

APPENDIX E



BARRISTERS

Chris G. Paliare
 Ian J. Roland
 Ken Rosenberg
 Linda R. Rothstein
 Richard P. Stephenson
 Nick Coleman
 Margaret L. Waddell
 Donald K. Eady
 Gordon D. Capern
 Lily I. Harmer
 Andrew Lokan
 John Monger
 Odette Soriano
 Andrew C. Lewis
 Megan E. Shortreed
 Massimo Starnino
 Karen Jones
 Robert A. Centa
 Nini Jones
 Jeffrey Larry
 Kristian Borg-Olivier
 Emily Lawrence
 Denise Sayer
 Tina H. Lie
 Jean-Claude Killey
 Jodi Martin
 Michael Fenrick
 Jessica Latimer
 Debra McKenna
 Lindsay Scott
 Alysha Shore
 Denise Cooney
 Zoë Paliare
 Jesse Elders

COUNSEL

Stephen Goudge, Q.C.
 Robin D. Walker, Q.C.

HONORARY COUNSEL

Ian G. Scott, Q.C., O.C.
 (1934 - 2006)

Jeffrey Larry

T 416.646.4330 Asst 416.646.7404
 F 416.646.4301
 E jeff.larry@paliareroland.com
www.paliareroland.com

File 24237

April 11, 2016

Delivered

Arif N. Dhanani
 Vice President
 Collins Barrow Toronto Limited
 11 King St. W., Suite 700, Box 27,
 Toronto, Ontario M5H 4C7

Dear Mr. Dhanani:

Re: 2267 Industrial Street, Burlington, Ontario

You have asked us in your capacity as court-appointed receiver of the property located at 2267 Industrial Street, Burlington, Ontario (the "**Receiver**"), having the legal description set out in Schedule "E" (the "**Property**"), to review certain loan, security and related documentation relating to the Property in connection with the indebtedness of 2267 Industrial Street Investments Ltd. (the "**Debtor**") to Joan Dotzlaw ("**Dotzlaw**").

SCOPE OF REVIEW

The scope of our review is limited to a) those security and related documents listed in Schedule "A" hereto and b) the Search Results (defined below) (collectively, the "**Documents**"). The only searches and inquiries conducted by us are those referred to in this letter, the results of which are summarized in Schedule "D" attached hereto (the "Search Results").

We reviewed the Documents generally to identify any aspect of the Documents or any registrations which did not appear complete and regular on their face, or which appeared to raise material issues. We have also listed in Schedule "A" attached hereto documents that were not reviewed even though they are referenced in the Documents.

This report is limited to the laws of the Province of Ontario and the federal laws of Canada applicable therein. We express no opinion with respect to the validity of Documents to the extent such validity is governed by the laws of any other Jurisdiction.

PALIARE ROLAND ROSENBERG ROTHSTEIN LLP

1.55 WELLINGTON STREET WEST 35TH FLOOR TORONTO ONTARIO M5V 3H1 T 416.646.4300

ASSUMPTIONS AND QUALIFICATIONS

Our opinion as to the validity of the Documents is subject to the assumptions and qualifications set out in Schedules "B" and "C", respectively, attached hereto.

SEARCH RESULTS

Corporate History

Our corporate search conducted on February 12, 2016 reveals that the Debtor was incorporated on March 3, 2011 pursuant to the laws of the Province of Ontario.

Personal Property Searches

We conducted searches against the Debtor as noted in Schedule "D" under the following statutes:

1. *Bankruptcy and Insolvency Act* (Canada);
2. Section 427 of the *Bank Act* (Canada);
3. *Executions Act* (Ontario); and
4. *Personal Property Security Act* (Ontario) (the "PPSA").

The results of our searches are summarized in Schedule "D". The Province of Ontario does not have a system for registering title to personal property and, accordingly, we cannot confirm whether the Debtor holds title to any of the personal property referred to herein.

Real Property Searches - PIN No. 07134-0126 (LT)

On April 11, 2016 we conducted a search of title to the Property. The following is a summary of the results of the search and is not a full investigation of title to the Property. Given the limited nature of a search we do not express any opinion as to title to the Property or the priority of any encumbrances affecting the Property.

The parcel register for the Property which we obtained as part of our search shows that the Justice Fragomeni's order made February 26, 2016 (the "**Approval and Vesting Order**") was registered on title on February 29, 2009.

On March 1, the transfer of the Property was transferred from the Receiver to the 2296355 Ontario Inc.

The Approval and Vesting Order provides at Schedule B that the charges in favour of First Source Mortgage Corporation ("**First Source**") and Marlene Joan Dotzlaw be expunged from title. The Approval and Vesting Order further provides

at paragraph 7 that all claims and encumbrances shall attach to the net proceeds from the sale of the Property with the same priority as they had with respect to the Property immediately prior to the sale as if the Property had not been sold and remained in possession or control of the Receiver.

We opined to you on February 16, 2016 that the first mortgage made in favour of First Source on May 15, 2013 as instrument no. HR1100234 (the "**First Source Mortgage**") represented a valid first charge on the Property. We understand that following the sale, the indebtedness secured by the First Source Mortgage (and a related assignment of rents and postponement) was paid out, in full, to First Source after the sale of the Property.

Aside from the First Source charges, the only other charge against the Property is the Charge/Mortgage granted by the Debtor in favour of Marlene Joan Dotzlaw in the original principal sum of \$150,000, registered on November 1, 2013 as instrument No. HR1144598 (the "**Dotzlaw Mortgage**").

An execution search was conducted against the Debtor in the Regional Municipality of Halton (Milton) on February 12, 2016, which search revealed that there was an execution no. 150000741 registered the Debtor. This execution was filed on July 31, 2015 in favour of Painting Canada Inc. and Braniff Intercity Glass Ltd. in the amount of \$22,596.90 plus interest at 2% per annum.

CERTIFICATE OF STATUS

We obtained a certificate of status dated February 12, 2016 in respect of the Debtor issued by the Ministry of Government Services confirming the corporate existence of the Debtor as at that date.

SECURITY REVIEW

Subject to the assumptions and qualifications set out in this letter, we have the following comments on and opinions with respect to the Documents.

A. *The Dotzlaw Loan*

Dotzlaw loaned the Debtor the principal amount of \$148,509.17 on November 1, 2013. As security for the loan, the Debtor granted to Dotzlaw the Dotzlaw Mortgage.

We understand that all of the indebtedness, liabilities and obligations of the Debtor to Dotzlaw were guaranteed by Fred Weidner (the "Guarantor") in favour of Dotzlaw (the "Guarantee"), however we have not been reviewed the Guarantee or any associated documents in connection with this opinion.

The Dotzlaw Mortgage grants, by its terms, a valid fixed charge in favour of Dotzlaw in the Property.

OPINIONS WITH RESPECT TO VALIDITY AND PRIORITY OF SECURITY

In our opinion, based on the assumptions and subject to the qualifications set out herein, the Dotzlaw Mortgage was a valid charge on the Property immediately prior to the sale and, presently, with the First Source indebtedness having been satisfied, the Dotzlaw Mortgage represents the highest priority charge against the proceeds of sale of the Property.

This review is provided to you in your capacity as court-appointed receiver of the Property pursuant to the order of the Honourable Mr. Justice Snowie dated November 12, 2015 (the "Receivership Order"). This letter may not be relied on by any other person without our prior written consent.

Please do not hesitate to contact us if you wish to discuss any of the foregoing.

Yours very truly,
PALIARE ROLAND ROSENBERG ROTHSTEIN LLP



Jeffrey Larry
JL:ss
Encl.

SCHEDULE "A"**DOCUMENTS REVIEWED**

Documents not defined below shall have the meaning ascribed to them in the body of the security review letter.

1. Charge/Mortgage granted by the Debtor in favour of Dotzlaw in the original principal sum of \$150,000.00 registered on November 1, 2013 as Instrument No. HR1144598.
2. Copy of certified cheque in the amount of \$148,509.17 dated November 1, 2013 payable from Dotzlaw's solicitors to Campese & Wuebbolt, in trust.
3. Approval and Vesting Order.

DOCUMENTS NOT REVIEWED

The following documents have not been reviewed as part of giving this opinion:

1. All loan and security documentation in respect of the Guarantee.

SCHEDULE "B"

ASSUMPTIONS

For the purposes of conducting this review, we have assumed the following:

1. that the signatures on the Documents are genuine and that the Documents submitted to us as photocopies or facsimile copies conform to authentic original Documents, and that all Documents were fully completed prior to execution and delivery;
2. that the Debtor had at all relevant times the necessary power and capacity to grant to Dotzlaw the Documents to which it is party and to perform its obligations under each of those Documents;
3. that the Documents were duly authorized, executed and delivered to and in favour of Dotzlaw;
4. that the Documents were provided, as the case may be, to Dotzlaw by the Debtor on the basis of informed consent and advice and for value;
5. that Dotzlaw holds proper evidence of the amount of indebtedness owed to it by the Debtor and the dates on which such indebtedness was incurred;
6. that none of the Documents has been assigned, amended, superseded, released, discharged or otherwise impaired, either in whole or in part;
7. that, at the time of granting the relevant security interest, the Debtor held legal and beneficial title to the Property;
8. the accuracy and completeness of the descriptions of all property of the Debtor referred to in any Document;
9. that there are no agreements to which the Debtor is a party or was a party at the time of the execution of the Documents which might impair its ability to execute and deliver or grant any of the Documents to which it is a party or to perform any of its obligations thereunder;
10. that none of the Documents, originals or copies of which we examined, has been amended (except as set out in this letter), and there are no other agreements or understandings between the parties that would amend, supplement or qualify any provisions of the Documents;
11. that no execution creditor or other person has seized or caused seizure of any asset of the Debtor; and

12. that the public records examined by us in connection with this report were complete and accurate when examined.

SCHEDULE "C"**QUALIFICATIONS**

1. We express no opinion with respect to title to any of the personal property or the Property charged by the Documents.
2. We express no opinion as to the priority of any security interest created by the Documents as against any statutory liens, charges, deemed trusts or other priorities.
3. We express no opinion as to any security interest created by the Documents with respect to any property of the Debtors that is transformed in such a way that it is not identifiable or traceable or any proceeds of property of the Debtors that are not identifiable or traceable.
4. We express no opinion as to the creation or validity of any charge of, assignment or transfer of or security interest in any of the following property or any interest of the Debtors or the Guarantor therein: (i) any policy of insurance or contract of annuity; (ii) any permits, quotas, licenses and other property which is not personal property; and (iii) any property consisting of a receivable, license, approval, privilege, franchise, permit, lease or agreement (collectively, the "Special Property") to the extent that the terms of the Special Property or any applicable law prohibits its assignment or requires as a condition of its assignability, a consent, approval, notice or other authorization or registration which has not been made or given.
5. No opinion is expressed under the terms of this opinion with respect to the laws of any jurisdiction (other than Ontario) to the extent that such laws may govern the validity, perfection, effect of perfection or non-perfection of the security interests created by the Documents as a result of the application of Ontario conflict of law rules.
6. We did not investigate whether, any steps were taken in connection with the registration of the Documents or of any of the interests created thereunder: (i) under the Patent Act (Canada), the Trade-marks Act (Canada), the industrial Designs Act (Canada), the Integrated Circuit Topography Act (Canada), the Copyright Act (Canada) or the Plant Breeders' Rights Act (Canada); (ii) in respect of any vessel which is registered or recorded under the Canada Shipping Act (Canada); (iii) in respect of any rolling stock to which the provisions of the Canada Transportation Act (Canada) or the Shortline Railways Act (Ontario) may apply; or (iv) under the Financial Administration Act (Canada).
7. Provisions of the Document which purport to exculpate any secured party from liability for its acts or which purport to confirm the continuance of

obligations notwithstanding any act or omission or other matter are subject to the discretion of an Ontario Court.

8. An Ontario Court may decline to enforce the rights of indemnity and contribution potentially available under the Documents to the extent that they are found to be contrary to equitable principles or public policy.
9. An Ontario Court may decline to enforce those provisions of the Documents which purport to allow a determination, calculation or certificate of a party thereto as to any manner provided for therein to be final, conclusive and binding upon any other party thereto if such determination is found to be inaccurate on its face or to have reached or made on an arbitrary or fraudulent basis.
10. Wherever any matter or thing is to be determined or done in the discretion of any secured party, such discretion may be required to be exercised in a commercially reasonable manner and in good faith.
11. With respect to the charge of, or transfer or pledge or assignment of, or the granting of a security interest in, any account or like personal property pursuant to the Documents, notice may have to be given to the obligor thereunder and the secured creditors may be subject to the equities between the obligor and the grantor of the security interest in the event that it wishes to enforce any such account or like personal property as against the obligor under such account or like personal property.
12. Powers of attorney contained in any of the Documents, although expressed to be irrevocable, may in some circumstances be revoked, including without limitation, pursuant to the Substitute Decisions Act (Ontario).
13. Pursuant to section 8 of the Interest Act (Canada), no fine, penalty or rate of interest may be exacted on any arrears of principal or interest secured by a mortgage on real property that has the effect of increasing the charge on the arrears beyond the rate of interest payable on principal money not in arrears.

SCHEDULE "D"

SUMMARY OF SECURITY SEARCHES AGAINST 2267 INDUSTRIAL STREET INVESTMENTS LTD. (the "DEBTOR")

Corporate History

The Debtor was incorporated on March 3, 2011 pursuant to the laws of the Province of Ontario.

Personal Property Security Act (Ontario)

(File Currency: April 7, 2016)

1. Secured Party: First Source Mortgage Corporation

Debtor: 2267 Industrial Street Investments Ltd.

Collateral Classification: Inventory, Equipment, Accounts, Other

General Collateral Description: General security agreement

Registration No.: 20130513 1347 9041 0489

File No. 686862945

Registration Date: May 13, 2013

Registration Period: 5 Years

Expiry Date: May 13, 2018

2. Secured Party: First Source Mortgage Corporation

Debtor: 2267 Industrial Street Investments Ltd.

Collateral Classification: Accounts, Other

General Collateral Description: General assignment of rents with respect to 2267 Industrial Street, Burlington, Ontario

Registration No.: 20130513 1354 9041 0490

File No. 686863035

Registration Date: May 13, 2013

Registration Period: 5 Years

Expiry Date: May 13, 2018

Bank Act (Ontario)

Date of Search: February 12, 2016

CLEAR

Official Receiver (Bankruptcy)

BIA Estate No: 32-158850

BIA Estate Name: 2267 Industrial Street Investments Ltd.

Estate Type: Receivership

Date of Proceeding: November 12, 2015

Total Liabilities: \$0

Executions: Halton

Date of Search: April 8, 2016

Defendant: 2267 Industrial Street Investments Ltd.

Creditor: Painting Canada Inc. and Braniff Intercity Glass Ltd.

Comments: July 31, 2015 - \$22, 596.90 plus interest at 2% per annum

SCHEDULE "E"

LEGAL DESCRIPTION OF REAL PROPERTY

Municipal Address: 2267 Industrial Street, Burlington, Ontario

PIN No. 07134-0126 LT: Lot 6, Plan 652, being Parts 1 and 2 of Reference Plan 20R-19726, subject to an easement as set forth in Instrument No. 526597

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APPENDIX F

APPENDIX F

Collins Barrow Toronto Limited
Court-Appointed Receiver & Manager of 2267 Industrial Street, Burlington, ON
Interim Statement of Receipts and Disbursements
for the period from November 12, 2015 to May 3, 2016

Receipts		Note
Sale of property	\$ 761,000.00	
Rental income	21,174.20	
HST collected	2,752.60	
Miscellaneous refunds and interest	1,276.02	
Total receipts (note 1)	\$ 786,202.82	
Disbursements		
Insurance	2,680.29	
Appraisal Fees	5,899.00	
Repairs & Maintenance	7,400.00	
Property taxes	10,318.97	
Receiver's fees and disbursements	39,025.49	
Legal fees and disbursements	28,940.70	
Commissions paid on sale of property	38,050.00	
HST Paid	15,505.40	1
PST Paid	208.20	
HST remitted to CRA	940.10	
Filing Fees	70.00	
Utilities	114.09	
Total disbursements	\$ 149,152.24	
Excess of receipts over disbursements	\$ 637,050.58	
Less: Distribution to First Source	531,044.57	
Cash on hand	\$ 106,006.01	

Note 1: The Receiver has submitted its HST returns for the period to January 31, 2016. CRA subsequently advised that 2267 Industrial Street Investments is registered to file its HST returns annually. Once all professional fees and costs associated with the engagement are paid, the Receiver will submit a final HST return to CRA that the Receiver expects will set out a refund is payable to the Receiver. The Receiver proposes to endorse any HST refund cheque to be payable to Dotzlaw in respect of the Dotzlaw mortgage.

APPENDIX G

**ONTARIO
SUPERIOR COURT OF JUSTICE
COMMERCIAL LIST**

BETWEEN:

FIRST SOURCE MORTGAGE CORPORATION

Applicant

- and -

**2267 INDUSTRIAL STREET INVESTMENTS LTD.,
FRED WEIDNER and MARLENE JOAN DOTZLAW**

Respondents

**AFFIDAVIT OF ARIF N. DHANANI
(Sworn May 3, 2016)**

I, **ARIF N. DHANANI**, of the City of Toronto, in the Province of Ontario, **MAKE OATH AND SAY:**

1. I am a Vice-President of Collins Barrow Toronto Limited (“**CBTL**”) and as such I have personal knowledge of the matters to which I hereinafter depose, save and except those matters based upon information and belief, in which case I have stated the source of such facts, all of which I verily believe to be true.

2. Pursuant to the order herein dated November 12, 2015 (the “**Appointment Order**”), CBTL was appointed receiver and manager (the “**Receiver**”), without security, of lands and premises known as 2267 Industrial Street, Burlington, Ontario (the “**Property**”).

3. For the period commencing February 13, 2016 to May 2, 2016 (the "**Passing of Accounts Period**"), the Receiver has been engaged in various activities in connection with the administration of the Property, in receivership. Particulars of the Receiver's conduct and activities during the Passing of Accounts Period are contained in the Receiver's report dated May 3, 2016 (the "**Second Report**").

4. Attached hereto and marked as Exhibit "A" to this my affidavit is a summary of the fees charged and periodic accounts rendered by the Receiver in respect of the proceedings for the Passing of Accounts Period including an accrual of \$3,750.00 plus HST for estimated fees to be incurred by the Receiver to complete its administration of the receivership. Copies of the interim invoices which are referenced in the summary are appended to this affidavit as Exhibit "B".

5. In accordance with the provisions of paragraph 11 of the Receivership Order, the Receiver's and its solicitors' practice has been to render its interim invoices on a regular basis and to pay such fees and disbursements out of the funds in the Receiver's bank account, subject to the approval of this Court ultimately being obtained.

6. In the course of its administration of the receivership during the Passing of Accounts Period, the Receiver's staff expended 33.15 hours of time to complete its administration, which aggregates to fees of \$10,295.00 based on the Receiver's hourly billing rates for an average hourly rate of \$310.56.

7. To the best of my knowledge, the rates charged by the Receiver throughout the course of these proceedings are comparable to the rates charged by other accounting firms in the Greater Toronto Area for the provision of similar services.

8. I verily believe that the Receiver's accounts are fair and reasonable in the circumstances.

9. Attached to the Second Report as Appendix H is the affidavit of Sarita Sanasie sworn and filed in support of the within motion are the full particulars of the fees and disbursements of Paliare Roland LLP and Burstein & Greenglass LLP ("**Receiver's Counsel**"), counsel to the Receiver for the receivership administration, which have been incurred since the filing of the Receiver's first report dated February 16, 2016.

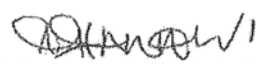
10. Receiver's Counsel have rendered services throughout these proceedings in a manner consistent with instructions from the Receiver. The Receiver has approved all such accounts and I verily believe that the fees and disbursements of legal counsel are fair and reasonable in the circumstances.

11. The Court previously approved the accounts of the Receiver for the period to February 12, 2015, which totaled \$44,098.80. CBTL is requesting that its fees as Receiver be assessed at \$60,151.66 inclusive of taxes and an accrual of \$4,237.50 for estimated fees to completion.

12. This affidavit is sworn in support of the Receiver's motion for approval of its fees and disbursements by this Honourable Court and for no improper purpose.

SWORN BEFORE ME at the City of)
Toronto, in the Province of Ontario,)
This 3rd day of May, 2016.)


A Commissioner, etc.)

)
) 
) _____
) **ARIF N. DHANANI**
)

Daniel Raphael Welg, a Commissioner, etc.,
Province of Ontario, for Collins Barrow
Toronto LLP, Chartered Accountants, and
Collins Barrow Toronto Limited, Trustee in
Bankruptcy. Expires August 8, 2016.

THIS IS EXHIBIT "A" REFERRED TO IN THE
AFFIDAVIT OF ARIF N. DHANANI SWORN
BEFORE ME THIS 3rd DAY OF MAY, 2016




A Commissioner, etc.

Daniel Raphael Weisz, a Commissioner, etc.,
Province of Ontario, for Collins Barrow
Toronto LLP, Chartered Accountants, and
Collins Barrow Toronto Limited, Trustee in
Bankruptcy. Expires August 8, 2016.

Calculation of Average Hourly Billing Rates of
Collins Barrow Toronto Limited
for the Passing of Accounts Period

Invoice No.	Billing Period	Total Fees	Disbursements	HST	Hours	Average Hourly Rate	Total
2	November 13, 2015 to May 2, 2016	\$10,295.00	\$1,611.07	\$1,359.29	33.15	\$310.56	\$11,815.36
	Accrued fees to complete receivership administration	\$3,750.00	\$0	\$487.50	10.00	\$375.00	\$4,237.50
	Subtotal	\$14,045.00	\$1,611.07	\$1,846.79	43.15	\$325.49	\$16,052.86
1	Accounts previously approved by the Court	\$37,767.00	1,258.49	\$5,073.31	146.20	\$258.32	\$44,098.80
	Grand Total	\$51,812.00	\$1,419.56	\$6,920.10	189.35	\$273.63	\$60,151.66

**THIS IS EXHIBIT "B" REFERRED TO IN THE
AFFIDAVIT OF ARIF N. DHANANI SWORN
BEFORE ME THIS 3rd DAY OF MAY, 2016**



A Commissioner, etc.

Daniel Raphael Welsz, a Commissioner, etc.,
Province of Ontario, for Collins Barrow
Toronto LLP, Chartered Accountants, and
Collins Barrow Toronto Limited, Trustee In
Bankruptcy. Expires August 8, 2016.

Collins Barrow Toronto Limited
 Collins Barrow Place
 11 King Street West
 Suite 700, PO Box 27
 Toronto, Ontario
 M5H 4C7 Canada

To First Source Mortgage Corporation
 1 Valleybrook Drive, Suite 100
 Toronto, Ontario
 M3B 2S7

 T. 416.480.0160
 F. 416.480.2646

www.collinsbarrow.com
Date May 3, 2016

Client File 112384-28636

GST/HST: 80784 1440 RT 0001

Invoice No. 2

For professional services rendered with respect to the appointment of Collins Barrow Toronto Limited as Court-appointed Receiver and Manager of 2267 Industrial Street Investments Ltd. for the period February 13, 2016 to May 2, 2016.

Date	Professional	Description
2/16/2016	Talib Contractor	Attend at 2267 Industrial Street; assessment of roof condition; discussion with Annax Roofing.
2/16/2016	Daniel Weisz	Review final version of report and discussion with A. Dhanani on same; sign report.
2/16/2016	Arif Dhanani	Review amendments to Receiver's report made by J. Larry and incorporate same; draft fee affidavit for inclusion with Court materials; incorporate further amendments provided by D. Weisz; facilitate execution of report by D. Weisz; assemble report and send to J. Larry for service.
2/18/2016	Arif Dhanani	Review emails from E. Burstein and respond; review email from P. DeGuerre and respond.
2/19/2016	Sandra Pereira	Prepare disbursement cheques; post deposit in Ascend.
2/19/2016	Arif Dhanani	Review Receiver's Factum and Book of Authorities and facilitate posting of same on Receiver's website.
2/23/2016	Jeffrey Berger	Attend at 2267 Industrial Street in Burlington with Anax Roofing and oversee roof repair.
2/23/2016	Arif Dhanani	Telephone calls with J. Berger regarding attendance at 2267 Industrial Street with roofers; review emails from E. Burstein.
2/25/2016	Arif Dhanani	Review closing package documents received from Burstein Greenglass LLP, execute and email same to E. Burstein.
2/29/2016	Arif Dhanani	Telephone call with P. DeGuerre; complete and submit HST returns for November 13, 2015 to Jan 31, 2016; review of correspondence from Burstein Greenglass LLP and responding to same with respect to direction to register the vesting order on title and keys.
3/1/2016	Arif Dhanani	Reviewing emails and other documentation from Burstein Greenglass LLP regarding closing; responding to purchaser's questions regarding, among other things, rent cheques and vehicle on premises.
3/2/2016	Arif Dhanani	Review of documentation from Burstein Greenglass LLP; emails to/from P. DeGuerre regarding closing proceeds; update meeting with

Date	Professional	Description
		B. Tannenbaum; attend to administrative matters.
3/2/2016	Donna Nishimura	Deposit cheque at the bank.
3/3/2016	Cindy Baeta	Attend to update of Receiver's general ledger for receipts and disbursements.
3/4/2016	Arif Dhanani	Emails to/from C. Sherman re water and hydro bills; email to C. Sherman re snow removal invoice.
3/11/2016	Cindy Baeta	Attend to update of Receiver's general ledger for receipts and disbursements.
3/11/2016	Arif Dhanani	Telephone call with purchaser of 2267 Industrial Street; email to Anax Inc. regarding roof repairs; facilitate distribution to secured lender.
3/14/2016	Arif Dhanani	Review of invoice from Burstein & Greenglass LLP for real estate closing work and approve invoice for payment; telephone call with Absolute Exterior Pros re snow removal services not required for March 15-April 15, 2016, agreement to reduction in charges, and send confirming email to Absolute Exterior Pros in this regard.
3/15/2016	Arif Dhanani	Telephone call with S. Webb of Wardell Insurance Brokers regarding cancellation of insurance policy over property effective March 1, 2016; review and execute insurance cancellation form and send to Wardell Insurance.
3/16/2016	Arif Dhanani	Review of revised and discounted invoice for snow removal services and facilitate payment thereof; review of emails between J. Larry and M. Dotzlaw regarding submission of documents to substantiate validity and enforceability of second mortgage on property.
3/18/2016	Cindy Baeta	Attend to update of Receiver's general ledger for receipts and disbursements.
3/24/2016	Arif Dhanani	Review of correspondence received from Union Gas; call Union Gas to discuss; voicemail for and email to M. Goldman of purchaser regarding contacting Union Gas to switch over account or possible shut off of gas service.
4/7/2016	Arif Dhanani	Email to J. Larry regarding legal opinion on validity and enforceability of Dotzlaw mortgage.
4/8/2016	Cindy Baeta	Prepare bank reconciliation.
4/11/2016	Bryan Tannenbaum	Receipt and review of emails regarding security opinion for the second mortgage and court discharge after paying out same.
4/12/2016	Arif Dhanani	Email from/to J. Larry; telephone call to P. Davey of CRA regarding HST return period(s) and filing returns.
4/20/2016	Arif Dhanani	Email to J. Larry regarding next court attendance and scheduling.
4/21/2016	Arif Dhanani	Review appointment order, sale approval and interim distribution order and First Report and commence draft of Second Report of the Receiver.
4/26/2016	Daniel Weisz	Review draft second report to court.
4/26/2016	Arif Dhanani	Drafting second report of Receiver and send to D. Weisz for comments.
4/27/2016	Arif Dhanani	Meeting with D. Weisz to discuss draft Second Report of the Receiver, amend report for suggested changes per D. Weisz and send to J. Larry for comments.
4/27/2016	Daniel Weisz	Meet with A Dhanani to review draft report.
4/29/2016	Cindy Baeta	Prepare disbursement cheques.
5/2/2016	Bryan Tannenbaum	Review and edit final Court Report.

Date	Professional	Description
5/2/2016	Arif Dhanani	Review changes to Second Report made by J. Larry and incorporate changes, draft fee affidavit; assemble appendices and send to B. Tannenbaum for review; review draft discharge order and notice of motion sent by J. Larry and provide comments on same; review MZ draft affidavit and notice of motion and send email to H. Chaiton with comments, telephone discussion with H. Chaiton regarding same.
		To all other administrative matters with respect to this engagement, including supervision, all meetings, telephone attendances, file organization and written and verbal correspondence to facilitate the foregoing.

FEE SUMMARY

Professional	Level	Hours	Rate	Fees
Bryan A. Tannenbaum, FCPA, FCA, FCIRP, LIT	President	1.20	\$ 525	\$ 630.00
Daniel R. Weisz, CPA, CA, CIRP, LIT	Senior Vice President	1.80	\$ 495	891.00
Arif N. Dhanani, CPA, CA, CIRP, LIT	Vice President	19.80	\$ 350	6,930.00
Jeffrey K. Berger, CPA, CA	Senior Analyst	4.80	\$ 195	936.00
Talib M. Contractor, CPA, CA	Senior Analyst	3.50	\$ 195	682.50
Sandra Pereira/Cindy Baeta	Estate Administrator	2.05	\$ 110	225.50
Total hours and professional fees		33.15		\$ 10,295.00
Disbursements				
Travel			\$ 104.16	
Courier			26.55	
Parking			30.36	
Total disbursements				\$ 161.07
Total professional fees and disbursements				\$ 10,456.07
HST @ 13%				1,359.29
Total payable				\$ 11,815.36

PAYMENT BY VISA ACCEPTED

VISA NUMBER _____ Expiry Date _____
 Name on Card _____ Amount _____

WIRE PAYMENT DETAILS

For CA\$ Payments: For credit to the account of Collins Barrow Toronto Limited, Account No. 65-84918, Canadian Imperial Bank of Commerce
 Branch No. 00002, Commerce Court Banking Centre, Toronto, ON M5L 1G9

PLEASE RETURN ONE COPY WITH REMITTANCE

Terms: Payment upon receipt. Interest will be charged at the rate of 12% per annum (1% per month) on overdue accounts.
 The Collins Barrow trademarks are used under license.

APPENDIX H

**ONTARIO
SUPERIOR COURT OF JUSTICE**

BETWEEN:

FIRST SOURCE MORTGAGE CORPORATION

Applicant

- and -

**2267 INDUSTRIAL STREET INVESTMENTS LTD.,
FRED WEIDNER and MARLENE JOAN DOTZLAW**

Respondents

AFFIDAVIT OF SARITA SANASIE

(Sworn May 3, 2016)

I, Sarita Sanasie, of the City of Toronto, in the Province of Ontario, **MAKE OATH AND SAY:**

1. I am an assistant at law firm of Paliare Roland Rosenberg Rothstein LLP ("Paliare Roland"). I have personal knowledge of the matters to which I hereinafter refer.

2. Pursuant to the order of the Honourable Mr. Justice Snowie dated November 12, 2015 (the "Appointment Order"), Collins Barrow Toronto Limited was appointed the receiver (the "Receiver") of the lands and premises municipally known as 2267 Industrial Street, Burlington, Ontario (the "Property").

3. Pursuant to the Appointment Order, Paliare Roland has provided services to and incurred disbursements on behalf of the Receiver. The detailed invoices attached hereto and marked as **Exhibit "A"** (the "Dockets") set out Paliare Roland's fees and disbursements from February 16, 2016 to April 29, 2016.


4. The Dockets describe the services provided and the amounts charged by Paliare Roland.

5. The following is a summary of the professionals whose services are reflected in the Dockets, including hourly rates, fees billed, hours billed and the average hourly rate charged by Paliare Roland. The hourly rates charged are the usual hourly rates charged by Paliare Roland for the listed professionals.

Professional	Hourly Rate	Hours Billed	Fees Billed
Jeff Larry, Partner, 2001 Call	\$595/hr	14.4	\$8,568.00
Total		14.4	8.568


6. Attached as **Exhibit "B"** is a copy of the detailed invoice for Burstein and Greenglass LLP, real estate counsel to the Receiver for closing the sale of the Property.

SWORN BEFORE ME, at the City of Toronto, in the Province of Ontario this 3rd day of May, 2016.



 A commissioner, etc.

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)
)
)
)
)
)
)
)
)



 Sarita Sanasie



35th Floor
 155 Wellington St. West
 Toronto, Ontario M5V 3H1
 Canada

416.646.4300
 paliareroland.com

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Collins Barrow Toronto Limited
 Collins Barrow Place
 11 King Street West, Suite 700
 Toronto, Ontario M5H 4C7

February 29, 2016
 Invoice No.: 70599
 Our File No.: 24237

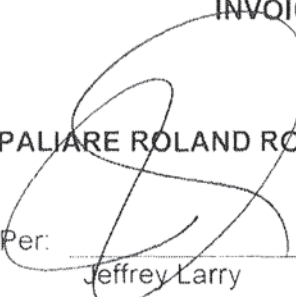
Attention: Bryan Tannenbaum


RE: 2267 Industrial Street, Burlington

FOR PROFESSIONAL SERVICES RENDERED on this matter for the period ending February 29, 2016:

Total Fees	\$ 16,138.50
Non Taxable Disbursements	127.00
Total Disbursements subject to HST	630.63
Total HST	<u>2,179.99</u>
INVOICE TOTAL	<u><u>\$ 19,076.12</u></u>

PALIARE ROLAND ROSENBERG ROTHSTEIN LLP

Per:  _____
 Jeffrey Larry

This is Exhibit "A" referred to in the
 affidavit of Santa Senasie
 sworn before me, this 3rd
 day of May, 2016

 A COMMISSIONER



35th Floor
 155 Wellington St. West
 Toronto, Ontario M5V 3H1
 Canada

416.646.4300
 palliereroland.com

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Collins Barrow Toronto Limited
 Collins Barrow Place
 11 King Street West, Suite 700
 Toronto, Ontario M5H 4C7

February 29, 2016
 Invoice No.: 70599
 Our File No.: 24237

Attention: Bryan Tannenbaum

RE: 2267 Industrial Street, Burlington

FOR PROFESSIONAL SERVICES RENDERED on this matter for the period ending February 29, 2016.

DATE	LYR	DESCRIPTION	RATE	HOURS	AMOUNT
09/09/15	JL	Discussion with E. Burstein; telephone call with D. Mandel;	575.00	0.50	287.50
10/09/15	JL	Review draft affidavit;	575.00	0.30	172.50
16/09/15	JL	Review draft Order; email correspondence with B. Tannenbaum and M. Greenglass;	575.00	0.40	230.00
14/10/15	JL	Email correspondence with M. Greenglass; review draft Order;	575.00	0.20	115.00
15/10/15	JL	Telephone call with M. Greenglass; email correspondence with B. Tannebaum;	575.00	0.40	230.00
02/11/15	JL	Telephone call with M. Greenglass; conference with L. Scott;	575.00	0.30	172.50
13/11/15	JL	Review file; participate in conference call with B. Tannenbaum and D. Mandel; follow up;	575.00	0.90	517.50
17/11/15	JL	Telephone call with Burstein Greenglass; email correspondence with D. Mandel; discussion with counsel;	575.00	0.40	230.00
01/12/15	JL	Telephone call with T. Contractor; draft letters; email correspondence;	575.00	0.40	230.00

ERRORS AND OMISSIONS EXCLUDED TERMS. DUE UPON RECEIPT. AMOUNTS ARE STATED IN CANADIAN DOLLARS UNLESS OTHERWISE INDICATED.
 INTEREST AT THE RATE OF 0.80% PER ANNUM WILL BE CHARGED ON ALL AMOUNTS NOT PAID WITHIN ONE MONTH FROM THE DATE OF THIS INVOICE.
 HARMONIZED SALES TAX REGISTRATION NUMBER 88366 4518 RT 0001

DATE	LYR	DESCRIPTION	RATE	HOURS	AMOUNT
02/12/15	JL	Discussion with T. Contractor; draft letter to Weidner; review and consider issues;	575.00	0.60	345.00
03/12/15	JL	Draft and send letter to tenants; Telephone call with Receiver; correspondence with Receiver;	575.00	0.90	517.50
29/12/15	JL	Correspondence with D. Mandel; email correspondence re: update;	575.00	0.30	172.50
06/01/16	JL	Discussions with Receiver; draft letter to E. Burstein;	595.00	0.50	297.50
11/01/16	JL	Review and revise Acknowledgment and Release form; Telephone call with A. Dhanani;	595.00	1.10	654.50
12/01/16	JL	Correspondence with client re: several issues;	595.00	0.40	238.00
18/01/16	SI	Review of e-mail correspondence from J. Larry; conduct property search for 2267 Industrial Street; e-mail correspondence with J. Larry; conduct execution search for 2267 Industrial Street Investments Ltd.; telephone call with Sheriff's office to obtain copy of Writ;	210.00	0.50	105.00
18/01/16	JL	Correspondence with A. Dhanani; email with A. Mills; review property search;	595.00	0.30	178.50
26/01/16	JL	Correspondence with A. Dhanani;	595.00	0.30	178.50
27/01/16	JL	Review and discuss Asset Purchase Agreement; consider issues; correspondence with A. Dhanani;	595.00	1.80	1,071.00
28/01/16	JL	Review and revise Agreement of Purchase and Sale; email correspondence; Telephone call with A. Dhanani;	595.00	1.70	1,011.50
29/01/16	JL	Correspondence with E. Burstein;	595.00	0.30	178.50

Collins Barrow Toronto Limited

Invoice No.: 70599

Our File No.: 24237

Page No.: 3

DATE	LYR	DESCRIPTION	RATE	HOURS	AMOUNT
		correspondence with A. Dhanani; review summary of offers; review email from A. Dhanani re: offers;			
02/02/16	JL	Review and finalize form of Agreement of Purchase and Sale; correspondence with E. Burstein;	595.00	0.70	416.50
04/02/16	JL	Correspondence with A. Dhanani;	595.00	0.20	119.00
09/02/16	SI	E-mail correspondence with J. Larry; conduct property search for 2267 Industrial Street;	210.00	0.30	63.00
09/02/16	JL	Telephone call with E. Burstein; correspondence with A. Dhanani; commence preparation for court materials;	595.00	0.90	535.50
12/02/16	SI	Review of e-mail from J. Larry; telephone discussion with J. Larry; conduct various searches for 2267 Industrial Street Investments Ltd.; e- mail correspondence with J. Larry;	210.00	1.50	315.00
12/02/16	JL	Drafting order; review and comment on Receiver's Report; correspondence with M. Greenglass and E. Burstein; Telephone call with A. Dhanani;	595.00	2.80	1,666.00
14/02/16	JL	Drafting opinion;	595.00	1.50	892.50
15/02/16	JL	Finalize order, opinion and fee affidavit; correspondence with A. Dhanani and E. Burstein;	595.00	1.50	892.50
16/02/16	JL	Draft notice of motion; finalize and serve motion materials; Telephone call with A. Dhanani re: Receiver's Report;	595.00	1.90	1,130.50
19/02/16	JL	Draft and file factum with court;	595.00	1.50	892.50
25/02/16	JL	Prepare for motion;	595.00	0.70	416.50

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DATE	LYR	DESCRIPTION	RATE	HOURS	AMOUNT
26/02/16	JL	Attend at motion for approval of sale transaction;	595.00	2.80	1,666.00

TIME SUMMARY

MEMBER	POSITION	HOURS	RATE	VALUE
Jeffrey Larry (JL)	Partner	26.50	590.77	15,655.50
Shoshana Israel (SI)	Law Clerk	2.30	210.00	483.00
OUR FEES				\$ 16,138.50
HST at 13%				2,098.01

Non Taxable Disbursements:

Filing Fee	127.00
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Taxable Disbursements:

Courier Expense	32.78
Laser Copies	104.25
Search Disbursement	172.94
Photocopies	131.75
Process Server Fees	135.00
27/01/16 Search Disbursement - Non-taxable Re: Teranet Order 1900739, Writ Search by Name (Industrial Street Investments Ltd.) Voucher No. 11348 for Invoice No. 1900739-Teranet issued by (130) CIBC Visa	11.49
27/01/16 Search Disbursement - Non-taxable Re: Teranet Order 1900638, Property Search Voucher No. 11347 for Invoice No. 1900638-Teranet issued by (130) CIBC Visa	8.42
16/02/16 Search Disbursement - Non-taxable Re: Search Voucher No. 11497 for Invoice No. 1704 issued by (236) Cyberbahn Inc.	26.00

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Collins Barrow Toronto Limited

Invoice No.: 70599
Our File No.: 24237
Page No.: 5

16/02/16	Search Disbursement - Non-taxable Re: Search Voucher No. 11496 for Invoice No. 1703 issued by (236) Cyberbahn Inc.	8.00
----------	--	------

Total Taxable Disbursements	630.63
HST at 13%	81.98

INVOICE TOTAL	<u><u>\$ 19,076.12</u></u>
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35th Floor
155 Wellington St. West
Toronto, Ontario M5V 3H1
Canada

416.646.4300
paliareroland.com

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Collins Barrow Toronto Limited
Collins Barrow Place
11 King Street West, Suite 700
Toronto, Ontario M5H 4C7

February 29, 2016
Invoice No.: 70599
Our File No.: 24237

Attention: Bryan Tannenbaum

RE: 2267 Industrial Street, Burlington

**REMITTANCE COPY
PLEASE REMIT WITH PAYMENT**

Total Fees	\$ 16,138.50
Non Taxable Disbursements	127.00
Total Disbursements subject to HST	630.63
Total HST	<u>2,179.99</u>
INVOICE TOTAL	<u><u>\$ 19,076.12</u></u>



35th Floor
155 Wellington St. West
Toronto, Ontario M5V 3H1
Canada

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paliareroland.com

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Collins Barrow Toronto Limited
Collins Barrow Place
11 King Street West, Suite 700
Toronto, Ontario M5H 4C7

April 29, 2016
Invoice No.: 71435
Our File No.: 6595-24237

Attention: Bryan Tannenbaum

RE: 2267 Industrial Street, Burlington

FOR PROFESSIONAL SERVICES RENDERED on this matter for the period ending April 29, 2016:

Total Fees	\$ 4,294.50
Non Taxable Disbursements	7.46
Total Disbursements subject to HST	226.80
Total HST	587.77
INVOICE TOTAL	<u><u>\$ 5,116.53</u></u>

PALIARE ROLAND ROSENBERG ROTHSTEIN LLP

Per: 
Jeffrey Larry



35th Floor
155 Wellington St. West
Toronto, Ontario M5V 3H1
Canada

416.646.4300
paliareroland.com

Collins Barrow Toronto Limited
Collins Barrow Place
11 King Street West, Suite 700
Toronto, Ontario M5H 4C7

April 29, 2016
Invoice No.: 71435
Our File No.: 6595-24237

Attention: Bryan Tannenbaum

RE: 2267 Industrial Street, Burlington

FOR PROFESSIONAL SERVICES RENDERED on this matter for the period ending April 29, 2016:

DATE	LYR	DESCRIPTION	RATE	HOURS	AMOUNT
19/02/16	AB	Searching for case no. 09-8298-00CL;	200.00	0.10	20.00
19/02/16	LP	Pull and black line cases; prepare book of authorities;	200.00	0.60	120.00
01/03/16	JL	Correspondence with E. Burstein; correspondence with receiver;	595.00	0.40	238.00
14/03/16	JL	Correspondence with A. Dhanani; correspondence with J. Dotzlaw;	595.00	0.40	238.00
08/04/16	JL	Review letter from counsel; correspondence with Receiver; review documentation;	595.00	0.50	297.50
08/04/16	SI	Review of e-mail correspondence from J. Larry; e-mail correspondence with J. Larry; conduct property search, PPSA and Execution searches for 2267 Industrial Street Investements Ltd.;	210.00	0.40	84.00
11/04/16	SI	Review of e-mail from J. Larry and review of court order and property search; telephone discussion with J. Larry; conduct further property search for 2267 Industrial Street; e-mail correspondence with J. Larry;	210.00	0.40	84.00
11/04/16	JL	Draft opinion on second mortgage;	595.00	2.50	1,487.50

Collins Barrow Toronto Limited

Invoice No.: 71435
Our File No.: 6595-24237
Page No.: 2

DATE	LYR	DESCRIPTION	RATE	HOURS	AMOUNT
20/04/16	JL	Email correspondence with A. Dhanani re: scheduling;	595.00	0.20	119.00
28/04/16	JL	Review and comment on Receiver's final report; draft motion materials;	595.00	2.20	1,309.00
29/04/16	JL	Finalize drafting of Order and Notice of Motion; comments on Receiver's Report;	595.00	0.50	297.50

TIME SUMMARY

MEMBER	POSITION	HOURS	RATE	VALUE
Akash Brijpaul (AB)	Articling Student	0.10	200.00	20.00
Lauren Pearce (LP)	Articling Student	0.60	200.00	120.00
Jeffrey Larry (JL)	Partner	6.70	595.00	3,986.50
Shoshana Israel (SI)	Law Clerk	0.80	210.00	168.00

OUR FEES \$ 4,294.50
HST at 13% 558.29

Non Taxable Disbursements:

Search Disbursement - Non-taxable 7.46

Taxable Disbursements:

Search Disbursement 29.92

Courier Expense 16.13

Process Server Fees/Disbursements 180.00

Laser Copies 0.75

Total Taxable Disbursements 226.80
HST at 13% 29.48

INVOICE TOTAL \$ 5,116.53

Collins Barrow Toronto Limited

90
Invoice No.: 71435
Our File No.: 6595-
24237
Page No.: 3



35th Floor
155 Wellington St. West
Toronto, Ontario M5V 3H1
Canada

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paliareroland.com

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Collins Barrow Toronto Limited
Collins Barrow Place
11 King Street West, Suite 700
Toronto, Ontario M5H 4C7

April 29, 2016
Invoice No.: 71435
Our File No.: 6595-24237

Attention: Bryan Tannenbaum

RE: 2267 Industrial Street, Burlington

**REMITTANCE COPY
PLEASE REMIT WITH PAYMENT**

Total Fees	\$ 4,294.50
Non Taxable Disbursements	7.46
Total Disbursements subject to HST	226.80
Total HST	<u>587.77</u>
INVOICE TOTAL	<u><u>\$ 5,116.53</u></u>

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IN ACCOUNT WITH

BURSTEIN & GREENGLASS LLP

BARRISTERS AND SOLICITORS

THE ROYAL BANK BUILDING
7481 WOODBINE AVENUE
SUITE 200
MARKHAM, ONTARIO
L3R 2W1

TELEPHONE: (905) 475-1266
FAX: (905) 475-7851
E-MAIL: burstein@bglaw.ca
WEBSITE: www.bglaw.ca

HST REGISTRATION #R119448066

Matter No: 13-4684
Client No: 2791

Invoice No. 25092

March 11, 2016

Collins Barrow Toronto Limited
Collins Barrow Place
11 King Street West
Suite 700
Toronto, Ontario
M5H 4C7

Attention: Arif N. Dhanani

...is exhibit... ^{CB}...referred to in the
affidavit of SARICA SANASIC
sworn before me, this 3rd
day of May
A COMMISSIONER OF THE

Re: Collins Barrow Toronto Limited, Court Appointed Receiver (hereinafter sometimes referred to as the "Vendor" and/or the "Receiver") Sale of property municipally known as 2267 Industrial Street, Burlington, Ontario (the "Property") to 2296355 Ontario Inc. (hereinafter sometimes referred to as the "Purchaser") and related transactions

TO PROFESSIONAL SERVICES RENDERED to the Receiver in connection with the above-noted matter, including receiving instructions from Receiver to act on its behalf;
To review of Motion Records and various Court Applications from time to time;
To obtaining copy of Court Order appointing Receiver and registering same on title;
To ultimately obtaining copy of Court Order permitting sale of Property and Vesting Order and arranging for registration thereof;
To receipt of pro forma Agreement of Purchase and Sale;

To review of same;
To making revisions thereto;
To assisting in finalizing Agreement of Purchase and Sale;
To discussions and correspondence with respect to attornment of rents;
To obtaining details of rent collected;
To obtaining details with respect to utilities;
To obtaining details with respect to utility accounts and meters;
To ascertaining arrears of utilities;
To ascertaining arrears of real estate taxes;
To obtaining real estate tax certificate;
To review of one Lease that client had obtained;
To ultimately receiving executed copy of Agreement of Purchase and Sale;
To requesting Utility Certificates;
To ascertaining who real estate agent was;
To receipt of confirmation that real estate commission would be paid out of closing proceeds received by Receiver;
To discussions with respect to payouts of Mortgagees;
To discussions from time to time with Jeffrey Larry, counsel to the Receiver with respect to Motions;
To providing Receiver with results of searches;
To arranging for subsearches of title from time to time;
To ascertaining that there was outstanding Execution;
To providing details of outstanding Execution to Receiver and to Jeffrey Larry;
To discussions with respect to timing of transaction in terms of preparing adjustments and closing;
To confirming that deposit had been paid;
To ascertaining which firm was acting for the Buyer;
To providing them with details of PIN and other documentation;
To providing copy of Court Order that was obtained;
To advising as to Application to obtain Vesting Order;
To providing copy of registered Order permitting vesting of title in Purchaser upon completion of transaction, free and clear of Mortgages, etc.;
To receipt of requisitions;
To replying to requisitions;
To preparing Document Registration Agreement;
To preparing Statement of Adjustments;
To preparing Bill of Sale;
To preparing Assignment of Leases;
To preparing HST Declaration;
To preparing Direction as to payment of funds;
To preparing Undertaking to Re-Adjust;
To forwarding draft documentation to Receiver;
To responding to Receiver's inquiries regarding documentation;
To receipt of draft documentation from Purchaser;
To review of same;
To finalizing same;
To receiving Certificate of Compliance by Purchaser;
To receipt of confirmation that Purchase Agreement was going to be assigned;

- To obtaining copy of Articles of Incorporation of Assignee;
- To receipt of request for documentation relating to Leases and environmental matters;
- To obtaining same from Receiver;
- To forwarding same to Purchaser's lawyer;
- To arranging for execution of all documentation by the Receiver;
- To making arrangements for release of keys;
- To making arrangements for direct deposit;
- To arranging to forward all closing documentation to Purchaser's lawyer;
- To arranging to receive all documentation from Purchaser;
- To receipt of funds in escrow;
- To arranging to release Transfer;
- To obtaining copy of registered Transfer;
- To arranging for payment of tax arrears;
- To arranging to have real estate agent release set of keys;
- To reporting to Receiver;
- To advising Assessment Department of change in ownership;
- To correspondence and telephone attendances throughout;

OUR FEE:

M Greenglass:	2.0 hrs x \$525.00:	\$ 1,050.00
E. Burstein:	26.8 hrs x \$525.00:	\$14,070.00
Clerk's time:	8.5 hrs x \$250.00:	<u>2,125.00</u>

TOTAL FEES: \$17,245.00**

**REDUCED TO: \$16,157.50
 plus HST @ 13%: 2,100.48

TOTAL FEES AND HST: \$18,257.98

DISBURSEMENTS:

Paid for courier charges	\$139.09
Paid for photocopies	129.15
Paid for postage	2.38
Paid for telephone charges	14.08
Paid for searches of title and Plan	98.00
Paid for Execution Certificate*	6.30
Paid for cheque certification	7.50
Paid for tax certificate	65.00
Paid for water & hydro arrears cert.	15.00
Paid registration fees*(2)	125.70
Service charges re registrations	26.00
Paid for corporation profile report	22.00
Paid for Reporting Books	35.00
Paid Law Society transaction levy	<u>65.00</u>

.....carried forward

TOTAL DISBURSEMENTS:	\$750.20	
plus HST @ 13%:	<u>80.37</u>	
TOTAL DISBURSEMENTS AND HST:		<u>830.57</u>
TOTAL FEES, DISBURSEMENTS AND HST:		\$19,088.55
LESS MONIES HELD IN TRUST:		<u>10,114.61</u>
NET AMOUNT NOW DUE AND OWING:		<u>\$ 8,973.94</u>

THIS IS OUR ACCOUNT HEREIN

BURSTEIN & GREENGLASS LLP

Per:



Edward Burstein

EB:mjdw

Total HST: \$2,180.85

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TRUST LEDGER STATEMENT

Re: **Collins Barrow Toronto Limited sale of
2267 Industrial Street, City of Burlington
File #13-4684**

DATE	PARTICULARS	DEBIT	CREDIT
March 1/16	Received balance due on closing		\$686,796.69
March 1/16	Paid to Treasurer, City of Burlington Realty tax arrears	\$ 12,215.66	
March 2/16	Paid Collins Barrow Toronto Limited	664,466.42	
March 11/16	Paid to Burstein & Greenglass LLP Partial fees and disbursements Invoice No. 25092	<u>10,114.61</u>	<u> </u>
	TOTAL	<u>\$686,796.69</u>	<u>\$686,796.69</u>

**FIRST SOURCE MORTGAGE
CORPORATION**

vs. **2267 INDUSTRIAL STREET
INVESTMENTS LTD., et al.**

Court File No. CV-15-4228-00

Applicant

Respondents

**ONTARIO
SUPERIOR COURT OF JUSTICE**
Proceedings commenced at
BRAMPTON

AFFIDAVIT OF SARITA SANASIE

**PALIARE ROLAND ROSENBERG
ROTHSTEIN LLP**

Barristers

155 Wellington Street West, 35th Floor
Toronto, ON M5V 3H1

Jeff Larry (LSUC No. 44608D)

Tel: (416) 646-4300

Fax: (416) 646-4301

Lawyers for Collins Barrow Toronto Limited,
in its capacity as Receiver of the property
at 2267 Industrial Street, Burlington, Ontario

APPENDIX I

MORTGAGE DISCHARGE STATEMENT

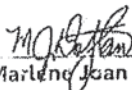
TO: 2267 Industrial Street Investments Ltd.
 AND TO: Campese & Wuebbolt (Same Campese)
 RE: Second Mortgage in favour of Marlene Joan Dotzlaw
 2267 Industrial Street, Burlington, Ontario
 Our file no. 130542

Calculated as at April 1st, 2016

Principal and interest due as at April 1 st , 2016	\$165,057.85
(a) Late payment fee – article 2(i)	350.00
(b) Failure to provide proof of Jan. payment – article 2(iv)	350.00
(c) Failure to provide post-dated cheques – article 2(vi)	350.00
(d) Request for discharge statement – article 2(ix)	350.00
(e) Default under first mortgage – article 2(x)	350.00
(f) Three months' bonus – article 7	1,050.00
Per diem: \$36.79	<u>\$167,857.85</u>
1. Certified cheque payable to <u>MARLENE JOAN DOTZLAW</u>	<u>\$167,857.85</u>

Discharge fee	\$450.00
HST	58.50
EREG discharge registration fee	74.72
	<u>\$583.22</u>
2. Certified cheque payable to <u>TANNAHILL, LOCKHART & CLARK</u>	<u>\$583.22</u>

Dated this day of April, 2016.


 Marlene Joan Dotzlaw