

**ONTARIO
SUPERIOR COURT OF JUSTICE
(COMMERCIAL LIST)**

**IN THE MATTER OF THE *CONSTRUCTION LIEN ACT*,
R.S.O. 1990, c. C.30, AS AMENDED**

**AND IN THE MATTER OF AN APPLICATION MADE BY
JADE-KENNEDY DEVELOPMENT CORPORATION
FOR THE APPOINTMENT OF A TRUSTEE UNDER SECTION 68(1) OF THE
CONSTRUCTION LIEN ACT, R.S.O. 1990, c. C.30, AS AMENDED**

MOTION RECORD OF THE TRUSTEE
(re Parking Units, Landowners' Agreement, and discharge of Trustee)
(motion returnable February 24, 2021)

February 18, 2021

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5000 Yonge Street, 10th Floor
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Court-appointed Trustee**

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**ONTARIO
SUPERIOR COURT OF JUSTICE
(COMMERCIAL LIST)**

**IN THE MATTER OF THE *CONSTRUCTION LIEN ACT*,
R.S.O. 1990, c. C.30, AS AMENDED**

**AND IN THE MATTER OF AN APPLICATION MADE BY
JADE-KENNEDY DEVELOPMENT CORPORATION
FOR THE APPOINTMENT OF A TRUSTEE UNDER SECTION 68(1) OF THE
CONSTRUCTION LIEN ACT, R.S.O. 1990, c. C.30, AS AMENDED**

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TAB 1

Court File No. CV15-10882-00CL

**ONTARIO
SUPERIOR COURT OF JUSTICE
(COMMERCIAL LIST)**

**IN THE MATTER OF THE *CONSTRUCTION LIEN ACT*,
R.S.O. 1990, c. C.30, AS AMENDED**

**AND IN THE MATTER OF AN APPLICATION MADE BY
JADE-KENNEDY DEVELOPMENT CORPORATION
FOR THE APPOINTMENT OF A TRUSTEE UNDER SECTION 68(1) OF THE
CONSTRUCTION LIEN ACT, R.S.O. 1990, c. C.30, AS AMENDED**

NOTICE OF MOTION

(re Parking Units, Landowners' Agreement, and discharge of Trustee)
(motion returnable February 24, 2021)

RSM CANADA LIMITED (“RSM”), in its capacity as Court-appointed *Construction Lien Act* (Ontario) trustee in this proceeding (the “Trustee”) will make a motion to a Judge of the Commercial List on Wednesday February 24, 2021 at 9:30 a.m., or as soon after that time as the motion can be heard, by judicial teleconference via Zoom at Toronto, Ontario. Please refer to the conference details attached as **Schedule “A”** hereto in order to attend the motion and advise if you intend to join the motion by e-mailing Sam Rappos at samr@chaitons.com.

PROPOSED METHOD OF HEARING: The motion is to be heard orally.

THE MOTION IS FOR:

(a) an order:

- (i) abridging the time for service of this notice of motion and the Trustee's motion record and validating the method of service so that the motion is properly returnable on February 24, 2021;
- (ii) approving the transfer by the Trustee of Parking Units 25, 56, 57 and 65 (the "**Parking Units**") to York Region Standard Condominium Corporation 1228 ("**YRSCC 1228**") and vesting the Parking Units in YRSCC 1228 free and clear of all claims and encumbrances (other than permitted encumbrances) upon delivery of a certificate by the Trustee to YRSCC 1228;
- (iii) assigning to Am-Stat Corporation ("**Am-Stat**") all of the right, title and interest of Jade-Kennedy Development Corporation ("**JKDC**") to an entitlement to a refund under a landowners' agreement, up to the amount of indebtedness owed by JKDC to Am-Stat;
- (iv) approving the Trustee's Statement of Receipts and Disbursements;
- (v) approving the Twenty-Eight Report of the Trustee dated February 18, 2021 (the "**Twenty-Eighth Report**") and the conduct and activities of the Trustee described therein;
- (vi) approving the fees and disbursements of the Trustee and its counsel Chaitons LLP as set out in the Twenty-Eighth Report and fee affidavits appended thereto;
- (vii) discharging RSM as Trustee and releasing RSM from any and all liability in connection with its appointment as Trustee; and

- (b) such further and other relief as counsel may request and this Honourable Court may permit.

THE GROUNDS FOR THE MOTION ARE:

1. On February 11, 2015, Collins Barrow Toronto Limited (“CBTL”) was appointed as Trustee under the *CLA* with respect to lands and premises owned by Jade-Kennedy Development Corporation and legally described in Schedule “A” to the Appointment Order, pursuant to the Order of The Honourable Mr. Justice Pattillo dated February 11, 2015.
2. On December 5, 2017, the Court appointed RSM to replace CBTL as the Trustee in this proceeding.
3. As detailed in the Twenty-Eight Report, the Trustee is requesting Court approval of the remaining activities it is required to complete to finish the administration of the JKDC estate, and its discharge as Trustee and release from any and all liability with respect to its role as Trustee in this proceeding, other than with respect to willful misconduct or gross negligence.
4. The Twenty-Eighth Report.
5. The Affidavit of Bryan Tannenbaum sworn February 3, 2021 and the Affidavit of Sam Rappos sworn February 17, 2021.
6. Rules 1.04, 1.05, 2.01, 2.03, and 37 of the *Rules of Civil Procedure* (Ontario).
7. The equitable and inherent jurisdiction of the Court.

8. Such other grounds as counsel may advise and this Honourable Court may permit.

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

1. The Twenty-Eighth Report and the appendices thereto; and
2. such further and other material as counsel may advise and this Honourable Court may permit.

February 18, 2020

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TO: THE SERVICE LIST

**Lawyers for RSM Canada Limited,
Court-appointed Trustee**

SCHEDULE “A”**Zoom Meeting**

<https://us02web.zoom.us/j/81094393381?pwd=ZndWTm1sZ1N5U0dGcmRPcmMyYVvk4dz09>

Meeting ID: 810 9439 3381

Passcode: 388650

One tap mobile

+16699009128,,81094393381#,,,,*388650# US (San Jose)

+12532158782,,81094393381#,,,,*388650# US (Tacoma)

Dial by your location

+1 669 900 9128 US (San Jose)

+1 253 215 8782 US (Tacoma)

+1 301 715 8592 US (Washington D.C)

+1 312 626 6799 US (Chicago)

+1 346 248 7799 US (Houston)

+1 646 558 8656 US (New York)

Meeting ID: 810 9439 3381

Passcode: 388650

Find your local number: <https://us02web.zoom.us/u/kdgBEbIqUX>

IN THE MATTER OF THE CONSTRUCTION LIEN ACT, R.S.O. 1990, c. C.30, AS AMENDED

**AND IN THE MATTER OF AN APPLICATION MADE BY JADE-KENNED DEVELOPMENT CORPORATION
FOR THE APPOINTMENT OF A TRUSTEE UNDER SECTION 68(1)
OF THE CONSTRUCTION LIEN ACT, R.S.O. 1990, c. C.30, AS AMENDED**

Court File No. CV15-10882-00CL

**ONTARIO
SUPERIOR COURT OF JUSTICE
(COMMERCIAL LIST)**

Proceedings commenced at Toronto

NOTICE OF MOTION

(re Parking Units, Landowners' Agreement,
and discharge of Trustee)
(motion returnable February 24, 2021)

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Court-appointed Trustee**

TAB 2

Court File No. CV-15-10882-00CL

**ONTARIO
SUPERIOR COURT OF JUSTICE
(COMMERCIAL LIST)**

IN THE MATTER OF THE *CONSTRUCTION LIEN ACT, R.S.O. 1990, c. C. 30*

**AND IN THE MATTER OF THE APPLICATION MADE BY JADE-KENNEDY
DEVELOPMENT CORPORATION FOR THE APPOINTMENT OF A TRUSTEE
UNDER SECTION 68(1) OF THE *CONSTRUCTION LIEN ACT, R.S.O. 1990, c. C. 30***

**TWENTY-EIGHTH REPORT TO THE COURT OF RSM CANADA LIMITED AS
CONSTRUCTION LIEN TRUSTEE OF SOUTH UNIONVILLE SQUARE**

February 18, 2021

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INTRODUCTION

1. By Order of The Honourable Mr. Justice Pattillo of the Ontario Superior Court of Justice (Commercial List) (the “**Court**”) dated February 11, 2015 (the “**Appointment Order**”), Collins Barrow Toronto Limited was appointed trustee (the “**Trustee**”) pursuant to section 68(1) of the *Construction Lien Act* (Ontario), of the lands and premises legally described in Schedule “A” of the Appointment Order comprised of commercial and residential condominium units, parking and locker units, and vacant lands owned by Jade-Kennedy Development Corporation (“**JKDC**”) (the “**Property**”). Pursuant to the Order of The Honourable Mr. Justice Hainey made on December 5, 2017, the name of the Trustee was changed to RSM Canada Limited.
2. The Appointment Order authorized the Trustee to, among other things, act as receiver and manager of the Property, take possession and control of the Property and any and all proceeds, receipts and disbursements arising out of or from the Property, market any or all of the Property, and sell, convey, transfer, lease or assign the Property or any part or parts thereof with the approval of the Court.
3. All Court documents referred to herein, and other publicly available information relating to this proceeding, has been posted on the Trustee’s website, which can be found at: <http://rsmcanada.com/what-we-do/services/consulting/financial-advisory/restructuring-recovery/current-restructuring-recovery-engagements/jade-kennedy-development-corporation.html>

PURPOSE OF TWENTY-EIGHTH REPORT

4. The purpose of this Twenty-Eighth Report of the Trustee (the “**Twenty-Eighth Report**”) is to:
 - (a) provide the Court with an update as to the Trustee’s activities since the date of the Twenty-Seventh Report dated November 24, 2020 (“**Twenty-Seventh Report**”);
 - (b) provide a final statement of the Trustee’s receipts and disbursements for the period from February 11, 2015 to February 15, 2021;
 - (c) request that the Court grant orders:
 - (i) approving this Twenty-Eighth Report;
 - (ii) approving the transfer by the Trustee of Parking Units 25, 56, 57 and 65 (the “**Parking Units**”) to York Region Standard Condominium Corporation 1228 (“**YRSCC 1228**”) and vesting such property in YRSCC 1228 free and clear of all claims and encumbrances (other than permitted encumbrances) upon delivery of a certificate by the Trustee to YRSCC 1228;
 - (iii) approving the assignment of the Landowners’ refund, if any, to Am-Stat Corporation (“**Am-Stat**”);

- (iv) approving the fees and disbursements of the Trustee and its counsel Chaitons LLP (“**Chaitons**”) as set out in herein and the fee affidavits attached as appendices hereto; and
- (v) approving the discharge and release of the Trustee upon the Trustee filing a certificate with the Court confirming that it has completed the administration of the JKDC estate.

TERMS OF REFERENCE

5. In preparing this Twenty-Eighth Report and making the comments herein, the Trustee has relied upon unaudited financial information, the books and records of JKDC, discussions with management and employees of JKDC and other companies within the MADY group of companies, and information received from other third-party sources (collectively, the “**Information**”). Certain of the information contained in this Twenty-Eighth Report may refer to, or is based on, the Information. As the Information has been provided by JKDC or other parties, the Trustee has relied on the Information and, to the extent possible, reviewed the Information for reasonableness. However, the Trustee has not audited or otherwise attempted to verify the accuracy or completeness of the Information in a manner that would wholly or partially comply with Generally Accepted Assurance Standards pursuant to the CPA Canada Handbook and, accordingly, the Trustee expresses no opinion or other form of assurance in respect of the Information.

TRUSTEES ACTIVITES SINCE THE TWENTY-SEVENTH REPORT

Transfer of Phase I Parking Units

6. As detailed in the Twenty-Seventh Report, a copy of which, without appendices, is attached hereto and marked as **Appendix "A"**, the Trustee has been unable to sell four Phase I Parking Units.
7. Further paragraph 38 of the Twenty-Seventh Report, the Trustee has now approached the management and two directors of YRSCC 1228 with a proposal to transfer the four Phase I Parking Units to YRSCC 1228 in exchange for extinguishment of the valid liens filed by YRSCC 1228 for unpaid condominium fees (incurred prior to the date of the Trustee's appointment). This proposal has been accepted and the Trustee requests Court approval to effect transfer of these Parking Units by way of an approval and vesting order. A copy of the parcel register for each of the Parking Units are collectively attached hereto and marked as **Appendix "B"**.
8. The Parking Units are each subject to a condominium lien in favour of YRSCC 1228 in the registered amount of \$1,281.23 as of January 31, 2021. This amount will be extinguished as part of the transfer as noted in paragraph 6 above;
9. The Trustee recommends that the transfer of these units be approved by the Court since, as detailed in the Twenty-Seventh Report, the Trustee has been unable to find a buyer for the Parking Units over the last 5 year period.

Assignment of the Landowners' Agreement Refund

10. As noted in paragraphs 55 to 57 of the Twenty-Seventh Report, as owner of the Property, JKDC was party to a South Unionville Planning District Landowners' Agreement (the "**Agreement**"). Under the Agreement, the owners/developers of certain lands in Markham, Ontario contributed certain of their lands for community use. The Agreement provides that if an owner's contribution of lands for community use exceeds its proportion of the total developable area of the lands owned by all of the owners, the owner would be entitled to a reimbursement.
11. Any refund that may become available to JKDC would be property that is covered by the general security agreement of Am-Stat. The Trustee understands that Am-Stat is still owed in excess of \$965,000 by JKDC. This amount likely exceeds any potential refund that JKDC may be entitled to under the Agreement, as in August 2017 the cost consultant retained in connection with the Agreement showed JKDC having a potential claim for approximately \$667,000.
12. Based on discussions with representatives of the trustee under the Agreement, it remains unclear when any refund will be available to JKDC.
13. As a result, the Trustee is requesting that the Court grant an order assigning any interest of JKDC under the Agreement to the benefit of Am-Stat.

Distribution of Remaining Net Proceeds

14. The JKDC HST return filed by the Receiver for the month of December 2020 claimed a refund of \$4,501.38, which was received on January 25, 2021. The JKDC HST return filed by the Receiver for the month of January 2021 claims a

refund of \$923.83, which is expected to be received by the end of February 2021. The Trustee expects to file one further HST return for activity that occurred during February, 2021.

15. The Receiver files JKDC's HST returns on a monthly basis. Once the final professional fees and other costs are paid, the final HST return will be submitted. These returns are filed on the first day of the month for the previous month and the refund is generally received in the following month.
16. Net proceeds remaining after any required payments are made and the final HST refund is received, will be paid to Am-Stat under its security.

RECEIPTS AND DISBURSEMENTS

17. Attached hereto as **Appendix "C"** is the Trustee's Statement of Receipts and Disbursements for the period from February 11, 2015 to February 15, 2021 (the "**R&D Statement**").
18. As indicated in the R&D Statement, the Trustee has an excess of Receipts over Disbursements of \$ 100,808 as of February 15, 2021. As noted above, there will be several nominal additional receipts and disbursements including HST refunds and bank charges.

FEEES AND DISBURSEMENTS OF THE TRUSTEE AND ITS COUNSEL

19. Pursuant to paragraph 18 of the Appointment Order, the Trustee and its counsel are to be paid their reasonable fees and disbursements at their standard rates and charges, incurred both before and after the making of the Appointment Order.

Pursuant to paragraph 19 of the Appointment Order, the Trustee and its counsel shall pass their accounts.

20. The Trustee's fees and disbursements were previously approved by the Court as follows: i) for the period February 11, 2015 to July 31, 2017 on September 29, 2017 and ii) for the period August 1, 2017 to October 31, 2020 on December 2, 2020.
21. The total fees of the Trustee from November 1, 2020 to January 31, 2021 were \$36,586.50, plus HST of \$4,756.25 for a total of \$41,342.75, as set out in the Affidavit of Bryan Tannenbaum sworn February 3, 2021, a copy of which is attached hereto as **Appendix "D"**. The total estimated fees of the Trustee from February 1, 2021 to complete its administration are \$15,000.
22. Chaitons fees and disbursements, as insolvency counsel to the Trustee, were previously approved by the Court as follows: i) for the period January 5, 2015 to August 31, 2017 on September 29, 2017 and ii) for the period October 1, 2017 to October 31, 2020 on December 2, 2020.
23. The total fees of Chaitons, as insolvency counsel to the Trustee, for the period from November 1, 2020 to January 31, 2020 were \$4,611 plus disbursements of \$82.90 and HST of \$606.52 for a total of \$5,300.42, as set out in the Affidavit of Sam Rappos sworn February 17, 2021, a copy of which is attached hereto and marked as **Appendix "E"**. The total estimated fees of Chaitons from February 1, 2021 to the Trustee's discharge are \$5,000.

DISCHARGE OF TRUSTEE

24. The Trustee requests that once a certificate is filed by the Trustee indicating that it has completed its administration of the JKDC estate, it be granted its discharge as Trustee and be released from any and all liabilities.

TRUSTEE'S REQUEST TO THE COURT

25. The Trustee requests that the Court grant the orders described in paragraph 4 above.

All of which is respectfully submitted to this Court as of this 18th day of February, 2021.

RSM CANADA LIMITED

In its capacity as Trustee under the Construction Lien Act of Jade-Kennedy Development Corporation as owner of South Unionville Square and not in its personal capacity



Per: _____

Bryan A. Tannenbaum, FCPA, FCA, FCIRP, LIT
President

APPENDIX A

Court File No. CV-15-10882-00CL

**ONTARIO
SUPERIOR COURT OF JUSTICE
(COMMERCIAL LIST)**

IN THE MATTER OF THE *CONSTRUCTION LIEN ACT*, R.S.O. 1990, c. C. 30

**AND IN THE MATTER OF THE APPLICATION MADE BY JADE-KENNEDY
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**TWENTY-SEVENTH REPORT TO THE COURT OF RSM CANADA LIMITED AS
CONSTRUCTION LIEN TRUSTEE OF SOUTH UNIONVILLE SQUARE**

November 24, 2020

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Appendix "B"	Distributions to Am-Stat
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Appendix "E"	Parcel Register
Appendix "F"	Trustee's Statement of Receipts and Disbursements
Appendix "G"	Affidavit of Bryan Tannenbaum sworn November 12, 2020
Appendix "H"	Affidavit of Maya Poliak sworn November 24, 2020

INTRODUCTION

1. By Order of The Honourable Mr. Justice Pattillo of the Ontario Superior Court of Justice (Commercial List) (the “**Court**”) dated February 11, 2015 (the “**Appointment Order**”), Collins Barrow Toronto Limited was appointed trustee (the “**Trustee**”) pursuant to section 68(1) of the *Construction Lien Act* (Ontario), of the lands and premises legally described in Schedule “A” of the Appointment Order comprised of commercial and residential condominium units, parking and locker units, and vacant lands owned by Jade-Kennedy Development Corporation (“**JKDC**”) (the “**Property**”). Pursuant to the Order of The Honourable Mr. Justice Hainey made on December 5, 2017, the name of the Trustee was changed to RSM Canada Limited.
2. The Appointment Order authorized the Trustee to, among other things, act as receiver and manager of the Property, take possession and control of the Property and any and all proceeds, receipts and disbursements arising out of or from the Property, market any or all of the Property, and sell, convey, transfer, lease or assign the Property or any part or parts thereof with the approval of the Court.
3. All Court documents referred to herein, and other publicly available information relating to this proceeding, has been posted on the Trustee’s website (the “**Website**”), which can be found at: <http://rsmcanada.com/what-we-do/services/consulting/financial-advisory/restructuring-recovery/current-restructuring-recovery-engagements/jade-kennedy-development-corporation.html>

PURPOSE OF TWENTY-SEVENTH REPORT

4. The purpose of this Twenty-Seventh Report of the Trustee (the “**Twenty-Seventh Report**”) is to:
- (a) report to the Court on the Trustee’s activities since September 25, 2017, being the date of the Trustee’s Seventeenth Report to the Court (the “**Seventeenth Report**”);
 - (b) provide the Court with an overview with respect to the realizations achieved by the Trustee from the SUSQ Project and other property of JKDC since the Seventeenth Report, and to update the Court on the claims of mortgagees, construction lien claimants, secured creditors and condominium corporations to such proceeds and the distributions to be made by the Trustee;
 - (c) provide an interim statement of the Trustee’s receipts and disbursements for the period from February 11, 2015 to October 31, 2020;
 - (d) request that the Court grant orders:
 - (i) approving the Eighteenth Report of the Trustee dated October 12, 2017, the Nineteenth Report of the Trustee dated October 27, 2017, the Twentieth Report of the Trustee dated December 20, 2017, the Supplement to the Twentieth Report dated January 5, 2018, the Twenty-First Report of the Trustee dated January 18, 2018, the Twenty-Second Report dated March 14, 2018, the Twenty-Third

Report of the Trustee dated July 10, 2018, the Twenty-Fourth Report of the Trustee dated April 8, 2019, the Twenty-Fifth Report of the Trustee dated August 26, 2019, the Twenty-Sixth Report of the Trustee dated August 25, 2020, and this Twenty-Seventh Report (collectively, the “**Reports**”);

- (ii) approving the sale by the Trustee of Kiosk Unit 390 (the “**Kiosk Unit**”) to Lap Ki Yim and Winnie Ching Ching Lau (collectively, the “**Purchaser**”) and vesting such property in the Purchaser free and clear of all claims and encumbrances (other than permitted encumbrances) upon delivery of a certificate by the Trustee to the Purchaser; and
- (iii) approving the fees and disbursements of the Trustee and its counsel Chaitons LLP (“**Chaitons**”) as set out in herein and the fee affidavits attached as appendices hereto.

TERMS OF REFERENCE

5. In preparing this Twenty-Seventh Report and making the comments herein, the Trustee has relied upon unaudited financial information, the books and records of JKDC, discussions with management and employees of JKDC and other companies within the MADY group of companies, and information received from other third-party sources (collectively, the “**Information**”). Certain of the information contained in this Twenty-Seventh Report may refer to, or is based on, the Information. As the Information has been provided by JKDC or other parties,

the Trustee has relied on the Information and, to the extent possible, reviewed the Information for reasonableness. However, the Trustee has not audited or otherwise attempted to verify the accuracy or completeness of the Information in a manner that would wholly or partially comply with Generally Accepted Assurance Standards pursuant to the CPA Canada Handbook and, accordingly, the Trustee expresses no opinion or other form of assurance in respect of the Information.

REPORTS PREVIOUSLY FILED

6. As noted above, on February 11, 2015, the Court appointed Collins Barrow Toronto Limited (name subsequently changed to RSM Canada Limited) as the Trustee. Since its appointment, the Trustee has filed twenty-six reports with the Court, along with certain supplemental reports. Copies of all of these reports (with appendices included), can be found on the Trustee's Website.
7. The Court previously approved the First Report dated April 23, 2015 through to and including the Seventeenth Report, and all supplemental reports. Copies of the Court orders approving such reports can be found on the Trustee's Website.
8. As a result, at this time the Trustee is seeking approval of the Reports, and the conduct and activities of the Trustee as set out therein and herein.

BACKGROUND

9. JKDC is an Ontario corporation that was incorporated on January 30, 2008 and has its registered office located in Markham, Ontario. JKDC was incorporated for the purpose of being the registered owner of the Property and developer of the

South Unionville Square condominium project (the “**SUSQ Project**”) to be constructed in phases on certain portions of the Property, which is located in Markham, Ontario.

10. JKDC sought the appointment of the Trustee as it was insolvent. Contractors had registered construction lien claims against title to the Property and the appointment was necessary to complete the closing of pre-sold units, market and sell the unsold units and distribute the sale proceeds pursuant to Court orders.

SUSQ PROPERTY AT THE DATE OF THE TRUSTEE’S APPOINTMENT

11. A summary of the SUSQ Project and the Property, together with the realizations achieved to September 25, 2017, are set out in paragraphs 12 to 29 of the Seventeenth Report, a copy of which is attached hereto and marked as **Appendix “A”**.

REALIZATIONS FROM SUSQ PROJECT

12. As reported in paragraph 29 of the Seventeenth Report, the Trustee had completed sales of all remaining units in Phases I and II of the SUSQ Project with the exception of:
 - (a) five Phase I Commercial Units (three mall units and two kiosk units);
 - (b) four Phase I Parking Units;
 - (c) three Phase II Commercial Units; and
 - (d) two Phase II Parking Units.

13. As of the date of this Twenty-Seventh Report, the status of these remaining units is as follows:
- (a) four of the five Phase I Commercial Units have been sold pursuant to Court approval orders, and the Trustee is seeking Court approval of the sale of the fifth unit herein;
 - (b) the Trustee has been unable to date sell the Phase I Parking Units;
 - (c) the three Phase II Commercial Units have been sold pursuant to Court approval orders; and
 - (d) the two Phase II Parking Units have been sold pursuant to Court approval orders.
14. As a result, if the Court approves the Trustee's request to sell the Kiosk Unit to the Purchaser, the only real property remaining will be the Phase I Parking Units, which are discussed below.

REALIZATIONS FROM NON-SUSQ PROJECT PROPERTY

Letters of Credit Funds

15. A summary of the letters of credit that had been issued in connection with the SUSQ Project is contained in paragraphs 30 to 39 of the Seventeenth Report.
16. As reported in the Seventeenth Report, as of September 25, 2017, there were seven letters of credit ("**LCs**") still outstanding having a face value of \$957,479.08

17. As of the date of this Twenty-Seventh Report, the Trustee has arranged for the completion of all required works related to these LCs, received confirmation of the full release of all LCs from the beneficiaries, and received the balance of the cash collateral held of \$1,038,363.95 (after fees and interest).

Deposit Funds

18. As reported previously, JKDC obtained residential and commercial deposit insurance facilities, and Tarion Warranty Corporation ("**Tarion**") bonds totaling \$5.3 million from Aviva Insurance Company of Canada ("**Aviva**") in connection with its obligations under the *Ontario New Home Warranties Act*. JKDC granted Aviva a security interest in all deposits being held by its lawyers, Harris, Sheaffer LLP, as escrow agent ("**Escrow Agent**").
19. The Escrow Agent advised the Trustee that as at September 20, 2017, it held \$873,734.62 in escrow representing deposits JKDC received from purchasers (plus accrued interest), which was held as security for JKDC's obligations to Aviva.
20. The Trustee has spent considerable time and effort to arrange for the necessary steps to be completed in order to eliminate the outstanding Tarion bonds and receive a full release of the security from Aviva.
21. Since the Seventeenth Report, the bonds have been fully released and the Trustee received payment of the balance of \$872,260.28 (after accrued interests and costs) in deposits that were released by the Escrow Agent.

SALE PROCEEDS AND DISTRIBUTIONS TO DATE

22. A summary of the mortgagees, secured creditors, and constructions lien claimants with respect to the SUSQ Project is contained in paragraphs 48 through 88 of the Seventeenth Report.
23. As of the date of this Twenty-Seventh Report, the Trustee has distributed all of the Court-approved payments to the construction lien claimants and there have been no further claims filed.
24. On July 4, 2017, the Trustee received Court approval to distribute \$1,200,000 to Am-Stat Corporation ("**Am-Stat Corporation**") based on the its mortgage over vacant lands owned by JKDC.
25. On September 29, 2017, the Trustee received Court approval to make interim distributions to Am-Stat of \$3,000,000 to and MarshallZehr Group Inc. ("**MarshallZehr**"), a mortgagee, of \$800,000 and to make further distributions to both creditors without approval of the Court when property subject to their respective security had been realized by the Trustee. The distributions are based on the calculation of net sale proceeds to date (taking into account direct unit costs) and an allocation of administrative costs as approved in the Seventeenth Report.
26. Since the date of the Seventeenth Report, the Trustee distributed an additional \$5,050,000 to Am-Stat for total distributions to date of \$6,250,000. As set out in **Appendix "B"** hereto, distributions are based on sales of \$13,395,333.20 after taking into account: direct unit costs of \$362,127.88 (including condominium fees, condominium arrears subject to valid liens, realty taxes and realtors'

commissions), third party consultant/repair costs of \$1,930,171.84, delayed occupancy payments required by Tarion of \$188,712.56, an allocation of administrative costs of \$2,464,604.42 as approved in the Seventeenth Report and court approved lien claimants payment of \$1,513,172.82 and a distribution to Laurentian for reimbursement of legal fees of \$92,131.59. The Trustee currently holds \$594,412.50 before reserves that is subject to Am-Stat's security.

27. Since the date of the Seventeenth Report, the Trustee has distributed an additional \$290,000 to MarshallZehr for total distributions to date of \$1,090,000. As set out in **Appendix "C"**, distributions are based on sales to date of \$1,881,065.89 less direct unit costs (including condominium fees, condominium arrears subject to valid liens, realty taxes and realtor's commissions) of \$522,369.87, an allocation of administrative costs of \$152,126.97 as approved in the Seventeenth Report and the Court approved lien claim payment of \$107,820.88. The Trustee currently holds \$8,748.18 before the closing proceeds of Kiosk 390 are received and reserves are taken into account.

REMAINING PROPERTY

Phase I Parking Units

28. As noted in paragraphs 12 and 13 of the Seventeenth Report:
- (a) Phase I of the SUSQ Project was the development and construction of 28 residential townhomes, a T&T Supermarket, and a commercial condominium project;

- (b) The condominium declaration was registered on April 17, 2013 (the “**Condominium Declaration**”), and York Region Standard Condominium Corporation No. 1228 (“**YRSCC 1228**”) was established.
29. As noted above, there are four unsold Phase I Parking Units, which are parking units that are only accessible to the residents of the Phase I townhomes. Clause 4.4 of the Condominium Declaration provides that the Phase I Parking Units can only be sold to either a townhome owner or YRSCC 1228 as the condominium corporation.
30. The Trustee directly contacted YRSCC 1228 on numerous occasions to determine if they were interested in purchasing these parking units and was advised that they were not.
31. The Trustee posted Notices For Sale at strategic locations throughout the complex in English and Chinese in 2016 and 2017. The Trustee did not receive any interest from prospective purchasers.
32. In January 2017, the Trustee listed the Phase I Parking Units with Century 21 at the recommended price of \$25,000 each.
33. On September 25, 2019, YRSCC 1228 submitted an offer to purchase the Phase I Parking Units for \$1,000 each. The Trustee signed back each of these offers at a price of \$15,000 on October 2, 2019. After numerous discussions, YRSCC 1228 refused to increase the prices above \$1,000 each.

34. In January 2020, Century 21 recommended that the listing prices be lowered to \$5,000 each and the listing advertise that offers be submitted by June 15, 2020, however the Trustee had the ability to accept any offer before this deadline.
35. During 2020, Century 21 has continued to market the Phase I Parking Units to the townhome owners and to YRSCC 1228 through its property manager PH Property Mgmt. & Consulting Inc.
36. The monthly condominium fees on each of the four units is \$22.83 (including HST) and the annual property taxes on each of the four units is \$87.95.
37. In addition, the Trustee has confirmed that YRSCC 1228 has registered condominium liens against the Phase I Parking Units and has received and verified schedules indicating that YRSCC 1228 is entitled to \$1,281.23 per unit relating to condominium fee arrears subject to valid liens. The Phase I Parking Units are not subject to any mortgages.
38. The Trustee believes it has sufficiently marketed the Phase I Parking Units to the limited pool of buyers resulting in no viable offers to purchase them. The Trustee intends to offer that these units be transferred to YRSCC 1228 in exchange for the extinguishment of the related condominium arrears subject to a valid lien.
39. The Trustee will report to the Court regarding such discussions in its final report to the Court.

Approval of the sale of the Kiosk Unit

40. As noted above, pursuant to paragraphs 3(k) through (m) of the Appointment Order, the Trustee was authorized by the Court to market the Property, sell the Property with the approval of the Court, and to apply for vesting orders necessary to convey the Property free and clear of all claims and encumbrances affecting the Property.
41. Pursuant to paragraph 3(d) of the Appointment Order, the Trustee was authorized by the Court to engage agents to assist with the exercise of the Trustee's powers and duties.
42. As previously reported to the Court, the Trustee had retained TradeWorld Realty Inc. ("**TradeWorld**") to list certain unsold Property for sale, pursuant to a listing agreement dated May 4, 2015. This Property included the Kiosk Unit.
43. After several extensions, the Trustee allowed this agreement to expire on January 15, 2017.
44. During its retainer period, TradeWorld had listed the Kiosk Unit for \$99,000.
45. In its over 20-month period as real estate listing agent, TradeWorld did not receive any offers to purchase this unit.
46. The Trustee retained Century 21 as its real estate listing agent for all unsold Property on February 3, 2017. The Kiosk Unit was listed at a price of \$48,000 by Century 21.

47. An offer for \$1,000 was received from YRSCC 1228 on September 25, 2019 and signed back by the Trustee at \$25,000, which was not accepted.
48. In January 2020, Century 21 recommended that the listing price be lowered to \$15,000 and the listing advertise that offers be submitted by June 15, 2020, however the Trustee had the ability to accept any offer before this deadline.
49. The Purchaser submitted an offer of \$12,000 on October 15, 2020. The Trustee signed back the offer at \$17,000 on October 20, 2020. The Purchaser signed back the offer at \$15,000 which was accepted by the Trustee as set out in the agreement of purchase dated October 21, 2020, a copy of which is attached hereto and marked as **Appendix "D"**. A copy of the parcel register for the Kiosk Unit is attached hereto and marked as **Appendix "E"**.
50. The Kiosk Unit is subject to the following encumbrances:
 - (a) a \$30.0 million charge in favour of Aviva, who has been repaid;
 - (b) a condominium lien in favour of YRSCC No. 1228 in the registered amount of \$1,499 as of November 20, 2013;
 - (c) a \$3.6 million charge in favour of Laurentian Bank of Canada ("**LBC**"), who has been repaid;
 - (d) a \$2.4 million charge in favour of LBC;
 - (e) an \$8.0 million charge in favour of MarshallZehr; and
 - (f) construction lien in favour of Draglam, who has been repaid.

51. The Trustee is in discussions with YRSCC 1228 regarding the amount that is outstanding and secured by its condominium lien.
52. The Trustee recommends that the sale transaction be approved by the Court, as:
- (a) the Kiosk Unit has been fairly and sufficiently exposed to the market;
 - (b) all reasonable steps have been taken to obtain the best price possible for the unit;
 - (c) this is the highest offer the Trustee has received at the current listing price; and
 - (d) the offer is unconditional other than with respect to the Trustee obtaining Court approval of the sale transaction and a vesting order.
53. If the Court approves the sale transaction, the transaction is scheduled to close on December 15, 2020.
54. In the event that this transaction is approved by the Court and closes, the Trustee will take steps to distribute to YRSCC 1228 the amount it is entitled to in connection with its registered condominium lien, to be confirmed by the Trustee.

Landowners' Agreement Refund

55. As owner of the Property, JKDC was party to a South Unionville Planning District Landowners' Agreement (the "**Agreement**"). Under the Agreement, the owners/developers of certain lands in Markham, Ontario contributed certain of their lands for community use. The Agreement provides that if an owner's contribution

of lands for community use exceeds its proportion of the total developable area of the lands owned by all of the owners, the owner would be entitled to a reimbursement.

56. Since its appointment, the Trustee, through its counsel, has been in contact with the trustee of the owners under the Agreement, to receive information concerning whether JKDC would be entitled to a reimbursement under the Agreement.
57. As of the date of this Twenty-Seventh Report, it is unclear whether there will be any funds that will be distributed to JKDC in the future in connection with the Agreement. The Trustee intends to report to the Court on this issue in its final report.

Funds in Trust

58. As noted in the Seventeenth Report, by Order of Justice Wilton-Siegel, the professional fees of LBC associated with its \$45 million charge had priority over the construction lien claimants with respect to the net sale proceeds of the SUSQ property subject to such charge.
59. Am-Stat agreed to an interim distribution of legal fees on account of the legal fees claimed by LBC. \$92,131.59 was paid to LBC on July 5, 2018.
60. The Trustee has continued to hold a reserve of \$10,000 for any additional fees that are agreed upon by Am-Stat and Laurentian. The Trustee's counsel has reached out to counsel to see if a resolution has been reached regarding the outstanding amount, but the parties have not reached an agreement to date.

RECEIPTS AND DISBURSEMENTS

61. Attached hereto as **Appendix “F”** is the Trustee’s Statement of Receipts and Disbursements for the period from February 11, 2015 to November 15, 2020 (the **“R&D Statement”**).
62. As indicated in the R&D Statement, the Trustee has an excess of Receipts over Disbursements of \$603,160.68 as of November 15, 2020.

FEES AND DISBURSEMENTS OF THE TRUSTEE AND ITS COUNSEL

63. Pursuant to paragraph 18 of the Appointment Order, the Trustee and its counsel are to be paid their reasonable fees and disbursements at their standard rates and charges, incurred both before and after the making of the Appointment Order. Pursuant to paragraph 19 of the Appointment Order, the Trustee and its counsel shall pass their accounts.
64. The Trustee’s fees and disbursements for the period February 11, 2015 to July 31, 2017 were previously approved by the court pursuant to the Court Order dated September 29, 2017.
65. The total fees of the Trustee from August 1, 2017 to October 31, 2020 were \$264,164.00 plus disbursements of \$864.70 plus HST of \$34,453.77 for a total of \$299,482.47, as set out in the Affidavit of Bryan Tannenbaum sworn November 12, 2020, a copy of which is attached hereto as **Appendix “G”**.

66. Chaitons fees and disbursements, as insolvency counsel to the Trustee, for the period January 5, 2015 to August 31, 2017 were previously approved by the Court pursuant to the Court Order dated September 29, 2017.
67. The total fees of Chaitons, as insolvency counsel to the Trustee, for the period from September 1, 2017 to October 31, 2020 were \$52,356.50 plus disbursements of \$6,084.18 and HST of \$7,212.34 for a total of \$65,653.02, as set out in the Affidavit of Maya Poliak sworn November 24, 2020, a copy of which is attached hereto and marked as **Appendix "H"**.

TRUSTEE'S REQUEST TO THE COURT

68. The Trustee requests that the Court grant the orders described in paragraph 4 above.

All of which is respectfully submitted to this Court as of this 24th day of November, 2020.

RSM CANADA LIMITED

In its capacity as Trustee under the Construction Lien Act of Jade-Kennedy Development Corporation as owner of South Unionville Square and not in its personal capacity

Per: 

Bryan A. Tannenbaum, FCPA, FCA, FCIRP, LIT
President

APPENDIX B



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29759-0774 (LT)

PAGE 1 OF 6
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PARCEL REGISTER (ABBREVIATED) FOR PROPERTY IDENTIFIER

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

PROPERTY DESCRIPTION: UNIT 25, LEVEL A, YORK REGION STANDARD CONDOMINIUM PLAN NO. 1228 AND ITS APPURTENANT INTEREST; SUBJECT TO EASEMENTS AS SET OUT IN SCHEDULE A AS IN YR1966697; CITY OF MARKHAM

PROPERTY REMARKS:

ESTATE/QUALIFIER: RECENTLY:
FEE SIMPLE ABSOLUTE CONDOMINIUM FROM 02963-3601

REGISTRATION DATE:
2013/04/22

OWNERS' NAMES

JADE-KENNEDY DEVELOPMENT CORPORATION

CAPACITY SHARE

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/CHRD
** PRINTOUT		INCLUDES ALL DOCUMENT TYPES AND DELETED INSTRUMENTS SINCE 2013/04/22 **				
MA31145	1951/07/26	BYLAW		THE CORPORATION OF THE TOWNSHIP OF MARKHAM		C
		REMARKS: BY-LAW NO. 1309 RE: BUILDING RESTRICTIONS SEE A-528776 (AFFECTS ALL/PT LANDS) ADDED 97/08/18 12:21 BY LOIS YAKIMCHUK				
YR686388	2005/08/18	NOTICE		HER MAJESTY THE QUEEN IN RIGHT OF CANADA AS REPRESENTED BY THE MINISTER OF TRANSPORT		C
		REMARKS: PICKERING AIRPORT SITE ZONING REG. (SOR/10000-636)				
YR686395	2005/08/18	NOTICE		HER MAJESTY THE QUEEN IN RIGHT OF CANADA AS REPRESENTED BY THE MINISTER OF TRANSPORT		C
		REMARKS: AERONAUTICS ACT AND THE PICKERING AIRPORT SITE ZONING REGULATIONS (SOR/10000-636)				
YR694205	2005/08/31	NOTICE		HER MAJESTY THE QUEEN IN RIGHT OF CANADA AS REPRESENTED BY THE MINISTER OF TRANSPORT		C
		REMARKS: AERONAUTICS ACT AND THE PICKERING AIRPORT SITE ZONING REGULATIONS (SOR/10000-636) AFFECTS FIRSTLY LANDS				
YR753574	2005/12/21	NOTICE		HER MAJESTY THE QUEEN IN RIGHT OF CANADA AS REPRESENTED BY THE MINISTER OF TRANSPORT		C
		REMARKS: AERONAUTICS ACT AND PICKERING AIRPORT SITE ZONING REGULATIONS AFFECTS THIRDLY AND FIFTHLY LANDS				
YR1444874	2010/02/24	CHARGE	\$30,000,000	JADE-KENNEDY DEVELOPMENT CORPORATION	AVIVA INSURANCE COMPANY OF CANADA	C
YR1445317	2010/02/25	CHARGE		JADE-KENNEDY DEVELOPMENT CORPORATION	LAURENTIAN BANK OF CANADA	
YR1445318	2010/02/25	NO ASSGN RENT GEN		JADE-KENNEDY DEVELOPMENT CORPORATION	LAURENTIAN BANK OF CANADA	
		REMARKS: RENTS - YR1445317				
YR1445330	2010/02/25	POSTPONEMENT		AVIVA INSURANCE COMPANY OF CANADA	LAURENTIAN BANK OF CANADA	C
		REMARKS: YR1444874 TO YR1445317				

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PARCEL REGISTER (ABBREVIATED) FOR PROPERTY IDENTIFIER

PAGE 2 OF 6
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* CERTIFIED IN ACCORDANCE WITH THE LAND TITLES ACT * SUBJECT TO RESERVATIONS IN CROWN GRANT *

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/ CHKD
YR1445332	2010/02/25	NOTICE OF LEASE		*** DELETED AGAINST THIS PROPERTY *** JADE-KENNEDY DEVELOPMENT CORPORATION	T. & T. SUPERMARKET INC.	
YR1445352	2010/02/25	NO ASSGN RENT SPEC		*** DELETED AGAINST THIS PROPERTY *** JADE-KENNEDY DEVELOPMENT CORPORATION	LAURENTIAN BANK OF CANADA	
REMARKS: YR1445332. YR1445317						
YR1446522	2010/02/26	CHARGE		*** DELETED AGAINST THIS PROPERTY *** JADE-KENNEDY DEVELOPMENT CORPORATION	D. MADY INVESTMENTS (2010) INC.	
YR1446523	2010/02/26	NO ASSGN RENT GEN		*** DELETED AGAINST THIS PROPERTY *** JADE-KENNEDY DEVELOPMENT CORPORATION	D. MADY INVESTMENTS (2010) INC.	
REMARKS: RENTS - YR1446522						
YR1495979	2010/06/15	NOTICE	\$2	THE CORPORATION OF THE TOWN OF MARKHAM	JADE-KENNEDY DEVELOPMENT CORPORATION	C
YR1495980	2010/06/15	POSTPONEMENT		AVIVA INSURANCE COMPANY OF CANADA	THE CORPORATION OF THE TOWN OF MARKHAM	C
REMARKS: YR1444874 TO YR1495979						
YR1495981	2010/06/15	POSTPONEMENT		*** DELETED AGAINST THIS PROPERTY *** LAURENTIAN BANK OF CANADA	THE CORPORATION OF THE TOWN OF MARKHAM	
REMARKS: YR1445317 TO YR1495979						
YR1495982	2010/06/15	POSTPONEMENT		*** DELETED AGAINST THIS PROPERTY *** D. MADY INVESTMENTS (2010) INC.	THE CORPORATION OF THE TOWN OF MARKHAM	
REMARKS: YR1446522 TO YR1495979						
YR1499090	2010/06/18	NOTICE		THE CORPORATION OF THE TOWN OF MARKHAM	JADE-KENNEDY DEVELOPMENT CORPORATION	C
REMARKS: PT 4 65R30830 PT 5 65R30830- AFFECTS FIRSTLY, SECONDLY, FOURTHLY AND FIFTHLY LANDS						
YR1533097	2010/08/13	POSTPONEMENT		*** DELETED AGAINST THIS PROPERTY *** D. MADY INVESTMENTS (2010) INC.	THE CORPORATION OF THE TOWN OF MARKHAM	
REMARKS: YR1446522 TO YR1499090 AFFECTS FIRSTLY, SECONDLY, FOURTHLY AND FIFTHLY LANDS						
YR1533098	2010/08/13	POSTPONEMENT		*** DELETED AGAINST THIS PROPERTY *** LAURENTIAN BANK OF CANADA	THE CORPORATION OF THE TOWN OF MARKHAM	
REMARKS: YR1445317 TO YR1499090 AFFECTS FIRSTLY, SECONDLY, FOURTHLY AND FIFTHLY LANDS						
YR1533099	2010/08/13	POSTPONEMENT		AVIVA INSURANCE COMPANY OF CANADA	THE CORPORATION OF THE TOWN OF MARKHAM	C
REMARKS: YR1444874 TO YR1499090 AFFECTS FIRSTLY, SECONDLY, FOURTHLY AND FIFTHLY LANDS						
YR1615462	2011/02/28	NOTICE		*** DELETED AGAINST THIS PROPERTY *** JADE-KENNEDY DEVELOPMENT CORPORATION	LAURENTIAN BANK OF CANADA	

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PARCEL REGISTER (ABBREVIATED) FOR PROPERTY IDENTIFIER

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REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/ CHKD
YR1615474	2011/02/28	POSTPONEMENT		AVIVA INSURANCE COMPANY OF CANADA	LAURENTIAN BANK OF CANADA	C
		<i>REMARKS: YR1444874 TO YR1445317</i>				
YR1615475	2011/02/28	POSTPONEMENT		*** DELETED AGAINST THIS PROPERTY *** D. MADY INVESTMENTS (2010) INC.	LAURENTIAN BANK OF CANADA	
		<i>REMARKS: YR1446522 TO YR1445317</i>				
YR1616829	2011/03/02	NOTICE	\$2	THE CORPORATION OF THE TOWN OF MARKHAM	JADE-KENNEDY DEVELOPMENT CORPORATION THE REGIONAL MUNICIPALITY OF YORK	C
YR1616917	2011/03/02	POSTPONEMENT		*** DELETED AGAINST THIS PROPERTY *** LAURENTIAN BANK OF CANADA	THE CORPORATION OF THE TOWN OF MARKHAM	
		<i>REMARKS: YR1445317 TO YR1616829</i>				
YR1616918	2011/03/02	POSTPONEMENT		AVIVA INSURANCE COMPANY OF CANADA	THE CORPORATION OF THE TOWN OF MARKHAM	C
		<i>REMARKS: YR1444874 TO YR1616829</i>				
YR1616919	2011/03/02	POSTPONEMENT		*** DELETED AGAINST THIS PROPERTY *** D. MADY INVESTMENTS (2010) INC.	THE CORPORATION OF THE TOWN OF MARKHAM	
		<i>REMARKS: YR1446522 TO YR1616829</i>				
YR1657121	2011/06/02	TRANSFER EASEMENT	\$2	JADE-KENNEDY DEVELOPMENT CORPORATION	ROGERS COMMUNICATIONS INC.	C
YR1699150	2011/08/22	APL (GENERAL)		*** DELETED AGAINST THIS PROPERTY *** T & T SUPERMARKET INC.	JADE-KENNEDY DEVELOPMENT CORPORATION	
		<i>REMARKS: YR1445332</i>				
YR1721683	2011/10/03	CHARGE		*** DELETED AGAINST THIS PROPERTY *** JADE-KENNEDY DEVELOPMENT CORPORATION	AVIVA INSURANCE COMPANY OF CANADA	
YR1721715	2011/10/03	POSTPONEMENT		*** DELETED AGAINST THIS PROPERTY *** D. MADY INVESTMENTS (2010) INC.	AVIVA INSURANCE COMPANY OF CANADA	
		<i>REMARKS: YR1446522 & YR1446523 TO YR1721683 DELETED BY YR2005313. DELETED BY CATHY BULMER 2013/09/06</i>				
YR1763873	2011/12/23	CHARGE		*** DELETED AGAINST THIS PROPERTY *** JADE-KENNEDY DEVELOPMENT CORPORATION	LAURENTIAN BANK OF CANADA	
YR1763874	2011/12/23	NO ASSGN RENT GEN		*** DELETED AGAINST THIS PROPERTY *** JADE-KENNEDY DEVELOPMENT CORPORATION	LAURENTIAN BANK OF CANADA	
		<i>REMARKS: YR1763873.</i>				

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YR1763902	2011/12/23	NO ASSGN RENT SPEC		*** DELETED AGAINST THIS PROPERTY *** JADE-KENNEDY DEVELOPMENT CORPORATION	LAURENTIAN BANK OF CANADA	
		REMARKS: YR1445332.				
YR1763907	2011/12/23	POSTPONEMENT		*** DELETED AGAINST THIS PROPERTY *** D. MADY INVESTMENTS (2010) INC.	LAURENTIAN BANK OF CANADA	
		REMARKS: YR1446522 TO YR1763873				
YR1763923	2011/12/23	NOTICE		*** DELETED AGAINST THIS PROPERTY *** JADE-KENNEDY DEVELOPMENT CORPORATION	LAURENTIAN BANK OF CANADA	
		REMARKS: YR1445317				
YR1764062	2011/12/23	POSTPONEMENT		*** DELETED AGAINST THIS PROPERTY *** AVIVA INSURANCE COMPANY OF CANADA	LAURENTIAN BANK OF CANADA	
		REMARKS: YR1721683 TO YR1763873				
YR1832081	2012/06/01	NOTICE		*** DELETED AGAINST THIS PROPERTY *** JADE-KENNEDY DEVELOPMENT CORPORATION	LAURENTIAN BANK OF CANADA	
		REMARKS: YR1763873				
YR1832265	2012/06/01	NOTICE		*** DELETED AGAINST THIS PROPERTY *** JADE-KENNEDY DEVELOPMENT CORPORATION	D. MADY INVESTMENTS (2010) INC.	
		REMARKS: CHARGE NO. YR1446522, SECURITY OF CHARGE YR1832114 OTHER LANDS				
YR1895409	2012/10/05	NO SEC INTEREST	\$2	MORENERGY CAPITAL CORPORATION		
YR1954840	2013/03/13	NOTICE		THE CORPORATION OF THE CITY OF MARKHAM	JADE-KENNEDY DEVELOPMENT CORPORATTN	
YR1954841	2013/03/13	POSTPONEMENT		AVIVA INSURANCE COMPANY OF CANADA	THE CORPORATION OF THE CITY OF MARKHAM	
		REMARKS: YR1444874 TO YR1954840				
YR1954842	2013/03/13	POSTPONEMENT		*** DELETED AGAINST THIS PROPERTY *** AVIVA INSURANCE COMPANY OF CANADA	THE CORPORATION OF THE CITY OF MARKHAM	
		REMARKS: YR1721683 TO YR1954840				
YR1954843	2013/03/13	POSTPONEMENT		*** DELETED AGAINST THIS PROPERTY *** LAURENTIAN BANK OF CANADA	THE CORPORATION OF THE CITY OF MARKHAM	
		REMARKS: YR1445317 TO YR1954840				
YR1954844	2013/03/13	POSTPONEMENT		*** DELETED AGAINST THIS PROPERTY *** LAURENTIAN BANK OF CANADA	THE CORPORATION OF THE CITY OF MARKHAM	
		REMARKS: YR1763873 TO YR1954840				

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YR1954845	2013/03/13	POSTPONEMENT		*** DELETED AGAINST THIS PROPERTY *** D. MADY INVESTMENTS (2010) INC. DELETED BY CATHY BILMER 2013/09/05	THE CORPORATION OF THE CITY OF MARKHAM	
YRCP1228	2013/04/17	STANDARD CONDO PLAN		JADE KENNEDY DEVELOPMENT CORPORATION		C
YR1966697	2013/04/17	CONDO DECLARATION		YORK REGION STANDARD CONDOMINIUM CORPORATION NO. 1228		C
YR1970477	2013/04/29	CONDO BYLAW/98		REMARKS: BY-LAW NO. 1		C
YR1970484	2013/04/29	CONDO BYLAW/98		REMARKS: BY-LAW NO. 2		C
YR1972811	2013/05/02	DISCH OF CHARGE		*** COMPLETELY DELETED *** LAURENTIAN BANK OF CANADA		
YR1975398	2013/05/10	DISCH OF CHARGE		*** COMPLETELY DELETED *** AVIVA INSURANCE COMPANY OF CANADA		
YR1975654	2013/05/10	NO DET/SURR LEASE		*** COMPLETELY DELETED *** JAKE-KENNEDY DEVELOPMENT CORPORATION		
YR2005313	2013/07/17	DISCH OF CHARGE		*** COMPLETELY DELETED *** D. MADY INVESTMENTS (2010) INC.		
YR2014896	2013/08/06	DISCH OF CHARGE		*** COMPLETELY DELETED *** LAURENTIAN BANK OF CANADA		
YR2061503	2013/11/18	CONDO LIEN/98	\$917	YORK REGION CONDOMINIUM CORPORATION NO. 1228		C
YR2112686	2014/04/03	CONDO BYLAW/98		YORK REGION STANDARD CONDOMINIUM CORPORATION NO. 1228		C
YR2131732	2014/05/27	APL (GENERAL)		YORK REGION STANDARD CONDOMINIUM CORPORATION NO. 1228		C
REMARKS: NAME CHANGE FOR THE LIEN CLAIMANT. YR2063732, YR2061501, YR2062938, YR2062939, YR2062940, YR2062941,				YR2063733, YR2063729, YR2061496, YR2061497, YR2063721, YR2063722, YR2061499, YR2061500, YR2062942, YR2062943, YR2062936, YR2061503, YR2061504, YR2061505, YR2061506, YR2062937		

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REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/ CHKD
YR2238302	2014/12/31	CONSTRUCTION LIEN		*** COMPLETELY DELETED *** GUEST TILE INC.	JADE-KENNEDY DEVELOPMENT CORPORATION YORK REGION STANDARD CONDOMINIUM PLAN NO. 1228	
YR2238316	2014/12/31	CONSTRUCTION LIEN	\$10,826	DRAGLAM WASTE & RECYCLING INC.		C
YR2238990	2015/01/05	CONDO AMENDMENT		JADE-KENNEDY DEVELOPMENT CORPORATION		C
		REMARKS: YR1966697. YRCP1228.				
YR2250103	2015/01/30	NO CHNG ADDR CONDO		YORK REGION STANDARD CONDOMINIUM CORPORATION NO. 1228		C
YR2254502	2015/02/10	CERTIFICATE		DRAGLAM WASTE & RECYCLING INC.		C
YR2254665	2015/02/11	CERTIFICATE		*** COMPLETELY DELETED *** GUEST TILE INC.		
		REMARKS: YR2238302				
YR2765791	2017/11/28	APL DEL CONST LIEN		*** COMPLETELY DELETED *** GUEST TILE INC.		
		REMARKS: YR2238302.				
YR3183745	2020/12/16	CONDO BYLAW/98		YORK REGION STANDARD CONDOMINIUM CORPORATION NO. 1228		C
		REMARKS: BY-LAW NO. 4				

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PROPERTY DESCRIPTION: UNIT 56, LEVEL A, YORK REGION STANDARD CONDOMINIUM PLAN NO. 1228 AND ITS APPURTENANT INTEREST; SUBJECT TO EASEMENTS AS SET OUT IN SCHEDULE A AS IN YR1966697; CITY OF MARKHAM

PROPERTY REMARKS:

ESTATE/QUALIFIER: RECENTLY:
FEE SIMPLE ABSOLUTE CONDOMINIUM FROM 02963-3601

REGISTRATION DATE:
2013/04/22

OWNERS' NAMES
JADE-KENNEDY DEVELOPMENT CORPORATION
CAPACITY SHARE

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/CHRD
** PRINTOUT		INCLUDES ALL DOCUMENT TYPES AND DELETED INSTRUMENTS SINCE 2013/04/22 **				
MA31145	1951/07/26	BYLAW		THE CORPORATION OF THE TOWNSHIP OF MARKHAM		C
		REMARKS: BY-LAW NO. 1309 RE: BUILDING RESTRICTIONS SEE A-528776 (AFFECTS ALL/PT LANDS) ADDED 97/08/18 12:21 BY LOIS YAKIMCHUK				
YR686388	2005/08/18	NOTICE		HER MAJESTY THE QUEEN IN RIGHT OF CANADA AS REPRESENTED BY THE MINISTER OF TRANSPORT		C
		REMARKS: PICKERING AIRPORT SITE ZONING REG. (SOR/10000-636)				
YR686395	2005/08/18	NOTICE		HER MAJESTY THE QUEEN IN RIGHT OF CANADA AS REPRESENTED BY THE MINISTER OF TRANSPORT		C
		REMARKS: AERONAUTICS ACT AND THE PICKERING AIRPORT SITE ZONING REGULATIONS (SOR/10000-636)				
YR694205	2005/08/31	NOTICE		HER MAJESTY THE QUEEN IN RIGHT OF CANADA AS REPRESENTED BY THE MINISTER OF TRANSPORT		C
		REMARKS: AERONAUTICS ACT AND THE PICKERING AIRPORT SITE ZONING REGULATIONS (SOR/10000-636) AFFECTS FIRSTLY LANDS				
YR753574	2005/12/21	NOTICE		HER MAJESTY THE QUEEN IN RIGHT OF CANADA AS REPRESENTED BY THE MINISTER OF TRANSPORT		C
		REMARKS: AERONAUTICS ACT AND PICKERING AIRPORT SITE ZONING REGULATIONS AFFECTS THIRDLY AND FIFTHLY LANDS				
YR1444874	2010/02/24	CHARGE	\$30,000,000	JADE-KENNEDY DEVELOPMENT CORPORATION	AVIVA INSURANCE COMPANY OF CANADA	C
YR1445317	2010/02/25	CHARGE		*** DELETED AGAINST THIS PROPERTY *** JADE-KENNEDY DEVELOPMENT CORPORATION	LAURENTIAN BANK OF CANADA	
YR1445318	2010/02/25	NO ASSGN RENT GEN		*** DELETED AGAINST THIS PROPERTY *** JADE-KENNEDY DEVELOPMENT CORPORATION	LAURENTIAN BANK OF CANADA	
		REMARKS: RENTS - YR1445317				
YR1445330	2010/02/25	POSTPONEMENT		AVIVA INSURANCE COMPANY OF CANADA	LAURENTIAN BANK OF CANADA	C
		REMARKS: YR1444874 TO YR1445317				

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YR1445332	2010/02/25	NOTICE OF LEASE		*** DELETED AGAINST THIS PROPERTY *** JADE-KENNEDY DEVELOPMENT CORPORATION	T. & T. SUPERMARKET INC.	
YR1445352	2010/02/25	NO ASSGN RENT SPEC		*** DELETED AGAINST THIS PROPERTY *** JADE-KENNEDY DEVELOPMENT CORPORATION	LAURENTIAN BANK OF CANADA	
REMARKS: YR1445332. YR1445317						
YR1446522	2010/02/26	CHARGE		*** DELETED AGAINST THIS PROPERTY *** JADE-KENNEDY DEVELOPMENT CORPORATION	D. MADY INVESTMENTS (2010) INC.	
YR1446523	2010/02/26	NO ASSGN RENT GEN		*** DELETED AGAINST THIS PROPERTY *** JADE-KENNEDY DEVELOPMENT CORPORATION	D. MADY INVESTMENTS (2010) INC.	
REMARKS: RENTS - YR1446522						
YR1495979	2010/06/15	NOTICE	\$2	THE CORPORATION OF THE TOWN OF MARKHAM	JADE-KENNEDY DEVELOPMENT CORPORATION	C
YR1495980	2010/06/15	POSTPONEMENT		AVIVA INSURANCE COMPANY OF CANADA	THE CORPORATION OF THE TOWN OF MARKHAM	C
REMARKS: YR1444874 TO YR1495979						
YR1495981	2010/06/15	POSTPONEMENT		*** DELETED AGAINST THIS PROPERTY *** LAURENTIAN BANK OF CANADA	THE CORPORATION OF THE TOWN OF MARKHAM	
REMARKS: YR1445317 TO YR1495979						
YR1495982	2010/06/15	POSTPONEMENT		*** DELETED AGAINST THIS PROPERTY *** D. MADY INVESTMENTS (2010) INC.	THE CORPORATION OF THE TOWN OF MARKHAM	
REMARKS: YR1446522 TO YR1495979						
YR1499090	2010/06/18	NOTICE		THE CORPORATION OF THE TOWN OF MARKHAM	JADE-KENNEDY DEVELOPMENT CORPORATION	C
REMARKS: PT 4 65R30830 PT 5 65R30830- AFFECTS FIRSTLY, SECONDLY, FOURTHLY AND FIFTHLY LANDS						
YR1533097	2010/08/13	POSTPONEMENT		*** DELETED AGAINST THIS PROPERTY *** D. MADY INVESTMENTS (2010) INC.	THE CORPORATION OF THE TOWN OF MARKHAM	
REMARKS: YR1446522 TO YR1499090 AFFECTS FIRSTLY, SECONDLY, FOURTHLY AND FIFTHLY LANDS						
YR1533098	2010/08/13	POSTPONEMENT		*** DELETED AGAINST THIS PROPERTY *** LAURENTIAN BANK OF CANADA	THE CORPORATION OF THE TOWN OF MARKHAM	
REMARKS: YR1445317 TO YR1499090 AFFECTS FIRSTLY, SECONDLY, FOURTHLY AND FIFTHLY LANDS						
YR1533099	2010/08/13	POSTPONEMENT		AVIVA INSURANCE COMPANY OF CANADA	THE CORPORATION OF THE TOWN OF MARKHAM	C
REMARKS: YR1444874 TO YR1499090 AFFECTS FIRSTLY, SECONDLY, FOURTHLY AND FIFTHLY LANDS						
YR1615462	2011/02/28	NOTICE		*** DELETED AGAINST THIS PROPERTY *** JADE-KENNEDY DEVELOPMENT CORPORATION	LAURENTIAN BANK OF CANADA	

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YR1763902	2011/12/23	NO ASSGN RENT SPEC		*** DELETED AGAINST THIS PROPERTY *** JADE-KENNEDY DEVELOPMENT CORPORATION	LAURENTIAN BANK OF CANADA	
		REMARKS: YR1445332.				
YR1763907	2011/12/23	POSTPONEMENT		*** DELETED AGAINST THIS PROPERTY *** D. MADY INVESTMENTS (2010) INC.	LAURENTIAN BANK OF CANADA	
		REMARKS: YR1446522 TO YR1763873				
YR1763923	2011/12/23	NOTICE		*** DELETED AGAINST THIS PROPERTY *** JADE-KENNEDY DEVELOPMENT CORPORATION	LAURENTIAN BANK OF CANADA	
		REMARKS: YR1445317				
YR1764062	2011/12/23	POSTPONEMENT		*** DELETED AGAINST THIS PROPERTY *** AVIVA INSURANCE COMPANY OF CANADA	LAURENTIAN BANK OF CANADA	
		REMARKS: YR1721683 TO YR1763873				
YR1832081	2012/06/01	NOTICE		*** DELETED AGAINST THIS PROPERTY *** JADE-KENNEDY DEVELOPMENT CORPORATION	LAURENTIAN BANK OF CANADA	
		REMARKS: YR1763873				
YR1832265	2012/06/01	NOTICE		*** DELETED AGAINST THIS PROPERTY *** JADE-KENNEDY DEVELOPMENT CORPORATION	D. MADY INVESTMENTS (2010) INC.	
		REMARKS: CHARGE NO. YR1446522, SECURITY OF CHARGE YR1832114 OTHER LANDS				
YR1895409	2012/10/05	NO SEC INTEREST	\$2	MORENERGY CAPITAL CORPORATION		C
YR1954840	2013/03/13	NOTICE		THE CORPORATION OF THE CITY OF MARKHAM	JADE-KENNEDY DEVELOPMENT CORPORATTN	C
YR1954841	2013/03/13	POSTPONEMENT		AVIVA INSURANCE COMPANY OF CANADA	THE CORPORATION OF THE CITY OF MARKHAM	C
		REMARKS: YR1444874 TO YR1954840				
YR1954842	2013/03/13	POSTPONEMENT		*** DELETED AGAINST THIS PROPERTY *** AVIVA INSURANCE COMPANY OF CANADA	THE CORPORATION OF THE CITY OF MARKHAM	
		REMARKS: YR1721683 TO YR1954840				
YR1954843	2013/03/13	POSTPONEMENT		*** DELETED AGAINST THIS PROPERTY *** LAURENTIAN BANK OF CANADA	THE CORPORATION OF THE CITY OF MARKHAM	
		REMARKS: YR1445317 TO YR1954840				
YR1954844	2013/03/13	POSTPONEMENT		*** DELETED AGAINST THIS PROPERTY *** LAURENTIAN BANK OF CANADA	THE CORPORATION OF THE CITY OF MARKHAM	
		REMARKS: YR1763873 TO YR1954840				

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YR1954845	2013/03/13	POSTPONEMENT		*** DELETED AGAINST THIS PROPERTY *** D. MADY INVESTMENTS (2010) INC. DELETED BY CATHY BILMER 2013/09/05	THE CORPORATION OF THE CITY OF MARKHAM	
YRCP1228	2013/04/17	STANDARD CONDO PLAN		JADE KENNEDY DEVELOPMENT CORPORATION		C
YR1966697	2013/04/17	CONDO DECLARATION		YORK REGION STANDARD CONDOMINIUM CORPORATION NO. 1228		C
YR1970477	2013/04/29	CONDO BYLAW/98		REMARKS: BY-LAW NO. 1		C
YR1970484	2013/04/29	CONDO BYLAW/98		REMARKS: BY-LAW NO. 2		C
YR1972811	2013/05/02	DISCH OF CHARGE		*** COMPLETELY DELETED *** LAURENTIAN BANK OF CANADA		
YR1975398	2013/05/10	DISCH OF CHARGE		*** COMPLETELY DELETED *** AVIVA INSURANCE COMPANY OF CANADA		
YR1975654	2013/05/10	NO DET/SUPR LEASE		*** COMPLETELY DELETED *** JAKE-KENNEDY DEVELOPMENT CORPORATION		
YR2005313	2013/07/17	DISCH OF CHARGE		*** COMPLETELY DELETED *** D. MADY INVESTMENTS (2010) INC.		
YR2014896	2013/08/06	DISCH OF CHARGE		*** COMPLETELY DELETED *** LAURENTIAN BANK OF CANADA		
YR2061504	2013/11/18	CONDO LIEN/98	\$917	YORK REGION CONDOMINIUM CORPORATION NO. 1228		C
YR2112686	2014/04/03	CONDO BYLAW/98		REMARKS: BYLAW NO 3		C
YR2131732	2014/05/27	APL (GENERAL)		REMARKS: NAME CHANGE FOR THE LIEN CLAIMANT. YR2063732, YR2061501, YR2062938, YR2062939, YR2062940, YR2062941, YR2062942, YR2062943, YR2062936, YR2061503, YR2061504, YR2061505, YR2061506, YR2062937		C

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YR2238302	2014/12/31	CONSTRUCTION LIEN		*** COMPLETELY DELETED *** GUEST TILE INC.	JADE-KENNEDY DEVELOPMENT CORPORATION YORK REGION STANDARD CONDOMINIUM PLAN NO. 1228	
YR2238316	2014/12/31	CONSTRUCTION LIEN	\$10,826	DRAGLAM WASTE & RECYCLING INC.		C
YR2238990	2015/01/05	CONDO AMENDMENT		JADE-KENNEDY DEVELOPMENT CORPORATION		C
		REMARKS: YR1966697. YRCP1228.				
YR2250103	2015/01/30	NO CHNG ADDR CONDO		YORK REGION STANDARD CONDOMINIUM CORPORATION NO. 1228		C
YR2254502	2015/02/10	CERTIFICATE		DRAGLAM WASTE & RECYCLING INC.		C
YR2254665	2015/02/11	CERTIFICATE		*** COMPLETELY DELETED *** GUEST TILE INC.		
		REMARKS: YR2238302				
YR2765791	2017/11/28	APL DEL CONST LIEN		*** COMPLETELY DELETED *** GUEST TILE INC.		
		REMARKS: YR2238302.				
YR3183745	2020/12/16	CONDO BYLAW/98		YORK REGION STANDARD CONDOMINIUM CORPORATION NO. 1228		C
		REMARKS: BY-LAW NO. 4				

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

PROPERTY DESCRIPTION: UNIT 57, LEVEL A, YORK REGION STANDARD CONDOMINIUM PLAN NO. 1228 AND ITS APPURTENANT INTEREST; SUBJECT TO EASEMENTS AS SET OUT IN SCHEDULE A AS IN YR1966697; CITY OF MARKHAM

PROPERTY REMARKS:

ESTATE/QUALIFIER: RECENTLY:
FEE SIMPLE ABSOLUTE CONDOMINIUM FROM 02963-3601

REGISTRATION DATE:
2013/04/22

OWNERS' NAMES

JADE-KENNEDY DEVELOPMENT CORPORATION

CAPACITY SHARE

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/CHRD
** PRINTOUT		INCLUDES ALL DOCUMENT TYPES AND DELETED INSTRUMENTS SINCE 2013/04/22 **				
MA31145	1951/07/26	BYLAW		THE CORPORATION OF THE TOWNSHIP OF MARKHAM		C
		REMARKS: BY-LAW NO. 1309 RE: BUILDING RESTRICTIONS SEE A-528776 (AFFECTS ALL/PT LANDS) ADDED 97/08/18 12:21 BY LOIS YAKIMCHUK				
YR686388	2005/08/18	NOTICE		HER MAJESTY THE QUEEN IN RIGHT OF CANADA AS REPRESENTED BY THE MINISTER OF TRANSPORT		C
		REMARKS: PICKERING AIRPORT SITE ZONING REG. (SOR/10000-636)				
YR686395	2005/08/18	NOTICE		HER MAJESTY THE QUEEN IN RIGHT OF CANADA AS REPRESENTED BY THE MINISTER OF TRANSPORT		C
		REMARKS: AERONAUTICS ACT AND THE PICKERING AIRPORT SITE ZONING REGULATIONS (SOR/10000-636)				
YR694205	2005/08/31	NOTICE		HER MAJESTY THE QUEEN IN RIGHT OF CANADA AS REPRESENTED BY THE MINISTER OF TRANSPORT		C
		REMARKS: AERONAUTICS ACT AND THE PICKERING AIRPORT SITE ZONING REGULATIONS (SOR/10000-636) AFFECTS FIRSTLY LANDS				
YR753574	2005/12/21	NOTICE		HER MAJESTY THE QUEEN IN RIGHT OF CANADA AS REPRESENTED BY THE MINISTER OF TRANSPORT		C
		REMARKS: AERONAUTICS ACT AND PICKERING AIRPORT SITE ZONING REGULATION AFFECTS THIRDLY AND FIFTHLY LANDS				
YR1444874	2010/02/24	CHARGE	\$30,000,000	JADE-KENNEDY DEVELOPMENT CORPORATION	AVIVA INSURANCE COMPANY OF CANADA	C
		REMARKS: AERONAUTICS ACT AND PICKERING AIRPORT SITE ZONING REGULATION AFFECTS THIRDLY AND FIFTHLY LANDS				
YR1445317	2010/02/25	CHARGE		JADE-KENNEDY DEVELOPMENT CORPORATION	LAURENTIAN BANK OF CANADA	
		REMARKS: RENTS - YR1445317				
YR1445318	2010/02/25	NO ASSGN RENT GEN		JADE-KENNEDY DEVELOPMENT CORPORATION	LAURENTIAN BANK OF CANADA	
		REMARKS: RENTS - YR1445317				
YR1445330	2010/02/25	POSTPONEMENT		AVIVA INSURANCE COMPANY OF CANADA	LAURENTIAN BANK OF CANADA	C
		REMARKS: YR1444874 TO YR1445317				

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REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/ CHKD
YR1445332	2010/02/25	NOTICE OF LEASE		*** DELETED AGAINST THIS PROPERTY *** JADE-KENNEDY DEVELOPMENT CORPORATION	T. & T. SUPERMARKET INC.	
YR1445352	2010/02/25	NO ASSGN RENT SPEC		*** DELETED AGAINST THIS PROPERTY *** JADE-KENNEDY DEVELOPMENT CORPORATION	LAURENTIAN BANK OF CANADA	
REMARKS: YR1445332. YR1445317						
YR1446522	2010/02/26	CHARGE		*** DELETED AGAINST THIS PROPERTY *** JADE-KENNEDY DEVELOPMENT CORPORATION	D. MADY INVESTMENTS (2010) INC.	
YR1446523	2010/02/26	NO ASSGN RENT GEN		*** DELETED AGAINST THIS PROPERTY *** JADE-KENNEDY DEVELOPMENT CORPORATION	D. MADY INVESTMENTS (2010) INC.	
REMARKS: RENTS - YR1446522						
YR1495979	2010/06/15	NOTICE	\$2	THE CORPORATION OF THE TOWN OF MARKHAM	JADE-KENNEDY DEVELOPMENT CORPORATION	C
YR1495980	2010/06/15	POSTPONEMENT		AVIVA INSURANCE COMPANY OF CANADA	THE CORPORATION OF THE TOWN OF MARKHAM	C
REMARKS: YR1444874 TO YR1495979						
YR1495981	2010/06/15	POSTPONEMENT		*** DELETED AGAINST THIS PROPERTY *** LAURENTIAN BANK OF CANADA	THE CORPORATION OF THE TOWN OF MARKHAM	
REMARKS: YR1445317 TO YR1495979						
YR1495982	2010/06/15	POSTPONEMENT		*** DELETED AGAINST THIS PROPERTY *** D. MADY INVESTMENTS (2010) INC.	THE CORPORATION OF THE TOWN OF MARKHAM	
REMARKS: YR1446522 TO YR1495979						
YR1499090	2010/06/18	NOTICE		THE CORPORATION OF THE TOWN OF MARKHAM	JADE-KENNEDY DEVELOPMENT CORPORATION	C
REMARKS: PT 4 65R30830 PT 5 65R30830- AFFECTS FIRSTLY, SECONDLY, FOURTHLY AND FIFTHLY LANDS						
YR1533097	2010/08/13	POSTPONEMENT		*** DELETED AGAINST THIS PROPERTY *** D. MADY INVESTMENTS (2010) INC.	THE CORPORATION OF THE TOWN OF MARKHAM	
REMARKS: YR1446522 TO YR1499090 AFFECTS FIRSTLY, SECONDLY, FOURTHLY AND FIFTHLY LANDS						
YR1533098	2010/08/13	POSTPONEMENT		*** DELETED AGAINST THIS PROPERTY *** LAURENTIAN BANK OF CANADA	THE CORPORATION OF THE TOWN OF MARKHAM	
REMARKS: YR1445317 TO YR1499090 AFFECTS FIRSTLY, SECONDLY, FOURTHLY AND FIFTHLY LANDS						
YR1533099	2010/08/13	POSTPONEMENT		AVIVA INSURANCE COMPANY OF CANADA	THE CORPORATION OF THE TOWN OF MARKHAM	C
REMARKS: YR1444874 TO YR1499090 AFFECTS FIRSTLY, SECONDLY, FOURTHLY AND FIFTHLY LANDS						
YR1615462	2011/02/28	NOTICE		*** DELETED AGAINST THIS PROPERTY *** JADE-KENNEDY DEVELOPMENT CORPORATION	LAURENTIAN BANK OF CANADA	

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REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/CHKD
YR1763902	2011/12/23	NO ASSGN RENT SPEC		*** DELETED AGAINST THIS PROPERTY *** JADE-KENNEDY DEVELOPMENT CORPORATION	LAURENTIAN BANK OF CANADA	
		REMARKS: YR1445332.				
YR1763907	2011/12/23	POSTPONEMENT		*** DELETED AGAINST THIS PROPERTY *** D. MADY INVESTMENTS (2010) INC.	LAURENTIAN BANK OF CANADA	
		REMARKS: YR1446522 TO YR1763873				
YR1763923	2011/12/23	NOTICE		*** DELETED AGAINST THIS PROPERTY *** JADE-KENNEDY DEVELOPMENT CORPORATION	LAURENTIAN BANK OF CANADA	
		REMARKS: YR1445317				
YR1764062	2011/12/23	POSTPONEMENT		*** DELETED AGAINST THIS PROPERTY *** AVIVA INSURANCE COMPANY OF CANADA	LAURENTIAN BANK OF CANADA	
		REMARKS: YR1721683 TO YR1763873				
YR1832081	2012/06/01	NOTICE		*** DELETED AGAINST THIS PROPERTY *** JADE-KENNEDY DEVELOPMENT CORPORATION	LAURENTIAN BANK OF CANADA	
		REMARKS: YR1763873				
YR1832265	2012/06/01	NOTICE		*** DELETED AGAINST THIS PROPERTY *** JADE-KENNEDY DEVELOPMENT CORPORATION	D. MADY INVESTMENTS (2010) INC.	
		REMARKS: CHARGE NO. YR1446522, SECURITY OF CHARGE YR1832114 OTHER LANDS				
YR1895409	2012/10/05	NO SEC INTEREST	\$2	MORENERGY CAPITAL CORPORATION		C
YR1954840	2013/03/13	NOTICE		THE CORPORATION OF THE CITY OF MARKHAM	JADE-KENNEDY DEVELOPMENT CORPORATTN	C
YR1954841	2013/03/13	POSTPONEMENT		AVIVA INSURANCE COMPANY OF CANADA	THE CORPORATION OF THE CITY OF MARKHAM	C
		REMARKS: YR1444874 TO YR1954840				
YR1954842	2013/03/13	POSTPONEMENT		*** DELETED AGAINST THIS PROPERTY *** AVIVA INSURANCE COMPANY OF CANADA	THE CORPORATION OF THE CITY OF MARKHAM	
		REMARKS: YR1721683 TO YR1954840				
YR1954843	2013/03/13	POSTPONEMENT		*** DELETED AGAINST THIS PROPERTY *** LAURENTIAN BANK OF CANADA	THE CORPORATION OF THE CITY OF MARKHAM	
		REMARKS: YR1445317 TO YR1954840				
YR1954844	2013/03/13	POSTPONEMENT		*** DELETED AGAINST THIS PROPERTY *** LAURENTIAN BANK OF CANADA	THE CORPORATION OF THE CITY OF MARKHAM	
		REMARKS: YR1763873 TO YR1954840				

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PARCEL REGISTER (ABBREVIATED) FOR PROPERTY IDENTIFIER

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

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/CHKD
YR1954845	2013/03/13	POSTPONEMENT		*** DELETED AGAINST THIS PROPERTY *** D. MADY INVESTMENTS (2010) INC. DELETED BY CATHY BILMER 2013/09/05	THE CORPORATION OF THE CITY OF MARKHAM	
YRCP1228	2013/04/17	STANDARD CONDO PLAN		JADE KENNEDY DEVELOPMENT CORPORATION		C
YR1966697	2013/04/17	CONDO DECLARATION		YORK REGION STANDARD CONDOMINIUM CORPORATION NO. 1228		C
YR1970477	2013/04/29	CONDO BYLAW/98		REMARKS: BY-LAW NO. 1		C
YR1970484	2013/04/29	CONDO BYLAW/98		REMARKS: BY-LAW NO. 2		C
YR1972811	2013/05/02	DISCH OF CHARGE		*** COMPLETELY DELETED *** LAURENTIAN BANK OF CANADA		
YR1975398	2013/05/10	DISCH OF CHARGE		*** COMPLETELY DELETED *** AVIVA INSURANCE COMPANY OF CANADA		
YR1975654	2013/05/10	NO DET/SURR LEASE		*** COMPLETELY DELETED *** JAKE-KENNEDY DEVELOPMENT CORPORATION		
YR2005313	2013/07/17	DISCH OF CHARGE		*** COMPLETELY DELETED *** D. MADY INVESTMENTS (2010) INC.		
YR2014896	2013/08/06	DISCH OF CHARGE		*** COMPLETELY DELETED *** LAURENTIAN BANK OF CANADA		
YR2061505	2013/11/18	CONDO LIEN/98	\$917	YORK REGION CONDOMINIUM CORPORATION NO. 1228		C
YR2112686	2014/04/03	CONDO BYLAW/98		YORK REGION STANDARD CONDOMINIUM CORPORATION NO. 1228		C
YR2131732	2014/05/27	APL (GENERAL)		YORK REGION STANDARD CONDOMINIUM CORPORATION NO. 1228		C

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PARCEL REGISTER (ABBREVIATED) FOR PROPERTY IDENTIFIER

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REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/ CHKD
YR2238302	2014/12/31	CONSTRUCTION LIEN		*** COMPLETELY DELETED *** GUEST TILE INC.	JADE-KENNEDY DEVELOPMENT CORPORATION YORK REGION STANDARD CONDOMINIUM PLAN NO. 1228	
YR2238316	2014/12/31	CONSTRUCTION LIEN	\$10,826	DRAGLAM WASTE & RECYCLING INC.		C
YR2238990	2015/01/05	CONDO AMENDMENT		JADE-KENNEDY DEVELOPMENT CORPORATION		C
		REMARKS: YR1966697. YRCP1228.				
YR2250103	2015/01/30	NO CHNG ADDR CONDO		YORK REGION STANDARD CONDOMINIUM CORPORATION NO. 1228		C
YR2254502	2015/02/10	CERTIFICATE		DRAGLAM WASTE & RECYCLING INC.		C
YR2254665	2015/02/11	CERTIFICATE		*** COMPLETELY DELETED *** GUEST TILE INC.		
		REMARKS: YR2238302				
YR2765791	2017/11/28	APL DEL CONST LIEN		*** COMPLETELY DELETED *** GUEST TILE INC.		
		REMARKS: YR2238302.				
YR3183745	2020/12/16	CONDO BYLAW/98		YORK REGION STANDARD CONDOMINIUM CORPORATION NO. 1228		C
		REMARKS: BY-LAW NO. 4				

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PARCEL REGISTER (ABBREVIATED) FOR PROPERTY IDENTIFIER

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

PROPERTY DESCRIPTION: UNIT 65, LEVEL A, YORK REGION STANDARD CONDOMINIUM PLAN NO. 1228 AND ITS APPURTENANT INTEREST; SUBJECT TO EASEMENTS AS SET OUT IN SCHEDULE A AS IN YR1966697; CITY OF MARKHAM

PROPERTY REMARKS:

ESTATE/QUALIFIER: RECENTLY:
FEE SIMPLE CONDOMINIUM FROM 02963-3601
ABSOLUTE

REGISTRATION DATE:
2013/04/22

OWNERS' NAMES
JADE-KENNEDY DEVELOPMENT CORPORATION
CAPACITY SHARE

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/CHRD
** PRINTOUT		INCLUDES ALL DOCUMENT TYPES AND DELETED INSTRUMENTS SINCE 2013/04/22 **				
MA31145	1951/07/26	BYLAW		THE CORPORATION OF THE TOWNSHIP OF MARKHAM		C
		REMARKS: BY-LAW NO. 1309 RE: BUILDING RESTRICTIONS SEE A-528776 (AFFECTS ALL/PT LANDS) ADDED 97/08/18 12:21 BY LOIS YAKIMCHUK				
YR686388	2005/08/18	NOTICE		HER MAJESTY THE QUEEN IN RIGHT OF CANADA AS REPRESENTED BY THE MINISTER OF TRANSPORT		C
		REMARKS: PICKERING AIRPORT SITE ZONING REG. (SOR/10000-636)				
YR686395	2005/08/18	NOTICE		HER MAJESTY THE QUEEN IN RIGHT OF CANADA AS REPRESENTED BY THE MINISTER OF TRANSPORT		C
		REMARKS: AERONAUTICS ACT AND THE PICKERING AIRPORT SITE ZONING REGULATIONS (SOR/10000-636)				
YR694205	2005/08/31	NOTICE		HER MAJESTY THE QUEEN IN RIGHT OF CANADA AS REPRESENTED BY THE MINISTER OF TRANSPORT		C
		REMARKS: AERONAUTICS ACT AND THE PICKERING AIRPORT SITE ZONING REGULATIONS (SOR/10000-636) AFFECTS FIRSTLY LANDS				
YR753574	2005/12/21	NOTICE		HER MAJESTY THE QUEEN IN RIGHT OF CANADA AS REPRESENTED BY THE MINISTER OF TRANSPORT		C
		REMARKS: AERONAUTICS ACT AND PICKERING AIRPORT SITE ZONING REGULATION AFFECTS THIRDLY AND FIFTHLY LANDS				
YR1444874	2010/02/24	CHARGE	\$30,000,000	JADE-KENNEDY DEVELOPMENT CORPORATION	AVIVA INSURANCE COMPANY OF CANADA	C
YR1445317	2010/02/25	CHARGE		JADE-KENNEDY DEVELOPMENT CORPORATION	LAURENTIAN BANK OF CANADA	
YR1445318	2010/02/25	NO ASSGN RENT GEN		JADE-KENNEDY DEVELOPMENT CORPORATION	LAURENTIAN BANK OF CANADA	
		REMARKS: RENTS - YR1445317				
YR1445330	2010/02/25	POSTPONEMENT		AVIVA INSURANCE COMPANY OF CANADA	LAURENTIAN BANK OF CANADA	C
		REMARKS: YR1444874 TO YR1445317				

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REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/ CHKD
YR1445332	2010/02/25	NOTICE OF LEASE		*** DELETED AGAINST THIS PROPERTY *** JADE-KENNEDY DEVELOPMENT CORPORATION	T. & T. SUPERMARKET INC.	
YR1445352	2010/02/25	NO ASSGN RENT SPEC		*** DELETED AGAINST THIS PROPERTY *** JADE-KENNEDY DEVELOPMENT CORPORATION	LAURENTIAN BANK OF CANADA	
REMARKS: YR1445332. YR1445317						
YR1446522	2010/02/26	CHARGE		*** DELETED AGAINST THIS PROPERTY *** JADE-KENNEDY DEVELOPMENT CORPORATION	D. MADY INVESTMENTS (2010) INC.	
YR1446523	2010/02/26	NO ASSGN RENT GEN		*** DELETED AGAINST THIS PROPERTY *** JADE-KENNEDY DEVELOPMENT CORPORATION	D. MADY INVESTMENTS (2010) INC.	
REMARKS: RENTS - YR1446522						
YR1495979	2010/06/15	NOTICE	\$2	THE CORPORATION OF THE TOWN OF MARKHAM	JADE-KENNEDY DEVELOPMENT CORPORATION	C
YR1495980	2010/06/15	POSTPONEMENT		AVIVA INSURANCE COMPANY OF CANADA	THE CORPORATION OF THE TOWN OF MARKHAM	C
REMARKS: YR1444874 TO YR1495979						
YR1495981	2010/06/15	POSTPONEMENT		*** DELETED AGAINST THIS PROPERTY *** LAURENTIAN BANK OF CANADA	THE CORPORATION OF THE TOWN OF MARKHAM	
REMARKS: YR1445317 TO YR1495979						
YR1495982	2010/06/15	POSTPONEMENT		*** DELETED AGAINST THIS PROPERTY *** D. MADY INVESTMENTS (2010) INC.	THE CORPORATION OF THE TOWN OF MARKHAM	
REMARKS: YR1446522 TO YR1495979						
YR1499090	2010/06/18	NOTICE		THE CORPORATION OF THE TOWN OF MARKHAM	JADE-KENNEDY DEVELOPMENT CORPORATION	C
REMARKS: PT 4 65R30830 PT 5 65R30830- AFFECTS FIRSTLY, SECONDLY, FOURTHLY AND FIFTHLY LANDS						
YR1533097	2010/08/13	POSTPONEMENT		*** DELETED AGAINST THIS PROPERTY *** D. MADY INVESTMENTS (2010) INC.	THE CORPORATION OF THE TOWN OF MARKHAM	
REMARKS: YR1446522 TO YR1499090 AFFECTS FIRSTLY, SECONDLY, FOURTHLY AND FIFTHLY LANDS						
YR1533098	2010/08/13	POSTPONEMENT		*** DELETED AGAINST THIS PROPERTY *** LAURENTIAN BANK OF CANADA	THE CORPORATION OF THE TOWN OF MARKHAM	
REMARKS: YR1445317 TO YR1499090 AFFECTS FIRSTLY, SECONDLY, FOURTHLY AND FIFTHLY LANDS						
YR1533099	2010/08/13	POSTPONEMENT		AVIVA INSURANCE COMPANY OF CANADA	THE CORPORATION OF THE TOWN OF MARKHAM	C
REMARKS: YR1444874 TO YR1499090 AFFECTS FIRSTLY, SECONDLY, FOURTHLY AND FIFTHLY LANDS						
YR1615462	2011/02/28	NOTICE		*** DELETED AGAINST THIS PROPERTY *** JADE-KENNEDY DEVELOPMENT CORPORATION	LAURENTIAN BANK OF CANADA	

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REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/ CHKD
		REMARKS: YR1445317				
YR1615474	2011/02/28	POSTPONEMENT		AVIVA INSURANCE COMPANY OF CANADA	LAURENTIAN BANK OF CANADA	C
		REMARKS: YR1444874 TO YR1445317				
YR1615475	2011/02/28	POSTPONEMENT		*** DELETED AGAINST THIS PROPERTY *** D. MADY INVESTMENTS (2010) INC.	LAURENTIAN BANK OF CANADA	
		REMARKS: YR1446522 TO YR1445317				
YR1616829	2011/03/02	NOTICE	\$2	THE CORPORATION OF THE TOWN OF MARKHAM	JADE-KENNEDY DEVELOPMENT CORPORATION THE REGIONAL MUNICIPALITY OF YORK	C
YR1616917	2011/03/02	POSTPONEMENT		*** DELETED AGAINST THIS PROPERTY *** LAURENTIAN BANK OF CANADA	THE CORPORATION OF THE TOWN OF MARKHAM	
		REMARKS: YR1445317 TO YR1616829				
YR1616918	2011/03/02	POSTPONEMENT		AVIVA INSURANCE COMPANY OF CANADA	THE CORPORATION OF THE TOWN OF MARKHAM	C
		REMARKS: YR1444874 TO YR1616829				
YR1616919	2011/03/02	POSTPONEMENT		*** DELETED AGAINST THIS PROPERTY *** D. MADY INVESTMENTS (2010) INC.	THE CORPORATION OF THE TOWN OF MARKHAM	
		REMARKS: YR1446522 TO YR1616829				
YR1657121	2011/06/02	TRANSFER EASEMENT	\$2	JADE-KENNEDY DEVELOPMENT CORPORATION	ROGERS COMMUNICATIONS INC.	C
YR1699150	2011/08/22	APL (GENERAL)		*** DELETED AGAINST THIS PROPERTY *** T & T SUPERMARKET INC.	JADE-KENNEDY DEVELOPMENT CORPORATION	
		REMARKS: YR1445332				
YR1721683	2011/10/03	CHARGE		*** DELETED AGAINST THIS PROPERTY *** JADE-KENNEDY DEVELOPMENT CORPORATION	AVIVA INSURANCE COMPANY OF CANADA	
YR1721715	2011/10/03	POSTPONEMENT		*** DELETED AGAINST THIS PROPERTY *** D. MADY INVESTMENTS (2010) INC.	AVIVA INSURANCE COMPANY OF CANADA	
		REMARKS: YR1446522 & YR1446523 TO YR1721683 DELETED BY YR2005313. DELETED BY CATHY BULMER 2013/09/06				
YR1763873	2011/12/23	CHARGE		*** DELETED AGAINST THIS PROPERTY *** JADE-KENNEDY DEVELOPMENT CORPORATION	LAURENTIAN BANK OF CANADA	
YR1763874	2011/12/23	NO ASSGN RENT GEN		*** DELETED AGAINST THIS PROPERTY *** JADE-KENNEDY DEVELOPMENT CORPORATION	LAURENTIAN BANK OF CANADA	
		REMARKS: YR1763873.				

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

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/ CHKD
YR1763902	2011/12/23	NO ASSGN RENT SPEC		*** DELETED AGAINST THIS PROPERTY *** JADE-KENNEDY DEVELOPMENT CORPORATION	LAURENTIAN BANK OF CANADA	
		REMARKS: YR1445332.				
YR1763907	2011/12/23	POSTPONEMENT		*** DELETED AGAINST THIS PROPERTY *** D. MADY INVESTMENTS (2010) INC.	LAURENTIAN BANK OF CANADA	
		REMARKS: YR1446522 TO YR1763873				
YR1763923	2011/12/23	NOTICE		*** DELETED AGAINST THIS PROPERTY *** JADE-KENNEDY DEVELOPMENT CORPORATION	LAURENTIAN BANK OF CANADA	
		REMARKS: YR1445317				
YR1764062	2011/12/23	POSTPONEMENT		*** DELETED AGAINST THIS PROPERTY *** AVIVA INSURANCE COMPANY OF CANADA	LAURENTIAN BANK OF CANADA	
		REMARKS: YR1721683 TO YR1763873				
YR1832081	2012/06/01	NOTICE		*** DELETED AGAINST THIS PROPERTY *** JADE-KENNEDY DEVELOPMENT CORPORATION	LAURENTIAN BANK OF CANADA	
		REMARKS: YR1763873				
YR1832265	2012/06/01	NOTICE		*** DELETED AGAINST THIS PROPERTY *** JADE-KENNEDY DEVELOPMENT CORPORATION	D. MADY INVESTMENTS (2010) INC.	
		REMARKS: CHARGE NO. YR1446522, SECURITY OF CHARGE YR1832114 OTHER LANDS				
YR1895409	2012/10/05	NO SEC INTEREST	\$2	MORENERGY CAPITAL CORPORATION		C
YR1954840	2013/03/13	NOTICE		THE CORPORATION OF THE CITY OF MARKHAM	JADE-KENNEDY DEVELOPMENT CORPORATTN	C
YR1954841	2013/03/13	POSTPONEMENT		AVIVA INSURANCE COMPANY OF CANADA	THE CORPORATION OF THE CITY OF MARKHAM	C
		REMARKS: YR1444874 TO YR1954840				
YR1954842	2013/03/13	POSTPONEMENT		*** DELETED AGAINST THIS PROPERTY *** AVIVA INSURANCE COMPANY OF CANADA	THE CORPORATION OF THE CITY OF MARKHAM	
		REMARKS: YR1721683 TO YR1954840				
YR1954843	2013/03/13	POSTPONEMENT		*** DELETED AGAINST THIS PROPERTY *** LAURENTIAN BANK OF CANADA	THE CORPORATION OF THE CITY OF MARKHAM	
		REMARKS: YR1445317 TO YR1954840				
YR1954844	2013/03/13	POSTPONEMENT		*** DELETED AGAINST THIS PROPERTY *** LAURENTIAN BANK OF CANADA	THE CORPORATION OF THE CITY OF MARKHAM	
		REMARKS: YR1763873 TO YR1954840				

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



Ontario ServiceOntario

LAND
REGISTRY
OFFICE #65

29759-0814 (LT)

PARCEL REGISTER (ABBREVIATED) FOR PROPERTY IDENTIFIER

PAGE 5 OF 6
PREPARED FOR Lynda001
ON 2021/02/18 AT 14:37:36

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

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/ CHKD
YR1954845	2013/03/13	POSTPONEMENT		*** DELETED AGAINST THIS PROPERTY *** D. MADY INVESTMENTS (2010) INC. DELETED BY CATHY BILMER 2013/09/05	THE CORPORATION OF THE CITY OF MARKHAM	
YRCP1228	2013/04/17	STANDARD CONDO PLAN		JADE KENNEDY DEVELOPMENT CORPORATION		C
YR1966697	2013/04/17	CONDO DECLARATION		YORK REGION STANDARD CONDOMINIUM CORPORATION NO. 1228		C
YR1970477	2013/04/29	CONDO BYLAW/98		REMARKS: BY-LAW NO. 1		C
YR1970484	2013/04/29	CONDO BYLAW/98		REMARKS: BY-LAW NO. 2		C
YR1972811	2013/05/02	DISCH OF CHARGE		*** COMPLETELY DELETED *** LAURENTIAN BANK OF CANADA		
YR1975398	2013/05/10	DISCH OF CHARGE		*** COMPLETELY DELETED *** AVIVA INSURANCE COMPANY OF CANADA		
YR1975654	2013/05/10	NO DET/SURR LEASE		*** COMPLETELY DELETED *** JAKE-KENNEDY DEVELOPMENT CORPORATION		
YR2005313	2013/07/17	DISCH OF CHARGE		*** COMPLETELY DELETED *** D. MADY INVESTMENTS (2010) INC.		
YR2014896	2013/08/06	DISCH OF CHARGE		*** COMPLETELY DELETED *** LAURENTIAN BANK OF CANADA		
YR2061506	2013/11/18	CONDO LIEN/98	\$917	YORK REGION CONDOMINIUM CORPORATION NO. 1228		C
YR2112686	2014/04/03	CONDO BYLAW/98		REMARKS: BYLAW NO 3		C
YR2131732	2014/05/27	APL (GENERAL)		REMARKS: NAME CHANGE FOR THE LIEN CLAIMANT. YR2063732, YR2061501, YR2062938, YR2062939, YR2062940, YR2062941, YR2062942, YR2062943, YR2062936, YR2061503, YR2061504, YR2061505, YR2061506, YR2062937		C

NOTE: ADJOINING PROPERTIES SHOULD BE INVESTIGATED TO ASCERTAIN DESCRIPTIVE INCONSISTENCIES, IF ANY, WITH DESCRIPTION REPRESENTED FOR THIS PROPERTY.
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LAND
REGISTRY
OFFICE #65

29759-0814 (LT)

PARCEL REGISTER (ABBREVIATED) FOR PROPERTY IDENTIFIER

PAGE 6 OF 6
PREPARED FOR Lynda001
ON 2021/02/18 AT 14:37:36

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

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/ CHKD
YR2238302	2014/12/31	CONSTRUCTION LIEN		*** COMPLETELY DELETED *** GUEST TILE INC.	JADE-KENNEDY DEVELOPMENT CORPORATION YORK REGION STANDARD CONDOMINIUM PLAN NO. 1228	
YR2238316	2014/12/31	CONSTRUCTION LIEN	\$10,826	DRAGLAM WASTE & RECYCLING INC.		C
YR2238990	2015/01/05	CONDO AMENDMENT <i>REMARKS: YR1966697. YRCP1228.</i>		JADE-KENNEDY DEVELOPMENT CORPORATION		C
YR2250103	2015/01/30	NO CHNG ADDR CONDO		YORK REGION STANDARD CONDOMINIUM CORPORATION NO. 1228		C
YR2254502	2015/02/10	CERTIFICATE		DRAGLAM WASTE & RECYCLING INC.		C
YR2254665	2015/02/11	CERTIFICATE <i>REMARKS: YR2238302</i>		*** COMPLETELY DELETED *** GUEST TILE INC.		
YR2765791	2017/11/28	APL DEL CONST LIEN <i>REMARKS: YR2238302.</i>		*** COMPLETELY DELETED *** GUEST TILE INC.		
YR3183745	2020/12/16	CONDO BYLAW/98 <i>REMARKS: BY-LAW NO. 4</i>		YORK REGION STANDARD CONDOMINIUM CORPORATION NO. 1228		C

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

APPENDIX C

In the Matter of the Construction Lien Proceeding of Jade-Kennedy Development Corporation
Trustee's Statement of Receipts and Disbursements
For the Period February 13, 2015 to February 15, 2021

Receipts			Notes
Sale of Phase I Commercial Units	\$1,984,525.25		1 (i)
Sale of Phase II Commercial Units	4,911,171.28		1 (ii)
Sale of Phase II Residential	1,546,941.52		1 (iii)
Sale of Phase III Land	1,750,488.73		1 (iv)
Letter of Credit Proceeds	3,028,614.41		
Letter of Credit Fees	(231,742.62)		
Net Letter of Credit Proceeds	2,796,871.79		2
Refund from PowerStream Inc.	212,125.30		3
Cash Collateral from Taron Bond	872,260.28		4
Realty Taxes Collected	97,755.37		5
HST Returns	510,494.57		
HST Collected	82,997.33		
Common Area Expenses Collected	12,930.37		6
Refund from City of Markham	230,691.88		7
Interest on Investments	\$118,160.61		
Miscellaneous Refunds	13,866.32		8
Accounts Receivable	270,447.99		9
Transfers	-		
Total receipts	\$15,411,728.59		
Disbursements			
Payments to Secured Creditors	9,420,993.60		10
Repairs and Maintenance	1,562,231.36		11
Trustee fees	1,480,450.50		
HST paid	583,836.97		
Legal fees and disbursements	592,099.04		12
Third Party Consultants	320,493.27		13
Tarion related payments	188,712.56		14
Common Area Expenses - units available	297,120.64		15
Realty Taxes	217,277.84		5
Realty Taxes paid on behalf of Phase II Purchasers	97,755.37		5
Commission on sale of units	382,275.93		16
Wages	51,676.89		17
Common Area Expenses - on behalf of Phase II Purchasers	12,930.37		6
Utilities	14,501.34		
HST Remitted	17,510.53		
Insurance	62,139.00		18
Appraisal fees	2,595.00		
Administrative disbursement	5,573.75		
ASCEND licenses	340.00		
PST paid	406.40		
Total Disbursements	\$15,310,920.36		
Excess of Receipts over Disbursements before reserves	\$100,808.23		
Represented by:			
Cash	\$100,808.23		
Term Deposits at Bank of Montreal	0.00		
Total	\$100,808.23		

Notes - refer to attached

**In the Matter of the Construction Lien Proceeding of Jade-Kennedy Development Corporation
Trustee's Statement of Receipts and Disbursements
For the Period February 11, 2015 to February 15, 2021**

Notes:

- 1
 - i) The Trustee has sold all of the Phase I units: ten kiosk units and twelve commercial units. Proceeds of \$1,958,796.25 were received for the 19 units that MarshallZehr has a mortgage on and \$88,313.88 was received for the 3 units where no mortgage has been registered. The Trustee collected also collected \$25,729 representing a deposit made by the former purchaser of Unit 60 and this is part of Marshall Zehr's security and is included in the above-noted proceeds. The four Phase I Parking Units are being transferred to YRSCC 1228.
 - ii) The Trustee has closed all of the Phase II commercial units and received proceeds of \$4,911,171.28.
 - iii) The Trustee has closed six residential units and two parking units as follows: a) Suite 1521, received \$269,313.86 on Apr. 28/16 and was required to pay \$9,250 in condo fee arrears; b) Suite 218, received \$250,183.67 on Jun. 16/16 and was required to pay \$8,948.79 in condo fee arrears c) Suite 827, received \$259,850.08 on Jun. 10/16 and was required to pay \$8,754.48 in condo fee arrears; d) Suite 1216, received \$288,628.52 on Aug. 12/16 and was required to pay \$8,948.48 in condo fee arrears; and e) Suite 1527, received \$267,755.17 on Oct. 18/16 and was required to pay \$11,649.67 in condo fee arrears and f) Suite 117, received \$243,762.47 on Nov. 15/16 and was required to pay \$12,155.30 in condo fee arrears. Total proceeds were \$1,519,787.05. The Trustee sold two residential parking units in the condominium tower (178/179) for a total of \$27,154.47. Total proceeds were \$1,546,941.52.
 - iv) The Trustee sold Phase III vacant land for \$1,750,488.73.
- 2 The Trustee completed works resulting in the release all of the Letters of Credit ("LC") by The Regional Municipality of York Region ("York Region"), The City of Markham ("City") and PowerStream. Total gross proceeds of \$3,028,564.41 were received:
 - i) LC 601070 in the amount of \$182,448 was reduced to a maintenance level of \$27,367.20. The Trustee received gross proceeds of \$156,408.39 (including interest) on Oct. 20/15. The bank deducted \$3,862.24 in costs.
 - ii) LC 600723 in the amount of \$196,812 was fully released. The Trustee received gross proceeds of \$228,911.08 (including interest) on Sept. 1/15. The bank deducted \$100,718.60 in costs.
 - iii) LC 600579 in the amount of \$359,100 was reduced to a maintenance level of \$54,000. The Trustee received gross proceeds of \$307,519.36 (including interest) on Nov. 27/15. The bank deducted \$22,664.48 in costs.
 - iv) LC's 601069 in the amount of \$15,000.00 (City) and LC 601063 in the amount of \$19,900.22 (PowerStream) were released. The Trustee received gross proceeds of \$36,603.35 on Nov. 20/15. The bank deducted \$6,491.66 in costs.
 - v) The Trustee received proceeds of \$1,097,101.28 from LC reductions on Sept. 6th and 9th, 2016 as follows: i) \$1,059,464.69 from LC 600796; \$17,636.59 from LC 601064; and \$20,000 from LC 601113.
 - vi) LC 600796/601065 was reduced by \$103,697. The Trustee received this amount on Dec. 6/16.
 - vii) LC 601065 was reduced by \$59,960. The Trustee received this amount on Dec. 19/16.
 - viii) \$81,367.20 was received on Dec. 21/17 for the cancellation of two LCs outstanding with York Region.
 - ix) \$932,798.75 was received on Feb. 24/20 representing the majority of the cash collateral on LC 600796/601064.
 - x) \$24,248 was received on Oct. 31/20 representing the balance of the cash collateral on LC 600796/601064.

The Trustee replaced TD as the LC provider on Apr.21/16.
- 3 The Trustee received a \$212,125.30 refund from PowerStream Inc. representing actual consumption rates lower than estimated.
- 4 The Trustee received deposits held in trust by the Escrow Agent of \$872,260.28 after completion of required repairs by Tarion and the release of the bonds by Aviva.
- 5 The Agreements of Purchase and Sale for the pre-sold 16 Phase II commercial units (closed in early 2015) required the vendor to collect realty taxes from the purchasers for 2014/15 and to remit this to the City of Markham. The Trustee collected \$97,755.32 and subsequently remitted this to the City of Markham. The vendor is responsible for the balance of the 2014 taxes incurred prior to the closing dates, however The City of Markham has confirmed that no property tax bills will be issued for 2014 property taxes.
- 6 The Agreements of Purchase and Sale for the pre-sold 16 Phase II commercial units required the vendor to collect common area expense from the purchasers and remit these amounts to the condo corporation.
- 7 The Trustee has received several realty tax refunds from the City of Markham including \$188,449.76 received as a Development Charge Refund due to a successful OMB appeal.
- 8 Harris Sheaffer LLP ("HS"), real estate counsel to JKDC and the Trustee, held in its accounts funds paid to HS by JKRC as a retainer for fees. HS has sent the remaining retainer funds held by it to the Trustee.
- 9 The Trustee has collected the following receivables: i) \$34,982.13 owing on a Promissory Note from the owner of Units 2025 and 2026, ii) \$87,390 relating to mortgage arrears owing from YRSCC 1228 for a management office it purchased from JKDC, iii) \$139,336.80 prepayment of the outstanding mortgage on the management office; and iv) other of \$8,739.06.
- 10 i) The Trustee has distributed \$1,620,993.60 to lien claimants representing deficiency in the holdbacks as approved by the court. All payments were made from the Phase II commercial proceeds received except for a \$45,781.90 payment made to Brody Wall Systems Ltd. from Phase II residential proceeds and a \$107,820.88 payment to Guest Tile Inc. from Phase I Commercial proceeds.
 - ii) The Trustee has made total distributions to Am-Stat of \$6,710,000 and to MarshallZehr of \$1,090,000 as approved by the Court.
- 11 The Trustee was required to repair deficiencies and complete various works pursuant to developer warranties under Tarion requirements and in connection with various outstanding letters of credit for the benefit of York Region and The Corporation of the City of Markham.
- 12 The Trustee was required to retain the services of certain professionals in order to complete work required by Tarion and the beneficiaries under various letters of credit.
- 13 The Trustee made payments directly to owners for valid delayed occupancy claims as provided for under developer warranties. These payments were made directly in order to avoid additional charges by Tarion.
- 14 Represents condominium fees on units available for sale and arrears that were subject to valid liens as units were sold.
- 15 Represents property taxes bills paid for units available for sale.
- 16 Represents commissions paid on units sold.
- 17 The Trustee had retained the services of a former Mady Development Corporation as a consultant to assist it with on-site duties at the Property.
- 18 The Trustee retained the services of an independent appraiser to value the Phase III vacant land.

APPENDIX D

Court File No. CV-15-10882-00CL

**ONTARIO
SUPERIOR COURT OF JUSTICE
(COMMERCIAL LIST)**

**IN THE MATTER OF THE *CONSTRUCTION LIEN ACT*,
R.S.O. 1990, c. C.30, AS AMENDED**

**AND IN THE MATTER OF AN APPLICATION MADE BY JADE-KENNEDY
DEVELOPMENT CORPORATION FOR THE APPOINTMENT OF A TRUSTEE
UNDER S. 68(1) OF THE
CONSTRUCTION LIEN ACT, R.S.O. 1990, c. C.30, AS AMENDED**

**AFFIDAVIT OF BRYAN A. TANNENBAUM
(Sworn on February 3, 2021)**

I, BRYAN A. TANNENBAUM, of the City of Toronto, in the Province of Ontario,
MAKE OATH AND SAY AS FOLLOWS:

1. I am the President of RSM Canada Limited (“**RSM**”), in its capacity as Court-appointed trustee (in such capacity, the “**Trustee**”), with respect to the lands and premises municipally known as 8321, 8323, 8339 Kennedy Road, Markham, Ontario and commonly known as South Unionville Square, and any and all proceeds arising out of or from such lands and premises; and all personal property of the Debtor and any and all proceeds arising therefrom (the “**Property**”) and, as such, I have knowledge of the matters to which I hereinafter depose. Unless I indicate to the contrary, the facts herein are within my personal knowledge and are true. Where I have indicated that I have obtained facts from other sources, I believe those facts to be true.

2. Attached hereto and marked as **Exhibit “A”** are detailed invoices (the “**Invoices**”) issued by RSM for its fees and disbursements in connection with the proceedings related to the Property pursuant to the Construction Lien Act for the period November 1, 2020 to January 31, 2021 (the “**Appointment Period**”). The total charged by RSM during the Appointment Period were: fees of \$36,586.50 plus HST of \$4,756.25 totaling \$41,342.75.
3. The Invoices are a fair and accurate description of the services provided and the amounts charged by RSM.
4. Attached hereto and marked as **Exhibit “B”** is a schedule summarizing the invoices in Exhibit “A” including the total billable hours charged, the total fees charged and the average hourly rate charged.
5. I make this affidavit in support of a motion for an Order approving the Monitor’s fees and disbursements and for no other or improper purpose.

SWORN remotely by Sam Rappos,
of the City of Markham, Province
of Ontario, before me at the City
of Toronto, in the Province of Ontario,
this 3rd day of February, 2021, in accordance
with O. Reg. 431/20, Administering Oaths or
Declarations Remotely

}



Commissioner for Taking Affidavits
(or as may be)



BRYAN A. TANNENBAUM

EXHIBIT “A”**Detailed Invoices**

This is Exhibit “A” to the Affidavit of
Bryan A. Tannenbaum, sworn on February 3, 2021



A Commissioner for the taking of Affidavits, etc.

EXHIBIT “B”

Calculation of Average Hourly Billing Rates of RSM Canada Limited for the Consultancy and Appointment Period

This is Exhibit “B” to the Affidavit of
Bryan A. Tannenbaum, sworn on February 3, 2021



A Commissioner for the taking of Affidavits, etc.

IN THE MATTER OF THE *CONSTRUCTION LIEN ACT*,
R.S.O. 1990, c. C.30, AS AMENDED

-and-

AND IN THE MATTER OF AN APPLICATION MADE BY
JADE-KENNEDY DEVELOPMENT CORPORATION FOR THE
APPOINTMENT OF A TRUSTEE UNDER S. 68(1) OF THE
CONSTRUCTION LIEN ACT, R.S.O. 1990, c. C.30, AS
AMENDED

Court File No. CV-15-10882-00CL

ONTARIO
SUPERIOR COURT OF JUSTICE
COMMERCIAL LIST

PROCEEDING COMMENCED AT TORONTO

AFFIDAVIT OF BRYAN TANNENBAUM

CHAITONS LLP
5000 Yonge Street, 10th Floor
Toronto, ON M2N 7E9

Sam Rappos (LSO #51399S)
Tel: 416-218-1137
Fax: 416-218-1837
Email: samr@chaitons.com

**Lawyers for the Court-appointed Trustee,
RSM Canada Limited**

APPENDIX E

Court File No. CV15-10882-00CL

**ONTARIO
SUPERIOR COURT OF JUSTICE
(COMMERCIAL LIST)**

**IN THE MATTER OF THE *CONSTRUCTION LIEN ACT*,
R.S.O. 1990, c. C.30, AS AMENDED**

**AND IN THE MATTER OF AN APPLICATION MADE BY
JADE-KENNEDY DEVELOPMENT CORPORATION
FOR THE APPOINTMENT OF A TRUSTEE UNDER SECTION 68(1) OF THE
CONSTRUCTION LIEN ACT, R.S.O. 1990, c. C.30, AS AMENDED**

**AFFIDAVIT OF SAM RAPPOS
(sworn February 17, 2021)**

**I, SAM RAPPOS, of the City of Markham, in the Province of Ontario MAKE OATH
AND SAY AS FOLLOWS:**


1. I am a partner with the law firm of Chaitons LLP (“Chaitons”), lawyers for RSM Canada Limited, in its capacity as Court-appointed *Construction Lien Act* (Ontario) trustee in this proceeding (the “Trustee”), and as such have knowledge of the matters to which I hereinafter depose.

2. Attached hereto as the following exhibits are copies of the following accounts issued by Chaitons totalling \$5,300.42 (comprised of fees of \$4,611.00, disbursements of \$82.90 and HST of \$606.52) with respect to this proceeding:

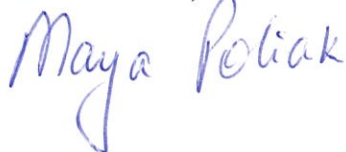
- (a) **Exhibit “A”** - Account for the period up to and including November 30, 2020; and
- (b) **Exhibit “B”** - Account for the period up to and including January 31, 2021.

3. I confirm that the accounts described above accurately reflect the services provided by Chaitons in this matter and the fees and disbursements claimed by it from November 2, 2020 to January 31, 2021.

4. Attached hereto as **Exhibit "C"** is a summary of additional information with respect to Chaitons' accounts, indicating all members of Chaitons who have worked on this matter, their year of call to the bar, total time charged and hourly rates, and I hereby confirm that this list represents an accurate account of such information.

SWORN before me at the City)
of Toronto, this 17th day of)
February, 2021)
)

A Commissioner, etc.





SAM RAPPOS

**THIS IS EXHIBIT "A" TO
THE AFFIDAVIT OF SAM RAPPOS
SWORN BEFORE ME THIS 17th
DAY OF FEBRUARY, 2021**



A Commissioner Etc.

Chaitons^{LLP}

INVOICE NUMBER: 278877

November 30, 2020

RSM CANADA LIMITED
11 KING STREET WEST, SUITE 700
TORONTO, ON M5H 4C7

Re: **SOUTH UNIONVILLE SQUARE (SUSQ)**
Our file: 006998-56866

FOR PROFESSIONAL SERVICES RENDERED on this matter up to and including November 30, 2020:

PROFESSIONAL FEES		
SUBJECT TO HST	\$3,402.00	\$3,402.00
SUB-TOTAL		
DISBURSEMENTS		
NON TAXABLE	\$28.40	
SUBJECT TO HST	\$54.50	\$82.90
SUB-TOTAL		\$449.85
HST at 13.00%		
GRAND TOTAL		<u>\$3,934.25</u>

Amount payable on the current invoice	\$3,934.25
Plus outstanding invoices on this matter	\$1,750.18
Amount Due	<u>\$5,684.43</u>
Trust Balance	

HST No R124110933

INVOICE NUMBER: 278877

E. & O.E. Payment due on receipt of the account. In Accordance with the Solicitor's Act, interest will be charged on any unpaid balance at the rate of 0.5% per annum commencing one month after delivery of this account.

PROFESSIONAL FEES:

Nov 3, 20	SPR	Reviewed parcel register and drafted correspondence;
Nov 4, 20	SPR	Reviewed and drafted correspondence regarding outstanding matters;
Nov 5, 20	SPR	Reviewed and drafted correspondence;
Nov 6, 20	SPR	Reviewed and drafted correspondence;
Nov 8, 20	SPR	Reviewed and drafted correspondence;
Nov 17, 20	SPR	Reviewed and drafted correspondence regarding report to court;
Nov 20, 20	SPR	Reviewed and commented on draft report; reviewed and drafted correspondence;
Nov 23, 20	MP	Review fee affidavit;
Nov 23, 20	SPR	Reviewed and revised draft report; reviewed and drafted correspondence; prepared fee affidavit;
Nov 24, 20	SPR	Drafted notice of motion; finalized motion record for service; reviewed and drafted correspondence;
Nov 25, 20	SPR	Attended to matters related to upcoming motion;
Nov 26, 20	SPR	Drafted orders for upcoming motion; reviewed and drafted correspondence;
Nov 30, 20	SPR	Reviewed and drafted correspondence regarding motion;

TOTAL PROFESSIONAL FEES
HST at 13.00%

\$3,402.00
442.26

DISBURSEMENTS:

Subject to HST:

HST No R124110933

INVOICE NUMBER: 278877

E. & O.E. Payment due on receipt of the account. In Accordance with the Solicitor's Act, Interest will be charged on any unpaid balance at the rate of 0.5% per annum commencing one month after delivery of this account.

3.

	Teraview Charges Taxable	\$54.50	\$54.50
Non-Taxable:	Teraview Charges Non-taxable	\$28.40	\$28.40
	TOTAL DISBURSEMENTS		\$82.90
	HST at 13.00%		7.09
	GRAND TOTAL		\$3,934.25

CHAITONS LLP

per:



 Sam Rappos

HST No R124110933

INVOICE NUMBER: 278877

E. & O.E. Payment due on receipt of the account. In Accordance with the Solicitor's Act, interest will be charged on any unpaid balance at the rate of 0.5% per annum commencing one month after delivery of this account.

Doc#4954712v1

LAWYERS' SUMMARY:

Lawyers and legal assistants involved	Hourly Rate	Hours Billed	Total Billed
MAYA POLIAK	\$540.00	0.20	\$108.00
SAM RAPPOS	\$540.00	6.10	\$3,294.00
Total:		6.30	\$3,402.00

HST No R124110993

INVOICE NUMBER: 278877

E. & O.E. Payment due on receipt of the account. In Accordance with the Solicitor's Act, interest will be charged on any unpaid balance at the rate of 0.5% per annum commencing one month after delivery of this account.

**THIS IS EXHIBIT "B" TO
THE AFFIDAVIT OF SAM RAPPOS
SWORN BEFORE ME THIS 17th
DAY OF FEBRUARY, 2021**



A Commissioner Etc.

Chaitons^{LLP}

INVOICE NUMBER: 279559

January 31, 2021

RSM CANADA LIMITED
11 KING STREET WEST, SUITE 700
TORONTO, ON M5H 4C7

Re: **SOUTH UNIONVILLE SQUARE (SUSQ)**
Our file: **006998-56866**

FOR PROFESSIONAL SERVICES RENDERED on this matter up to and including January 31, 2021:

PROFESSIONAL FEES		
SUBJECT TO HST	\$1,209.00	\$1,209.00
SUB-TOTAL		\$157.17
HST at 13.00%		
GRAND TOTAL		\$1,366.17

Amount payable on the current invoice	\$1,366.17
Plus outstanding invoices on this matter	\$1,750.18
Amount Due	\$3,116.35
Trust Balance	

HST No R124110933

INVOICE NUMBER: 279559

E. & O.E. Payment due on receipt of the account. In Accordance with the Solicitor's Act, interest will be charged on any unpaid balance at the rate of 0.5% per annum commencing one month after delivery of this account.

Chaitons^{LLP}

2.

PROFESSIONAL FEES:

Dec 2, 20 Attended virtual motion before Commercial List and reviewed and drafted correspondence regarding same;

Dec 10, 20 Reviewed and drafted correspondence;

Dec 11, 20 Reviewed and drafted correspondence;

Dec 14, 20 Reviewed and drafted correspondence;

Dec 16, 20 Reviewed and drafted correspondence;

Jan 11, 21 Reviewed and responded to e-mails;

Jan 12, 21 Reviewed and responded to e-mails regarding outstanding matters;

Jan 18, 21 Reviewed and responded to e-mails regarding outstanding matters and scheduling of discharge motion;

To all matters of a general nature not more particularly referred to herein;

TOTAL PROFESSIONAL FEES
HST at 13.00%

\$1,209.00
157.17

GRAND TOTAL

\$1,366.17

CHAITONS LLP



per: _____

Harvey Chaiton

HST No R124110933

INVOICE NUMBER: 279559

E. & O.E. Payment due on receipt of the account. In Accordance with the Solicitor's Act, Interest will be charged on any unpaid balance at the rate of 0.5% per annum commencing one month after delivery of this account.

Chaitons^{LLP}

3.

LAWYERS' SUMMARY:

Lawyers and legal assistants involved	Hourly Rate	Hours Billed	Total Billed
SAM RAPPOS	\$575.00	0.60	\$345.00
SAM RAPPOS	\$540.00	1.60	\$864.00
Total:		2.20	\$1,209.00

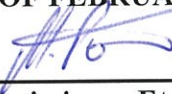
HST No R124110933

INVOICE NUMBER: 279559

E. & O.E. Payment due on receipt of the account. In Accordance with the Solicitor's Act, interest will be charged on any unpaid balance at the rate of 0.5% per annum commencing one month after delivery of this account.

Doc#5002114v2

**THIS IS EXHIBIT "C" TO
THE AFFIDAVIT OF MAYA POLIAK
SWORN BEFORE ME THIS 17th
DAY OF FEBRUARY, 2021**



A Commissioner Etc.

SUMMARY

Lawyer	Year of Call	Hours Billed	Hourly Rate	Amount Billed
Sam Rappos	2005	7.70	\$540.00	\$4,158.00
Sam Rappos	2005	0.60	\$575.00	\$345.00
Maya Poliak	2007	0.20	\$540.00	\$108.00
Total Hours and Amounts Billed		8.50		\$4,611.00
Average Hourly Rate			\$542.48	
Total Disbursements				\$82.90
Total Taxes (HST)				\$606.52
TOTAL				\$5,300.42

IN THE MATTER OF THE *CONSTRUCTION LIEN ACT*, R.S.O. 1990, c. C.30, AS AMENDED
 AND IN THE MATTER OF AN APPLICATION MADE BY JADE-KENNEDY DEVELOPMENT CORPORATION
 FOR THE APPOINTMENT OF A TRUSTEE UNDER SECTION 68(1) OF THE
CONSTRUCTION LIEN ACT, R.S.O. 1990, c. C.30, AS AMENDED

Court File No. CV-15-10882-00CL

ONTARIO
 SUPERIOR COURT OF JUSTICE
 (COMMERCIAL LIST)

Proceedings commenced at Toronto

**FEE AFFIDAVIT OF
 SAM RAPPPOS**

CHATTONS LLP
 5000 Yonge Street, 10th Floor
 Toronto, ON M2N 7E9

Sam Rapppos (LSUC #51399S)
 Tel: (416) 218-1137
 Fax: (416) 218-1837
 E-mail: samr@chaitons.com

Lawyers for the Trustee

**IN THE MATTER OF THE CONSTRUCTION LIEN ACT, R.S.O. 1990, c. C.30, AS AMENDED
AND IN THE MATTER OF AN APPLICATION MADE BY JADE-KENNEDY DEVELOPMENT CORPORATION
FOR THE APPOINTMENT OF A TRUSTEE UNDER SECTION 68(1) OF THE
CONSTRUCTION LIEN ACT, R.S.O. 1990, c. C.30, AS AMENDED**

Court File No. CV15-10882-00CL

**ONTARIO
SUPERIOR COURT OF JUSTICE
(COMMERCIAL LIST)**

Proceedings commenced at Toronto

**MOTION RECORD OF
THE TRUSTEE**

(re Parking Units, Landowners Agreement, and
discharge of Trustee)
(motion returnable February 24, 2021)

CHAITONS LLP
5000 Yonge Street, 10th Floor
Toronto, ON M2N 7E9

Sam Rappos (LSO #51399S)
Tel: (416) 218-1137
Fax: (416) 218-1837
E-mail: samr@chaitons.com

**Lawyers for RSM Canada Limited,
Court-appointed Trustee**