NOTICE AND STATEMENT OF RECEIVER
(SECTION 245(1) AND 246(1) OF THE
BANKRUPTCY AND INSOLVENCY ACT (CANADA))

TDB Restructuring Limited
Licensed Insolvency Trustee

11 King St. W., Suite 700
Toronto, ON M5H 4C7

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IN THE MATTER OF THE RECEIVERSHIP OF 1000195736 ONTARIO LTD., 1000193772 ONTARIO LTD. AND MORGIS CORPORATION

The receiver gives notice and declares that:

1. On the 5th day of July 2024, the undersigned, TDB Restructuring Limited, was appointed as receiver (the "**Receiver**") without security, of (i) the real property legally described in **Schedule** "**A**" hereto (the "**Real Property**"), and (ii) all of the assets, undertakings of 1000195736 Ontario Ltd. ("**736 Ont**"), 1000193772 Ontario Ltd. ("**772 Ont**"), and Morgis Corporation ("**Morgis** and collectively with 736 Ont and 772 Ont, the "**Debtors**") acquired for, or used in relation to a business carried on the by the Debtors (the "**Property**"), each an insolvent person, that is described below.

Assets (Note 1)	**Net Book Value (Note 1)**
Cash and cash equivalents	$ 165,647
Property, plant and equipment	125,585
Investments	63,617,940
Total assets	**$63,009,172**

Note 1: Notwithstanding that on July 5th, 10th and 12th, 2024 the Receiver contacted the principal of the Debtors, Mr. Christopher Morgis, and counsel for the Debtors, Tyr LLP, to request the information required for the Notice and Statement of the Receiver, Mr. Morgis and counsel for the Debtors has not to date provided the Receiver with the required information. The information set out above in respect of the assets of the Debtors was obtained by the Receiver from documentation filed with the Court on June 25, 2024, which documentation is dated June 24, 2024. The Receiver understands that the net book values set out above are as at December 31, 2023.

2. The undersigned became a receiver in respect of the Debtors by virtue of being appointed by order dated July 5, 2024 (the "**Appointment Order**") of the Ontario Superior Court of Justice – Commercial List (the "**Court**").

3. The undersigned commenced the exercise of its powers under the Appointment Order on the 5th day of July, 2024.

4. The following information relates to the receivership:

    a. Address of the Debtors: 18 Doctors Lane, Suite 760, King City, Ontario L7B 1A8.

    b. Principal line of business: Real estate development.

    c. Location of business: 18 Doctors Lane, Suite 760, King City, Ontario L7B 1A8.

    d. The approximate amounts owed to parties who appear to hold a security interest on the Debtor's assets include:

Secured Creditor	Indebtedness	Borrower
1599285 Ontario Limited. Rick Berwick 2702749 Ontario Inc. Peter Adamo Crocetta Adamo Anjay Limited A-One Auto Investments Inc. Cinzia Sorrenti ELCRM Holdings Inc. Sergio Molella Donald Ierfino Pierina Pizzardi Pizzardi Investments Amond Management Inc. Salisi Investments Ltd. Lorenzo Antonini Carmen Antonini Tina Betti Anthony Bondi Giuseppa Bondi C.P.M.C Marquez Holdings Inc. (collectively, the "**Loan 1 Lenders**")	$15,500,000	Morgis Corp.
Fredy Rossi 2438747 Ontario Limited 2205633 Ontario Limited 1620375 Ontario Limited 1288601 Ontario Limited Amstel Manufacturing (1993) Inc. Bruce McKinlay Salisi Investments Ltd. M Antonini Holdings Inc. Gabriele Pizzardi (collectively, the "**Loan 2 Lenders**")	$33,000,000	Morgis Corp. 772 Ont. 736 Ont.
Imperio SA Holdings Inc. Ronald Chemij Mary Chemij Terry Chemij Luba Chemij Donald Ierfino Taxmart Inc. (collectively, the "**Loan 3 Lenders**")	$4,500,000	Morgis Corp. 772 Ont. 736 Ont.

e. A list of creditors relating to the Debtors and other required information has not been provided to the Receiver by the principal of the Debtors or the Debtors' counsel as required pursuant to S. 245(3) of the *Bankruptcy and Insolvency Act* and the Appointment Order. On this basis, the only information the Receiver has is for counsel to the secured creditors listed above. A mailing list of the parties to whom this notice has been sent is attached hereto as **Appendix** "**A**".

f. The current intended plan of the Receiver, to the extent that such a plan has been determined, is to realize on the Property of the Debtors.

g. Contact person for the Receiver:

Arif Dhanani
TDB Restructuring Limited
11 King Street West
Suite 700, PO Box 27
Toronto, Ontario M5H 4C7
Telephone: (647) 725-0183
E-mail: adhanani@tdbadvisory.ca

Additional information: A copy of the Appointment Order and other pertinent information in respect of the receivership administration will be posted on the Receiver's website in accordance with the Court's e-Service Protocol at:

https://tdbadvisory.ca/insolvency-case/morgis-corporation-et-al/

Dated at Toronto this 15th day of July, 2024.

TDB RESTRUCTURING LIMITED, solely in its capacity as Court-appointed Receiver of 1000195736 Ontario Ltd., 1000193772 Ontario Ltd. and Morgis Corporation and not in its personal or corporate capacity

Per: Arif Dhanani, CPA, CA, CIRP, LIT
Managing Director

SCHEDULE "A"

DESCRIPTION OF REAL PROPERTY

1. PIN: 21169-0184 (LT)

   Description: PCL 1-1 SEC M380; PT LT 1 PL M380 TORONTO; PT LT 2 PL M380 TORONTO; PT LT 3 PL M380 TORONTO , IF ANY, COMM AT A POINT IN THE SLY LIMIT OF SAID LT 2 DISTANT 5 FT MEASURED ELY THEREON FROM THE S WLY ANGLE OF SAID LT; THENCE ELY ALONG THE SLY LIMIT OF SAID LT 2, BEING THE NLY LIMIT OF EGLINTON AV W, 45 FT MORE OR LESS TO A POINT DISTANT 78 FT 10 INCHES MEASURED WLY FROM THE SE ANGLE OF LT 3 ON SAID PL; THENCE NLY IN A STRAIGHT LINE 113 FT 4 1/2 INCHES MORE OR LESS TO A POINT IN THE NLY LIMIT OF SAID LT 2 DISTANT 80 FT 6 3/4 INCHES MEASURED WLY THEREON FROM THE N ELY ANGLE OF SAID LT 3; THENCE WLY ALONG THE NLY LIMITS OF SAID LOTS 2 AND 1, 39 FT 7 1/2 INCHES MORE OR LESS TO A POINT IN THE SAID NLY LIMIT OF SAID LT 1 DISTANT 1 FT 6 3/4 INCHES MEASURED WLY THEREON FROM THE N ELY ANGLE OF SAID LT; THENCE SLY IN A STRAIGHT LINE 113 FT 5 3/4 INCHES MORE OR LESS TO THE POC; 1. S/T THE RIGHT OF THE OWNERS OF PCL 2664, SEC L TORONTO, TO USE THE WLY WALL OF THE BRICK STORE BUILDINGS, INCLUDING THE FOOTINGS THEREOF SITUATED ON THE LANDS IN THE ABOVE PCL OR ANY PT THEREOF AS A PARTY WALL , TO FORM THE ELY WALL OR A PT THEREOF OF ANY BUILDING OR BUILDINGS WHICH ARE NOW OR MAY HEREAFTER BE ERECTED ON THE LANDS KNOWN AS PCL 2664, SEC L TORONTO, CONTIGUOUS WITH THE SAID WLY WALL OR ANY PT THEREOF; 2. T/W THE RIGHT TO MAINTAIN THE WLY WALL OF THE BRICK STORE BUILDINGS (INCLUDING THE FOOTINGS THEREOF) SITUATE ON THE LANDS IN THE ABOVE PCL OVER THE LANDS IMMEDIATELY ADJOINING TO THE W OF THESE LANDS IN THE POSITION NOW OCCUPIED BY THE SAID WLY WALL; THE OWNER OR OWNERS FROM TIME TO TIME EITHER OF THE PARCELS AFOREMENTIONED MAY EXTEND THE SAID WLY WALL IN A NLY DIRECTION OR ADD TO THE HEIGHT THEREOF, AND MAY REBUILD THE SAME IN CASE OF THE PARTIAL OR TOTAL DESTRUCTION THEREOF AND WHEN ALL OR ANY PORTION OF THE SAID WLY WALL INCLUDING ANY EXT THEREOF AND ADDITION THERETO, SHALL BE USED BY SUCH AN OWNER OR OWNERS BY WHOM OR BY ANY OF WHOSE PREDECESSORS IN TITLE, THE PROPER SHARE OF THE COSTS OF CONSTRUCTION OF THE PORTION OF THE WALL SO USED WAS NOT PAID, HE, SHE OR THEY SHALL PAY TO THE PERSON OR PERSONS WHO CONSTRUCTED THE SAME OR TO HIS, OR THEIR HER, OR THEIR HEIRS, EXECUTORS, ADMINISTRATORS OR ASSIGNS, ONE-HALF OF THE VALUE AT THE TIME OF SUCH USE AND THEREAFTER ONE-HALF OF THE COST OF MAINTENANCE OF THE WHOLE THICKNESS OF THE PORTION OF SUCH WALL SO USED BY HIM, HER OR THEM, AND THE SUM SO TO BE PAID SHALL, UNTIL PAID, REMAIN A CHARGE UPON THE LAND OF THE PERSON OR PERSONS LIABLE TO PAY THE SAME. AND IT IS AGREED THAT THE COVENANTS HEREIN CONTAINED SHALL RUN WITH THE LAND, BUT NO COVENANT HEREIN

CONTAINED SHALL BE PERSONALLY BINDING ON ANY PERSON EXCEPT IN RESPECT OF BREACHES, DURING HIS, HER OR THEIR SEISEN OR TITLE TO THE SAID LANDS; AND IT IS FURTHER AGREED THAT WHENEVER THE SAID WLY WALL SHALL BE EXTENDED IN HEIGHT THE CHIMNEYS, IF ANY, PREVIOUSLY BUILT IN SUCH WALL SHALL BE CARRIED UP TO A PROPER HEIGHT AND ANY INJURY CAUSED BY SUCH EXT SHALL BE MADE GOOD AND SUCH EXT OF THE WALL AND CHIMNEYS SHALL BE AT THE EXPENSE OF THE PARTY MAKING THE EXT. AND IT IS AGREED THAT IF THE PARTIES CANNOT AGREE AS TO ANY VALUE ABOVE MENTIONED, THE AMOUNT THEREOF SHALL BE REFERRED TO THREE DISINTERESTED PERSONS AS VALUATORS OF WHOM THE OWNER OR OWNERS FROM TIME TO TIME OF EACH OF THE SAID PARCELS SHALL APPOINT ONE AND THESE TWO VALUATORS SHALL APPOINT A THIRD AND THE DECISION OF THE THREE SAID VALUATORS OR OF ANY TWO OF THEM IN WRITING UNDER THEIR HANDS SHALL BE BINDING ON THE PARTIES HERETO, THEIR RESPECTIVE HEIRS, EXECUTORS, ADMINISTRATORS AND ASSIGNS; AND IT IS FURTHER AGREED THAT ANY REPAIRS, ADDITIONS OR EXTENSIONS TO THE SAID WLY WALL SHALL BE OF GOOD MATERIALS AND WORKMANSHIP AND WHEN BUILT SHALL BE AND REMAIN A PARTY WALL; 3. S/T A FREE AND UNINTERRUPTED ROW FOR THE USE OF THE OWNER OF PARCELS 2664, SEC L TORONTO, 3887, SEC K TORONTO AND 1-1-A, SEC M256, THEIR HEIRS AND ASSIGNS, INGRESS AND EGRESS FOR PERSONS, ANIMALS AND VEHICLES, THROUGH OVER AND ALONG THOSE PARTS OF LOTS 1 AND 2 ON PL M380, DESCRIBED AS FOLLOWS: COMM AT A POINT IN THE NLY LIMIT OF LT 1, 1 FT 6 3/4 INCHES WLY FROM THE N ELY ANGLE OF LT 1; THENCE SLY ALONG A LINE, WHICH IF PRODUCED WOULD INTERSECT THE S LIMIT OF LT 2 AT A POINT 5 FT ELY FROM THE SW ANGLE OF LT 2, 17 FT 11 INCHES MORE OR LESS TO A LINE DRAWN PARALLEL TO THE N LIMIT OF EGLINTON AV AS WIDENED FROM A POINT IN THE W LIMIT OF LT 1 DISTANT 96 FT NLY FROM THE N LIMIT OF EGLINTON AV AS WIDENED; THENCE N ELY IN A STRAIGHT LINE 19 FT 6 INCHES TO THE INTERSECTION WITH A LINE DRAWN FROM A POINT IN THE NLY LIMIT OF LT 2 AND DISTANT 16 FT 01/2 INCH ELY FROM THE N WLY ANGLE THEREOF TO A POINT IN THE NLY LIMIT OF EGLINTON AV AS WIDENED 25 FT ELY FROM ITS INTERSECTION WITH THE WLY LIMIT OF LT 2, THE SAID POINT BEING 10 FT 6 INCHES MORE OR LESS SLY ON THE SAID LINE FROM THE SAID NLY LIMIT OF LT 2; THENCE ELY PARALLEL TO THE SAID NLY LIMIT OF LT 2, 22 FT 3 1/2 INCHES MORE OR LESS TO THE INTERSECTION WITH A LINE DRAWN FROM A POINT IN THE NLY LIMIT OF EGLINTON AV AS WIDENED 78 FT 10 INCHES WLY FROM THE SE ANGLE OF LT 3 ON SAID PL TO A POINT IN THE N LIMIT OF LT 2, 80 FT 6 3/4 INCHES WLY FROM THE NE ANGLE OF LT 3; THENCE NLY ALONG THE SAID LAST MENTIONED LINE 10 FT 6 INCHES MORE OR LESS TO THE NLY LIMIT OF LT 2; THENCE WLY ALONG THE NLY LIMIT OF LOTS 2 AND 1, 39 FT 7 1/2 INCHES MORE OR LESS TO THE POC AS IN LT346559; 4. T/W A FREE AND UNINTERRUPTED ROW, INGRESS AND EGRESS, FOR PERSONS, ANIMALS AND VEHICLES, THROUGH, ALONG AND OVER THOSE PARTS OF LOTS 1 AND 2 BLK 'A', PL M256, DESCRIBED AS FOLLOWS: COMM AT A POINT IN THE E LIMIT OF

LT 1, 96 FT NLY THEREON FROM THE NLY LIMIT OF EGLINTON AV AS WIDENED BY BY-LAW 11494; THENCE WLY PARALLEL TO THE SAID NLY LIMIT OF EGLINTON AV AS WIDENED 125 FT; THENCE NLY PARALLEL TO THE E LIMIT OF LT 1, 12 FT; THENCE ELY PARALLEL TO THE SAID NLY LIMIT OF EGLINTON AV AS WIDENED 125 FT TO THE SAID E LIMIT OF LT 1; THENCE SLY ALONG THE SAID E LIMIT 12 FT TO THE POC; PROVIDED THAT THE PROJECTIONS, INCLUDING THE PROJECTION OF THE SECOND STOREY OF THE BUILDING SITUATE ON PCL 1-1-A, SEC M256, EXISTING ON THIS DATE AND A FIRE ESCAPE TO BE ERECTED IN CONNECTION THEREWITH, OVER THE SAID ROW OR ANY PT THEREOF SHALL BE DEEMED NOT TO BE AN ENCROACHMENT UPON THE SAID ROW; 5. T/W A FREE AND UNINTERRUPTED ROW, INGRESS AND EGRESS, FOR PERSONS ANIMALS AND VEHICLES, THROUGH, ALONG AND OVER THOSE PARTS OF LOTS 1 AND 2 ON PL M380, DESCRIBED AS FOLLOWS: COMM AT A POINT IN THE WLY LIMIT OF SAID LT 1 DISTANT 96 FT NLY THEREON FROM EGLINTON AV AS WIDENED UNDER BY-LAW 11494; THENCE NLY ALONG THE SAID WLY LIMIT OF LT 1, 18 FT MORE OR LESS TO THE N WLY ANGLE THEREOF; THENCE ELY ALONG THE NLY LIMIT OF LT 1, 48 FT 5 1/4 INCHES MORE OR LESS TO A POINT 1 FT 6 3/4 INCHES WLY THEREON FROM THE NE ANGLE OF LT 1; THENCE SLY ALONG A LINE, WHICH IF PRODUCED WOULD INTERSECT THE S LIMIT OF LT 2 AT A POINT THEREIN DISTANT 5 FT ELY FROM THE SW ANGLE OF LT 2, A DISTANCE OF 17 FT 11 INCHES MORE OR LESS TO A LINE DRAWN PARALLEL TO THE N LIMIT OF EGLINTON AV AS WIDENED FROM THE POC; THENCE WLY ALONG THE SAID MENTIONED LINE 49 FT 4 3/4 INCHES MORE OR LESS TO THE POC; 6. T/W A FREE AND UNINTERRUPTED ROW OVER THE WLY 4 FT 6 INCHES OF LT 90 AND THE ELY 5 FT 6 INCHES OF LT 91 ON PL M512; 7. S/T THE RIGHT OF THE OWNER OF PCL 2664, SEC L TORONTO, TO USE (FOR THE PURPOSE OF ACCESS AND INGRESS TO AND EGRESS FROM THE LANDS COMPRISED IN SAID PCL 2664 OR ANY PT THEREOF, AND/OR THE BUILDINGS THEREON AND FOR THE TURNING OF VEHICLES USING THE ROW 3RDLY, 4THLY, 5THLY AND 6THLY ABOVE DESCRIBED) THE SPACE AT THE REAR OF THE BUILDINGS NOW SITUATED UPON THE LANDS COMPRISED IN ABOVE PCL EXTENDING NLY FROM THE NLY LIMIT AND ITS PRODUCTION ELY AND WLY OF THE SAID BUILDINGS TO THE SLY LIMIT OF THE SAID ROW 3RDLY, 4THLY, 5THLY AND 6THLY. PROVIDED ALWAYS THAT THE RIGHTS THEREBY GRANTED SHALL BE EXERCISED IN SUCH MANNER AS NOT UNREASONABLY TO INTERFERE WITH THE REASONABLE AND PROPER USE OF THE SPACE AT THE REAR OF THE RESPECTIVE BUILDINGS AFORESAID BY THE OWNER AND/OR ANY TENANT OR OCCUPANT OF ANY OF THE SAID BUILDINGS RESPECTIVELY AND/OR BY PERSONS HAVING DEALINGS WITH SUCH OWNER AND/OR ANY SUCH TENANT OR OCCUPANT AS IN LT350268; 8. T/W THE RIGHT TO USE (FOR THE PURPOSE OF ACCESS AND INGRESS TO AND EGRESS FROM THE LANDS COMPRISED IN PCL 2665, SEC L TORONTO, OR ANY PT THEREOF AND/OR THE BUILDINGS THEREON FOR THE TURNING OF VEHICLES USING THE ROW DESCRIBED IN THE ABOVE 3RDLY, 4THLY, 5THLY AND 6THLY) THE SPACE AT THE REAR OF THE BUILDINGS NOW SITUATED UPON THE LANDS COMPRISED

IN PCL 2664, SEC L TORONTO, EXTENDING NLY FROM THE NLY LIMIT OF THE SAID BUILDINGS TO THE SLY LIMIT OF THE SAID ROW DESCRIBED IN THE SAID 3RDLY, 4THLY, 5THLY AND 6THLY. PROVIDED ALWAYS THAT THE RIGHTS THEREBY GRANTED SHALL BE EXERCISED IN SUCH MANNER AS NOT UNREASONABLY TO INTERFERE WITH THE REASONABLE THE AND PROPER USE OF THE SPACE AT THE REAR OF THE RESPECTIVE BUILDINGS AFORESAID BY THE OWNER AND/OR ANY TENANT OR OCCUPANT OF ANY OF THE SAID BUILDINGS RESPECTIVELY AND/OR BY PERSONS HAVING DEALINGS WITH SUCH OWNER AND/OR ANY SUCH TENANT OR OCCUPANT; TORONTO ; SUBJECT TO A TEMPORARY EASEMENT AS SET OUT IN EXPROPRIATION PLAN AS IN AT4214429; CITY OF TORONTO

Address: 350 Eglinton Avenue, West, Toronto, Ontario

2. PIN: 21169-0183 (LT)

Description: PCL 1-2 SEC M380; PT LT 1 PL M380 TORONTO; PT LT 2 PL M380 TORONTO COMM AT THE S WLY ANGLE OF SAID LT 1; THENCE ELY ALONG THE SLY LIMITS OF LOTS 1 AND 2 - 55 FT MORE OR LESS TO A POINT IN THE SAID SLY LIMIT OF SAID LT 2 DISTANT 5 FT MEASURED ELY THEREON FROM THE S WLY ANGLE OF SAID LT 2; THENCE NLY IN A STRAIGHT LINE 113 FT 5 3/4 INCHES MORE OR LESS TO A POINT IN THE NLY LIMIT OF SAID LT 1 DISTANT 1 FT 6 3/4 INCHES MEASURED WLY THEREON FROM THE N ELY ANGLE OF SAID LT; THENCE WLY ALONG THE NLY LIMIT OF SAID LT 1 - 48 FT 5 1/4 INCHES MORE OR LESS TO THE N WLY ANGLE OF SAID LT; THENCE SLY ALONG THE WLY LIMIT OF SAID LT 1 -114 FT MORE OR LESS TO THE POC; S/T LT345020; T/W LT345020; S/T LT346559; T/W LT346559 (S/T LT263283); S/T LT350268; T/W LT350268; TORONTO ; SUBJECT TO A TEMPORARY EASEMENT AS SET IN EXPROPRIATION PLAN AS IN AT4214430; CITY OF TORONTO

Address: 356 Eglinton Avenue, West, Toronto, Ontario

3. PIN: 21169-0182 (LT)

Description: PCL 1-3-A SEC M256; PT LT 1 BLK A PL M256 TORONTO COMM AT A POINT IN THE NLY LIMIT OF EGLINTON AV AS WIDENED BY BY-LAW # 11494 OF THE CORPORATION OF THE CITY OF TORONTO AT THE INTERSECTION WITH THE ELY LIMIT OF THE SAID LT 1. THENCE WLY ALONG THE SAID NLY LIMIT OF EGLINTON AV 34 FT 6 1/2 INCHES MORE OR LESS TO THE INTERSECTION WITH THE PRODUCTION SLY OF THE CENTRE LINE OF THE PARTY WALL BTN THE BUILDINGS ERECTED ON THESE LANDS AND ON LAND LYING WLY AND ADJACENT THERETO. THENCE NLY ALONG THE SAID PRODUCTION TO AND ALONG THE SAID CENTRE LINE OF WALL AND ITS PRODUCTION NLY IN ALL 96 FT. THENCE ELY PARALLEL TO THE SAID NLY LIMIT OF EGLINTON AV 34 FT 6 1/2 INCHES TO THE INTERSECTION WITH THE SAID ELY LIMIT OF LT 1. THENCE SLY ALONG THE SAID ELY LIMIT OF LT 1, 96

FT TO THE FRONT OF COMMENCEMENT; T/W A ROW OVER PARTS OF LOTS 1 AND 2 IN BLK A ON PL M256; COMM AT A POINT IN THE ELY LIMIT OF LT 1 DISTANT 96 FT MEASURED NLY THEREON FROM THE SAID NLY LIMIT OF EGLINTON AV AS WIDENED. THENCE WLY PARALLEL TO THE SAID NLY LIMIT OF EGLINTON AV AS WIDENED 125 FT. THENCE NLY PARALLEL TO THE SAID ELY LIMIT OF LT 1, 12 FT. THENCE ELY PARALLEL TO THE NLY LIMIT OF EGLINTON AV 125 FT TO ITS INTERSECTION WITH THE SAID ELY LIMIT OF LT 1. THENCE SLY ALONG THE SAID ELY LIMIT OF LT 1, 12 FT TO THE POC. PROVIDED THAT THE PROJECTIONS INCLUDING THE PROJECTIONS OF THE SECOND STORY OF THE BUILDING SITUATE ON THE LANDS DESCRIBED IN PCL 3021 SEC K TORONTO EXISTING AT THIS DATE JULY 5, 1943 T/W THE FIRE ESCAPE ERECTED IN CONNECTION HEREWITH OVER THE SAID ROW OR ANY PT THEREOF SHALL BE DEEMED NOT TO BE AN ENCROACHMENT UPON THE SAID ROW; T/W A ROW OVER THAT PT OF LT 125 ON PL M512; COMM AT A POINT IN THE ELY LIMIT OF LT 125 DISTANT 96 FT MEASURED NLY THEREON FROM THE SE ANGLE OF SAID LT. THENCE WLY PARALLEL TO THE SLY LIMIT OF SAID LT 22 FT 4 INCHES MORE OR LESS TO A POINT 77 FT 8 INCHES MEASURED ELY FROM THE WLY LIMIT OF LT 124 ON SAID PL. THENCE NLY IN A STRAIGHT LINE 14 FT MORE OR LESS TO A POINT IN THE NLY LIMIT OF THE SAID LT 125 DISTANT 77 FT 8 INCHES MEASURED ELY THEREON FROM THE NW ANGLE OF LT 124. THENCE ELY ALONG THE NLY LIMIT OF LT 125, 22 FT 4 INCHES MORE OR LESS TO THE NE ANGLE THEREOF. THENCE SLY ALONG THE ELY LIMIT OF LT 125 A DISTANCE OF 14 FT MORE OR LESS TO THE POB; T/W A ROW OVER THE WLY 4 FT 6 INCHES OF LT 90 AND THE ELY 5 FT 6 INCHES OF LT 91 ON PL M512; T/W A ROW OVER PARTS OF LOTS 1 AND 2 ON PL M380; COMM AT A POINT IN THE WLY LIMIT OF LT 1 DISTANT 96 FT NLY THEREON FROM EGLINTON AV AS WIDENED BY BY-LAW # 11494. THENCE NLY ALONG THE SAID WLY LIMIT OF LT 1,18 FT MORE OR LESS TO THE N WLY ANGLE THEREOF. THENCE ELY ALONG THE NLY LIMIT OF LT 1, 48 FT 5 1/4 INCHES MORE OR LESS TO A POINT 1 FT 6 3/4 INCHES WLY THEREON FROM THE NE ANGLE OF SAID LT 1. THENCE SLY ALONG A LINE WHICH IF PRODUCED WOULD INTERSECT THE S LIMIT OF LT 2 AT A POINT THEREIN DISTANT 5 FT ELY FROM THE SW ANGLE OF LT 2 A DISTANCE OF 17 FT 11 INCHES MORE OR LESS TO A LINE DRAWN PARALLEL TO THE N LIMIT OF EGLINTON AV AS WIDENED FROM THE POC. THENCE WLY ALONG THE SAID MENTIONED LINE 49 FT 4 3/4 INCHES MORE OR LESS TO THE POC; T/W A ROW OVER PARTS OF LOTS 1 AND 2 ON PL M380; COMM AT A POINT IN THE NLY LIMIT OF LT 1 DISTANT 1 FT 6 3/4 INCHES WLY THEREON FROM THE N ELY ANGLE OF LT 1. THENCE SLY ALONG A LINE WHICH IF PRODUCED WOULD INTERSECT THE S LIMIT OF LT 2 AT A POINT THEREON 5 FT ELY FROM THE SW ANGLE OF LT 2 AT A DISTANCE OF 17 FT 11 INCHES MORE OR LESS TO A LINE DRAWN PARALLEL TO THE N LIMIT OF EGLINTON AV AS WIDENED FROM A POINT IN THE W LIMIT OF LT 1 DISTANT 96 FT NLY FROM THE N LIMIT OF EGLINTON AV AS WIDENED. THENCE N ELY IN A STRAIGHT LINE 19 FT 6 INCHES TO THE INTERSECTION WITH A LINE DRAWN FROM A POINT IN THE NLY LIMIT OF LT 2 AND DISTANT 16 FT 1/2 AN INCH MEASURED ELY THEREON FROM THE N

WLY ANGLE THEREOF TO A POINT IN THE NLY LIMIT OF EGLINTON AV AS WIDENED, DISTANT 25 FT MEASURED ELY THEREON FROM ITS INTERSECTION WITH THE WLY LIMIT OF LT 2, THE SAID POINT BEING DISTANT 10 FT 6 INCHES MORE OR LESS MEASURED SLY ON THE SAID LINE FROM THE SAID NLY LIMIT OF LT 2. THENCE ELY PARALLEL TO THE SAID NLY LIMIT OF LT 2, 22 FT 3 1/2 INCHES MORE OR LESS TO THE INTERSECTION WITH A LINE DRAWN FROM A POINT IN THE NLY LIMIT OF EGLINTON AV AS WIDENED DISTANT 78 FT 10 INCHES MEASURED WLY FROM THE SE ANGLE OF LT 3 ON SAID PL TO A POINT IN THE N LIMIT OF SAID LT 2 DISTANT 80 FT 6 3/4 INCHES MEASURED WLY THEREON FROM THE NE ANGLE OF LT 3. THENCE NLY ALONG THE SAID LAST MENTIONED LINE 10 FT 6 INCHES MORE OR LESS TO THE NLY LIMIT OF LT 2. THENCE WLY ALONG THE NLY LIMIT OF SAID LT 2 AND 1, 39 FT 7 1/2 INCHES MORE OR LESS TO THE POC; CITY OF TORONTO

Address: 366 Eglinton Avenue West, Toronto, Ontario

4. PIN: 21169-0181 (LT)

Description: PCL 1-1-A SEC M256; PT LT 1 N/S EGLINTON AV BLK A PL M256 TORONTO; PT LT 2 N/S EGLINTON AV BLK A PL M256 TORONTO COMM AT A POINT IN THE NLY LIMIT OF EGLINTON AV AS WIDENED BY BY-LAW 11494 DISTANT 34 FT 6 1/2 INCHES MORE OR LESS WLY FROM ITS INTERSECTION WITH THE E LIMIT OF SAID LT 1; THENCE WLY ALONG SAID NLY LIMIT OF EGLINTON AV A DISTANCE OF 90 FT 5 1/2 INCHES MORE OR LESS TO A POINT; THENCE NLY PARALLEL TO THE LINE BTN SAID LOTS 1 AND 2 A DISTANCE OF 109 FT 11 INCHES MORE OR LESS TO A POINT DISTANT 120 FT NLY FROM THE SLY LIMIT OF SAID LT 2; THENCE ELY PARALLEL WITH THE SAID S LIMITS OF SAID LOTS 1 AND 2 A DISTANCE OF 125 FT MORE OR LESS TO THE E LIMIT OF SAID LT 1; THENCE SLY ALONG THE LAST MENTIONED LIMIT A DISTANCE OF 13 FT 11 INCHES MORE OR LESS TO A POINT; THENCE WLY PARALLEL TO THE SAID NLY LIMIT OF EGLINTON AV A DISTANCE OF 34 FT 6 1/2 INCHES MORE OR LESS TO ITS INTERSECTION WITH THE PRODUCTION NLY OF THE CENTRE LINE OF THE PARTY WALL BTN THE BUILDINGS ERECTED ON THIS LAND AND ON LAND LYING ELY AND ADJACENT THERETO; THENCE SLY ALONG SAID PRODUCTION TO AND ALONG SAID CENTRE LINE OF WALL AND ITS PRODUCTION SLY IN ALL 96 FT MORE OR LESS TO THE POC; S/T A FREE AND UNINTERRUPTED ROW INGRESS AND EGRESS FOR PERSONS, ANIMALS AND VEHICLES THROUGH, ALONG AND UPON THAT CERTAIN PCL OF LAND DESCRIBED AS FOLLOWS: PARTS OF LOTS 1 AND 2 ON BLK A ON PL M256 AS FOLLOWS: COMM AT A POINT IN THE E LIMIT OF LT 1, 96 FT NLY FROM THE NLY LIMIT OF EGLINTON AV AS WIDENED BY BY-LAW 11494; THENCE WLY PARALLEL TO THE SAID NLY LIMIT OF EGLINTON AV AS WIDENED 125 FT; THENCE NLY PARALLEL TO THE E LIMIT OF LT 1, 12 FT; THENCE ELY PARALLEL TO THE SAID NLY LIMIT OF EGLINTON

AV AS WIDENED 125 FT TO THE E LIMIT OF LT 1; THENCE SLY ALONG THE SAID E LIMIT 12 FT TO THE POC; PROVIDED THAT THE PROJECTIONS INCLUDING THE PROJECTION OF THE SECOND STOREY BUILDINGS SITUATE ON THE ABOVE PCL EXISTING ON THIS DATE AND A FIRE ESCAPE TO BE ERECTED IN CONNECTION THEREWITH OVER THE SAID ROW OR ANY PT THEREOF SHALL BE DEEMED NOT TO BE AN ENCROACHMENT UPON THE SAID ROW; T/W A FREE AND UNINTERRUPTED ROW, INGRESS AND EGRESS, FOR PERSONS, ANIMALS AND VEHICLES THROUGH, ALONG AND OVER THAT PT OF LT 125 ON PL M512 (BOROUGH OF E YORK) DESCRIBED AS FOLLOWS: COMM AT A POINT IN THE ELY LIMIT OF LT 125 DISTANT 96 FT NLY FROM THE SE ANGLE OF SAID LT; THENCE WLY PARALLEL TO THE SLY LIMIT OF SAID LT, 22 FT 4 INCHES MORE OR LESS TO A POINT 77 FT 8 INCHES ELY FROM THE WLY LIMIT OF LT 124 ON SAID PL; THENCE NLY IN A STRAIGHT LINE 14 FT MORE OR LESS TO A POINT IN THE NLY LIMIT OF LT 125, 77 FT 8 INCHES ELY FROM THE NW ANGLE OF SAID LT 124; THENCE ELY ALONG THE NLY LIMIT OF LT 125, 22 FT 4 INCHES MORE OR LESS TO THE N ELY ANGLE THEREOF; THENCE SLY ALONG THE ELY LIMIT OF LT 125, 14 FT MORE OR LESS TO THE POB; T/W A FREE AND UNINTERRUPTED ROW INGRESS AND EGRESS, FOR PERSONS, ANIMALS AND VEHICLES THROUGH ALONG AND OVER PT OF LOTS 1 AND 2 ON PL M380 (CITY OF TORONTO) DESCRIBED AS FOLLOWS: COMM AT A POINT IN THE WLY LIMIT OF LT 1, 96 FT MEASURED NLY THEREON FROM EGLINTON AV AS WIDENED UNDER BY-LAW # 11494; THENCE NLY ALONG THE SAID WLY LIMIT OF LT 1, 18 FT MORE OR LESS TO THE N WLY ANGLE THEREOF; THENCE ELY ALONG THE NLY LIMIT OF SAID LT 1, 48 FT 5 1/4 INCHES MORE OR LESS TO A POINT 1 FT 6 3/4 INCHES WLY FROM THE NE ANGLE OF LT 1; THENCE SLY ALONG A LINE WHICH IF PRODUCED WOULD INTERSECT THE S LIMIT OF LT 2 AT A POINT 5 FT ELY FROM THE SW ANGLE OF LT 2 A DISTANCE OF 17 FT 11 INCHES MORE OR LESS TO A LINE DRAWN PARALLEL TO THE N LIMIT OF EGLINTON AV AS WIDENED FROM THE POC; THENCE WLY ALONG THE SAID MENTIONED LINE 49 FT 4 3/4 INCHES MORE OR LESS TO THE POC; T/W A FREE AND UNINTERRUPTED ROW INGRESS AND EGRESS FOR PERSONS, ANIMALS AND VEHICLES THROUGH OVER AND ALONG THOSE PARTS OF LOTS 1 AND 2 ON PL M380 (CITY OF TORONTO) DESCRIBED AS FOLLOWS: COMM AT A POINT IN THE NLY LIMIT OF LT 1, 1 FT 6 3/4 INCHES WLY THEREON FROM THE N ELY ANGLE OF LT 1; THENCE SLY ALONG A LINE WHICH IF PRODUCED WOULD INTERSECT THE S LIMIT OF LT 2 AT A POINT THEREIN 5 FT ELY FROM THE SW ANGLE OF LT 2, 17 FT 11 INCHES MORE OR LESS TO A LINE DRAWN PARALLEL TO THE N LIMIT OF EGLINTON AV AS WIDENED FROM A POINT IN THE W LIMIT OF LT 1, 96 FT NLY FROM THE N LIMIT OF EGLINTON AV AS WIDENED; THENCE N ELY IN A STRAIGHT LINE 19 FT 6 INCHES TO THE INTERSECTION WITH A LINE DRAWN FROM A POINT IN THE NLY LIMIT OF LT 2 AND DISTANT 16 FT 1/2 INCH ELY THEREON FROM THE N WLY ANGLE THEREOF TO A POINT IN THE NLY LIMIT OF EGLINTON AV

AS WIDENED DISTANT 25 FT ELY THEREON FROM ITS INTERSECTION WITH THE WLY LIMIT OF LT 2; THE SAID POINT BEING 10 FT 6 INCHES MORE OR LESS SLY ON THE SAID LINE FROM THE SAID NLY LIMIT OF LT 2; THENCE ELY PARALLEL TO THE SAID NLY LIMIT OF LT 2, 22 FT 3 1/2 INCHES MORE OR LESS TO THE INTERSECTION WITH A LINE DRAWN FROM A POINT IN THE NLY LIMIT OF EGLINTON AV AS WIDENED 78 FT 10 INCHES WLY FROM THE SE ANGLE OF LT 3 ON SAID PL TO A POINT IN THE N LIMIT OF LT 2 DISTANT 80 FT 6 3/4 INCHES WLY THEREON FROM THE NE ANGLE OF LT 3; THENCE NLY ALONG THE SAID LAST MENTIONED LINE 10 FT 6 INCHES MORE OR LESS TO THE NLY LIMIT OF LT 2; THENCE WLY ALONG THE NLY LIMIT OF LOTS 2 AND 1, 39 FT 7 1/2 INCHES MORE OR LESS TO THE POC; TORONTO , CITY OF TORONTO

Address: 368, 378 Eglington Avenue West, Toronto, Ontario

APPENDIX A

APPENDIX A

IN THE MATTER OF THE RECEIVERSHIP OF
1000195736 ONTARIO LTD., 1000193772 ONTARIO LTD. AND MORGIS CORPORATION

MAILING LIST

SECURED CREDITORS	**Adress Line 1**	**Adress Line 2**	**City**	**Province**	**Postcode**
Loan 1 Lenders, Loan 2 Lenders and Loan 3 Lenders c/o RAR Litigation Lawyers Professional Corporation	1 West Pearce Street, Suite 505		Richmond Hill	ON	L4B 3K3
Supplementary Mailing List					
Canada Revenue Agency	Shawinigan - Sud National Verification and Collection Centre	4695 Shawinigan-Sud Boulevard	Shawinigan	QC	G9P 5H9
Department of Justice Canada	Ontario Regional Office	120 Adelaide St W	Toronto	ON	M5H 1T1
Minister of Finance	33 King St West, 6th Floor	Legal Services Branch	Oshawa	ON	L1H 8H5
Office of the Superintendent of Bankruptcy	151 Yonge Street	4th Floor	Toronto	ON	M5C 2W7