA, CFE, CIRP, LIT	0.20	525.00	105.00
Gillian Goldblatt, CPA, CA, CIRP, LIT	0.20	375.00	75.00
Mukul Manchanda, CPA, CIRP, LIT	1.90	450.00	855.00
Paula Amaral	19.40	250.00	4,850.00
Others	3.00	158.17	474.50
Total Professional fees	91.00	\$452.38	\$41,167.00
HST			5,351.71
Reimbursable Expenses			
Corporate Profile Search			\$15.26
PPSA Search			\$16.00
Total Reimbursable expenses			\$31.26
HST on expenses			\$1.98
Total			\$46,551.95

HST Registration #R103478103

(AAZMGL-R)

Filters Used:

- File Client ID:

AAZMGL-R to AAZMGL-R

MSGG - Detailed Time Dockets

Printed on: 5/10/21

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File Name (ID): ZM Global Inc. (AAZMGL-R)

Day	Date	Memo	B-Hrs	B-Rate	Amount
Deborah Hornbostel (DHO)					
Thur	03/25/2021	Review and approve disbursement	0.10	\$525.00	\$52.50
Tue	04/13/2021	Review and approve disbursement	0.10	\$525.00	\$52.50
		Deborah Hornbostel (DHO)	0.20		\$105.00
Gillian Goldblatt (GGG)					
Thur	02/11/2021	review and approve disbursement	0.10	\$375.00	\$37.50
Thur	02/25/2021	review and approve disbursement	0.10	\$375.00	\$37.50
		Gillian Goldblatt (GGG)	0.20		\$75.00
Hinna Shaikh (HSH)					
Tu	01/15/2021	Created engagement on website	0.50	\$120.00	\$60.00
Tues	02/09/2021	updated site	0.10	\$120.00	\$12.00
		Hinna Shaikh (HSH)	0.60		\$12.00
Inga Friptuleac (IFR)					
Mon	02/08/2021	Issue cheque	0.20	\$125.00	\$25.00
Wed	02/24/2021	Issue cheque	0.20	\$125.00	\$25.00
Mon	03/01/2021	Deposit	0.20	\$125.00	\$25.00
Wed	03/24/2021	Issue cheque	0.10	\$125.00	\$12.50
		Inga Friptuleac (IFR)	0.70		\$87.50
Jeff Adlken (JAD)					
Sun	01/31/2021	Jan 29, 2021 - sign cheques	0.10	\$375.00	\$37.50
Sun	02/28/2021	Feb 9, 2021 - sign cheques	0.10	\$375.00	\$37.50
		Jeff Adlken (JAD)	0.20		\$75.00
Mukul Manchanda (MMA)					
Mon	02/08/2021	Email exchanges with respect to books and records of the company	0.20	\$450.00	\$90.00
Mon	02/08/2021	Receipt, review and approve payable	0.10	\$450.00	\$45.00
Mon	02/22/2021	Lengthy call with a party interested in purchasing the units	0.50	\$450.00	\$225.00
Tues	02/23/2021	Review of email exchanges with Rocco regarding cleanup of units	0.10	\$450.00	\$45.00
Wed	02/24/2021	Receipt, review and approve payable	0.10	\$450.00	\$45.00
Thur	03/04/2021	Receipt, review and execute the listing agreement. Discussion with P. Glenn regarding the indemnity underlying the listing agreement	0.80	\$450.00	\$360.00
Wed	03/24/2021	Receipt, review and approve payables	0.10	\$450.00	\$45.00
		Mukul Manchanda (MMA)	1.90		\$855.00
Paula Amaral (PAM)					
Fri	01/15/2021	Print Court Order and prepare door notices. Visit property, meet with Rocco and Property Management, take pictures, attempt to communicate with people occupying units, determine if relevant information is present.	6.00	\$250.00	\$1,500.00
Mon	01/18/2021	Contact CIBC, prepare and send a letter requesting accounts to be frozen. Look into tax accounts and how to request latest tax certificates.	1.00	\$250.00	\$250.00
Wed	01/20/2021	Review and send Notice of Statement of Receiver	0.50	\$250.00	\$125.00
Mon	01/25/2021	Visit Improve Mall to confirm contents have been removed, take pictures and confirm construction between units.	2.00	\$250.00	\$500.00
Wed	01/27/2021	Set up ZM Global in Ascend and transfer Ascend Licence	0.50	\$250.00	\$125.00
Mon	02/01/2021	Prepare cheque for mail for insurance. Meet Rocco to pick up keys and take extra keys to property management.	2.00	\$250.00	\$500.00

Filters Used:

- File Client ID:

AAZMGL-R to AAZMGL-R

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File Name (ID): ZM Global Inc. (AAZMGL-R:)

Day	Date	Memo	B-Hrs	B-Rate	Amount
Paula Amaral (PAM)					
Fri	02/12/2021	Contact Rocca from Lock-It to request invoices. Receive invoices and prepare estimated cost schedule and send to Phil. Receive and upload inspection report from Rocca for units.	0.50	\$250.00	\$125.00
Fri	02/19/2021	Respond to inquiry from party interested in purchasing unit.	0.30	\$250.00	\$75.00
Tues	02/23/2021	Email Rocca to coordinate clean up of units. Email Property management to advise status of clean up.	0.10	\$250.00	\$25.00
Wed	02/24/2021	Received email from Rocca advising clean up complete. Updated Property Management.	0.10	\$250.00	\$25.00
Wed	03/03/2021	Prepare calculation for funds required and submit to Phil.	0.30	\$250.00	\$75.00
Thur	03/11/2021	Receipt of email requesting meeting with real estate agent to provide keys. General Administration.	0.20	\$250.00	\$50.00
Fri	03/12/2021	Contact real estate agent to confirm appointment. Appointment rescheduled for Monday.	0.10	\$250.00	\$25.00
Mon	03/15/2021	Meet with real estate agent to provide keys.	2.00	\$250.00	\$500.00
Sun	03/21/2021	Receive and read emails regarding listing of property from agent. Return call from prospective buyer.	0.40	\$250.00	\$100.00
Mon	04/05/2021	Receive email from real estate agent requesting status certificate. Contact property management to request certificate.	0.10	\$250.00	\$25.00
Tues	04/06/2021	Prepare and send application for status certificate, review costs to pay.	0.40	\$250.00	\$100.00
Fri	04/09/2021	Prepare and send application for status certificate, review costs to pay.	0.40	\$250.00	\$100.00
Fri	04/16/2021	Review costs and additional funding required and submit to Phil. Download Ascend report and WIP and send to Phil for review.	0.40	\$250.00	\$100.00
Wed	04/21/2021	Contact Property Management to request update on outstanding fees.	0.10	\$250.00	\$25.00
Thur	04/22/2021	Attend premises to drop off cheque for status certificates and check mail.	2.00	\$250.00	\$500.00
Paula Amaral (PAM)			19.40		\$4,850.00
Philip H. Gennis (PGE)					
Fri	01/15/2021	All matters attended to but not previously posted, including telephone consultation with First Commercial Bank of Taiwan; multiple email exchanges and telephone consultation with Counsel for FCB; receipt and review of draft receivership order; upon receipt of signed Order, coordinating the taking of possession of 10 condominium units; coordinating insurance coverage for assets under administration; telephone discussion with Counsel for Condominium Corporation; email exchange with Timur Zhao purported assistant to Mr. XU; receipt and review of documents provided by Counsel to FCB regarding Mr. Xu;	4.00	\$525.00	\$2,100.00
Sun	01/17/2021	General engagement oversight, including several internal emails and telephone discussions with staff regarding possession issues; receipt and review of photos taken on-site; email exchange with Counsel for FCB; instructing Counsel to register Receivership Order on title to the ten condominium units.	1.00	\$525.00	\$525.00
Mon	01/18/2021	On-going issues relative to the taking of possession; communication with property managers and Counsel for condominium corporation; email exchange with Timur Zhao (purported assistant to Debtor) requesting confirmation of purported tenancies and requesting copies of leases to substantiate tenancies as well as provision of financial information relative to Mr. Xu and the company; email exchange with Counsel for FCB.	2.00	\$525.00	\$1,050.00

Filters Used:

- File Client ID:

AAZMGL-R to AAZMGL-R

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File Name (ID): ZM Global Inc. (AAZMGL-R)

Day	Date	Memo	B-Hrs	B-Rate	Amount
Philip H. Gennis (PGE)					
Tues	01/19/2021	Receipt and review of insurance coverage; telephone discussion with insurance broker; email exchange and telephone discussion with appraiser; email exchange and telephone discussions with proposed real estate broker; receipt, review and execution of S. 245 and 246 BIA Notices;	1.20	\$525.00	\$630.00
Wed	01/20/2021	Finalize lock change with Condo Management; receipt and review of Initial BIA Notices; finalize insurance coverage, including execution of Application and other documents; email exchange with Counsel for Condo Corp., regarding arrears of condo fees;	0.50	\$525.00	\$262.50
Thurs	01/21/2021	Multiple email exchanges regarding impending hearing scheduled for January 26th;	0.50	\$525.00	\$262.50
Thurs	01/21/2021	Receipt of fully issued and entered Order; instructing Counsel to register Order on title to each unit and to provide Receiver with copies of parcel registers evidencing registration; receipt and execution of Acknowledgement and Direction in order to facilitate registration; email exchange with Bank regarding Receiver's borrowing; lengthy and multiple emails and telephone discussions with Bank regarding the necessity of borrowing;	1.00	\$525.00	\$525.00
Fri	01/22/2021	Lengthy call with Iris Chen of FCB regarding funding of receivership and next steps; arranging for conference call with Iris Chen, Lilian Kuo, Mark Brennan and Daniel Richer; multiple emails to and from Receiver and FCB, Receiver and Fasken; preparation of preliminary budget for receivership and transmittal to FCB;	2.50	\$525.00	\$1,312.50
Sat	01/23/2021	Conference call with Daniel Richer and Mark Brennan (Fasken); Lilian Kuo and Iris Chen of First Commercial Bank of Taiwan regarding receivership process, the need for funding of out of pocket expenses incurred and related topics; email instructing Receiver's Counsel to investigate assets disposed by Mr. Xu and to conduct examinations of Mr. Zhao and Mr. Xu's son; receipt and review of credit file documents provided by Daniel Richer;	2.25	\$525.00	\$1,181.25
Mon	01/25/2021	Email exchange with Colliers appraiser; email exchange with proposed realtor; drafting and transmittal of Covid-19 release; email exchanges with PA regarding status of removal of material within units; coordinating site visits with appraiser and realtor; receipt and review of lengthy email from Receiver's Counsel reporting on efforts related to undervalue transactions;	1.50	\$525.00	\$787.50
Tues	01/26/2021	Receipt and review of email from Counsel to Bank; email exchanges with realtors and appraisers; further email from Counsel regarding progress made in asset tracing; telephone discussion with Counsel; telephone discussion with proposed realtor; telephone discussion with interested purchaser; email exchange with Lender;	1.50	\$525.00	\$787.50
Wed	01/27/2021	Telephone discussion with real estate broker and appraiser; telephone discussion with insurance broker; telephone discussion with prospective purchaser; call with Daniel Richer regarding tracing efforts and proposed examinations of Mr. Xu's son;	0.75	\$525.00	\$393.75
Thurs	01/28/2021	Preparation, execution and transmittal of Receiver's Borrowing Certificate	0.25	\$525.00	\$131.25
Fri	01/29/2021	Coordinating lock change with property manager; requesting proposals for appraisals of units; receipt and review of email from Daniel Richer regarding on-going investigations into the conduct and business dealings of Mr. Wu; receipt and review of appraisal proposals from Colliers and CBRE; receipt and review of lengthy report from realtor with respect to the units to be listed for sale, including comparative marketing analysis, photo report; copy of current listing for sale under POS;	2.00	\$525.00	\$1,050.00

Filters Used:

- File Client ID:

AAZMGL-R to AAZMGL-R

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File Name (ID): ZM Global Inc. (AAZMGL-R:)

Day	Date	Memo	B-Hrs	B-Rate	Amount
Philip H. Genns (PGE)					
Tues	02/02/2021	Receipt and review of email exchange between FCB and Fasken; telephone discussion with Counsel for Condominium Management Company and follow-up email exchange confirming arrangements to pay all outstanding condominium fees on closing; receipt and review of appraisal proposals; instructing Colliers to conduct appraisal;	0.75	\$525.00	\$393.75
Wed	02/03/2021	Finalize Appraiser and Realtor arrangements; execution and transmittal of Appraisal LOE with Colliers;	0.50	\$525.00	\$262.50
Mon	02/08/2021	Email exchange with PA regarding establishing backup for request for additional funding for receivership; email from Daniel Richer enclosing Service List for posting on receivership website;	0.25	\$525.00	\$131.25
Tues	02/09/2021	Email exchange with real estate broker regarding benefit of certain remedial work on condo units; receipt and review of draft correspondence prepared by Counsel to Receiver to various parties of interest in the investigations being contemplated by the Receiver; email exchange with realtor;	0.50	\$525.00	\$262.50
Wed	02/10/2021	Email exchange with appraiser; telephone discussion with realtor;	0.50	\$525.00	\$262.50
Thur	02/11/2021	Email exchange with Irb Chen at Bank; email exchange with inspector; email exchange with appraiser; email from Receiver's property manager regarding quotes provided for dismantling house built into three of the units; removal and disposal of junk and re-building of partitions and clean-up; email exchange with realtor in this regard;	0.75	\$525.00	\$393.75
Tues	02/16/2021	Email exchange with appraiser and realtor; lengthy telephone discussion with both Appraiser and Proposed Realtor regarding challenges with selling units in the building; receipt and review of draft appraisal; receipt and review of draft listing agreement; preparation of NDA, and Schedule to Listing Agreement;	2.00	\$525.00	\$1,050.00
Wed	02/17/2021	Email exchange and lengthy telephone discussion with Appraiser and proposed realtor with respect to issues around valuation; multiple emails with realtor and City of Vaughan Tax Department regarding obtaining tax certificates for each of the ten units subject to the Receivership Order;	0.50	\$525.00	\$262.50
Thur	02/18/2021	Email exchange with Counsel regarding proposed investigations; email exchange with Bank regarding funding and appraisal and listing; telephone discussion with Counsel; email exchange with proposed realtor with Schedule to Listing Agreement attached;	0.75	\$525.00	\$393.75
Mon	02/22/2021	Receipt and review of draft appraisal from Colliers; preparation and transmittal of Receiver Borrowing Certificate to Bank; email exchanges with Listing Broker regarding proposed selling/listing strategy; email exchange with Bank and Counsel regarding setting up of conference call to discuss sales strategy being proposed by real estate broker;	1.00	\$525.00	\$525.00
Wed	02/24/2021	Draft and transmit draft APS to Counsel for review; email exchange with Counsel regarding meeting with Mr. Xu's son, Xiao;	1.50	\$525.00	\$787.50
Thur	02/25/2021	Receipt and review of final appraisal of units; teleconference with representatives of FCB, Mark Brennan and Daniel Richer; email from Counsel reporting on his telephone discussions with Xiao Xu;	1.00	\$525.00	\$525.00
Fri	02/26/2021	Receipt and review of Counsel revisions to APS;	1.00	\$525.00	\$525.00
Mon	03/01/2021	Receipt and review of Listing Agreement; preparation of Covid-19 Release for execution by all parties viewing the premises;	1.00	\$525.00	\$525.00
Wed	03/03/2021	Call with Counsel regarding revisions to APS;	0.50	\$525.00	\$262.50
Thur	03/04/2021	Email to Broker with revisions to Listing Agreement; receipt and review of revised Listing Agreement;	0.50	\$525.00	\$262.50

Filters Used:

- File Client ID:

AAZMGL-R to AAZMGL-R

MSGG - Detailed Time Docket

Printed on: 5/10/21

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File Name (ID): ZM Global Inc. (AAZMGL-R:)

Day	Date	Memo	B-Hrs	B-Rate	Amount
Philip H. Gennis (PGE)					
Fri	03/05/2021	Email transmission of Signed Listing Agreement and Final APS to broker	0.20	\$525.00	\$105.00
Tues	03/09/2021	Email exchange with listing broker confirming listing and time for same to go live on MLS.	0.50	\$525.00	\$262.50
Mon	03/15/2021	Email exchange with Iris Chen at First Commercial Bank confirming listing of units for sale on MLS; draft and submission of advert for insolvency insider.	0.50	\$525.00	\$262.50
Wed	03/17/2021	Email exchange with Counsel regarding examination/meeting with Xiao Xu.	0.25	\$525.00	\$131.25
Thur	03/18/2021	Multiple emails from listing agent with respect to marketing efforts; review of URL, Facebook and other media advertising; email exchange with Counsel with correspondence to Xiao Xu requesting meeting; telephone discussion with Counsel for Receiver in this regard; telephone discussion with listing agent.	1.25	\$525.00	\$656.25
Fri	03/19/2021	Receipt and review of comments from prospective purchaser with respect to APS; response to proposed amendments/comments regarding APS; forwarding to Counsel for review; telephone discussion with listing Agent and with appraiser; telephone discussion with property manager.	1.00	\$525.00	\$525.00
Fri	03/20/2021	Email to Mark Brennan regarding issues in APS raised by prospective purchaser.	0.25	\$525.00	\$131.25
Mon	03/22/2021	Email exchange with listing broker responding to proposed changes to Receiver's Form of Offer; email exchange with Counsel on this regard.	1.00	\$525.00	\$525.00
Tues	03/23/2021	Telephone discussion with Counsel regarding proposed changes to Receiver's Form of APS submitted by Counsel for a prospective purchaser; transmittal of comments to listing broker.	1.00	\$525.00	\$525.00
Wed	03/24/2021	Receipt and review of APS from Alive Developments Inc.; telephone discussion with Listing Broker and with Counsel for Receiver; decision made to sit on offer to ensure wider marketing and exposure of assets for sale.	0.50	\$525.00	\$262.50
Sun	03/28/2021	Email exchange and telephone discussion with Listing Broker regarding enquiries from prospective purchasers.	0.20	\$525.00	\$105.00
Mon	03/29/2021	Email exchange and telephone discussion with Broker setting April 15th date for receipt of offers.	0.20	\$525.00	\$105.00
Mon	04/05/2021	Email exchange with listing broker regarding status certificates and condominium documents.	0.50	\$525.00	\$262.50
Tues	04/06/2021	Email exchange and telephone discussion with Listing Broker.	0.50	\$525.00	\$262.50
Wed	04/07/2021	Email exchange with Listing Broker.	0.25	\$525.00	\$131.25
Thur	04/08/2021	Email exchange with Listing Broker; review email blast to other interested parties.	0.25	\$525.00	\$131.25
Fri	04/09/2021	Receipt and review of offer from 175 Ontario; transmittal of offer to Counsel; telephone discussion with realtor.	0.50	\$525.00	\$262.50
Mon	04/12/2021	Email exchange and telephone discussion with realtor regarding impending offers; email from Mark Brennan with comments on most recent offer.	0.50	\$525.00	\$262.50
Thur	04/15/2021	Receipt of further Offer to Purchase; full review of all offers received by listing offer date; preliminary analysis to support recommendation to Bank; Receipt and review of additional Offer on assets; lengthy telephone discussion with Listing Broker regarding all offers received and developing joint recommendation.	2.25	\$525.00	\$1,181.25

Filters Used:

- Filo Client ID:

AAZMGL-R To: AAZMGL-R

MSGG - Detailed Time Dockets

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File Name (ID): ZM Global Inc. (AAZMGL-R)

Day	Date	Memo	B-Hrs	B-Rate	Amount
Philip H. Gennis (PGE)					
Fri	04/16/2021	Receipt and review of internal cost analysis for receivership estate in anticipation of a request for additional funding; telephone call with Mark Brennan regarding recommended Offer; telephone discussion with Mark Brennan; receipt and review of additional offer.	1.00	\$525.00	\$525.00
Sat	04/17/2021	Receipt and review of updated Offer Summary together with commentary from Listing Broker.	0.75	\$525.00	\$393.75
Mon	04/19/2021	Email to Counsel containing Receiver's analysis of offers received; outlining recommendation and challenges for failure to proceed as recommended; receipt and review of statement of arrears from condo management; email to FCB outlining offers received and re-stating recommendations; email response from FCB; lengthy telephone discussion with Iris Chen at FCB.	1.25	\$525.00	\$656.25
Wed	04/21/2021	Telephone call with Bank regarding recommendation on Offer to Purchase condo units; email exchange with Listing Broker.	0.50	\$525.00	\$262.50
Thur	04/22/2021	Call with Mark Brennan; email exchange and telephone discussion with Listing Broker; email exchanges with both Mark Brennan and Listing Broker.	0.50	\$525.00	\$262.50
Mon	04/26/2021	Review of status certificates for the assets under receivership and forwarding same to Counsel.	0.75	\$525.00	\$393.75
Tues	04/27/2021	Email exchange with Iris Chen at FCB regarding timing for Court Approval; email exchange with Counsel regarding timing of acceptance and court date/time; instructing independent Counsel regarding security opinion.	1.00	\$525.00	\$525.00
Wed	04/28/2021	Telephone discussion and email exchange with Daniel Richer with respect to locking down a date for the hearing of the sale approval motion.	0.50	\$525.00	\$262.50
Thur	04/29/2021	Email exchange with Listing Broker; email to Bank requesting update on head office evaluation of Receiver's recommendation; receipt of email confirmation from Bank that recommended Offer is acceptable; email exchange with counsel regarding the intention to seek a discharge and distribution order at the motion seeking sale approval; finalizing offer from 1759364 Ontario Ltd.; email exchanges with Broker to ensure wire transfer of deposit.	1.25	\$525.00	\$656.25
Fri	04/30/2021	Email exchanges with Counsel forwarding fully executed APS, coordinating delivery of Report to Court and receiving fee estimates for purposes of net-recovery analysis for Bank; email exchange broker regarding closing date and delivery of deposit.	0.50	\$525.00	\$262.50
Mon	05/03/2021	Email exchange with Counsel regarding report and position of FCB; commence drafting report to court on sale approval motion.	2.25	\$525.00	\$1,181.25
Tues	05/04/2021	telephone discussion with Counsel regarding report content; continue drafting report to court; email to Counsel confirming receipt of \$250,000 deposit.	1.00	\$525.00	\$525.00
Wed	05/05/2021	On-going drafting of Report to Court for motion seeking approval of APS.	2.00	\$525.00	\$1,050.00
Thur	05/06/2021	Finish drafting V1 of report to court; telephone discussion with Counsel; receipt and review of NOM, AVO and Ancillary Order; email exchange with Counsel for FCB regarding payout statements.	4.00	\$525.00	\$3,100.00
Fri	05/07/2021	Receipt and review of NOM and draft Orders; receipt and review of security opinion and accompanying fee affidavit; transmittal of Draft Report to Counsel.	1.50	\$525.00	\$787.50
Philip H. Gennis (PGE)			46.30		\$34,807.50
Susan Downey (SDW)					
Wed	01/20/2021	Preparing notice and statement of receiver and distribution list	1.00	\$175.00	\$175.00

Filters Used:

- File Client ID:

AAZMGL-R to AAZMGL-R

MSGG - Detailed Time Dockets

Printed on: 5/10/21

Page 7 of 7

File Name (ID): ZM Global Inc. (AAZMGL-R;)

Day	Date	Memo	B-Hrs	B-Rate	Amount
Susan Downey (SDW)					
			0.30	\$175.00	\$52.50
Thur	01/21/2021	E-mail notices to service list	0.10	\$175.00	\$17.50
Mon	02/08/2021	Discussion with T. Smith re: CRA audit	0.20	\$175.00	\$35.00
Tues	03/23/2021	Processing insurance payment			
Susan Downey (SDW)			1.60		\$280.00
Shenaz Totaf (STO)					
			0.40	\$50.00	\$20.00
Mon	01/18/2021	PPSA and Corporate profile for Paula Amaral with back-up to Wilson Lee			
Shenaz Totaf (STO)			0.40		\$20.00
Total for file ID AAZMGL-R:			91.50		\$41,167.00
Grand Total:			91.50		\$41,167.00

APPENDIX "13"

**ONTARIO
SUPERIOR COURT OF JUSTICE
COMMERCIAL LIST**

B E T W E E N :

FIRST COMMERCIAL BANK

Applicant

- and -

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

Respondents

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

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

AFFIDAVIT OF MARK BRENNAN

I, Mark Brennan, barrister and solicitor, of the City of Toronto, in the Province of Ontario, MAKE OATH AND SAY:

1. I am a partner in the law firm of Fasken Martineau DuMoulin LLP ("**Fasken**"), solicitors to msi Spergel inc., in its capacity as the Court-appointed receiver (in such capacity, the "**Receiver**") of, among other property, all of the assets, undertakings and properties of ZM Global Inc. and Hong Lou Xu (a/k/a Honglou Xu) (together, the "**Debtors**"), and all proceeds thereof. Accordingly, I have knowledge of the matters hereinafter deposed to.
2. Attached hereto as **Exhibit "A"** are true copies of the statements of account of Fasken in respect of services rendered to the Receiver for the period from January 15, 2021 through May 7,

2021 (collectively, the “**Statements of Account**”). During that period, the total fees incurred were \$19,449.00 plus disbursements of \$631.15 and applicable taxes of \$2,586.63, for an aggregate amount of \$22,666.78.

3. As set out in the following chart, 41.2 hours were incurred by Fasken, for the period from January 15, 2021 through May 7, 2021:

Name	Total Hours	Hourly Rate (\$)
Samita Smith	1.0	520
Puyang Zhao	1.2	520
Daniel Richer	32.9	485
Tanya Holtom	6.1	385
TOTAL:	41.2	

4. The activities detailed in the Statements of Account accurately reflect the services provided by Fasken and the rates charged are at or below the standard hourly rates of those individuals at the firm at the time they were incurred.

5. As of the date of swearing this affidavit, Fasken has not been paid any amounts in respect of amounts owing under the Statements of Account.

6. I swear this affidavit in support of a motion for, *inter alia*, approval of the fees and disbursements of Fasken.

SWORN REMOTELY BY MARK BRENNAN of)
the City of Toronto, in the Province of Ontario,)
before me at the City of Toronto, in the Province of)
Ontario, on May 11, 2021, in accordance with O.)
Reg. 431.20, Administering Oath or Declaration)
Remotely)

DocuSigned by:

Daniel Richer

89A3A842911D42A...

DANIEL RICHER

A Commissioner for taking affidavits, etc.

DocuSigned by:

Mark Brennan

216F2C4819A2430...

MARK BRENNAN

THIS IS EXHIBIT "A"

***referred to in the Affidavit of Mark Brennan of the City of
Toronto, in the Province of Ontario, sworn before me at the City
of Toronto, in the Province of Ontario, on May 11, 2021, in
accordance with O. Reg. 431.20, Administering Oath or
Declaration Remotely***

DocuSigned by:

Daniel Richer

89A3A84291TD42A...

A Commissioner for Taking Affidavits

FASKEN

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Patent and Trade-mark Agents

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fasken.com

Mr. Philip Gennis
msi Spergel Inc.
505 Consumers Road
Suite 200
North York ON M2J 4V8

February 24, 2021
Invoice #: 1565363

GST/HST#: 87937 6127
QST#: 1023151835

Attention: Mr Philip Gennis

Matter Number: 291248.00002

Matter: Receivership of ZM Global Inc., et al.

For Professional Services rendered through January 31, 2021 as described in the attached memorandum.

Total Fees	\$ 3,911.50
Total Taxable Disbursements	272.15
Total Non Taxable Disbursements	183.00
Total Disbursements	455.15
Total Taxes	543.87
Total Fees, Disbursements and Taxes	4,910.52
Total Amount Owing This Bill	CAD \$ 4,910.52

Tax Summary

HST	543.87
Total Taxes Included in This Bill	543.87

Fasken Martineau DuMoulin LLP



This account has been reviewed, verified and approved
by Mark Brennan who has authorized the signing and
rendering of this account.
E. & O.E.

Terms: payment due upon receipt. Pursuant to the *Solicitors Act*, interest will be charged at the rate of 0.5% per annum on unpaid fees, charges or disbursements calculated from a date that is one month after this statement is delivered. Any disbursement not posted to your account on the date of this statement will be billed later.

SCOTIABANK, 44 King Street West, Toronto, Ontario, Canada M5H 1H1
Account Name: Fasken Martineau DuMoulin LLP
CAD\$ Account No: 476961041614, Transit No. 47696 Bank ID: 002
SWIFT code: NOSCCATT

Please send a payment notice to credits@fasken.com

FASKEN

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Mr. Philip Gennis
msi Spergel Inc.
505 Consumers Road
Suite 200
North York ON M2J 4V8

February 24, 2021
Invoice #: 1565363

GST/HST#: 87937 6127
QST#: 1023151835

Attention: Mr Philip Gennis

FEE MEMORANDUM

Matter Number: 291248.00002

Matter: Receivership of ZM Global Inc., et al.

Responsible Professional: Mark Brennan

- 01/17/2021 Emails with Philip Gennis re: registering receivership order on title to the Keele Condos.
Daniel Richer
- 01/18/2021 Emails with Philip Gennis regarding registering receivership order on title to the Keele Condos.
Daniel Richer
- 01/19/2021 Emails with Stuart Smith and Tanya Holtom re: registering issued and entered receivership order on title; reviewing draft acknowledgment and direction.
Daniel Richer
- 01/19/2021 Reviewing emails and materials from Daniel Richer re 7250 Keele Street registrations; emails to Daniel Richer.
Samita Smith
- 01/19/2021 FIRST COMMERCIAL BANK, Applicant and ZM GLOBAL INC. AND HONG LOU XU (a/k/a HONGLOU XU) Registration of Court Order-Receivership.
Tanya Holtom
- 01/21/2021 Calls with Philip Gennis re: borrowing funds from Bank on receiver's certificate; emails with Mark Brennan and Stuart Brotman re: same; emails with Iris Chen re: same; emails with Philip Gennis re: same.
Daniel Richer
- 01/21/2021 Emails to Philip Gennis, Daniel Richer and Tanya Holtom re: registration of Application to Register Court Order and parcel registers; registering Application to Register Court Order; pulling PINs; email to Philip Gennis enclosing PINs.
Samita Smith
- 01/21/2021 FIRST COMMERCIAL BANK, Applicant and ZM GLOBAL INC. AND HONG LOU XU (a/k/a HONGLOU XU) Registration of Court Order-Receivership.
Tanya Holtom
- 01/22/2021 Call with Philip Gennis re: borrowing funds from the Bank on receiver's certificate; emails with Philip Gennis, Mark Brennan, Stuart Brotman, Lillian Kuo and Iris Chen re: conference call to discuss roles of the receiver, the Bank and Fasken moving forward.
Daniel Richer

Matter Number: 291248.00002**Matter: Receivership of ZM Global Inc., et al.****Responsible Professional: Mark Brennan**

- 01/22/2021 FIRST COMMERCIAL BANK, Applicant and ZM GLOBAL INC. AND HONG LOU XU (a/k/a HONGLOU XU) Registration of Court Order-Receivership.
Tanya Holtom
- 01/26/2021 Conduct subsearches of title to locate properties owned by Xu and others; FIRST COMMERCIAL BANK, Applicant and ZM GLOBAL INC. and HONG LOU XU (a/k/a HONGLOU XU) Registration of Court Order-Receivership.
Tanya Holtom
- 01/28/2021 Emails with Philip Gennis re: borrowing on receiver's certificate.
Daniel Richer
- 01/28/2021 Email to Tanya Holtom re: instrument correction.
Samita Smith
- 01/29/2021 Emails with Tanya Holtom re: request from the Land Registry Officer in connection with receivership order registered on title to the Keele Condos.
Daniel Richer
- 01/29/2021 FIRST COMMERCIAL BANK, Applicant and ZM GLOBAL INC. and HONG LOU XU (a/k/a HONGLOU XU); conduct subsearches of title and complete LRO required amendments to registration of Receivership Order for Daniel Richer.
Tanya Holtom
- 01/30/2021 Emails with Philip Gennis re: appraisal and listing of Keele Condos; researching law re: same.
Daniel Richer

Matter Number: 291248.00002**Matter: Receivership of ZM Global Inc., et al.****Responsible Professional: Mark Brennan****Our Fees****\$ 3,911.50**

HST

508.49

Total Fees Including Taxes

\$ 4,419.99**Disbursements**Non-Taxable

Real Estate Registration Fees Non-Taxable

65.30

Title Search Non-Taxable

117.70

Taxable

Real Estate Registration Fees

10.90

Title Search

261.25

Total Disbursements

455.15

HST

35.38

Total Disbursements Including Taxes

\$ 490.53**Total Fees, Disbursements and Taxes****CAD \$ 4,910.52****Tax Summary**

HST

543.87

Total Taxes Included in This Bill

543.87

FASKEN

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Mr. Philip Gennis
msi Spergel Inc.
505 Consumers Road
Suite 200
North York ON M2J 4V8

March 29, 2021
Invoice #: 1576625

GST/HST#: 87937 6127
QST#: 1023151835

Attention: Mr Philip Gennis

Matter Number: 291248.00002

Matter: Receivership of ZM Global Inc., et al.

For Professional Services rendered through February 28, 2021 as described in the attached memorandum.

Total Fees	\$ 2,206.50
Total Taxable Disbursements	176.00
Total Disbursements	176.00
Total Taxes	309.73
Total Fees, Disbursements and Taxes	2,692.23
Total Amount Owing This Bill	CAD \$ 2,692.23

Tax Summary

HST	309.73
Total Taxes Included in This Bill	309.73

Fasken Martineau DuMoulin LLP



This account has been reviewed, verified and approved
by Mark Brennan who has authorized the signing and
rendering of this account.
E. & O.E.

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SCOTIABANK, 44 King Street West, Toronto, Ontario, Canada M5H 1H1
Account Name: Fasken Martineau DuMoulin LLP
CAD\$ Account No: 476961041614, Transit No. 47696 Bank ID: 002
SWIFT code: NOSCCATT

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Mr. Philip Gennis
msi Spergel Inc.
505 Consumers Road
Suite 200
North York ON M2J 4V8

March 29, 2021
Invoice #: 1576625

GST/HST#: 87937 6127
QST#: 1023151835

Attention: Mr Philip Gennis

FEE MEMORANDUM

Matter Number: 291248.00002

Matter: Receivership of ZM Global Inc., et al.

Responsible Professional: Mark Brennan

- 02/01/2021 Emails with Samita Smith and Tanya Holtom re: correction to registration of order on title to the Keele Condos.
Daniel Richer
- 02/01/2021 Registering corrected instrument on Teraview; email to Daniel Richer re: corrected instrument.
Samita Smith
- 02/02/2021 Emails with Amanda Lusk (counsel for the Keele Condo Corp) re: issued and entered order and authority of receiver.
Daniel Richer
- 02/02/2021 Preparation of Court Order Appointing Receiver for registration at the Land Titles Office for Samita Smith.
Tanya Holtom
- 02/03/2021 Emails with Samita Smith re: certification of receivership order registered on title to the Keele Condos.
Daniel Richer
- 02/03/2021 Assist with registration of Receivership Order for Daniel Richer.
Tanya Holtom
- 02/04/2021 Emails with Samita Smith re: anticipated transactional work required to sell Keele Condos.
Daniel Richer
- 02/08/2021 Emails with Philip Gennis re: service list; reviewing and revising same; emails with Philip Gennis re: letters to solicitors that represented parties to transfers of property formerly owned by Mr. Xu and letters requesting meetings with Timur Zhao and Xiao Xu.
Daniel Richer
- 02/09/2021 Email to Philip Gennis re: letters to send to real estate solicitors who completed transactions of condominium units of Mr. Xu, and letters requesting meetings with Xiao Xu and Timur Zhao.
Daniel Richer

Matter Number: 291248.00002**Matter: Receivership of ZM Global Inc., et al.****Responsible Professional: Mark Brennan**

- 02/18/2021 Emails with Philip Gennis and Stuart Brotman re: responses of Timur Zhao to letter requesting meeting and donations of Mr. Xu to Liaoning Chamber of Commerce and a religious institution; call with Philip Gennis re: same and appraisal and marketing of Keele Condos.
Daniel Richer
- 02/22/2021 Call with Philip Gennis and Mark Brennan re: appraisal and marketing of Keele Condos, and investigation into the affairs of Mr. Xu.
Daniel Richer
- 02/23/2021 Emails and call with Philip Gennis re: appraisal and marketing of Keele Condos, and investigations into affairs of Mr. Xu.
Daniel Richer
- 02/24/2021 Emails with Philip Gennis re: meeting with Xiao Xu; emails with Philip Gennis re: meeting with Bank to discuss appraisal and marketing of Keele Condos.
Daniel Richer
- 02/25/2021 Emails with Philip Gennis re: scheduling meeting with Xiao Xu to discuss affairs of Mr. Xu.
Daniel Richer

Matter Number: 291248.00002**Matter: Receivership of ZM Global Inc., et al.****Responsible Professional: Mark Brennan****Our Fees****\$ 2,206.50**

HST

286.85

Total Fees Including Taxes

\$ 2,493.35**Disbursements**Taxable

LPIC Levy - Litigation

100.00

LPIC Levy - Real Estate

65.00

Lasercopy

11.00

Total Disbursements

176.00

HST

22.88

Total Disbursements Including Taxes

\$ 198.88**Total Fees, Disbursements and Taxes****CAD \$ 2,692.23****Tax Summary**

HST

309.73

Total Taxes Included in This Bill

309.73

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Mr. Philip Gennis
msi Spergel Inc.
505 Consumers Road
Suite 200
North York ON M2J 4V8

April 20, 2021
Invoice #: 1583344

GST/HST#: 87937 6127
QST#: 1023151835

Attention: Mr Philip Gennis

Matter Number: 291248.00002

Matter: Receivership of ZM Global Inc., et al.

For Professional Services rendered through March 31, 2021 as described in the attached memorandum.

Total Fees	\$ 1,261.00
Total Taxes	163.93
Total Amount Owing This Bill	CAD \$ 1,424.93

Tax Summary

HST	163.93
Total Taxes Included in This Bill	163.93

Fasken Martineau DuMoulin LLP



This account has been reviewed, verified and approved
by Mark Brennan who has authorized the signing and
rendering of this account.
E. & O.E.

Terms: payment due upon receipt. Pursuant to the *Solicitors Act*, interest will be charged at the rate of 0.5% per annum on unpaid fees, charges or disbursements calculated from a date that is one month after this statement is delivered. Any disbursement not posted to your account on the date of this statement will be billed later.

SCOTIABANK, 44 King Street West, Toronto, Ontario, Canada M5H 1H1
Account Name: Fasken Martineau DuMoulin LLP
CAD\$ Account No: 476961041614, Transit No. 47696 Bank ID: 002
SWIFT code: NOSCCATT

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Mr. Philip Gennis
msi Spergel Inc.
505 Consumers Road
Suite 200
North York ON M2J 4V8

April 20, 2021
Invoice #: 1583344

GST/HST#: 87937 6127
QST#: 1023151835

Attention: Mr Philip Gennis

FEE MEMORANDUM

Matter Number: 291248.00002

Matter: Receivership of ZM Global Inc., et al.

Responsible Professional: Mark Brennan

- 03/15/2021 Reviewing emails re: listing of Keele Condos.
Daniel Richer

- 03/17/2021 Email to Philip Gennis and Iris Chen re: scheduling meeting with "Xiao Xu".
Daniel Richer

- 03/18/2021 Drafting detailed email to Xiao Xu re: meeting to discuss affairs of Mr. Xu; drafting detailed email
to Ping-Teng Tan, the solicitor that assisted Mr. Xu and Xiao Xu with transfers of residential
condos; emails and call with Philip Gennis re: same and meeting with Xiao Xu re: affairs of Mr. Xu;
sending email to Ping-Teng Tan.
Daniel Richer

- 03/19/2021 Emails with Xiao Xu re: meeting to discuss affairs of Mr. Xu; emails with Philip Gennis and Iris Chen
re: same.
Daniel Richer

Matter Number: 291248.00002
Matter: Receivership of ZM Global Inc., et al.
Responsible Professional: Mark Brennan

Page 3
Invoice #: 1583344

Our Fees

\$ 1,261.00

HST

163.93

Total Fees Including Taxes

\$ 1,424.93

Total Fees, Disbursements and Taxes

CAD \$ 1,424.93

Tax Summary

HST

163.93

Total Taxes Included in This Bill

163.93

FASKEN

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Mr. Philip Gennis
msi Spergel Inc.
505 Consumers Road
Suite 200
North York ON M2J 4V8

May 11, 2021
Invoice #: 1590810

GST/HST#: 87937 6127
QST#: 1023151835

Attention: Mr Philip Gennis

Matter Number: 291248.00002
Matter: Receivership of ZM Global Inc., et al.

For Professional Services rendered through May 07, 2021 as described in the attached memorandum.

Total Fees	\$ 12,070.00
Total Taxes	1,569.10
Total Amount Owing This Bill	CAD \$ 13,639.10

Tax Summary

HST	1,569.10
Total Taxes Included in This Bill	1,569.10

Fasken Martineau DuMoulin LLP



This account has been reviewed, verified and approved
by Mark Brennan who has authorized the signing and
rendering of this account.
E. & O.E.

Terms: payment due upon receipt. Pursuant to the *Solicitors Act*, interest will be charged at the rate of 0.5% per annum on unpaid fees, charges or disbursements calculated from a date that is one month after this statement is delivered. Any disbursement not posted to your account on the date of this statement will be billed later.

SCOTIABANK, 44 King Street West, Toronto, Ontario, Canada M5H 1H1
Account Name: Fasken Martineau DuMoulin LLP
CAD\$ Account No: 476961041614, Transit No. 47696 Bank ID: 002
SWIFT code: NOSCCATT

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Mr. Philip Gennis
msi Spergel Inc.
505 Consumers Road
Suite 200
North York ON M2J 4V8

May 11, 2021
Invoice #: 1590810

GST/HST#: 87937 6127
QST#: 1023151835

Attention: Mr Philip Gennis

FEE MEMORANDUM

Matter Number: 291248.00002

Matter: Receivership of ZM Global Inc., et al.

Responsible Professional: Mark Brennan

- 04/09/2021 Emails with Philip Gennis and Mark Brennan re: offer for Keele Condos.
Daniel Richer
- 04/12/2021 Reviewing changes to offer for Keele Condos made by Mark Brennan.
Daniel Richer
- 04/16/2021 Emails and call with Philip Gennis re: offers on Keele Condos and estimated realization for bank.
Daniel Richer
- 04/19/2021 Reviewing summary of offers received for Keele Condos; emails with Philip Gennis and Mark
Brennan re: same.
Daniel Richer
- 04/20/2021 Emails with Samita Smith re: court-supervised sale transaction.
Daniel Richer
- 04/27/2021 Call with Philip Gennis re: hiring independent counsel, net recovery analysis, estimated accrual of
legal fees and scheduling court time; emails to Mark Brennan and Stuart Brotman re: estimated
accrual of legal fees; emails with Commercial List re: scheduling sale approval hearing; follow-up
emails with Philip Gennis re: security documents.
Daniel Richer
- 04/28/2021 Emails with Stuart Brotman re: sale approval hearing; reviewing and revising hearing request form;
emails with Commercial List to schedule hearing; follow-up emails to Philip Gennis and Stuart
Brotman re: same.
Daniel Richer
- 04/29/2021 Reviewing emails among Bank and Philip Gennis re: acceptance of offer; call with Philip Gennis re:
approval and vesting order and discharge of receiver; drafting approval and vesting order.
Daniel Richer
- 04/30/2021 Drafting approval and vesting order; emails with Mark Brennan, Stuart Brotman and Nuria
Cabezuelo re: same; scheduling Zoom hearing with Justice Hainey; emails with Mark Brennan and
Magdalena Policht re: fees and disbursements; email to Philip Gennis re: same; emails with Philip
Gennis re: notice of motion and report to court.
Daniel Richer

Matter Number: 291248.00002**Matter: Receivership of ZM Global Inc., et al.****Responsible Professional: Mark Brennan**

- 05/03/2021 Emails with Philip Gennis re: plan for motion on May 21 and precedent materials for sale approval and discharge of receivership; reviewing precedent materials.
Daniel Richer
- 05/04/2021 Emails with Philip Gennis re: receipt of deposit; reviewing precedents in preparation to draft materials for sale approval and discharge hearing.
Daniel Richer
- 05/05/2021 Reviewing and revising draft approval and vesting order; emails with Mark Brennan and Nuria Cabezuelo re: same; drafting notice of motion and ancillary order; calls and emails with Philip Gennis re: same.
Daniel Richer
- 05/06/2021 Reviewing and revising notice of motion, approval and vesting order, ancillary order and service list; emails and calls with Philip Gennis re: same; drafting fee affidavit; emails with Mark Brennan re: same; emails and calls with Philip Gennis re: CRA BN; emails with Puyang Zhao and Adam Simon re: same.
Daniel Richer
- 05/06/2021 Review CRA policy re: receiver access to BN; emails with Daniel Richer re: same.
Puyang Zhao
- 05/07/2021 Reviewing and revising report of receiver, notice of motion and ancillary order; emails with Philip Gennis re: same; drafting section of report on investigations into affairs of Hong Lou Xu and his children; compiling correspondence sent and received in connection with investigation.
Daniel Richer

Matter Number: 291248.00002**Matter: Receivership of ZM Global Inc., et al.****Responsible Professional: Mark Brennan****Our Fees****\$ 12,070.00**

Net Fees

12,070.00

HST

1,569.10

Total Fees Including Taxes

\$ 13,639.10**Total Fees, Disbursements and Taxes****CAD \$ 13,639.10****Tax Summary**

HST

1,569.10

Total Taxes Included in This Bill

1,569.10

FIRST COMMERCIAL BANK

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

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

**ONTARIO
SUPERIOR COURT OF JUSTICE**

**Proceeding commenced at
Toronto**

AFFIDAVIT OF MARK BRENNAN

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 msi Spergel inc., in its capacity as Court-
appointed receiver

APPENDIX "14"

**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

AFFIDAVIT OF HOWARD MANIS

I, **HOWARD MANIS**, of the City of Toronto, in the Province of Ontario, **MAKE**

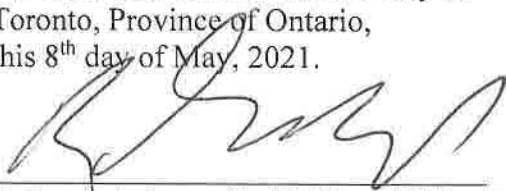
OATH AND SAY AS FOLLOWS:

1. I am a Partner at the law firm of Macdonald Sager Manis LLP ("MSM") and as such have knowledge of the matters to which I hereinafter depose.
2. Pursuant to the Order of the Honourable Mr. Justice McEwen dated January 15, 2021 (the "Order"), MSI Spengel Inc. was appointed Receiver, without security, of all of the assets, undertakings and properties of the Respondents.
3. In furtherance of the Order, MSM has provided legal services to the Receiver in relation to the review of the security granted by the Respondents to the Applicant for a fixed fee of \$1,500.00 plus disbursements and HST.
4. The fees of MSM were incurred for the detailed review of the loan and security documents, the real property and personal property searches and the corporate searches.
5. The following is a summary of the lawyers whose services were provided, including the total fees and hours incurred in relation to the within action:

<u>Name</u>	<u>Year of Call</u>	<u>Position</u>	<u>Hours</u>	<u>Rate</u>	<u>Fees</u>
Howard F. Manis	1993	Partner	2.3	\$675.00	\$1,552.50
					\$1,552.50 (reduced to \$1,500.00)

6. I believe that hours spent on this matter and the disbursements incurred by are reasonable and appropriate in the circumstances.
7. MSM requests that the Court approve its account to the Receiver in this Action for the services rendered and recorded in the total sum of \$1,500.00.
8. I make this affidavit in connection with the approval of the fees and disbursements of MSM and for no other or improper purpose.

SWORN BEFORE ME at the City of
Toronto, Province of Ontario,
this 8th day of May, 2021.


A Commissioner for Taking Affidavits, etc.

ROSS MACDONALD


HOWARD MANIS

FIRST COMMERCIAL BANK

-and-

ZM GLOBAL INC. AND HONG LOU XU

Applicant

Respondents

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

**ONTARIO
SUPERIOR COURT OF JUSTICE
(Commercial List)**

AFFIDAVIT OF HOWARD MANIS

MACDONALD SAGER MANIS LLP
Lawyers and Trade-mark Agents
150 York Street, Suite 800
Toronto, Ontario, M5H 3S5

Telephone: (416) 364-1553
Telefax: (416) 354-1453

Howard F. Manis
Direct: (416) 364-5289
LSUC: 34366V

Lawyers for the Receiver

APPENDIX "15"

RECEIVER CERTIFICATE

CERTIFICATE NO. 1

AMOUNT \$7,795.00

1. THIS IS TO CERTIFY that msi Spergel inc., the receiver (the “**Receiver**”) of the assets, undertakings and properties of ZM Global Inc. and Hong Lou Xu (also known as Honglou Xu) (the “**Debtors**”) acquired for, or used in relation to a business carried on by the Debtors, including all proceeds thereof (collectively, the “**Property**”) appointed by Order of the Ontario Superior Court of Justice (Commercial List) (the “**Court**”) dated the 15th day of January 2021 (the “**Order**”) made in an application having Court file number CL-20-00654057-00CL, has received as such Receiver from the holder of this certificate (the “**Lender**”) the principal sum of \$7,795.00, being part of the total principal sum of \$150,000.00 which the Receiver is authorized to borrow under and pursuant to the Order.

The principal sum evidenced by this certificate is payable on demand by the Lender with interest thereon calculated and compounded monthly not in advance on the 25th day of each month after the date hereof at a notional rate per annum equal to 3.2 per cent.

Such principal sum with interest thereon is, by the terms of the Order, together with the principal sums and interest thereon of all other certificates issued by the Receiver pursuant to the Order or to any further order of the Court, a charge upon the whole of the Property, in priority to the security interests of any other person, but subject to the priority of the charges set out in the Order and in the *Bankruptcy and Insolvency Act*, and the right of the Receiver to indemnify itself out of such Property in respect of its remuneration and expenses.

All sums payable in respect of principal and interest under this certificate are payable at the main office of the Lender at Toronto, Ontario.

Until all liability in respect of this certificate has been terminated, no certificates creating charges ranking or purporting to rank in priority to this certificate shall be issued by the Receiver to any person other than the holder of this certificate without the prior written consent of the holder of this certificate.

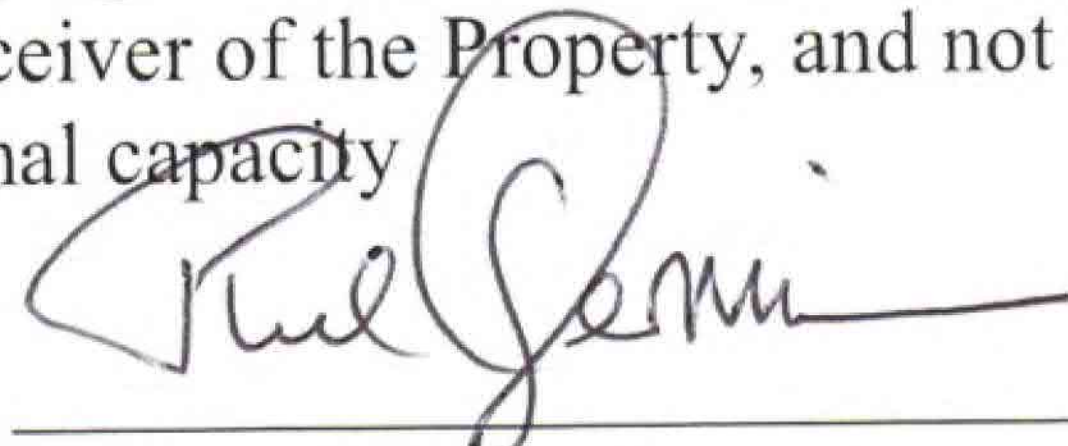
The charge securing this certificate shall operate so as to permit the Receiver to deal with the Property as authorized by the Order and as authorized by any further or other order of the Court.

The Receiver does not undertake, and it is not under any personal liability, to pay any sum in respect of which it may issue certificates under the terms of the Order.

DATED the 25th day of January 2021.

msi Spergel inc., solely in its capacity
as Receiver of the Property, and not in its
personal capacity

Per:



Name: Philip H. Gennis

Title: Senior Principal

RECEIVER CERTIFICATE

CERTIFICATE NO. 2

AMOUNT \$8,945.65

1. THIS IS TO CERTIFY that msi Spergel inc., the receiver (the “**Receiver**”) of the assets, undertakings and properties of ZM Global Inc. and Hong Lou Xu (also known as Honglou Xu) (the “**Debtors**”) acquired for, or used in relation to a business carried on by the Debtors, including all proceeds thereof (collectively, the “**Property**”) appointed by Order of the Ontario Superior Court of Justice (Commercial List) (the “**Court**”) dated the 15th day of January 2021 (the “**Order**”) made in an application having Court file number CL-20-00654057-00CL, has received as such Receiver from the holder of this certificate (the “**Lender**”) the principal sum of \$8,945.65, being part of the total principal sum of \$150,000.00 which the Receiver is authorized to borrow under and pursuant to the Order.

The principal sum evidenced by this certificate is payable on demand by the Lender with interest thereon calculated and compounded monthly not in advance on the 22nd day of each month after the date hereof at a notional rate per annum equal to 3.2 per cent.

Such principal sum with interest thereon is, by the terms of the Order, together with the principal sums and interest thereon of all other certificates issued by the Receiver pursuant to the Order or to any further order of the Court, a charge upon the whole of the Property, in priority to the security interests of any other person, but subject to the priority of the charges set out in the Order and in the *Bankruptcy and Insolvency Act*, and the right of the Receiver to indemnify itself out of such Property in respect of its remuneration and expenses.

All sums payable in respect of principal and interest under this certificate are payable at the main office of the Lender at Toronto, Ontario.

Until all liability in respect of this certificate has been terminated, no certificates creating charges ranking or purporting to rank in priority to this certificate shall be issued by the Receiver to any person other than the holder of this certificate without the prior written consent of the holder of this certificate.

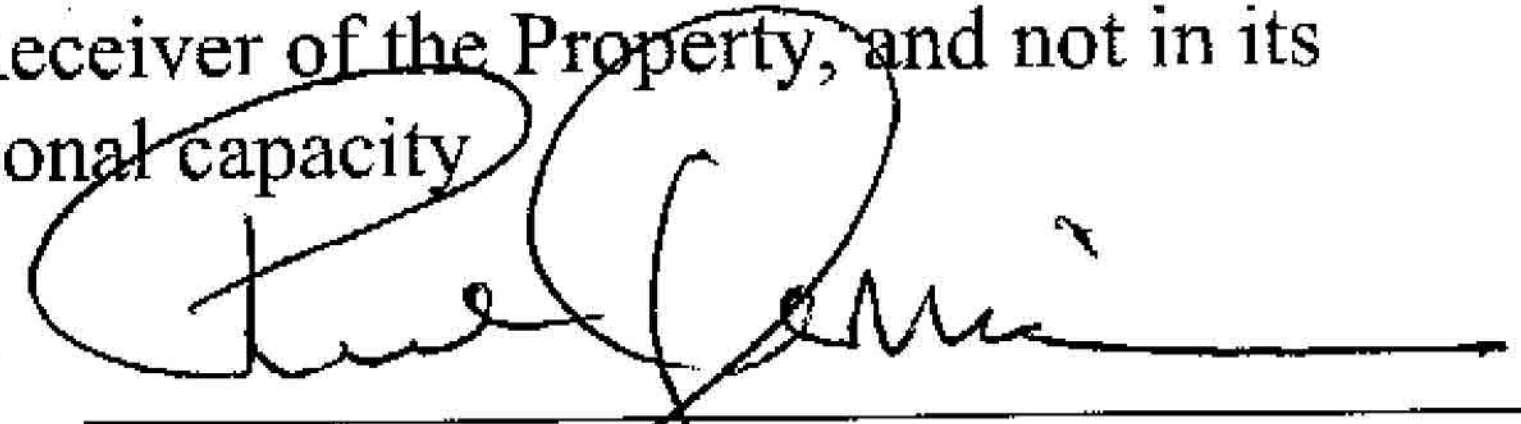
The charge securing this certificate shall operate so as to permit the Receiver to deal with the Property as authorized by the Order and as authorized by any further or other order of the Court.

The Receiver does not undertake, and it is not under any personal liability, to pay any sum in respect of which it may issue certificates under the terms of the Order.

DATED the 22nd day of February 2021.

msi Spergel inc., solely in its capacity
as Receiver of the Property, and not in its
personal capacity

Per:



Name: Philip H. Gennis

Licensed Insolvency Trustee

APPENDIX "16"



First Commercial Bank Toronto Branch

5000 Yonge Street Suite 1803
North York Toronto, Ontario M2N 7E9

Tel: (416) 250-8788
Fax: (416) 250-8081

*** RECEIVER'S BORROWING ***

TO: msi Spergel inc.

Balance of Cert. no. 1: CAD \$7,795.00

Balance of Cert. no. 2: CAD \$8,945.65

Interest Rate: 3.20%

Date: April 30, 2021

REPAYMENT DETAIL:

1. Cert. no. 1	CAD \$	7,795.00
2. Cert. no. 2	CAD \$	8,945.65
3. Interest	CAD \$	117.47

Total	CAD \$	<u>16,858.12</u>
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*After April 30, 2021 per diem @ CAD\$1.47



APPENDIX "17"



Lawyers & Trade-mark Agents

150 York Street, Suite 800
Toronto ON M5H 3S5
Tel: 416.364.1553
Fax: 416.364.1453

May 7, 2021

Howard F. Manis, Partner

hmanis@msmlaw.ca
416.364.5289

Delivered via Email

Marianne D'Souza, Paralegal

mdsouza@msmlaw.ca
416.361.2610

Philip H. Gennis
msi Spergel Inc.
505 Consumers Road
Suite 200
Toronto, Ontario
M2J 4V8

Dear Sirs,

RE: In the Matter of the Receivership of ZM Global Inc. ("ZM") and Hong Lou Xu a.k.a. Honglou Xu ("Xu") (ZM and Xu are collectively referred to as the "Debtor")

You requested that we review and provide you with our opinion as to the validity and enforceability of certain security interests and charges granted by the Debtor to and in favour of First Commercial Bank (the "**Secured Party**") upon the property, assets and undertaking of the Debtor and as to the validity and enforceability of such security interests as against the Court-Appointed Receiver, msi Spergel Inc., of the Debtor (the "**Receiver**").

In forming the opinions expressed below, we have examined the following:

1. A copy of the issued Order of the Honourable Mr. Justice Thomas McEwen dated January 15, 2021 appointing the Trustee as Receiver of all of the assets, undertakings and properties of the Debtors;
2. A copy of the Commitment Letter issued by the Secured Party to the Debtor dated August 3, 2016 and accepted by the Debtor on August 8, 2016;
3. A copy of the General Security Agreement given by the Debtor to the Secured Party dated September 1, 2016;
4. A copy of the Guarantee given by Xu to the Secured Party dated September 1, 2016;
5. A copy of the Indemnity given by Xu to the Secured Party dated September 1, 2016;
6. A copy of the Charge/Mortgage of Land given by ZM in favour of the Secured Party over 10 condominium units located at 7250 Keele Street, Vaughan, Ontario registered in the Land Registry Office on September 1, 2016, more particularly known as follows:

- (a) Unit 55, Level 1;
- (b) Unit 102, Level 1;
- (c) Unit 103, Level 1;
- (d) Unit 392, Level 1;
- (e) Unit 393, Level 1;
- (f) Unit 394, Level 1;
- (g) Unit 395, Level 1;
- (h) Unit 396, Level 1;
- (i) Unit 397, Level 1;
- (j) Unit 398, Level 1;

(collectively referred to as the "Units")

- 7. A copy of the Acknowledgement by ZM of the Standard Charge Terms filed by the Secured Party dated September 1, 2016;
- 8. A copy of the Parcel Registers for the Units;
- 9. A copy of a certified *Personal Property Security Act* certificate with respect to the Debtor dated December 14, 2020 with a file currency date of December 13, 2020;
- 10. A copy of the Corporation Profile Report of ZM dated March 19, 2020;

Our opinions with respect to the matters referred to below are subject to the following qualifications and reservations:

- 1. we have assumed that all documents were executed on the date indicated therein;
- 2. we have assumed the genuineness of all signatures and legal capacity of all natural persons whose signatures appear on behalf of the Debtor and the conformity to the original documents of all documents submitted to us as photostatic copies;
- 3. we have assumed that the Debtor is a corporation duly incorporated and organized under the laws of the Province of Ontario and had all necessary corporate power and authority to execute and deliver the security documents referred to herein which it executed;
- 4. we have assumed the execution, delivery and performance by the Debtor of all documents have been duly authorized by all necessary corporate action of the Debtor and have been duly executed and delivered by the Debtor;

5. we have relied upon certificates of public offices as to matters of fact not stated herein to have been assumed or independently verified or established by us;
6. we have assumed the accuracy and currency of the indices and filing systems maintained at the public offices where we have searched or inquired or have caused such searches or inquiries to be conducted;
7. we have assumed that the Debtor has no legal defences against the Secured Party for, without limitation, absence of legal capacity, fraud by or to the knowledge of the Secured Party, misrepresentation, undue influence or duress;
8. we have assumed that all security documents were delivered by the Debtor as security for direct advances made by the Secured Party to the Debtor;
9. we have assumed that monies were in fact advanced by the Secured Party to the Debtor and that monies are in fact owing by the Debtor to the Secured Party with respect to the advances as of the date hereof;
10. we express no opinion as to:
 - (a) title of the Debtor to any of the collateral whatsoever; or
 - (b) the enforcement of the security by the Secured Party or any judgment arising out of or in connection therewith (and the priority of any rights arising thereunder), which enforcement may be limited by any applicable bankruptcy, reorganization, winding-up, insolvency, moratorium or other laws of general application affecting the Secured Party's rights from time to time in effect and is subject to general principles of equity including the equitable or statutory powers of the courts of Ontario and Canada to stay proceedings, stay the execution of judgments and to grant relief against forfeiture;
11. we are qualified to render opinions in this regard only as to laws in force in the Province of Ontario and the applicable federal laws of Canada as currently applied and enforced in Ontario and accordingly we render no opinion with respect to any security delivered to the Secured Party by the Debtor which has been registered in provinces other than Ontario;
12. we have assumed that the security interest created by this security has, to the extent that financing statements have been registered under the Personal Property Security Act, (Ontario) (the "PPSA") with respect to any of them, attached in accordance with the provisions of the PPSA in connection therewith. We are also assuming that the description of the collateral secured is sufficient to enable it to be identified within the meaning of section 11(1)(a) of the PPSA, and that, neither the Debtor or any other creditor has agreed to postpone the time for attachment;
13. this opinion is confined to statements of fact or matters set forth herein as existing as at the date of this opinion.

Based upon and subject to the foregoing and general principles of equity, the laws relating to bankruptcy, insolvency, reorganization and creditors' rights generally, we are of the opinion that:

1. the General Security Agreement given by the Debtor to the Secured Party dated September 1, 2016 has been validly perfected under the PPSA and constitutes a valid and binding obligation of the Debtor in favour of the Secured Party and is enforceable by the Secured Party in accordance with its terms.
2. the Charge/Mortgage of Land given by ZM in favour of the Secured Party over the Units dated September 1, 2016 has been validly registered and perfected under the Land Titles Act in the Land Registry Office (No. 65) and constitutes a valid and binding obligation of the Debtor in favour of the Secured Party and is enforceable by the Secured Party in accordance with its terms.

The opinions expressed herein are provided solely for the benefit of the party to whom it was delivered and may not be relied upon or used by any other person for any reason whatsoever.

Yours very truly,
Macdonald Sager Manis LLP

A handwritten signature in cursive script that reads "Macdonald Sager Manis LLP".

HFM/MD

APPENDIX "18"



First Commercial Bank Toronto Branch

5000 Yonge Street Suite 1803
North York Toronto, Ontario M2N 7E9

Tel: (416) 250-8788
Fax: (416) 250-8081

*** PAYOUT STATEMENT ***

TO: ZM GLOBAL INC.
2750 14TH Avenue, Suite 202
Markham Ontario L3R 0B6

Customer Name: ZM GLOBAL INC.
Balance: CAD \$1,972,860.67
Interest Rate: FCB Prime + 0.75% @ 3.20%
Date: April 30, 2021

REPAYMENT DETAIL:

1. Principal	CAD \$ 1,972,860.67
2. Interest	CAD \$ 127,917.07

TotalCAD \$ **2,100,777.74**

*After April 30, 2021 per diem @ CAD\$171.82



TAB 3

**ONTARIO
SUPERIOR COURT OF JUSTICE
COMMERCIAL LIST**

B E T W E E N :

FIRST COMMERCIAL BANK

Applicant

- and -

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

Respondents

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

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

**SERVICE LIST
(as of May 12, 2021)**

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sbrotman@fasken.com

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

Tel: 416 865 4445

*Lawyers for the applicant, First Commercial Bank
and the receiver, msi Spergel inc.*

MSI SPERGEL INC.

Licensed Insolvency Trustees
505 Consumers Road, Suite 200
North York, ON M2J 4V8

Philip Gennis

pgennis@spergel.ca
Tel: 416-498-4325

Receiver

ZM GLOBAL INC.

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

Timur Zhao

timurzhao@gmail.com

Respondent

HONG LOU XU (a/k/a Honglou 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

xhl77777@gmail.com and xhl777777@gmail.com

Respondent

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Toronto, ON M5H 2Y2

Andrea Lusk (LSO: 54611J)

andrea.lusk@gmalaw.ca
Tel: 416 363 2614

*Lawyers for the York Region Standard
Condominium Corporation 1311*

DEPARTMENT OF JUSTICE (CANADA)

Ontario Regional Office
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Toronto, ON M5H 1T1

Diane Winters (LSO: 20824V)

diane.winters@justice.gc.ca
Tel: 416 973 3172

Ontario Regional Office

torbankruptcy@justice.gc.ca

MINISTRY OF FINANCE

Legal Services Branch
College Park, 777 Bay Street, 11th Floor
Toronto, ON M5G 2C8

Insolvency Unit

insolvency.unit@ontario.ca

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diane.winters@justice.gc.ca; torbankruptcy@justice.gc.ca; insolvency.unit@ontario.ca;

FIRST COMMERCIAL BANK

Applicant

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

Respondents

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

ONTARIO
SUPERIOR COURT OF JUSTICE

**Proceeding commenced at
Toronto**

SERVICE LIST

FASKEN MARTINEAU DuMOULIN LLP

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sbrotman@fasken.com

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

Tel: 416 865 4445
Fax: 416 364 7813

Lawyers for the applicant

FIRST COMMERCIAL BANK

Applicant **-and-**

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

Respondents

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

ONTARIO
SUPERIOR COURT OF JUSTICE

**Proceeding commenced at
Toronto**

**MOTION RECORD OF THE RECEIVER
(Volume III of III)**

FASKEN MARTINEAU DuMOULIN LLP

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

Tel: 416 865 4445
Fax: 416 364 7813

Lawyers for msi Spergel inc., in its capacity as
Court-appointed receiver