Court File No.: CV-25-00752828-00CL

ONTARIO
SUPERIOR COURT OF JUSTICE
(COMMERCIAL LIST)

B E T W E E N:

CAMERON STEPHENS MORTGAGE CAPITAL LTD.

Applicant

- and -

TRINITYSTAR DEVELOPMENTS INC.

Respondent

IN THE MATTER OF AN APPLICATION UNDER SECTION 243(1) OF THE *BANKRUPTCY AND INSOLVENCY ACT*, RSC 1985, c. B-3, AS AMENDED; AND SECTION 101 OF THE *COURTS OF JUSTICE ACT*, RSO 1990, c. C.43, AS AMENDED

APPLICATION RECORD
(returnable October 1, 2025)

September 26, 2025

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

Harvey Chaiton (LSO No. 21592F)
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Lawyers for the Applicant

TO: THE SERVICE LIST

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TAB 1

Court File No.:

ONTARIO
SUPERIOR COURT OF JUSTICE
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NOTICE OF APPLICATION

TO THE RESPONDENTS

A LEGAL PROCEEDING HAS BEEN COMMENCED by the Applicant. The claim made by the Applicant appears on the following page.

THIS APPLICATION will come on for a hearing

☐ In writing
☐ In person
☐ By telephone conference
☒ By video conference

on **October 1, 2025** at **12:00 p.m.**

Zoom details to be provided by the Court.

IF YOU WISH TO OPPOSE THIS APPLICATION, to receive notice of any step in the application or to be served with any documents in the application, you or an Ontario lawyer acting for you must forthwith prepare a notice of appearance in Form 38A prescribed by the *Rules of Civil Procedure*, serve it on the Applicant's lawyer or, where the Applicant does not have a

lawyer, serve it on the Applicant, and file it, with proof of service, in this court office, and you or your lawyer must appear at the hearing.

IF YOU WISH TO PRESENT AFFIDAVIT OR OTHER DOCUMENTARY EVIDENCE TO THE COURT OR TO EXAMINE OR CROSS-EXAMINE WITNESSES ON THE APPLICATION, you or your lawyer must, in addition to serving your notice of appearance, serve a copy of the evidence on the Applicant's lawyer or, where the Applicant does not have a lawyer, serve it on the Applicant, and file it, with proof of service, in the court office where the application is to be heard as soon as possible, but at least four days before the hearing.

IF YOU FAIL TO APPEAR AT THE HEARING, JUDGMENT MAY BE GIVEN IN YOUR ABSENCE AND WITHOUT FURTHER NOTICE TO YOU. IF YOU WISH TO OPPOSE THIS APPLICATION BUT ARE UNABLE TO PAY LEGAL FEES, LEGAL AID MAY BE AVAILABLE TO YOU BY CONTACTING A LOCAL LEGAL AID OFFICE.

Date _____ Issued by _____
Local Registrar

Address of court office: Superior Court of Justice
330 University Avenue, 9th Floor
Toronto, Ontario M5G 1R7

TO: THE SERVICE LIST

APPLICATION

1. The Applicant, Cameron Stephens Mortgage Capital Ltd. (the "**Lender**"), makes an application for an Order, *inter alia*:

   (a) if necessary, abridging the time for service of the Notice of Application and the Application Record, and validating service thereof;

   (b) appointing TDB Restructuring Limited as receiver (in such capacity, the "**Receiver**") of the assets, undertakings, and properties of TrinityStar Developments Inc. (the "**Debtor**"), including, without limitation, the lands and premises legally described in the PINs listed in **Schedule "A"** hereto (the "**Real Property**") (collectively, the "**Property**"), pursuant to section 243(1) of the *Bankruptcy and Insolvency Act*, R.S.C., 1985, c. B-3, as amended (the "**BIA**") and 101 of the *Courts of Justice Act*, R.S.O. 1990, c. C-43, as amended (the "**CJA**"); and

   (c) such further and other relief as this Honourable Court may deem just.

2. The grounds for the application are:

The Parties

   (a) The Debtor is an Ontario corporation and the registered owner of approximately 79.4 acres of development land in Newtonville, Ontario. The Debtor is a residential land development company focused on planning and building low-density estate home communities;

(b) The Debtor intended to develop the Real Property as "Skybirds Estate Homes" (the "**Project**"), a two-phase project of estate-style single-family homes. Phase I contemplated the construction of 18 single-family detached custom homes, each on lots of approximately 1.65 acres. Phase II involved the servicing of one lot on the Property;

(c) The Debtor's registered office is in Etobicoke, Ontario. Dunstan Peter (the "**Guarantor**") is the sole director and officer of the Debtor;

The Loan and Security

(d) By commitment letter dated August 24, 2022 (as amended, the "**Commitment Letter**"), the Lender agreed to provide a $29 million loan (the "**Loan**") to refinance existing indebtedness and fund construction of Phase I of the Project;

(e) As security for the Loan, the Debtor granted to the Lender, among other things (collectively, the "**Security**"):

(i) a Charge/Mortgage of Land in the principal amount of $31.9 million registered on title to the Real Property on May 31, 2023; and

(ii) a General Security Agreement dated November 28, 2022 over all present and after-acquired personal property of the Debtor;

(f) The Loan was conditional on the Debtor and the Guarantor jointly and severally agreeing to fund all cost overruns and to complete construction in accordance with Lender-approved plans;

(g) The Commitment Letter also required, prior to advances, firm pre-sales of 17 units totaling at least $42.46 million with minimum deposits of 13% and proof of purchaser financing. It further provided that if actual costs exceeded the Lender approved budget, the Debtor must immediately contribute the shortfall before further advances would be made by the Lender. It also provided that no further advances would be made while any construction lien remained registered against the Project;

Defaults and Demands

(h) The Debtor has failed to comply with multiple material obligations under the Commitment Letter and Security, including, among other things:

(i) failing to contribute equity to cover substantial cost overruns despite repeated assurances;

(ii) failing to continue and complete construction once commenced, leaving partially built homes at risk of deterioration;

(iii) failing to maintain funding for the interest reserve, which has been depleted, requiring additional equity contributions that were never made;

(iv) failing to discharge more than $8.8 million in registered construction liens;

(v) failing to maintain a minimum number of purchaser pre-sale agreements; and

(vi) failing to repay the Loan on maturity on June 1, 2025;

(i) On August 15, 2025, the Lender issued formal demand for repayment of the Loan (the "**Demand Letter**") and served a notice of intention to enforce security under section 244 of the BIA (the "**244 Notice**"). The statutory notice period has expired without payment or satisfactory arrangements therefor;

(j) The Debtor has repeatedly assured the Lender that equity injections or refinancing were imminent, but no credible evidence of financing has materialized, and construction liens totaling approximately $8.8 million have been registered;

Urgency

(k) There is serious urgency to this application. Construction on the Project has stopped. The Debtor's insurance coverage has been cancelled for non-payment of premiums, leaving the Project uninsured;

(l) Of the 18 homes in Phase I, six are substantially complete, five are partially constructed and exposed to the elements, and the balance remain at foundation stage, which may require remediation or rebuilding. Immediate steps are required to secure, weatherproof, and preserve these units and the Project as a whole;

It is Just and Convenient to Appoint the Receiver

(m) The Loan matured on June 1, 2025;

(n) The Lender has issued the Demand Letter and 244 Notice, the statutory notice period of which has since expired without payment or satisfactory arrangements therefor;

(o) The terms of the Security allow for the appointment of a receiver upon default;

(p) The Debtor has ceased construction of the Project;

(q) The Real Property is currently uninsured and the partially constructed homes are exposed to the elements;

(r) There is approximately $8.8 million of liens registered against the Real Property that compromises the Lender's Security;

(s) The Debtor does not have the financial capacity to complete the Project or cure its continuing defaults;

(t) The Debtor has provided no evidence of imminent refinancing;

(u) In these circumstances, it is just and convenient that a receiver be appointed to preserve the Project by taking immediate control of the Real Property, appointing a construction manager, securing the partially built homes, completing the substantially completed homes so that sales can close, and thereafter determining whether the remaining lots and homes should be sold on an "as is" basis or through further construction, for the benefit of the Lender and all other stakeholders;

Statutory and Other Grounds

(v) Sections 243(1) of the BIA and 101 of the CJA.

(w) Rules 1.04(1), 1.05, 2.01, 2.03, 3.02, and 38 of the *Rules of Civil Procedure*.

(x) Such further and other grounds as counsel may advise and this Honourable Court permits.

3. The following documentary evidence will be used at the hearing of the application:

(a) the affidavit of Jerry Marriott to be sworn and the exhibits thereto; and

(b) such further and other evidence as counsel may advise and this Honourable Court may permit.

September 26, 2025

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Email: dim@chaitons.com

Lawyers for the Applicant

SCHEDULE "A"

REAL PROPERTY PINS

Property Identification Numbers

26673-0361 (LT)	26673-0362 (LT)
26673-0363 (LT)	26673-0364 (LT)
26673-0365 (LT)	26673-0366 (LT)
26673-0367 (LT)	26673-0368 (LT)
26673-0369 (LT)	26673-0370 (LT)
26673-0371 (LT)	26673-0372 (LT)
26673-0373 (LT)	26673-0374 (LT)
26673-0375 (LT)	26673-0376 (LT)
26673-0377 (LT)	26673-0378 (LT)
26673-0379 (LT)	26673-0380 (LT)
26673-0381 (LT)	26673-0382 (LT)
26673-0384 (LT)	

Electronically issued / Délivré par voie électronique : 26-Sep-2025
Toronto Superior Court of Justice / Cour supérieure de justice

CAMERON STEPHENS MORTGAGE CAPITAL LTD. -and- **TRINITYSTAR DEVELOPMENTS INC.**

Applicant Respondent

Court File No.:

ONTARIO
SUPERIOR COURT OF JUSTICE
(COMMERCIAL LIST)

PROCEEDING COMMENCED AT
TORONTO

NOTICE OF APPLICATION

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

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Lawyers for the Applicant

TAB 2

Docusign Envelope ID: EE98440C-6EFD-4A67-A3DE-530256A87D0E

Court File No.: CV-25-00752828-00CL

ONTARIO
SUPERIOR COURT OF JUSTICE
(COMMERCIAL LIST)

B E T W E E N:

CAMERON STEPHENS MORTGAGE CAPITAL LTD.

Applicant

- and -

TRINITYSTAR DEVELOPMENTS INC.

Respondent

APPLICATION UNDER SUBSECTION 243(1) OF THE *BANKRUPTCY AND INSOLVENCY ACT*, R.S.C. 1985, C. B-3, AS AMENDED, AND SECTION 101 OF THE *COURTS OF JUSTICE ACT*, R.S.O. 1990, C. C.43, AS AMENDED

AFFIDAVIT OF JERROLD MARRIOTT

I, Jerrold Marriott, of the City of Toronto, in the Province of Ontario, MAKE OATH AND SAY:

1. I am the Principal of Eastmount Financial Consulting Ltd. ("**Eastmount**") and have been retained as a consultant to the Applicant, Cameron Stephens Mortgage Capital Ltd. (the "**Lender**"), in relation to the loan advanced to the Respondent since early September 2025. I have over 20 years of experience in structured credit. The Lender has engaged Eastmount on various special loans and risk management mandates during the past 10 years. In preparing this Affidavit I have informed myself of the matters described in this affidavit by reviewing the Lender's loan file and discussions with the Lender's former Director, Special Accounts, who was managing the

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account until recently. As such, I have personal knowledge of the facts and matters hereinafter deposed to, save and except where stated to be on information and belief, in which case I verily believe the same to be true.

2. This affidavit is sworn in support of the application by the Lender for the appointment of TDB Restructuring Limited ("**TDB**") as receiver ("**Receiver**") of the property, assets, and undertakings of TrinityStar Developments Inc. (the "**Debtor**"), including the real property located on East Townline Road in Newtonville, Ontario which abuts the south side of Ontario Highway No. 2 (the "**Property**").

THE DEBTOR

3. The Debtor is a company incorporated pursuant to the *Business Corporations Act* (Ontario). The Debtor's registered head office is located at 155 Rexdale Blvd., 5, Etobicoke, Ontario. Dunstan Peter is the sole director and officer of the Debtor. Attached hereto and marked as **Exhibit "A"** is corporate profile report in respect of the Debtor.

THE PROPERTY AND THE PROJECT

4. The Debtor is the registered owner of the Property. The Property consists of 79.40 acres of lands with 58.40 net developable acres. The Debtor intended to develop the Property under the name "Skybirds Estate Homes" in two phases: (i) Phase I being the development and construction of 18 single-family detached luxury homes with an average lot size of 1.65 acres ("**Phase I**"); and (ii) Phase II consisting of servicing and development of 28.3 net developable acres of land on the Property abutting the south side of Phase I and East Townline Road in Newtonville, Ontario (collectively, the "**Project**").

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THE LOAN

5. On August 24, 2022, the Lender issued a Commitment Letter (the "**Commitment Letter**") for a $29 million loan (the "**Loan**") for the purpose of refinancing the Debtor's existing financing and funding the construction of Phase I. A copy of the Commitment Letter is attached hereto as **Exhibit "B"**.

6. The payment and performance of the Loan was guaranteed by Dunstan Peter.

7. Pursuant to the terms of the Commitment Letter, the budgeted costs of the Project in the amount not exceeding $35,352,659 were to have been funded by: (i) the proceeds of the Loan; (ii) the purchasers' deposits; (iii) deferred costs; and (iv) the Debtor's equity in the amount of approximately $2.9 million.

8. The Loan was conditional on, among other things, the Debtor and the Guarantor providing joint and several covenants to: (i) fund any and all cost overruns in excess of the Lender approved Project budget; and (ii) continue construction and complete the Project once construction has begun, in accordance with the plans approved by the Lender.

9. The Commitment Letter sets out the requirements to be met before advances are made under the Commitment Letter by the Lender. In particular, the Commitment Letter provides as follows:

> **II. Pre-Funding Deliverables**
>
> **…**
>
> o. The [Debtor] will not make any changes cumulatively in excess of $500,000 in the plans and specifications for the Project or the contracts for the construction of the

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Project, or in the terms of any agreements prejudicially affecting the security of the Lender, without the prior written consent of the Lender.

p. Receipt and satisfactory review of 17 firm and unconditional arms' length pre-sales in respect to the units with an aggregate sale price of not less than $42,462,163 including HST prior to the initial advance of Facility 1. Each presale shall have a minimum contracted deposits of 13% of the sale price and aggregate contracted deposits of not less than $2,123,108 (minimum 5% per unit) to be received prior to the initial advance of Facility 1. The said sale prices to be a minimum of 100% of the list prices approved by the Lender prior to the first advance of funds. The Lender to qualify a minimum of 17 of these purchasers for mortgage financing or to receive satisfactory confirmation that each of the purchasers has qualified and accepted take out mortgage financing at a financial institution acceptable to the Lender with such financing provided under a 12-month capped rate program.

III. Positive Covenants

…

l. If at any time during servicing/construction the actual costs incurred exceed the costs budgeted and approved by the Lender, the [Debtor] shall immediately so notify the Lender and if the Lender shall conclude that the aggregate undisbursed balance of the Loan Facility shall be or become insufficient to pay for the completion of servicing/construction of the Project and all expenses and charges in connection therewith, the [Debtor] shall contribute the amount of such excess toward the Project **before any further disbursements of the Loan Facility shall be made by the Lender.** [emphasis added]

m. If a lien is filed against the Project or if the Borrower, a Guarantor or Lender receives notice that one is about to be filed, then, in addition to any other remedies it may have, the Lender shall not be required to make any further advance until such time as the said lien has been discharged.

10. To date, the Lender has advanced $15,992,641 under the Loan.

11. Pursuant to the Commitment Letter, the maturity date for the Loan was December 1, 2024. Pursuant to a letter agreement dated November 27, 2024, the maturity date of the Loan was extended to June 1, 2025.

THE SECURITY

12. As security for the Loan, the Lender received, *inter alia*, the following:

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a) a charge registered against title to the Property on May 31, 2023 as Instrument No. DR2234458, which incorporates Standard Charge Terms 201125 (the "**Charge**") granted by the Debtor in favour of the Lender securing the principal amount of $31,900,000. Attached hereto and marked as **Exhibit "C"** is a copy of the Charge;

b) a General Security Agreement dated November 28, 2022 granted by the Debtor in favour of the Lender ("**GSA**"). Attached hereto and marked as **Exhibit "D"** is a copy of the GSA;

c) a Guarantee and Postponement of Claim dated November 28, 2022 (the "**Guarantee**") granted by Dunstan Peter for the full amount of the Loan plus interest and costs. Attached hereto and marked as **Exhibit "E"** is a copy of the Guarantee.

13. Pursuant to the terms of the Charge and the GSA, the Lender is entitled, upon default, to seek the appointment of a receiver over the real and personal property of the Debtor.

DEFAULTS AND DEMANDS

14. In or around late fall of 2024, the Lender became aware that the Debtor began to experience cost overruns, although the full extent of these overruns was not disclosed by the Debtor to the Lender at that time.

15. At a meeting between representatives of the Debtor and the Lender which took place on March 26, 2025, the Lender and the Debtor discussed the Debtor's liquidity issues, cost overruns that required remedying and interest arrears. At this meeting, the Debtor's representatives also requested an extension to the term of the Loan.

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16. The Lender retained Glynn Group Inc. (the "**Cost Consultant**") as a cost consultant for the purpose of calculating the project budget for the completion of the Project and to act as the Lender's Project manager. On March 13, 2025, the Cost Consultant , delivered its Progress Report No 14, a copy of which is attached hereto as **Exhibit "F"** (the "**Report**").

17. The Report identified the following items of concern to the Lender:

a) the new projected budget cost overrun to completion was $2,237,341 and required an additional equity injection of approximately $530,000 to fund the cost overrun;

b) the interest reserve on the Project has been depleted and an additional $230,000 of interest reserve will need to be funded directly by the Debtor, in addition to the required funding described in (a) above;

c) the Project was approximately 47% completed with approximately 87% of the current budget having been spent;

d) a number of homes were less than 50% complete with anticipated closings beyond the outside closing dates prescribed by the agreements of purchase and sale between the purchasers and the Debtor (collectively, the "**APSs**" and each an **"APS**"); and

e) approximately $1.75 million of accounts payable owing to trades had accrued and were overdue. The Debtor is not able to pay all of the reported payables and needs to inject a further $992,158 to be able pay such payables and maintain the revised equity amount.

18. In or around April 2025, the Debtor also advised the Lender that trades have not been paid, refusing to show up to the site and are threatening to walk off the Project.

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19. Pursuant to the terms of the Commitment Letter, in the event that the actual costs of construction for the Project exceed the budgeted and approved costs, the Debtor is required to fund any such cost overruns before any further advances under the Commitment Letter are made. Failure to fund the cost overrun constitutes an event of default under the Commitment Letter.

20. As a consequence of the ongoing defaults, the Loan was transferred to the Lender's special accounts department in May 2025.

21. By email dated June 3, 2025, the Lender advised the Debtor that there are numerous issues with the Debtor's extension request, including, among other things, the cost overruns, the Debtor's failure to pay trades and to inject equity into the Project. The Lender encouraged the Debtor to source secondary financing and to inject additional equity to fund ongoing project costs and make payments to the trades.

22. The Debtor and the Lender continued their discussions regarding the Debtor's request for an extension and the Lender's concerns in the month of June 2025. Despite promises of secondary financing and/or equity injections from the Debtor, neither had materialized by the end of June 2025 and the Lender's concerns about the Debtor's ability to complete the Project continued to grow. Attached hereto collectively as **Exhibit "G"** is correspondence between the Debtor and Lender for the time period commencing June 2, 2025 and ending June 25, 2025.

23. The Lender conducted site visits of the Project to ascertain the status of the Project. I am advised by the Lender's former Director, Special Accounts, who conducted these visits, that one or more of the houses were constructed in a manner that was not consistent with the approved plans and for which permits were not obtained.

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24. During this time period, the Lender was also becoming increasingly concerned about possible terminations of a number of APSs for failure to deliver homes by the agreed outside date. Although the Debtor had advised the Lender that some extensions were being negotiated, despite repeated requests from the Lender, evidence of such extensions was not provided. Instead, the Lender had learned that in May 2025, the Debtor began re-listing a number of units for sale, notwithstanding the fact that it had advised the Lender that closing extensions were negotiated for these units. The termination of an APS constitutes an event of default under the Loan.

25. On July 8, 2025, the Lender was served with a copy of the Statement of Claim issued by Pollard Windows Inc. ("**Pollard**") in connection with a lien claim by Pollard against the Debtor. In its claim, Pollard claims, among other things, full priority over the Lender's mortgage. A copy of the Pollard's claim is attached hereto as **Exhibit "H"**.

26. Since July 8, 2025, numerous other construction liens have been registered against the Property. The registration of a construction lien constitutes a further event of default under the Commitment Letter.

27. As a consequence of the ongoing events of default and the Debtor's failure to cure same, on August 15, 2025, the Lender made a demand for payment to the Debtor and served a Notice of Intention to Enforce Security pursuant to section 244 of the *Bankruptcy and Insolvency Act* (Canada) (the "**NITES**") wherein the Lender identified, among other things, that the following events of default have occurred:

a) the Loan matured on June 1, 2025 and has not been repaid; and

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b) the registration of numerous construction liens that have not been discharged within 10 days following the registration thereof.

True copies of the demand letter and NITES, each dated August 15, 2025, are collectively attached hereto as **Exhibit "I"**.

28. I am advised by Chaitons LLP ("**Chaitons**"), counsel for the Lender, that it obtained parcel searches in respect of the Property which disclose that the following liens in the cumulative amount of $8.871,046 have been registered against the Property as at September 24, 2025:

Lien claimant	**Total lien claimed**	**Lots filed against**
147860 Ontario Inc. o/a Moscone Tile	$346,034	4, 18, 19
1932496 Ontario Ltd. c/o Ontario Siding and Gutters	$107,645	1, 2, 3, 4, 5, 8, 9, 10, 11, 12, 13, 15, 16, 17, 18, 19
669857 Ontario Ltd.	$260,525	1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, Block 20, Block 21, Block 22, Reserve Block 24
Classic Tile Low-Rise Inc.	$55,535	1, 3, 4, 17, 18, 19
Colombus Roofing & Aluminium Ltd	$124,924	1, 2, 3, 4, 9, 10, 11, 12, 13, 15, 16, 17, 18, 19
Eurowood Carpentry 2000 Inc.	$528,934	3, 4, 5, 8, 9, 10, 15, 16, 17, 18, 19
Foremont Drywall Inc., 1382479 Ontario Inc., 1382503 Ontario Inc., and 2203579 Ontario Inc.	$420,842	3, 4, 5, 8, 9, 10, 15, 16, 17, 18, 19
Fusioncorp Developments Inc.	$5,079,627	1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 15, 16, 17, 18, 19, Block 20, Block 21, Block 22, Reserve Block 24
Jared Galea	$98,809	3, 4, 18
Lucvaa Ltd.	$315,123	1, 2, 3, 4, 5, 8, 9, 10, 11, 12, 13, 15, 16, 17, 18, 19

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N. De Luca Plumbing (1995) Inc.	$211,039	4, 8, 9, 10, 15
Pollard Windows Inc.	$139,190	4
Southcrete Inc	$469,882	1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, Block 20, Block 21, Block 22, Block Reserve 24
The Rental Hub Inc.	$188,439	1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, Block 20, Block 21, Block 22, Reserve Block 24
Triliberty Stucco Inc.	$152,999	4, 10, 15
Village Dallas Inc.	$371,499	3, 4, 5, 8, 9, 10, 15, 16, 17, 18, 19
Total	**$8,871,046**	

Copies of the parcel searches for the Property are collectively attached hereto as **Exhibit "J"**. Attached hereto as **Exhibit "K"** is the summary of registered liens by lot.

OTHER SECURED CREDITORS

29. The parcel searches for the Property do not disclose any registrations other than those in favour of the lien claimants and the Lender.

30. I am advised by Chaitons that it conducted searches under the Personal Property Security Registration System in Ontario ("**PPSR**") against the Debtor. A copy of the PPSR search is attached hereto as **Exhibit "L"**.

31. The PPSR search against the Debtor discloses the following registrations in order of registration:

c) a registration by the Lender in respect of inventory, equipment and accounts; and

d) a registration in favour of Royal Bank of Canada in respect of accounts.

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STATUS OF THE PROJECT

32. Of the 18 houses in the Project under constructions:

a) 6 units are approximately 90% to 95% complete (the "**Substantially Completed Houses**");

b) 5 units are approximately 50% percent complete (the "**Partially Completed Houses**"); and

c) the balance of the units are at the initial construction stage with foundations having been completed over a year ago (the "**Initial Stage Houses**").

33. The work on the Project has stopped. The Debtor does not have the means to continue with the Project. The Lender is concerned with the Partially Completed Houses where the structure of the houses has been constructed but the houses remain fully exposed to the elements.

34. In late September 2025, the Lender learned that the Debtor's policy of insurance for the Project was terminated for non-payment of premiums.

APPOINTMENT OF RECEIVER

35. The Project was to have been substantially completed by May 2025. Instead construction of the Project has stopped, a number of the houses on the Property have been left unprotected against the elements, there is no insurance on the Property and in excess of $8.8 million of construction liens has been registered against the Property putting the Lender's security in jeopardy.

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36. As at September 29, 2025, the Debtor is indebted to the Lender in the amount of $19,004,594.12 for principal and interest, exclusive of legal costs. Attached hereto and marked as **Exhibit "M"** is a copy of the mortgage statement as of September 29, 2025.

37. The Loan has been continuously in default since late fall 2024. Continuing defaults include, but are not limited to:

a) failing to fund Project cost overruns;

b) failing to discharge the registered construction liens;

c) failing to complete the Project within the required timelines;

d) failing to maintain insurance on the Property; and

e) failing to repay the Loan by the maturity date.

38. The Debtor provided multiple assurances that an equity injection would be forthcoming and that the liens will be vacated. Despite these promises, the Debtor has failed to fund the Project and has allowed additional liens to be registered against the Property, thereby further compromising the Lender's security.

39. Despite demands, the amounts owing under the Loan have not been repaid. Pursuant to the terms of the Lender's loan and security documents, upon the occurrence of an event of default, the Debtor consented to an order appointing a receiver to manage, administer and/or market the Property for sale.

40. It is apparent to the Lender that the Debtor does not currently have the financial ability to complete the construction of the Project.

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41. The sale of the Property appears to be the only viable option remaining to ensure that the Loan is repaid in the near term. There is no evidence provided by the Debtor to the Lender of any imminent or reasonably certain refinancing.

42. In these circumstances, I believe it is in the best interests of the Lender and the Debtor's creditors and stakeholders generally that the Receiver be appointed to:

i. take immediate control of the Property and weatherproof the Partially Completed Homes;

ii. arrange insurance for the Project;

iii. if appropriate, complete the construction of all or any of the remaining homes; and

iv. if appropriate, market the Property for sale *en bloc* or by houses on as is or completed basis for the benefit of all of the Debtor's stakeholders.

43. The Lender proposes that TDB be appointed as Receiver. TDB has consented to act if appointed. Attached hereto as **Exhibit "N"** is a true copy of TDB's consent to act as Receiver.

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SWORN by Jerrold Marriot of the City of Toronto, in the Province of Ontario, before me at the City of Toronto, in the Province of Ontario, on September 29, 2025 in accordance with O. Reg. 431/20, Administering Oath or Declaration Remotely.

Signed by:
0A80DE7ACBC6439...

Commissioner for Taking Affidavits
(or as may be)

JERROLD MARRIOTT

Docusign Envelope ID: EE98440C-6EFD-4A67-A3DE-530256A87D0E

CAMERON STEPHENS MORTGAGE CAPITAL LTD.
Applicant

-and-

TRINITYSTAR DEVELOPMENTS INC.
Debtor

Court File No.: CV-25-00752828-00CL

ONTARIO
SUPERIOR COURT OF JUSTICE
(COMMERCIAL LIST)

PROCEEDING COMMENCED AT
TORONTO

AFFIDAVIT OF JERRY MARRIOTT
(sworn September 29, 2025)

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

Harvey Chaiton (LSO No. 21592F)
Tel: (416) 218-1129
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Maya Poliak (LSO No. 54100A)
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David Im (LSO No. 89765G)
Tel: (416) 218-1124
Email: dim@chaitons.com

Lawyers for the Applicant

TAB A

THIS IS EXHIBIT "A" TO THE
AFFIDAVIT OF JERROLD MARRIOTT
SWORN BEFORE ME THIS
29th DAY OF SEPTEMBER, 2025



_____

A Commissioner Etc.

Ontario

Ministry of Public and
Business Service Delivery

Profile Report

TRINITYSTAR DEVELOPMENTS INC. as of September 24, 2025

Act	Business Corporations Act
Type	Ontario Business Corporation
Name	TRINITYSTAR DEVELOPMENTS INC.
Ontario Corporation Number (OCN)	1937778
Governing Jurisdiction	Canada - Ontario
Status	Active
Date of Incorporation	June 15, 2015
Registered or Head Office Address	155 Rexdale Blvd., 5, Etobicoke, Ontario, M9W 5Z8, Canada

Certified a true copy of the record of the Ministry of Public and Business Service Delivery.

V. Quintanilla W.

Director/Registrar

This report sets out the most recent information filed on or after June 27, 1992 in respect of corporations and April 1, 1994 in respect of Business Names Act and Limited Partnerships Act filings and recorded in the electronic records maintained by the Ministry as of the date and time the report is generated, unless the report is generated for a previous date. If this report is generated for a previous date, the report sets out the most recent information filed and recorded in the electronic records maintained by the Ministry up to the "as of" date indicated on the report. Additional historical information may exist in paper or microfiche format.

Minimum Number of Directors	1
Maximum Number of Directors	5

Active Director(s)

Name	DUNSTAN PETER
Address for Service	155 Rexdale Blvd., 5, Etobicoke, Ontario, M9W 5Z8, Canada
Resident Canadian	Yes
Date Began	June 15, 2015

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V. Quintanilla W.
Director/Registrar
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Active Officer(s)

Name	DUNSTAN PETER
Position	President
Address for Service	4155 Charleston Side Road, Caledon, Ontario, L7K 0S6, Canada
Date Began	June 15, 2015

Name	DUNSTAN PETER
Position	Authorized Signing Officer
Address for Service	4 Finley Road, Brampton, Ontario, L6T 1A9, Canada
Date Began	June 15, 2015

Certified a true copy of the record of the Ministry of Public and Business Service Delivery.
V. Quintanilla W.
Director/Registrar
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Corporate Name History

Name	TRINITYSTAR DEVELOPMENTS INC.
Effective Date	June 15, 2015

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V. Quintanilla W.
Director/Registrar
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Active Business Names

This corporation does not have any active business names registered under the Business Names Act in Ontario.

Certified a true copy of the record of the Ministry of Public and Business Service Delivery.
V. Quintanilla W.
Director/Registrar
This report sets out the most recent information filed on or after June 27, 1992 in respect of corporations and April 1, 1994 in respect of Business Names Act and Limited Partnerships Act filings and recorded in the electronic records maintained by the Ministry as of the date and time the report is generated, unless the report is generated for a previous date. If this report is generated for a previous date, the report sets out the most recent information filed and recorded in the electronic records maintained by the Ministry up to the "as of" date indicated on the report. Additional historical information may exist in paper or microfiche format.

Expired or Cancelled Business Names

This corporation does not have any expired or cancelled business names registered under the Business Names Act in Ontario.

Certified a true copy of the record of the Ministry of Public and Business Service Delivery.
V. Quintanilla W.
Director/Registrar
This report sets out the most recent information filed on or after June 27, 1992 in respect of corporations and April 1, 1994 in respect of Business Names Act and Limited Partnerships Act filings and recorded in the electronic records maintained by the Ministry as of the date and time the report is generated, unless the report is generated for a previous date. If this report is generated for a previous date, the report sets out the most recent information filed and recorded in the electronic records maintained by the Ministry up to the "as of" date indicated on the report. Additional historical information may exist in paper or microfiche format.

Document List

Filing Name	Effective Date
Archive Document Package	October 29, 2024
CIA - Notice of Change PAF: DUNSTAN PETER	February 08, 2023
CIA - Notice of Change PAF: DUNSTAN PETER	January 30, 2023
CIA - Notice of Change PAF: Dunstan PETER	December 09, 2021
Annual Return - 2019 PAF: PETER DUNSTAN - DIRECTOR	March 07, 2021
Annual Return - 2018 PAF: PETER DUNSTAN - DIRECTOR	September 16, 2018
Annual Return - 2017 PAF: PETER DUNSTAN - DIRECTOR	September 24, 2017
Annual Return - 2016 PAF: PETER DUNSTAN - DIRECTOR	June 18, 2017
BCA - Articles of Amendment	August 26, 2015
CIA - Initial Return PAF: DUNSTAN PETER - DIRECTOR	June 23, 2015
BCA - Articles of Incorporation	June 15, 2015

All “PAF” (person authorizing filing) information is displayed exactly as recorded in the Ontario Business Registry. Where PAF is not shown against a document, the information has not been recorded in the Ontario Business Registry.

Certified a true copy of the record of the Ministry of Public and Business Service Delivery.
V. Quintanilla W.
Director/Registrar
This report sets out the most recent information filed on or after June 27, 1992 in respect of corporations and April 1, 1994 in respect of Business Names Act and Limited Partnerships Act filings and recorded in the electronic records maintained by the Ministry as of the date and time the report is generated, unless the report is generated for a previous date. If this report is generated for a previous date, the report sets out the most recent information filed and recorded in the electronic records maintained by the Ministry up to the “as of” date indicated on the report. Additional historical information may exist in paper or microfiche format.

TAB B

THIS IS EXHIBIT "B" TO THE
AFFIDAVIT OF JERROLD MARRIOTT
SWORN BEFORE ME THIS
29th DAY OF SEPTEMBER, 2025



_____

A Commissioner Etc.

DocuSign Envelope ID: D2775A34-C3F5-475C-904C-402C3EE6C792

CAMERON STEPHENS

MORTGAGE CAPITAL

August 24, 2022

Trinity Star Development Inc.
4 Finley Road
Brampton, ON L6T 1A9

Attention: Dunstan Peter & Thanush Siva

Re: Commitment for Mortgage Financing – Skybirds Estate Homes – East Townline Road, Newtonville, ON.

Cameron Stephens is pleased to advise that it is prepared to offer the following loan facility, **subject to syndication**, **on terms acceptable to Cameron Stephens in its absolute discretion** and subject to the terms and conditions contained herein, including all Schedules attached hereto (collectively, the letter and Schedules are the "**Commitment**").

1.	**Borrower**	TrinityStar Developments Inc. (the "**Borrower**")
2.	**Guarantor(s)**	The personal guarantee of Dunstan Peter for 100% of the loan amount. (the "**Guarantor**") **Note:** The Guarantor is jointly and severally liable with the Borrower for the Commitment Fee.
3.	**Lender**	Cameron Stephens Mortgage Capital Ltd. ("**CSMC**") (the "**Lender**")
4.	**Loan Amount, Structure**	Facility 1 $26,500,000 1st Mortgage Construction Loan Facility 2 $2,500,000 Letters of Credit (individually, "Facility 1" and "Facility 2", respectively; All facilities are collectively the "**Loan Facility**")
5.	**Purpose of Loan**	To provide 1st mortgage construction financing for the development of 18 single-family detached homes and 1 serviced lot on East Townline Rd., in Newtonville, ON.
6.	**Project and Description**	"**Skybirds Estate Homes**" being a 79.40-acre site (~58.40 net developable acres) located on East Townline Road, in Newtonville, ON. The Borrower intends to redevelop Phase 1 of the project on 50.68 acres (29.68 net developable acres) with 18 single-family estate homes with an average lot size of 1.65 acres, and 1 serviced lot, which will not be developed until Phase 2. (the "**Project**")

Borrower's Initials _____

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7. Financing Program

					18		72,784	
Uses		**Total**		**Per Unit**		**P.S.F.**		**% of Costs**
Land Value - Phase 1	$	3,115,000	$	173,056	$	42.80		8.81%
Land Cost - Phase 2	$	2,114,658	$	117,481	$	29.05		5.98%
Closing Costs	$	124,836	$	6,935	$	1.72		0.35%
Servicing Costs	$	2,023,484	$	112,416	$	27.80		5.72%
Development Charges	$	1,134,612	$	63,034	$	15.59		3.21%
Construction Costs	$	21,174,005	$	1,176,334	$	290.92		59.89%
Selling Costs	$	866,136	$	48,119	$	11.90		2.45%
Soft Costs	$	1,451,844	$	80,658	$	19.95		4.11%
Interest Costs	$	1,570,000	$	87,222	$	21.57		4.44%
Commitment Fee - CSMC	$	265,000	$	14,722	$	3.64		0.75%
Contingency	$	1,513,084	$	84,060	$	20.79		4.28%
Total Use of Funds	**$**	**35,352,659**	**$**	**1,964,037**	**$**	**485.72**		**100.00%**
Sources		**Total**		**Per Unit**		**P.S.F.**		**% of Costs**
CSMC Construction Loan	$	26,500,000	$	1,472,222	$	364.09		74.96%
Purchaser Deposits	$	5,520,081	$	306,671	$	75.84		15.61%
Deferred Costs	$	433,068	$	24,059	$	5.95		1.22%
Borrower's Equity	$	2,899,509	$	161,084	$	39.84		8.20%
Total Source of Funds	**$**	**35,352,659**	**$**	**1,964,037**	**$**	**485.72**		**100.00%**

8. Interest Rate

Facility 1

Interest will accrue at 5.25% / Prime + 2.05% per annum (greater of) (the "**Interest Rate**"). "**Prime**" means the prime rate of interest announced by the Royal Bank of Canada as a reference rate then in effect for determining interest rates on loans in Canada.

Interest on the Loan Facility shall be calculated daily and compounded and payable monthly not in advance based on the number of days that the loan is outstanding.

Facility 2

No interest shall accrue on this Facility until the Letters of Credit are drawn upon, in which case such draw amounts shall be converted to direct borrowings under Facility 1 with interest calculated and payable at the same rate as prescribed for Facility 1.

120

9. Closing Date

The closing shall occur no later than ~~90~~ days after acceptance of the Syndication Waiver (the "**Closing Date**") unless, prior thereto, the Borrower and the Lender agree in writing (including by email) that the Closing Date shall be some other date.

unless due to a default by the Lender

If the closing does not take place by the Closing Date and the parties have not agreed in writing to an extension, this Commitment shall terminate at 5:00 p.m. on the Closing Date and the Lender shall have no obligation to make any advance, including the full or initial advance of the Loan Facility after such time and all amounts payable to the Lender under this Commitment shall become immediately due and payable.

10. Term, Maturity

The Loan Facility shall be repayable upon demand by the Lender. However, without prejudice to the right of the Lender to demand payment at any time for any reason whatsoever, the Lender acknowledges the Borrower's proposed repayment schedule forecasts the repayment of the Loan Facility, including interest, within **18 months** of the first day of the month following the first advance of funds under the Loan Facility (the "**Maturity Date**"). Subject to neither the Borrower nor the Guarantor having defaulted in any obligations under the Loan Facility or Mortgage during the term described above, at the Lender's option, **two (2) extensions of three (3) months each** may be granted, subject to the payment of Fees (including the Extension Fee).

Borrower's Initials _____

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11. Commitment Fee

In consideration for the time, effort and expense incurred by the Lender and its officers and employees in reviewing the financial and other information provided by the Borrower, and in conducting investigations, inspections and other due diligence necessary to prepare and approve the Loan Facility, each of the Borrower and Guarantor jointly and severally agree to pay the lender an evaluation and processing fee of $265,000 (the "**Commitment Fee**").

(as per the schedule stipulated in Condition 11 subparagraph (b) below)

The Commitment Fee is deemed fully earned and payable upon the Commitment being executed by the Borrower and Guarantor, whether or not the Loan Facility is advanced, and:

(a) the Borrower and Guarantor acknowledge and agree (i) that the Commitment Fee represents compensation to the Lender for its efforts and expenses, including opportunity costs, associated with the Lender's consideration of the Commitment; (ii) that the Commitment fee is payable regardless of whether the Loan is advanced; and

(b) the Borrower and Guarantor acknowledge and agree that if the Borrower fails to close the Loan that the Commitment Fee is fully payable to the Lender.

$265,000 Total Commitment Fee Due
($25,000) Less payment received through "Good Faith" payment
$240,000 Commitment Fee balance payable

The Borrower may pay the unpaid balance of the Commitment Fee by two instalments, as follows: (i) $50,000 payable with the return of the signed Commitment, (ii) $190,000 from the first advance of funds under Facility 1.

Provided, however, that if there is a default by the Borrower under the terms of this Commitment, any unpaid balance of the Commitment Fee shall be paid upon demand.

12. Payments

Payments of interest only, payable monthly in arrears from the Interest Reserve Account held by the Lender. Upon full utilization, the Borrower agrees to make payments by way of pre-authorized debits to the Borrower's Project account.

13. Extension Fee

Where the Loan Facility is not paid in full by the Maturity Date, the Lender and Borrower may agree upon an extension of time for repayment of the Loan Facility. Any extensions will be in three-month increments. For each extension that is granted by the Lender, an extension fee will be payable, calculated by multiplying the authorized amount of the Loan Facility by 0.1667%.

14. Letter of Credit Fees

2.50% per annum, payable semi-annually in advance, in addition to a minimum fee of $250 annually per Letter of Credit, a $100 administrative charge per amendment, reduction, or cancellation of a Letter of Credit, and a $350 charge for each Letter of Credit advance, plus the cost of title searches.

unless due to a default by the Lender,

15. Over Holding Fee

If the Loan Facility is not repaid in full, renewed or extended by the Maturity Date, in addition to any other rates, fees and costs to be paid pursuant to this Commitment, the Borrower shall pay to the Lender an over holding fee, calculated daily, not in advance, commencing on the first day after payment of the Loan Facility was due but not paid. The fee is calculated by multiplying 67 basis points by the authorized amount of the Loan Facility and dividing the sum by 365 (the "**Over Holding Fee**").

unless due to a default by the Lender,

The Borrower acknowledges that the requirement to pay the Over Holding Fee is not an extension of the Loan Facility, and the failure to repay the Loan Facility on the Maturity Date, or to obtain a renewal or extension, will be a default by the Borrower under the Commitment and Security, notwithstanding payment of the Over Holding Fee. The Borrower further acknowledges that the Over Holding Fee will be added to the outstanding principal balance of the Loan Facility and that the Security for the Loan also secures the Over Holding Fee.

Borrower's Initials _____

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16. Other Fees and Expenses

The Borrower shall pay all reasonable legal fees and disbursements in respect of this Commitment, including the preparation, issuance, amendment, renewal or extension of the Security, all reasonable fees and costs relating to appraisals, insurance consultation, environmental reports and consultation, credit reporting and responding to demands of any government or any agency or department thereof, whether or not the documentation is completed or any funds are advanced under this Commitment.

Where the Borrower requests any of the services shown in **Schedule "A"** hereto, or an event occurs as shown therein, the Borrower shall pay the cost shown.

17. Prepayment

The Borrower may prepay the Loan Facility, subject to the following conditions:

i. Where the date of payment of the outstanding balance of the Loan Facility is made more than twelve (12) calendar months after the Closing Date, and where the Borrower has met all of its obligations under the Loan Facility and Mortgage, upon receipt of no less than fourteen (14) days' written notice, the outstanding balance of the Loan Facility may be prepaid without prepayment charge.

ii. Where the date of payment of the outstanding balance of the Loan Facility is made less than twelve (12) calendar months after the Closing Date, such payment shall be subject to a prepayment charge equal to the applicable Minimum Interest Amount. The Minimum Interest Amount means, in respect of any prepayment, a total amount of interest paid to the Lender under the Loan prior to such prepayment of not less than 12 months interest.

18. Partial Discharges

100% of net closing proceeds, defined as the Sale Price less H.S.T., deposits utilized in the project, deferred costs and approve closing costs for legal fees and sales commissions until such time that Facility 1 is repaid and the Letters of Credit pursuant to Facility 2 are fully cash secured.

19. Conditions

I. Security:

All indebtedness of the Borrower pursuant to this Commitment will be secured and supported by the documents described below (collectively, the "**Security**"), each to be in form and substance satisfactory to the Lender and its solicitors.

$31,900,000 1.1x

a. Mortgage with a principal amount of ~~$34,800,000~~ (~~1.2x~~ the loan amount for administrative purposes) granting a first fixed charge against the Project.

b. The personal guarantee of Dunstan Peter for 100% of the loan amount plus interest and expenses and an assignment and postponement of claims by Guarantor and all shareholders of the Borrower relating to any claims against the Borrower.

c. Joint and several covenants from the Borrower and Guarantor to fund any and all cost overruns in excess of the various components of the Project Budget as set out in the Financing Program as and when such overruns occur and prior to any further funding by the Lender. In addition, the Borrower and Guarantor covenant to continue construction and complete the Project once construction has begun, in accordance with the plans approved by the Lender.

Borrower's Initials _____

DocuSign Envelope ID: D2775A34-C3F5-475C-904C-402C3EE6C792

d. General Security Agreement registered under the Personal Property Security Act Ontario granting a first general assignment of:
   - Agreements of Purchase and Sale inclusive of Purchasers' Deposits which are to be injected into the Project to fund costs.
   - All present and after acquired personal property of the Borrower associated with the Project.
   - Construction, supply and consulting contracts related to the Project and specific acknowledged, assignments or acceptable tri-party agreements on those contracts specified by the Lender which may include, but not be limited to, the contracts with the Project architect, engineers, General Contractor and/or Construction Manager, and marketing agents.
   - Rights of the Borrower (a) under all building/development permits and the monies paid thereunder, (b) to all plans, specifications and drawings related to the Project.

e. The Lender shall have received an acceptable insurance binder or cover note, to be followed, within 30 days of the issuance of the binder or cover note, with a certified copy of a policy or policies of insurance, satisfactory to the Lender, containing the requirements of Schedule "B" hereto and including evidence of a Comprehensive General Liability Insurance policy for the Project in an amount of not less than $10,000,000 per occurrence. The Commercial General Liability Policy must reference the project and CSMC is to be added as an additional insured.

   Additionally, upon the commencement of construction, the Borrower shall maintain Builder's Risk Insurance, which is satisfactory to the Lender and which incorporates a standard mortgage clause and which names the Lender as first mortgagee and loss payee.

   We will require the insurance policy(ies) to be reviewed by an Independent Insurance Consultant, at the Borrower's expense.

f. The Lender's solicitor shall obtain Title Insurance, at the cost of the Borrower, on the Project lands.

g. Negative Pledge by Borrower and Guarantor to not repay any shareholder loans, redeem shares, pay out dividends or increase compensation to principals of Borrower or Guarantor until the Loan Facility has been fully repaid.

h. Indemnification Agreement in respect to any Letters of Credit issued pursuant to Facility 2. Any draws made under the said Letters of Credit shall be converted to direct borrowings under Facility 1.

i. In the event the Lender elects to hold the Borrower's cash on deposit (the "Cash Collateral Account") or term deposits, GICs or the like, from other financial institutions, to secure the Loan Facility generally or specifically the outstanding Letter of Credit exposure, a specific assignment or charge over the cash, term deposit, GIC, as the case may be, will be required.

j. Such other and further security and documentation as may be required by the Lender or its counsel to complete and perfect the Security.

reasonably

II. Pre-Funding Deliverables:

The advance of the Loan Facility, whether by a single advance or multiple advances, is contingent upon compliance and satisfaction with each of the following conditions:

a. Confirmation by the Lender's Cost Consultant of satisfactory zoning, receipt of Site Plan Approval and building permit availability to improve the lands as described under the Project.

Borrower's Initials _____

DocuSign Envelope ID: D2775A34-C3F5-475C-904C-402C3EE6C792

b. All levies, impost fees, local improvement charges, property taxes and other charges affecting the Project due and payable shall have been paid to the date of the first advance of funds unless they are to be funded as part of the first advance.

c. Confirmation that the plan of subdivision is registered with a lot yield and mix as described under Project and that building permits are available and all realty taxes, including all levies, development charges and local improvement rates billed to the date of the advance of funds are paid in full.

d. The Lender shall have received from an approved appraiser a satisfactory appraisal of the Project confirming a completed Project value of $48,076,821 (Gross of HST), which includes an “as-is” value of $2,114,658 for the Phase II residual land and excludes Purchase Upgrades and Closing Recoveries. Such appraisal report must be accompanied by the Form of Reliance Certificate from the appraiser to the Lender and shall confirm that the Lender and its assigns can rely upon such appraisal for lending purposes.

e. The Lender and its cost consultant to receive satisfactory confirmation that the Borrower has injected $1,969,851 of cash equity and $929,658 of Appraisal Surplus into the Project, which shall remain invested until such time as the Lender has been fully repaid all principal and interest.

f. A soils test report (load bearing capacity) by an acceptable professional engineer or such other similar report as is acceptable to the Lender, must be provided, demonstrating to the satisfaction of the Lender and its Cost Consultant that the proposed construction and site improvements of the Project are feasible under existing soil conditions, together with evidence that the construction specifications for the Project provide for construction in compliance with such conditions and with the recommendations, if any, which may be contained in such soils test report. In the case of renovation to an existing structure, the Borrower shall provide evidence satisfactory in form and content to the Lender, from independent engineers, as to the structural integrity of the building and details of any required remediation or upgrading whether for seismic purposes or otherwise.

Note: CSMC will accept the following report, subject to Lender review, and not requiring a Reliance Letter.
- Hydrogeological Assessment Report – Geo-Logic Inc. – April 2013

g. The Borrower will obtain at its own expense an environmental audit, from a firm approved by the Lender confirming that in their professional opinion there is no evidence that the site or any structures thereon are contaminated by any environmental hazards and recommending that no further action need be taken or will provide evidence of a remediation plan that will leave the site environmentally acceptable to the relevant Provincial and Federal Agencies and further evidence that said remediation plan is being performed, as budgeted for in the approved Budget and has been formally approved by the Ontario Ministry of the Environment.

Note: CSMC will accept the following report, subject to Lender review, and not requiring a Reliance Letter.
- Phase 1 ESA – Arcadis – June 5, 2015

h. The Borrower shall have provided the Lender with a survey of the Project by an Ontario licensed land surveyor, indicating no encroachments, easements or rights of way, save those which the Lender may specifically accept and showing the relationship of the lands to public thoroughfares for access purposes.

i. Receipt and satisfactory review of a personal net worth and/or financial statement(s) from the Borrower and each of the Guarantors on CSMC's Standard Form, duly signed and witnessed. In addition the Lender is to receive satisfactory credit reports for the Borrower and Guarantor, both prior to the initial advance and at any time thereafter, as required by the Lender, until the Loan Facility is fully repaid.

Borrower’s Initials _____

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j. The Borrower and each additional Covenantor authorize the Lender to make inquiries concerning the character, general reputation, personal characteristics, financial and credit data of the Borrower and each additional Covenantor, including its respective directors, officers, shareholders, and principals, and to verify any information provided to the Lender hereunder, all for the purpose of underwriting and servicing the Loan.

k. The Borrower shall have provided evidence in sufficient detail, satisfactory to the Lender and verified by the Lender's Cost Consultant, that the total costs for the Project, including land, hard and soft costs and interest during the construction and the sell-out period shall not exceed $35,352,659 excluding HST costs as detailed under the Financing Program. This shall include receipt and approval by the Lender and the Cost Consultant, as to both form and content, of a construction management contract and fixed price contracts/signed formal construction quotes from all major construction, supply or consulting contractors which contract(s) shall be specifically assigned to the Lender as recommended by the Cost Consultant with acknowledgement from the general contractor(s) or shall be the subject of tri-party agreement(s) satisfactory to the Lender.

   Without limiting the foregoing, fixed price contracts/signed formal construction quotes are to be in place for the forming concrete work, electrical, plumbing, HVAC, windows and any contract greater than $500,000.

   Note: Lot 14 will be included in the budget for servicing costs only.

l. The Borrower and the Project shall be fully registered with a new home warranty provider acceptable to the Lender with all proposed residential units having an assigned registration number, all to the satisfaction of the Lender.

m. Receipt and satisfactory review of any cost sharing agreements related to the subject Project, by the Lender, its cost consultant and legal counsel.

n. The Borrower shall have delivered to the Lender for approval and to the Lender's Cost Consultant for its inspection and comment copies of all final signed and sealed plans and specifications upon which the construction costs are based. The Borrower shall also provide to the Lender, at the earliest possible date, for approval by the Lender, copies of site plans, Project floor plans, suite layouts showing furniture layouts to scale and any market survey materials relating to the Project that were not provided prior to the issuance of this Commitment.

o. The Borrower will not make any changes cumulatively in excess of ~~$100,000~~ $500,000 in the plans and specifications for the Project or the contracts for the construction of the Project, or in the terms of any agreements prejudicially affecting the security of the Lender, without the prior written consent of the Lender.

p. Receipt and satisfactory review of 17 firm and unconditional arms' length pre-sales in respect to the units with an aggregate sale price of not less than $42,462,163 including HST prior to the initial advance of Facility 1. Each presale shall have a minimum contracted deposits of 13% of the sale price and aggregate contracted deposits of not less than $2,123,108 (minimum 5% per unit) to be received prior to the initial advance of Facility 1. The said sale prices to be a minimum of 100% of the list prices approved by the Lender prior to the first advance of funds. The Lender to qualify a minimum of 17 of these purchasers for mortgage financing or to receive satisfactory confirmation that each of the purchasers has qualified and accepted take out mortgage financing at a financial institution acceptable to the Lender with such financing provided under a 12-month capped rate program.

q. Receipt and satisfactory review of the Agreement of Purchase and Sale with respect to the original acquisition of the Project lands (and any subsequent amendments or side letters related thereto).

Borrower's Initials _____

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r. Receipt and satisfactory review of a completed Identification Verification and Attestation Form and all applicable documents, as required under Federal Proceeds of Crime (Money Laundering) and Terrorist Financing Regulations.

s. Such other information the Lender may reasonably require.

t. Loan disbursements shall take place only on title to the Project being acceptable to our solicitors and all matters in connection with the Security and other documentation deemed necessary or advisable by our solicitors being complied with by the Borrower and the Guarantors and all Security and other instruments and agreements to evidence and secure the Loan Facility are duly executed, with evidence of registration where applicable.

u. The Lender shall require a satisfactory opinion and report from its solicitors indicating, among other things, the validity, enforceability and priority of all Security and the state of title of the Project.

v. The Lender shall require a satisfactory opinion and report from its solicitors regarding any encumbrances, financial charges or claims registered or to be registered against the Project.

w. The Lender shall require evidence of all corporate authorities together with an opinion of the Borrower's counsel as to usual matters such as corporate authorities, the absence of litigation, the delivery of the Security, and the execution of all Security listed above.

x. The additional conditions shown in Schedule “D” hereto.

III. Availability

a. All advances to complete the construction of the Project shall be funded on a cost to complete basis supported by satisfactory inspection certificates, and in amounts not less than $100,000 and not more frequently than once per month. The Interest Reserve shall be funded quarterly. The outstanding balance of all advances under the Loan Facility are, at all times, not to exceed $26,500,000.

b. All requests for advances shall in writing include the following, each in a form and substance satisfactory to, and subject to inspection by the Lender;
   i. Details of costs in place and references to the Servicing/Construction Budget.
   ii. Certificate from the Lender’s Cost Consultant indicating:
      a. Cost of work in place;
      b. That the work to date is in accordance with the plans and specifications previously submitted to the Lender;
      c. Interest, the amount of holdbacks and cost to complete; and
      d. Estimated completion date.
   iii. Report from the Lender's legal counsel showing clear title.

c. Accumulated advances shall at no time exceed the cost of work in place less Borrower’s Equity of $2,899,509 deposits utilized in the Project, prior charges, and holdbacks as required under applicable provincial lien legislation. In addition, the cost to complete net of deferred costs and deposits to be received shall at no time exceed the unadvanced portion of funds under the Facility.

Borrower’s Initials _____

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d. The Lender reserves the right in its sole discretion, to make progress advances directly to the subtrades and/or suppliers, if the Borrower is in default or if advances are being diverted from the project. For each advance, the Borrower shall sign a Statutory Declaration satisfactory in substance to the Lender's legal counsel confirming that all loan proceeds are being used solely to pay for payables in respect to the Project, which are being financed by the Lender pursuant to the various Loan Facilities provided for in this Letter of Commitment (eg. third-party hard construction cost payables only), and for no other purposes whatsoever, either in respect to the Project or otherwise. Any use of any such funds for any purpose, either within the Project, or otherwise, except as set out herein, shall constitute a default of this Loan.

III. Positive Covenants

a. *To Pay Fees*. The Borrower and the Guarantor jointly and severally agree to pay all Fees required pursuant to this Commitment on the dates required by this Commitment.

b. *Comply with Law*. The Borrower agrees to comply with all applicable federal, provincial and municipal laws, statutes, regulations, rules, by-laws orders, permits, licenses, authorizations, approvals, and all applicable common law or equitable principles, whether now or hereinafter in force pertaining to the Project, the Borrower and the Guarantor.

c. *Title*. The Borrower shall defend title to the Property and the Project for the benefit of the Lender against any action, proceedings, or claims.

d. *Permits*. Where the Loan Facility is intended to finance improvements to the Property, the Borrower has or will obtain prior to the commencement of construction, all permits, agreements, licenses, authorizations, or approvals (collectively, "**Permits**") necessary to permit the lawful construction, occupancy, operation and use of the Property, it shall maintain such Permits in good standing and in full force and effect, and shall not terminate, amend or waive any of its rights under any Permits without the Lender's prior written consent; and it is not aware of any proposed changes or any notices or proceedings relating to any Permits, including pending cancellation or termination thereof. The Borrower shall promptly notify the Lender of any changes, notices or proceedings that may arise.

e. *Insurance*. The Borrower will maintain continuous and uninterrupted insurance coverage in accordance with the requirements contained in **Schedule "B"** from the Closing Date until such time as the Lender confirms that the Loan Facility is paid in full and that it releases any interest it has in the Security.

f. *Project Bank Account*. The Borrower must establish a separate bank account at a financial institution acceptable to the Lender through which all advances and disbursements shall be made in respect to the Project.

g. *Ongoing Financial Disclosure and Reporting.* The Borrower and the Guarantor will provide:

i. within one-hundred and eighty (180) days of each fiscal year end during the term of the Loan Facility, **accountant prepared** financial statements for the Borrower and each corporate Guarantor;
ii. annually, updated financial statements and/or net worth statements for each Guarantor, a statement evidencing that property taxes for the Project are up to date, a certificate or binder evidencing insurance for the Project (or upon any change to insurance coverage being made, immediately following that change), a Client Information Form;
iii. such other financial and supporting information as the Lender may request.

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h. Sales Reports by the 15th of each month in form and content satisfactory to the Lender, including copies of accepted sales agreements. Additions/Deletions and amendments from the previous month are to be highlighted;

i. *HST.* The Borrower and the Guarantor accept full responsibility for remittance and payment of any and all HST due pursuant to the Project, submission of HST credits or claims, and will provide monthly accounting of same to the Lender upon request.

j. *Letters of Credit.* The Borrower agrees that if the Lender is called upon to issue or to cause to be issued Letters of Credit as part of this Loan Facility, then the Borrower will be required to publish the date of substantial completion of the Project in an appropriate trade publication.

k. *Right to Inspect*. The Borrower acknowledges that the Lender may inspect or cause its cost consultant to inspect the Project at any time, at the expense of the Borrower.

l. If at any time during servicing/construction the actual costs incurred exceed the costs budgeted and approved by the Lender, the Borrower shall immediately so notify the Lender and if the Lender shall conclude that the aggregate undisbursed balance of the Loan Facility shall be or become insufficient to pay for the completion of servicing/construction of the Project and all expenses and charges in connection therewith, the Borrower shall contribute the amount of such excess toward the Project before any further disbursements of the Loan Facility shall be made by the Lender.

m. If a lien is filed against the Project or if the Borrower, a Guarantor or Lender receives notice that one is about to be filed, then, in addition to any other remedies it may have, the Lender shall not be required to make any further advance until such time as the said lien has been discharged.

n. *Right of Offset and Pre-Authorized Debit*. All appraisal, engineering, inspection, title, survey, legal, insurance review and other customary underwriting, inspection, securing or enforcement expenses of the Lender, shall be paid by the Borrower and may at the Lender's option be deducted from an advance under the Loan Facility. The Borrower hereby irrevocably directs and authorizes the Lender to pay such expenses and costs, together with any outstanding balance of the Commitment Fee, or any other amount due to the Lender, from and out of any advance of funds under this Loan Facility, in the event the same have not been paid at the time thereof.

o. *Indemnification*. The Borrower and the Guarantor shall indemnify and save harmless the Lender, its officers, agents, trustees, employees, contractors, licensees or invitees from and against any and all losses, damages, injuries, expenses, suits, actions, claims and demands of every nature whatsoever arising out of the provisions of this Commitment and the Security, any letters of credit or letters of guarantee issued, sale or lease of the Project and/or the use or occupation of the Project including, without limitation, those arising from the right to enter the Project from time to time and to carry out the various tests, inspections and other activities permitted by the Commitment and the Security. In addition to any liability imposed on the Borrower and any Guarantor under any instrument evidencing or securing the Loan Facility, the Borrower and Guarantor shall be liable for any and all of the Lender's costs, expenses, damages or liabilities, including, without limitation, all legal fees on a solicitor and own client basis, directly or indirectly arising out of or attributable to the use, generation, storage, release, threatened release, discharge, disposal or presence on, under or about the Project of any hazardous or noxious substances. The representations, warranties, covenants and agreements of the Borrower and the Guarantor set forth in this subparagraph:

    i. Are separate and distinct obligations from other obligations of the Borrower and the Guarantor;

 Borrower's Initials _____

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ii. Survive the payment and satisfaction of their other obligations and the discharge of the Security from time to time taken as security therefore;
iii. Are not discharged or satisfied by foreclosure of the charges created by any of the Security; and
iv. Shall continue in effect after any transfer of the land including, without limitation, transfers pursuant to foreclosure proceedings (whether judicial or non-judicial) or by any transfer in lieu of foreclosure.

p. *Canadian Anti-Money Laundering Legislation*. The Borrower and Guarantor acknowledge that, pursuant to the *Proceeds of Crime (Money Laundering) and Terrorist Financing Act* (Canada) and other applicable anti-money laundering, anti-terrorist financing, government sanction and "know your client" laws (collectively, including any guidelines or orders thereunder, "AML Legislation", the Lender may be required to obtain, verify and record information regarding the Borrower and Guarantor and their respective directors, authorized signing officers, direct or indirect shareholders or other Persons in control of the Borrower and Guarantor, and the transactions contemplated hereby. The Borrower and Guarantor shall promptly provide all such information, including supporting documentation and other evidence, as may be reasonably requested by the Lender, in order to comply with any applicable AML Legislation, whether nor or hereafter in existence.

IV. Negative Covenants

a. *No subsequent financing, liens*. The Borrower will not grant any pledge or otherwise encumber its interest in the Project (or any collateral property, if applicable), and no liens against the Project shall be created, issued, or incurred or permitted to exist without the prior written consent of the Lender in its sole discretion.

b. *Borrower may not convey its interest*. The Borrower may not sell, transfer, assign, pledge or convey its interest in the Project or part thereof without the express written consent of the Lender.

c. *No Assignment*. The Borrower may not assign this Commitment or any of its rights or interest hereunder, or delegate any obligations to be performed hereunder, without the prior written consent of the Lender. Any attempted assignment or delegation in contravention of this section is null and void and of no force or effect.

d. *Voting Structure*. The voting control of the Borrower shall not change without the prior written consent of the Lender.

e. *Confidentiality*. The Borrower and the Guarantor acknowledge and agree that the terms and conditions recited herein are confidential between themselves and the Lender, its lawyer, cost consultant, insurance consultant and project monitor. The Borrower and the Guarantor agree not to disclose the information contained herein to a third party, other than their lawyer, without the Lender's prior written consent.

V. General Terms & Conditions:

a. *Joint and Several*. The obligations of the Borrower and any Guarantor shall be the joint and several obligations of each such person or corporation comprising the Borrower or Guarantor unless otherwise specifically stated herein.

b. *Sales of Units in the Project.* All purchasers and contracts of purchase and sale shall be satisfactory to the Lender and shall be for prices not less than the minimum prices set out in Schedule "C". The prices shall, unless and until revised by agreement, be set at 95% of the Lender's approved, appraised value of each unit. The Lender must be satisfied that all purchasers and offers to purchase are bona fide and that the purchasers must have the capabilities to fulfill their obligation to close and, where required, that purchasers have firm take-out loan commitments, at fixed rates, for durations sufficient to comply with the Project's timetable for delivery of the completed units.

Borrower's Initials _____

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c. *Assignment/Syndication, Disclosure*. The Commitment and Security or any interest therein may be assigned or syndicated by the Lender, in whole or in part, without the consent of the Borrower or Guarantor. The Borrower and the Guarantor consent to the disclosure by the Lender to any such prospective assignee or participant of all information and documents regarding the Loan Facility, the Project, the Borrower, and the Guarantor within the possession or control of the Lender.

d. *Erect a sign*. The Lender shall have the irrevocable right to erect a sign on the Project, at its own expense, indicating it has provided the financing on the Project during the period for which the financing or any portion thereof remains outstanding. The Lender may also refer to this Project in its advertising at any time after the first advance under the Loan Facility.

e. *Right of First Refusal - Future Funding*. The Lender shall have a right of first refusal to finance or arrange financing for any subsequent phases of development of which the Project forms a part, or any further development to be developed on the lands adjacent thereto and shall be given the first opportunity and a reasonable period of time, after delivery to the Lender of all reasonably requested information, to provide a commitment to fund such further development.

f. *Privacy Legislation and Consent*. The Borrower and the Guarantor hereby (i) authorize the Lender to collect and use Personal Information to assess the ability of the Borrower and Guarantor to meet their financial obligations under the Loan Facility, including obtaining credit and other reports as required; (ii) grant the Lender permission to obtain, disclose, exchange Personal Information on an on-going basis with credit reporting agencies, prospective investors in the Loan Facility and financial institutions, their agents, or service providers, in order to determine and verify continuing eligibility for the Loan Facility and continuing ability to meet financial obligations; and (iii) agrees that this use, disclosure and exchange of Personal Information will continue until the date all obligations of the Borrower and Guarantor to the Lender are satisfied in full. **"Personal Information"** is all of the Borrower's or Guarantor's information that was collected by or delivered to the Lender in connection with this Commitment, and any information obtained by the Lender from time to time thereafter. To view our privacy policy, please go to https://www.cameronstephens.com/privacy-policy-disclaimer.

g. *Counsel for Lender*. The Lender's lawyer will be:

Name	**Firm**
Richard Rotchtin	Fogler, Rubinoff LLP ; or
~~Avrom Brown~~	~~Garfinkle Biderman LLP~~

Note: The client will have the option to select between the above lawyers. CSMC will provide quotes to the Borrower for the legal Work.

h. *Counsel for Borrower.* The Borrower's lawyer will be:

Jessica Tarr	Gordin & Tarr LLP
Name	Firm
jtarr@gtlawyers.ca	905-856-1164 ext 226
Email	Telephone

i. *Cost Consultant.* The Lender's cost consultant will be:

Company
Glynn Group

Borrower's Initials _____

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j. *No waiver*. No term or requirement of this Commitment may be waived or varied orally or by any course of conduct of the Borrower or anyone acting on its behalf or by any officer, employee or agent of the Lender. Any alteration or amendment to this Commitment must be in writing and signed by a duly authorized officer of the Lender and accepted by the Borrower and Guarantor. The waiver by the Lender of any breach or default by the Borrower of any provisions contained herein shall not be construed as a waiver of any other or subsequent breach or default by the Borrower. In addition, any failure by the Lender to exercise any rights or remedies hereunder or under the Security shall not constitute a waiver thereof.

k. *Governing law*. The Commitment and Loan Facility shall be governed by and construed under the laws of the Province in which the mortgaged lands and the Project are situate.

l. *Severability*. The Borrower and the Guarantor agree that if any one or more of the provisions contained in this Commitment shall for any reason be held to be invalid, illegal or unenforceable in any respect, such invalidity, illegality or unenforceability shall, at the option of the Lender, not affect any or all other provisions of this Commitment and this Commitment shall be construed as if such invalid, illegal or unenforceable provision had never been contained herein.

m. *Time*. Time is of the essence in this Commitment.

n. *No Merger*. The representations, warranties, covenants and obligations herein set out shall not merge or be extinguished by the execution or registration of the Security but shall survive until all obligations under this Commitment and the Security have been duly performed and the Loan Facility, interest thereon and any other moneys payable to the Lender are repaid in full. In the event of any inconsistency or conflict between any of the provisions of the Commitment and any provision or provisions of the Security, the Commitment will prevail, and the failure to include any term in the Security that is set out in the Commitment shall not be an inconsistency.

o. Limitation of Liability. Neither the Lender nor any of its investors nor any of their respective assets shall be subject to any actions, proceedings, losses, damages, liabilities, claims, demands, costs or expenses of any kind or nature made by or on behalf of the Borrower and/or Guarantor arising from or relating to, directly or indirectly, the Loan Facility, including the making or administration of the Loan Facility or any default or other act or omission by the Lender or its investors under or relating to the Loan Facility or any of the Loan Facility documents, and the Borrower and Guarantor hereby agree to indemnify and save the Lender and its investors harmless from and against all such matters.

p. *Entire Agreement*. This Commitment, when signed, represents the entire agreement between the parties hereto and supersedes all prior agreements, representations, warranties or understandings between the parties whether written or verbal. Any amendment, variation or alteration of this agreement must be done in writing and be executed by a properly authorized representative of the Lender.

q. *Enurement*. This Commitment is binding upon the Parties and shall enure to the benefit of the legal successors and permitted assigns of the Parties.

r. *No Entitlement to Interest.* The Borrower shall not be entitled to receive any interest or other investment earnings on any reserve or deposits held by or on behalf of the Lender, whether or not earned or arising from time to time.

20. Representations and Warranties of the Borrower and Guarantor:

a. *Generally.* The Borrower and the Guarantors represent and warrant and will execute documentation attesting that there has been no material adverse change in the financial condition or operations of either the Borrower or Guarantor, as reflected in the financial statements used to evaluate the application for credit; no pending adverse claims; no outstanding judgments; no defaults under other

Borrower's Initials _____

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agreements relating to the Project; preservation of assets; no undefended material actions, suits or proceedings; payment of all taxes; no consents, approvals or authorizations necessary in connection with documentation; compliance of construction of Project with all laws; that it will substantially complete the Project in accordance with plans and specifications; to obtain all necessary approvals for construction and use of the Project; no other charges against mortgaged lands except permitted encumbrances; all necessary services are available to the Project; no pollutants, dangerous substances, liquid waste, industrial waste, toxic substances, hazardous wastes, hazardous materials, hazardous substances, or contaminants have been or will be manufactured, used, stored, discharged or present on the mortgaged lands, and the mortgaged lands are not currently the subject of remediation or clean-up, there has not been and is no prior, existing, or threatened investigation, action, proceeding, notice, order, conviction, fine, judgment, claim directive or lien of any nature or kind against or affecting the Project relating to environmental laws, and the Borrower shall warrant such other reasonable matters as Lender or its legal counsel may require.

b. *Purpose of the Loan Facility*. The Borrower and the Guarantor represent and warrant that the Loan Facility is for the Borrower's benefit, to be used solely to fund the Project purpose indicated in this Commitment.

c. *Completeness of information provided*. The Borrower and the Guarantor represent and warrant that all information provided to the Lender with respect to the Project, the Borrower, the Guarantor, and contained in the Security is complete, accurate and true.

d. *Residency Status*. The Borrower represents and warrants that it is not now a non-resident of Canada within the meaning of the Income Tax Act (Canada) and covenants that it will not become a non-resident of Canada at any time prior to the discharge of the Mortgage and the Security.

21. Events of Default:

Without limiting the entitlement of the Lender to demand repayment of the Loan Facility at any time, or any other rights of the Lender under this Commitment that are repayable upon demand, upon the occurrence of any one of the following events (each an "**Event of Default**"), the obligation of the Lender to make any further advances under the Loan Facility shall terminate immediately and the Lender may, by written notice to the Borrower, declare all of the unpaid principal, accrued interest or costs of the unpaid Loan Facility immediately due and payable, whereupon the same shall become due and payable forthwith, and the Lender may exercise any and/or all remedies available to it at law or in equity or as contemplated in this Commitment:

a. The Borrower fails to make any payment of interest or principal or other amount payable to the Lender pursuant to this Commitment, including the Commitment Fee, or the Security when it is due;

b. If there is a default or breach of any covenant, condition or term contained in this Commitment or the Security;

c. If there has been any material discrepancy or inaccuracy in any information, statements, representations or warranties made or furnished to the Lender by or on behalf of the Borrower, or if any of them fail to furnish information required to substantiate the original representations made to the Lender;

d. Any bankruptcy, reorganization, arrangement, insolvency, or liquidation proceedings or other proceedings for the relief of debtors are instituted by or against the Borrower;

e. All or any portion of the mortgaged lands are expropriated;

f. The mortgaged lands are subject to a restraint order under the *Controlled Drugs and Substances Act* (Canada) or similar order under any law, or the Borrower or any other person uses or has used the mortgaged lands or the Project for any purpose in violation of that act; or

material

g. There occurs or is reasonably likely to occur, in the sole discretion of the Lender, a change that has or could be reasonably expected to have a material adverse effect on: (i) the value or marketability of the Project or the Property (including, without limitation, the physical, environmental, or financial condition of the Property), or (ii) the financial or other condition of any Borrower or Guarantor or their ability to observe and perform any of their respective covenants and obligations hereunder.

Borrower's Initials _____

TrinityStar Developments Inc.
Skybirds Estate Homes, East Townline Rd., Newtonville, ON
August 24, 2022

If the terms and conditions of this Commitment, including all Schedules attached hereto, are acceptable, please so indicate by signing the Acceptance of Mortgage Commitment and returning a complete copy (including all Schedules) to the writer's attention by ~~August 31, 2022.~~ September 27, 2022

If a fully executed copy of the Commitment is not accepted and delivered to the Lender by ~~August 31, 2022~~ this Commitment shall be null and void. September 27, 2022

Please ensure that the Commitment Fee is provided in accordance with Section 11.

Upon receipt of the signed Commitment, Cameron Stephens will pursue approval with its syndication partner. If Cameron Stephens is unsuccessful in obtaining a syndication partner on terms acceptable to Cameron Stephens in its sole discretion, you will be notified, the "Good Faith" payment will be refunded, and you will be released from any obligation to pay any remaining fees.

Yours very truly,

Cameron Stephens Mortgage Capital Ltd.

DocuSigned by:
Stephen Scott Cameron
288DD0EFE3434B0...
Scott Cameron
Chairman & CEO

DocuSigned by:
AD35C4D9DFE24E4...
Kevin Marthinsen
Senior Director – Mortgage Origination

DocuSigned by:
Tim Ryder
219C8189C9414C7...
Tim Ryder
VP – Underwriting and Investment Management

DocuSigned by:
4891BA1CF8F6447...
Giuliana Mauro
VP – Loan Funding and Servicing

Acceptance of Mortgage Commitment

By signing below, the Borrower and Guarantor acknowledge that they: (i) had sufficient time and opportunity to review, consider and obtain any desired independent legal advice with respect to the terms and conditions of the Commitment, including all Schedules thereto; (b) have read and understands the terms, conditions and obligations of the Commitment; and (c) voluntarily accept the Commitment.

Signed this ~~___ day of August, 2022.~~ 9/26/2022

TrinityStar Developments Inc. (in its capacity as **Borrower**)
Per:

Dunstan Peter, President & CEO
Print Name:
I have authority to bind the corporation

DocuSigned by:
Thanush Siva
3C7735F3A9C5454...
Witness: Thanush Siva

Dunstan Peter

(in his/her capacity as **Guarantor)**

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TrinityStar Developments Inc.
Skybirds Estate Homes, East Townline Rd., Newtonville, ON
August 24, 2022

Schedule "A" – Additional Fees Payable by the Borrower

All fees are exclusive of Sales Taxes.

Description	Estimated Fee	Comments
Mortgage statement for information or discharge purposes; billing statement	$50	Per statement.
Title search (per PIN)	Actual cost, without mark-up.	For title searches conducted after the Mortgage is advanced to ensure compliance with terms of the Commitment and Mortgage.
NSF Cheque or failed debit under EFT plan	$100	Per occurrence.
Advance Fee	$350	At the time of any advance, per advance.
Demand Letter and Bankruptcy and Insolvency Act Notification	The Lender's cost, without mark-up.	Per occurrence.
Final or Partial Discharge of Mortgage	$550, plus registration costs.	Per discharge document or registered instrument.
Tax Certificates	$50 administrative fee, plus the cost of the certificate, without mark-up.	Per certificate.
Amendment Fee	$3,000	Per amendment document. **Note: Fees outlined relate to minor "administrative nature" amendments only. Should there be a material loan amendment, fees will be assessed on a case-by-case basis.**
Ad hoc services requested by the Borrower	$150 per hour, plus expenses without mark-up.	Provided at the Lender's discretion following a written request by the Borrower.

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Schedule "B" - Insurance Requirements

HAZARD INSURANCE REQUIREMENTS

PROPERTY UNDER CONSTRUCTION

It is clearly understood and agreed that the insurance requirements contained herein are a minimum guide and, although they must be adhered to throughout the life of the Mortgage, they in no way represent the Lender's opinion or advice as to the full scope of insurance coverage a prudent Borrower would arrange to adequately protect its interest.

If the Borrower fails to take out or to keep in force or provide the Lender with evidence of such minimum insurance as is required hereunder, then the Lender may, but shall not be obligated to, take out and keep in force such insurance for the benefit of the Lender, at the immediate sole cost and expense of the Borrower.

A GENERAL CONDITIONS:

1. All insurance policies shall be in a form and with insurers reasonably acceptable to the Lender. Deductibles, where used, will be allowed only as they may be reasonably acceptable to the Lender.

2. The Mortgagor will provide the Lender with satisfactory evidence that the required insurances are in place.

3. **The Lender retains the right to update and change the requirements at any time during the term of the mortgage agreement.**

4. The Mortgagor shall be a Named Insured on all policies.

5. All losses will be payable to the Lender as First Mortgagee and Loss Payee and the policies will include an Insurance Bureau of Canada Standard Mortgage Clause.

   If there is currently a First Mortgage on the property, then the Lender will show as Mortgagee and Loss Payee as their interest may appear, until the insurer has received a release of interest from the prior lender at which time the policies will be endorsed to show the Lender as First Mortgagee and Loss Payee.

6. The policy shall contain a clause that the Insurer will neither terminate nor alter the policy to the prejudice of the Lender except by registered letter to the Lender giving notification of at least thirty (30) days. The Mortgagor will replace any terminated policy providing similar coverage with no cessation in coverage.

7. In no event shall the amount of insurance under Section B or C be less than the full contract price of the project including reasonable soft costs.

Borrower's Initials _____

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HAZARD INSURANCE REQUIREMENTS
PAGE 2
CONSTRUCTION PERIOD

B - PROPERTY INSURANCE:

The Mortgagor will insure and keep insured for the full term of the construction period:

1. All-Risk Builder's Risk Form in the full amount of the estimated completed construction cost.
2. To include Flood, Earthquake and Sewer Back Up
3. The policy shall allow for partial or complete occupancy

C – EQUIPMENT BREAKDOWN INSURANCE (BOILER AND MACHINERY)

The Mortgagor will also maintain Equipment Breakdown Insurance to cover all building equipment and machinery (and production machinery, if applicable) for explosion, electrical loss or damage and mechanical breakdown. Such coverage shall include testing.

D – BUSINESS INTERRUPTION INSURANCE:

The Mortgagor will effect and maintain Business Interruption Insurance on the form known as Delayed Income, (or its equivalent) for loss resulting from those perils covered by the insurance described above in Sections (B) and (C). The period of indemnity will not be less than twelve months. The coverage will provide for not less than 100% of such loss of profits or rent.

E – LIABILITY:

The Mortgagor will effect and maintain Public Liability Insurance in an amount of not less than $10,000,000, per occurrence, on either a Comprehensive General Liability or Commercial General Liability basis. The policy will name the Mortgagee as an Additional Insured (but only in respect to liability arising out of the operations of the Mortgagor).

Borrower's Initials _____

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TrinityStar Developments Inc.
Skybirds Estate Homes, East Townline Rd., Newtonville, ON
August 24, 2022

Schedule "C" – Minimum Selling Prices

Lot #	Frontage (FF)	Depth (SF)	Acres	SF	Gross Sale Price	Gross $/SF	Gross $/FF	HST	Net Sale Price	Net $/SF	Net $/FF	Contracted Deposit	Status
1	134	387	1.43	4,001	$ 2,250,000	$562	$16,791	$ 237,611	$ 2,012,389	$503	$15,018	$292,500	Reserved
2	115	259	1.37	3,959	$ 1,400,000	$354	$12,174	$ 139,823	$ 1,260,177	$318	$10,958	$182,000	Reserved
3	203	308	1.42	3,961	$ 2,475,000	$625	$12,192	$ 263,496	$ 2,211,504	$558	$10,894	$321,750	Reserved
4	413	190	1.41	4,001	$ 2,375,000	$594	$5,751	$ 251,991	$ 2,123,009	$531	$5,140	$308,750	Reserved
5	218	436	1.37	3,961	$ 1,700,000	$429	$7,798	$ 174,336	$ 1,525,664	$385	$6,998	$221,000	Reserved
6	204	394	1.78	5,270	$ 3,500,000	$664	$17,157	$ 381,416	$ 3,118,584	$592	$15,287	$455,000	Reserved
7	191	328	2.80	5,000	$ 3,200,000	$640	$16,754	$ 346,903	$ 2,853,097	$571	$14,938	$416,000	Reserved
8	103	522	2.28	3,961	$ 2,850,000	$720	$27,670	$ 306,637	$ 2,543,363	$642	$24,693	$370,500	Reserved
9	82	597	2.42	4,069	$ 2,765,000	$680	$33,720	$ 296,858	$ 2,468,142	$607	$30,099	$359,450	Reserved
10	130	597	2.38	4,001	$ 2,730,500	$682	$21,004	$ 292,889	$ 2,437,611	$609	$18,751	$354,965	Reserved
11	230	279	1.56	3,959	$ 2,522,344	$637	$10,967	$ 268,942	$ 2,253,402	$569	$9,797	$327,905	Reserved
12	156	294	1.13	3,961	$ 2,600,000	$656	$16,667	$ 277,876	$ 2,322,124	$586	$14,885	$338,000	Reserved
13	155	457	1.56	3,375	$ 2,650,000	$785	$17,097	$ 283,628	$ 2,366,372	$701	$15,267	$344,500	Reserved
14	213	292	1.40	N/A	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	HOLD
15	147	338	1.27	4,004	$ 2,454,534	$613	$16,698	$ 261,141	$ 2,193,393	$548	$14,921	$319,089	Reserved
16	164	384	1.28	3,961	$ 2,502,101	$632	$15,257	$ 266,613	$ 2,235,488	$564	$13,631	$325,273	Reserved
17	197	390	1.39	4,004	$ 2,907,684	$726	$14,760	$ 313,273	$ 2,594,411	$648	$13,170	$377,999	Reserved
18	218	361	1.50	3,375	$ 2,650,000	$785	$12,156	$ 283,628	$ 2,366,372	$701	$10,855	$344,500	Reserved
19	208	361	1.33	3,961	$ 2,430,000	$613	$11,683	$ 258,319	$ 2,171,681	$548	$10,441	$315,900	Reserved
Total	**3,481**	**7,174**	**31.08**	**72,784**	**$ 45,962,163**	**$631**	**$14,064**	**$4,905,380**	**$41,056,783**	**$564**	**$12,563**	**$5,975,081**	

Borrower's Initials _____

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Schedule "D" – Cost Consultant Requirements

The Lender must be satisfied of the following additional requirements prior to the advance of any funds under the Loan Facility:

1. Confirmation of Borrower's Equity

2. Review of the purchaser deposit schedule as provided by the Borrower

3. Review of the Borrower's proposed project budget and comment on the adequacy of same. Hard costs are to be supported by trade contracts. In the event trade contracts are not available, costs are to be based on industry standards.

4. Review of all major trade contracts such as:

   Foundations Formwork;
   Concrete and drain;
   Lumber;
   Carpentry;
   Brick, Drywall, and;
   Finishing contracts
   Review of all contracts to also include:
   Confirmation that contractual obligations are complete on completion of each unit, and
   Obtain copies of all major contracts.

5. Review of all change orders in respect of contract work to ensure adequacy of cost(s) and provide any suitable recommendations.

6. Review of the project plans and specifications in the context of budget preparation.

7. Review of soil tests and environmental audits to understand how the analysis and recommendations therein will impact the project construction budget and ascertain that any recommendations therein appear to be incorporated into the plans and specifications.

8. Review the Borrower's construction time schedule in the context of the project plans and specifications, general contract and head contracts with a view to determining that it is realistic.

9. Review all material cost items which are or ought to be included in the project budget with a view to determining that such allowances are reasonable, adequate, and complete.

10. Review insurance certificates to ensure that the sum insured, insured parties, loss payable and period of coverage is appropriate. (This does not include a detailed review of the policies themselves. We are not qualified insurance experts and a proper review should only be undertaken by a specialist insurance consultant).

11. Review such documents and data as is made available to the Lender in the course of reviewing the project budget with a view to ensuring to the fullest reasonable extent the adequacy of such budget, including but not restricted to:

    Building Permits;
    Land Purchase Agreement;
    The Lender's Commitment Agreement;
    Development and other Municipal and Regional Agreements;
    Management Agreements; and
    Consultants' Agreements including Design, Sales, Marketing, Management and Legal.

Borrower's Initials _____

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12. During any period of construction related site activity or actual construction within the project, submit monthly inspection and cost reports in order for the Lender to process the advance. The monthly report shall incorporate the following:

    Funding and advance calculation pursuant to the Letter of Commitment;
    Confirmation of up to date sales and closing schedule provided by the Borrower;
    Confirmation of work-in-place, cost-to-complete and holdback amounts;
    Site inspection including photographs of all units under construction;
    Confirmation from the project consultants and municipal building department that the work has been constructed in accordance with approved plans and specifications, applicable building codes and municipal by-laws and regulations;

13. Review of all cancelled cheques against bank statement and confirmation that same are all project related and are pursuant to current payable listing.

14. Such other services as the Project Monitor may be directed to perform from time to time.

Note: The Lender reserves the right to instruct the Project Monitor to provide such a monthly report, at any time and at its sole discretion, regardless of whether the Borrower has made a formal draw request for funds or actually utilized the construction Loan Facility.

Borrower's Initials _____

SEPARATOR PAGE

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CAMERON STEPHENS

MORTGAGE CAPITAL

November 27, 2024

Trinity Star Development Inc.
4 Finley Road
Brampton, ON L6T 1A9

Attention: Dunstan Peter

Via: Email

Re: Loan Extension – Trinity Star – Skybirds Estate Homes (Loan #3964-41)

We are pleased to advise that we are extending Loan #3964-41 for 6 months. This Extension will run from December 1, 2024 to June 1, 2025.

The agreed Extension Fee of $88,351 is due, and will be collected from Loan Advance #11.

Authorized Loan Facility	$26,500,000
Extension Fee (0.1667% per 3-month extension period / 0.3334% for 2 x 3-months)	$88,351

All other Terms, Conditions and Security remain unchanged as per the executed Commitment Letter. If you are in agreement with the foregoing Terms and Conditions, please indicate by signing and returning (1) copy of this Letter to the Lender's office by **December 18, 2024** failing which this Extension Letter shall be deemed null and void.

Please contact the Undersigned should you have any questions.

Yours truly,

Cameron Stephens Mortgage Capital

Andrew Isaac
Director, Underwriting and Portfolio Management

Acknowledged:

Trinity Star Development Inc. (in its capacity as **Borrower**)
Per:

Dunstan Peter

Print Name:

I have authority to bind the corporation

Dunstan Peter

Dunstan Peter
(in his/her capacity as **Guarantor)**

Kishan Krishnavasan

Witness:

TAB C

THIS IS EXHIBIT "C" TO THE
AFFIDAVIT OF JERROLD MARRIOTT
SWORN BEFORE ME THIS
29th DAY OF SEPTEMBER, 2025



_____

A Commissioner Etc.

Properties

PIN 26673 - 0361 LT *Interest/Estate* Fee Simple
Description LOT 1, PLAN 40M2661; MUNICIPALITY OF CLARINGTON
Address CLARINGTON

PIN 26673 - 0362 LT *Interest/Estate* Fee Simple
Description LOT 2, PLAN 40M2661; MUNICIPALITY OF CLARINGTON
Address CLARINGTON

PIN 26673 - 0363 LT *Interest/Estate* Fee Simple
Description LOT 3, PLAN 40M2661; MUNICIPALITY OF CLARINGTON
Address CLARINGTON

PIN 26673 - 0364 LT *Interest/Estate* Fee Simple
Description LOT 4, PLAN 40M2661; MUNICIPALITY OF CLARINGTON
Address CLARINGTON

PIN 26673 - 0365 LT *Interest/Estate* Fee Simple
Description LOT 5, PLAN 40M2661; MUNICIPALITY OF CLARINGTON
Address CLARINGTON

PIN 26673 - 0366 LT *Interest/Estate* Fee Simple
Description LOT 6, PLAN 40M2661; MUNICIPALITY OF CLARINGTON
Address CLARINGTON

PIN 26673 - 0367 LT *Interest/Estate* Fee Simple
Description LOT 7, PLAN 40M2661; MUNICIPALITY OF CLARINGTON
Address CLARINGTON

PIN 26673 - 0368 LT *Interest/Estate* Fee Simple
Description LOT 8, PLAN 40M2661; MUNICIPALITY OF CLARINGTON
Address CLARINGTON

PIN 26673 - 0369 LT *Interest/Estate* Fee Simple
Description LOT 9, PLAN 40M2661; MUNICIPALITY OF CLARINGTON
Address CLARINGTON

PIN 26673 - 0370 LT *Interest/Estate* Fee Simple
Description LOT 10, PLAN 40M2661; MUNICIPALITY OF CLARINGTON
Address CLARINGTON

PIN 26673 - 0371 LT *Interest/Estate* Fee Simple
Description LOT 11, PLAN 40M2661; MUNICIPALITY OF CLARINGTON
Address CLARINGTON

PIN 26673 - 0372 LT *Interest/Estate* Fee Simple
Description LOT 12, PLAN 40M2661; MUNICIPALITY OF CLARINGTON
Address CLARINGTON

PIN 26673 - 0373 LT *Interest/Estate* Fee Simple
Description LOT 13, PLAN 40M2661; MUNICIPALITY OF CLARINGTON
Address CLARINGTON

PIN 26673 - 0374 LT *Interest/Estate* Fee Simple
Description LOT 14, PLAN 40M2661; MUNICIPALITY OF CLARINGTON
Address CLARINGTON

PIN 26673 - 0375 LT *Interest/Estate* Fee Simple
Description LOT 15, PLAN 40M2661; MUNICIPALITY OF CLARINGTON
Address CLARINGTON

PIN 26673 - 0376 LT *Interest/Estate* Fee Simple
Description LOT 16, PLAN 40M2661; MUNICIPALITY OF CLARINGTON
Address CLARINGTON

PIN 26673 - 0377 LT *Interest/Estate* Fee Simple
Description LOT 17, PLAN 40M2661; MUNICIPALITY OF CLARINGTON
Address CLARINGTON

PIN 26673 - 0378 LT *Interest/Estate* Fee Simple
Description LOT 18, PLAN 40M2661; MUNICIPALITY OF CLARINGTON
Address CLARINGTON

PIN 26673 - 0379 LT *Interest/Estate* Fee Simple

Properties

Description LOT 19, PLAN 40M2661; MUNICIPALITY OF CLARINGTON
Address CLARINGTON

PIN 26673 - 0380 LT *Interest/Estate* Fee Simple
Description BLOCK 20, PLAN 40M2661; SUBJECT TO AN EASEMENT IN GROSS AS IN DR1858888; MUNICIPALITY OF CLARINGTON
Address CLARINGTON

PIN 26673 - 0381 LT *Interest/Estate* Fee Simple
Description BLOCK 21, PLAN 40M2661; SUBJECT TO AN EASEMENT IN GROSS AS IN DR1858888; MUNICIPALITY OF CLARINGTON
Address CLARINGTON

PIN 26673 - 0382 LT *Interest/Estate* Fee Simple
Description BLOCK 22, PLAN 40M2661; SUBJECT TO AN EASEMENT IN GROSS AS IN DR1858888; MUNICIPALITY OF CLARINGTON
Address CLARINGTON

PIN 26673 - 0384 LT *Interest/Estate* Fee Simple
Description RESERVE BLOCK 24, PLAN 40M2661; MUNICIPALITY OF CLARINGTON
Address CLARINGTON

Chargor(s)

The chargor(s) hereby charges the land to the chargee(s). The chargor(s) acknowledges the receipt of the charge and the standard charge terms, if any.

Name TRINITYSTAR DEVELOPMENTS INC.
Address for Service 155 Rexdale Blvd., Unit 5
Etobicoke, Ontario M9W 5Z8

A person or persons with authority to bind the corporation has/have consented to the registration of this document.

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

Chargee(s) *Capacity* *Share*

Name CAMERON STEPHENS MORTGAGE CAPITAL LTD.
Address for Service 25 Adelaide Street East
Suite 600
Toronto, Ontario
M5C 3A1

Statements

Schedule: See Schedules

The registration of this document is not prohibited by registration DR1858758 registered on 2019/12/20.

Provisions

Principal $31,900,000.00 *Currency* CDN
Calculation Period See Attached Schedule
Balance Due Date See Attached Schedule
Interest Rate See Attached Schedule
Payments
Interest Adjustment Date
Payment Date See Attached Schedule
First Payment Date
Last Payment Date
Standard Charge Terms 201125
Insurance Amount Full insurable value
Guarantor

Signed By

Jordan William Evans Kamenetsky	77 King Street West Suite 3000 PO Box 95 TD Centre Toronto M5K 1G8	acting for Chargor(s)	Signed	2023 05 31

Tel 416-864-9700

Fax 416-941-8852

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

Submitted By

FOGLER, RUBINOFF LLP	77 King Street West Suite 3000 PO Box 95 TD Centre Toronto M5K 1G8		2023 05 31

Tel 416-864-9700

Fax 416-941-8852

Fees/Taxes/Payment

Statutory Registration Fee	$69.00
Total Paid	$69.00

(1) **PAYMENT PROVISIONS - (Liabilities from time to time)**

WHEREAS the Chargor is a customer of the Chargee and the Chargee has agreed to lend monies to the Chargor pursuant to a letter of commitment (the "Commitment") dated August 24, 2022, as same may be amended or restated from time to time;

AND WHEREAS, in consideration of the Chargee making the said loan and the sum of TEN DOLLARS ($10.00) now paid by the Chargee to the Chargor (the receipt and sufficiency of which are hereby acknowledged by the Chargor), the Chargor has, at the request of the Chargee, agreed to give this Charge as security for payment to the Chargee of all debts and liabilities, present or future, direct or indirect, absolute or contingent, matured or not, at any time owing by the Chargor to the Chargee or remaining unpaid by the Chargor to the Chargee heretofore or hereafter incurred or arising pursuant to or in accordance with the Commitment or any security agreement delivered to the Chargee in connection therewith (such debts and liabilities being hereinafter called the "Liabilities") but the Chargor's liability hereunder being limited to the sum of **THIRTY-ONE MILLION, NINE HUNDRED THOUSAND DOLLARS ($31,900,000.00)** with interest thereon at the rate hereinafter set out and other amounts as herein set forth;

PROVIDED THIS CHARGE/MORTGAGE OF LAND TO BE VOID upon payment to the Chargee on demand, in lawful money of Canada, of the unpaid principal balance of the Liabilities and all promissory notes, bills of exchange and any other instruments whatsoever from time to time representing the Liabilities or any part thereof and all other amounts payable hereunder, not exceeding the principal sum of **THIRTY-ONE MILLION, NINE HUNDRED THOUSAND DOLLARS ($31,900,000.00)** together with interest thereon at the rate per annum which is the greater of (i) 5.25% per annum; and, (ii) 2.05% per annum above the annual prime lending rate of interest announced, quoted or charged from time to time by Royal Bank of Canada at its head office in Toronto, Canada as a reference rate then in effect for determining interest rates on Canadian dollar commercial loans in Canada, and which rate shall be adjusted daily as to fluctuations in the said prime rate; and, which interest at the applicable rate shall be calculated daily and compounded and payable monthly, not in advance, as well after as before demand and both before and after default and judgment;

AND taxes and performance of Statute Labour; and observance and performance of all covenants, provisos and conditions herein contained;

AND it is hereby agreed that in case default shall be made in payment of any sum to become due for interest at any time appointed for payment thereof as aforesaid, compound interest shall be payable and the sum in arrears for interest from time to time, as well after as before maturity, shall bear interest at the rate aforesaid, and in case the interest and compound interest are not paid in one (1) month from the time of default a rest shall be made, and compound interest at the rate aforesaid shall be payable on the aggregate amount then due, as well after as before maturity, and so on from time to time, and all such interest and compound interest shall be a charge upon the Lands.

(2) ADDITIONAL PROVISIONS

2.1 **Partial Discharges**

The following provisions shall apply in respect of each and every partial discharge of this Charge from any part of the said lands (sometimes hereinafter referred to as the "Lands" or a "unit" or a "lot", as applicable) as may be requested by the Chargor and/or given by the Chargee pursuant to the terms of this Charge:

(a) Notwithstanding anything otherwise contained herein, the Chargor shall not be entitled to request or receive any partial discharge when there is any outstanding default by the Chargor or any guarantor of this Charge or under any security held by the Chargee for or in respect of the financing secured by this Charge;

(b) In addition to all amounts on account of principal required to be paid by the Chargor to the Chargee in respect of any part of the Lands to be partially discharged, the Chargor shall also pay to the Chargee:

(i) accrued and unpaid interest on such principal amounts to the date of partial discharge;

(ii) a discharge fee in accordance with the Commitment;

(iii) the reasonable legal and other costs incurred by the Chargee in connection with each such partial discharge; and

(iv) any and all other charges due and owing by the Chargor pursuant to the provisions of this Charge.

(c) The Chargor shall not be entitled to request and the Chargee shall not be obliged to give any partial discharge if doing so and registration of the same would result in any of the following:

(i) a violation of the Planning Act (Ontario);

(ii) any undischarged parts of the Lands becoming landlocked;

(iii) the occupancy and use of any undischarged parts of the Lands in the same manner as prior to such partial discharge to be in non-compliance with any laws, by-laws or regulations of any governmental authority having jurisdiction;

(iv) any undischarged parts of the Lands having a zoning designation which is not the same or higher than the zoning designation applicable to any portion of the Lands for which such partial discharge is given;

(d) Each request for partial discharges shall be made by the Chargor upon not less than seven (7) days' prior written notice to the Chargee accompanied by execution copies of all instruments and other documents required to be executed by the Chargee in connection therewith; and

(e) All monies payable to the Chargee in respect of each partial discharge shall be paid in cash or by certified cheque, in lawful money of Canada.

When and if pursuant to exercise of the partial discharge provisions set forth in this Charge, the Chargor has paid to the Chargee all amounts secured by this Charge, then the Chargee acknowledges and agrees that, notwithstanding anything otherwise contained herein, the Chargor shall be entitled to request and obtain from the Chargee one or more partial discharges of this Charge from all parts of the Lands then remaining undischarged without further payment on account of principal, but subject always to the provisions set forth in this section 2.1.

The Chargor shall be entitled to request and obtain from the Chargee a partial discharge of a unit intended for use as a single family residence upon payment to the Chargee for each such unit 100% of the net sale proceeds from each such unit until such time that Loan Facility 1 has been repaid in full and all letters of credit issued under Loan Facility 2 have been fully cash secured, Both loan facilities are described in the Commitment. Net sale proceeds is defined as the sale price for each such unit, less net HST, purchaser deposits utilized in the project, deferred costs and Chargee approved closing costs for legal fees and sales commission.

The Chargor shall be entitled and is hereby authorized to do any of the following, at any time and without payment to the Chargee and without the same being deemed an act or acts of waste hereunder:

(a) to demolish or remove any and all building and improvements now situate upon the Lands;

(b) to commence, carry out and complete any and all construction works and building operations on the Lands, including excavation, construction of services, grading and all other acts incidental to development of the Lands.

2.2 **Prepayment**

PROVIDED the Chargor is not in default, the Chargor shall have the right to prepay the outstanding principal amount, accrued and unpaid interest thereon and any other amounts outstanding under the Commitment, upon payment of a prepayment charge equal to the Minimum Interest Amount, as defined in the Commitment, as applicable, all in accordance with the terms and conditions described in the Commitment.

2.3 **Default**

THE EVENTS of default described in paragraph 14 of Standard Charge terms No. 201125 are hereby supplemented and amended, where necessary, to provide for the following additional events of default:

(a) if the Chargor defaults under any obligation to repay borrowed money, or in the performance or observance of any agreement, covenant or condition in respect of such borrowed money (whether with respect to the Lands or any other property and whether with respect to any obligation to the Chargee or any other person) and as a result, the maturity of such obligation is or may be accelerated;

(b) if the Chargor ceases or threatens to take steps to cease to carry on the operation of its business or a substantial part thereof;

(c) if the Chargor is dissolved, liquidated or wound up or an order is made or a resolution or other action is passed or taken by the Chargor for the dissolution, liquidation, winding-up or other termination of its corporate existence;

(d) if a receiver, receiver and manager, custodian, sequestrator, trustee, liquidator, inspector or agent or any other officer or person with similar powers is appointed for or of the Chargor or the Lands or any part thereof and such appointment is not discharged within a period of fifteen (15) days from the date of such appointment;

(e) if a resolution is passed authorizing the Chargor to make, or the Chargor makes an assignment in bankruptcy or a proposal, or a petition for a receiving order is issued against the Chargor and such petition remains undismissed for a period of fifteen (15) days after the date of its issue, or the Chargor commits an act of bankruptcy, is adjudged a bankrupt or insolvent or takes the benefit of or is sued under or forced by a creditor to take the benefit of any present or future legislation providing for arrangements with creditors, or the Chargor proposes to its creditors a reorganization, arrangement, composition or readjustment of its debts or obligations;

(f) if any proceedings with respect to the Chargor are commenced under the Companies' Creditors Arrangement Act (Canada);

(g) if any representation or warranty of the Chargor contained herein or in any other agreement, instrument, commitment or document to which the Chargor and the Chargee are parties or which has been provided to the Chargee, is or becomes inaccurate, false or misleading;

(h) if the Chargor makes or agrees to make a bulk sales of all or a substantial part of its assets;

(i) if the Lands or any material part thereof is seized by or taken into the possession of an encumbrancer or any execution, sequestration, extent or any other process of any other court is filed or registered or becomes enforceable against the Chargor or the Lands;

(j) if in the opinion of the Chargee any material adverse change has occurred in the financial condition, ownership or operation of the Chargor or the Lands;

(k) if there is a default by the Chargor under or pursuant to the Commitment or any agreement, document, instrument or writing which has been or which may

hereafter be entered into by the Chargor in connection with the Lands or the Commitment; or

(l) if any action, suit, proceeding or other form of litigation is commenced against the Chargor or any guarantor of the indebtedness secured hereby.

2.4 **Fees Generally**

ALL fees as provided for in the Commitment are intended to and shall be in an amount sufficient in the sole opinion of the Chargee to compensate the Chargee for its administrative costs and shall not be deemed a penalty. The Chargor acknowledges and agrees that the Chargee's estimate of all such fees and costs is reasonable and acceptable to the Chargor. The amount of such fees if not paid shall be added to the principal amount secured hereunder, and shall bear interest at the rate aforesaid and the Chargee shall have the same rights with respect to collection of same as it does with respect to collection of principal and interest hereunder or at law.

2.5 **Extension / Overholding Fees**

THE CHARGOR shall pay extension and overholding fees in accordance with the terms of the Commitment.

SEPARATOR PAGE

STANDARD CHARGE TERMS
CLAUSES TYPES DE CHARGE
Filing No. 2011-25 Cote
Filing Date 12th Dec. 2011 Date de Dépôt
Page 1 of/de 16 Pages
DIRECTOR OF TITLES
DIRECTRICE DES DROITS IMMOBILIERS

LAND REGISTRATION REFORM ACT
SET OF STANDARD CHARGE TERMS
(Commercial Charge)

Filed By: CAMERON STEPHENS FINANCIAL CORPORATION

The following set of Standard Charge Terms shall be deemed to be included in every Charge in which the set is referred to by its filing number, as provided in Section 9 of the Land Registration Reform Act, as amended.

1. STATUTORY COVENANTS

THE IMPLIED COVENANTS deemed to be included in a charge pursuant to Section 7 (1) of the Land Registration Reform Act (as varied herein) shall be in addition to, and not in substitution for, the covenants and other provisions set forth in the Charge. In the event of any conflict between any such implied covenants (as varied herein) and any other covenant or provision of the Charge, such covenant or provision as herein contained shall prevail.

2. PROVISO FOR REDEMPTION

PROVIDED this Charge shall be void upon payment of the principal sum herein, in lawful money of Canada, with interest as herein provided and taxes and performance of statute labour and performance of all covenants in this Charge.

3. RELEASE

AND THE said Chargor doth release to the said Chargee all its claims upon the said lands subject to the proviso for redemption herein.

4. ADVANCE OF FUNDS

THE CHARGOR agrees that neither the preparation, execution nor registration of this Charge shall bind the Chargee to advance the monies hereby secured, nor shall the advance of a part of the principal sum herein bind the Chargee to advance any unadvanced portion thereof, but nevertheless the estate hereby charged shall take effect forthwith upon the execution of this Charge by the Chargor, and the expenses of the examination of the title and of this Charge and valuation are to be secured hereby in the event of the whole or any balance of the principal sum herein not being advanced, the same to be charged hereby upon the said lands, and shall be without demand thereof, payable forthwith with interest at the rate provided for in this Charge, and in default the remedies herein shall be exercisable.

5. CHARGOR'S COVENANTS

THE CHARGOR covenants with the Chargee that the Chargor will pay the principal sum herein and interest and observe the proviso for redemption herein, and will pay as they fall due all taxes, rates and assessments, whether municipal, local, parliamentary or otherwise which now are or may hereafter be imposed, charged or levied upon the said lands and when required by the Chargee, shall transmit the receipts therefor to the Chargee;

THE CHARGOR further covenants with the Chargee that the Chargor will pay all amounts which are payable hereunder or which are capable of being added to the principal sum herein pursuant to the provisions of this Charge including, without limiting the generality of the foregoing, all servicing or other fees, costs or charges provided for herein; all insurance premiums; the amount paid for the supply of any

fuel or utilities to the said lands; all costs, commissions, fees and disbursements incurred by the Chargee in constructing, inspecting, appraising, selling, managing, repairing or maintaining the said lands; all costs incurred by the Chargee, including legal costs on a solicitor and his own client basis, with respect to the Charge or the enforcement thereof or incurred by the Chargee arising out of, or in any way related to this Charge; any amounts paid by the Chargee on account of any encumbrance, lien or charge against the said lands and any and all costs incurred by the Chargee arising out of, or in any way related to, the Chargee realizing on its security by sale or lease or otherwise;

AND THAT THE CHARGOR has a good title in fee simple to the said lands and has good right, full power and lawful and absolute authority to charge the said lands and to give this Charge to the Chargee upon the covenants contained in this Charge;

AND THAT THE CHARGOR has not done, committed, executed or wilfully or knowingly suffered any act, deed, matter or thing whatsoever whereby or by means whereof the said lands, or any part or parcel thereof, is or shall or may be in any way impeached, charged, affected or encumbered in title, estate or otherwise, except as the records of the land registry office disclose;

AND THAT THE CHARGOR will execute such further assurances of the said lands as may be requisite;

AND THAT THE CHARGOR will produce the title deeds and allow copies to be made at the expense of the Chargor.

6. INSURANCE

AND THAT the said Chargor will insure and keep insured during the term of this Charge the buildings on the said lands (now or hereafter erected) on an all-risks basis in an amount of not less than the greater of the full replacement value of the buildings located thereon from time to time, or the principal money herein, with no co-insurance provisions and with the Chargee's standard mortgage clause forming part of such insurance policy. The Chargor shall carry such liability, rental, boiler, plate glass and other insurance coverage as is required by the Chargee to be placed with such insurance companies and in such amounts and in such form as may be acceptable to the Chargee. All such policies shall provide for loss payable to the Chargee and contain such additional clauses and provisions as the Chargee may require.

An original of all insurance policies and endorsements from the insurer to the effect that coverage has been initiated and/or extended for a minimum period of at least one year and that all premiums with respect to such term of such coverage have been paid for in full, shall be produced to the Chargee prior to any advance and at least thirty (30) days before expiration of any term of any such respective policy for review by the Chargor's insurance consultant. The cost of such review will be at the Chargor's expense. In the event the Chargor fails to provide to the Chargee evidence that all insurance policies have been renewed or extended within the time specified above, the Chargee may provide therefor and charge the premium paid therefor and interest thereon at the aforesaid rate to the Chargor and any amounts so paid by the Chargee shall be payable forthwith to the Chargee and shall also be a charge upon the said lands secured by this Charge. It is further agreed that the Chargee may at any time require any insurance on the said buildings to be cancelled and new insurance effected with a company to be named by it, and also may, of its own accord, effect or maintain any insurance herein provided for, and any amount paid by the Chargee therefor shall be forthwith payable to it, together with interest at the rate aforesaid by the Chargor (together with any costs of the Chargee as herein set out), and shall be a charge upon the said lands and secured by this Charge.

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IN THE EVENT that the evidence of continuation of such insurance as herein required has not been delivered to the Chargee within the required time, the Chargee shall be entitled to a servicing fee for each written inquiry which the Chargee shall make to the insurer or the Chargor pertaining to such renewal (or resulting from the Chargor's non-performance of the within covenants). In the event that the Chargee pursuant to the within provision arranges insurance coverage with respect to the said lands, the Chargee, in addition to the aforenoted servicing fee, shall be entitled to a further servicing fee for arranging the necessary insurance coverage.

IN THE EVENT of any loss or damage the Chargor shall forthwith notify the Chargee in writing and notwithstanding any other provision to the contrary, statutory or otherwise, in the event of any monies becoming payable pursuant to any insurance policy herein required, the Chargee may, at its option, require the said monies to be applied by the Chargor in making good the loss or damage in respect of which the money is received, or in the alternative, may require that any or all of the monies so received be applied in or towards satisfaction of any or all of the indebtedness hereby secured whether or not such indebtedness has become due. No damage may be repaired nor any reconstruction effected without the approval in writing of the Chargee in any event.

THE CHARGOR, upon demand, will transfer all policies of insurance provided for herein and the indemnity which may become due therefrom to the Chargee. The Chargee shall have a lien for the indebtedness hereby secured on all the said insurance proceeds and policies, and may elect to have these insurance monies applied as it may deem appropriate, including payment of monies secured hereby, whether due or not, but the Chargee shall not be bound to accept the said monies in payment of any principal not yet due.

7. UTILITIES

THE CHARGOR covenants that the Chargor will pay all utility and fuel charges related to the said lands as and when they are due and that the Chargor will not allow or cause the supply of utilities or fuel to the said lands to be interrupted or discontinued and that, if the supply of fuel oil or utilities is interrupted or discontinued, the Chargor will take all steps that are necessary to ensure that the supply of utilities or fuel is restored forthwith. It is specifically agreed that the failure to pay all fuel and utility charges as and when they are due or the interruption or discontinuing of the supply of fuel or utilities to the said lands shall constitute a default by the Chargor within the meaning of this Charge and in addition to all other remedies provided for herein, the principal sum of the Charge shall, at the sole option of the Chargee forthwith become due and payable.

8. TAXES

WITH respect to municipal taxes, school taxes and local improvement rates and charges (herein referred to as "taxes") chargeable against the said lands, the Chargor covenants and agrees with the Chargee that:

(a) The Chargee may deduct from any advance of the monies secured by this Charge an amount sufficient to pay the taxes which have become due and payable during any calendar year.

(b) The Chargee may at its sole option estimate the amount of the taxes chargeable against the said lands and payable in each year and the Chargor shall forthwith upon demand of the Chargee pay to the Chargee one-twelfth (1/12) of the estimated annual amount of such taxes on the first 1st day of each and every month during the term of

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this Charge commencing with the 1st day of the first full month of the term of this Charge. The Chargee may at its option apply such payments to the taxes so long as the Chargor is not in default under any covenant or agreement contained in this Charge, but nothing herein contained shall obligate the Chargee to apply such payments on account of taxes more often than yearly. Provided however, that if the Chargor shall pay any sum or sums to the Chargee to apply on account of taxes, and if before such payments have been so applied by the Chargee, there shall be default by the Chargor in respect of any payment of principal or interest as herein provided, the Chargee may at its option apply such sum or sums in or towards payment of the principal and/or interest in default. If the Chargor desires to take advantage of any discounts or avoid any penalties in connection with the payment of taxes, the Chargor may pay to the Chargee such additional amounts as are required for that purpose.

(c) In the event that the taxes actually charged in a calendar year, together with any interest and penalties thereon exceed the amount estimated by the Chargee as aforesaid, the Chargor shall pay to the Chargee, on demand, the amount required to make up the deficiency. The Chargee may at its option, pay any of the taxes when payable, either before or after they are due, without notice, or may make advances therefor in excess of the then amount of credit held by the Chargee for the said taxes. Any excess amount advanced by the Chargee shall be secured as an additional principal sum under this Charge and shall bear interest at the rate as provided for in this Charge until repaid by the Chargor.

(d) The Chargor shall transmit to the Chargee the assessment notices, tax bills and other notices affecting the imposition of taxes upon the said lands forthwith after receipt.

(e) The Chargor shall pay to the Chargee, in addition to any other amounts required to be paid hereunder, the amount required by the Chargee in its sole discretion for a reserve on account of future tax liabilities.

(f) In no event shall the Chargee be liable for any interest on any amount paid to it as hereinbefore required and the monies so received may be held with its own funds pending payment or application thereof as hereinbefore provided; provided that in the event that the Chargee does not utilize the funds received on account of taxes in any calendar year, such amount or amounts may be held by the Chargee on account of any pre-estimate of taxes required for the next succeeding calendar year, or at the Chargee's option the Chargee may repay such amount to the Chargor without any interest.

(g) The Chargor shall in all instances be responsible for the payment of any and all penalties resulting from any late payment of current tax instalments or any arrears of taxes, and at no time shall such penalty be the responsibility of the Chargee.

(h) In the event the Chargee does not collect payments on account of taxes as aforesaid, the Chargor hereby covenants and agrees with the Chargee to deliver to the Chargee on or before December 31st in each calendar year, written evidence from the taxing authority having jurisdiction with respect to the municipal realty taxes levied and assessed against the said lands, such evidence to be to the effect that all taxes for the then current calendar year and any preceding calendar years have been paid in full. In the event of the failure of the Chargor to comply with this covenant as aforenoted the Chargee shall be entitled to charge a servicing fee for each written enquiry directed to such taxing authority or the Chargor, for the purpose of ascertaining the status of the tax account pertaining to the said lands, together with any costs payable to the said taxing authority for such information.

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9. COMPLIANCE WITH LAWS AND REGULATIONS

THE CHARGOR shall promptly observe, perform, execute and comply with all laws, rules, requirements, orders, directions, ordinances, and regulations of every governmental authority or agency concerning the said lands and further agrees at its cost and expense to take any and all steps or make any improvements or alterations thereto, structural or otherwise, ordinary or extraordinary, which may be required at any time hereafter by any such present or future laws, rules, requirements, orders, directions, ordinances or regulations.

10. REPAIR

THE CHARGOR will keep the said lands including the buildings, erections and improvements thereon in good condition and repair according to the nature and description thereof, and the Chargee may, whenever it deems necessary, enter upon and inspect the said lands, and the cost of such inspection shall be added to the indebtedness secured hereunder, and if the Chargor neglects to keep the said lands in good condition and repair, or commit or permit any act of waste on the said lands (as to which the Chargee shall be sole judge) or makes default as to any of the covenants or provisos herein contained, the principal sum herein shall, at the option of the Chargee, forthwith become due and payable, and in default of payment thereof with interest as in the case of payment before maturity, the powers of entering upon and leasing or selling hereby given may be exercised forthwith and the Chargee may make such repairs as it deems necessary, and the cost thereof with interest and the rate aforesaid shall be added to the monies hereby secured and shall be payable forthwith and be a charge upon the said lands prior to all claims thereon subsequent to this Charge.

11. ALTERATIONS OR ADDITIONS

THE CHARGOR will not make or permit to be made any alterations or additions to the said lands without the prior written consent of the Charge(e) which consent may be withheld in the Chargee's sole discretion or may be given only subject to compliance with such terms and conditions at the cost of the Chargor as the Chargee may impose.

12. LANDS INCLUDE ALL ADDITIONS

THE SAID LANDS shall include all structures and installations brought or placed on the said lands for the particular use and enjoyment thereof or as an integral part of or especially adapted for the buildings thereon whether or not affixed in law to the said lands including, without limiting the generality of the foregoing, piping, plumbing, electrical equipment or systems, aerials, refrigerators, stoves, clothes washers and dryers, dishwashers, incinerators, radiators and covers, fixed mirrors, fitted blinds, window screens and screen doors, storm windows and storm doors, shutters and awnings, floor coverings, fences, air conditioning, ventilating, heating, lighting, and water heating equipment, cooking and refrigeration equipment and all component parts of any of the foregoing and that the same shall become fixtures and an accession to the freehold and a part of the realty.

13. CHANGE OF USE

THE CHARGOR will not change or permit to be changed the use of the said lands, without the prior written consent of the Chargee and further that at no time shall the said lands be used in a manner that would contravene the legislation, laws, rules, requirements, orders, directions, ordinances, and regulations of any applicable governmental authority in force from time to time.

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14. EVENTS OF DEFAULT

Without limiting any of the provisions of this Charge, each of the following events shall be considered events of default hereunder upon the happening of which the whole of the principal sum outstanding and all interest accruing thereon shall, at the Chargee's option, immediately become due and payable without notice or demand:
(a) Failure of the Chargor or Covenantor(s) or any of them to pay any instalment of principal, interest and/or taxes under this Charge or under any charge or other encumbrance on the said lands, on the date upon which any of the payments for same become due.

(b) Failure of the Chargor or Covenantor(s) to strictly and fully observe or perform any condition, agreement, covenant or term set out in the Application and/or Commitment for the loan secured by this Charge, the provisions of this Charge, or any other document giving contractual relationship as between the Chargor and Chargee herein or if it is found at anytime that any representation to the Chargee with respect to the loan secured by this Charge or in any way related thereto is incorrect or misleading.

(c) Default by the Chargor in the observance or performance of any of the covenants, provisos, agreements or conditions contained in any charge or other encumbrance affecting the said lands, whether or not it has priority over this Charge.

(d) Upon the registration of any construction lien or execution against the said lands which is not discharged within a period of ten (10) days after the date of registration thereof.

(e) In the event that it is discovered that the building(s) on the said lands contain Urea Formaldehyde Foam Insulation or that the Chargor has insulated the property with Urea Formaldehyde Foam Insulation.

15. SALE OR CHANGE OF CONTROL

PROVIDED that in the event of a further encumbrance or a sale, conveyance or transfer of the said lands or any portion thereof, or a change in control of the Chargor or a change in the beneficial ownership of the said lands or any portion thereof or a lease of the whole of the said lands, all sums secured hereunder shall, unless the written consent of the Chargee has been first obtained, forthwith become due and payable at the Chargee's option. The rights of the Chargee pursuant to this provision shall not be affected or limited in any way by the acceptance of payments due under this Charge from the Chargor or any person claiming through or under him and the rights of the Chargee hereunder shall continue without diminution for any reason whatsoever until such time as the Chargee has consented in writing as required by this provision.

PROVIDED further that no permitted sale or other dealing by the Chargor with the said lands or any part thereof shall in any way change the liability of the Chargor or in any way alter the rights of the Chargee as against the Chargor or any other person liable for payment of the monies hereby secured.

16. DEFAULT

PROVIDED that the Chargee may, on default of payment, or default in the performance of any covenant in this Charge contained or implied by law or statute for fifteen (15) days, on thirty-five (35) days notice enter on and lease the said lands or in default of payment or in default in performance of any covenant in this Charge

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contained or implied by law or statute for at least fifteen (15) days may, on at least thirty-five (35) days notice sell the said lands. Such notice shall be given to such persons and in such manner and form and within such time as provided under the Mortgages Act, as amended from time to time. In the event that the giving of such notice shall not be required by law or to the extent that such requirements shall not be applicable it is agreed that notice may be effectually given by leaving it with a grown-up person on the said lands, if occupied, or by placing it on the said lands if unoccupied, or at the option of the Chargee, by mailing it in a registered letter addressed to the Chargor at his last known address, or by publishing it once in a newspaper published in the county or district in which the lands are situate; and such notice shall be sufficient although not addressed to any person or persons by name or designation; and notwithstanding that any person to be affected thereby may be unknown, unascertained, or under disability. IF there be legal personal representatives of the Chargor on the death of the Chargor, such notice may, at the option of the Chargee, be given in any of the above modes or by personal service upon such representatives.

PROVIDED FURTHER, without prejudice to the statutory powers of the Chargee under the preceding proviso, that in case default be made in the payment of the said principal or interest or any part thereof and such default continues for two months after any payment of either principal or interest falls due, the Chargee may exercise the powers given under the preceding proviso with or without entry on the said lands without any notice, it being understood and agreed, however, that if the giving of notice by the Chargee shall be required by law then notice shall be given to such persons and in such manner and form and within such time as so required by law.

AND that the Chargee may sell the whole or any part or parts of the said lands by public auction or private contract, or partly one or partly the other; and that the proceeds of any sale hereunder may be applied in payment of any costs, charges and expenses incurred in taking, recovering or keeping possession of the said lands or by reason of nonpayment or procuring payments of monies secured hereby or otherwise; and that the Chargee may sell any of the said lands on such terms as to credit and otherwise as shall appear to him most advantageous and for such prices as can reasonably be obtained therefor and may make any stipulations as to title or evidence or commencement of title or otherwise which it shall deem proper; and may buy in or rescind or vary any contract for the sale of the whole or any part of the said lands and resell without being answerable for loss occasioned thereby, and in the case of a sale on credit the Chargee shall be bound to pay the Chargor only such monies as have been actually received from purchasers after the satisfaction of the claims of the Chargee and for any of said purposes may make and execute all agreements and assurances as it shall think fit. Any purchaser or lessee shall not be bound to see to the propriety or regularity of any sale or lease or be affected by express notice that any sale or lease is improper and no want of notice or publication when required hereby shall invalidate any sale or lease hereunder and the title of a purchaser or lessee upon a sale or lease made in professed exercise of the above power shall not be liable to be impeached on the ground that no cause had arisen to authorize the exercise of such power or that such power had been improperly or irregularly exercised, or that such notice had not been given, but any person damnified by an unauthorized, improper or irregular exercise of the power shall have his remedy against the person exercising the power in damages only.

AND it is hereby agreed between the parties hereto that the Chargee may pay all premiums of insurance and all taxes and rates which shall from time to time fall due and be unpaid in respect of the said lands, and that such payments together with all costs, charges and legal fees (between a solicitor and his own client), and expenses which may be incurred in taking, recovering and keeping possession of the said lands, and of negotiating this loan, investigating title, and registering the Charge and other

necessary deeds, and generally in any other proceedings taken in connection with or to realize this security (including legal fees, real estate commissions, appraisal costs and other costs incurred in leasing or selling the said lands or in exercising the power of entering leasing and selling herein contained), shall be with interest at the rate aforesaid, a charge upon the said lands in favour of the Chargee and that the Chargee may pay or satisfy any lien, charge or encumbrance now existing or hereafter created or claimed upon the said lands, and that any amount paid by the Chargee shall be added to the monies hereby secured and shall be payable forthwith with interest at the rate herein, and in default this Charge shall immediately become due and payable at the option of the Chargee, and all powers in this Charge conferred shall become exercisable. In the event of the Chargee paying the amount of any such encumbrance, lien or charge, taxes or rates, either out of the money advanced on the security of this Charge or otherwise, the Chargee shall be entitled to all the rights, equities and securities of the person or persons, company, corporation or government so paid and is hereby authorized to obtain an assignment or discharge thereof, and to retain same, for whatever period the Charged shall deem it proper to do so.

PROVIDED that wherever a power of sale is hereby conferred upon the Chargee, all provisions hereof relating to exercising such power, including, without in any way limiting the generality of the foregoing, the persons to whom notice of exercising such power shall be given and the manner of giving such notice, shall be deemed to have been amended so as to comply with the requirements of law from time to time in force with respect to exercising such power of sale, and wherever there shall be a conflict between the provisions of this Charge relating to exercising such power of sale and the requirements of such law, the provisions of such law shall govern. Insofar as there is no such conflict, the provisions of this Charge shall remain unchanged.

PROVIDED that the Chargee may lease or sell as aforesaid without entering into possession of the said lands.

PROVIDED that the Chargee may distrain for arrears of interest and that the Chargee may distrain for arrears of principal and monthly payments of taxes, if required, in the same manner as if the same were arrears of interest.

PROVIDED that in default of the payment of the interest hereby secured the principal sum herein shall become payable at the option of the Chargee, together with interest thereon.

PROVIDED that upon default of payment of installments of principal promptly as the same become due, the balance of the principal and interest shall immediately become due and payable at the option of the Chargee.

PROVIDED that until default hereunder the Chargor shall have quiet possession of the said lands.

PROVIDED that the Chargee may in writing at any time or times after default waive such default and upon such waiver the time or times for payment of the principal secured herein shall be as set out in the proviso for redemption herein. Any such waiver shall apply only to the particular default waived and shall not operate as a waiver of any other or future default. No waiver shall be effective or binding on the Chargee unless made in writing.

AND it is further agreed by and between the parties that the Chargee may at its discretion at any time, release any part or parts of the said lands or any other security or any surety for the money hereby secured either with or without any sufficient consideration therefor, without responsibility therefor, and without thereby releasing any other part of the said lands or any person from this Charge or from any of the

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covenants herein contained, it being especially agreed that every part or lot into which the said lands are or may hereafter be divided does and shall stand charged with all of the monies hereby secured and no person shall have the right to require the principal secured hereunder to be apportioned; further the Chargee shall not be accountable to the Chargor for the value thereof, or for any monies except those actually received by the Chargee. No sale or other dealing by the Chargor with the equity of redemption in the said lands or any part thereof shall in any way change the liability of the Chargor or in any way alter the rights of the Chargee as against the Chargor or any other person liable for payment of the monies hereby secured.

IT IS FURTHER agreed that the Chargee may exercise all remedies provided for in this Charge concurrently or in such order and at such times as it may see fit and shall not be obligated to exhaust any remedy or remedies before exercising its rights under any other provisions contained in this Charge.

17. APPOINTMENT OF A RECEIVER

IT IS DECLARED and agreed that at any time and from time to time when there shall be default under the provisions of this Charge, the Chargee may at such time and from time to time and with or without entering into possession of the said lands appoint in writing a Receiver, or a Receiver and Manager, or a Receiver-Manager, or a Trustee (the "Receiver') of the said lands, or any part thereof, and of the rents and profits thereof and with or without security and may from time to time by similar writing remove any such Receiver and appoint another in its place and stead, and in making any such appointment or removal, the Chargee shall be deemed to be acting as the agent or attorney for the Chargor. The Chargor hereby irrevocably agrees and consents to the appointment of such Receiver of the Chargee's choice and without limitation whether pursuant to this Charge, the Mortgages Act, the Construction Lien Act or pursuant to the Trustee Act (as the Chargee may at its sole option require). Without limitation, the purpose of such appointment shall be the orderly management, administration and/or sale of the said lands or any part thereof and the Chargor hereby consents to a Court Order for the appointment of such Receiver, if the Chargee in its discretion chooses to obtain such order, and on such terms and for such purposes as the Chargee at its sole discretion may require, including, without limitation, the power to manage, charge, pledge, lease and/or sell the said lands and/or complete or partially complete any construction thereon and to receive advances of monies pursuant to any charges, pledges and/or loans entered into by the Receiver or the Chargor, and if required by the Chargee, in priority to any existing encumbrances affecting the said lands, including without limitation, charges and construction lien claims.
UPON the appointment of any such Receiver from time to time the following provisions shall apply:

(i) A Statutory Declaration of the Chargee or an Officer of the Chargee as to default under the provisions of this Charge shall be conclusive evidence thereof;

(ii) Every such Receiver shall be the irrevocable agent or attorney of the Chargor for the collection of all rents falling due in respect to the said lands, or any part thereof, whether in respect of any tenancies created in priority to this Charge or subsequent thereto and with respect to all responsibility and liability for its acts and omissions;

(iii) The Chargee may from time to time fix the remuneration of every such Receiver which shall be a charge on the said lands, and may be paid out of the income therefrom or the proceeds of sale thereof;

(iv) The appointment of every such Receiver by the Chargee shall not incur or create any liability on the part of the Chargee to the Receiver in any respect and such appointment or anything which may be done by any such Receiver or the removal of

any such Receiver or the termination of any such receivership shall not have the effect of constituting the Chargee a chargee in possession in respect of the said lands or any part thereof;

(v) The Receiver shall have the power to rent any portion of the said lands for such term and subject to such provisions as it may deem advisable or expedient and shall have the authority to execute any lease of the said lands or any part thereof in the name and on behalf of the Chargor and the Chargor undertakes to ratify and confirm, and hereby ratifies and confirms whatever acts such Receiver may do on the said lands;

(vi) In all instances, the Receiver shall be acting as the attorney or agent of the Chargor,

(vii) Every such Receiver shall have full power to complete any unfinished construction upon the said lands;

(viii) Such Receiver shall have full power to manage, operate, amend, repair, alter or extend the said lands or any part thereof in the name of the Chargor for the purposes of securing the payment of rental from the said lands or any part thereof;
The Receiver shall have full power to do all acts and execute all documents which may be considered necessary or advisable in order to protect the Chargee's interest in the lands including, without limiting the generality of the foregoing, increasing, extending, renewing or amending all Charges which may be registered against the lands from time to time, whether or not such Charges are prior to the interest of the Chargee in the said lands; sale of the said lands; borrowing money on the security of the said lands; applying for and executing all documents in any way related to any rezoning applications, severance of lands pursuant to the provisions of the Planning Act, as amended subdivision agreements and development agreements and agreements for the supply or maintenance of utilities or services to the lands, including grants of lands or easements of rights of way necessary or incidental to any such agreements; executing all grants, documents, instruments and agreements related to compliance with the requirements of any competent governmental authority, whether pursuant to a written agreement or otherwise and applying for and executing all documents in any way related to registration of the lands as a condominium; completing an application for first registration pursuant to the provisions of the Land Titles Act of Ontario or pursuant to the Certification of Titles Act of Ontario; and for all and every of the purposes aforesaid it does hereby give and grant unto the Receiver full and absolute power and authority to do and execute all acts, deeds, matters and things necessary to be done as aforesaid in and about the said lands, and to commence, institute and prosecute all actions, suits and other proceedings which may be necessary or expedient in and about the said lands, as fully and effectually to all intents and purposes as it itself could do if personally present and acting therein.

(ix) Such Receiver shall not be liable to the Chargor to account for monies or damages other than cash received by it in respect to the said lands or any part thereof and out of such cash so received every such Receiver shall pay in the following order:

(a) Its remuneration;

(b) All payments made or incurred by it in the exercise of its powers hereunder;

(c) Any payment of interest, principal and other money which may from time to time be or become charged upon the said lands in priority to the monies owing hereunder and all taxes, insurance premiums and every other proper expenditure made or incurred by it in respect to the said lands or any part thereof.

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THE CHARGOR hereby irrevocably appoints the Chargee as his attorney to execute such consent or consents and all such documents as may be required in the sole discretion of the Chargee and/or its solicitors so as to give effect to the foregoing provisions and the signature of such attorney shall be valid and binding on the Chargor and all parties dealing with the Chargor, the Chargee and/or the Receiver and/or with respect to the said lands in the same manner as if documentation was duly executed by the Chargor himself.

18. INSPECTION

THE CHARGEE shall have access to and the right to insepct the said lands at all reasonable times.

19. RIGHT OF CHARGEE TO REPAIR

THE CHARGOR covenants and agrees with the Chargee that in the event of default in the payment of any instalment or other monies payable hereunder by the Chargor or on breach of any covenant, proviso or agreement herein contained, after all or any of the monies hereby secured have been advanced, the Chargee may, at such time or times as the Chargee may deem necessary and without the concurrence of any person, enter upon the said lands and may make such arrangements for completing the construction of, repairing or putting in order any buildings or other improvements on the said lands or for inspecting, taking care of, leasing, collecting the rents of and managing generally the said lands, as the Chargee may deem expedient; and all reasonable costs, charges and expenses including, but not limited to, allowances for the time and services of any employee of the Chargee or other person appointed for the above purposes, and a servicing fee shall be forthwith payable to the Chargee by the Chargor and shall be a charge upon the said lands and shall bear interest at the aforesaid rate until paid.

20. CHARGEE NOT TO BE DEEMED CHARGEE IN POSSESSION

PROVIDED and it is agreed between the Chargor and the Chargee that the Charges in exercising any of the rights given to the Chargee under this Charge shall be deemed not to be a Charged in possession nor a Mortgagee in possession.

21. ADDITIONAL SECURITY

IN THE EVENT that the Chargee, in addition to the said lands secured hereunder, holds further security on account of the monies secured herein, it is agreed that no single or partial exercise of any of the Chargee's powers hereunder or under any of such security, shall preclude other and further exercise of any other right, power or remedy pursuant to any of such security. The Chargee shall at all times have the right to proceed against all, any, or any portion of such security in such order and in such manner as it shall in its sole discretion deem fit, without waiving any rights which the Chargee may have with respect to any and all of such security, and the exercise of any such powers or remedies from time to time shall in no way affect the liability of the Chargor under the remaining security, provided however, that upon payment of the full indebtedness secured hereunder the rights of the Chargee with respect to any and all such security shall be at an end.

22. TAKING OF JUDGEMENT NOT A MERGER

THE taking of a judgement or judgements on any of the covenants herein contained shall not operate as a merger of the said covenants or affect the Chargee's right to interest at the rate and times herein provided; and further that the said judgement shall provide that interest thereon shall be computed at the same rate and in the same

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manner as herein provided until the said judgement shall have been fully paid and satisfied.

23. PRIORITY OVER VENDOR'S LIEN

THE CHARGOR hereby acknowledges that this Charge is intended to be prior to any vendor's lien, whether in favour of the Chargor or otherwise, and the Chargor covenants that he has done no act to give priority over this Charge to any vendor's lien, nor is he aware of any circumstances that could create a vendor's lien. Further, the Chargor covenants to do all acts and execute or cause to be executed all documents required to give this Charge priority over any vendor's lien and to give effect to the intent of this clause.

24. RENEWAL OR EXTENSION OF TIME: ATTENTION SUBSEQUENT INTERESTS

NO renewal or extension of the term of this Charge given by the Chargee to the Chargor, or anyone claiming under him, or any other dealing by the Chargee with the owner of the equity of redemption of said lands, shall in any way affect or prejudice the rights of the Chargee against the Chargor or any other person liable for the payment of the monies hereby secured, and this Charge may be renewed by an agreement in writing at maturity for any term with or without an increased rate of interest, or amended from time to time as to any of its terms, including, without limitation, an increase of interest rate or principal amount notwithstanding that there may be subsequent encumbrancers. And it shall not be necessary to register any such agreement in order to retain priority for this Charge so altered over any instrument registered subsequent to this Charge. PROVIDED that nothing contained in this paragraph shall confer any right of renewal upon the Chargor.

PROVIDED further that the terms of this Charge may be amended or extended from time to time by mutual agreement between the Chargor and the Chargee and the Chargor hereby further covenants and agrees that, notwithstanding that the Chargor may have disposed of his interest in the lands hereby secured, the Chargor will remain liable as a principal debtor and not as a surety for the observance of all of the terms and provisions herein and will in all matters pertaining to this Charge well and truly do, observe, fulfill and keep all and singular the covenants, provisos, conditions, agreements and stipulations in this Charge or any amendment or extension thereof notwithstanding the giving of time for the payment of the Charge or the varying of the terms of the payment thereof or the rate of interest thereon or any other indulgence by the Chargee to the Chargor.

THE CHARGOR covenants and agrees with the Chargee that no agreement for renewal hereof or for extension of the time for payment of any monies payable hereunder shall result from, or be implied from, any payment or payments of any kind whatsoever made by the Chargor to the Chargee after the expiration of the original term of this Charge or of any subsequent term agreed to in writing between the Chargor and the Chargee, and that no renewal hereof or extension of the time for payment of any monies hereunder shall result from, or be implied from, any other act, matter or thing, save only express agreement in writing between the Chargor and the Chargee.

25. CONSTRUCTION LIENS

THE CHARGEE may at its option, withhold from any advances for which the Chargor may have qualified, such holdbacks as the Chargee, in its sole discretion, considers advisable to protect its position under the provisions of the Construction Lien Act, as amended, so as to secure its priority over all liens, until the Chargee is fully satisfied that all lien periods have expired and that there are no preserved or

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perfected liens outstanding. Nothing in this clause shall be constructed to make the Chargee an "owner" or "payer" as defined under the Construction Lien Act, as amended, nor shall there be, or be deemed to be, any obligation by the Chargee to retain any holdback which may be required by the said legislation. Any holdback which may be required to be made by the owner or payer shall remain solely the Chargors obligation. The Chargor hereby covenants and agrees to comply in all respects with the provisions of the Construction Lien Act, as amended.

26. EXPROPRIATION

IF the said lands or any part thereof shall be expropriated by any government, authority, body or corporation clothed with the powers of expropriation, the principal sum herein remaining unpaid shall at the option of the Chargee forthwith become due and payable together with interest thereon at the rate provided for herein to the date of payment together with a bonus equal to the aggregate of (a) three months' interest at the said rate calculated on the amount of the principal remaining unpaid, AND (b) one months' interest at the rate provided for herein calculated on the principal remaining unpaid, for each full year of the term of this Charge or any part of such year from the said date of payment to the date the said principal sum or balance thereof remaining unpaid would otherwise under the provisions of this Charge become due and payable and in any event all the proceeds of any expropriation shall be paid to the Chargee at its option in priority to the claims of any other party.

27. PREAUTHORIZED CHEQUING PLAN

PROVIDED that all payments made under this Charge by the Chargor, his heirs, executors, administrators, successors and assigns shall be made by a preauthorized cheque payment plan as approved by the Chargee. The Chargee shall not be obligated to accept any payment excepting payment made by preauthorized cheque. Failure to make all payments by preauthorized cheque shall be an act of default within the meaning of this Charge and the Chargee shall be entitled to pursue any and all of its remedies herein and/or at law as it may deem necessary at its option.

28. POSTDATED CHEQUES

THE CHARGOR shall, if and when required by the Chargee, in lieu of preauthorized cheque payment plan, deliver to the Chargee upon the first advance of monies hereunder or upon request and thereafter on each anniversary date thereof in each year for the duration of the term of this Charge, postdated cheques for the payments of principal, interest and estimated realty taxes required to be made herein during the twelve-month period commencing on each such anniversary date. In the event of default by the Chargor in delivery to the Chargee of the postdated cheques as herein provided, this Charge shall be deemed in default and the Chargee shall be entitled to pursue any and all of its remedies herein and/or at law as it may deem necessary at its option. In addition, the Chargee upon the Chargor's failure to deliver such postdated cheques as required hereunder shall be entitled to a servicing fee for each written request that it makes to the Chargor for the purpose of obtaining such postdated cheques.

ANY step taken by the Chargee hereunder by way of a request for further postdated cheques shall be without prejudice to the Chargee's rights hereunder to declare the Charge to be in default in the event that such postdated cheques are not delivered within the required time.

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29. PAYMENT

ALL payments of principal, interest and other monies payable hereunder to the Chargee shall be payable at par in lawful money of Canada at such place as the Chargee shall designate in writing from time to time. In the event that any of the monies secured by this Charge are forwarded to the Chargee by mail, payment will not be deemed to have been made until the Chargee has actually received such monies and the Chargor shall assume and be responsible for all risk of loss or delay.

30. RECEIPT OF PAYMENT

ANY payment received after 1:00 p.m. on any date shall be deemed, for the purpose of calculation of interest to have been made and received on the next bank business day and the Chargee shall be entitled to interest on the amount due it, to and including the date on which the payment is deemed by this provision to have been received.

31. NO DEEMED REINVESTMENT

THE PARTIES hereto agree that the Chargee shall not be deemed to reinvest any monthly or other payments received by it hereunder excepting only blended monthly payments, if applicable.

32. DISCHARGE

THE CHARGEE shall have a reasonable period of time after payment in full of the monies hereby secured within which to prepare and execute a discharge of this Charge; and interest as aforesaid shall continue to run and accrue until actual payment in full has been received by the Chargee; and all legal and other expenses for the preparation and execution of such discharge shall, together with the Chargee's fee for providing same, be borne by the Chargor. The discharge shall be prepared and executed by such persons as are specifically authorized by the Chargee and the Chargee shall not be obligated to execute any discharge other than a discharge which has been so authorized.

33. DISHONOURED CHEQUES

IN THE EVENT that any of the Chargor's cheques are not honoured when presented for payment to the drawee, the Chargor shall pay to the Chargee for each such returned cheque a servicing fee of $200.00 to cover the Chargee's administration costs with respect to same. In the event that the said cheque which has not been honoured by the drawee is not forthwith replaced by the Chargor, the Chargee shall be entitled to a further servicing fee for each written request therefor which may be necessitated by the Chargor not forthwith replacing such dishonoured cheque.

34. SERVICING FEES

ALL servicing fees as herein provided are intended to compensate the Chargee for the Chargee's administrative costs and shall not be deemed a penalty. The amount of such servicing fees if not paid shall be added to the principal amount secured hereunder, and shall bear interest at the rate aforesaid and the Chargee shall have the same rights with respect to collection of same as it does with respect to collection of principal and interest hereunder or at law.

35. STATEMENTS OF ACCOUNT

THE CHARGOR shall be entitled to receive upon written request, a statement of account with respect to this Charge as of any payment date under this Charge and the Chargee shall be entitled to a servicing fee for each such statement.

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36. FAMILY LAW ACT

THE CHARGOR shall forthwith after any change or happening affecting any of the following, namely, (a) the spousal status of the Chargor, (b) the qualification of the said lands as a matrimonial home within the meaning of the Family Law Act, as amended, (c) the ownership of the equity of redemption in the said lands, and (d) a shareholder of the Chargor obtaining rights to occupy the said lands by virtue of shareholding within the meaning of the Family Law Act, as the case may be, the Chargor will advise the Chargee accordingly and furnish the Chargee with full particulars thereof, the intention being that the Chargee shall be kept fully informed of the names and addresses of the owner or owners for the time being of the said equity of redemption and of any spouse who is not an owner but who has a right of possession in the said lands by virtue of the said Act. In furtherance of such intention, the Chargor covenants and agrees to furnish the Chargee with such evidence in connection with any of (a), (b), (c) and (d) above as the Chargee may from time to time request

37. INDEPENDENT LEGAL ADVICE

THE CHARGOR and Covenantor(s) acknowledge that they have full knowledge of the purpose and essence of this transaction, and that they have been appropriately and independently legally advised in that regard or have been advised of their right to independent legal advice and have declined same. Such parties agree to provide to the Chargee a Certificate of Independent Legal Advice as and when same may be required, regarding their knowledge and understanding of this transaction.

38. NONMERGER

NOTWITHSTANDING the registration of this Charge and the advance of funds pursuant hereto, the terms and/or conditions of the Letter of Commitment pertaining to the loan transaction evidenced by this Charge shall remain binding and effective on the parties hereto, and shall not merge in this Charge nor in any document executed and/or delivered on closing of this transaction, and the terms thereof are incorporated herein by reference. In the event of any inconsistency between the terms of such Letter of Commitment and this Charge, this Charge shall prevail.

39. CONSENT OF CHARGEE

WHEREVER the Chargor is required by this Charge to obtain the consent or approval of the Chargee, it is agreed that, subject to any other specific provision contained in this Charge to the contrary, the Chargee may give or withhold its consent or approval for any reason that it may see fit in its sole and absolute discretion, and the Chargee shall not be liable to the Chargor in damages or otherwise for its failure or refusal to give or withhold such consent or approval, and all costs of obtaining such approval shall be for the account of the Chargor.

40. INVALIDITY

IF ANY of the covenants or conditions in this Charge inclusive of all schedules forming a part hereof shall be void for any reason it shall be severed from the remainder of the provisions hereof and the remaining provisions shall remain in full force and effect notwithstanding such severance.

41. HEADINGS

THE headings with respect to the various paragraphs of this Charge are intended to be for identification of the various provisions of this Charge only and the wording of such headings is not intended to have any legal effect.

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42. INTERPRETATION

PROVIDED and it is hereby agreed that, in construing this Charge, everything herein contained shall extend to and bind and may be enforced or applied by the respective heirs, executors, administrators, successors in office, successors and assigns, as the case may be, of each and every of the parties hereto, and where there is more than one Chargor or Chargee or more than one covenantor, or there is a female party or a corporation or there is no covenantor, the provisions hereof shall be read with all grammatical changes thereby rendered necessary, and all covenants shall be deemed to be joint and several.

43. SHORT FORM OF MORTGAGES ACT

IF ANY of the forms of words contained herein are substantially in the form of words contained in Column One of Schedule B of the [Short Form of Mortgages Act, R.S.O. 1980, c.474] and distinguished by a number therein, this Charge shall be deemed to include and shall have the same effect as if it contained the form of words in Column Two of Schedule B of the said Act distinguished by the same number, and this Charge shall be interpreted as if the Short Form of Mortgages Act was still in full force and effect.

44. BONUS

UPON DEFAULT of payment of any principal monies hereby secured at the time or times herein provided, the Chargee shall be entitled to require, in addition to all monies payable in accordance with this Charge, a bonus equal to three (3) months' interest in advance on the said principal monies and the Chargor shall not be entitled to require a discharge of this Charge without such payment. Nothing herein contained shall effect or limit the right of the Chargee to recover by action or otherwise the principal money so in arrears after default has been made.

45. COST

IN THIS CHARGE the word "cost" shall extend to and include legal costs incurred by the Chargee as between a solicitor and his own client.

46. NOTICE

WHENEVER a party to this Charge desires to give any notice to another, it shall be sufficient for all purposes if such notice is personally delivered or sent by registered or certified mail, postage prepaid, addressed to the intended recipient at the address stated herein or such other address communicated in writing by the addressee in a written notice to the sender.

Dated the 28th day of November, 2011.

CAMERON STEPHENS FINANCIAL CORPORATION

Per: _____
Name: Scott Cameron
Title: President
I have authority to bind the corporation.

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TAB D

THIS IS EXHIBIT "D" TO THE
AFFIDAVIT OF JERROLD MARRIOTT
SWORN BEFORE ME THIS
29th DAY OF SEPTEMBER, 2025



_____

A Commissioner Etc.

GENERAL SECURITY AGREEMENT

(site specific)

THIS AGREEMENT dated as of the 28th day of November, 2022.

BY:

TRINITYSTAR DEVELOPMENTS INC.

hereinafter called the "Debtor"

IN FAVOUR OF:

CAMERON STEPHENS MORTGAGE CAPITAL LTD.

hereinafter called the "Secured Party"

IN CONSIDERATION of the Secured Party extending credit and making or agreeing to make one or more advances to the Debtor and for other good and valuable consideration, the Debtor covenants with the Secured Party as follows:

ARTICLE 1 - DEFINITIONS

1.1 **Definitions**: Capitalized terms used in this Agreement that are not defined in this section have the respective meanings ascribed thereto in the Act and all other capitalized terms used in this Agreement have the respective meanings ascribed thereto in this section:

(a) "Act" means the *Personal Property Security Act* (Ontario), as amended or re-enacted from time to time;

(b) "Buildings" means all structures, buildings and other improvements constructed, being constructed or to be constructed on the Lands;

(c) "Collateral" means all Personal Property (including, without limitation, each Account, Chattel Paper, Document of Title, Equipment, Instrument, Intangible, Inventory, Money, Security and Goods) that is now or hereafter owned or acquired by or on behalf of the Debtor or in respect of which the Debtor now or hereafter has any rights and which is now or hereafter may become located on, affixed or attached to, placed upon, situate in or on, or which may arise out of, from or in connection with the ownership, use or disposition of, the Lands or the Buildings or any part thereof including, without limitation, all increases, additions, substitutions, repairs, renewals, replacements, Accessions, accretions and improvements to any such Personal Property and all Proceeds and other amounts derived directly or indirectly from any dealings with any such Personal Property;

(d) "Expenses" means all costs, fees and expenses (including legal fees and disbursements on a solicitor and his own client basis) incurred by or on behalf of the Secured Party in connection with or arising out of or from any one or more of the following:

(i) any act done or taken by the Secured Party or any Receiver, or any proceeding instituted by the Secured Party, the Debtor or any other person, firm or corporation, in connection with or in any way relating to any one or more of the Act, this Agreement or any part hereof, the preservation, protection, enforcement or realization of the Collateral or the Security Interest or both, the recovery of the Indebtedness and responding to enquiries regarding the scope of the Security Interest perfected by the registration of a Financing Statement under the Act;

(ii) the remuneration of the Receiver and its agents, if any; and

(iii) all amounts incurred or paid by or on behalf of the Secured Party pursuant to section 5.3 hereof;

(e) "Indebtedness" means all present and future debts and liabilities due or to become due, absolute or contingent, direct or indirect, now existing or hereafter arising, owing by the Debtor to the Secured Party, whether pursuant to or under the Letter of Commitment, the Loan Documents or otherwise and includes any extensions, renewals or replacements thereof and includes the Expenses;

(f) "Lands" means the lands and premises described on Schedule "A" annexed hereto;

(g) "Letter of Commitment" means that certain commitment letter dated August 24, 2022, issued by the Secured Party, as same may be amended from time to time;

(h) "Loan Documents" means all agreements, instruments and other documents made or assigned by the Debtor in favour of the Secured Party in connection with the loan transaction contemplated in the Letter of Commitment, as same may be amended from time to time; and

(i) "Security Interest" means the assignment, transfer, mortgage, charge and security interest provided for in Section 2.1 hereof and "security interest" has the meaning ascribed thereto in the Act.

ARTICLE 2 - GRANT OF SECURITY INTEREST AND ATTACHMENT

2.1 **Security Interest**: As continuing security for the payment of the Indebtedness and the performance, fulfilment and satisfaction of all covenants, obligations and conditions on the part of the Debtor set out herein, in the Letter of Commitment and in the Loan Documents, the Debtor:

(a) assigns, transfers, mortgages and charges to and in favour of the Secured Party all of the Debtor's rights, title and interest in and to the Collateral; and

(b) grants to and in favour of the Secured Party a security interest in the Collateral;

as and by way of a fixed charge.

2.2 **Exclusion of Last Day of Leasehold Interest from Security Interest**: The Security Interest referred to in Section 2.1 hereof shall not extend to or apply to the last day of the term of any lease or agreement therefor that is now or may hereafter be held by the Debtor; provided, however, if the Security Interest becomes enforceable, the Debtor shall thereafter stand possessed of the last day of each such lease or agreement therefor and shall hold the same in trust for, and shall, upon receipt of a written request to that effect from the Secured Party assign the same to, any person who acquires the term of any such lease or any agreement therefor in the course of any enforcement of the Security Interest or in the course of any realization upon the Collateral or any part thereof.

2.3 **Attachment**: The Debtor and Secured Party confirm that they have not postponed or agreed to postpone the time for attachment of the Security Interest and that the Debtor has received Value.

ARTICLE 3 - REPRESENTATIONS, WARRANTIES AND COVENANTS

3.1 **Representations and Warranties**: The Debtor represents and warrants that the Collateral is owned by the Debtor with good and marketable title thereto, free and clear of any assignments, executions, mortgages, charges, hypothecations, pledges, security interests, liens, demands, adverse claims and any other encumbrances whatsoever.

3.2 **Covenants**: The Debtor covenants and agrees with the Secured Party that so long as any of the Indebtedness remains outstanding:

(a) the Debtor will at all times maintain its corporate existence;

(b) the Debtor shall diligently maintain and operate the Collateral and shall conduct its operations in a reasonable and prudent manner so as to maintain, preserve and protect the Collateral;

(c) the Debtor will pay all taxes, rates, levies, government fees and dues levied, assessed or imposed in respect of the Collateral or any part thereof, as and when the same become due and payable, and shall forthwith upon request by the Secured Party deliver such evidence as may satisfy the Secured Party that such taxes, rates, levies, fees and dues have been paid;

(d) the Debtor will at all times repair and keep in good order and condition any part or parts of the Collateral that constitutes tangible personal property, and renew and replace all and any of the same which may become unrepairable or destroyed;

(e) the Debtor will insure, at its own expense, on a replacement cost basis, all items of Collateral for which insurance coverage is purchasable, at all times during which any Indebtedness exists, with insurers and pursuant to policies approved by the Secured Party, for such risks and perils as a reasonable owner of similar Collateral would consider prudent and for such other insurable risks and perils as the Secured Party may from time to time consider advisable or desirable and in respect of which insurance coverage may be available. All cancellation clauses in such policies are to provide for at least thirty (30) days' prior notice of such cancellation to the Secured Party;

(f) the Debtor shall deliver to the Secured Party original or certified true copies of all policies of insurance required to be maintained by the Debtor pursuant hereto and the Debtor shall, at least thirty (30) days prior to the expiry of any such insurance policy, deliver to the Secured Party a renewal receipt, binder or new policy replacing such expiring insurance policy, or otherwise satisfy the Secured Party that such insurance has been renewed;

(g) the Debtor shall cause all proceeds payable under all policies of insurance required to be maintained by the Debtor hereunder to be made payable to the Secured Party, as its interest may appear, and shall otherwise deal with such policies in such manner so as to enable all proceeds payable thereunder to be collected by the Secured Party from the insurer. The Secured Party may elect to have such insurance money applied in the reinstatement of the relevant Collateral or towards repayment of the Indebtedness whether then due or not;

(h) the Debtor shall not create, grant, assume or otherwise permit to exist any assignment, execution, mortgage, charge, hypothec, pledge, lien, security interest or other encumbrance upon the Collateral or any part thereof or the Debtor's interest therein that ranks or is capable of being enforced in priority to or pari passu with the Security Interest;

(i) the Debtor will from time to time at the request of the Secured Party and at the expense of the Debtor, make and do all such acts and things and execute and deliver all such instruments, security agreements and other writings and assurances as may be necessary or desirable or recommended by counsel to the Secured Party with respect to this Agreement or the Collateral or in order to perfect, keep perfected, maintain and preserve the Security Interest;

(j) the Debtor will pay or reimburse the Secured Party upon demand for all Expenses together with interest thereon from the date of payment by the Secured Party until paid in full to the Secured Party by the Debtor at the highest rate of interest payable under the Loan Documents, calculated and compounded monthly before and after demand, maturity, default and judgment, together with interest on overdue interest at the same rate; and

(k) the Debtor shall not transfer, convey, sell, sublease, assign or otherwise deal with or part with possession of the Collateral or any part thereof.

ARTICLE 4 - EVENTS OF DEFAULT AND REMEDIES

4.1 **Events of Default**: The Debtor shall be in default hereunder upon the occurrence of any one or more of the following events (which shall collectively be called "Events of Default" and individually an "Event of Default"):

(a) if the Debtor is in default under or pursuant to, or otherwise fails to perform, fulfill or satisfy any covenant, obligation or condition set out in, or upon the occurrence of an event described as an "Event of Default" or a "Default" in, this Agreement, the Letter of Commitment or any of the Loan Documents; and

(b) if the Debtor or any guarantor or covenantor of the Indebtedness or any part thereof commits an act of bankruptcy or becomes insolvent or has a receiver or receiver and manager appointed for it or over any of its assets or if any creditor takes possession of any of its assets or if any execution, distress or other like process is levied or enforced upon the Collateral or any part thereof or if any compromise or arrangement with creditors is made by any of them.

4.2 **Remedies Upon Default**: Upon the occurrence of an Event of Default the full amount of the Indebtedness shall, at the option of the Secured Party, become due and payable whereupon the Security Interest shall immediately be enforceable by the Secured Party, and the Secured Party shall have, in addition to all other rights, powers and remedies available at law and in equity, the following rights, powers and remedies:

(a) the Secured Party may immediately sue for the Indebtedness;

(b) the Secured Party may appoint and reappoint by instrument in writing, or institute proceedings in any court of competent jurisdiction for the appointment or reappointment of, any person (including the Secured Party) or persons to be a receiver or receiver and manager (collectively called a "Receiver") of all or any part of the Collateral. The Secured Party may remove or replace the Receiver from time to time, and appoint another person or persons in his stead or make application to a court of competent jurisdiction to do so. Subject to the provisions of the instrument or court order appointing the Receiver, the Receiver so appointed or replaced shall have, possess and may exercise all or any part of the rights, powers and remedies of the Secured Party (whether conferred upon the Secured Party by this Agreement or otherwise). For greater certainty, where the Secured Party is referred to in this Agreement, the term shall, where the context permits, include the Receiver so appointed or replaced and the officers, employees, servants or agents of the Secured Party and the Receiver;

(c) the Secured Party may, without notice, take such steps as it considers necessary or desirable to obtain possession of all or any part of the Collateral by any method permitted by law, and to that end the Debtor agrees:

(i) to deliver possession of the Collateral to the Secured Party forthwith upon its receipt of a written or verbal demand therefor, at such place or places specified by the demand; and

(ii) that the Secured Party may, at any time during the day or night, by any lawful means, enter upon the Lands and Buildings and upon any other premises where any of the Collateral may be found for the purpose of rendering unusable any part of the Collateral which constitutes equipment or for the purpose of taking possession of and removing the Collateral or any part thereof or both;

(d) subject to the Act, the Secured Party may without notice, advertisement, demand for payment or any other formality (all of which are hereby waived) do any act or thing to preserve the Collateral or its value, or seize, collect, realize upon, lease, dispose of, release to third parties, sell by public or private sale or any other mode of disposition as the Secured Party may consider advisable or otherwise deal with the Collateral or any part thereof in such manner, for such consideration, upon

such terms and conditions and at such time or times as may, in the absolute discretion of the Secured Party, seem to it necessary or advisable;

(e) subject to the Act, the Secured Party may without notice, retain the Collateral or any part thereof and postpone the sale or any other disposition or dealing with the Collateral or any part thereof for such period as may, in the absolute discretion of the Secured Party, seem to it necessary or advisable;

(f) subject to the Act, the Secured Party may without notice, elect to retain all or any part of the Collateral in satisfaction of the Indebtedness or any part thereof;

(g) subject to the Act, the Secured Party may purchase all or any part of the Collateral at any public or private sale, auction, tender or by way of any other mode of disposition;

(h) the Secured Party may borrow money on the security of the Collateral and create security interests in the Collateral, whether or not in priority to the Security Interest, which, in the absolute discretion of the Secured Party, may impair the Debtor's right to redeem the Collateral;

(i) the Secured Party may carry on or concur in the carrying on of all or any part of the business of the Debtor and may enter upon, occupy and use all or any of the Buildings and buildings occupied or used by the Debtor, or in which the Collateral or any part thereof is situate for such time as the Secured Party sees fit, free of charge, to the exclusion of the Debtor; and

(j) the Secured Party may pay any indebtedness of the Debtor, post any security or otherwise deal with any other creditors of the Debtor in order to obtain the discharge of any mortgage, charge, hypothecation, pledge, security interest, lien, claim or other encumbrance that may exist against the Collateral or any part thereof.

4.3 **Receiver as Agent**: The Receiver shall be the agent of the Debtor for all purposes except possession of the Collateral only, which possession shall be on behalf of and as agent of the Secured Party and not the Debtor.

4.4 **Risk of Loss**: Where all or any part of the Collateral is in the possession of the Secured Party or the Receiver the risk of loss or damage, whether caused by the negligence of the Secured Party, the Receiver or otherwise, shall be the sole responsibility and obligation of the Debtor.

ARTICLE 5- GENERAL CONTRACT PROVISIONS

5.1 **Secured Party not Liable**: Neither the Secured Party nor the Receiver shall be bound to do any one or more of the following:

(a) give any notice;

(b) make or do any repair, processing or preparation for disposition of the Collateral (whether commercially reasonable or not);

(c) use reasonable care in the custody or preservation of any of the Collateral in its possession;

(d) keep the Collateral identifiable;

(e) proceed in a commercially reasonable manner in the collection from debtors of the Debtor;

(f) exercise any rights, powers and remedies whatsoever including, without limitation, seize, collect, realize upon, lease, sell or otherwise dispose of, borrow money on the security of, release to third parties, obtain possession of, obtain payment for, maintain or preserve or protect, the Collateral or any part thereof or its value; and

(g) institute proceedings for the purpose of seizing, collecting, realizing upon, disposing of or obtaining possession of or payment for, the Collateral or any part thereof or for the purpose of preserving any rights of the Secured Party, the Debtor or any other person, firm or corporation in respect of same;

nor shall the Secured Party or the Receiver be liable or accountable for doing or for failing to do any one or more of the foregoing. Notwithstanding Section 4.3 hereof, the Debtor shall be liable for all actions, causes of action, proceedings, debts, demands, claims, losses, damages and other liabilities incurred or suffered by the Debtor, the Secured Party or the Receiver by reason of or on account of any act or failure to act of the Receiver.

5.2 **Application of Funds**: All amounts realized from the Collateral upon the enforcement of the Security Interest shall be applied by the Secured Party or the Receiver firstly, to the payment of Expenses, secondly, to the payment of such part of the Indebtedness as constitutes interest, and thirdly, to the payment of the balance of the Indebtedness; and any deficiency shall be and remain payable by the Debtor to the Secured Party. If any surplus remains after the payments itemized herein, such surplus shall be applied in the manner provided for in the Act. Notwithstanding the foregoing, the Secured Party reserves the right to interplead or make any appropriate application pursuant to the *Trustee Act* (Ontario) or any successor legislation thereto.

5.3 **Performance by Secured Party**: If the Debtor fails to perform, fulfill or satisfy any covenant, obligation or condition herein set out including, without limitation, the payment of money, the Secured Party may, in its absolute discretion, but without being bound to do so, perform any such covenant, obligation or condition capable of being performed by the Secured Party. No such performance or payment shall relieve the Debtor from any default under this Agreement or any consequence of such default.

5.4 **Rights, Powers and Remedies**: Each right, power and remedy of the Secured Party provided for in this Agreement or available at law or in equity may be exercised separately from or in combination with, and is in addition to and not in substitution for, any other right, power and remedy of the Secured Party however created. Without limiting the generality of the foregoing, the taking of judgment or judgments by the Secured Party shall not operate as a merger or affect the right of the Secured Party to interest as provided herein.

5.5 **Waiver**: No consent or waiver, express or implied, by the Secured Party to or of any breach or default by the Debtor in the performance of its obligations hereunder shall be deemed or construed to be a consent to or a waiver of any other breach or default in the performance of the Debtor's obligations hereunder. Failure on the part of the Secured Party to complain of any act or failure to act of the Debtor or to declare the Debtor in default, irrespective of how long such failure continues, shall not constitute a waiver by the Secured Party of its rights hereunder.

5.6 **Dealings with Persons**: The Secured Party may grant extensions of time and other indulgences, take and give up securities, accept compositions, grant releases and discharges, release any part of the Collateral to third parties and otherwise deal with the Collateral, the Debtor, debtors of the Debtor, guarantors, sureties and others, as the Secured Party may see fit, without prejudice to the Secured Party's rights, powers and remedies whatsoever.

5.7 **Notices**: Any notice or demand which may or is required to be given pursuant to this Agreement shall be in writing and shall be sufficiently given or made if served personally or by telefax upon the party for whom it is intended, or (except in the case of an actual or pending disruption of postal service) mailed by registered mail, in the case of the Debtor, addressed to it at any address for service provided by the Debtor to the Secured Party under any of the Loan Documents and in the case of the Secured Party, addressed to it at the address set out in Box 15 of any mortgage held by the Secured Party in connection with the Indebtedness. The date of receipt of such notice or demand, if served personally or by telefax, shall be deemed to be the date of the delivery thereof, or if mailed as aforesaid, the fourth business day following the date of mailing. For the purposes hereof, personal service on the Debtor shall be effectively given by delivery to any officer, director or employee of the Debtor. The Secured Party or the Debtor may, from time to time, change its address or stipulate another address from the address described in this Agreement by giving notice in the manner provided in this section.

5.8 **Successors and Assigns**: This Agreement and each of the covenants, warranties and representations herein set out shall enure to the benefit of the successors and assigns of the Secured Party and be binding upon the successors and permitted assigns of the Debtor.

5.9 **Survival**: All covenants, undertakings, agreements, representations and warranties made by the Debtor in this Agreement shall survive the execution and delivery of this Agreement and shall continue in full force and effect until the Indebtedness is paid in full. All representations and warranties made by the Debtor herein shall be deemed to have been relied upon by the Secured Party.

5.10 **Entire Agreement**: This Agreement constitutes the entire agreement between the Debtor and the Secured Party relating to the Security Interest and may not be amended in any manner except by written instrument signed by both of them.

5.11 **Applicable Law**: This Agreement shall be governed by and construed in accordance with the laws of the Province of Ontario.

5.12 **Time of the Essence**: Time is and shall continue to be of the essence of this Agreement.

5.13 **Headings**: The insertion of headings in this Agreement is for the convenience of reference only and shall not affect the construction or interpretation of this Agreement.

5.14 **Number and Gender**: All nouns and personal pronouns relating thereto shall be read and construed as the number and gender may require and the verb shall be read and construed as agreeing with the noun and pronoun.

5.15 **Acknowledgement**: The Debtor acknowledges receipt of a duplicate executed copy of this Agreement.

TRINITYSTAR DEVELOPMENTS INC.

Per:_____
Dunstan Peter, President

I have authority to bind the Corporation.

SCHEDULE "A"

LEGAL DESCRIPTION OF LANDS

Lots 1 to 19, inclusive, Blocks 20 to 22, inclusive and Reserve Block 24, Plan 40M-2661, Municipality of Clarington, Regional Municipality of Durham, Province of Ontario

TAB E

THIS IS EXHIBIT "E" TO THE
AFFIDAVIT OF JERROLD MARRIOTT
SWORN BEFORE ME THIS
29th DAY OF SEPTEMBER, 2025



_____

A Commissioner Etc.

GUARANTEE AND POSTPONEMENT OF CLAIM

TO: CAMERON STEPHENS MORTGAGE CAPITAL LTD. (the "Lender")

WHEREAS the Lender has agreed to extend one or more credit facilities (collectively, the "Loan") in favour of TRINITYSTAR DEVELOPMENTS INC. (the "Borrower") on the terms and subject to the conditions set out in a letter of commitment (the "Agreement") dated August 24, 2022, as same may be amended or restated from time to time;

AND WHEREAS DUNSTAN PETER (the "Guarantor") has agreed to guarantee the Loan on the terms and subject to the conditions hereinafter set out.

1. IN CONSIDERATION of the Lender making the first advance of the Loan and for other good and valuable consideration, the Guarantor guarantees, as if the Guarantor was a principal debtor and not merely a surety, the due and punctual payment to the Lender of the Loan including, without limitation, all present and future indebtedness and liability owing by the Borrower to the Lender on account of the Loan whether direct or indirect, absolute or contingent, matured or not including, without limitation:

   (a) all amounts expressed to be owing to the Lender pursuant to the Agreement and pursuant to all promissory notes (if any) and all agreements, instruments and other documents, whether referred to in the Agreement or otherwise, that are now or may hereafter be delivered or assigned to the Lender in connection with or as security for the Loan (the Agreement and any such promissory note, instrument and other documents are sometimes hereinafter collectively called the "Loan Documents");

   (b) the principal amount of any letters of credit issued by or on behalf of the Lender at the request of or for the benefit of the Borrower in connection with the Loan, whether or not such letters of credit have been called upon for payment; and

   (c) all commissions, costs, charges, fees and other expenses (including legal fees and disbursements on a solicitor and his own client basis) arising out of or incurred by the Lender in connection with any one or more of the following:

      (i) the collection of the amounts owing by the Borrower to the Lender on account of the Loan;

      (ii) the enforcement of this Guarantee; and

      (iii) any action or other proceeding instituted by the Lender, the Borrower, the Guarantor or any other person in any way relating to this Guarantee, the Loan, the Loan Documents or any part thereof.

2. This Guarantee is a specific guarantee of the Loan and shall only apply to and secure the amounts referred to in paragraph 1 hereof (hereinafter collectively called the "Liabilities") and any ultimate balance due or remaining unpaid to the Lender thereunder. This Guarantee is irrevocable, absolute and unconditional and the obligation of the Guarantor hereunder is not cancellable or terminable by the Guarantor (whether or not the entire Loan has been advanced).

3. In no event shall the amount recoverable by the Lender from the Guarantor under this Guarantee exceed the principal sum of $29,000,000.00, interest thereon and all costs, charges and expenses which may be incurred by the Lender in enforcing this Guarantee.

4. The Guarantor's liability to make payment under this Guarantee shall arise forthwith after demand for payment has been given to the Guarantor. Such demand may be given by personal delivery to the Guarantor (and if any Guarantor is a corporation, by personal delivery to any director, officer or employee thereof) or by sending such demand to the Guarantor by telefax or by prepaid registered mail to the last address of the Guarantor known to the Lender. If mailed, such demand shall be deemed to have been effectually

made on the fourth day after an envelope containing such demand addressed to the Guarantor is mailed.

5. The Guarantor expressly waives notice of the acceptance of this Guarantee and notice of non-performance, non-payment or non-observance on the part of the Borrower under the Loan or under the Loan Documents or any part thereof.

6. This Guarantee and the rights of the Lender hereunder shall not be released, discharged, mitigated, impaired or affected by:

   (a) any grant of time, renewals, extensions, compromises, indulgences or modifications to; extending or failing to extend credit to; making or failing to make loans or advances to; taking or failing to take securities from; releasing or discharging any securities to; failing to perfect or keep perfected or otherwise taking advantage of any securities received from; accepting compositions from; and releasing, discharging or otherwise dealing with; the Borrower, the Guarantor or any other person whatsoever;

   (b) any failure of the Lender to prove a claim against the estate of the Borrower or any waiver or failure to enforce any of the terms, conditions or other provisions of, or any loss, diminution of value or unenforceability of, any of the Loan Documents;

   (c) the application by the Lender of any monies received from the Borrower, the Guarantor or any other person or from securities on account of such part or parts of the Liabilities in such manner as the Lender deems best and the changing of such application in whole or in part at any time or from time to time;

   (d) the death, incapacity, receivership, bankruptcy, insolvency, winding-up, dissolution or the loss of corporate existence of the Borrower or the Guarantor, the release or discharge of the Borrower or the Guarantor by operation of law or otherwise, any change in the name, objects, capital structure or constitution of the Borrower (and if the Borrower is a partnership, any change in the membership of the Borrower whether through the death or retirement of any the partners, the introduction of one or more new partners or otherwise) or any transfer of the assets or businesses of the Borrower to a partnership or to a corporation or any incorporation, amalgamation, continuance, arrangement or reorganization of the Borrower or the Guarantor; and

   (e) the distribution of the assets of the Borrower (whether voluntary or compulsory) or upon the occurrence of a bulk sale of any of the Borrower's assets or any composition with Lenders or any scheme of arrangement; and in any such event the Lender shall have the right to rank in all respects in priority to all of the Guarantors for its full claim against the Borrower and to receive all dividends or other payments in respect thereof until the Lender's claim and all Liabilities have been paid in full; and the retention by the Lender of all or any part or parts of the Loan Documents shall not, as between the Lender and the Guarantor, be considered a purchase of such securities, or payment, satisfaction or reduction of the Liabilities or any part thereof.

7. Without prejudice to any of the rights or recourses which the Lender may have against the Borrower, the Guarantor expressly waives any right to require the Lender to initiate or exhaust any rights, remedies or recourses against the Borrower, the Guarantor or any other person, value, realize upon or dispose of any of the Loan Documents; or initiate or exhaust any other remedy which the Lender may have at law or in equity before requiring or becoming entitled to demand and enforce payment from the Guarantor under this Guarantee; and the Guarantor renounces all benefits of discussion and division.

8. If for any reason the Borrower has no legal existence, or if the Borrower is or becomes under no legal obligation to discharge the Liabilities or if any of the Liabilities becomes statute barred or otherwise irrecoverable from the Borrower whether by operation of law or for any reason whatsoever including, without limitation, as a result of any lack or limitation of power, capacity or disability of the Borrower or its directors, partners,

officers or agents or as a result of any irregularity, fraud, defect or informality in the obtaining of any advances, credits or renewals from the Lender (whether or not the Lender should have had knowledge thereof), this Guarantee and the covenants, agreements and obligations of the Guarantor set out herein shall nevertheless be binding upon the Guarantor as principal debtor until such time as such monies have been paid in full to the Lender and all Liabilities have been discharged and the Guarantor shall be responsible for the payment thereof to the Lender upon demand.

9. The Guarantor hereby agrees to indemnify, save, hold and keep the Lender harmless from any and all claims, losses, damages, costs and expenses resulting from the non-payment to the Lender of all monies herein secured, and the liability of the Guarantor shall not be released, discharged, extinguished or diminished by any act whatsoever of the Borrower or any loss, avoidance, termination by operation of law or otherwise of the obligations of the Borrower or any other person, including, without limitation, any act of bankruptcy or insolvency, or any other act, matter or thing whatsoever, save only full payment in cash of all monies herein secured and full performance and observance of all covenants, terms and obligations pursuant to this Guarantee and all loan and security documents related thereto.

10. The Guarantor agrees to file all claims against the Borrower in any bankruptcy or other proceeding in which the filing of claims is required or permitted by law with respect to any indebtedness owing by the Borrower to the Guarantor and will assign to the Lender all of the Guarantor's rights thereunder on demand. If the Guarantor does not file any such claim, the Lender, as attorney in fact of the Guarantor, is authorized to do so in the name of the Guarantor or in the Lender's discretion to assign the claim to and cause proof of claim to be filed in the name of the Lender's nominee. In all such cases, whether in administration, bankruptcy or otherwise, the person or persons authorized to pay such claim shall pay to the Lender the full amount of such claim in the proceeding before making any payment to the Guarantor, and to the full extent necessary for that purpose the Guarantor agrees to assign to the Lender on demand all of the Guarantor's right to any payments or distributions to which the Guarantor otherwise would be entitled. If the amount so paid is greater than the guaranteed obligations then outstanding, the Lender will pay the amount of the excess to the party entitled thereto.

11. All compositions and payments received by the Lender from the Borrower or from others or from estates shall be regarded for all purposes as payments in gross without any right on the part of the Guarantor to claim the benefit thereof in reduction of the Liabilities. The Guarantor shall not have any right to be subrogated to any rights of the Lender until all Liabilities have been discharged to the satisfaction of the Lender.

12. Upon this Guarantee bearing the signature of the Guarantor and being received by the Lender or any officer, agent or employee thereof, this Guarantee shall be deemed to be a deed signed and delivered by the Guarantor under seal and shall not be subject to or affected by any promise or condition affecting or limiting the Guarantor's liability hereunder except as may be expressly provided for herein. No statement, representation, warranty, agreement or promise on the part of any officer, employee or agent of the Lender, unless expressly set out herein, forms any part of this Guarantee or has induced the entering into or execution of this Guarantee or shall be deemed in any way to affect the Guarantor's liability hereunder.

13. The Lender may, without notice of any kind, sell, assign or transfer all or any part of the Liabilities and, in such event, each and every immediate and successive assignee, transferee or holder of all or any part of the Liabilities shall have the right to enforce this Guarantee as fully and effectively as if such assignee, transferee or holder were specifically named herein in place of or together with the Lender.

14. No action or proceeding brought or instituted under this Guarantee and no recovery or judgment in pursuance thereof shall be a bar or defence to any further action or proceeding which may be brought under this Guarantee by reason of any further default or defaults under this Guarantee or in the payment of the Liabilities.

15. No failure to exercise and no delay in exercising, on the part of the Lender, any right, power or privilege hereunder shall operate as a waiver thereof, nor shall any single or

partial exercise of any right, power or privilege preclude any other or further exercise thereof, or the exercise of any other rights, powers or privileges. The rights and remedies herein provided for are cumulative and not exclusive of any rights or remedies provided at law or in equity.

16. This Guarantee shall be in addition to and not in substitution for the Loan Documents and any other guarantees which the Lender may now or hereafter hold in respect of the Liabilities and the Lender shall be under no obligation to marshal in favour of the Guarantor any other guarantees or other securities or any moneys or other assets which the Lender may be entitled to receive or may have a claim upon.

17. Any term, condition or provision of this Guarantee which is held or deemed to be void, prohibited or unenforceable in any jurisdiction shall, as to such jurisdiction, be severable herefrom and be ineffective to the extent of such avoidance, prohibition or unenforceability without invalidating the remaining terms, conditions and provisions hereof and any such avoidance, prohibition or unenforceability in any jurisdiction shall not invalidate or render unenforceable such term, condition or provision in any other jurisdiction.

18. This Guarantee shall be exclusively governed by and construed in accordance with the laws of the Province of Ontario.

19. No modification of this Guarantee shall be effective unless it is in writing and signed by the Guarantor and the Lender.

20. The Lender shall not be concerned to see or inquire into the existence, powers or capacities of the Borrower, the Guarantor or their respective officers, directors or agents, acting or purporting to act on their respective behalf.

21. All terms, agreements and conditions of this Guarantee shall extend to and be binding upon the Guarantor and the Borrower and their respective successors and permitted assigns and shall enure to the benefit of and may be enforced by the Lender and its successors and assigns.

22. All nouns and personal pronouns herein including the defined terms "Guarantor" and "Borrower" shall be read and construed as the number and gender may require in each case and the verb shall be read and construed as agreeing with such noun or pronoun. If there are two or more Guarantors, all obligations hereunder of all such Guarantors shall be joint and several.

23. The words "herein", "hereof", "hereunder", "herefrom", "the Guarantee" and "this Guarantee" refer to this entire agreement and not to any particular paragraph or subparagraph unless the context so requires.

24. The Guarantor acknowledges receipt of a copy of this Guarantee.

25. As security for all amounts owing under this Guarantee to the Lender by the Guarantor, the Guarantor assigns and transfers to the Lender, and postpones in favour of the Liabilities, all present and future debts and liabilities of whatever nature or kind due or accruing due to the Guarantor from the Borrower and all choses-in-action and other claims of whatsoever nature or kind, present and future, which the Guarantor may now or hereafter have against the Borrower (all of the foregoing being hereinafter collectively referred to as the "Assigned Debts"). All moneys received by or on behalf of the Guarantor on account of any of the Assigned Debts shall be received and held by the Guarantor in trust for the Lender and forthwith remitted by the Guarantor to the Lender.

26. This Assignment and Postponement is independent of this Guarantee and shall remain in full effect until repayment in full to the Lender of all Liabilities and the payment of any amounts owing to the Lender hereunder, notwithstanding that the liabilities of the Guarantor under this Guarantee may have been discharged or terminated. The Guarantor acknowledges that this assignment to the Lender shall not impose upon the Lender any obligation to do anything to perfect, keep perfected, take advantage of, collect, enforce or realize upon the Assigned Debts or to ensure that the Assigned Debts do not decrease in value, become unenforceable or become statute barred by the operation of law relating to limitations of action or otherwise.

WITNESS the seal of the Guarantor affixed hereto this 28th day of November, 2022.

Witness

DUNSTAN PETER

TAB F

THIS IS EXHIBIT "F" TO THE
AFFIDAVIT OF JERROLD MARRIOTT
SWORN BEFORE ME THIS
29th DAY OF SEPTEMBER, 2025



_____

A Commissioner Etc.

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GLYNN

GROUP

Incorporated

SKYBIRDS ESTATES
NEWTONVILLE, ONTARIO

March 13, 2025

PROGRESS REPORT NO. 14

TRINITY STAR DEVELOPMENT INC.

Prepared For:

CAMERON STEPHENS MORTGAGE CAPITAL LTD
320 Bay Street, Suite 1700
Toronto, Ontario
M5H 4A6

Docusign Envelope ID: BF1CA189-E319-4910-815E-FC3C9F332D09

GLYNN GROUP Incorporated

March 13, 2025

CAMERON STEPHENS MORTGAGE CAPITAL LTD.
320 Bay Street, Suite 1700
Toronto, Ontario
M5H 4A6

For the attention of Mrs. Dana Davis

Dear Mrs. Davis:

RE: SKYBIRDS ESTATES
NEWTONVILLE, ONTARIO

Please find enclosed as requested a copy of our Progress Report No. 14, dated March 13, 2025 for the above named project.

The report is intended for the exclusive use of the Lender, namely Cameron Stephens Mortgage Capital. It should be noted that the report is not intended for general circulation, publication nor reproduction for any other party without written permission in each specific instance. Glynn Group Inc. does not hold any reporting responsibility to any other party.

Should you have any questions, please let us know.

Yours truly,

GLYNN GROUP INC.

Martin J. Glynn, MRICS
President

Ross Mc Elhone
Director

c.c. Mrs. Dana Davis, Cameron Stephens Mortgage Capital Ltd. – 1 E-mail Copy
Mr. Jisung Kim, Cameron Stephens Mortgage Capital Ltd. – 1 E-mail Copy
Mr. Andrew Isaac, Cameron Stephens Mortgage Capital Ltd. – 1 E-mail Copy
Mr. Peter Dunstan, Trinity Star Development Inc. – 1 E-mail Copy
Ms. Jenny Wang, Trinity Star Development Inc. – 1 E-mail Copy

1300 Cornwall Road, Unit 104, Oakville, Ontario, Canada, L6J 7W5
Telephone: (905) 815 - 0102 Facsimile: (905) 815 – 0105
www.glynngroup.ca

Docusign Envelope ID: BF1CA189-E319-4910-815E-FC3C9F332D09

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EXECUTIVE SUMMARY

(a) Scope of Project

We understand that the Borrower (namely Trinity Star Development Inc.) is developing 19 Estate Homes. The project is to be known as "Skybirds Estate Homes", and is located at East Townline Road, Newtonville, Ontario. We note the project financing is for 18 single-family homes and 1 serviced lot.

We have summarised below the project statistics:

Description	Saleable S.F.	Number of Units	Unsold Revenue	Sold Revenue	Total Anticipated Gross Revenue
Estate Homes	74,588	18	$ 3,800,000	$ 43,603,000	$ 47,403,000
Totals	**74,588**	**18**	**$ 3,800,000**	**$ 43,603,000**	**$ 47,403,000**

We note that the revenue figures above are based on the sales information provided by the Borrower to date. The unsold revenue projections are based on the Borrowers sales price list provided. We note that no sales value is included for lot 14 in the above figures.

We note that we are not qualified to confirm if the revenue projections are achievable.

Glynn Group Inc. has been requested by the Lender, (namely Cameron Stephens Mortgage Capital Ltd.) to review the documents provided by the Borrower in order to calculate a project budget for the completion of the project and to act as its project monitor in accordance with the Lenders' commitment letter dated August 24, 2022.

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EXECUTIVE SUMMARY

(b) Important Notes

1. In the current period based on our discussions with the Borrower and the Lender we have increased the project budget by $530,000. The increase relates to a change in awarding the railing contract and an extension to the project schedule.

2. We have calculated a revised reporting budget of $37,680,000 based on the information provided by the Borrower. The current budget is $2,237,341 higher than the budget outlined in the commitment letter. The budget equates to approximately $1,983,158 per lot or $505.18 per square foot GFA. The budget contains a contingency of $523,117, which equates to 4.6% of the cost to complete (excluding contingency), which appears low. We typically recommend 5.0% of the cost to complete.

3. The current project budget increase is to be funded with additional Borrowers equity in the amount of $530,000. We note that we have excluded deposit costs claimed by the Borrower/ Construction Manager in the amount of $423,199 this period. The Borrower has also received HST refunds in the amount of $910,947. Based on these adjustments, the current period cost reflected in our report shows a negative cost and as such, no advance is recommended. However, we note that the interest reserve on the project has been depleted. The report reflects an additional $230,000 for the interest reserve incurred during this period. **The reserve of $230,000 will need to be funded directly by the Borrower.**

4. We note that the servicing budget of $3,107,325 contains an allowance of $260,800 for landscaping. We note that the Borrower has entered into a contract with Hard-Co Construction Ltd. for the earthworks, grading and roadworks in the amount of $1,522,682. We note that $830,080 has been approved in change orders to date for a revised contract price of $2,352,762. The Borrower has previously provided the hydro distribution and street lighting contract in the amount of $408,561. We note that $8,076 has been approved in change orders to date for a revised contract amount of $416,636. The total servicing contract committed to date equates to 89% of the overall servicing budget of $3,107,325.

   The Borrower continues to finalize trade packages and awards for the vertical home construction. To date, we have received contracts and formal quotes for 70% of the current construction budget of $22,463,512. We have been provided with a copy of the formal quote for forming concrete work, windows, plumbing, HVAC and electrical. We will comment further on these awards/ quotes when received.

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EXECUTIVE SUMMARY

(b) Important Notes

5. We have reviewed the Borrower's accounting information, including invoices, cancelled cheques, bank statements and trial balance to confirm that the Borrower has injected the equity into the project.

Description	Amount	Comments
Accounts Payable	$ 1,566,251	As advised incl. HST
Less, Payables not included in draw	(214,495)	Excluded this draw
Accrual – Interest Reserve	230,000	
Accrual – Admin Fee	0	
Accrual – Eurowood	168,867	
Total Payables (A)	**$ 1,750,623**	
Current Advance	($ 753,412)	
Equity Injection	0	
Previous Advance	639,179	Not on TB
HST Refund	910,947	
Bank Balance	(38,249)	
Total Funds (B)	**$ 758,465**	
Total Equity Surplus /(Shortfall)	**$ (992,158)**	**Shortfall**

We note that the Borrower is not able to clear all reported payables this period and needs to inject a further $992,158 to be able to clear all reported payables and maintain the required revised equity amount of $4,937,860 ($2,899,509 Borrowers land and cash equity and $2,038,351 (previously $1,508,351) in additional cash equity). We note that a portion of the shortfall is due to the Borrower paying some of the $423,199 in deposits to the construction manager. As noted in point no. 3, we have not recognized these costs.

6. We have received a copy of the executed subdivision agreement with the Corporation of the City of Newtonville, which is in line with the current lot yield mix for the project. Building permits will be applied for prior to home construction commencing. The Borrower has provided building permits for lots 1, 2, 3, 4, 5, 8, 9, 10, 11, 12, 13, 15, 16 17, 18, and 19. The Borrower has paid all development charges and municipal levies as required and will continue to pay realty taxes as the project progresses.

7. The Borrower will not make any changes cumulatively in excess of $500,000 in the plans and specifications for the project or the contracts for the construction of the project, or in the terms of any agreements prejudicially affecting the security of the Lender, without the prior written consent of the Lender. We will comment further as the project progresses.

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EXECUTIVE SUMMARY

(b) Important Notes

8. The Lender requires receipt and satisfactory review of 17 firm and unconditional arms' length pre-sales in respect to the units with an aggregate sale price of not less than $42,462,163 (incl HST) prior to the first construction advance. Each presale shall have a minimum contracted deposit of 13% of the sale price and aggregate contracted deposits of not less than $2,123,108 (minimum 5% per unit) to be received prior to the initial advance of facility 1. The said sale prices to be a minimum of 100% of the list prices approved by the Lender prior to the first advance of funds. The Lender to qualify at least 17 of these purchasers for mortgage financing or to receive satisfactory confirmation that each of the purchasers has qualified and accepted take out mortgage financing at a financial institution acceptable to the Lender with such financing provided under a 12-month capped rate program.

   We note that the Borrower has sold 17 units for a gross sales price of $43,603,000. The Borrower has provided agreement of purchase and sales for 17 units and mortgage approvals from purchasers for 16 units. The Borrower has contracted deposits of $6,264,625 of which $5,171,000 has been received to date.

   The Borrower previously provided confirmation that Lot 1 has been resold to a new purchaser for $250,000 more than previously reported.

   We understand from discussions with the Borrower that they are continuing to work with purchasers to secure additional deposits. They had advised that purchasers had delayed payment of deposits due to delays in construction, the Borrower anticipates receipt of additional deposits soon.

   We note that the purchaser termination period for 13 Lots is May 29, 2025. Please refer to our sales summary for individual lot dates. Our revised cash flow projection outlines 6 lots closed before July 2025. We note a concerted effort by the Borrower would allow them to exceed the current projections. We will comment further in due course.

   We recommend that closing extension letters be obtained from the purchasers of these 13 lots. We have requested but not yet received confirmation of these.

   Based on our review of the agreements of purchase and sales provided and deposit report provided it appears that the Borrower has met the presale requirement.

9. We have reviewed a copy of the Borrower's insurance documentation as provided. **We note that the Lender has been named on the policy. We note that the builders risk and commercial general liability amounts may need to be increased in line with the current budget. We recommend the Lender have its legal counsel or insurance consultant review copies of the complete policies to ensure that its interests are protected.**

Docusign Envelope ID: BF1CA189-E319-4910-815E-FC3C9F332D09

EXECUTIVE SUMMARY

(b) Important Notes

10. **We note that we do not manage the project and we rely on the budget and accounting information provided by the Borrower and the Borrower's consultants to be as complete and accurate as possible for the purpose of calculating the Borrower's equity and subsequent advances.**

11. **As we are not qualified to confirm that construction is proceeding in accordance with plans specifications and local building codes, we will be providing a copy of the Architect and other consultants field reports on an ongoing basis. We expect that the Architect will be confirming that construction is progressing in general conformance to the project plans and specifications and in accordance to the Ontario Building Code.**

12. **The Borrower previously provided a construction schedule which outlines construction completion in June 2025. Our cash flow projection now reflects a revised completion in October 2025. Based on current progress at the site, we are forecasting closings to commence in May 2025. The Borrower is projecting closings commencing in mid March 2025. We note the Borrowers schedule is not achievable based on current progress on site.**

13. **The Borrower has provided bank statements for the month of January 2025. We note that based on our review, the Borrower appears to be making payments to relevant project vendors. We note that the construction manager Fusioncorp is responsible for making trade payments, we have requested but not yet received confirmation of payments made to trades by Fusioncorp. We will comment further in due course.**

14. **The Borrower has provided details of outstanding HST to date. The report reflects that the Borrower is currently outstanding $126,449 in HST with $910,948 in HST being received in the current period. We have included with Appendix D correspondence provided by the Borrower with CRA regarding the refunds.**

15. **We note that the construction manager has billed 88% of the construction management budget while the construction progress to date is only 47%. Based on the previous costs there is approximately 4 months of fees remaining. We note that the current closing schedule is aggressive based on the progress at the time of our site inspection. The Borrower will need to address the ongoing management fees directly.**

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EXECUTIVE SUMMARY

(c) Cost Incurred and Current Draw Request

The Borrower has reported a gross cost to date of $25,812,204. After the deduction of the construction lien holdback of $464,115, the net cost to date is $25,348,089.

We last visited the site on February 6, 2025, and reviewed the invoices to support the Borrower's reported cost to date.

Based on the receipt of $910,947 in HST refunds this period the Borrower is not in an advance position. We note based on the overall project budget increase, the Borrower will be required to inject $530,000 from Borrowers additional cash equity.

Included in the current report is $230,000 of an interest reserve as requested by the Lender which will be required to be funded directly by the Borrower.

Included in the current period is $19,037 (excluding HST) of holdback release for Columbus Roofing. Please refer to our General Notes section for details.

The above calculation is based on the Lenders outstanding loan balance of $15,992,641 and deposits used in the amount of $5,171,000.

Please refer to a copy of the margin calculation enclosed as Appendix C.

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EXECUTIVE SUMMARY

(d) Project Schedule

We last visited the site on February 6, 2025, and report that:

- Lot 1, excavated, and Lot 2, foundation footing formwork is in place. **The purchaser's Termination Date is May 29, 2025.**
- Lot 3, Structure is complete, windows are complete, exterior finishing is progressing, HVAC & mechanical rough-ins, and electrical works are generally complete. Stairs are installed. Drywall delivered on-site, and installation is to commence. **The purchaser's Termination Date is May 29, 2025.**
- Lot 4, Structure is complete, windows are complete, cladding is progressing, HVAC & mechanical rough-ins, and electrical works are generally complete. Stairs are installed. Drywall installation is progressing. **The purchaser's Termination Date is May 29, 2025.**
- Lot 5, Foundation walls in place to the above grade level. **The purchaser's Termination Date is May 29, 2025.**
- Lot 6. Construction to commence. **The purchaser's Termination Date is November 23, 2026.**
- Lot 7. Unsold, construction to commence.
- Lot 8, structural framing is progressing. **The purchaser's Termination Date is May 29, 2025.**
- Lot 9, structural framing is progressing. Windows delivered on site. **The purchaser's Termination Date is May 29, 2025.**
- Lot 10, Structure is complete, windows are complete, and HVAC & mechanical rough-ins are generally complete. Cladding is progressing. **The purchaser's Termination Date is May 29, 2025.**
- Lot 11, Excavated. **The purchaser's Termination Date is May 29, 2025.**
- Lot 12, Excavated. **The purchaser's Termination Date is November 23, 2026.**
- Lot 13, Foundation walls in place. **The purchaser's Termination Date is November 23, 2026.**
- Lot 14, Construction to commence.
- Lot 15, Structure is complete, windows are complete. HVAC & mechanical rough-ins are generally complete. Masonry work is progressing. **The purchaser's Termination Date is May 29, 2025.**
- Lot 16, Structure is complete, windows are complete, cladding is generally complete, HVAC & mechanical rough-ins are complete, and Electrical works are progressing. Stairs are installed. **The purchaser's Termination Date is May 29, 2025.**
- Lot 17, Structure is complete, windows are complete, cladding is generally complete, HVAC & mechanical rough-ins, and Electrical works are complete. Stairs are installed. Drywall to commence. **The purchaser's Termination Date is May 29, 2025.**

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EXECUTIVE SUMMARY

(d) Project Schedule

- Lot 18, Structure is complete, windows are complete, cladding is generally complete, HVAC & mechanical rough-ins, and Electrical works are generally complete. Stairs are installed. Drywall to commence. **The purchaser's Termination Date is May 29, 2025.**

- Lot 19, Structure is complete, windows are complete, and cladding is generally complete. HVAC & mechanical rough-ins and Electrical works are complete. Stairs are installed. Insulation is complete and drywall is to commence. **The purchaser's Termination Date is May 29, 2025.**

Based on our review of progress, we anticipate closings commencing in May 2025. Our cash flow projection is based on the following revised milestones:

Description	Date
Land Purchase	Achieved
Servicing Start	Ongoing
Closing Commencement	May 2025
Closing (Final Unit Closings)	October 2025

We note that progress on site has been slower than we would have anticipated, as such we have adjusted our cash flow projections. We have revised the anticipated closings to commence in May 2025. We note the revised dates are conservative and should the Borrower and the construction manager make a concerted effort the dates can be achieved. We anticipate that the current purchaser termination dates will not be met. The Borrower has advised that they are working with the construction manager to meet the current dates. We will continue to monitor the progress and report to the Lender accordingly.

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FINANCE PROGRAM

(a) Source of Funds

Based on our discussions with the Borrower and our review of the Lender's commitment agreement dated August 24, 2022, we have utilized the following source of funds:

Source of Funds	Previous Source of Funds	Variance	Current Source of Funds
CSMC Loan Facility No. 1	$ 26,500,000	$ 0	$ 26,500,000
Borrower's Original Equity (Incl. $929,658 land lift)	2,899,509	0	2,899,509
Borrower's Additional Equity	1,508,351	530,000	2,038,351
Purchaser Deposits	5,520,081	0	5,520,081
Deferred Costs	722,059	0	722,059
Total Source of Funds (A)	**$ 37,150,000**	**$ 530,000**	**$ 37,680,000**
Project Budget (B)	**$ 37,150,000**	**$ 530,000**	**$ 37,680,000**
Funding Shortfall (B-A)	**$ 0**	**$ 0**	**$ 0**

CSMC Construction Loan Facility No. 1 – $26,500,000

Cameron Stephens Mortgage Capital Ltd. has made available a non-revolving construction loan in the amount of $26,500,000 to assist the Borrower in completing the 18 single family homes and 1 serviced lot.

Borrower's Equity - $4,937,860 (previously $4,407,860)

Based on the revised project budget, the Borrower is required to inject a further $530,000 in equity to cover the current increase. Please refer to Note Number 5 in the Executive Summary for equity confirmation.

Purchaser Deposits - $5,520,081

The source of funds includes an allowance for purchaser deposits of $5,520,081.

Deferred Costs - $722,059

The source of funds includes an allowance for deferred costs in the amounts of $238,610 deferred servicing costs, $3,325 discharge fees, $28,500 deferred legal costs, $100,000 deferred landscaping and $351,624 for deferred sales commissions. We note that the proposed deferred costs are $288,990 higher than the commitment letter dated August 24, 2022.

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FINANCE PROGRAM

(b) Cost to Date

The Borrower has reported a gross cost to date of $25,812,204. After the deduction of the construction lien holdback of $464,115, the net cost to date is $25,348,089.

We last visited the site on February 6, 2025, and reviewed the invoices to support the Borrower's reported cost to date.

Based on the receipt of $910,947 in HST refunds this period the Borrower is not in an advance position. We note based on the overall project budget increase, the Borrower will be required to inject $530,000 from Borrowers additional cash equity.

Included in the current report is $230,000 of an interest reserve as requested by the Lender which will be required to be funded directly by the Borrower.

Included in the current period is $19,037 (excluding HST) of holdback release for Columbus Roofing. Please refer to our General Notes section for details.

The above calculation is based on the Lenders outstanding loan balance of $15,992,641 and deposits used in the amount of $5,171,000.

Please refer to a copy of the margin calculation enclosed as Appendix C.

Docusign Envelope ID: BF1CA189-E319-4910-815E-FC3C9F332D09

DETAILED BUDGET REVIEW

(a) Summary of Project Budget

We have carried the reporting budget of $37,680,000 for the construction of 18 single family homes and 1 serviced lot. We have summarized the budget below in the format of the capital cost summary:

	Budget Item	Budget	Cost Per Lot 19 Lots	Cost Per Square Foot 74,588
1	Land Costs	$ 5,429,658	$ 285,771	$ 72.80
2	Servicing Costs	3,107,325	163,543	41.66
3	Construction Costs	22,463,512	1,182,290	301.17
4	Development Charges	1,182,504	62,237	15.85
5	Consultants Costs	973,239	51,223	13.05
6	Admin. & Marketing	1,381,114	72,690	18.52
7	Finance Charges	2,619,532	137,870	35.12
8	HST	0	0	0.00
9	Contingency	523,116	27,534	7.01
	Total Budget (1 – 9)	**$ 37,680,000**	**$ 1,983,158**	**$ 505.18**

Please refer to Appendix A for a more detailed summary.

(b) Budget Revisions Made This Period

1. Construction costs – Increase $277,875

We have adjusted the budget based on the projected costs to be incurred for the exterior railings.

2. Admin & Marketing costs – Increase $9,970

We have adjusted the budget based on the projected costs to be incurred for insurance.

3. Finance Charges costs – Increase $256,252

We have adjusted the budget based on the costs incurred to date for project monitor, Lenders legal fees, letters of credit and interest on loan.

4. Contingency costs – Decrease $14,096

We have adjusted the budget based on the cost adjustments noted above.

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GENERAL NOTES

(a) Review of Project Documents

Geotechnical Report – Geo-Logic

We have received a copy of the geotechnical assessment report, prepared by Geo-Logic Inc., dated April 2013.

The report references a soil investigation report prepared by Soil Eng. Limited dated May, 1985. The Geo-Logic report notes under Section 7.8 Geotechnical Considerations that *"Based on the information reviewed, it is our professional opinion that the site is suitable for construction of residential homes from a geotechnical perspective"*.

We understand that the recommendations included in the report were incorporated into the final building designs.

We note that we have not received a consultant's reliance letter for the geotechnical assessment.

We understand that the Lender has accepted the above report.

The information contained within the reports was based on the results found at the borehole locations and soil and groundwater conditions between and beyond the boreholes may differ from those encountered at the borehole locations. The actual soil condition will not be known until all excavations are complete.

Environmental Site Assessments – EXP Services Inc.

We have received copies of the Phase I environmental site assessment (ESA) report prepared by Arcadis Canada Inc. dated June 2015. The report notes that *"the Phase One Property has never been developed and no Areas of Potential Environmental Concern (APECs) were identified for the Phase One Property, therefore a Phase Two ESA is not required at this time"*

We note that we have not received a consultant's reliance letter for the phase I environmental site assessment.

Land Purchase Agreement

We have received the purchase and sale agreement between Trinitystar Developments Inc. & Newtonville Realco (2019) Inc. with the land value of $4,300,000 dated December 1, 2020.

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GENERAL NOTES

(a) Review of Project Documents

Development Approvals

The Borrower has advised that the subdivision agreement has been finalized and issued by the City for the Borrowers signature. They note that the execution of the agreement by the City will be contingent on the posting of letters of credit. We understand that the City has reviewed the draft letters and is satisfied with these. The Borrower provided a copy of draft subdivision agreement between the Corporation of the Municipality of Clarington and Newtonville Realco (2019) Inc. and Soluciones Inc. dated November 29th 2019. This agreement confirms that the subject lands have been zoned and approved by the City. We have reviewed a copy of the draft agreement and will comment further upon receipt of the finalized agreement.

To date we have received the following building permits:

Description	Permit Number	Date issued
Single Detached Dwelling Lot 1	BLDG-2022-0673	September 18, 2023
Single Detached Dwelling Lot 2	BLDG-2023-0450	November 16, 2023
Single Detached Dwelling Lot 3	BLDG-2023-0449	November 16, 2023
Single Detached Dwelling Lot 4	BLDG-2023-0448	February 16, 2024
Single Detached Dwelling Lot 5	BLDG-2023-0447	March 14, 2024
Single Detached Dwelling Lot 8	BLDG-2023-0446	March 11, 2024
Single Detached Dwelling Lot 9	BLDG-2023-0445	December 20, 2023
Single Detached Dwelling Lot 10	BLDG-2023-0444	March 5, 2024
Single Detached Dwelling Lot 11	BLDG-2023-0443	October 28, 2024
Single Detached Dwelling Lot 11	BLDG-2023-0442	October 28, 2024
Single Detached Dwelling Lot 13	BLDG-2023-0441	March 5, 2024
Single Detached Dwelling Lot 15	BLDG-2023-0440	March 5, 2024
Single Detached Dwelling Lot 16	BLDG-2023-0439	November 16, 2023
Single Detached Dwelling Lot 17	BLDG-2023-0438	February 16, 2024
Single Detached Dwelling Lot 18	BLDG-2023-0437	January 25, 2024
Single Detached Dwelling Lot 19	BLDG-2023-0436	February 16, 2024

We note that the Borrower has received and provided septic permits for 16 lots. Additional permits will be received as the project progresses. We understand that the issuance of permits is based on timing with the City and that all zoning and development approvals are in place. We will comment further in due course.

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GENERAL NOTES

(a) Review of Project Documents

Appraisal Report

We note that the Lender shall have received an appraisal report that outlines a completed project value of $48,076,821 (gross of HST) which includes an "as-is" Land Value of $2,114,658 for the phase II residual Land. The Borrower has provided a draft full narrative appraisal prepared by Colliers International dated December 2022 which outlines an "As-if internally serviced, inclusive of all Development Levies" value of $9,400,000 and an "As-if Complete to the Exact Specifications Outlined Herein" value of $48,700,000 inclusive of HST & purchaser upgrade. The Lender requires a reliance letter for this appraisal. We have received a copy of the letter.

Survey

The Borrower has provided a draft survey dated April 2015 prepared by DFP Surveyors and a subdivision site plan prepared by KBK Architects Inc. dated January 7, 2022.

We are not professional land surveyors and we recommend that the Lender consult with its solicitor in regards to the legal survey in order to determine if there are any easements or encumbrances that could impact the development of the site.

Bonding

We understand that the Borrower does not intend to bond trades, rather they rely on prudent trade tendering selections and trades with whom have performed successfully for the Borrower in the past. We are in agreement with this approach given the reputation of the contractor and sub-contractors and their successful performance on similar sized projects in the past.

Bonding mitigates the financial risk and is ultimately a banking decision. We are familiar with the trades, and assume, based on experience, that they are capable of undertaking their respective trades for this project. We are not, however, familiar with each trade's financial ability to perform. Therefore, subject to the Lender's comfort level, we recommend it conduct a further review involving bank references, credit checks, etcetera.

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GENERAL NOTES

(a) Review of Project Documents

Holdback Release

Included in the current period is $19,037 (excluding HST) of holdback release to Columbus Roofing.

To date we have released the following holdback amounts:

Trade	Contractor	Amount (Excl. HST)	Date of Release
Foundation Forming	Southcrete Inc.	$ 46,594	March 2, 2024
Site Servicing	Hard Co. Construction Ltd	$ 191,912	June 25, 2024
Rough carpentry - labour	Eurowood Carpentry 2000 Inc.	$ 49,578	July 1, 2024
Foundation and concrete drains	Southcrete Inc.	$ 110,291	December 2, 2024
Excavation & Haulage	Triland Excavation & Haulage	$ 20,708	November 25, 2024
Windows	V-Tech Windows and Doors Inc.	$ 13,195	September 9, 2024
Roofing	Coloumbus roofing & Aluminum Ltd.	$ 19,037	March 11, 2025
Total Released		**$ 451,314**	

We will include in Appendix D the supporting documentation for holdback release:

- Form 7 Declaration of Last Supply
- Statutory declaration for holdback release
- WSIB clearance certificate

We recommend the Lender ensure clear title of property prior to the release of any holdback funds.

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GENERAL NOTES

(a) Review of Project Documents

Insurance Documents

We have reviewed a copy of the following insurance certificates.

Type of Insurance:	**Commercial General Liability**
Insurance Company:	Federated Insurance
Policy No:	P04135666
Named Insured:	Trinity Star Developments Inc.
Amount:	$10,000,000
Expiry Date:	January 16, 2026

Type of Insurance:	**Blanket Builders Risk**
Insurance Company:	Federated Insurance
Policy No:	P04135666
Named Insured:	Trinity Star Developments Inc.
Amount:	$13,500,000 ($1,250,000 per project site)
Expiry Date:	January 16, 2026

We note that the Lender has requested the Borrower to update the insurance polices to include up to $14,000,000 in coverage.

We note that the hard cost budget is $22,463,512. We understand that the above policy covers lots under construction.

We note that the Lender is noted as additional insured on the certificates provided.

We recommend the Lender have its legal counsel or insurance consultant review copies of the complete policies to ensure that its interests are protected.

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GENERAL NOTES

(b) Review of Project Documents

Statutory Declaration and WSIB Clearance Certificates

Description	Statutory declaration	WSIB
Fusioncorp Developments Inc.	Dec 31, 2024	Missing
Southcrete Inc	Nov 28, 2024	Aug 19, 2025
Village Dallas	Feb 13, 2025	Aug 19, 2025
Eurowood Carpentry 2000	Missing	Aug 19, 2025
Diamond railing	Missing	Aug 19, 2025
Colombus Roofing & Aluminum	Missing	Aug 19, 2025
Pollard Windows	Missing	Aug 19, 2025
Foremont Drywall	Missing	Aug 19, 2025
N. De Luca Plumbing	Dec 17, 2024	Aug 19, 2025
Alma Mechanical	Dec 30, 2024	Aug 19, 2025
Northern power Electrical inc.	Dec 30, 2024	Aug 19, 2025

We recommend that the lender satisfy itself regarding the status of the trade documents prior to making the advance.

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APPENDIX A

Project Capital Cost Summary

Docusign Envelope ID: BF1CA189-E319-4910-815E-FC3C9F332D09

2773024 ONTARIO LTD
19 SINGLE FAMILY LOTS, - CLARINGTON, ONTARIO

CAPITAL COST AND COST TO DATE SUMMARY
PROGRESS REPORT NO. 14 - FEBRUARY 2025

	Description	Skybirds Budget	Variance	Previous Budget	Variance	Current Budget	%	Amount To Date	Amount Previous	This Draw	Cost To Complete	Holdback Retained	Holdback Released	Contracts Received	Letter of Intent	Quotes Received	Cost Per Lot	Cost Per Gross S.F	Cost Per Gross F.F
		A	D-A	B	C	D (B+C)											19	74,588	3,581
1.00	**LAND**																		
1.01	Land Value Phase 1	4,300,000	(1,185,000)	3,115,000	-	3,115,000	100%	3,115,000	3,115,000	-	-	-	-	-	-	-	163,947	41.76	870
1.01	Land Cost Phase 2	-	2,114,658	2,114,658	-	2,114,658	100%	2,114,658	2,114,658	-	-	-	-	-	-	-	111,298	28.35	591
1.02	Land Transfer Tax (Included in Value)	93,975	(93,975)	-	-	-	#DIV/0!	-	-	-	-	-	-	-	-	-	-	-	-
1.03	Land Legal Fees (Included in Value)	11,961	(11,961)	-	-	-	#DIV/0!	-	-	-	-	-	-	-	-	-	-	-	-
1.04	Land Misc. Closing Costs	-	-	-	-	-	0%	-	-	-	-	-	-	-	-	-	-	-	-
1.05	VTB Mortgage Interest	-	-	-	-	-	0%	-	-	-	-	-	-	-	-	-	-	-	-
1.06	Sales Commissions	-	-	-	-	-	0%	-	-	-	-	-	-	-	-	-	-	-	-
1.07	Land Lift	-	-	-	-	-	0%	-	-	-	-	-	-	-	-	-	-	-	-
1.08	Land Other	-	-	-	-	-	0%	-	-	-	-	-	-	-	-	-	-	-	-
1.09	Property Taxes	178,751	21,249	200,000	-	200,000	95%	189,951	189,951	-	10,049	-	-	-	-	-	10,526	2.68	56
1.00	**TOTAL LAND COSTS (1)**	**4,584,687**	**844,971**	**5,429,658**	**-**	**5,429,658**	**100%**	**5,419,609**	**5,419,609**	**-**	**10,049**	**-**	**-**	**-**	**-**	**-**	**285,771**	**72.80**	**1,516**
2.00	**HARD COSTS - SERVICING**																		
	Site Preparation																		
2.01	Site Preparation - Demolition/ Misc. Costs	-	-	-	-	-	#DIV/0!	-	-	-	-	-	-	-	-	-	-	-	-
2.02	Site Preparation - Remediation	-	-	-	-	-	#DIV/0!	-	-	-	-	-	-	-	-	-	-	-	-
2.03	Site Preparation - Earthworks	2,163,959	(2,163,959)	-	-	-	#DIV/0!	-	-	-	-	-	-	-	-	-	-	-	-
2.04	Site Preparation - Site Preparation	-	-	-	-	-	0%	-	-	-	-	-	-	-	-	-	-	-	-
	Servicing Works (Hard-Co Construction Ltd)	-	-	-	-	-	0%	-	-	-	-	-	-	-	-	-	-	-	-
2.05	Site Servicing - Mobilization	-	19,000	19,000	-	19,000	83%	15,750	15,750	-	3,250	1,575	1,575	19,000	-	-	1,000	0.25	5
2.06	Site Servicing - Earthworks	-	579,690	579,690	-	579,690	90%	524,436	524,436	-	55,254	52,444	52,444	579,690	-	-	30,510	7.77	162
2.07	Site Servicing - Sanitary Sewers	-	-	-	-	-	0%	-	-	-	-	-	-	-	-	-	-	-	-
2.08	Site Servicing - Storm Sewers	-	-	-	-	-	0%	-	-	-	-	-	-	-	-	-	-	-	-
2.09	Site Servicing - Water Distribution	-	-	-	-	-	0%	-	-	-	-	-	-	-	-	-	-	-	-
2.10	Site Servicing - Storm Pond	-	-	-	-	-	0%	-	-	-	-	-	-	-	-	-	-	-	-
2.11	Site Servicing - Primary Roadworks	-	485,549	485,549	-	485,549	81%	395,224	395,224	-	90,325	39,522	39,522	485,549	-	-	25,555	6.51	136
2.12	Site Servicing - Secondary Roadworks	-	238,610	238,610	-	238,610	49%	117,000	117,000	-	121,610	11,700	11,700	238,610	-	-	12,558	3.20	67
2.13	Site Servicing - Provisional/ Contingency	-	-	-	-	-	0%	-	-	-	-	-	-	-	-	-	-	-	-
2.14	Site Servicing - Box Culvert & Overland Flow	-	199,834	199,834	-	199,834	87%	173,054	173,054	-	26,780	17,305	17,305	199,834	-	-	10,518	2.68	56
2.15	Site Servicing - Change Orders	-	830,080	830,080	-	830,080	84%	693,657	693,657	-	136,423	69,366	69,366	830,080	-	-	43,688	11.13	232
	Hydro & Streetlighting	-	-	-	-	-	0%	-	-	-	-	-	-	-	-	-	-	-	-
2.16	Site Servicing - Hydro Distribution Borrower Costs	467,625	(300,839)	166,786	-	166,786	82%	136,524	136,524	-	30,262	13,652	-	-	-	-	8,778	2.24	47
2.17	Site Servicing - Hydro & Streetlighting Contract	85,610	331,026	416,636	-	416,636	98%	406,357	406,357	-	10,279	40,636	-	416,646	-	-	21,928	5.59	116
2.18	Site Servicing - Hydro Recovery	(136,524)	-	(136,524)	-	(136,524)	0%	-	-	-	(136,524)	-	-	-	-	-	(7,185)	(1.83)	(38)
	External Works	-	-	-	-	-	0%	-	-	-	-	-	-	-	-	-	-	-	-
2.19	External Servicing - External Works	-	46,865	46,865	-	46,865	0%	-	-	-	46,865	-	-	-	-	-	2,467	0.63	13
2.20	External Servicing - External Works	-	-	-	-	-	0%	-	-	-	-	-	-	-	-	-	-	-	-
	Cost Sharing Costs -	-	-	-	-	-	0%	-	-	-	-	-	-	-	-	-	-	-	-
2.20	External Servicing - Costs	-	-	-	-	-	0%	-	-	-	-	-	-	-	-	-	-	-	-
2.21	External Servicing - Recovery	-	-	-	-	-	0%	-	-	-	-	-	-	-	-	-	-	-	-
	Landscaping - Common Areas	-	-	-	-	-	0%	-	-	-	-	-	-	-	-	-	-	-	-
2.22	Landscaping - Fencing	-	-	-	-	-	#DIV/0!	-	-	-	-	-	-	-	-	-	-	-	-
2.23	Landscaping	228,000	-	228,000	-	228,000	0%	-	-	-	228,000	-	-	-	-	-	12,000	3.06	64
2.24	Landscaping - Parkette	-	-	-	-	-	0%	-	-	-	-	-	-	-	-	-	-	-	-
2.25	Landscaping - Tree Planting	32,800	-	32,800	-	32,800	0%	-	-	-	32,800	-	-	-	-	-	1,726	0.44	9
2.26	Landscaping - Accoustical Fence	-	-	-	-	-	0%	-	-	-	-	-	-	-	-	-	-	-	-
2.27	Landscaping - Neighbour Agreements	-	-	-	-	-	0%	-	-	-	-	-	-	-	-	-	-	-	-
2.00	**TOTAL HARD COSTS - SERVICING (2)**	**2,841,470**	**265,855**	**3,107,325**	**-**	**3,107,325**		**2,462,002**	**2,462,002**	**-**	**645,324**	**246,200**	**191,912**	**2,769,408**	**-**	**-**	**163,543**	**41.66**	**868**
					4.57%									**89%**	**0%**	**0%**		**2,846,525**	
3.00	**HARD COSTS - CONSTRUCTION**																		
3.01	Construction - Hard Costs	18,552,243	1,156,898	19,431,266	277,875	19,709,141	47%	9,184,435	8,550,384	634,051	10,524,706	615,361	259,403	5,234,555	-	9,663,130	1,037,323	264.24	5,504
3.02	Construction - Management	649,329	250,888	900,217	-	900,217	88%	790,421	790,421	-	109,796	-	-	900,217	-	-	47,380	12.07	251
3.03	Construction - Appliances	180,000	390,000	570,000	-	570,000	21%	121,503	366,123	(244,620)	448,497	12,150	-	-	-	-	30,000	7.64	159
3.04	Construction - Purchaser Upgrades	-	-	-	-	-	0%	-	-	-	-	-	-	-	-	-	-	-	-
3.05	Construction - Well Drilling and Septic	1,120,500	97,154	1,217,654	-	1,217,654	34%	417,188	417,188	-	800,466	41,719	-	-	-	-	64,087	16.33	340
3.06	Construction - After Sales Service	-	66,500	66,500	-	66,500	0%	-	-	-	66,500	-	-	-	-	-	3,500	0.89	19
3.00	**TOTAL HARD COSTS - CONSTRUCTION (3)**	**20,502,072**	**1,961,440**	**22,185,637**	**277,875**	**22,463,512**	**47%**	**10,513,547**	**10,124,116**	**389,431**	**11,949,965**	**669,230**	**259,403**	**6,134,772**	**-**	**9,663,130**	**1,182,290**	**301.17**	**6,273**
											#DIV/0!			**27%**	**0%**	**43%**			
4.00	**SOFT COST - DEVELOPMENT**																		
4.01	Demolition Permit Fees	-	-	-	-	-	0%	-	-	-	-	-	-	-	-	-	-	-	-
4.02	Building Permit Fees	78,578	15,763	94,341	-	94,341	72%	68,198	79,341	(11,143)	26,143	-	-	-	-	-	4,965	1.26	26
4.03	Building Permit Fees - Other	29,279	300	29,579	-	29,579	92%	27,204	27,204	-	2,375	-	-	-	-	-	1,557	0.40	8
	Development Charges	-	-	-	-	-		-	-										
4.04	Development Charges - City	467,172	19,187	486,359	-	486,359	100%	486,359	486,359	-	-	-	-	-	-	-	25,598	6.52	136
4.05	Development Charges - Region (Paid at Land sale)	261,137	3,096	264,233	-	264,233	100%	264,233	264,233	-	-	-	-	-	-	-	13,907	3.54	74
4.06	Development Charges - Front Ending Fee	-	-	-	-	-	#DIV/0!	-	-	-	-	-	-	-	-	-	-	-	-
4.07	Development Charges - Go	-	-	-	-	-	#DIV/0!	-	-	-	-	-	-	-	-	-	-	-	-
4.08	Development Charges - Education	56,340	1,290	57,630	-	57,630	100%	57,630	57,630	-	-	-	-	-	-	-	3,033	0.77	16
4.09	Development Charges - Area Specific	-	-	-	-	-	0%	-	-	-	-	-	-	-	-	-	-	-	-
4.10	Development Charges - Credit	-	-	-	-	-	0%	-	-	-	-	-	-	-	-	-	-	-	-
4.11	Development Charges - Escalation	-	-	-	-	-	0%	-	-	-	-	-	-	-	-	-	-	-	-
4.12	Parkland Dedication and Boundary Road Contribution	130,000	-	130,000	-	130,000	100%	130,000	130,000	-	-	-	-	-	-	-	6,842	1.74	36
4.13	Section 37 Fees	-	-	-	-	-	0%	-	-	-	-	-	-	-	-	-	-	-	-
4.14	Heritage Program (Public Art)	-	-	-	-	-	0%	-	-	-	-	-	-	-	-	-	-	-	-
4.15	City Engineering Fees	77,291	2,709	80,000	-	80,000	97%	77,291	77,291	-	2,709	-	-	-	-	-	4,211	1.07	22
4.16	Subdivision Agreement	-	-	-	-	-	0%			-	-	-	-	-	-	-	-	-	-
4.17	City Legal Fee	-	-	-	-	-	#DIV/0!	-	-	-	-	-	-	-	-	-	-	-	-
4.18	Expenses & Allowances (Street Lighting & Winter Allowance)	-	-	-	-	-	#DIV/0!	-	-	-	-	-	-	-	-	-	-	-	-
4.19	Street Lighting and Winter Maintenance	5,528	-	5,528	-	5,528	100%	5,528	5,528	-	-	-	-	-	-	-	291	0.07	2
4.20	Planning Approval Fee	-	-	-	-	-	#DIV/0!	-	-	-	-	-	-	-	-	-	-	-	-
4.21	Site Utility (Hydro & Telecom)	304,834	-	304,834	-	304,834	100%	304,834	304,834	-	-	-	-	-	-	-	16,044	4.09	85
4.22	Recoveries	(270,000)	-	(270,000)	-	(270,000)	0%	-	-	-	(270,000)	-	-	-	-	-	(14,211)	(3.62)	(75)
4.23	City Security	2,357,606	-	2,357,606	-	2,357,606	100%	2,357,606	2,357,606	-	-	-	-	-	-	-	124,085	31.61	658
4.24	City Security - Recovery	(2,357,606)	-	(2,357,606)	-	(2,357,606)	0%	-	-	-	(2,357,606)	-	-	-	-	-	(124,085)	(31.61)	(658)
4.25	Draft Plan Approval	-	-	-	-	-	0%	-	-	-	-	-	-	-	-	-	-	-	-
4.24	Street Trees Fees	-	6,650	6,650	-	6,650	0%	-	-	-	6,650	-	-	-	-	-	350	0.09	2
4.25	Street Trees Fees - Recovery	-	(6,650)	(6,650)	-	(6,650)	0%	-	-	-	(6,650)	-	-	-	-	-	(350)	(0.09)	(2)
4.26	Water Meter Fees	15,000	(8,350)	6,650	-	6,650	0%	-	-	-	6,650	-	-	-	-	-	350	0.09	2
4.27	Water Meter Fees - Recovery	(15,000)	8,350	(6,650)	-	(6,650)	0%	-	-	-	(6,650)	-	-	-	-	-	(350)	(0.09)	(2)
4.28	Hydro Meter Fees	-	6,650	6,650	-	6,650	0%	-	-	-	6,650	-	-	-	-	-	350	0.09	2
4.29	Hydro Meter Fees - Recovery	-	(6,650)	(6,650)	-	(6,650)	0%	-	-	-	(6,650)	-	-	-	-	-	(350)	(0.09)	(2)

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2773024 ONTARIO LTD
19 SINGLE FAMILY LOTS, - CLARINGTON, ONTARIO

CAPITAL COST AND COST TO DATE SUMMARY
PROGRESS REPORT NO. 14 - FEBRUARY 2025

	Description	Skybirds Budget	Variance	Previous Budget	Variance	Current Budget	%	Amount To Date	Amount Previous	This Draw	Cost To Complete	Holdback Retained	Holdback Released	Contracts Received	Letter of Intent	Quotes Received	Cost Per Lot	Cost Per Gross S.F	Cost Per Gross F.F
4.00	**TOTAL DEVELOPMENT (4)**	**1,140,159**	**42,345**	**1,182,504**	**-**	**1,182,504**		**3,778,883**	**3,790,026**	**(11,143)**	**(2,596,379)**	**-**	**-**	**-**	**-**	**-**	**62,237**	**15.85**	**330**
5.00	**SOFT COST - CONSULTANTS**																		
	Approval Process																		
5.01	Planning Consultant	-	-	-	-	-	#DIV/0!	-	-	-	-	-	-	-	-	-	-	-	-
5.02	Civil Engineer	-	-	-	-	-	#DIV/0!	-	-	-	-	-	-	-	-	-	-	-	-
5.03	Legal Consultants	-	-	-	-	-	#DIV/0!	-	-	-	-	-	-	-	-	-	-	-	-
5.04	Surveyor	-	-	-	-	-	#DIV/0!	-	-	-	-	-	-	-	-	-	-	-	-
5.05	Other Consultants	-	-	-	-	-	#DIV/0!	-	-	-	-	-	-	-	-	-	-	-	-
	During Servicing / Construction	-	-	-	-	-		-	-										
5.06	Planning Consultant	-	-	-	-	-	#DIV/0!	-	-	-	-	-	-	-	-	-	-	-	-
5.07	Acoustical Consultant	-	-	-	-	-	#DIV/0!	-	-	-	-	-	-	-	-	-	-	-	-
5.08	Traffic Consultant	-	-	-	-	-	#DIV/0!	-	-	-	-	-	-	-	-	-	-	-	-
5.09	Code Consultant	-	-	-	-	-	0%	-	-	-	-	-	-	-	-	-	-	-	-
5.10	Architect	366,000	205,360	571,360	-	571,360	97%	555,576	549,576	6,000	15,784	-	-	-	-	-	30,072	7.66	160
5.11	Landscape Architect	-	7,500	7,500	-	7,500	0%	-	-	-	7,500	-	-	-	-	-	395	0.10	2
5.12	Structural Engineer	36,015	-	36,015	-	36,015	85%	30,533	30,533	-	5,482	-	-	-	-	-	1,896	0.48	10
5.13	Interior Designer	-	-	-	-	-	0%	-	-	-	-	-	-	-	-	-	-	-	-
5.14	Hydro Engineer	-	-	-	-	-	#DIV/0!	-	-	-	-	-	-	-	-	-	-	-	-
5.15	Urban Design	-	-	-	-	-	0%	-	-	-	-	-	-	-	-	-	-	-	-
5.16	Shoring Consultant	-	-	-	-	-	0%	-	-	-	-	-	-	-	-	-	-	-	-
5.17	Civil Engineer	170,000	82,114	252,114	-	252,114	96%	241,831	240,953	878	10,283	-	-	-	-	-	13,269	3.38	70
5.18	Geotechnical Study	-	30,000	30,000	-	30,000	84%	25,094	25,094	-	4,906	-	-	-	-	-	1,579	0.40	8
5.19	Building Inspection & Testing	-	-	-	-	-	0%	-	-	-	-	-	-	-	-	-	-	-	-
5.20	Environmental Study	-	-	-	-	-	#DIV/0!	-	-	-	-	-	-	-	-	-	-	-	-
5.21	Safety Consultant	-	2,500	2,500	-	2,500	0%	-	-	-	2,500	-	-	-	-	-	132	0.03	1
5.22	Bulletin 19 Consultants	-	-	-	-	-	0%	-	-	-	-	-	-	-	-	-	-	-	-
5.23	Surveyor (Site Layout)	18,000	35,750	53,750	-	53,750	75%	40,366	18,463	21,903	13,384	-	-	-	-	-	2,829	0.72	15
5.24	Surveyor (Condo)	-	-	-	-	-	0%	-	-	-	-	-	-	-	-	-	-	-	-
5.25	Archeological	-	-	-	-	-	0%	-	-	-	-	-	-	-	-	-	-	-	-
5.26	Noise Consultant	-	-	-	-	-	0%	-	-	-	-	-	-	-	-	-	-	-	-
5.27	Utility Consultant	-	-	-	-	-	0%	-	-	-	-	-	-	-	-	-	-	-	-
5.28	Heritage Report	-	-	-	-	-	0%	-	-	-	-	-	-	-	-	-	-	-	-
5.29	Energy Model Consultant	-	-	-	-	-	0%	-	-	-	-	-	-	-	-	-	-	-	-
5.30	Arborist	-	-	-	-	-	0%	-	-	-	-	-	-	-	-	-	-	-	-
5.31	Building Envelope	-	-	-	-	-	0%	-	-	-	-	-	-	-	-	-	-	-	-
5.32	Other Consultants	50,000	(30,000)	20,000	-	20,000	0%	-	-	-	20,000	-	-	-	-	-	1,053	0.27	6
5.00	**TOTAL CONSULTANTS (5)**	**640,015**	**333,224**	**973,239**	**-**	**973,239**		**893,400**	**864,619**	**28,781**	**79,839**	**-**	**-**	**-**	**-**	**-**	**51,223**	**13.05**	**272**
6.00	**ADMINISTRATION / MARKETING**																		
6.01	Tarion - Bonding	-	-	-	-	-	0%	-	-	-	-	-	-	-	-	-	-	-	-
6.02	Tarion - Registration Fee	3,675	500	4,175	-	4,175	100%	4,175	4,175	-	-	-	-	-	-	-	220	0.06	1
6.03	Tarion - Enrolment Fee	38,443	-	38,443	-	38,443	94%	35,986	35,986	-	2,457	-	-	-	-	-	2,023	0.52	11
6.04	Tarion - Enrolment Fee Recovery	(38,443)	-	(38,443)	-	(38,443)	0%	-	-	-	(38,443)	-	-	-	-	-	(2,023)	(0.52)	(11)
6.05	Tarion - DTA Fees	(109,961)	109,961	-	-	-	0%	-	-	-	-	-	-	-	-	-	-	-	-
6.06	Technical Audit	-	-	-	-	-	0%	-	-	-	-	-	-	-	-	-	-	-	-
6.07	Legal - General	39,000	36,000	75,000	-	75,000	48%	35,790	34,978	812	39,210	-	-	-	-	-	3,947	1.01	21
6.08	Legal - Other	-	-	-	-	-	0%	-	-	-	-	-	-	-	-	-	-	-	-
6.09	Legal - Closing	-	28,500	28,500	-	28,500	0%	-	-	-	28,500	-	-	-	-	-	1,500	0.38	8
6.10	Legal - After Closing	-	-	-	-	-	0%	-	-	-	-	-	-	-	-	-	-	-	-
6.11	Management Overheads - General	-	-	-	-	-	0%	-	-	-	-	-	-	-	-	-	-	-	-
6.12	Management Overheads - Administration	58,838	64,555	123,393	-	123,393	79%	97,592	92,592	5,000	25,801	-	-	-	-	-	6,494	1.65	34
6.13	Insurance	223,215	30,215	243,460	9,970	253,430	98%	248,430	236,177	12,253	5,000	-	-	-	-	-	13,338	3.40	71
6.14	Head Office Printing	-	12,550	12,550	-	12,550	84%	10,560	11,440	(880)	1,990	-	-	-	-	-	661	0.17	4
6.15	Head Office Courier	-	-	-	-	-	0%	-	-	-	-	-	-	-	-	-	-	-	-
6.16	Accounting	13,700	5,500	19,200	-	19,200	90%	17,200	16,700	500	2,000	-	-	-	-	-	1,011	0.26	5
6.17	Sales Office - Hard Costs	-	-	-	-	-	0%	-	-	-	-	-	-	-	-	-	-	-	-
6.18	Sales Office - Finishing	-	-	-	-	-	0%	-	-	-	-	-	-	-	-	-	-	-	-
6.19	Sales Office - Furnishing	-	-	-	-	-	0%	-	-	-	-	-	-	-	-	-	-	-	-
6.20	Sales Office - Displays	-	-	-	-	-	0%	-	-	-	-	-	-	-	-	-	-	-	-
6.21	Sales Office - Touch Screens	-	-	-	-	-	0%	-	-	-	-	-	-	-	-	-	-	-	-
6.22	Sales Office - Equipment	-	-	-	-	-	0%	-	-	-	-	-	-	-	-	-	-	-	-
6.23	Sales Office - Admin	-	-	-	-	-	0%	-	-	-	-	-	-	-	-	-	-	-	-
6.24	Sales Office - Operating	-	-	-	-	-	0%	-	-	-	-	-	-	-	-	-	-	-	-
6.25	Sales Office - Maintenance	-	-	-	-	-	0%	-	-	-	-	-	-	-	-	-	-	-	-
6.26	Sales Office - Expenses	-	-	-	-	-	0%	-	-	-	-	-	-	-	-	-	-	-	-
6.27	Sales - Advertising	15,000	-	15,000	-	15,000	32%	4,852	4,852	-	10,148	-	-	-	-	-	789	0.20	4
6.28	Model - Construction	-	-	-	-	-	0%	-	-	-	-	-	-	-	-	-	-	-	-
6.29	Model - Landscaping	-	-	-	-	-	0%	-	-	-	-	-	-	-	-	-	-	-	-
6.30	Model - Finishing	-	-	-	-	-	0%	-	-	-	-	-	-	-	-	-	-	-	-
6.31	Model - Interior Design	-	-	-	-	-	0%	-	-	-	-	-	-	-	-	-	-	-	-
6.32	Model - Funishings	-	-	-	-	-	0%	-	-	-	-	-	-	-	-	-	-	-	-
6.33	Sales - Photography	-	-	-	-	-	0%	-	-	-	-	-	-	-	-	-	-	-	-
6.34	Sales - Consultants	-	-	-	-	-	0%	-	-	-	-	-	-	-	-	-	-	-	-
6.35	Sales - Consultants	-	-	-	-	-	0%	-	-	-	-	-	-	-	-	-	-	-	-
6.36	Sales - Retainers	-	-	-	-	-	0%	-	-	-	-	-	-	-	-	-	-	-	-
6.37	Sales - Signage Production	-	-	-	-	-	0%	-	-	-	-	-	-	-	-	-	-	-	-
6.38	Sales - Signage Design	-	-	-	-	-	0%	-	-	-	-	-	-	-	-	-	-	-	-
6.39	Sales - Signage Design	-	-	-	-	-	0%	-	-	-	-	-	-	-	-	-	-	-	-
6.40	Sales - Branding	-	-	-	-	-	0%	-	-	-	-	-	-	-	-	-	-	-	-
6.41	Sales - Signage Distribution	-	-	-	-	-	0%	-	-	-	-	-	-	-	-	-	-	-	-
6.42	Sales - Brochure	-	-	-	-	-	0%	-	-	-	-	-	-	-	-	-	-	-	-
6.43	Sales - Floorplans	-	-	-	-	-	0%	-	-	-	-	-	-	-	-	-	-	-	-
6.44	Sales - Rendering	-	-	-	-	-	0%	-	-	-	-	-	-	-	-	-	-	-	-
6.45	Sales - Printing	-	-	-	-	-	0%	-	-	-	-	-	-	-	-	-	-	-	-
6.46	Sales - Events	-	-	-	-	-	0%	-	-	-	-	-	-	-	-	-	-	-	-
6.47	Sales - Newspaper	-	-	-	-	-	0%	-	-	-	-	-	-	-	-	-	-	-	-
6.48	Sales - Newspaper Media Booking	-	-	-	-	-	0%	-	-	-	-	-	-	-	-	-	-	-	-
6.49	Sales - Direct Media	-	-	-	-	-	0%	-	-	-	-	-	-	-	-	-	-	-	-
6.50	Sales - Web Site	-	-	-	-	-	0%	-	-	-	-	-	-	-	-	-	-	-	-
6.51	Sales - Model	-	-	-	-	-	0%	-	-	-	-	-	-	-	-	-	-	-	-
6.52	Sales - Social Media	-	-	-	-	-	0%	-	-	-	-	-	-	-	-	-	-	-	-
6.53	Sales - E-Blasts	-	-	-	-	-	0%	-	-	-	-	-	-	-	-	-	-	-	-
6.54	Sales - Online Ad	-	-	-	-	-	0%	-	-	-	-	-	-	-	-	-	-	-	-
6.55	Sales - décor	-	-	-	-	-	0%	-	-	-	-	-	-	-	-	-	-	-	-
6.56	Sales - Purchaser Delay Costs	-	-	-	-	-	0%	-	-	-	-	-	-	-	-	-	-	-	-

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2773024 ONTARIO LTD
19 SINGLE FAMILY LOTS, - CLARINGTON, ONTARIO

CAPITAL COST AND COST TO DATE SUMMARY
PROGRESS REPORT NO. 14 - FEBRUARY 2025

	Description	Skybirds Budget	Variance	Previous Budget	Variance	Current Budget	%	Amount To Date	Amount Previous	This Draw	Cost To Complete	Holdback Retained	Holdback Released	Contracts Received	Letter of Intent	Quotes Received	Cost Per Lot	Cost Per Gross S.F	Cost Per Gross F.F
6.57	Sales - Purchaser Cash Rebates	-	-	-	-	-	0%	-	-	-	-	-	-	-	-	-	-	-	-
6.58	Soft - Property Taxes	-	-	-	-	-	0%	-	-	-	-	-	-	-	-	-	-	-	-
6.59	Sales - Incentives	-	-	-	-	-	0%	-	-	-	-	-	-	-	-	-	-	-	-
6.60	Sales - Sponsorships	-	-	-	-	-	0%	-	-	-	-	-	-	-	-	-	-	-	-
6.61	Sales - Leasing Commision	-	-	-	-	-	0%	-	-	-	-	-	-	-	-	-	-	-	-
6.62	Sales - Commissions Internal (2.00% on 100%)	851,136	(1,270)	849,866	-	849,866	3%	25,000	25,000	-	824,866	-	-	-	-	-	44,730	11.39	237
6.63	Sales - Commissions Ext. Broker (2.5% on 40%) N/A	-	-	-	-	-	0%	-	-	-	-	-	-	-	-	-	-	-	-
6.00	**TOTAL ADMIN / MARKETING (6)**	**1,094,603**	**286,511**	**1,371,144**	**9,970**	**1,381,114**		**479,585**	**461,900**	**17,685**	**901,529**	**-**	**-**	**-**	**-**	**-**	**72,690**	**18.52**	**386**
		-																	
7.00	**FINANCE CHARGES**																		
7.01	Project Monitor	74,900	10,492	84,998	394	85,392	75%	64,342	60,648	3,694	21,050	-	-	-	-	-	4,494	1.14	24
7.02	Appraiser	-	-	-	-	-	0%	-	-	-	-	-	-	-	-	-	-	-	-
	Land Loan	-	-	-	-	-		-	-	-	-	-	-	-	-	-	-	-	-
7.03	Lender's Legal Fees	-	-	-	-	-	0%	-	-	-	-	-	-	-	-	-	-	-	-
7.04	Commitment Fee	-	-	-	-	-	0%	-	-	-	-	-	-	-	-	-	-	-	-
7.05	Admin Fee	-	-	-	-	-	0%	-	-	-	-	-	-	-	-	-	-	-	-
7.06	Discharges Fees	-	-	-	-	-	0%	-	-	-	-	-	-	-	-	-	-	-	-
7.07	Misc. Finance Charges	-	-	-	-	-	0%	-	-	-	-	-	-	-	-	-	-	-	-
7.08	Interest on Loan	-	-	-	-	-	0%	-	-	-	-	-	-	-	-	-	-	-	-
	Mezzanine Loan	-	-	-	-	-		-	-	-	-	-	-	-	-	-	-	-	-
7.09	Lender's Legal Fees	-	-	-	-	-	0%	-	-	-	-	-	-	-	-	-	-	-	-
7.10	Commitment Fee	-	-	-	-	-	0%	-	-	-	-	-	-	-	-	-	-	-	-
7.11	Admin Fee	-	-	-	-	-	0%	-	-	-	-	-	-	-	-	-	-	-	-
7.12	Discharges Fees	-	-	-	-	-	0%	-	-	-	-	-	-	-	-	-	-	-	-
7.13	Misc. Finance Charges	-	-	-	-	-	0%	-	-	-	-	-	-	-	-	-	-	-	-
7.14	Interest on Loan	-	-	-	-	-	0%	-	-	-	-	-	-	-	-	-	-	-	-
	Servicing / Construction Loan	-	-	-	-	-		-	-	-	-	-	-	-	-	-	-	-	-
7.15	Lender's Legal Fees	75,000	(13,996)	61,304	(300)	61,004	93%	57,004	56,504	500	4,000	-	-	-	-	-	3,211	0.82	17
7.16	Commitment Fee	252,200	12,800	265,000	-	265,000	100%	265,000	265,000	-	-	-	-	-	-	-	13,947	3.55	74
7.17	Extension Fee	-	88,351	88,351	-	88,351	100%	88,351	88,351	-	-	-	-	-	-	-	4,650	1.18	25
7.18	Broker Fee	-	-	-	-	-	0%	-	-	-	-	-	-	-	-	-	-	-	-
7.19	Admin Fees	-	2,800	2,800	-	2,800	0%	-	-	-	2,800	-	-	-	-	-	147	0.04	1
7.20	Appraisal	13,835	-	13,835	-	13,835	100%	13,835	13,835	-	-	-	-	-	-	-	728	0.19	4
7.21	Standby Fees	-	-	-	-	-	0%	-	-	-	-	-	-	-	-	-	-	-	-
7.22	Letters of Credit	77,894	102,895	124,631	56,158	180,789	86%	155,789	124,631	31,158	25,000	-	-	-	-	-	9,515	2.42	50
7.23	Interest Payable on Deposits	-	-	-	-	-	0%	-	-	-	-	-	-	-	-	-	-	-	-
7.24	Discharges Fees	3,325	-	3,325	-	3,325	0%	-	-	-	3,325	-	-	-	-	-	175	0.04	1
7.25	Misc. Finance Charges	12,650	6,386	19,036	-	19,036	67%	12,689	11,975	714	6,347	-	-	-	-	-	1,002	0.26	5
7.26	Interest on Loan (Prime + 2.05%)	1,513,200	386,800	1,700,000	200,000	1,900,000	78%	1,481,720	1,251,720	230,000	418,280	-	-	-	-	-	100,000	25.47	531
7.00	**TOTAL FINANCE CHARGES (7)**	**2,023,004**	**596,528**	**2,363,280**	**256,252**	**2,619,532**		**2,138,730**	**1,872,664**	**266,066**	**480,802**	**-**	**-**	**-**	**-**	**-**	**137,870**	**35.12**	**732**
8.00	**HST**																		
8.01	HST on Payables	1,223,142	2,827,005	4,071,463	(21,316)	4,050,147	55%	2,214,570	2,214,570	(0)	1,835,577	-	-	-	-	-	213,166	54.30	1,131
8.02	HST Credit	(1,223,142)	(2,827,005)	(4,071,463)	21,316	(4,050,147)	52%	(2,088,121)	(1,177,174)	(910,947)	(1,962,026)	-	-	-	-	-	(213,166)	(54.30)	(1,131)
8.03	HST on Revenue	-	-	-	-	-	0%	-	-	-	-	-	-	-	-	-	-	-	-
8.00	**TOTAL HST (8)**	**-**	**-**	**(0)**	**0**	**-**		**126,449**	**1,037,396**	**(910,947)**	**(126,449)**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**
9.00	**CONTINGENCY**																		
9.01	Contingency Hard	1,167,177	(774,061)	407,213	(14,096)	393,117	0%	-	-	-	393,117	-	-	-	-	-	20,690	5.27	110
9.02	Contingency Soft	236,939	(106,939)	130,000	-	130,000	0%	-	-	-	130,000	-	-	-	-	-	6,842	1.74	36
9.00	**TOTAL CONTINGENCY (9)**	**1,404,116**	**(881,000)**	**537,213**	**(14,096)**	**523,117**		**-**	**-**	**-**	**523,117**	**-**	**-**	**-**	**-**	**-**	**27,532**	**7.01**	**146**
	TOTAL PROJECT (1 - 9)	**34,230,126**	**3,449,874**	**37,150,000**	**530,001**	**37,680,000**	**69%**	**25,812,204**	**26,032,331**	**(220,127)**	**11,867,796**	**915,430**	**451,316**	**8,904,181**	**-**	**9,663,130**	**1,983,158**	**505.18**	**10,522**
	Check	34,230,126	3,449,874	37,150,000	530,001	37,680,000	**69%**	25,812,204	26,032,331	(220,127)	11,867,796			24%	0%	26%	1,983,158	505.18	10,522
		34,230,126																	
		(1)				Less, Holdback Retained		(915,430)	(893,108)	(22,322)	915,430								
						Add, Holdback Released		451,316	432,279	19,037	(451,316)								
						Net Cost To Date		**25,348,089**	**25,571,501**	**(223,412)**	**12,331,911**								
						Check		25,348,089	25,571,501	(223,412)	12,331,911								
											4.6%								

Borrowers Cost to Date February 2025	**25,773,921**
Adjustment - Land per CL	**796,234**
Land Transfer Tax	-
Adjustment - Include, Interest as per Lender	1,251,720
Adjustment - Include, Interest Reserve Top up	230,000
Adjustment - Deduct, Interest Booked Per Borrower	(1,172,490)
Adjustment to Borrowers Sheet (Soft costs - Permits & municipal char	-
Adjustment to Borrowers Sheet (Land - Land Closings)	27,423
Adjustment to Borrowers Sheet (Building Costs)	110,660
Adjustment to Borrowers Sheet (Softcosts - June 2023)	4,096
Adjustment to Borrowers Sheet (Admin & Tarion)	500
Adjustment to Borrowers Sheet (Finance costs)	(89,698)
Adjustment to General Requirements to finish project	(74,406)
Accrua\l for Eurowood Carpentry	168,867
Exclude - Admin & Tarion	**(684,339)**
Exclude Foremont Drywall not complete	**(214,495)**
Exclude Columbus Roofing not complete	-
Exclude Village Dallas not complete	-
Exclude Columbus Roofing HB Release	**(19,037)**
Exclude - Hardwood floor deposit	**(190,282)**
Exclude - Concrete deposits	**(96,631)**
Exclude - Kitchen Cabinets deposit	**(36,286)**
Exclude - Lumber supply deposit	(100,000)
Outstanding HST after refund	126,449
Holdback Retained	(464,115)
Rounding	(2)
Adjusted Cost in Place	**25,348,089**
Check	25,348,089
	-

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2773024 ONTARIO LTD
19 SINGLE FAMILY LOTS, - CLARINGTON, ONTARIO

CONSTRUCTION COST SUMMARY
PROGRESS REPORT NO. 14 - FEBRUARY 2025

	Description	Fusioncorp Budget	Variance	Previous Budget	Variance	Project Budget	% Complete	Amount To Date	Amount Previous	This Draw	Cost To Complete	Holdback Retained	Holdback Released	Contracts Received	Letter of Intent	Quotes/PO Received	Name of Contractor	Cost Per Unit 19	Cost Per S.F. 74,588
		A	C-A	B	C-B	C													
1.00	**Division 1**																		
1.01	General Requirements	1,598,600	526,636	2,125,236	-	2,125,236	80%	1,690,459	1,636,112	54,347	434,777	-	-	-	-	-		111,855	28.49
			-		-													-	-
1.00	**Total Division 1**	**1,598,600**	**526,636**	**2,125,236**	**-**	**2,125,236**	**80%**	**1,690,459**	**1,636,112**	**54,347**	**434,777**	**-**	**-**	**-**	**-**	**-**	**-**	**111,855**	**$ 28.49**
						10.78%					8.00	489,124	54,347						
2.00	**Division 2**																		
2.01	Demolition	-	-	-	-	-	#DIV/0!	-	-	-	-	-	-	-	-	-		-	-
2.02	Environmental (Remediation)	-	-	-	-	-	#DIV/0!	-	-	-	-	-	-	-	-	-		-	-
2.03	Site Clearing	-	-	-	-	-	#DIV/0!	-	-	-	-	-	-	-	-	-		-	-
2.04	Dewatering	-	-	-	-	-	#DIV/0!	-	-	-	-	-	-	-	-	-		-	-
2.05	Shoring	-	-	-	-	-	#DIV/0!	-	-	-	-	-	-	-	-	-		-	-
2.06	Excavations & Backfill	258,462	-	258,462	-	258,462	80%	207,082	207,082	-	51,380	20,708	20,708	122,133	-	-	Triland Excavatiing	13,603	3.47
2.07	Granulars	-	-	-	-	-	#DIV/0!	-	-	-	-	-	-	-	-	-		-	-
2.08	Paving & Curbs	-	-	-	-	-	#DIV/0!	-	-	-	-	-	-	-	-	-		-	-
2.09	Underslab Drainage	-	-	-	-	-	#DIV/0!	-	-	-	-	-	-	-	-	-		-	-
2.10	Planters	-	-	-	-	-	#DIV/0!	-	-	-	-	-	-	-	-	-		-	-
2.11	Exterior Signage	-	-	-	-	-	#DIV/0!	-	-	-	-	-	-	-	-	-		-	-
2.12	Sidewalks	-	-	-	-	-	#DIV/0!	-	-	-	-	-	-	-	-	-		-	-
2.13	Miscellaneous Features	-	-	-	-	-	#DIV/0!	-	-	-	-	-	-	-	-	-		-	-
2.14	Street Furniture	-	-	-	-	-	#DIV/0!	-	-	-	-	-	-	-	-	-		-	-
2.15	Landscaping	270,000	-	270,000	-	270,000	11%	28,500	28,500	-	241,500	-	-	-	-	-		14,211	3.62
2.16	Driveways	-	-	-	-	-	#DIV/0!	-	-	-	-	-	-	-	-	-		-	-
2.17	External Roadway Reinstatement	-	-	-	-	-	#DIV/0!	-	-	-	-	-	-	-	-	-		-	-
2.00	**Total Division 2**	**528,462**	**-**	**528,462**	**-**	**528,462**	**45%**	**235,582**	**235,582**	**-**	**292,880**	**20,708**	**20,708**	**122,133**	**-**	**-**		**27,814**	**7.09**
3.00	**Division 3**																		
3.01	Concrete Formwork	1,372,720	0	1,372,720	-	1,372,720	54%	741,431	741,431	-	631,289	74,143	46,594	1,136,430	-	45,031	Southcrete Inc. - Foundation Forming	72,248	18.40
3.02	Rebar Supply	-	-	-	-	-	#DIV/0!	-	-	-	-	-	-	-	-	-	Included in BARR	-	-
3.03	Rebar Place	-	-	-	-	-	#DIV/0!	-	-	-	-	-	-	-	-	-		-	-
3.04	Rebar Detailing	-	-	-	-	-	#DIV/0!	-	-	-	-	-	-	-	-	-		-	-
3.05	Concrete Supply	-	-	-	-	-	#DIV/0!	-	-	-	-	-	-	-	-	-		-	-
3.06	Concrete Place	-	-	-	-	-	#DIV/0!	-	-	-	-	-	-	-	-	-		-	-
3.07	Supply & Place Concrete Accessories	-	-	-	-	-	#DIV/0!	-	-	-	-	-	-	-	-	-		-	-
3.08	Allowance for self leveling of slabs	-	-	-	-	-	#DIV/0!	-	-	-	-	-	-	-	-	-		-	-
3.09	Precast Stairs / wall panels	-	-	-	-	-	#DIV/0!	-	-	-	-	-	-	-	-	-		-	-
3.10	Cutting & Coring	-	-	-	-	-	#DIV/0!	-	-	-	-	-	-	-	-	-		-	-
3.11	Architectural Precast	-	-	-	-	-	#DIV/0!	-	-	-	-	-	-	-	-	-		-	-
3.12	Concrete and Drains	1,365,492	-	1,365,492	-	1,365,492	84%	1,151,010	1,142,423	8,587	214,482	115,101	110,291	777,957	-	-	Southcrete Inc. Concrete & Drains	71,868	18.31
3.13	Crane Pad	-	-	-	-	-	#DIV/0!	-	-	-	-	-	-	-	-	-		-	-
3.00	**Total Division 3**	**2,738,211**	**0**	**2,738,211**	**-**	**2,738,211**	**69%**	**1,892,441**	**1,883,854**	**8,587**	**845,771**	**189,244**	**156,885**	**1,914,387**	**-**	**45,031**		**144,116**	**36.71**
4.00	**Division 4**																		
4.01	Masonry - External Labour	2,083,602	0	2,083,602	-	2,083,602	49%	1,021,091	910,432	110,660	1,062,511	102,109	-	-	-	1,852,091	Village Dallas Inc	109,663	27.93
4.02	Masonry - External Material	-	-	-	-	-	#DIV/0!	-	-	-	-	-	-	-	-	-		-	-
4.03	Masonry - Internal Labour	-	-	-	-	-	#DIV/0!	-	-	-	-	-	-	-	-	-		-	-
4.04	Masonry - Internal Material	-	-	-	-	-	#DIV/0!	-	-	-	-	-	-	-	-	-		-	-
4.00	**Total Division 4**	**2,083,602**	**0**	**2,083,602**	**-**	**2,083,602**	**49%**	**1,021,091**	**910,432**	**110,660**	**1,062,511**	**102,109**	**-**	**-**	**-**	**1,852,091**		**109,663**	**27.93**
5.00	**Division 5**																		
5.01	Structural Steel & Misc. Metals	474,885	1	474,886	-	474,886	77%	363,587	363,587	-	111,299	36,359	-	383,180	-	43,808	Franmar Metal and Iron Works	24,994	6.37
5.02	Metal Fabrications	-	-	-	-	-	#DIV/0!	-	-	-	-	-	-	-	-	-		-	-
5.03	Balcony Railings	108,000	-	108,000	-	108,000	0%	-	-	-	108,000	-	-	-	-	-		5,684	1.45
5.04	Balcony Dividers	-	-	-	-	-	#DIV/0!	-	-	-	-	-	-	-	-	-		-	-
5.05	Roof Accessories	-	-	-	-	-	#DIV/0!	-	-	-	-	-	-	-	-	-		-	-
5.06	Metal Decking	-	-	-	-	-	#DIV/0!	-	-	-	-	-	-	-	-	-		-	-
5.00	**Total Division 5**	**582,885**	**1**	**582,886**	**-**	**582,886**	**62%**	**363,587**	**363,587**	**-**	**219,299**	**36,359**	**-**	**383,180**	**-**	**43,808**		**30,678**	**7.81**
6.00	**Division 6**																		
6.01	Kitchen Cabinets	384,039	65,399	384,039	65,399	449,438	0%	-	-	-	449,438	-	-	449,438	-		Lucvaa Kitchens	23,655	6.03
6.02	Counter Tops	212,600	0	212,600	-	212,600	0%	-	-	-	212,600	-	-	212,600	-	-	A&G Concepts	11,189	2.85
6.03	Rough Carpentry - Labour	1,681,442	(65,399)	1,681,442	(65,399)	1,616,043	53%	858,465	689,598	168,867	757,578	85,847	49,578	-	-	1,484,171	Eurowood Carpentry 2000	85,055	21.67
6.04	Rough Carpentry - Supply	1,283,473	210,239	1,493,712	-	1,493,712	80%	1,200,000	1,200,000	-	293,712	-	-	-	-	1,327,744	Lake Scugog	78,616	20.03
6.05	Rough Carpentry - Supply (Trusses)	210,239	(210,239)	-	-	-	#DIV/0!	-	-	-	-	-	-	-	-	-	Lake Scugog	-	-
6.06	Finish Carpentry - Supply & Install	396,608	-	396,608	-	396,608	0%	-	-	-	396,608	-	-	-	-	352,540	Pacfic Trim	20,874	5.32
6.07	Cultured Marble	-	-	-	-	-	#DIV/0!	-	-	-	-	-	-	-	-	-		-	-
6.08	Int. Wood Stairs	118,125	-	118,125	-	118,125	44%	51,476	51,476	-	66,649	5,148	-	-	-	105,000	Barrie Trim & Moulding	6,217	1.58
6.09	Int. Railings	159,469	-	159,469	-	159,469	0%	-	-	-	159,469	-	-	-	-	141,750	Barrie Trim & Moulding	8,393	2.14
6.10	Floors - sand & screw	-	-	-	-	-	#DIV/0!	-	-	-	-	-	-	-	-	-		-	-
6.11	Interior Custom Millwork	-	-	-	-	-	#DIV/0!	-	-	-	-	-	-	-	-	-		-	-
6.12	Exterior Railings	-	277,875	-	277,875	277,875	20%	55,528	-	55,528	222,347	-	-	277,875	-	-	Diamond Railings	14,625	3.73
6.13	Sliding Doors - Closets	-	-	-	-	-	#DIV/0!	-	-	-	-	-	-	-	-	-		-	-
6.00	**Total Division 6**	**4,445,995**	**277,875**	**4,445,995**	**277,875**	**4,723,870**	**46%**	**2,165,469**	**1,941,074**	**224,395**	**2,558,401**	**90,994**	**49,578**	**939,913**	**-**	**3,411,205**		**248,625**	**63.33**
												188,509							
7.00	**Division 7**																		
7.01	Traffic topping	-	-	-	-	-	#DIV/0!	-	-	-	-	-	-	-	-	-		-	-
7.02	Firestopping	30,443	1	30,443	-	30,443	0%	-	-	-	30,443	-	-	-	-	27,060	GO Caulking	1,602	0.41
7.03	Foam Insulation & Caulking	-	-	-	-	-	#DIV/0!	-	-	-	-	-	-	-	-	-		-	-
7.04	Roofing - Roof & Sheet Metal	593,280	-	593,280	-	593,280	35%	210,346	190,365	19,981	382,934	21,035	19,037	-	-	527,360	Colombus Roofing	31,225	7.95
7.05	Roofing - Metal Flashings	-	-	-	-	-	#DIV/0!	-	-	-	-	-	-	-	-	-		-	-
7.06	Roofing - Pavers	-	-	-	-	-	#DIV/0!	-	-	-	-	-	-	-	-	-		-	-
7.07	Roofing - Green Roof Premium	-	-	-	-	-	#DIV/0!	-	-	-	-	-	-	-	-	-		-	-
7.08	Waterproofing	-	-	-	-	-	#DIV/0!	-	-	-	-	-	-	-	-	-		-	-
7.09	Caulking	-	-	-	-	-	#DIV/0!	-	-	-	-	-	-	-	-	-		-	-
7.10	Stucco Finish	700,425	-	700,425	-	700,425	35%	247,868	247,868	-	452,557	24,787	-	700,425	-	-	Triliberty Stucco	36,864	9.39
7.11	Metal Panels	-	-	-	-	-	#DIV/0!	-	-	-	-	-	-	-	-	-		-	-

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2773024 ONTARIO LTD
19 SINGLE FAMILY LOTS, - CLARINGTON, ONTARIO

CONSTRUCTION COST SUMMARY
PROGRESS REPORT NO. 14 - FEBRUARY 2025

	Description	Fusioncorp Budget	Variance	Previous Budget	Variance	Project Budget	% Complete	Amount To Date	Amount Previous	This Draw	Cost To Complete	Holdback Retained	Holdback Released	Contracts Received	Letter of Intent	Quotes/PO Received	Name of Contractor	Cost Per Unit 19	Cost Per S.F. 74,588
		A	C-A	B	C-B	C													
7.12	Waterproofing	-	-	-	-	-	#DIV/0!	-	-	-	-	-	-	-	-	-		-	-
7.13	Balcony Toppings	-	-	-	-	-	#DIV/0!	-	-	-	-	-	-	-	-	-		-	-
7.14	Slab on Grade Sealer	-	-	-	-	-	#DIV/0!	-	-	-	-	-	-	-	-	-		-	-
7.00	**Total Division 7**	**1,324,148**	**1**	**1,324,148**	**-**	**1,324,148**	**35%**	**458,214**	**438,233**	**19,981**	**865,934**	**45,821**	**19,037**	**700,425**	**-**	**554,420**		**69,692**	**17.75**
8.00	**Division 8**																		
8.01	Hollow Metal Door Frame & Hardware	-	-	-	-	-	#DIV/0!	-	-	-	-	-	-	-	-	-	Included in 8.04	-	-
8.02	Sliding Glass Doors	-	-	-	-	-	#DIV/0!	-	-	-	-	-	-	-	-	-		-	-
8.03	Garage Doors	281,430	-	281,430	-	281,430	0%	-	-	-	281,430	-	-	-	-	250,160	Abbey Overhead Doors	14,812	3.77
8.04	Aluminum Windows	1,169,753	-	1,169,753	-	1,169,753	53%	617,405	554,121	63,284	552,348	61,741	13,195	-	-	980,144	Pollard Windows/ V tech Windows	61,566	15.68
8.05	Commercial Windows	-	-	-	-	-	#DIV/0!	-	-	-	-	-	-	-	-	-		-	-
8.06	Glazing / Mirrors	-	-	-	-	-	#DIV/0!	-	-	-	-	-	-	-	-	-		-	-
8.07	Hardware	-	-	-	-	-	#DIV/0!	-	-	-	-	-	-	-	-	-	Included in 6.06	-	-
8.08	Signage	-	-	-	-	-	#DIV/0!	-	-	-	-	-	-	-	-	-		-	-
8.09	Interior Glazing	-	-	-	-	-	#DIV/0!	-	-	-	-	-	-	-	-	-		-	-
	Total Division 8	**1,451,183**	**-**	**1,451,183**	**-**	**1,451,183**	**43%**	**617,405**	**554,121**	**63,284**	**833,778**	**61,741**	**13,195**	**-**	**-**	**1,230,304**		**76,378**	**19.46**
9.00	**Division 9**																		
9.01	Drywall	961,857	-	961,857	-	961,857	6%	56,337	-	56,337	905,520	-	-	-	-	854,984	Foremont Drywall	50,624	12.90
9.02	Commercial space ceilings	-	-	-	-	-	#DIV/0!	-	-	-	-	-	-	-	-	-		-	-
9.03	Ceramic Tile	338,069	-	338,069	-	338,069	0%	-	-	-	338,069	-	-	-	-	300,506	Moscone Tile	17,793	4.53
9.04	Cultured Marble	-	-	-	-	-	#DIV/0!	-	-	-	-	-	-	-	-	-		-	-
9.05	Lobby/Foyer Marble & Ceramic	-	-	-	-	-	#DIV/0!	-	-	-	-	-	-	-	-	-		-	-
9.06	Suspended Ceilings	-	-	-	-	-	#DIV/0!	-	-	-	-	-	-	-	-	-		-	-
9.07	Carpet	-	-	-	-	-	#DIV/0!	-	-	-	-	-	-	-	-	-		-	-
9.08	Painting	507,375	-	507,375	-	507,375	0%	-	-	-	507,375	-	-	507,375	-		Brother Bears Painting Inc.	26,704	6.80
9.09	Hardwood Floor	261,143	-	261,143	-	261,143	0%	-	-	-	261,143	-	-	-	-	232,127	Broadway	13,744	3.50
9.10	Wall Coverings	-	-	-	-	-	#DIV/0!	-	-	-	-	-	-	-	-	-		-	-
9.00	**Total Division 9**	**2,068,444**	**-**	**2,068,444**	**-**	**2,068,444**	**3%**	**56,337**	**-**	**56,337**	**2,012,107**	**-**	**-**	**507,375**	**-**	**1,387,617**		**108,865**	**27.73**
10.00	**Division 10**	**-**	**-**	**-**	**-**	**-**	**#DIV/0!**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**		**-**	**-**
10.01	Shower Doors	-	-	-	-	-	#DIV/0!	-	-	-	-	-	-	-	-	-		-	-
10.02	Louvers	-	-	-	-	-	#DIV/0!	-	-	-	-	-	-	-	-	-		-	-
10.03	Lockers	-	-	-	-	-	#DIV/0!	-	-	-	-	-	-	-	-	-		-	-
10.04	Roof Anchors	-	-	-	-	-	#DIV/0!	-	-	-	-	-	-	-	-	-		-	-
10.05	Bicycle Storage	-	-	-	-	-	#DIV/0!	-	-	-	-	-	-	-	-	-		-	-
10.06	Washroom & Misc. Accessories	5,400	-	5,400	-	5,400	0%	-	-	-	5,400	-	-	-	-	-		284	0.07
10.07	Mirrors	23,400	-	23,400	-	23,400	0%	-	-	-	23,400	-	-	-	-	-		1,232	0.31
10.08	Mail Boxes	-	-	-	-	-	#DIV/0!	-	-	-	-	-	-	-	-	-		-	-
10.09	Interior Signage	-	-	-	-	-	#DIV/0!	-	-	-	-	-	-	-	-	-		-	-
10.10	Parking Mirrors	-	-	-	-	-	#DIV/0!	-	-	-	-	-	-	-	-	-		-	-
10.11	Closet shelves, rods	15,300	-	15,300	-	15,300	0%	-	-	-	15,300	-	-	-	-	-		805	0.21
10.12	Pivot Doors	-	-	-	-	-	#DIV/0!	-	-	-	-	-	-	-	-	-		-	-
10.13	Canopy & Awnings	-	-	-	-	-	#DIV/0!	-	-	-	-	-	-	-	-	-		-	-
10.14	Vibration Control	-	-	-	-	-	#DIV/0!	-	-	-	-	-	-	-	-	-		-	-
10.15	Raised theatre flooring	-	-	-	-	-	#DIV/0!	-	-	-	-	-	-	-	-	-		-	-
10.16	Fireplaces	51,244	-	51,244	-	51,244	0%	-	-	-	51,244	-	-	-	-	51,244	Montwest	2,697	0.69
10.17	Lobby Fininshes	-	-	-	-	-	#DIV/0!	-	-	-	-	-	-	-	-	-		-	-
10.00	**Total Division 10**	**95,344**	**-**	**95,344**	**-**	**95,344**	**0%**	**-**	**-**	**-**	**95,344**	**-**	**-**	**-**	**-**	**51,244**		**5,018**	**1.28**
11.00	**Division 11**																		
11.01	Appliances	-	-	-	-	-	#DIV/0!	-	-	-	-	-	-	-	-	-		-	-
11.02	Window Washing Equip.	-	-	-	-	-	#DIV/0!	-	-	-	-	-	-	-	-	-		-	-
11.03	Security Gate	-	-	-	-	-	#DIV/0!	-	-	-	-	-	-	-	-	-		-	-
11.04	Garbage Compactor / chutes	-	-	-	-	-	#DIV/0!	-	-	-	-	-	-	-	-	-		-	-
11.05	Office Equipment	-	-	-	-	-	#DIV/0!	-	-	-	-	-	-	-	-	-		-	-
11.00	**Total Division 11**	**-**	**-**	**-**	**-**	**-**	**#DIV/0!**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**		**-**	**-**
12.00	**Division 12**																		
12.01	Fitness/Weights Equipment	-	-	-	-	-	#DIV/0!	-	-	-	-	-	-	-	-	-		-	-
12.02	Furniture	-	-	-	-	-	#DIV/0!	-	-	-	-	-	-	-	-	-		-	-
12.03	Rugs & Mats	-	-	-	-	-	#DIV/0!	-	-	-	-	-	-	-	-	-		-	-
12.04	Blinds	-	-	-	-	-	#DIV/0!	-	-	-	-	-	-	-	-	-		-	-
12.00	**Total Division 12**	**-**	**-**	**-**	**-**	**-**	**0%**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**		**-**	**-**
13.00	**Division 13**																		
13.01	Window Cleaning System	-	-	-	-	-	#DIV/0!	-	-	-	-	-	-	-	-	-		-	-
13.02	Central Vacuum	-	-	-	-	-	#DIV/0!	-	-	-	-	-	-	-	-	-		-	-
13.03	Vibration contrrol	-	-	-	-	-	#DIV/0!	-	-	-	-	-	-	-	-	-		-	-
13.00	**Total Division 13**	**-**	**-**	**-**	**-**	**-**	**#DIV/0!**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**		**-**	**-**
14.00	**Division 14**																		
14.01	Escalators	-	-	-	-	-	#DIV/0!	-	-	-	-	-	-	-	-	-		-	-
14.02	Elevators	-	-	-	-	-	#DIV/0!	-	-	-	-	-	-	-	-	-		-	-
14.03	Freight Car	-	-	-	-	-	#DIV/0!	-	-	-	-	-	-	-	-	-		-	-
14.00	**Total Division 14**	**-**	**-**	**-**	**-**	**-**	**#DIV/0!**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**		**-**	**-**
15.00	**Division 15**																		
15.01	Mechanical/Plumbing	444,161	-	444,161	-	444,161	31%	136,266	119,519	16,747	307,895	13,627	-	-	-	382,410	N. De Luca Plumbing	23,377	5.95
15.02	Pool	-	-	-	-	-	#DIV/0!	-	-	-	-	-	-	-	-	-		-	-

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2773024 ONTARIO LTD
19 SINGLE FAMILY LOTS, - CLARINGTON, ONTARIO

CONSTRUCTION COST SUMMARY
PROGRESS REPORT NO. 14 - FEBRUARY 2025

	Description	Fusioncorp Budget	Variance	Previous Budget	Variance	Project Budget	% Complete	Amount To Date	Amount Previous	This Draw	Cost To Complete	Holdback Retained	Holdback Released	Contracts Received	Letter of Intent	Quotes/PO Received	Name of Contractor	Cost Per Unit 19	Cost Per S.F. 74,588
		A	C-A	B	C-B	C													
15.03	H.V.A.C.	750,468	-	750,468	-	750,468	42%	315,495	265,506	49,989	434,973	31,550	-	667,143	-	-	Alma Mechanical	39,498	10.06
15.04	Specialities	-	-	-	-	-	#DIV/0!	-	-	-	-	-	-	-	-	-		-	-
15.05	Sprinkler System	-	-	-	-	-	#DIV/0!	-	-	-	-	-	-	-	-	-		-	-
15.06	Site Services	-	-	-	-	-	#DIV/0!	-	-	-	-	-	-	-	-	-		-	-
15.00	**Total Division 15**	**1,194,630**	**-**	**1,194,630**	**-**	**1,194,630**	**38%**	**451,761**	**385,025**	**66,736**	**742,869**	**45,176**	**-**	**667,143**	**-**	**382,410**		**62,875**	**16.02**
16.00	**Division 16**																		
16.01	Electrical	793,125	-	793,125	-	793,125	29%	232,089	202,364	29,725	561,036	23,209	-	-	-	705,000	Northern Power Electrical Inc	41,743	10.63
16.02	TV / Cabling	-	-	-	-	-	#DIV/0!	-	-	-	-	-	-	-	-	-		-	-
16.03	Site Services	-	-	-	-	-	#DIV/0!	-	-	-	-	-	-	-	-	-		-	-
16.04	Security System	-	-	-	-	-	#DIV/0!	-	-	-	-	-	-	-	-	-		-	-
16.05	Supply Light Fixtures	-	-	-	-	-	#DIV/0!	-	-	-	-	-	-	-	-	-		-	-
16.00	**Total Division 16**	**793,125**	**-**	**793,125**	**-**	**793,125**	**29%**	**232,089**	**202,364**	**29,725**	**561,036**	**23,209**	**-**	**-**	**-**	**705,000**		**41,743**	**10.63**
	CONSTRUCTION SUB-TOTAL	**18,904,628**	**804,512**	**19,431,266**	**277,875**	**19,709,141**	**47%**	**9,184,435**	**8,550,384**	**634,051**	**10,524,706**	**615,361**	**259,403**	**5,234,555**	**-**	**9,663,130**		**1,037,323**	**264.24**
	CHANGE ORDERS																		
	CO # 01 -	-	-	-	-	-	#DIV/0!	-	-	-	-	-	-	-	-	-		-	-
	CO # 02 -	-	-	-	-	-	#DIV/0!	-	-	-	-	-	-	-	-	-		-	-
	CHANGE ORDERS TOTAL	**-**	**-**	**-**	**-**	**-**	**0%**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**		**-**	**-**
	TOTAL CONSTRUCTION COSTS	**18,904,628**	**804,512**	**19,431,266**	**277,875**	**19,709,141**	**47%**	**9,184,435**	**8,550,384**	**634,051**	**10,524,706**	**615,361**	**259,403**	**5,234,555**	**-**	**9,663,130**		**1,037,323**	**264.24**
	Check	-	804,512	19,431,266	277,875	19,709,141	47%	9,184,435	8,550,384	634,051	10,524,706			27%	0%	49%		1,037,323	264.24

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APPENDIX B

Projected Cashflow Forecast

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2773024 ONTARIO LTD
19 SINGLE FAMILY LOTS, - CLARINGTON, ONTARIO

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CASHFLOW FORECAST
PROGRESS REPORT NO. 14 - FEBRUARY 2025

DITURES	Total Budget	Feb-25 22	Mar-25 23	Apr-25 24	May-25 25	Jun-25 26	Jul-25 27	Aug-25 28	Sep-25 29	Oct-25 30	Nov-25 31	Dec-25 32	Total Budget
		Construction											
LAND													
Land Value Phase 1	**3,115,000**	3,115,000											**3,115,000**
Land Cost Phase 2	**2,114,658**	2,114,658											**2,114,658**
Land Transfer Tax (Included in Value)	-	-											-
Land Legal Fees (Included in Value)	-	-											-
Land Misc. Closing Costs	-	-											-
VTB Mortgage Interest	-	-											-
Sales Commissions	-	-											-
Land Lift	-	-											-
Land Other	-	-											-
Property Taxes	**200,000**	189,951	10,049										**200,000**
TOTAL LAND COSTS (1)	**5,429,658**	**5,419,609**	**10,049**	-	-	-	-	-	-	-	-	-	**5,429,658**
HARD COSTS - SERVICING													
Site Preparation	-	-											-
Site Preparation - Demolition/ Misc. Costs	-	-											-
Site Preparation - Remediation	-	-											-
Site Preparation - Earthworks	-	-											-
Site Preparation - Site Preparation	-	-											-
Servicing Works (Hard-Co Construction Ltd)	-	-											-
Site Servicing - Mobilization	**19,000**	15,750	1,200	1,200	850								**19,000**
Site Servicing - Earthworks	**579,690**	524,436	2,000	1,000	52,254							0	**579,690**
Site Servicing - Sanitary Sewers	-	-											-
Site Servicing - Storm Sewers	-	-											-
Site Servicing - Water Distribution	-	-											-
Site Servicing - Storm Pond	-	-											-
Site Servicing - Primary Roadworks	**485,549**	395,224			90,325							(0)	**485,549**
Site Servicing - Secondary Roadworks	**238,610**	117,000			121,610								**238,610**
Site Servicing - Provisional/ Contingency	-	-											-
Site Servicing - Box Culvert & Overland Flow	**199,834**	173,054			26,780								**199,834**
Site Servicing - Change Orders	**830,080**	693,657			136,423								**830,080**
Hydro & Streetlighting	-	-											-
Site Servicing - Hydro Distribution Borrower Costs	**166,786**	136,524			30,262								**166,786**
Site Servicing - Hydro & Streetlighting Contract	**416,636**	406,357				10,279							**416,636**
Site Servicing - Hydro Recovery	**(136,524)**	-				(136,524)							**(136,524)**
External Works	-	-											-
External Servicing - External Works	**46,865**	-		21,865	25,000								**46,865**
External Servicing - External Works	-	-											-
Cost Sharing Costs -	-	-											-
External Servicing - Costs	-	-											-
External Servicing - Recovery	-	-											-
Landscaping - Common Areas	-	-											-
Landscaping - Fencing	-	-											-
Landscaping	**228,000**	-						228,000					**228,000**
Landscaping - Parkette	-	-											-
Landscaping - Tree Planting	**32,800**	-						32,800					**32,800**
Landscaping - Accoustical Fence	-	-											-
Landscaping - Neighbour Agreements	-	-											-
TOTAL HARD COSTS - SERVICING (2)	**3,107,325**	**2,462,002**	**3,200**	**24,065**	**483,504**	**(126,245)**	-	**260,800**	-	-	-	**(0)**	**3,107,325**
HARD COSTS - CONSTRUCTION	-												-
Construction - Hard Costs	**19,709,141**	9,184,435	1,250,000	1,500,000	1,500,000	1,500,000	1,250,000	1,250,000	1,250,000	1,024,706			**19,709,141**
Construction - Management	**900,217**	790,421	13,750	17,500	17,500	17,500	13,750	13,750	13,750	2,296			**900,217**
Construction - Appliances	**570,000**	121,503	25,000	25,000	25,000	25,000	25,000	25,000	298,497				**570,000**
Construction - Purchaser Upgrades	-	-											-
Construction - Well Drilling and Septic	**1,217,654**	417,188	150,000	150,000	150,000	350,466							**1,217,654**
Construction - After Sales Service	**66,500**	-										66,500	**66,500**
TOTAL HARD COSTS - CONSTRUCTION (3)	**22,463,512**	**10,513,547**	**1,438,750**	**1,692,500**	**1,692,500**	**1,892,966**	**1,288,750**	**1,288,750**	**1,562,247**	**1,027,002**	-	**66,500**	**22,463,512**
SOFT COST - DEVELOPMENT													
Demolition Permit Fees	-	-											-
Building Permit Fees	**94,341**	68,198	26,143										**94,341**
Building Permit Fees - Other	**29,579**	27,204	2,375										**29,579**
Development Charges	-	-											-
Development Charges - City	**486,359**	486,359											**486,359**
Development Charges - Region (Paid at Land sale)	**264,233**	264,233											**264,233**
Development Charges - Front Ending Fee	-	-											-
Development Charges - Go	-	-											-
Development Charges - Education	**57,630**	57,630											**57,630**
Development Charges - Area Specific	-	-											-
Development Charges - Credit	-	-											-
Development Charges - Escalation	-	-											-
Parkland Dedication and Boundary Road Contribution	**130,000**	130,000											**130,000**
Section 37 Fees	-	-											-
Heritage Program (Public Art)	-	-											-
City Engineering Fees	**80,000**	77,291	2,709										**80,000**
Subdivision Agreement	-	-										-	-
City Legal Fee	-	-										-	-
Expenses & Allowances (Street Lighting & Winter Allowance)	-	-											-
Street Lighting and Winter Maintenance	**5,528**	5,528											**5,528**
Planning Approval Fee	-	-											-
Site Utility (Hydro & Telecom)	**304,834**	304,834											**304,834**
Recoveries	**(270,000)**	-								(270,000)			**(270,000)**
City Security	**2,357,606**	2,357,606											**2,357,606**
City Security - Recovery	**(2,357,606)**	-								(2,357,606)			**(2,357,606)**
Draft Plan Approval	-	-											-
Street Trees Fees	**6,650**	-	1,400	1,400	1,400	1,400	1,050						**6,650**
Street Trees Fees - Recovery	**(6,650)**	-	-	-	(1,050)	(1,050)	(1,050)	(1,050)	(1,050)	(1,400)	-		**(6,650)**
Water Meter Fees	**6,650**	-	1,400	1,400	1,400	1,400	1,050						**6,650**
Water Meter Fees - Recovery	**(6,650)**	-	-	-	(1,050)	(1,050)	(1,050)	(1,050)	(1,050)	(1,400)	-		**(6,650)**
Hydro Meter Fees	**6,650**	-	1,400	1,400	1,400	1,400	1,050						**6,650**
Hydro Meter Fees - Recovery	**(6,650)**	-	-	-	(1,050)	(1,050)	(1,050)	(1,050)	(1,050)	(1,400)	-		**(6,650)**
TOTAL DEVELOPMENT (4)	**1,182,504**	**3,778,883**	**35,427**	**4,200**	**1,050**	**1,050**	-	**(3,150)**	**(3,150)**	**(2,631,806)**	-	-	**1,182,504**
SOFT COST - CONSULTANTS													
Approval Process	-												-
Planning Consultant	-	-											-
Civil Engineer	-	-											-
Legal Consultants	-	-											-
Surveyor	-	-											-
Other Consultants	-	-											-
During Servicing / Construction	-	-											-

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2773024 ONTARIO LTD
19 SINGLE FAMILY LOTS, - CLARINGTON, ONTARIO

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CASHFLOW FORECAST
PROGRESS REPORT NO. 14 - FEBRUARY 2025

DITURES	Total Budget	Feb-25 22	Mar-25 23	Apr-25 24	May-25 25	Jun-25 26	Jul-25 27	Aug-25 28	Sep-25 29	Oct-25 30	Nov-25 31	Dec-25 32	Total Budget
		Construction											
Planning Consultant	-	-											-
Acoustical Consultant	-	-											-
Traffic Consultant	-	-											-
Code Consultant	-	-											-
Architect	**571,360**	555,576	5,000		5,000		5,784						**571,360**
Landscape Architect	**7,500**	-				7,500							**7,500**
Structural Engineer	**36,015**	30,533	1,250	1,732	2,500								**36,015**
Interior Designer	-	-											-
Hydro Engineer	-	-											-
Urban Design	-	-											-
Shoring Consultant	-	-											-
Civil Engineer	**252,114**	241,831		5,000		5,283							**252,114**
Geotechnical Study	**30,000**	25,094	3,276		1,630								**30,000**
Building Inspection & Testing	-	-											-
Environmental Study	-	-											-
Safety Consultant	**2,500**	-	2,500										**2,500**
Bulletin 19 Consultants	-	-											-
Surveyor (Site Layout)	**53,750**	40,366				13,384							**53,750**
Surveyor (Condo)	-	-											-
Archeological	-	-											-
Noise Consultant	-	-											-
Utility Consultant	-	-											-
Heritage Report	-	-											-
Energy Model Consultant	-	-											-
Arborist	-	-											-
Building Envelope	-	-											-
Other Consultants	**20,000**	-	5,000		5,000		5,000		5,000				**20,000**
TOTAL CONSULTANTS (5)	**973,239**	**893,400**	**17,026**	**6,732**	**14,130**	**26,167**	**10,784**	-	**5,000**	-	-	-	**973,239**
ADMINISTRATION / MARKETING													
Tarion - Bonding	-	-											-
Tarion - Registration Fee	**4,175**	4,175											**4,175**
Tarion - Enrolment Fee	**38,443**	35,986	2,457										**38,443**
Tarion - Enrolment Fee Recovery	**(38,443)**	-	-	-	(6,069)	(6,069)	(6,069)	(6,069)	(6,075)	(8,092)	-	-	**(38,443)**
Tarion - DTA Fees	-	-											-
Technical Audit	-	-											-
Legal - General	**75,000**	35,790	25,000						14,210			-	**75,000**
Legal - Other	-	-											-
Legal - Closing	**28,500**	-	-	-	4,500	4,500	4,500	4,500	4,500	6,000	-	-	**28,500**
Legal - After Closing	-	-											-
Management Overheads - General	-	-											-
Management Overheads - Administration	**123,393**	97,592	15,000	5,000	5,801								**123,393**
Insurance	**253,430**	248,430			5,000								**253,430**
Head Office Printing	**12,550**	10,560	880		1,110							0	**12,550**
Head Office Courier	-	-											-
Accounting	**19,200**	17,200			2,000								**19,200**
Sales Office - Hard Costs	-	-											-
Sales Office - Finishing	-	-											-
Sales Office - Furnishing	-	-											-
Sales Office - Displays	-	-											-
Sales Office - Touch Screens	-	-											-
Sales Office - Equipment	-	-											-
Sales Office - Admin	-	-											-
Sales Office - Operating	-	-											-
Sales Office - Maintenance	-	-											-
Sales Office - Expenses	-	-											-
Sales - Advertising	**15,000**	4,852	2,648		7,500								**15,000**
Model - Construction	-	-											-
Model - Landscaping	-	-											-
Model - Finishing	-	-											-
Model - Interior Design	-	-											-
Model - Funishings	-	-											-
Sales - Photography	-	-											-
Sales - Consultants	-	-											-
Sales - Consultants	-	-											-
Sales - Retainers	-	-											-
Sales - Signage Production	-	-											-
Sales - Signage Design	-	-											-
Sales - Signage Design	-	-											-
Sales - Branding	-	-											-
Sales - Signage Distribution	-	-											-
Sales - Brochure	-	-											-
Sales - Floorplans	-	-											-
Sales - Rendering	-	-											-
Sales - Printing	-	-											-
Sales - Events	-	-											-
Sales - Newspaper	-	-											-
Sales - Newspaper Media Booking	-	-											-
Sales - Direct Media	-	-											-
Sales - Web Site	-	-											-
Sales - Model	-	-											-
Sales - Social Media	-	-											-
Sales - E-Blasts	-	-											-
Sales - Online Ad	-	-											-
Sales - décor	-	-											-
Sales - Purchaser Delay Costs	-	-											-
Sales - Purchaser Cash Rebates	-	-											-
Soft - Property Taxes	-	-											-
Sales - Incentives	-	-											-
Sales - Sponsorships	-	-											-
Sales - Leasing Commision	-	-											-
Sales - Commissions Internal (2.00% on 100%)	**849,866**	25,000		74,988	74,988	74,988	74,988	74,988	224,963	224,963		0	**849,866**
Sales - Commissions Ext. Broker (2.5% on 40%) N/A	-	-											-
TOTAL ADMIN / MARKETING (6)	**1,381,114**	**479,585**	**45,985**	**79,988**	**94,829**	**73,419**	**73,419**	**73,419**	**237,598**	**222,871**	-	**1**	**1,381,114**
FINANCE CHARGES													
Project Monitor	**85,392**	64,342	3,300	6,600	6,214	4,936							**85,392**
Appraiser	-	-											-
Land Loan	-	-											-
Lender's Legal Fees	-	-											-
Commitment Fee	-	-											-
Admin Fee	-	-											-

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2773024 ONTARIO LTD
19 SINGLE FAMILY LOTS, - CLARINGTON, ONTARIO

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CASHFLOW FORECAST
PROGRESS REPORT NO. 14 - FEBRUARY 2025

DITURES	Total Budget	Feb-25 22	Mar-25 23	Apr-25 24	May-25 25	Jun-25 26	Jul-25 27	Aug-25 28	Sep-25 29	Oct-25 30	Nov-25 31	Dec-25 32	Total Budget
		Construction											
Discharges Fees	-	-											-
Misc. Finance Charges	-	-											-
Interest on Loan	-	-	-	-	-	-	-	-	-	-	-	-	-
Mezzanine Loan	-	-											-
Lender's Legal Fees	-	-											-
Commitment Fee	-	-											-
Admin Fee	-	-											-
Discharges Fees	-	-											-
Misc. Finance Charges	-	-											-
Interest on Loan	-	-											-
Servicing / Construction Loan	-	-											-
Lender's Legal Fees	**61,004**	57,004	400	400	400	400	400	400	800	800			**61,004**
Commitment Fee	**265,000**	265,000											**265,000**
Extension Fee	**88,351**	88,351											**88,351**
Broker Fee	-	-											-
Admin Fees	**2,800**	-	350	350	350	350	350	350	350	350			**2,800**
Appraisal	**13,835**	13,835											**13,835**
Standby Fees	-	-											-
Letters of Credit	**180,789**	155,789			25,000								**180,789**
Interest Payable on Deposits	-	-											-
Discharges Fees	**3,325**	-	-	-	525	525	525	525	525	700	-	-	**3,325**
Misc. Finance Charges	**19,036**	12,689	150	150	150	150	150	150	150	1,161		4,136	**19,036**
Interest on Loan (Prime + 2.05%)	**1,900,000**	1,481,720	-	-	120,442	100,528	77,479	46,195	3,895	-	-	69,739	**1,900,000**
TOTAL FINANCE CHARGES (7)	**2,619,532**	**2,138,730**	**4,200**	**7,500**	**153,081**	**106,889**	**78,904**	**47,620**	**5,720**	**3,011**	**-**	**73,875**	**2,619,532**
HST													
HST on Payables	**4,050,147**	2,214,570	196,126	235,337	297,255	243,314	178,536	211,038	234,734	162,588	-	76,650	**4,050,147**
HST Credit	**(4,050,147)**	(2,088,121)		(322,575)			(775,906)			(624,308)		(239,238)	**(4,050,147)**
HST on Revenue	-	-											-
TOTAL HST (8)	**-**	**126,449**	**196,126**	**(87,238)**	**297,255**	**243,314**	**(597,370)**	**211,038**	**234,734**	**(461,720)**	**-**	**(162,588)**	**-**
CONTINGENCY													
Contingency Hard	**393,117**											393,117	**393,117**
Contingency Soft	**130,000**											130,000	**130,000**
TOTAL CONTINGENCY (9)	**523,117**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**523,117**	**523,117**
PROJECT EXPENDITURES	**37,680,000**	**25,812,204**	**1,750,763**	**1,727,747**	**2,736,349**	**2,217,559**	**854,487**	**1,878,477**	**2,042,150**	**(1,840,642)**	**-**	**500,905**	**37,680,000**
	37,680,000												37,680,000
ULATED EXPENDITURES		**25,812,204**	**27,562,967**	**29,290,714**	**32,027,063**	**34,244,623**	**35,099,110**	**36,977,587**	**39,019,737**	**37,179,095**	**37,179,095**	**37,680,000**	**(0)**
		25,812,204											
FUNDS AVAILABLE													
Land VTB Mortgage	-											-	-
Land Loan	-											-	-
Mezzanine Loan	-	-	-	-	-	-	-	-	-	-	-	-	-
Borrower's Cash Equity	-	1,969,851										(1,969,851)	-
Borrower's Land Equity	-	929,658										(929,658)	-
Borrowers Additional Cash Equity	-	1,284,939										(1,284,939)	-
													-
Purchaser Deposits													-
Single Lots (30 FT) 19 $ 272,158	**5,171,000**	5,171,000											**5,171,000**
Closing Revenue													
Single Lots (Misc FT) 19 $ 2,222,737	**42,232,000**	-	-	-	6,668,211	6,668,211	6,668,211	6,668,211	6,668,211	8,890,947	-	-	**42,232,000**
Single Lots (Misc FT) HST 19 $ (266,902)	**(5,071,142)**	-	-	-	(800,707)	(800,707)	(800,707)	(800,707)	(800,707)	(1,067,609)			**(5,071,142)**
Purchaser Updgrades 19 $ 45,000	**855,000**	-	-	-	135,000	135,000	135,000	135,000	135,000	180,000	-	-	**855,000**
Closing Recovery From Builder - Water 19 $ -	-	-	-	-	-	-	-	-	-	-	-	-	-
Closing Recovery From Builder - Tree 19 $ -	-	-	-	-	-	-	-	-	-	-	-	-	-
Closing Recovery From Builder - Consultant 19 $ -	-	-	-	-	-	-	-	-	-	-	-	-	-
Closing Recovery From Builder - Parkland 19 $ -	-	-	-	-	-	-	-	-	-	-	-	-	-
Closing Recovery From Builder - DC 19 $ 10,000	**190,000**	-	-	-	30,000	30,000	30,000	30,000	30,000	40,000	-	-	**190,000**
Lot 14 Value - $ -	**2,847,355**	-	-	-	-	-	-	2,847,355	-	-	-	-	**2,847,355**
	-												-
Return of LC	-											-	-
TOTAL FUNDS AVAILABLE	**46,224,214**	**9,355,448**	**-**	**-**	**6,032,504**	**6,032,504**	**6,032,504**	**8,879,859**	**6,032,504**	**8,043,339**	**-**	**(4,184,448)**	
ACCUMULATED FUNDS AVAILABLE		**9,355,448**	**9,355,448**	**9,355,448**	**15,387,952**	**21,420,456**	**27,452,960**	**36,332,819**	**42,365,323**	**50,408,662**	**50,408,662**	**46,224,214**	
											Check	46,224,214	-
		16,456,756										-	
ACCUMULATED DRAW AMOUNT		**16,456,756**	**18,207,519**	**19,935,266**	**16,639,111**	**12,824,167**	**7,646,150**	**644,768**	**(3,345,586)**	**(13,229,566)**	**(13,229,566)**	**(8,544,213)**	**(449,695)**
INTEREST RATE 2.05 %		**7.25**	**7.25**	**7.25**	**7.25**	**7.25**	**7.25**	**7.25**	**7.25**	**7.25**	**7.25**	**7.25**	
PRIME RATE		**5.20**	**5.20**	**5.20**	**5.20**	**5.20**	**5.20**	**5.20**	**5.20**	**5.20**	**5.20**	**5.20**	

Sales Summary													
Single Lots (Misc FT)	19	**19**	17	1	-	-	1	-	-	-	-	-	**19**
Accumulated Sales			**17**	**18**	**18**	**18**	**19**	**19**	**19**	**19**	**19**	**19**	
			17	1	-	-	1	-	-	-	-	-	**19**
Closing Summary													
Single Lots (Misc FT)	19	**19**	-	-	-	3	3	3	3	4	-	-	**19**
Accumulated Closing			**-**	**-**	**-**	**3**	**6**	**9**	**12**	**15**	**19**	**19**	

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APPENDIX C

Margin Calculation

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19 SINGLE FAMILY LOTS, - CLARINGTON, ONTARIO

MARGIN CALCULATION
PROGRESS REPORT NO. 14 - FEBRUARY 2025

SOURCE OF FUNDS						PRIMARY MARGIN CALCULATION			SECONDARY MARGIN CALCULATION		
Construction Loan Facility	$ 26,500,000	$ -	70.3%	$ 26,500,000		Cost to Date	$ 25,812,204		Lender's Loan Amount	$ 26,500,000	
Original Loan Amount		$ -									
Increase to Facility		$ -				Add, Holdback Released	$ 451,316		Less, Cost to Complete	$ (11,867,796)	
Less, Purchaser Deposits		$ -				Less, Holdback Retained	$ (915,430)		Add, Holdback Released	$ 451,316	
Revised Loan Amount		$ -							Less, Holdback Retained	$ (915,430)	
						Less, Land Loan	$ -				
Land Loan	$ -	$ -	0.0%	$ -		Less, Mezzanine Loan	$ -		Add, Land Loan	$ -	
Mezzanine Loan	$ -	$ -	0.0%	$ -		Less, VTB Mortgage	$ -		Add, Mezzanine Loan	$ -	
Vendor Take Back Mortgage	$ -	$ -	0.0%	$ -					Add, VTB Mortgage	$ -	
						Less, Borrower's Cash Equity	$ (1,969,851)		Add, Equity required	$ -	
Borrower's Cash Equity	$ 1,969,851	$ -	5.2%	$ 1,969,851		Less, Borrower's Land Lift	$ (929,658)		Add, Builder Deposits	$ 349,081	
Borrower's Land Lift	$ 929,658	$ -	2.5%	$ 929,658		Less, Borrower's Add. Cash Equity	$ (2,038,351)				
Borrower's Additional Cash Equity	$ 1,508,351	$ 530,000	5.4%	$ 2,038,351					Add, Deferred Costs - Servicing Costs	$ 238,610	
		$ -				Less, Builder Deposits	$ (5,171,000)		Add, Deferred Costs - Discharge Fees	$ 3,325	
Builder Deposits Received	$ 5,171,000	$ -	13.7%	$ 5,171,000					Add, Deferred Costs - Legal Costs	$ 28,500	
Builder Deposits to Be Received	$ 349,081	$ -	0.9%	$ 349,081					Add, Deferred Costs - Landscape	$ 100,000	
		$ -							Add, Deferred Costs - Sales Commissions	$ 351,624	
Deferred Costs - Servicing Costs	$ 238,610	$ -	0.6%	$ 238,610							
Deferred Costs - Discharge Fees	$ 3,325	$ -	0.0%	$ 3,325							
Deferred Costs - Legal Costs	$ 28,500	$ -	0.1%	$ 28,500							
Deferred Costs - Landscape	$ 100,000	$ -	0.3%	$ 100,000							
Deferred Costs - Sales Commissions	$ 351,624	$ (0)	0.9%	$ 351,624							
TOTAL SOURCE OF FUNDS	**$ 37,150,000**	**$ 530,000**		**$ 37,680,000**		**LOAN CEILING**	**$ 15,239,229**		**LOAN CEILING**	**$ 15,239,229**	
PROJECT BUDGET	$ 37,150,000	$ 530,001		$ 37,680,000		Less, Outstanding Loan	$ (15,992,641)		Less, Outstanding Loan	$ (15,992,641)	
FUNDING (SHORTFALL) / SURPLUS	**$ 0**	**$ (1)**		**$ (0)**		**CURRENT ADVANCE**	**$ (753,412)**		**CURRENT ADVANCE**	**$ (753,412)**	
Check											

FINANCE PROGRAM	PREVIOUS SOURCE OF FUNDS		SOURCE OF FUNDS	TOTAL ADVANCES	PREVIOUS ADVANCES	CURRENT ADVANCE	FUNDS TO COMPLETE
Construction Loan Facility	$ 26,500,000	$ -	$ 26,500,000	$ 15,239,229	$ 15,992,641	$ (753,412)	$ 11,260,771
		$ -					
Land Loan	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Mezzanine Loan	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Vendor Take Back Mortgage	$ -	$ -	$ -	$ -	$ -	$ -	$ -
		$ -					
Borrower's Cash Equity	$ 1,969,851	$ -	$ 1,969,851	$ 1,969,851	$ 1,969,851	$ -	$ -
Borrower's Land Lift	$ 929,658	$ -	$ 929,658	$ 929,658	$ 929,658	$ -	$ -
Borrower's Additional Cash Equity	$ 1,508,351	$ 530,000	$ 2,038,351	$ 2,038,351	$ 1,508,351	$ 530,000	$ -
		$ -					
Builder Deposits Received	$ 5,171,000	$ -	$ 5,171,000	$ 5,171,000	$ 5,171,000	$ -	$ -
Builder Deposits to Be Received	$ 349,081	$ -	$ 349,081	$ -	$ -	$ -	$ 349,081
		$ -					
Deferred Costs - Servicing Costs	$ 238,610	$ -	$ 238,610	$ -	$ -	$ -	$ 238,610
Deferred Costs - Discharge Fees	$ 3,325	$ -	$ 3,325	$ -	$ -	$ -	$ 3,325
Deferred Costs - Legal Costs	$ 28,500	$ -	$ 28,500	$ -	$ -	$ -	$ 28,500
Deferred Costs - Landscape	$ 100,000	$ -	$ 100,000	$ -	$ -	$ -	$ 100,000
Deferred Costs - Sales Commissions	$ 351,624	$ (0)	$ 351,624	$ -	$ -	$ -	$ 351,624
TOTALS	**$ 37,150,000**	**$ 530,000**	**$ 37,680,000**	**$ 25,348,089**	**$ 25,571,501**	**$ (223,412)**	**$ 12,331,911**
Check # 1			$ 37,680,000	$ 25,348,089	$ 25,571,501	$ (223,412)	$ 12,331,911
Check # 2			$ 37,680,000	$ 25,348,089	$ 25,571,501	$ (223,412)	$ 12,331,911
Variance Due to Previous Amount Funded by Lender			$ (0)	$ -	$ -	$ (0)	$ (0)

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APPENDIX D

Borrower's Cost to Date Report

Docusign Envelope ID: BF1CA189-E319-4910-815E-FC3C9F332D09

Skybird Budget & Cost to Date

Units of Houses 18
GFA 74,507 s.f.

The total costs include land cost and service cost for Lot 14 but excludes the build costs, appliance, DC & permit charges and well and spectic system.

	Budget Items		Our Budget Unit Cost	Our Budget Updated in 2024/8/18	Glynn (Dec, 2024)	Cost in Place including payable	December 2024	January 2025	Payable	Total Hold back
1	**Land costs**			**4,405,936**	5,229,658	(4,405,936)				
1.1	Land purchase price			4,300,000		(4,300,000)				
1.2	Land Transfer Tax			93,975		(93,975)				
1.3	Land Closing Costs			11,961		(39,449)				
1.3.1	Legal Fee			11,928		-				
1.3.2	Commission to agent			0		-				
1.3.3	Other Costs (balance of property tax, etc.)			33		-				
1.4	**Property Tax**			**200,000**	**200,000**	(189,951)				
	TOTAL LAND COSTS			**4,605,936**	**5,429,658**	(4,595,952)		-	-	
						-				
						-				
2	**Hard Costs**					-				
2.1	**Hard Costs-Site Servicing**					-				
	Site Servicing work			2,398,564		(1,919,120)		-	-	-191,911.96
2.1.1	General, Liability			19,000	19,000	(15,750)				
2.1.2	Erosion and Sediment Control			48,288		(49,197)				
2.1.3	Earthworks and Grading			475,239	579,690	(475,239)				
2.1.4	Roads and Misc. Stage One			485,549	485,549	(395,224)				
2.1.8	Road and Misc. Stage 2			238,610	238,610	(117,000)				
2.1.6	Box Culvert			150,574	199,834	(147,874)				
2.1.7	Overland Flow Route			49,260		(25,180)				
2.1.8	East Townline Road Restoration			46,865	46,865	-				
2.1.9	Provisional Sum			50,000		-				
2.1.10	Road Contingency			5,100		-				
CO#1	Change Order 1. Earthworks and Grading			460,525	830,080	(365,078)				
CO#2	Change Order 2. Earthworks, grading and roadworks			134,950		(93,974)				
CO#3	Change Order 3. Driveway culvart			234,605		(234,605)				
	Trees					-				
2.1.11	Tree Clearance			0		-				
2.1.12	Tree Planting			32,800	32,800	-				
	Hydro & Streetlighting					-				
2.1.13	Hydro work & Street lighting			416,711	408,561	(406,357)				-40,635.75
2.1.14	Hydro One work-Deposit			136,524	174,861	(136,524)				
2.1.15	Hydro deposit Recovery			(136,524)	(136,524)	-				
	Landscaping-common area					-				
2.1.15	Landscaping			228,000	228,000	-				
	TOTAL Hard Costs-Site Servicing			**3,076,075**	**3,107,326**	(2,462,001)	-	-	-	
						-				
	Hard Costs-Construction					-				
2.2	**Building Cost**			19,131,266	19,431,265	(9,636,046)	(1,264,645)	(490,740)	(1,085,661)	-624,980.44 Fusioncorp
2.3	**Other hard costs**			2,549,931		(1,329,113)	(6,236)	(81,982)	(112,400)	
2.3.1	Parking (for condo & highrise)			0		-				
2.3.2	Landscaping charges					-				
2.3.3	Appliances	310,557		432,060	570,000	(121,503)	(6,236)	(55,182)		-31094
2.3.4	Neighbour inducement			0		-				
2.3.5	Well Design			0		-				
2.3.6	Well Drilling/Installation			527,154		(15,000)			(15,000)	
2.3.7	Septic Design	1,324		60,500		(59,176)				
2.3.8	Septic System		35,000	630,000	1,217,654	(343,012)			(84,000)	-10500 DLK
2.3.9	Retaining Wall if Required for Septic			0		-				
2.3.10	Warranty/After Sales Expenses			0	66,500	-				
2.3.11	Construction management			900,217	900,217	(790,421)		(26,800)	(13,400)	
2.3.12	Upgrades					-				
	Total Hard Costs-Construction			**21,681,197**	**22,185,636**	(10,965,158)	(1,270,880)	(572,722)	(1,198,061)	
						-				
3	**Soft Costs**					-				
3.1	**Soft Costs-Permits &municipal charges**					-				
	DC Charges & Build permit			**914,467**		-				
3.1.1	Building Permit			79,341	94,341	(68,198)				
3.1.2	City of Clarinton Developmer	-	25954 /unit	486,359	486,359	(486,359)				
3.1.3	Education Development Charges		3130 /unit	57,630	57,630	(57,630)				
3.1.4	Development Charges Region of Durham			188,147	188,147	(188,147)				
3.1.5	Additional DC from Region of Durham		4055 /unit	76,086	76,086	(76,086)				
3.1.6	DC-escalation			0		-				
3.1.7	Conservation permit			8,850		(8,850)				
3.1.8	Spetic permit		1003 /unit	18,054	29,579	(18,354)				
3.1.9	Entrance permit		0 /lot	0		-				
	City Security			0		-				
3.1.6	City Security			2,357,606	2,357,606	(2,357,606)				
3.1.6	City Security recovery			-2,357,606	-2,357,606	-				
	Utilities			34,834		-				
3.1.7	Hyro account open			1,074	1,074	(1,074)				
3.1.8	Bell Canada			33,760	33,760	(33,760)				
3.1.9	Gas connection			0	0	-				
3.1.10	Municipal Connections			0	0	-				
3.1.11	Durham Well Water Deposit			270,000	270,000	(270,000)				
3.1.11	Durham Well Water Deposit Recovery			-270,000	-270,000	-				
	Others			212,819		-				
3.1.12	Park Land Dedication			55,000	55,000	(55,000)				
3.1.13	Public Art Contribution			0		-				
3.1.14	Water Supply			0		-				
3.1.15	Sanitary Sewage			0		-				
3.1.16	City Wide Hard Development Charges - Credit for Dem			0		-				
3.1.17	City Engineering fee			77,291	80,000	(77,291)				
3.1.18	City Legal fee					-				
3.1.19	Planning Processing			0		-				
3.1.20	Cost Sharing			0		-				
3.1.22	Winter Maintenance for 2 yrs			3,528	3,528	(3,528)				
3.1.23	Street Lighting			2,000	2,000	(2,000)				
3.1.24	Boundary road contribution			75,000	75,000	(75,000)				
	Total Soft Costs-Permits &municipal charges			**1,162,119**	**1,182,504**	(3,774,786)	-			
						-				
3.2	**Consultant fees (Architect, Planning, survey)**					-				
3.2.1	Architect			557,360	557,360	(555,576)	(11,867)	(18,588)	(23,405)	
3.2.2	Structural Engineer			36,015	36,015	(30,533)				
3.2.3	Electrical & Mechanical Engineer			0		-				
3.2.4	Environmental Consultant			0		-				
3.2.5	Surveyor			18,000	53,750	(40,366)			(21,903)	
3.2.6	Civil Engineering			252,114	252,114	(241,831)		(1,351)	(1,970)	
3.2.7	Other Consultants & Disbursements(include appraisal,etc			50,000	20,000	-				
3.2.8	Audio / Video Consultant			0		-				
3.2.9	Shoring Consultant			0		-				
3.2.10	Ecologist/Geomorphologist			0		-				
3.2.11	Market Study			0		-				
3.2.12	Planning Consultant			0		-				
3.2.13	Civil Engineer			0		-				
3.2.14	Hydro Engineer			0		-				
3.2.15	Traffice consultant			0		-				
3.2.16	Landscape consultant			0	7,500	-				
3.2.17	Geotechnical study			30,000	30,000	(25,094)			(20,174)	
3.2.18	Safty study			0	2,500	-				
3.2.19	Archeological			0		-				
3.2.20	Arborist	3.2.4, 3.2.8-3.2.20 relevar		0		-				
	TOTAL CONSULTANT COSTS			**943,489**	**959,239**	(893,400)	(11,867)	(19,939)	(67,452)	
						-				
3.3-5	**ADMIN & MARKETING**					-				
3.3	**Legal, accounting & Admin**			**408,465**		(406,910)	(15,532)	(16,344)	(17,553)	

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3.3.1	Legal Fees		39,000	103,500	(35,790)	(812)	(1,624)	
3.3.2	Planning Lawyer		0		-			
3.3.3	Insurance		223,215	234,240	(248,430)	(9,220)	(9,220)	(12,253)
3.3.4	Accounting Fees		18,700	18,700	(17,200)	(500)	(500)	(500)
3.3.5	Management -General		0	0	-			
3.3.6	Management-Admin		115,000	123,393	(94,929)	(5,000)	(5,000)	(4,800)
3.3.7	Head Office Printing & courier		12,550	12,550	(10,560)			
3.4	**Tarion Fees**		**8,014**		(724,001)		-	-
3.4.1	Tarion Secuity Deposit for LC + Fees		684,339	0	(684,339)			
3.4.1	Tarion Secuity Deposit recovery		-680,000		-			
3.4.2	Registration and Renewal Fees		3,675	4,175	(4,175)	(500)		
3.4.3	Tarion Enrolment Fees		38,443	38,443	(35,986)			
3.4.3	Tarion Enrolment fee recovery		-38,443	-38,443	-			
3.5	**Deduct: Deposit Recovery (cash in)**		-114,300		-			
3.5.1	Recovery of legal fees, hydro connection, driveway p		-114,300		-			
	Total Admin & Tarion		**302,179**	**496,558**	(1,130,911)	(15,532)	(16,344)	(17,553)
					-			
4	**Development Management fee**		0		-			
5	**Sales & Marketing**		866,136	864,866	(32,515)		-	
5.1	Sales Commission		851,136	849,866	(25,000)			
5.2	Marketing & Advertising		15,000	15,000	(2,862)			
5.3	Brochures & Signage		0		(1,990)			
5.4	Model Home / Suite Furniture		0		-			
5.5	Upgrade Selection Staff		0		(2,663)			
5.6	Sales Centre Set Up		0		-			
5.7	Sales Centre Overhead and Operation Costs		0		-			
	TOTAL ADMIN & MARKETING		**1,168,315**	**1,361,424**	(1,163,426)	(15,532)	(16,344)	(17,553)
					-			
6	**Finance Cost**				-			
	Financial cost of Construction & Service Loan				-			
6.1	Financing Commitment Fee		252,200	265,000	(265,000)			
6.2	Construction Interest		1,513,200	1,700,000	(1,172,490)	(94,918)		(97,589)
6.3	LC fee		77,894	93,473	(155,789)	(31,158)	(31,158)	
6.4	Lender's legal fees		45,000	42,878	(39,278)		(1,500)	(1,000)
6.5	Lender's Other Consultants &title insurance fee		30,000	17,726	(17,726)			
6.6	Appraisal		13,835	13,835	(13,835)			
6.7	Discharge fees		3,325	3,325	-			
6.8	Misc finance charges & Admin fee		12,650	21,236	(12,689)	(375)	(750)	(714)
6.9	extension fee		88,351	88,351	(88,351)	(88,351)		
6.10	Project Monitoring		74,900	84,612	(64,342)	(7,372)	(3,686)	(3,694)
	TOTAL FINANCE COSTS		**2,111,355**	**2,330,436**	(1,919,198)	(222,174)	(37,094)	(102,997)
					-			
7	**Contingency**				-			
7.1	Hard Cost Contingency		510,820	463,777	-			
7.2	Soft Cost Contingency		130,000	130,000	-			
	CONTINGENCY		**640,820**	**593,777**	-			
					-			
	TOTAL PROJECT COSTS		**35,389,306**	**37,150,000**	**(25,773,921)**	(1,520,453)	(646,099)	(1,386,063)

*Note: The cost numbers do not include HST.

HST payable (180,188) -899,122.14

Hold back	**10% Hold back**	
Hard Co. -site servicing	191,912	
Hard Co. -Hydro Utility servicing	40,636	
Building Cost Holdback	624,980	
Appliance	31,094	
Septic	10,500	
Total Hold back	899,122	
Holdback released		
Southcret requests for Holdback release	46,594	released
Apply for release in 10th draw		
Eurowood requests for Holdback release	49,578	released
Hard Co.	191,912	released
Apply for release in 12th draw		
Southcret requests for Holdback release	52,993	released
Southcret requests for Holdback release	59,560	released
Apply for HB release in 13th draw		
V-tech HBR	13,195	released
Triland Excavating-HBR	24,787	released
Apply for HB release in 14th draw		
Colombus Roofing	19,037	
Net Holdback Retained	**441,467**	

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Building Cost

		Budget Dec 2024	Total Cost in Place	Jun-23	Jul-23	Aug-23	Sep-23	Oct-23	Nov-23	Dec-23	Jan-24	Feb-24	March-24	April-24	May-2024	June-2024	July-2024	August-2024	Sep-2024	Oct 2024	Nov 2024	Dec-24	Payables	Total 10% Hold back on relevant items	Note
1.00	**Division 1**	**2,125,236**	(1,764,865)	**(2,500)**	-	**(1,737)**	**(26,614)**	**(121,036)**	**(68,250)**	**(132,326)**	**(101,327)**	**(91,883)**	**(78,361)**	**(107,137)**	**(120,179)**	**(110,450)**	**(127,000)**	**(95,359)**	**(100,084)**	**(137,922)**	**(104,766)**	**(109,181)**	**(128,753)**		
1.01	General Requirements		(1,764,865)	(2,500)	-	(1,737)	(26,614)	(121,036)	(68,250)	(132,326)	(101,327)	(91,883)	(78,361)	(107,137)	(120,179)	(110,450)	(127,000)	(95,359)	(100,084)	(137,922)	(104,766)	(109,181)	(128,753)		
1.011	Fusioncorp GC Cost		(1,142,770)	(2,500)			(25,551)	(86,605)	(53,862)	(64,889)	(64,154)	(64,220)	(61,513)	(67,567)	(90,126)	(93,234)	(75,520)	(77,644)	(76,358)	(78,275)	(79,621)		(81,130)		
1.012	Fusioncorp-GC Trades		(456,669)				(1,063)	(21,187)	(11,075)	(59,466)	(31,182)	(25,762)	(15,787)	(38,462)	(28,978)	(17,216)	(49,035)	(17,715)	(23,726)	(59,647)	(25,145)		(31,223)	2,938	
1.013	Other Costs Paid by TrinityStar		(56,244)			(1,737)		(13,243)	(3,313)	(7,972)	(5,991)	(1,901)	(1,060)	(1,108)	(1,075)		(2,445)						(16,400)		account open with T.star, avoids 10% admin cost from Fusioncorp
2.00	**Division 2**		**(235,582)**	-	-	-	-	-	**(58,133)**	**(49,234)**	-	-	-	-	**(60,566)**	**(27,150)**	-	-	**(12,000)**	-	-	**(28,500)**	-		
2.06	Excavations & Backfill	258,462	(207,082)						(58,133)	(49,234)					(60,566)	(27,150)			(12,000)					20,708	
2.15	Landscaping	270,000	(28,500)																			(28,500)			landscap deposit, no holdback
3.00	**Division 3**		**(1,989,072)**	-	-	-	-	-	**(610,479)**	-	**(14,950)**	-	**(14,038)**	**(75,470)**	-	**(252,490)**	**(507,758)**	**(229,523)**	**(139,637)**	-	**(21,088)**	**(18,421)**	**(105,217)**		
3.01	Concrete Formwork	1,372,720	(969,238)						(465,940)		(6,300)		(14,038)	(75,470)		(252,490)	(74,075)		(80,925)					96,924	in which $46,594.02 holdback has released in the 7th draw
3.12	Concrete and Drains	1,365,492	(1,019,834)						(144,539)		(8,650)						(433,683)	(229,523)	(58,712)		(21,088)	(18,421)	(105,217)	100,203	in which $17803 is material without holdback
4.00	**Division 4**		**(910,432)**	-	-		-	-	-	-	-	-	-	-	-		**(302,244)**	**(177,640)**	**(88,570)**	**(167,934)**	-	**(174,044)**			
4.01	Masonry	2,083,602	(1,021,092)														(302,244)	(177,640)	(88,570)	(167,934)		(174,044)	(110,660)	102,109	
5.00	**Division 5**		**(363,587)**	-	-	-	-	-	**(44,333)**	-	**(54,900)**	**(33,216)**	**(56,253)**	-	-	-	-	-	**(173,855)**	-	**(1,030)**	-	-		
5.01	Structural Steel & Misc. Metals	474,886	(363,587)						(44,333)		(54,900)	(33,216)	(56,253)						(173,855)		(1,030)			18,970	$173885 is to pay materials, no holdback
5.03	Balcony railings	108,000	-																						
6.00	**Division 6**		**(2,132,888)**	-	-	-	-	**(200,000)**	**(300,000)**	-	**(207,236)**	**(538,467)**	**(175,550)**	**(81,758)**	**(5,040)**	-	**(4,400)**	-	-	**(129,093)**	**(299,531)**	-	**(191,814)**		
6.01	Kitchen Cabinets	384,039	(36,286)																				(36,286)	3,629	
6.02	Counter Tops	212,600	-																						
6.03	Rough Carpentry - Labour	1,681,442	(689,598)									(238,467)	(175,550)	(81,758)			(4,400)			(109,553)	(79,871)			68,960	
6.04	Rough Carpentry-Supply(incld truss)	1,493,712	(1,300,000)					(200,000)	(300,000)		(200,000)	(300,000)									(200,000)		(100,000)	-	No hold back, deposit for lumber material supply
6.05	Rough Carpentry-Supply (Trusses)		-																						
6.06	Finish Carpentry-Supply & Install	396,608	-																						
6.08	Int. Wood stair	118,125	(51,476)								(7,236)				(5,040)					(19,540)	(19,660)			-	No hold back, deposit for wood stair material supply
6.09	Int.Railings&Ext railings	159,469	(55,528)																				(55,528)	5,553	
7.00	**Division 7**	-	**(477,251)**	-	-	-	-	-	-	-	-	**(44,513)**	**(22,624)**	**(22,379)**	**(47,593)**	-	-	**(118,299)**	**(18,178)**	-	**(158,347)**	**(6,300)**	**(39,018)**		
7.02	Firestopping & Caulking	30,443	-																						
7.04	Roofing	593,280	(229,383)									(44,513)	(22,624)	(22,379)	(47,593)						(53,256)		(39,018)	22,938	
7.10	Stucco Finish	700,425	(247,868)															(118,299)	(18,178)		(105,091)	(6,300)		24,787	
8.00	**Division 8**		**(617,405)**	-	-	-	-	-	-	-	-	**(48,511)**	-	-	**(37,349)**	**(89,023)**	-	-	**(232,702)**	-	**(146,537)**	-	**(63,283)**		
8.01	Hollow Metal Door Frame & Hardware		-																						
8.03	Garage Doors	281,430	-																						
8.04	Aluminum Windows	1,169,753	(617,405)									(48,511)			(37,349)	(89,023)			(232,702)		(146,537)		(63,283)	53,154	$85860 is material supply without hold back. Others have holdback
9.00	**Division 9**		**(461,114)**	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	**(461,114)**		
9.01	Drywall	961,857	(270,832)																				(270,832)	27,083	
9.03	Ceramic Tile	338,069	-																						
9.08	Painting	507,375	-																						
9.09	Hardwood floor	261,143	(190,282)																				(190,282)	6,139	$128892 is material supply without holdback
10.00	**Division 10**		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-		
10.06	Washroom &Misc accessories	5,400	-																						
10.07	Mirrors	23,400	-																						
10.11	Closet shelves, rods	15,300	-																						
10.16	Fireplaces	51,244	-																						
15.00	**Division 15**		**(451,761)**	-	-	-	-	-	-	**(3,700)**	-	-	-	**(50,696)**	**(32,280)**	**(117,273)**	-	**(17,418)**	**(16,536)**	**(17,072)**	**(16,206)**	**(113,844)**	**(66,737)**	45,176	
15.01	Plumbing	444,161	(136,266)							(3,700)					(16,748)	(83,738)						(15,334)	(16,748)		
15.03	HVAC	750,468	(315,495)											(50,696)	(15,532)	(33,535)		(17,418)	(16,536)	(17,072)	(16,206)	(98,511)	(49,989)		
16.00	**Division 16**		**(232,089)**	-	-	-	-	-	-	-	-	-	-	**(28,000)**	**(19,000)**	**(24,794)**	-	-	**(25,000)**	**(24,670)**	**(40,450)**	**(40,450)**	**(29,725)**	25,709	
16.01	Electrical	793,125	(232,089)											(28,000)	(19,000)	(24,794)			(25,000)	(24,670)	(40,450)	(40,450)	(29,725)		$25000 in Sep is for material deposit without holdback
	Total Building Cost	**19,431,265**	**(9,636,045)**	**(2,500)**	-	**(1,737)**	**(26,614)**	**(321,036)**	**(1,081,195)**	**(185,260)**	**(378,413)**	**(756,590)**	**(346,826)**	**(365,440)**	**(322,007)**	**(621,180)**	**(941,402)**	**(638,239)**	**(806,562)**	**(476,690)**	**(787,955)**	**(490,740)**	**(1,085,661)**	**624,980**	

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Month & Year Jan-25

Trinitystar Development Inc.

Description					Dr	Cr
Trade Sales						0.00
Other Income- Rental						0.00
Trinity Tech Inc.						0.00
Trinty Aquila						0.00
Trinity Carina						0.00
Trinity Draco						0.00
Quest						0.00
Visa Card Payments FromTSD main account						0.00
VIsa Card Payments From TSD USD Account						0.00
Trinity Holdings						106,500.00
Abi Singam Law in Trust						0.00
Newtonville Project						0.00
CRA HST Rebate						0.00
Return from municipality						0.00
Cameron Stephens loan						0.00
Miscellaneous (Inc-Note-1)						0.00
Office/Comouter Suplies, Postage					1,769.93	
Computer Softwere/upgrades					0.00	
Advertisement, Promotions					0.00	
Insurance, Alarm					13,233.75	
Bank & Credit Charges					371.44	
Interest					41,157.54	
Mortgage Renewal Fee					0.00	
License, Membership, Govt fee					0.00	
Accounting Fee					450.00	
Professional Fees					0.00	
Rental					0.00	
Property Tax					0.00	
Equip Rent/Lease					0.00	
Management & Consulting services/Planning fee					6,250.00	
Construction contracts					0.00	
Infrastructure Development & planning fee project cost					41,706.09	
Maintenance & Repairs-general					0.00	
Salary, Wages					24,317.31	
Payroll Remittance, WSIB					9,704.11	
Sub-contracts, Commission					0.00	
Owners' Drawings, Director fee Adjust #1					0.00	
Hydro, Water					0.00	
Consumer Gas					0.00	
Phone, Pager, E-Mail, Web					331.88	
Delivery, Freight, Courier					0.00	
Mortgage Interest.					0.00	
Vehicle Expen [VE-note-5] VE-Note-5					1,302.66	
Miscellaneous (Exp-Note-2) Bad-debts, Travel, Short, Lease					0.00	
Miscellaneous (Inc-Note-1) Investment & Loan Rvd.						0.00
Miscellaneous (BS-Note-3) Income tax paid, penalty paid					0.00	
Transfer to USD						0.00
GST Payable Receivable						-6,735.39
Abi Singam Law in Trust					0.00	
Accounts Receivable -Sale					0.00	
Accounts Payable -Purchase						0.00
Accounts Payable -Other						22,069.87
Assets Loan Payable						0.00
RBC GIC Maturity						18,611.51
Owner's Advance-Dunstan						900.00
Transfer To Dunstan					6,500.00	
Newtonville Project					0.00	
TrinityStar Aquila Inc.					0.00	
Trinity Tech Inc.					0.00	
Quest					0.00	
Trinity star main account					0.00	
Trinity star Investment bank					0.00	
Trinity star Visa					500.00	
Trinity star Business investor account					0.00	
Trinity Star Holding Inc					32,000.00	
Deposit Reimbursement					0.00	
Trustin Accounting company					0.00	
Mortgage PMT.					0.00	
ANBROS FINANCIAL CORP					0.00	
Cameron Stephon's Interest & charges					0.00	
Folgler Rubinoff LLP					0.00	
Lumber INC. advance Deposit					0.00	
Loan RePaid					0.00	
Assets A/C					0.00	
Bank A/C	-38,248.72	0.00	0.00	0.00	-38,248.72	
Cash A/C					0.00	
Total				Total	141,345.99	141,345.99
				Difference	0.00	
				Net Income	-140,594.71	

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ROYAL BANK OF CANADA
P.O. BOX 4047 TERMINAL A
TORONTO ON M5W 1L5

Business Account Statement

RBBDA30000_3455799 E D 06032 00467
TRINITYSTAR DEVELOPMENTS INC.
502-155 REXDALE BLVD.
TORONTO ON M9W 5Z8

December 24, 2024 to January 24, 2025

Account number: 06032 110-810-9

How to reach us:
Please contact your RBC Banking representative or call
1-800-Royal®2-0
(1-800-769-2520)
www.rbcroyalbank.com/business

Account Summary for this Period

RBC Flex Choice Business™ account package

Royal Bank of Canada
260 EAST BEAVER CREEK RD, RICHMOND HILL, ON L4B 3M3

Opening balance on December 24, 2024	$31,532.55
Total deposits & credits (15)	+ 169,608.09
Total cheques & debits (51)	- 198,960.13
Closing balance on January 24, 2025	**= $2,180.51**

Account Activity Details

Date	Description	Cheques & Debits ($)	Deposits & Credits ($)	Balance ($)
	Opening balance			**31,532.55**
27 Dec	Auto Payment FORD CREDIT CA	490.67		
	Cheque - 164	1,220.03		
	Cheque - 166	1,220.03		28,601.82
30 Dec	Account transfer TRINITYHOLDINGS		1,500.00	30,101.82
	Cheque - 161	758.81		
	Cheque - 165	1,004.21		28,338.80
31 Dec	Cheque - 170	333.33		
	Cheque - 182	333.33		
	Cheque - 194	666.66		
	Cheque - 118	833.33		
	Cheque - 124	833.33		25,338.82
02 Jan	Online transfer sent - 3268 DUNSTAN PETER	2,000.00		

Docusign Envelope ID: BF1CA189-E319-4910-815E-FC3C9F332D09

Account Activity Details - continued

Date	Description	Cheques & Debits ($)	Deposits & Credits ($)	Balance ($)
02 Jan	Misc Payment PAY-FILE FEES	2.00		
	Cheque - 61	2,333.33		21,003.49
	Monthly fee	7.00		
	Regular transaction fee 45 Drs @ 1.25 2 Crs @ 1.25	58.75		
	Electronic transaction fee 19 Drs @ 0.75 11 Crs @ 0.75	22.50		
	ATM cash deposited fee $3000 CD @2.25M	6.75		
	In branch cash deposited fee $7500 CD @2.50M	18.75		20,889.74
03 Jan	Account transfer TRINITYHOLDINGS		8,500.00	
	e-Transfer sent Gajan	1,000.00		
	INTERAC e-Transfer fee	1.50		28,388.24
	Account transfer ACTR5500302128	8,500.00		19,888.24
06 Jan	e-Transfer sent Chamila	2,000.00		
	INTERAC e-Transfer fee	1.50		17,886.74
	BR TO BR - 6342		526.43	
	Account transfer ACTR5500601689	3,000.00		
	Account transfer ACTR5500605719	7,500.00		
	Online Banking payment - 7973 VISA TD BANK	500.00		
	Online transfer sent - 2584 Dunstan Peter	3,500.00		
	Cheque - 209	526.43		3,386.74
07 Jan	Cheque - 206	30,891.48		-27,504.74
08 Jan	Funds transfer credit TT RBC243628027		41,070.15	
	Account transfer TRINITYHOLDINGS		2,000.00	
	Account transfer TRINITYHOLDINGS		10,000.00	
	Account transfer TRINITYHOLDINGS		35,000.00	
	e-Transfer sent GLYNN GROUP INC	8,330.36		
	INTERAC e-Transfer fee	1.50		52,233.55
	Cheque - 208	2,333.33		
	Cheque - 210	2,938.64		46,961.58
09 Jan	Account transfer TRINITYHOLDINGS		10,000.00	
	e-Transfer sent Castlegatefinancial	2,333.33		
	INTERAC e-Transfer fee	1.50		54,626.75
	Auto Payment FORD CREDIT CA	490.67		
	Cheque - 168	3,531.25		
	Cheque - 215	41,137.65		9,467.18
10 Jan	Interest CSMC INT ‹DEFTPYMT›	31,157.57		

Docusign Envelope ID: BF1CA189-E319-4910-815E-FC3C9F332D09

ROYAL BANK OF CANADA
P.O. BOX 4047 TERMINAL A
TORONTO ON M5W 1L5

Business Account Statement

December 24, 2024 to January 24, 2025
Account number: 06032 110-810-9

Account Activity Details - continued

Date	Description	Cheques & Debits ($)	Deposits & Credits ($)	Balance ($)
10 Jan	Cheque - 14	508.50		
	Cheque - 214	1,526.86		-23,725.75
13 Jan	Account transfer TRINITYHOLDINGS		25,000.00	1,274.25
	Cheque - 211	1,762.09		-487.84
14 Jan	Account transfer TRINITYHOLDINGS		500.00	
	e-Transfer cancel		2,000.00	2,012.16
15 Jan	Business PAD FEDERATED	2,414.41		-402.25
16 Jan	ATM deposit - TM630016 B001		900.00	497.75
	Business PAD FEDERATED	10,819.34		-10,321.59
17 Jan	Account transfer TRINITYHOLDINGS		11,000.00	678.41
	Cheque - 169	3,531.25		
	Overdraft interest @ RBP+05.00%P.A	31.02		-2,883.86
20 Jan	Account transfer TRINITYHOLDINGS		3,000.00	116.14
	Telephone Bill Pmt TNEXT COMMUNICA	1,490.59		
	Cheque - 216	1,520.88		-2,895.33
23 Jan	Auto Payment FORD CREDIT CA	490.67		-3,386.00
24 Jan	GIC interest		18,611.51	
	Account transfer ACTR5502403425	13,000.00		
	Overdraft handling fee 9 @ $ 5.00	45.00		2,180.51
	Closing balance			**2,180.51**

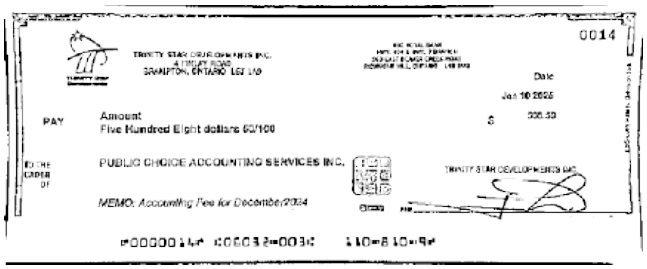
Account Fees: $164.75

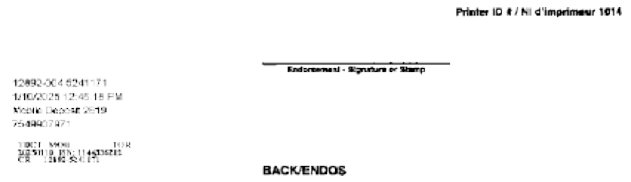
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Business Account Statement

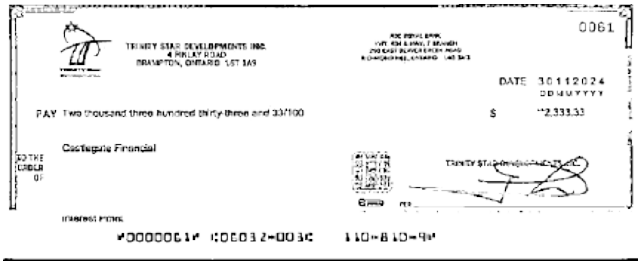
December 24, 2024 to January 24, 2025
Account number: 06032 110-810-9

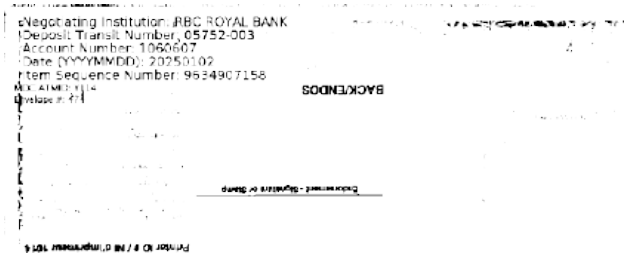
Serial #: 14 Amount: $508.50



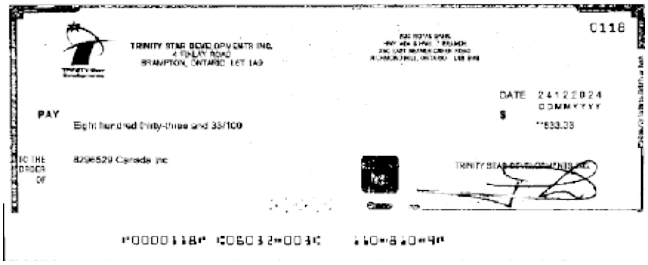


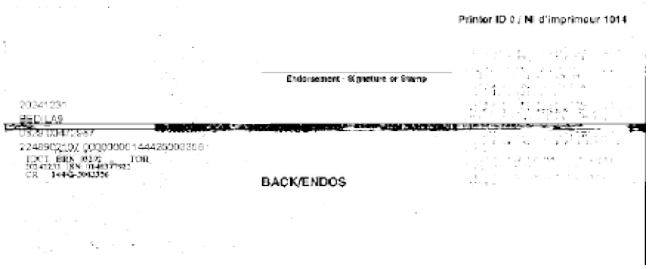
Serial #: 61 Amount: $2,333.33



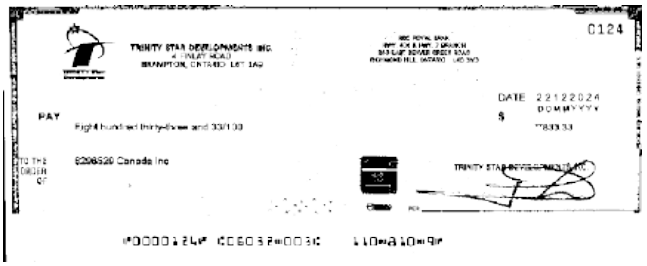


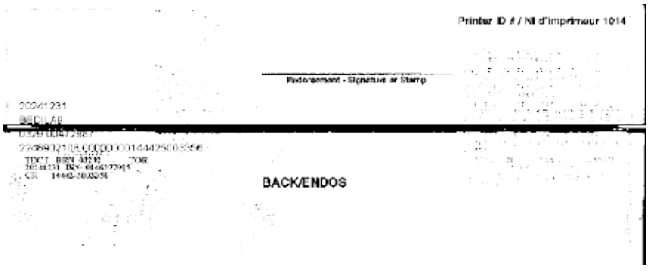
Serial #: 118 Amount: $833.33





Serial #: 124 Amount: $833.33





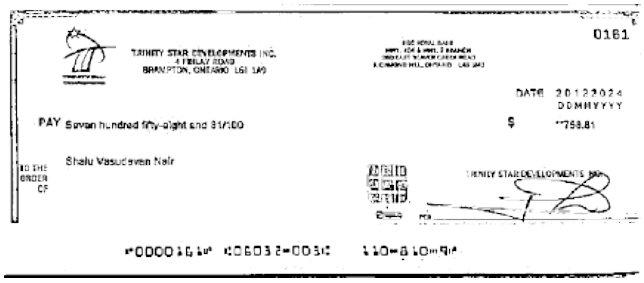
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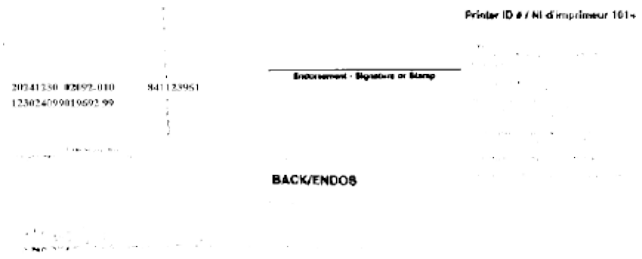
ROYAL BANK OF CANADA
P.O. BOX 4047 TERMINAL A
TORONTO ON M5W 1L5

Business Account Statement

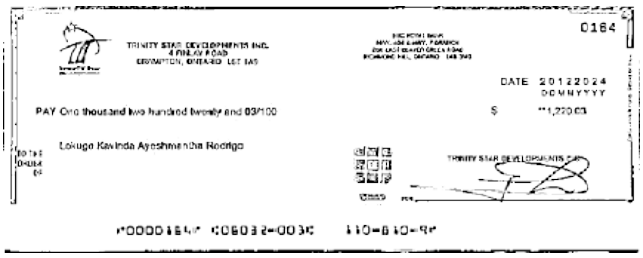
December 24, 2024 to January 24, 2025
Account number: 06032 110-810-9

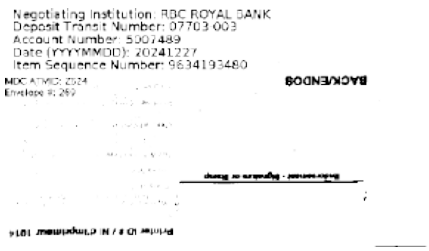
Serial #: 161 **Amount: $758.81**



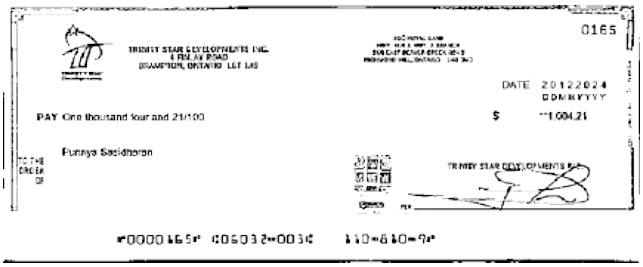


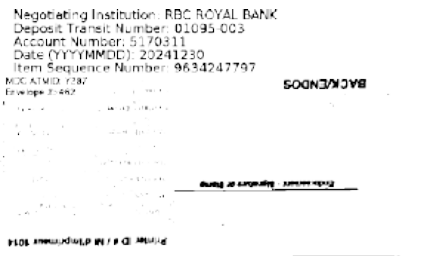
Serial #: 164 **Amount: $1,220.03**



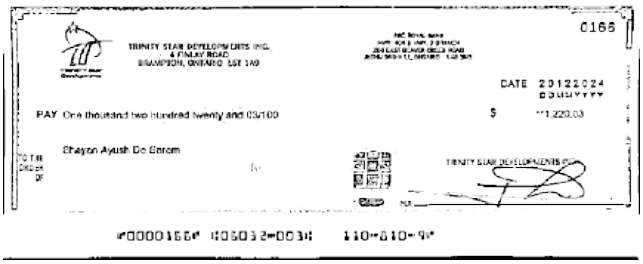


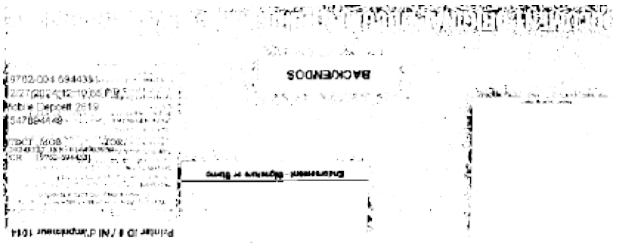
Serial #: 165 **Amount: $1,004.21**





Serial #: 166 **Amount: $1,220.03**



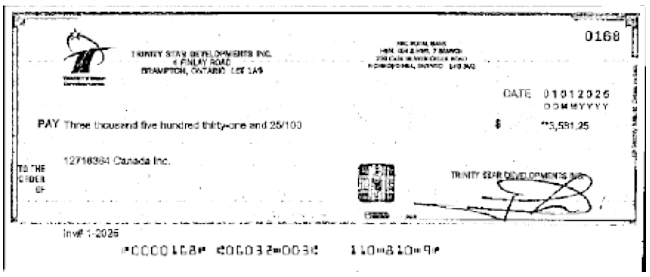


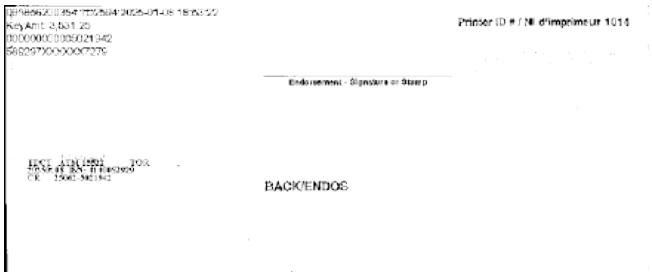
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Business Account Statement

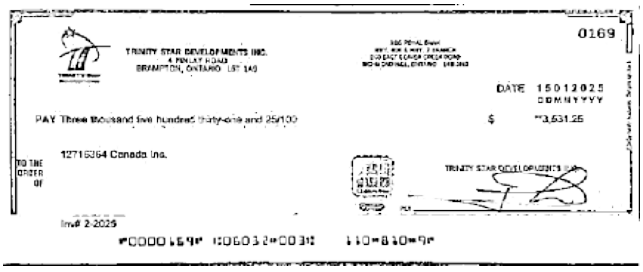
December 24, 2024 to January 24, 2025
Account number: 06032 110-810-9

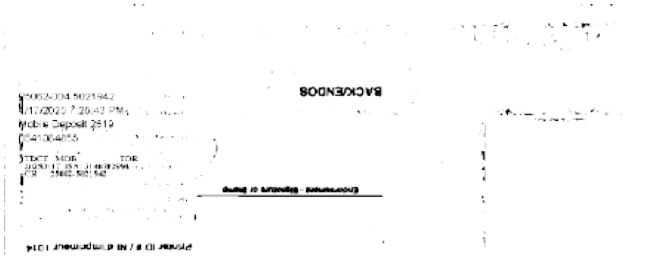
Serial #: 168 **Amount: $3,531.25**



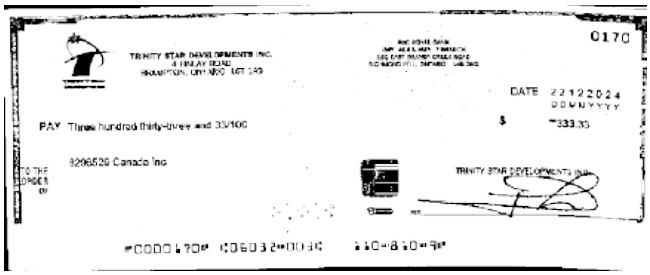


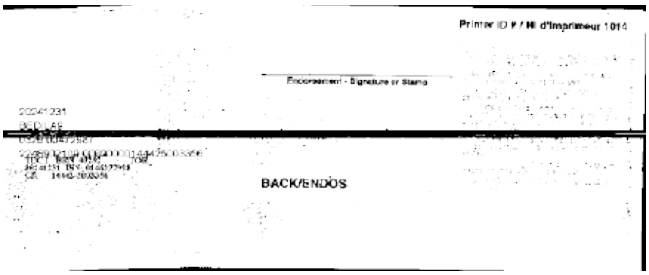
Serial #: 169 **Amount: $3,531.25**



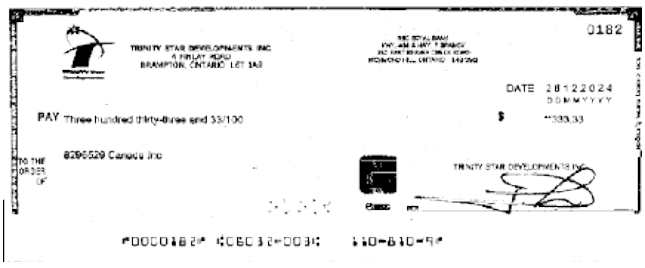


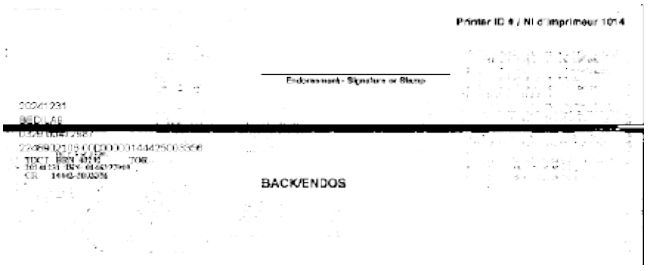
Serial #: 170 **Amount: $333.33**





Serial #: 182 **Amount: $333.33**





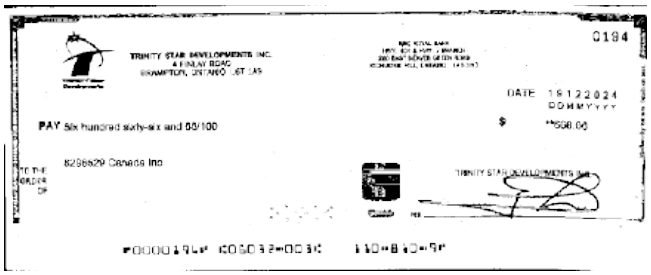
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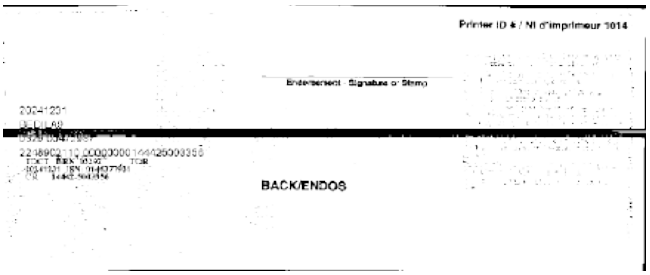
ROYAL BANK OF CANADA
P.O. BOX 4047 TERMINAL A
TORONTO ON M5W 1L5

Business Account Statement

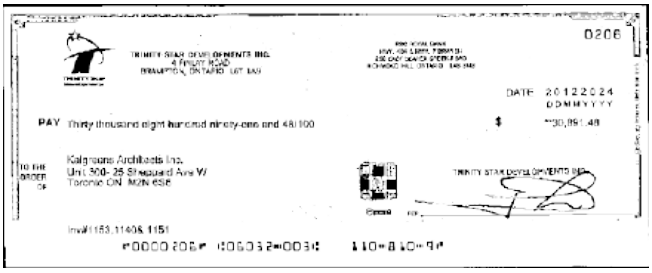
December 24, 2024 to January 24, 2025
Account number: 06032 110-810-9

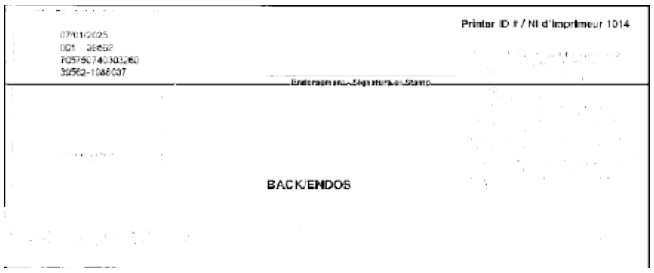
Serial #: 194 **Amount: $666.66**



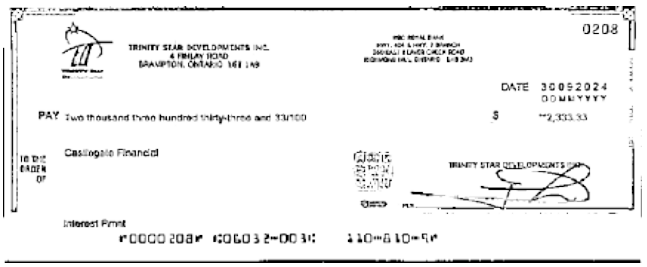


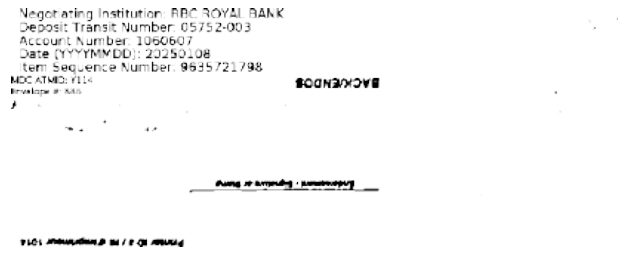
Serial #: 206 **Amount: $30,891.48**



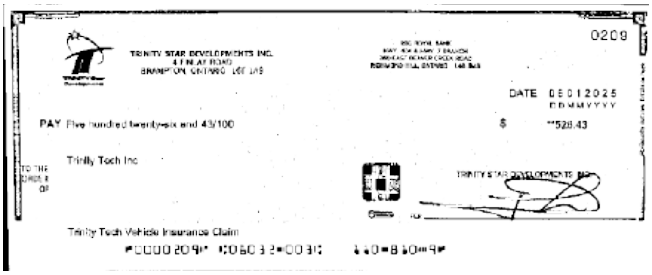


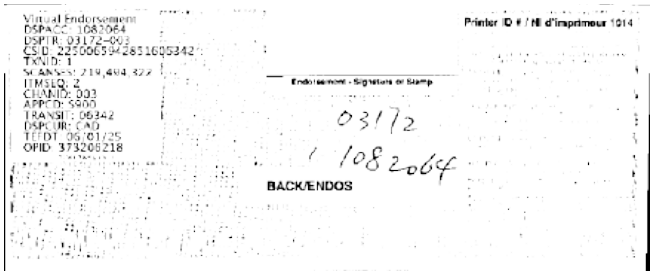
Serial #: 208 **Amount: $2,333.33**





Serial #: 209 **Amount: $526.43**



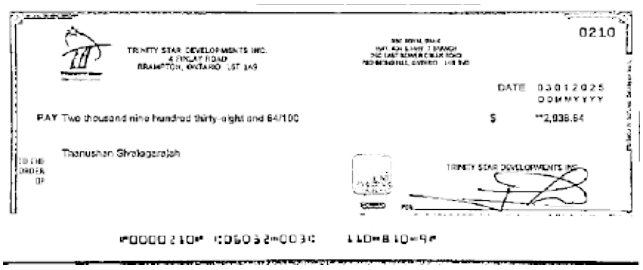


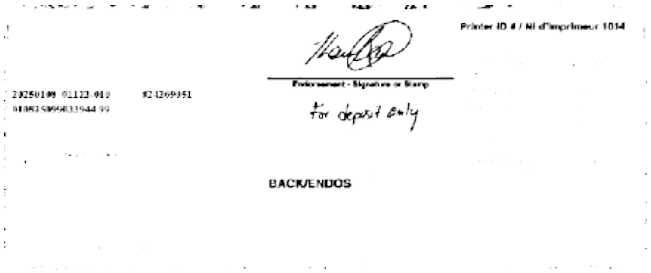
Docusign Envelope ID: BF1CA189-E319-4910-815E-FC3C9F332D09

Business Account Statement

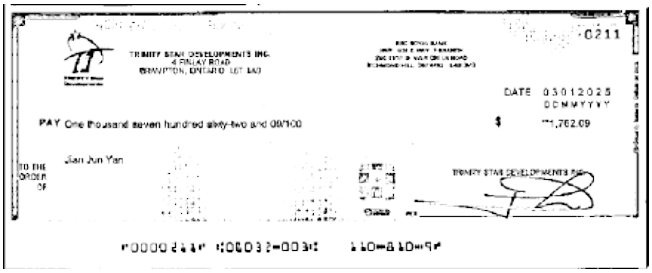
December 24, 2024 to January 24, 2025
Account number: 06032 110-810-9

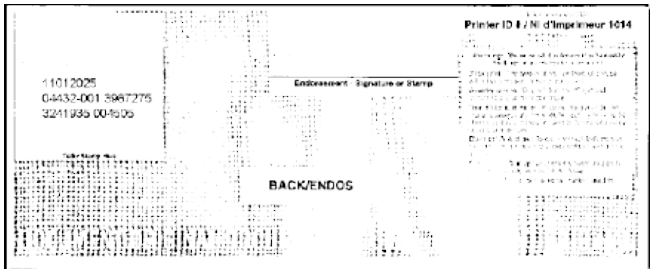
Serial #: 210 **Amount: $2,938.64**



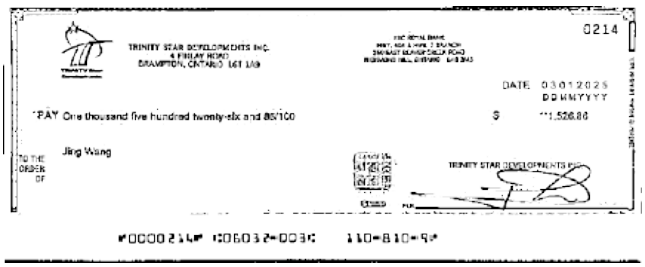


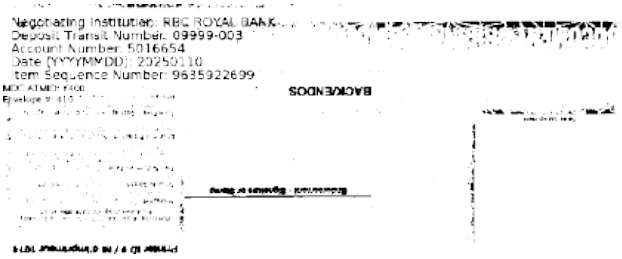
Serial #: 211 **Amount: $1,762.09**



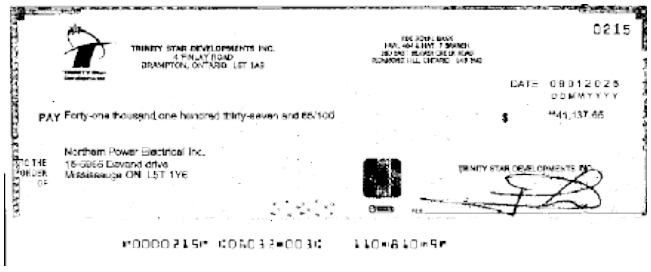


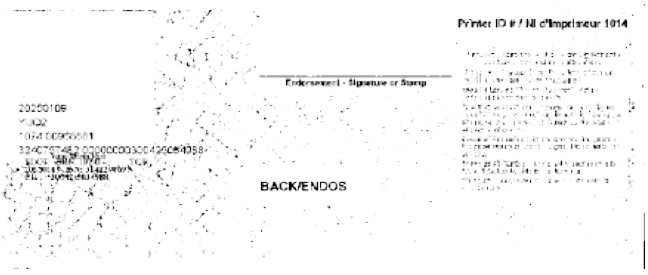
Serial #: 214 **Amount: $1,526.86**





Serial #: 215 **Amount: $41,137.65**





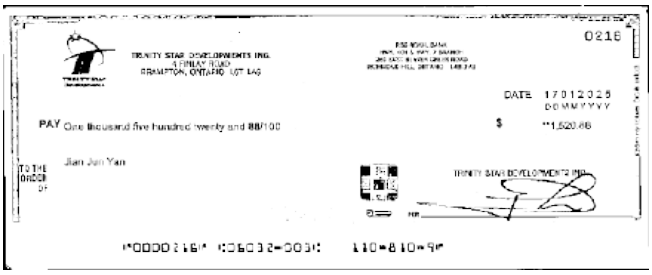
Docusign Envelope ID: BF1CA189-E319-4910-815E-FC3C9F332D09

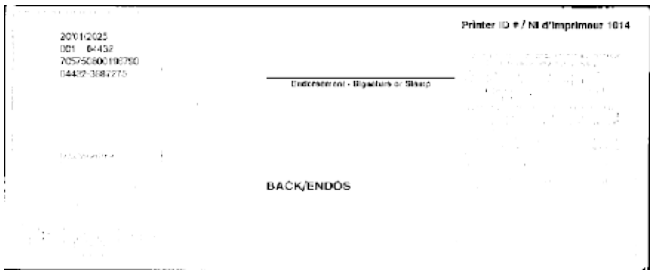
ROYAL BANK OF CANADA
P.O. BOX 4047 TERMINAL A
TORONTO ON M5W 1L5

Business Account Statement

December 24, 2024 to January 24, 2025
Account number: 06032 110-810-9

Serial #: 216 **Amount: $1,520.88**





Docusign Envelope ID: BF1CA189-E319-4910-815E-FC3C9F332D09

FORM 5
DECLARATION OF LAST SUPPLY UNDER SUBSECTION 31 (5) OF THE ACT

Construction Lien Act

Colombus Roofing & Aluminum Ltd
(name of supplier)

a supplier of services or materials to an improvement being made to:

Fusion Corp Developments Inc. (Skybird) 2066 Ave Road 2nd Floor M5M Toronto 4A6
(address of premises)

declares that:

1. The following services or materials were supplied: Shingles, Ice & Water Sheild membrane IKO Cambridge, metal flashings, flat roof, 3.2 base sheet, 250 Capsheet, Skylight
(description of services or materials)

2. These services or materials were supplied under a contract (or subcontract) with Fusion Corp Developments Inc.
(name of payer)
dated the 13th day of Feb , 2024 .

3. The last supply of services or materials made by the supplier to the improvement under contract (or subcontract) was made on Jan 10 / 2025 .
(date of last supply)

4. No further services or materials will be supplied under the contract (or subcontract).

Declared before me at the CITY
of MISSISSAUGA in the REGION OF PEEL
of PEEL

X
(supplier)

on the 13th day of JANUARY , 20 25

A Commissioner, etc.

John P. Mullen
Barrister & Solicitor
106-218 Export Blvd.
Mississauga, ON L5S 0A7
Tel: (905) 501-8778
Email: john@jmullenlaw.ca

Docusign Envelope ID: BF1CA189-E319-4910-815E-FC3C9F332D09

Statutory Declaration
of Progress Payment Distribution by Contractor

Standard Construction Document

CCDC 9A - 2001

To be made by the Contractor prior to payment when required as a condition for either:

- ☐ second and subsequent progress payments; or
- ☑ release of holdback.

The last application for progress payment for which the Declarant has received payment is No. 8533,859/869 dated the _____ day of _____, in the year 2024.

Identification of Contract

Name of Contract (Location and description of the Work as it appears in the Contract Documents)

Fusion corp Developments Inc.
Project - Skybird Estate Homes
2066 Ave. Road 2nd Floor Toronto, ON M5M 4A6

Date of Contract: 13th (Day) Feb (Month) 2024 (Year)

Name of Owner: Fusion Corp Developments Inc.

Name of Contractor: Colombus Roofing & Aluminum Ltd.

Identification of Declarant

Name of Declarant: Hugo. Correa Jr

Position or Title (of office held with Contractor): President

Declaration

I solemnly declare that, as of the date of this declaration, I am an authorized signing officer, partner or sole proprietor of the Contractor named in the Contract identified above, and as such have authority to bind the Contractor, and have personal knowledge of the fact that all accounts for labour, subcontracts, products, services, and construction machinery and equipment which have been incurred directly by the Contractor in the performance of the work as required by the Contract, and for which the Owner might in any way be held responsible, have been paid in full as required by the Contract up to and including the latest progress payment received, as identified above, except for:

1) holdback monies properly retained,
2) payments deferred by agreement, or
3) amounts withheld by reason of legitimate dispute which have been identified to the party or parties, from whom payment has been withheld.

I make this solemn declaration conscientiously believing it to be true, and knowing that it is of the same force and effect as if made under oath.

Declared before me in Mississauga, ONTARIO this 13th day of January, in the year 2024.

x _____
Signature of Declarant

_____
(A Commissioner for Oaths, Notary Public, Justice of the Peace, Barrister & Solicitor)

John P. Mullen

The making of a false or fraudulent declaration is a contravention of the Criminal Code of Canada, and could carry, upon conviction, penalties including fines or imprisonment.

This agreement is protected by copyright and is intended by the parties to be an unaltered version of CCDC 9 – 2018 except to the extent that any alterations, additions or modifications are set forth in supplementary conditions.

CCDC 9 2018

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Canadian Construction Documents Committee

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wsib ONTARIO

Your clearance(s) / Vos certificats de décharge

We confirm that the business(es) listed below are active and in good standing with us.
Nous confirmons que la ou les entreprises énumérées ci-dessous sont actives et que leurs comptes sont en règle.

Contractor legal or trade name / Raison sociale ou appellation commerciale de l'entrepreneur	Contractor address / Adresse de l'entrepreneur	Contractor NAICS Code and Code Description / Code du SCIAN de l'entrepreneur et description	Clearance certificate number / Numéro du certificat de décharge	Validity period (dd-mmm-yyyy) / Période de validité (jj-mmm-aaaa)
COLOMBUS ROOFING & ALUMINUM LTD.	1375 AIMCO BLVD UNIT 5A, MISSISSAUGA, ON, L4W1B5, CA	238160: Roofing contractors 238170: Siding contractors	A0000J8AZT	20-Nov-2024 to 19-Feb-2025

Under Section 141 of the *Workplace Safety and Insurance Act*, the WSIB waives our right to hold the principal (the business that has entered into a contractual agreement with the contractor/subcontractor) liable for any unpaid premiums and other amounts the contractor may owe us for the validity period specified.
Aux termes de l'article 141 de la *Loi sur la sécurité professionnelle et l'assurance contre les accidents du travail*, la WSIB renonce à son droit de tenir l'entrepreneur principal (l'entreprise qui a conclu une entente contractuelle avec l'entrepreneur ou le sous-traitant) responsable de toute prime impayée et autre montant que l'entrepreneur pourrait lui devoir pour la période de validité indiquée.

WSIB Head Office: 200 Front Street West
Toronto, Ontario, Canada M5V 3J1

Siège social : 200, rue Front Ouest
Toronto (Ontario) Canada M5V 3J1

1-800-387-0750 | TTY/ATS 1-800-387-0050
employeraccounts@wsib.on.ca | wsib.ca

Docusign Envelope ID: BF1CA189-E319-4910-815E-FC3C9F332D09

APPENDIX E

Sales Summary

Docusign Envelope ID: BF1CA189-E319-4910-815E-FC3C9F332D09

2773024 ONTARIO LTD
19 SINGLE FAMILY LOTS, - CLARINGTON, ONTARIO

SUMMARY OF PURCHASE & SALE AGREEMENTS

PROGRESS REPORT NO. 14 - FEBRUARY 2025

Unit Number	Model Type	APS Received	Mortgage App	Mortgage Amount		Front Foot	Status	Purchaser Name	Signing Date	Outside Occupancy Date	Purchaser Termination Date	Saleable Area S.F.	Sold	Not Sold	Sold Area S.F.	Not Sold Area S.F.	Unsold Units A	Sold Units B	Lot Premium C	Total Revenue D	HST E	Total Net Revenue F (D + E)	Deposits Received	Deposits Contracted	Deposits to be Received	Deposits Used
1	Single - C2	1	0	$ -		134.0	Reserved	Lionel Abeyrathne Samayawardhena	11-Jan-24		3-Jun-26	4,042	1	-	4,042	-	$ -	$ 2,500,000	$ -	$ 2,500,000	$ (266,372)	$ 2,233,628	$ 375,000	$ 375,000	$ -	$ -
2	Single - B1	1	1	$ 1,050,000	Broker - Leo Financial	115.0	Reserved	Shanmuganathan Kumarasooriyar and Abiramie	13-Jan-23		29-May-25	3,996	1	-	3,996	-	$ -	$ 1,400,000	$ -	$ 1,400,000	$ (139,823)	$ 1,260,177	$ 70,000	$ 210,000	$ 140,000	$ -
3	Single - A3	1	1	$ 2,160,000	TD	203.0	Reserved	Jegatheeswaran Thiruchelvam	7-Dec-22		29-May-25	3,961	1	-	3,961	-	$ -	$ 2,700,000	$ -	$ 2,700,000	$ (289,381)	$ 2,410,619	$ 335,000	$ 405,000	$ 70,000	$ -
4	Single - C1	1	1	$ 2,080,000	TD	413.0	Reserved	Namagal Sivayoganathan	7-Dec-22		29-May-25	4,001	1	-	4,001	-	$ -	$ 2,600,000	$ -	$ 2,600,000	$ (277,876)	$ 2,322,124	$ 310,000	$ 390,000	$ 80,000	$ -
5	Single - A1	1	1	$ 1,720,000	Broker - Tangarine	218.0	Reserved	THAVARAJ THURAIRAJAH	14-Oct-22		29-May-25	4,013	1	-	4,013	-		$ 2,150,000	$ -	$ 2,150,000	$ (226,106)	$ 1,923,894	$ 325,000	$ 325,000	$ -	$ -
6	Single	1	1	$ 2,800,000	Broker - Tangarine	204.0	Conditional	DUNSTAN PETER	12-Oct-22		23-Nov-26	5,487	1	-	5,487	-	$ -	$ 3,500,000	$ -	$ 3,500,000	$ (381,416)	$ 3,118,584	$ 455,000	$ 455,000	$ -	$ -
7	Single					191.0	Reserved	No APS PROVIDED				5,000	-	1	-	5,000	$ 3,800,000	$ -	$ -	$ 3,800,000	$ (415,929)	$ 3,384,071	$ -	$ -	$ -	$ -
8	Single - D1	1	1	$ 1,450,000	Broker - Mortgage Archi	103.0	Reserved	SIVASUBRAIMANIAM WIGNARAJAH	13-Oct-22		29-May-25	4,009	1	-	4,009	-	$ -	$ 2,850,000	$ -	$ 2,850,000	$ (306,637)	$ 2,543,363	$ 292,500	$ 342,500	$ 50,000	$ -
9	Single - B1	1	1	$ 2,212,000	Broker - Tangarine	82.0	Reserved	12065452 CANADA INC.	12-Oct-22		29-May-25	4,004	1	-	4,004	-	$ -	$ 2,765,000	$ -	$ 2,765,000	$ (296,858)	$ 2,468,142	$ 275,000	$ 414,000	$ 139,000	$ -
10	Single - C1	1	1	$ 2,196,000	Broker - Tangarine	130.0	Reserved	Giritharan Gunaratnam & Archchanan Tharmaseel	5-Nov-22		29-May-25	4,001	1	-	4,001	-	$ -	$ 2,745,000	$ -	$ 2,745,000	$ (294,558)	$ 2,450,442	$ 240,000	$ 411,750	$ 171,750	$ -
11	Single - B1	1	1	$ 1,827,000	Broker - Leo Financial	230.0	Reserved	Ashok Sood	30-Dec-22		29-May-25	4,001	1	-	4,001	-	$ -	$ 2,436,000	$ -	$ 2,436,000	$ (259,009)	$ 2,176,991	$ 191,000	$ 381,875	$ 190,875	$ -
12	Single - A1	1	1	$ 2,080,000	Broker - Home Trust	256.0	Reserved	MANOJH SUBENTHIRAN	17-Oct-22		23-Nov-26	4,014	1	-	4,014	-	$ -	$ 2,600,000	$ -	$ 2,600,000	$ (277,876)	$ 2,322,124	$ 340,000	$ 340,000	$ -	$ -
13	Single - D1	1	1	$ 1,764,000	Broker - Mortgage Alliar	155.0	Reserved	Jerome Peters	15-Oct-22		23-Nov-26	3,987	1	-	3,987	-	$ -	$ 2,520,000	$ -	$ 2,520,000	$ (268,673)	$ 2,251,327	$ 315,000	$ 378,000	$ 63,000	$ -
14	Single					213.0	Hold	Not for Sale				0	-	1	-	0	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
15	Single - B3	1	1	$ 1,805,250	Broker - Mortgage Alliar	147.0	Reserved	Jegathees Veeranalliah and Velautham Sukanthy	10-Dec		29-May-25	4,004	1	-	4,004	-	$ -	$ 2,407,000	$ -	$ 2,407,000	$ (255,673)	$ 2,151,327	$ 189,000	$ 378,000	$ 189,000	$ -
16	Single - A1	1	1	$ 1,890,000	Broker - Mortgage Alliar	164.0	Reserved	HARIHARAN NADARAJAH	14-Oct		29-May-25	4,119	1	-	4,119	-	$ -	$ 2,700,000	$ -	$ 2,700,000	$ (289,381)	$ 2,410,619	$ 405,000	$ 405,000	$ -	$ -
17	Single - B3	1	1	$ 2,120,000	Broker - Tangarine	197.0	Reserved	Thabakaran Kunaratnam	27-Dec		29-May-25	4,004	1	-	4,004	-	$ -	$ 2,650,000	$ -	$ 2,650,000	$ (283,628)	$ 2,366,372	$ 344,500	$ 344,500	$ -	$ -
18	Single - D1	1	1	$ 2,120,000	Broker - Tangarine	218.0	Reserved	Thanushan Sivalogarajah	30-Oct-22		29-May-25	3,982	1	-	3,982	-	$ -	$ 2,650,000	$ -	$ 2,650,000	$ (283,628)	$ 2,366,372	$ 344,500	$ 344,500	$ -	$ -
19	Single - A2	1	1	$ 1,822,500	Broker - Mortgage Alliar	208.0	Reserved	BRENDA MENAKA POORAJAH	20-Oct-22		29-May-25	3,961	1	-	3,961	-	$ -	$ 2,430,000	$ -	$ 2,430,000	$ (258,319)	$ 2,171,681	$ 364,500	$ 364,500	$ -	$ -
Totals	**Single - A2**	**17**	**16**	**$ 31,096,750**		**3,581**						**74,588**	**17**	**2**	**69,588**	**5,000**	**$ 3,800,000**	**$ 43,603,000**	**$ -**	**$ 47,403,000**	**$ (5,071,142)**	**$ 42,331,858**	**$ 5,171,000**	**$ 6,264,625**	**$ 1,093,625**	**$ -**
Check												74,588					$ 3,800,000	$ 43,603,000	$ -	$ 47,403,000	$ (5,071,142)	$ 42,331,858	$ -			
																							83%			

Borrower's Sheet (June 30, 2024)	**5,171,000**
Adjusted Total	**5,171,000**
Check	5,171,000
	-

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APPENDIX F

WSIB Certificates & Statutory Declarations

Docusign Envelope ID: BF1CA189-E319-4910-815E-FC3C9F332D09

Statutory Declaration
of Progress Payment Distribution by Contractor

Standard Construction Document

CCDC 9A - 2001

To be made by the Contractor **prior to payment** when required as a condition for either:

- [x] second and subsequent progress payments; or
- [ ] release of holdback.

The last application for progress payment for which the Declarant has received payment is No. 63,64,66,67 and 68 dated the 31ST day of DECEMBER, in the year 2024.

Identification of Contract

Name of Contract (Location and description of the Work as it appears in the Contract Documents)

Construction Management for Skybirds Estate Homes, Newtonville, Clarington, ON

Date of Contract: 23 (Day) February (Month) 2023 (Year)

Name of Owner	Name of Contractor
TRINITY STAR DEVELOPMENT INC.	Fusioncorp Developments Inc.

Identification of Declarant

Name of Declarant	Position or Title (of office held with Contractor)
Nick Ainis	Owner

Declaration

I solemnly declare that, as of the date of this declaration, I am an authorized signing officer, partner or sole proprietor of the Contractor named in the Contract identified above, and as such have authority to bind the Contractor, and have personal knowledge of the fact that all accounts for labour, subcontracts, products, services, and construction machinery and equipment which have been incurred directly by the Contractor in the performance of the work as required by the Contract, and for which the Owner might in any way be held responsible, have been paid in full as required by the Contract up to and including the latest progress payment received, as identified above, except for:

1) holdback monies properly retained,
2) payments deferred by agreement, or
3) amounts withheld by reason of legitimate dispute which have been identified to the party or parties, from whom payment has been withheld.

I make this solemn declaration conscientiously believing it to be true, and knowing that it is of the same force and effect as if made under oath.

Declared before me in Toronto (City/Town and Province) this 1 Province of Ontario RUARY, in the year 2024.

Anna Stefan, a Commissioner, etc.,
for Fusioncorp Developments Inc.
Expires July 26, 2025

Signature of Declarant

(A Commissioner for Oaths, Notary Public, Justice of the Peace, etc.)

The making of a false or fraudulent declaration is a contravention of the Criminal Code of Canada, and could carry, upon conviction, penalties including fines or imprisonment.

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CCDC 9 2018

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Statutory Declaration

of Progress Payment Distribution by Contractor

Standard Construction Document

CCDC 9A - 2001

To be made by the Contractor **prior to payment** when required as a condition for either:

- [x] second and subsequent progress payments; or
- [ ] release of holdback.

The last application for progress payment for which the Declarant has received payment is No. 65 PARTIAL dated the 31ST day of DECEMBER, in the year 2024.

Identification of Contract

Name of Contract (Location and description of the Work as it appears in the Contract Documents)

Construction Management for Skybirds Estate Homes, Newtonville, Clarington, ON

Date of Contract: 23 (Day) February (Month) 2023 (Year)

Name of Owner	Name of Contractor
TRINITY STAR DEVELOPMENT INC.	Fusioncorp Developments Inc.

Identification of Declarant

Name of Declarant	Position or Title (of office held with Contractor)
Nick Ainis	Owner

Declaration

I solemnly declare that, as of the date of this declaration, I am an authorized signing officer, partner or sole proprietor of the Contractor named in the Contract identified above, and as such have authority to bind the Contractor, and have personal knowledge of the fact that all accounts for labour, subcontracts, products, services, and construction machinery and equipment which have been incurred directly by the Contractor in the performance of the work as required by the Contract, and for which the Owner might in any way be held responsible, have been paid in full as required by the Contract up to and including the latest progress payment received, as identified above, except for:

1) holdback monies properly retained,
2) payments deferred by agreement, or
3) amounts withheld by reason of legitimate dispute which have been identified to the party or parties, from whom payment has been withheld.

I make this solemn declaration conscientiously believing it to be true, and knowing that it is of the same force and effect as if made under oath.

Anna Stefan, a Commissioner, etc.,
Province of Ontario,
for Fusioncorp Developments Inc.
Expires July 26, 2025

Declared before me in Toronto (City/Town and Province) this 12 day of FEBRUARY, in the year 2024.

Signature of Declarant

(A Commissioner for Oaths, Notary Public, Justice of the Peace, etc.)

The making of a false or fraudulent declaration is a contravention of the Criminal Code of Canada, and could carry, upon conviction, penalties including fines or imprisonment.

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Statutory Declaration
of Progress Payment Distribution by Contractor

Standard Construction Document

CCDC 9A - 2001

To be made by the Contractor **prior to payment** when required as a condition for either:

- [x] second and subsequent progress payments; or
- [ ] release of holdback.

The last application for progress payment for which the Declarant has received payment is No. 60 and 61 dated the 30 day of November, in the year 2024.

Identification of Contract

Name of Contract (Location and description of the Work as it appears in the Contract Documents)

Construction Management for Skybirds Estate Homes, Newtonville, Clarington, ON

Date of Contract: 23 (Day) February (Month) 2023 (Year)

Name of Owner	Name of Contractor
TRINITY STAR DEVELOPMENT INC.	Fusioncorp Developments Inc.

Identification of Declarant

Name of Declarant	Position or Title (of office held with Contractor)
Nick Ainis	Owner

Declaration

I solemnly declare that, as of the date of this declaration, I am an authorized signing officer, partner or sole proprietor of the Contractor named in the Contract identified above, and as such have authority to bind the Contractor, and have personal knowledge of the fact that all accounts for labour, subcontracts, products, services, and construction machinery and equipment which have been incurred directly by the Contractor in the performance of the work as required by the Contract, and for which the Owner might in any way be held responsible, have been paid in full as required by the Contract up to and including the latest progress payment received, as identified above, except for:

1) holdback monies properly retained,
2) payments deferred by agreement, or
3) amounts withheld by reason of legitimate dispute which have been identified to the party or parties, from whom payment has been withheld.

I make this solemn declaration conscientiously believing it to be true, and knowing that it is of the same force and effect as if made under oath.

Anna Stefan, a Commissioner, etc., Province of Ontario, for Fusioncorp Developments Inc. Expires July 26, 2025

Declared before me in Toronto (City/Town and Province) this 20 day of December, in the year 2024.

Signature of Declarant

(A Commissioner for Oaths, Notary Public, Justice of the Peace, etc.)

The making of a false or fraudulent declaration is a contravention of the Criminal Code of Canada, and could carry, upon conviction, penalties including fines or imprisonment.

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Your clearance(s) / Vos certificats de décharge

We confirm that the business(es) listed below are active and in good standing with us.
Nous confirmons que la ou les entreprises énumérées ci-dessous sont actives et que leurs comptes sont en règle.

Contractor legal or trade name / Raison sociale ou appellation commerciale de l'entrepreneur	Contractor address / Adresse de l'entrepreneur	Contractor NAICS Code and Code Description / Code du SCIAN de l'entrepreneur et description	Clearance certificate number / Numéro du certificat de décharge	Validity period (dd-mmm-yyyy) / Période de validité (jj-mmm-aaaa)
FUSIONCORP DEVELOPMENTS INC	2066 AVENUE RD, 2ND FLOOR, TORONTO, ON, M5M4A6, CA	236110: Residential building construction	D0000JBQCE	29-Nov-2024 to 19-Feb-2025

Under Section 141 of the *Workplace Safety and Insurance Act*, the WSIB waives our right to hold the principal (the business that has entered into a contractual agreement with the contractor/subcontractor) liable for any unpaid premiums and other amounts the contractor may owe us for the validity period specified.
Aux termes de l'article 141 de la *Loi sur la sécurité professionnelle et l'assurance contre les accidents du travail*, la WSIB renonce à son droit de tenir l'entrepreneur principal (l'entreprise qui a conclu une entente contractuelle avec l'entrepreneur ou le sous-traitant) responsable de toute prime impayée et autre montant que l'entrepreneur pourrait lui devoir pour la période de validité indiquée.

WSIB Head Office: 200 Front Street West
Toronto, Ontario, Canada M5V 3J1

Siège social : 200, rue Front Ouest
Toronto (Ontario) Canada M5V 3J1

1-800-387-0750 | TTY/ATS 1-800-387-0050
employeraccounts@wsib.on.ca | wsib.ca

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Nous confirmons que la ou les entreprises énumérées ci-dessous sont actives et que leurs comptes sont en règle.

Contractor legal or trade name / Raison sociale ou appellation commerciale de l'entrepreneur	Contractor address / Adresse de l'entrepreneur	Contractor NAICS Code and Code Description / Code du SCIAN de l'entrepreneur et description	Clearance certificate number / Numéro du certificat de décharge	Validity period (dd-mmm-yyyy) / Période de validité (jj-mmm-aaaa)
CALIBER COMMUNICATIONS INC. / CALIBER COMMUNICATIONS	108-1100 SOUTH SERVICE RD, STONEY CREEK, ON, L8E0C5, CA	561612: Security guard and patrol services	A0000J9XNM	20-Nov-2024 to 19-Feb-2025

Under Section 141 of the *Workplace Safety and Insurance Act*, the WSIB waives our right to hold the principal (the business that has entered into a contractual agreement with the contractor/subcontractor) liable for any unpaid premiums and other amounts the contractor may owe us for the validity period specified.
Aux termes de l'article 141 de la *Loi sur la sécurité professionnelle et l'assurance contre les accidents du travail*, la WSIB renonce à son droit de tenir l'entrepreneur principal (l'entreprise qui a conclu une entente contractuelle avec l'entrepreneur ou le sous-traitant) responsable de toute prime impayée et autre montant que l'entrepreneur pourrait lui devoir pour la période de validité indiquée.

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Standard Construction Document

# of Progress Payment Distribution by Contractor

CCDC 9A – 2018

To be made by the Contractor as a condition for either

☐ second and subsequent progress payments; or

☒ release of holdback.

Application for payment number 8173 dated October 24 2024 is the last application for payment for which the Contractor has received payment.

Information Appearing in the Contract Documents

Name of Project

Skybird Estates Homes

Date of Contract: Spetember 11 2023

Name of Owner

Fusion Corp Developments Inc

Name of Contractor

Triland Excavating & Haulage

Declaration

I solemnly declare that, as of the date of this declaration, I am an authorized signing officer, partner or sole proprietor of the Contractor, and as such have authority to bind the Contractor, and have personal knowledge of the fact that all accounts for labour, subcontracts, products, services, and construction machinery and equipment which have been incurred directly by the Contractor in the performance of the work as required by the Contract, and for which the Owner might in any way be held responsible, have been paid in full as required by the Contract up to and including the latest progress payment received, as identified above, except for:

1) holdback monies properly retained,
2) payments deferred by agreement, or
3) payment withheld by reason of legitimate dispute which has been identified to the party or parties from whom payment has been withheld.

I make this solemn declaration conscientiously believing it to be true, and knowing that it is of the same force and effect as if made under oath.

Declared before me in Peterborough (City/Town and Province) this 19 day of December in the year 2024

Cody Walsh

Name

General Manager

Title

Signature

(A Commissioner for Oaths, Notary Public, Justice of the Peace, etc.)

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We confirm that the business(es) listed below are active and in good standing with us.
Nous confirmons que la ou les entreprises énumérées ci-dessous sont actives et que leurs comptes sont en règle.

Contractor legal or trade name / Raison sociale ou appellation commerciale de l'entrepreneur	Contractor address / Adresse de l'entrepreneur	Contractor NAICS Code and Code Description / Code du SCIAN de l'entrepreneur et description	Clearance certificate number / Numéro du certificat de décharge	Validity period (dd-mmm-yyyy) / Période de validité (jj-mmm-aaaa)
DIAMOND RAILING LTD. / DIAMOND RAILING	614-3600 HIGHWAY 7 W, WOODBRIDGE, ON, L4L0G7, CA	238190: Other foundation, structure and building exterior contractors	D0000JC5W4	24-Jan-2025 to 19-Feb-2025

Under Section 141 of the *Workplace Safety and Insurance Act*, the WSIB waives our right to hold the principal (the business that has entered into a contractual agreement with the contractor/subcontractor) liable for any unpaid premiums and other amounts the contractor may owe us for the validity period specified.
Aux termes de l'article 141 de la *Loi sur la sécurité professionnelle et l'assurance contre les accidents du travail*, la WSIB renonce à son droit de tenir l'entrepreneur principal (l'entreprise qui a conclu une entente contractuelle avec l'entrepreneur ou le sous-traitant) responsable de toute prime impayée et autre montant que l'entrepreneur pourrait lui devoir pour la période de validité indiquée.

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Nous confirmons que la ou les entreprises énumérées ci-dessous sont actives et que leurs comptes sont en règle.

Contractor legal or trade name / Raison sociale ou appellation commerciale de l'entrepreneur	Contractor address / Adresse de l'entrepreneur	Contractor NAICS Code and Code Description / Code du SCIAN de l'entrepreneur et description	Clearance certificate number / Numéro du certificat de décharge	Validity period (dd-mmm-yyyy) / Période de validité (jj-mmm-aaaa)
COLOMBUS ROOFING & ALUMINUM LTD.	1375 AIMCO BLVD UNIT 5A, MISSISSAUGA, ON, L4W1B5, CA	238160: Roofing contractors 238170: Siding contractors	A0000J8AZT	20-Nov-2024 to 19-Feb-2025

Under Section 141 of the *Workplace Safety and Insurance Act*, the WSIB waives our right to hold the principal (the business that has entered into a contractual agreement with the contractor/subcontractor) liable for any unpaid premiums and other amounts the contractor may owe us for the validity period specified.
Aux termes de l'article 141 de la *Loi sur la sécurité professionnelle et l'assurance contre les accidents du travail*, la WSIB renonce à son droit de tenir l'entrepreneur principal (l'entreprise qui a conclu une entente contractuelle avec l'entrepreneur ou le sous-traitant) responsable de toute prime impayée et autre montant que l'entrepreneur pourrait lui devoir pour la période de validité indiquée.

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Statutory Declaration of Progress Payment Distribution by Contractor

Standard Construction Document
CCDC 9A – 2018

To be made by the Contractor as a condition for either

- [x] second and subsequent progress payments; or
- [ ] release of holdback.

Application for payment number 04-18-2024 LOT 9 EXTR dated 18/04/2024 is the last application for payment for which the Contractor has received payment.

Information Appearing in the Contract Documents

Name of Project

Fusioncorp Developments Inc. Project: 2023001 - Skybirds Estate Homes

Date of Contract: Sep 5th/2023.

Name of Owner
Fusioncorp Developments Inc.
Project: 2023001 - Skybirds Estate Homes

Name of Contractor
Southcrete Inc.

Declaration

I solemnly declare that, as of the date of this declaration, I am an authorized signing officer, partner or sole proprietor of the Contractor, and as such have authority to bind the Contractor, and have personal knowledge of the fact that all accounts for labour, subcontracts, products, services, and construction machinery and equipment which have been incurred directly by the Contractor in the performance of the work as required by the Contract, and for which the Owner might in any way be held responsible, have been paid in full as required by the Contract up to and including the latest progress payment received, as identified above, except for:

1) holdback monies properly retained,
2) payments deferred by agreement, or
3) payment withheld by reason of legitimate dispute which has been identified to the party or parties from whom payment has been withheld.

I make this solemn declaration conscientiously believing it to be true, and knowing that it is of the same force and effect as if made under oath.

Declared before me in Toronto (*City/Town and Province*) this 31 day of January in the year 2025

Murad Abu Denain
Name

Project Manager
Title

Signature

(A Commissioner for Oaths, Notary Public, Justice of the Peace, etc.)

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We confirm that the business(es) listed below are active and in good standing with us.
Nous confirmons que la ou les entreprises énumérées ci-dessous sont actives et que leurs comptes sont en règle.

Contractor legal or trade name / Raison sociale ou appellation commerciale de l'entrepreneur	Contractor address / Adresse de l'entrepreneur	Contractor NAICS Code and Code Description / Code du SCIAN de l'entrepreneur et description	Clearance certificate number / Numéro du certificat de décharge	Validity period (dd-mmm-yyyy) / Période de validité (jj-mmm-aaaa)
SOUTHCRETE INC.	151 PRINCESS ANNE CRES, ETOBICOKE, ON, M9A2R7, CA	007030: Non-Exempt Partners and Executive Officers in Construction - G3 238110: Poured concrete foundation and structure contractors	A0000JEK0J	20-Feb-2025 to 19-Aug-2025

Under Section 141 of the *Workplace Safety and Insurance Act*, the WSIB waives our right to hold the principal (the business that has entered into a contractual agreement with the contractor/subcontractor) liable for any unpaid premiums and other amounts the contractor may owe us for the validity period specified.
Aux termes de l'article 141 de la *Loi sur la sécurité professionnelle et l'assurance contre les accidents du travail*, la WSIB renonce à son droit de tenir l'entrepreneur principal (l'entreprise qui a conclu une entente contractuelle avec l'entrepreneur ou le sous-traitant) responsable de toute prime impayée et autre montant que l'entrepreneur pourrait lui devoir pour la période de validité indiquée.

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Statutory Declaration of Progress Payment Distribution by Contractor

Standard Construction Document
CCDC 9A – 2018

To be made by the Contractor as a condition for either

☑ second and subsequent progress payments; or
☐ release of holdback.

Application for payment number 33 dated 28/11/2024 is the last application for payment for which the Contractor has received payment.

Information Appearing in the Contract Documents

Name of Project
Fusioncorp Developments Inc. Project: 2023001 - Skybirds Estate Homes

Date of Contract: Sep 5th/2023.

Name of Owner
Fusioncorp Developments Inc.
Project: 2023001 - Skybirds Estate Homes

Name of Contractor
Southcrete Inc.

Declaration

I solemnly declare that, as of the date of this declaration, I am an authorized signing officer, partner or sole proprietor of the Contractor, and as such have authority to bind the Contractor, and have personal knowledge of the fact that all accounts for labour, subcontracts, products, services, and construction machinery and equipment which have been incurred directly by the Contractor in the performance of the work as required by the Contract, and for which the Owner might in any way be held responsible, have been paid in full as required by the Contract up to and including the latest progress payment received, as identified above, except for:

1) holdback monies properly retained,
2) payments deferred by agreement, or
3) payment withheld by reason of legitimate dispute which has been identified to the party or parties from whom payment has been withheld.

I make this solemn declaration conscientiously believing it to be true, and knowing that it is of the same force and effect as if made under oath.

Declared before me in Toronto (*City/Town and Province*) this 31 day of January in the year 2025.

Murad Abu Denain
Name
Project Manager
Title

Signature

(A Commissioner for Oaths, Notary Public, Justice of the Peace, etc.)

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Statutory Declaration of Progress Payment Distribution by Contractor

Standard Construction Document
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To be made by the Contractor as a condition for either

☑ second and subsequent progress payments; or
☐ release of holdback.

Application for payment number 38 dated 28/11/2024 is the last application for payment for which the Contractor has received payment.

Information Appearing in the Contract Documents

Name of Project
Fusioncorp Developments Inc. Project: 2023001 - Skybirds Estate Homes

Date of Contract: Sep 5th/2023.

Name of Owner
Fusioncorp Developments Inc.
Project: 2023001 - Skybirds Estate Homes

Name of Contractor
Southcrete Inc.

Declaration

I solemnly declare that, as of the date of this declaration, I am an authorized signing officer, partner or sole proprietor of the Contractor, and as such have authority to bind the Contractor, and have personal knowledge of the fact that all accounts for labour, subcontracts, products, services, and construction machinery and equipment which have been incurred directly by the Contractor in the performance of the work as required by the Contract, and for which the Owner might in any way be held responsible, have been paid in full as required by the Contract up to and including the latest progress payment received, as identified above, except for:

1) holdback monies properly retained,
2) payments deferred by agreement, or
3) payment withheld by reason of legitimate dispute which has been identified to the party or parties from whom payment has been withheld.

I make this solemn declaration conscientiously believing it to be true, and knowing that it is of the same force and effect as if made under oath.

Declared before me in Toronto (*City/Town and Province*) this 31 day of January in the year 2025

Murad Abu Denain
Name

Project Manager
Title

Signature

(A Commissioner for Oaths, Notary Public, Justice of the Peace, etc.)

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Statutory Declaration of Progress Payment Distribution by Contractor

Standard Construction Document
CCDC 9A – 2018

To be made by the Contractor as a condition for either

- [x] second and subsequent progress payments; or
- [ ] release of holdback.

Application for payment number 37 dated 28/11/2024 is the last application for payment for which the Contractor has received payment.

Information Appearing in the Contract Documents

Name of Project

Fusioncorp Developments Inc. Project: 2023001 - Skybirds Estate Homes

Date of Contract: Sep 5th/2023.

Name of Owner	Name of Contractor
Fusioncorp Developments Inc. Project: 2023001 - Skybirds Estate Homes	Southcrete Inc.

Declaration

I solemnly declare that, as of the date of this declaration, I am an authorized signing officer, partner or sole proprietor of the Contractor, and as such have authority to bind the Contractor, and have personal knowledge of the fact that all accounts for labour, subcontracts, products, services, and construction machinery and equipment which have been incurred directly by the Contractor in the performance of the work as required by the Contract, and for which the Owner might in any way be held responsible, have been paid in full as required by the Contract up to and including the latest progress payment received, as identified above, except for:

1) holdback monies properly retained,
2) payments deferred by agreement, or
3) payment withheld by reason of legitimate dispute which has been identified to the party or parties from whom payment has been withheld.

I make this solemn declaration conscientiously believing it to be true, and knowing that it is of the same force and effect as if made under oath.

Declared before me in Toronto (*City/Town and Province*) this 31 day of January in the year 2025

Murad Abu Denain
Name

Project Manager
Title

Signature

(A Commissioner for Oaths, Notary Public, Justice of the Peace, etc.)

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Statutory Declaration of Progress Payment Distribution by Contractor

Standard Construction Document
CCDC 9A – 2018

To be made by the Contractor as a condition for either

- [x] second and subsequent progress payments; or
- [ ] release of holdback.

Application for payment number 29 dated 28/11/2024 is the last application for payment for which the Contractor has received payment.

Information Appearing in the Contract Documents

Name of Project

Fusioncorp Developments Inc. Project: 2023001 - Skybirds Estate Homes

Date of Contract: Sep 5th/2023.

Name of Owner
Fusioncorp Developments Inc.
Project: 2023001 - Skybirds Estate Homes

Name of Contractor
Southcrete Inc.

Declaration

I solemnly declare that, as of the date of this declaration, I am an authorized signing officer, partner or sole proprietor of the Contractor, and as such have authority to bind the Contractor, and have personal knowledge of the fact that all accounts for labour, subcontracts, products, services, and construction machinery and equipment which have been incurred directly by the Contractor in the performance of the work as required by the Contract, and for which the Owner might in any way be held responsible, have been paid in full as required by the Contract up to and including the latest progress payment received, as identified above, except for:

1) holdback monies properly retained,
2) payments deferred by agreement, or
3) payment withheld by reason of legitimate dispute which has been identified to the party or parties from whom payment has been withheld.

I make this solemn declaration conscientiously believing it to be true, and knowing that it is of the same force and effect as if made under oath.

Declared before me in Toronto (*City/Town and Province*) this 31 day of January in the year 2025

Murad Abu Denain
Name

Project Manager
Title

Signature

(A Commissioner for Oaths, Notary Public, Justice of the Peace, etc.)

The making of a false or fraudulent declaration is a contravention of the Criminal Code of Canada, and could carry, upon conviction, penalties including fines or imprisonment.

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Statutory Declaration
of Progress Payment Distribution by Contractor

Standard Construction Document

CCDC 9A - 2001

To be made by the Contractor **prior to payment** when required as a condition for either:

- [x] second and subsequent progress payments; or
- [ ] release of holdback.

The last application for progress payment for which the Declarant has received payment is No. INV1100565 dated the 13th day of February, in the year 2025.

Identification of Contract

Name of Contract (Location and description of the Work as it appears in the Contract Documents)

Fusion Developments Inc. - Skybird Estates, Newtonville,ON

Date of Contract: 26 (*Day*) April (*Month*) 2024 (*Year*)

Name of Owner	Name of Contractor
Trinity Star Development Inc.	Village Dallas Inc.

Identification of Declarant

Name of Declarant	Position or Title (of office held with Contractor)
Anthony Mascarin	Secretary

Declaration

I solemnly declare that, as of the date of this declaration, I am an authorized signing officer, partner or sole proprietor of the Contractor named in the Contract identified above, and as such have authority to bind the Contractor, and have personal knowledge of the fact that all accounts for labour, subcontracts, products, services, and construction machinery and equipment which have been incurred directly by the Contractor in the performance of the work as required by the Contract, and for which the Owner might in any way be held responsible, have been paid in full as required by the Contract up to and including the latest progress payment received, as identified above, except for:

1) holdback monies properly retained,
2) payments deferred by agreement, or
3) amounts withheld by reason of legitimate dispute which have been identified to the party or parties, from whom payment has been withheld.

I make this solemn declaration conscientiously believing it to be true, and knowing that it is of the same force and effect as if made under oath.

Declared before me in Etobicoke, Ontario (*City/Town and Province*) this 18th day of February, in the year 2025.

Gabriela Basile, a Commissioner, etc., Province of Ontario, for Village Dallas Inc. Expires April 11, 2026

Signature of Declarant

(A Commissioner for Oaths, Notary Public, Justice of the Peace, etc.)

The making of a false or fraudulent declaration is a contravention of the Criminal Code of Canada, and could carry, upon conviction, penalties including fines or imprisonment.

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We confirm that the business(es) listed below are active and in good standing with us.
Nous confirmons que la ou les entreprises énumérées ci-dessous sont actives et que leurs comptes sont en règle.

Contractor legal or trade name / Raison sociale ou appellation commerciale de l'entrepreneur	Contractor address / Adresse de l'entrepreneur	Contractor NAICS Code and Code Description / Code du SCIAN de l'entrepreneur et description	Clearance certificate number / Numéro du certificat de décharge	Validity period (dd-mmm-yyyy) / Période de validité (jj-mmm-aaaa)
VILLAGE DALLAS INC.	270 TORYORK DR, NORTH YORK, ON, M9L1Y1, CA	007030: Non-Exempt Partners and Executive Officers in Construction - G3 238140: Masonry contractors	A0000JCDAA	20-Feb-2025 to 19-Aug-2025

Under Section 141 of the *Workplace Safety and Insurance Act*, the WSIB waives our right to hold the principal (the business that has entered into a contractual agreement with the contractor/subcontractor) liable for any unpaid premiums and other amounts the contractor may owe us for the validity period specified.
Aux termes de l'article 141 de la *Loi sur la sécurité professionnelle et l'assurance contre les accidents du travail*, la WSIB renonce à son droit de tenir l'entrepreneur principal (l'entreprise qui a conclu une entente contractuelle avec l'entrepreneur ou le sous-traitant) responsable de toute prime impayée et autre montant que l'entrepreneur pourrait lui devoir pour la période de validité indiquée.

WSIB Head Office: 200 Front Street West
Toronto, Ontario, Canada M5V 3J1

Siège social : 200, rue Front Ouest
Toronto (Ontario) Canada M5V 3J1

1-800-387-0750 | TTY/ATS 1-800-387-0050
employeraccounts@wsib.on.ca | wsib.ca

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Contractor legal or trade name / Raison sociale ou appellation commerciale de l'entrepreneur	Contractor address / Adresse de l'entrepreneur	Contractor NAICS Code and Code Description / Code du SCIAN de l'entrepreneur et description	Clearance certificate number / Numéro du certificat de décharge	Validity period (dd-mmm-yyyy) / Période de validité (jj-mmm-aaaa)
FOREMONT DRYWALL INC. & 1382479 ONTARIO INC. & 1382503 ONTARIO INC. AND 2203579 ONTARIO INC. / FOREMONT DRYWALL CONTRACTING	495 DEERHURST DR, BRAMPTON, ON, L6T5K3, CA	238310: Drywall and insulation contractors	A0000JFUB0	20-Feb-2025 to 19-Aug-2025

Under Section 141 of the *Workplace Safety and Insurance Act*, the WSIB waives our right to hold the principal (the business that has entered into a contractual agreement with the contractor/subcontractor) liable for any unpaid premiums and other amounts the contractor may owe us for the validity period specified.
Aux termes de l'article 141 de la *Loi sur la sécurité professionnelle et l'assurance contre les accidents du travail*, la WSIB renonce à son droit de tenir l'entrepreneur principal (l'entreprise qui a conclu une entente contractuelle avec l'entrepreneur ou le sous-traitant) responsable de toute prime impayée et autre montant que l'entrepreneur pourrait lui devoir pour la période de validité indiquée.

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wsib ONTARIO

Your clearance(s) / Vos certificats de décharge

We confirm that the business(es) listed below are active and in good standing with us.
Nous confirmons que la ou les entreprises énumérées ci-dessous sont actives et que leurs comptes sont en règle.

Contractor legal or trade name / Raison sociale ou appellation commerciale de l'entrepreneur	Contractor address / Adresse de l'entrepreneur	Contractor NAICS Code and Code Description / Code du SCIAN de l'entrepreneur et description	Clearance certificate number / Numéro du certificat de décharge	Validity period (dd-mmm-yyyy) / Période de validité (jj-mmm-aaaa)
POLLARD WINDOWS INC.	PO BOX 507 STN LCD 1, BURLINGTON, ON, L7R3Y3, CA	321911: Wood window and door manufacturing	A0000J7O5I	20-Nov-2024 to 19-Feb-2025

Under Section 141 of the *Workplace Safety and Insurance Act*, the WSIB waives our right to hold the principal (the business that has entered into a contractual agreement with the contractor/subcontractor) liable for any unpaid premiums and other amounts the contractor may owe us for the validity period specified.
Aux termes de l'article 141 de la *Loi sur la sécurité professionnelle et l'assurance contre les accidents du travail*, la WSIB renonce à son droit de tenir l'entrepreneur principal (l'entreprise qui a conclu une entente contractuelle avec l'entrepreneur ou le sous-traitant) responsable de toute prime impayée et autre montant que l'entrepreneur pourrait lui devoir pour la période de validité indiquée.

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Hello, Anna De Luca

Clearances

⚠ Clearances will now automatically renew 72 hours before they expire for accounts in good standing.

Clearance certificate

Search results

Contractor Legal / Trade Name	Contractor Address	Contractor NAICS Code and Code Description	Clearance certificate number	Validity period (dd-mmm-yyyy)	Principal Legal / Trade Name	Principal Address
N. DE LUCA PLUMBING (1995) INC.	32 SILTON RD UNIT 1, WOODBRIDGE, ON, L4L8N3, CA	238220: Plumbing, heating and air-conditioning contractors	A0000J7NM3	20-Nov-2024 to 19-Feb-2025	Valid for all principals	Not applicable

Back

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Your clearance(s) / Vos certificats de décharge

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Nous confirmons que la ou les entreprises énumérées ci-dessous sont actives et que leurs comptes sont en règle.

Contractor legal or trade name / Raison sociale ou appellation commerciale de l'entrepreneur	Contractor address / Adresse de l'entrepreneur	Contractor NAICS Code and Code Description / Code du SCIAN de l'entrepreneur et description	Clearance certificate number / Numéro du certificat de décharge	Validity period (dd-mmm-yyyy) / Période de validité (jj-mmm-aaaa)
FUSIONCORP DEVELOPMENTS INC	2066 AVENUE RD, 2ND FLOOR, TORONTO, ON, M5M4A6, CA	236110: Residential building construction	D0000JBQCE	29-Nov-2024 to 19-Feb-2025

Under Section 141 of the *Workplace Safety and Insurance Act*, the WSIB waives our right to hold the principal (the business that has entered into a contractual agreement with the contractor/subcontractor) liable for any unpaid premiums and other amounts the contractor may owe us for the validity period specified.
Aux termes de l'article 141 de la *Loi sur la sécurité professionnelle et l'assurance contre les accidents du travail*, la WSIB renonce à son droit de tenir l'entrepreneur principal (l'entreprise qui a conclu une entente contractuelle avec l'entrepreneur ou le sous-traitant) responsable de toute prime impayée et autre montant que l'entrepreneur pourrait lui devoir pour la période de validité indiquée.

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COLOMBUS ROOFING & ALUMINUM LTD.	1375 AIMCO BLVD UNIT 5A, MISSISSAUGA, ON, L4W1B5, CA	238160: Roofing contractors 238170: Siding contractors	A0000JD05L	20-Feb-2025 to 19-Aug-2025

Under Section 141 of the *Workplace Safety and Insurance Act*, the WSIB waives our right to hold the principal (the business that has entered into a contractual agreement with the contractor/subcontractor) liable for any unpaid premiums and other amounts the contractor may owe us for the validity period specified.
Aux termes de l'article 141 de la *Loi sur la sécurité professionnelle et l'assurance contre les accidents du travail*, la WSIB renonce à son droit de tenir l'entrepreneur principal (l'entreprise qui a conclu une entente contractuelle avec l'entrepreneur ou le sous-traitant) responsable de toute prime impayée et autre montant que l'entrepreneur pourrait lui devoir pour la période de validité indiquée.

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Statutory Declaration of Progress Payment Distribution by Subcontractor

Standard Construction Document
CCDC 9B – 2018

To be made by the Subcontractor as a condition for either

- [x] second and subsequent progress payments; or
- [ ] release of holdback.

Application for payment number 6398 dated Dec 17/24 is the last application for payment for which the Subcontractor has received payment.

Information Appearing in the Subcontract Documents

Name of Project
Skybird Estate Home

Date of Subcontract: Oct 4/23.

Name of Contractor
FusionCorp Developments Inc.

Name of Subcontractor
N. De Luca Plumbing Inc.

Declaration

I solemnly declare that, as of the date of this declaration, I am an authorized signing officer, partner or sole proprietor of the Subcontractor, and as such have authority to bind the Subcontractor, and have personal knowledge of the fact that all accounts for labour, sub-subcontracts, products, services, and construction machinery and equipment which have been incurred directly by the Subcontractor in the performance of the work as required by the subcontract, and for which the Contractor might in any way be held responsible, have been paid in full as required by the subcontract up to and including the latest progress payment received, as identified above, except for:

1) holdback monies properly retained,
2) payments deferred by agreement, or
3) payment withheld by reason of legitimate dispute which has been identified to the party or parties from whom payment has been withheld.

I make this solemn declaration conscientiously believing it to be true, and knowing that it is of the same force and effect as if made under oath.

Declared before me in Woodbridge ON. (City/Town and Province) this 27th day of February in the year 2025.

Sebastian Piccini
Name

Owner/Partner
Title

Signature

Sebastian Martin Piccini,
a Commissioner, etc.,
Province of Ontario,
for N. De Luca Plumbing (1995) inc.
Expires August 30, 2027.

Sebastian Piccini
(A Commissioner for Oaths, Notary Public, Justice of the Peace, etc.)

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Contractor legal or trade name / Raison sociale ou appellation commerciale de l'entrepreneur	Contractor address / Adresse de l'entrepreneur	Contractor NAICS Code and Code Description / Code du SCIAN de l'entrepreneur et description	Clearance certificate number / Numéro du certificat de décharge	Validity period (dd-mmm-yyyy) / Période de validité (jj-mmm-aaaa)
DIAMOND RAILING LTD. / DIAMOND RAILING	614-3600 HIGHWAY 7 W, WOODBRIDGE, ON, L4L0G7, CA	238190: Other foundation, structure and building exterior contractors	A0000JFNQF	20-Feb-2025 to 19-Aug-2025

Under Section 141 of the *Workplace Safety and Insurance Act*, the WSIB waives our right to hold the principal (the business that has entered into a contractual agreement with the contractor/subcontractor) liable for any unpaid premiums and other amounts the contractor may owe us for the validity period specified.
Aux termes de l'article 141 de la *Loi sur la sécurité professionnelle et l'assurance contre les accidents du travail*, la WSIB renonce à son droit de tenir l'entrepreneur principal (l'entreprise qui a conclu une entente contractuelle avec l'entrepreneur ou le sous-traitant) responsable de toute prime impayée et autre montant que l'entrepreneur pourrait lui devoir pour la période de validité indiquée.

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Statutory Declaration of Progress Payment Distribution by Contractor

Standard Construction Document
CCDC 9A – 2018

To be made by the Contractor as a condition for either

- [ ] second and subsequent progress payments; or
- [ ] release of holdback.

Application for payment number 03302
dated Feb. 15 / 25 is the last application for payment for which the Contractor has received payment.

Information Appearing in the Contract Documents

Name of Project: Skybird Estate Homes
2 Openshaw Place, New Tecumseth, ON

Date of Contract: 07/08/2024

Name of Owner: Duranovic

Name of Contractor: 1932496 Ontario Ltd.

Declaration

I solemnly declare that, as of the date of this declaration, I am an authorized signing officer, partner or sole proprietor of the Contractor, and as such have authority to bind the Contractor, and have personal knowledge of the fact that all accounts for labour, subcontracts, products, services, and construction machinery and equipment which have been incurred directly by the Contractor in the performance of the work as required by the Contract, and for which the Owner might in any way be held responsible, have been paid in full as required by the Contract up to and including the latest progress payment received, as identified above, except for:

1) holdback monies properly retained,
2) payments deferred by agreement, or
3) payment withheld by reason of legitimate dispute which has been identified to the party or parties from whom payment has been withheld.

I make this solemn declaration conscientiously believing it to be true, and knowing that it is of the same force and effect as if made under oath.

Declared before me in Brampton, (City/Town and Province) this 25 day of February in the year 2025

L Duranovic
Name

Director
Title

Signature

KAMALBIR KAUR
Barrister, Solicitor, & Notary Public
27 - 50 Cottrelle Blvd.
Brampton, Ontario L6S 0E1 Canada
Ph: 905-913-1300 Fax: 905-913-1400
dsaini@sainilaw.ca

Kamalbir Kaur
(A Commissioner for Oaths, Notary Public, Justice of the Peace, etc.)

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Contractor legal or trade name / Raison sociale ou appellation commerciale de l'entrepreneur	Contractor address / Adresse de l'entrepreneur	Contractor NAICS Code and Code Description / Code du SCIAN de l'entrepreneur et description	Clearance certificate number / Numéro du certificat de décharge	Validity period (dd-mmm-yyyy) / Période de validité (jj-mmm-aaaa)
POLLARD WINDOWS INC.	PO BOX 507 STN LCD 1, BURLINGTON, ON, L7R3Y3, CA	321911: Wood window and door manufacturing	A0000JCDP4	20-Feb-2025 to 19-Aug-2025

Under Section 141 of the *Workplace Safety and Insurance Act*, the WSIB waives our right to hold the principal (the business that has entered into a contractual agreement with the contractor/subcontractor) liable for any unpaid premiums and other amounts the contractor may owe us for the validity period specified.
Aux termes de l'article 141 de la *Loi sur la sécurité professionnelle et l'assurance contre les accidents du travail*, la WSIB renonce à son droit de tenir l'entrepreneur principal (l'entreprise qui a conclu une entente contractuelle avec l'entrepreneur ou le sous-traitant) responsable de toute prime impayée et autre montant que l'entrepreneur pourrait lui devoir pour la période de validité indiquée.

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Contractor legal or trade name / Raison sociale ou appellation commerciale de l'entrepreneur	Contractor address / Adresse de l'entrepreneur	Contractor NAICS Code and Code Description / Code du SCIAN de l'entrepreneur et description	Clearance certificate number / Numéro du certificat de décharge	Validity period (dd-mmm-yyyy) / Période de validité (jj-mmm-aaaa)
EUROWOOD CARPENTRY 2000 INC.	225 ADMIRAL BLVD, MISSISSAUGA, ON, L5T2T3, CA	007030: Non-Exempt Partners and Executive Officers in Construction - G3 238130: Framing contractors	A0000JFLQJ	20-Feb-2025 to 19-Aug-2025

Under Section 141 of the *Workplace Safety and Insurance Act*, the WSIB waives our right to hold the principal (the business that has entered into a contractual agreement with the contractor/subcontractor) liable for any unpaid premiums and other amounts the contractor may owe us for the validity period specified.
Aux termes de l'article 141 de la *Loi sur la sécurité professionnelle et l'assurance contre les accidents du travail*, la WSIB renonce à son droit de tenir l'entrepreneur principal (l'entreprise qui a conclu une entente contractuelle avec l'entrepreneur ou le sous-traitant) responsable de toute prime impayée et autre montant que l'entrepreneur pourrait lui devoir pour la période de validité indiquée.

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wsib ONTARIO

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Contractor legal or trade name / Raison sociale ou appellation commerciale de l'entrepreneur	Contractor address / Adresse de l'entrepreneur	Contractor NAICS Code and Code Description / Code du SCIAN de l'entrepreneur et description	Clearance certificate number / Numéro du certificat de décharge	Validity period (dd-mmm-yyyy) / Période de validité (jj-mmm-aaaa)
N. DE LUCA PLUMBING (1995) INC.	32 SILTON RD UNIT 1, WOODBRIDGE, ON, L4L8N3, CA	238220: Plumbing, heating and air-conditioning contractors	D0000JGD8Z	25-Feb-2025 to 19-Aug-2025

Under Section 141 of the *Workplace Safety and Insurance Act*, the WSIB waives our right to hold the principal (the business that has entered into a contractual agreement with the contractor/subcontractor) liable for any unpaid premiums and other amounts the contractor may owe us for the validity period specified.
Aux termes de l'article 141 de la *Loi sur la sécurité professionnelle et l'assurance contre les accidents du travail*, la WSIB renonce à son droit de tenir l'entrepreneur principal (l'entreprise qui a conclu une entente contractuelle avec l'entrepreneur ou le sous-traitant) responsable de toute prime impayée et autre montant que l'entrepreneur pourrait lui devoir pour la période de validité indiquée.

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Statutory Declaration of Progress Payment Distribution by Contractor

Standard Construction Document
CCDC 9A – 2018

To be made by the Contractor as a condition for either

- ☐ second and subsequent progress payments; or
- ☐ release of holdback.

Application for payment number 52665 dated DEC 6, 2024 is the last application for payment for which the Contractor has received payment.

Information Appearing in the Contract Documents

Name of Project

FUSIONCORP DEVELOPMENTS
2066 AVNEUE ROAD
2ND FLOOR
TORONTO, ONT. M5M 4A6

Date of Contract: FEBRUARY 4, 2023.

Name of Owner	Name of Contractor
FUSIONCORP DEVELOPMENTS	ALMA MECHANICAL

Declaration

I solemnly declare that, as of the date of this declaration, I am an authorized signing officer, partner or sole proprietor of the Contractor, and as such have authority to bind the Contractor, and have personal knowledge of the fact that all accounts for labour, subcontracts, products, services, and construction machinery and equipment which have been incurred directly by the Contractor in the performance of the work as required by the Contract, and for which the Owner might in any way be held responsible, have been paid in full as required by the Contract up to and including the latest progress payment received, as identified above, except for:

1) holdback monies properly retained,
2) payments deferred by agreement, or
3) payment withheld by reason of legitimate dispute which has been identified to the party or parties from whom payment has been withheld.

I make this solemn declaration conscientiously believing it to be true, and knowing that it is of the same force and effect as if made under oath.

Declared before me in NEWCASTLE, ONT (City/Town and Province) this ~~29~~ 10th DK day of ~~August~~ December DK in the year 2024

DAVID DECKER
Name

OWNER
Title

Signature

Dana Catherine Kunath, a Commissioner, etc., Province of Ontario, for Richard J. Mazar Professional Corporation, Barrister and Solicitor. Expires July 15, 2026.

(A Commissioner for Oaths, Notary Public, Justice of the Peace, etc.)

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Statutory Declaration
of Progress Payment Distribution by Contractor

Standard Construction Document
CCDC 9A - 2001

To be made by the Contractor **prior to payment** when required as a condition for either:

- [x] second and subsequent progress payments; or
- [ ] release of holdback.

The last application for progress payment for which the Declarant has received payment is No. 52917
dated the 30 day of DECEMBER.
in the year 2024.

Identification of Contract

Name of Contract (Location and description of the Work as it appears in the Contract Documents)

FUSIONCORP DEVELOPMENTS
2066 AVNEUE ROAD
2ND FLOOR

Date of Contract: 4 (Day) FEBRUARY (Month) 2023 (Year)

Name of Owner	Name of Contractor
FUSIONCORP DEVELOPMENTS	ALMA MECHANICAL

Identification of Declarant

Name of Declarant	Position or Title (of office held with Contractor)
DAVE DECKER	OWNER

Declaration

I solemnly declare that, as of the date of this declaration, I am an authorized signing officer, partner or sole proprietor of the Contractor named in the Contract identified above, and as such have authority to bind the Contractor, and have personal knowledge of the fact that all accounts for labour, subcontracts, products, services, and construction machinery and equipment which have been incurred directly by the Contractor in the performance of the work as required by the Contract, and for which the Owner might in any way be held responsible, have been paid in full as required by the Contract up to and including the latest progress payment received, as identified above, except for:

1) holdback monies properly retained,
2) payments deferred by agreement, or
3) amounts withheld by reason of legitimate dispute which have been identified to the party or parties, from whom payment has been withheld.

I make this solemn declaration conscientiously believing it to be true, and knowing that it is of the same force and effect as if made under oath.

Declared before me in NEWCASTLE, ONT. (City/Town and Province) this 03 day of JANUARY.
in the year 2025.

Signature of Declarant

Wioletta Costa, a Commissioner, etc., Province of Ontario, for Richard J. Mazar Professional Corporation, Barrister and Solicitor. Expires March 27, 2025.

(A Commissioner for Oaths, Notary Public, Justice of the Peace, etc.)

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We confirm that the business(es) listed below are active and in good standing with us.
Nous confirmons que la ou les entreprises énumérées ci-dessous sont actives et que leurs comptes sont en règle.

Contractor legal or trade name / Raison sociale ou appellation commerciale de l'entrepreneur	Contractor address / Adresse de l'entrepreneur	Contractor NAICS Code and Code Description / Code du SCIAN de l'entrepreneur et description	Clearance certificate number / Numéro du certificat de décharge	Validity period (dd-mmm-yyyy) / Période de validité (jj-mmm-aaaa)
669857 ONTARIO LTD / ALMA MECHANICAL	4-2365 ENERGY DR, BOWMANVILLE, ON, L1C6Z9, CA	238220: Plumbing, heating and air-conditioning contractors	A0000JEVHY	20-Feb-2025 to 19-Aug-2025

Under Section 141 of the *Workplace Safety and Insurance Act*, the WSIB waives our right to hold the principal (the business that has entered into a contractual agreement with the contractor/subcontractor) liable for any unpaid premiums and other amounts the contractor may owe us for the validity period specified.
Aux termes de l'article 141 de la *Loi sur la sécurité professionnelle et l'assurance contre les accidents du travail*, la WSIB renonce à son droit de tenir l'entrepreneur principal (l'entreprise qui a conclu une entente contractuelle avec l'entrepreneur ou le sous-traitant) responsable de toute prime impayée et autre montant que l'entrepreneur pourrait lui devoir pour la période de validité indiquée.

WSIB Head Office: 200 Front Street West
Toronto, Ontario, Canada M5V 3J1

Siège social : 200, rue Front Ouest
Toronto (Ontario) Canada M5V 3J1

1-800-387-0750 | TTY/ATS 1-800-387-0050
employeraccounts@wsib.on.ca | wsib.ca

Docusign Envelope ID: BF1CA189-E319-4910-815E-FC3C9F332D09

Statutory Declaration of Progress Payment Distribution by Subcontractor

Standard Construction Document
CCDC 9B – 2018

To be made by the Subcontractor as a condition for either

☑ second and subsequent progress payments; or
☐ release of holdback.

Application for payment number Inv 257 dated 12/30/2024 is the last application for payment for which the Subcontractor has received payment.

Information Appearing in the Subcontract Documents

Name of Project
Sky bird Estate Homes.

Date of Subcontract: Jan 15/2024

Name of Contractor
Fusioncorp Development inc

Name of Subcontractor
Northernpower Electrical inc.

Declaration

I solemnly declare that, as of the date of this declaration, I am an authorized signing officer, partner or sole proprietor of the Subcontractor, and as such have authority to bind the Subcontractor, and have personal knowledge of the fact that all accounts for labour, sub-subcontracts, products, services, and construction machinery and equipment which have been incurred directly by the Subcontractor in the performance of the work as required by the subcontract, and for which the Contractor might in any way be held responsible, have been paid in full as required by the subcontract up to and including the latest progress payment received, as identified above, except for:

1) holdback monies properly retained,
2) payments deferred by agreement, or
3) payment withheld by reason of legitimate dispute which has been identified to the party or parties from whom payment has been withheld.

I make this solemn declaration conscientiously believing it to be true, and knowing that it is of the same force and effect as if made under oath.

Declared before me in Mississauga (City/Town and Province) this 20 day of February in the year 2025

Theesan Raj
Name
Director
Title

Signature

(A Commissioner for Oaths, Notary Public, Justice of the Peace, etc.)

The making of a false or fraudulent declaration is a contravention of the Criminal Code of Canada, and could carry, upon conviction, penalties including fines or imprisonment.

This agreement is protected by copyright and is intended by the parties to be an unaltered version of CCDC 9 – 2018 except to the extent that any alterations, additions or modifications are set forth in supplementary conditions.

CCDC 9 2018

Use of this form without a CCDC 9 copyright seal constitutes an infringement of copyright. Use of this form with a CCDC 9 copyright seal demonstrates that it is intended by the parties to be an accurate and unamended version of CCDC 9B – 2018.

CCDC Copyright 2018
Canadian Construction Documents Committee

Tabrukumar Thiruvarulrasa
Paralegal, Notary Public, Commissioner of Oaths

Docusign Envelope ID: BF1CA189-E319-4910-815E-FC3C9F332D09

wsib ONTARIO

Your clearance(s) / Vos certificats de décharge

We confirm that the business(es) listed below are active and in good standing with us.
Nous confirmons que la ou les entreprises énumérées ci-dessous sont actives et que leurs comptes sont en règle.

Contractor legal or trade name / Raison sociale ou appellation commerciale de l'entrepreneur	Contractor address / Adresse de l'entrepreneur	Contractor NAICS Code and Code Description / Code du SCIAN de l'entrepreneur et description	Clearance certificate number / Numéro du certificat de décharge	Validity period (dd-mmm-yyyy) / Période de validité (jj-mmm-aaaa)
NORTHERN POWER ELECTRICAL INC.	15-6965 DAVAND DR, MISSISSAUGA, ON, L5T1Y6, CA	238210: Electrical contractors and other wiring installation contractors	A0000JEFSJ	20-Feb-2025 to 19-Aug-2025

Under Section 141 of the *Workplace Safety and Insurance Act*, the WSIB waives our right to hold the principal (the business that has entered into a contractual agreement with the contractor/subcontractor) liable for any unpaid premiums and other amounts the contractor may owe us for the validity period specified.
Aux termes de l'article 141 de la *Loi sur la sécurité professionnelle et l'assurance contre les accidents du travail*, la WSIB renonce à son droit de tenir l'entrepreneur principal (l'entreprise qui a conclu une entente contractuelle avec l'entrepreneur ou le sous-traitant) responsable de toute prime impayée et autre montant que l'entrepreneur pourrait lui devoir pour la période de validité indiquée.

WSIB Head Office: 200 Front Street West
Toronto, Ontario, Canada M5V 3J1

Siège social : 200, rue Front Ouest
Toronto (Ontario) Canada M5V 3J1

1-800-387-0750 | TTY/ATS 1-800-387-0050
employeraccounts@wsib.on.ca | wsib.ca

Docusign Envelope ID: BF1CA189-E319-4910-815E-FC3C9F332D09

APPENDIX G

Advance Forms
(Not Applicable)

Docusign Envelope ID: BF1CA189-E319-4910-815E-FC3C9F332D09

APPENDIX H

Photographs

Docusign Envelope ID: BF1CA189-E319-4910-815E-FC3C9F332D09



Site Inspection – February 6, 2025 – Lot 1



Site Inspection – February 6, 2025 – Lot 2

Docusign Envelope ID: BF1CA189-E319-4910-815E-FC3C9F332D09



Site Inspection – February 6, 2025 – Lot 3



Site Inspection – February 6, 2025 – Lot 3

Docusign Envelope ID: BF1CA189-E319-4910-815E-FC3C9F332D09



Site Inspection – February 6, 2025 – Lot 4



Site Inspection – February 6, 2025 – Lot 4

Docusign Envelope ID: BF1CA189-E319-4910-815E-FC3C9F332D09



Site Inspection – February 6, 2025 – Lot 5



Site Inspection – February 6, 2025 – Lot 6

Docusign Envelope ID: BF1CA189-E319-4910-815E-FC3C9F332D09



Site Inspection – February 6, 2025 – Lot 7



Site Inspection – February 6, 2025 – Lot 8

Docusign Envelope ID: BF1CA189-E319-4910-815E-FC3C9F332D09



Site Inspection – February 6, 2025 - Lot 9



Site Inspection – February 6, 2025 - Lot 10

Docusign Envelope ID: BF1CA189-E319-4910-815E-FC3C9F332D09



Site Inspection – February 6, 2025 - Lot 10



Site Inspection – February 6, 2025 - Lot 10

Docusign Envelope ID: BF1CA189-E319-4910-815E-FC3C9F332D09



Site Inspection – February 6, 2025 – Lot 11



Site Inspection – February 6, 2025 - Lot 12

Docusign Envelope ID: BF1CA189-E319-4910-815E-FC3C9F332D09



Site Inspection – February 6, 2025 - Lot 13



Site Inspection – February 6, 2025 - Lot 14

Docusign Envelope ID: BF1CA189-E319-4910-815E-FC3C9F332D09



Site Inspection – February 6, 2025 - Lot 15

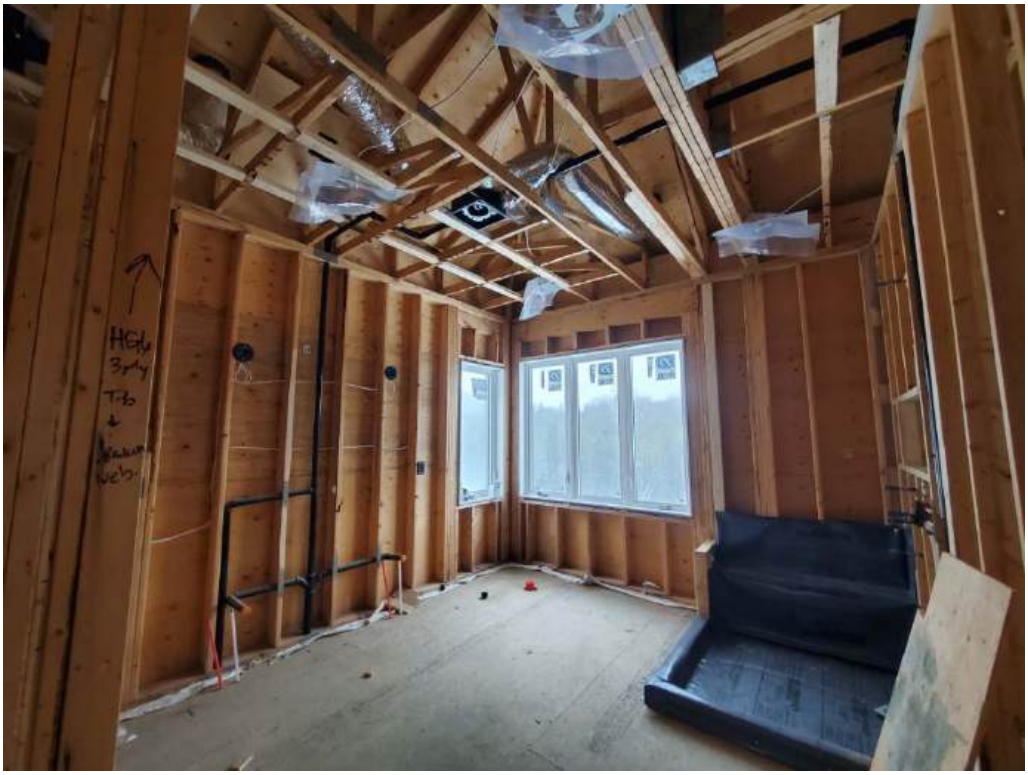


Site Inspection – February 6, 2025 - Lot 15

Docusign Envelope ID: BF1CA189-E319-4910-815E-FC3C9F332D09



Site Inspection – February 6, 2025 – Lot 16



Site Inspection – February 6, 2025 – Lot 16

Docusign Envelope ID: BF1CA189-E319-4910-815E-FC3C9F332D09



Site Inspection – February 6, 2025 – Lot 17



Site Inspection – February 6, 2025 - Lot 17

Docusign Envelope ID: BF1CA189-E319-4910-815E-FC3C9F332D09



Site Inspection – February 6, 2025 – Lot 18



Site Inspection – February 6, 2025 - Lot 18

Docusign Envelope ID: BF1CA189-E319-4910-815E-FC3C9F332D09



Site Inspection – February 6, 2025 - Lot 19



Site Inspection – February 6, 2025 – Lot 19

TAB G

THIS IS EXHIBIT "G" TO THE
AFFIDAVIT OF JERROLD MARRIOTT
SWORN BEFORE ME THIS
29th DAY OF SEPTEMBER, 2025



_____

A Commissioner Etc.

From:	Jeremy Izso
To:	thanush.siva@trinitystar.ca; "Dunstan Peter"
Cc:	Jisung Kim; Daniel Leitch
Subject:	Re: Follow up-Skybird Estates TrinityStar
Date:	Wednesday, June 25, 2025 8:56:43 PM
Attachments:	image001.png image002.png image003.png image004.png image005.png image006.png image007.jpg

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Thanush,

Our understanding was that you do not have any of your other projects in construction. If you have capacity to draw down $5 million from the totality of your assets, that is good to hear.

We should arrange a call tomorrow to discuss various items including progress on your additional financing, timing for the injection, resolution of liens, and the revised QS budget and draw request (reflective of your proposed budget changes, sources of funding, and incorporating the intended 2nd and/or equity injection you committed to by July 01). You were also going to send me a revised cost to complete unit-by-unit.

Are you free at 3pm?

Best,

Jeremy

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From: thanush.siva@trinitystar.ca <thanush.siva@trinitystar.ca>
Sent: Monday, June 23, 2025 3:59 PM
To: Jeremy Izso <jizso@cameronstephens.com>; 'Dunstan Peter' <dunstan.peter@trinitytechinc.ca>
Cc: Jisung Kim <jkim@cameronstephens.com>; Daniel Leitch <dleitch@cameronstephens.com>
Subject: RE: Follow up-Skybird Estates TrinityStar

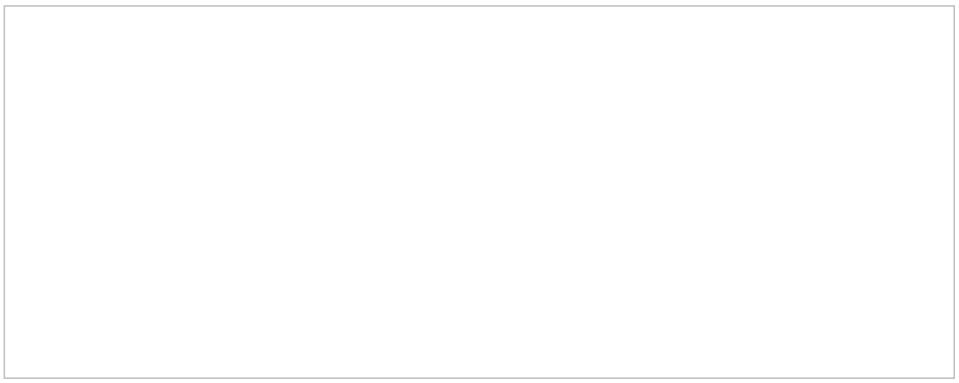
Hi Jeremy,

The $2M required for this project will be a second on the Newtonville project, a further $3M for another project will be on another property. Sorry for the confusion, this was a combined LOI for two projects.

Once finalized I will share the LOI as soon as I can.

Once this funding comes in, we will clear the lien right away. In parallel, we are waiting on some further funds from another source that we will use to clear the liens. Working on a few avenues here and we will confirm and get back to you on the direction we proceed with.

Thanks.



From: Jeremy Izso <jizso@cameronstephens.com>
Sent: June 23, 2025 3:15 PM
To: thanush.siva@trinitystar.ca; 'Dunstan Peter' <dunstan.peter@trinitytechinc.ca>
Cc: Jisung Kim <jkim@cameronstephens.com>; Daniel Leitch <dleitch@cameronstephens.com>
Subject: RE: Follow up-Skybird Estates TrinityStar

Hi Thanush,

Good and thank you for sharing. Is it contemplated that the $5 million is taken out as a 2nd mortgage entirely against the lands of the skybird project? The LOI is open for acceptance to June 27, 2025 please provide a further update on the terms, conditions, and copy of fully executed documents when finalized.

Also, any progress on removing the lien?

Best,

JEREMY IZSO
DIRECTOR, SPECIAL ACCOUNTS AND RISK MANAGEMENT
MORTGAGE AGENT LEVEL 1



P: (416) 591-8787 ext.255
C: (416) 300-8978
F: (416) 591-9001

jizso@cameronstephens.com
1700 â€“ 320 Bay St.
Toronto, ON M5H 4A6

CameronStephens.com
Broker #: 10769
Administrator #: 11807



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From: thanush.siva@trinitystar.ca <thanush.siva@trinitystar.ca>
Sent: Monday, June 23, 2025 2:32 PM
To: Jeremy Izso <jizso@cameronstephens.com>; 'Dunstan Peter' <dunstan.peter@trinitytechinc.ca>
Cc: Jisung Kim <jkim@cameronstephens.com>; Daniel Leitch <dleitch@cameronstephens.com>
Subject: RE: Follow up-Skybird Estates TrinityStar

Good Afternoon Jeremy,

Please see LOI we've received. It's not signed by Dunstan yet, as we are working on getting some of the terms negotiated.

I've redacted the rates for confidentiality.

Just wanted to share that we are working the equity top off.

Please let me know if you have any updates on your end.

Thanks.



From: thanush.siva@trinitystar.ca <thanush.siva@trinitystar.ca>
Sent: June 17, 2025 10:30 AM
To: 'Jeremy Izso' <jizso@cameronstephens.com>; 'Dunstan Peter' <dunstan.peter@trinitytechinc.ca>
Cc: 'Jisung Kim' <jkim@cameronstephens.com>; 'Daniel Leitch' <dleitch@cameronstephens.com>
Subject: RE: Follow up-Skybird Estates TrinityStar

The site location is below,
https://maps.app.goo.gl/H1jUCTKWxGX15R2D8

Or you can enter the house across the street at 1665 East Townline Road, Port Hope.

Let's meet in front of the site office. Then we can tour the site.

Thanks



From: Jeremy Izso <jizso@cameronstephens.com>
Sent: June 17, 2025 10:26 AM
To: thanush.siva@trinitystar.ca; 'Dunstan Peter' <dunstan.peter@trinitytechinc.ca>
Cc: Jisung Kim <jkim@cameronstephens.com>; Daniel Leitch <dleitch@cameronstephens.com>
Subject: RE: Follow up-Skybird Estates TrinityStar

Thank you. Please confirm the exact address and any particular instructions. Do we meet at the site office, or a particular unit? Thanks.

From: thanush.siva@trinitystar.ca <thanush.siva@trinitystar.ca>
Sent: Tuesday, June 17, 2025 10:00 AM
To: Jeremy Izso <jizso@cameronstephens.com>; 'Dunstan Peter' <dunstan.peter@trinitytechinc.ca>
Cc: Jisung Kim <jkim@cameronstephens.com>; Daniel Leitch <dleitch@cameronstephens.com>
Subject: RE: Follow up-Skybird Estates TrinityStar

Hi Jeremy,

Yes, we can meet at the site. Let's keep it at 9am.



From: Jeremy Izso <jizso@cameronstephens.com>
Sent: June 17, 2025 9:49 AM
To: thanush.siva@trinitystar.ca; 'Dunstan Peter' <dunstan.peter@trinitytechinc.ca>
Cc: Jisung Kim <jkim@cameronstephens.com>; Daniel Leitch <dleitch@cameronstephens.com>
Subject: RE: Follow up-Skybird Estates TrinityStar

Hi Thanush,

It would actually be my preference to meet you onsite tomorrow. We can discuss the business terms of the proposed extension and you can tour me through the 6 units nearing completion. Can you make that work? If so, we can meet early AM either 8am 830am or 9am.

Best,

JEREMY IZSO
DIRECTOR, SPECIAL ACCOUNTS AND RISK MANAGEMENT
MORTGAGE AGENT LEVEL 1



P: (416) 591-8787 ext.255
C: (416) 300-8978
F: (416) 591-9001

jizso@cameronstephens.com
1700 â€“ 320 Bay St.
Toronto, ON M5H 4A6

CameronStephens.com
Broker #: 10769
Administrator #: 11807

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From: thanush.siva@trinitystar.ca <thanush.siva@trinitystar.ca>
Sent: Tuesday, June 17, 2025 9:46 AM
To: Jeremy Izso <jizso@cameronstephens.com>; 'Dunstan Peter' <dunstan.peter@trinitytechinc.ca>
Cc: Jisung Kim <jkim@cameronstephens.com>; Daniel Leitch <dleitch@cameronstephens.com>
Subject: RE: Follow up-Skybird Estates TrinityStar

Good Morning Jeremy,

Yes, we can meet at our Rexdale office, I'll send an invite out. We wanted to go over the status of the extension given our ability to get the additional equity top off and see how we can give some confidence to the investor.

See you tomorrow.

Thanks.



From: Jeremy Izso <jizso@cameronstephens.com>
Sent: June 16, 2025 8:13 PM
To: thanush.siva@trinitystar.ca; 'Dunstan Peter' <dunstan.peter@trinitytechinc.ca>
Cc: Jisung Kim <jkim@cameronstephens.com>; Daniel Leitch <dleitch@cameronstephens.com>
Subject: Re: Follow up-Skybird Estates TrinityStar

Hi Thanush,

Yes, I am available on Wednesday at 9am. Please confirm you'd like to meet at your Rexdale office, and provide any additional information in advance of the meeting.

Best,

Jeremy Izso

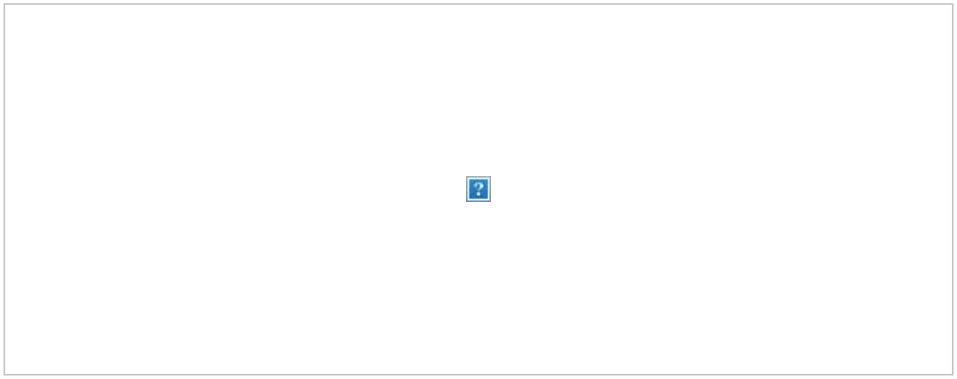
Get Outlook for iOS

From: thanush.siva@trinitystar.ca <thanush.siva@trinitystar.ca>
Sent: Monday, June 16, 2025 1:25 PM
To: Jeremy Izso <jizso@cameronstephens.com>; 'Dunstan Peter' <dunstan.peter@trinitytechinc.ca>
Cc: Jisung Kim <jkim@cameronstephens.com>; Daniel Leitch <dleitch@cameronstephens.com>
Subject: RE: Follow up-Skybird Estates TrinityStar

Good Afternoon Jeremy,

We have a few ideas we wanted to bounce off you. Can you please let us know if you are able to drop by our office on Wednesday, between 9-12 or after 4pm.

Thanks.



From: thanush.siva@trinitystar.ca <thanush.siva@trinitystar.ca>
Sent: June 12, 2025 3:42 PM
To: 'Jeremy Izso' <jizso@cameronstephens.com>; 'Dunstan Peter' <dunstan.peter@trinitytechinc.ca>
Cc: 'Jisung Kim' <jkim@cameronstephens.com>; 'Daniel Leitch' <dleitch@cameronstephens.com>
Subject: RE: Follow up-Skybird Estates TrinityStar

Hi Jeremy,

Just wanted to update you on the equity top off. We are currently working on obtaining the $2.5M top off and estimate it to take around 2 weeks. Can we ensure that the extension is received pending that this condition is satisfied.

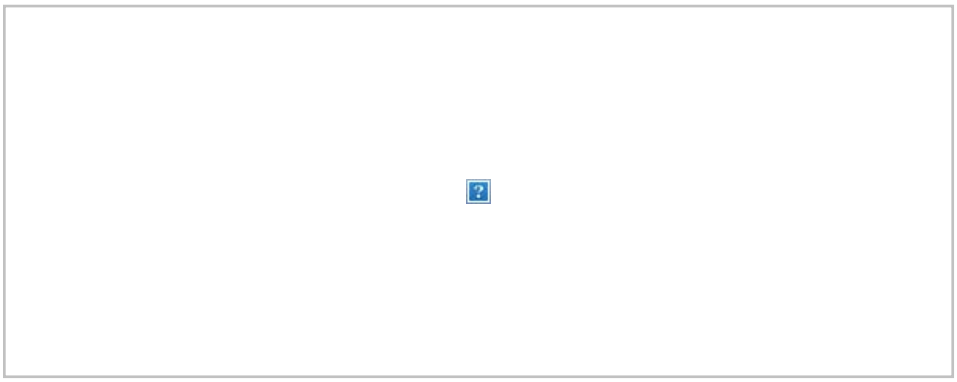
From the $2.5M we will be clearing any outstanding interest and extension fee.

As per our request, can we get the extension for six months, again given the satisfactory fulfillment of the $2.5M top off.

If there are any further concerns, please let us know so we can address that.

I'm still working on your payables and pending items for the lots close to completion with the builder and accounting.

Thank you for your support.



From: thanush.siva@trinitystar.ca <thanush.siva@trinitystar.ca>
Sent: June 12, 2025 12:53 PM
To: 'Jeremy Izso' <jizso@cameronstephens.com>; 'Dunstan Peter' <dunstan.peter@trinitytechinc.ca>
Cc: 'Jisung Kim' <jkim@cameronstephens.com>; 'Daniel Leitch' <dleitch@cameronstephens.com>
Subject: RE: Follow up-Skybird Estates TrinityStar

Good Afternoon Jeremy,

Let me discuss with my team and circle back with you on your requests.

Has there been any feedback on the status of the extension?

Thanks.



From: Jeremy Izso <jizso@cameronstephens.com>
Sent: June 11, 2025 11:54 AM
To: thanush.siva@trinitystar.ca; 'Dunstan Peter' <dunstan.peter@trinitytechinc.ca>
Cc: Jisung Kim <jkim@cameronstephens.com>; Daniel Leitch <dleitch@cameronstephens.com>
Subject: RE: Follow up-Skybird Estates TrinityStar

Thanush and Dunstan,

As we have been discussing, and following our phone call(s) last Friday, we have approached our investors about funding $1.8 million of the ~$2.3 million total project budget overrun, noting that you have proposed an ability to pay up to $500,000 by July 01, 2025. Cameron Stephens does not have any formal credit approval and has not approved any additional amount(s) of credit. We continue to encourage you to inject the funds required to meet the current payables to the trades and suppliers of the project, and urge you to find alternative financing both to replace our existing exposure and/or to come in with incremental capital in a subordinate position to our 1st mortgage. While we continue to evaluate whether we can support the request for additional financing, it is important for us to understand the outstanding work required on the units that are approaching completion. Can you please provide ASAP a detailed budget on a per unit basis, outlining all amount(s) owing in existing payables, and forecasted amounts for completion of these near-term units?

How did your meeting go with Pillar Capital about accessing any net margin on other AR, Inventory, or ABL assets generally to inject into the project?

Best,

JEREMY IZSO
DIRECTOR, SPECIAL ACCOUNTS AND RISK MANAGEMENT
MORTGAGE AGENT LEVEL 1

P: (416) 591-8787 ext.255
C: (416) 300-8978
F: (416) 591-9001

jizso@cameronstephens.com
1700 â€“ 320 Bay St.
Toronto, ON M5H 4A6

CameronStephens.com
Broker #: 10769
Administrator #: 11807

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From: thanush.siva@trinitystar.ca <thanush.siva@trinitystar.ca>
Sent: Wednesday, June 11, 2025 11:16 AM
To: Jeremy Izso <jizso@cameronstephens.com>; 'Dunstan Peter' <dunstan.peter@trinitytechinc.ca>
Subject: RE: Follow up-Skybird Estates TrinityStar

Good Morning Jeremy,

Hope you are doing well. Just following up to see if you had any updates on our file.

From: thanush.siva@trinitystar.ca <thanush.siva@trinitystar.ca>
Sent: June 5, 2025 10:40 AM
To: 'Jeremy Izso' <jizso@cameronstephens.com>; 'Dunstan Peter' <dunstan.peter@trinitytechinc.ca>
Subject: RE: Follow up-Skybird Estates TrinityStar

Good Morning Jeremy,

Thanks for the call back yesterday. Just following up on the letter, would I be able get that letter to get to the trades.

Thanks.

From: thanush.siva@trinitystar.ca <thanush.siva@trinitystar.ca>
Sent: June 4, 2025 12:22 AM
To: 'Jeremy Izso' <jizso@cameronstephens.com>; 'Dunstan Peter' <dunstan.peter@trinitytechinc.ca>
Subject: RE: Follow up-Skybird Estates TrinityStar

Hi Jeremy,

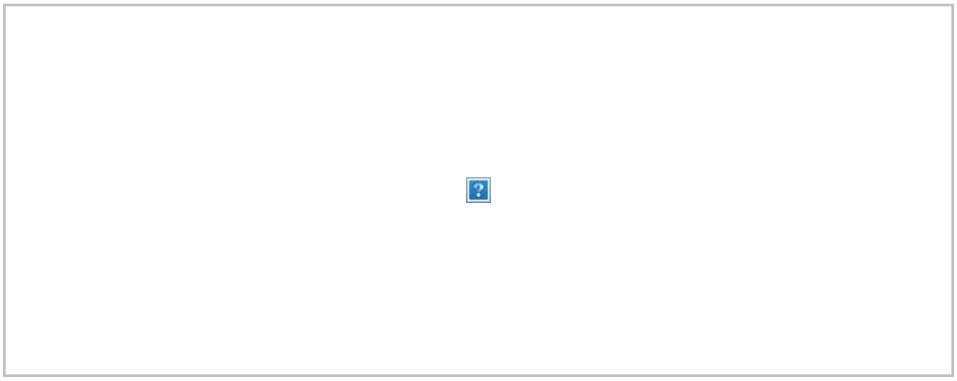
Yes, we can hop on a call at 2pm.

Please keep in mind we haven't had any draw funding for the last few months. We've managed to scrap together what we can to keep this moving forward, but we really require the funding to start coming in.

I know we've spoke on this last time, we can continue the draws the way they are as we have room left in the total budget allocated $26M. As the cost of the over run comes in, we'll fund that. If we can just keep moving forward assuming the

additional equity will be pumped in as needed, this will help us get things done quickly.

Thanks.



From: Jeremy Izso <jizso@cameronstephens.com>
Sent: June 3, 2025 8:48 PM
To: thanush.siva@trinitystar.ca; 'Dunstan Peter' <dunstan.peter@trinitytechinc.ca>
Subject: Re: Follow up-Skybird Estates TrinityStar

Hi Thanush,

Thanks for the email. We have submitted the extension request, and expect to receive feedback and approval from our credit department and investors in the next two days for the extension. However, the funding increase is not a straightforward matter and as we discussed there will be a number of conditions for us including the consultant engagement and additional fees, if approved.

As I told you on our last phone call, we'd encourage you to source secondary financing as an alternative option and we can make ourselves available to discuss and make necessary arrangements (inter-creditor, etc).

We are pressing ahead but do not expect to have funds available until Friday or Monday next week likely at the earliest.

It's concerning to hear that the trades are considering walking off the site. This raises other concerns for me about how the payables have been managed to date, and whether they are in fact committed to the balance of the work.

If you have any access to liquidity in line with the $500K you had committed to inject or otherwise, I'd highly recommend bringing that to the table urgently to assist

I'm available tomorrow after 2pm for a phone call. Let me know what works for you.

Get Outlook for iOS

From: thanush.siva@trinitystar.ca <thanush.siva@trinitystar.ca>
Sent: Tuesday, June 3, 2025 8:09 PM
To: 'Dunstan Peter' <dunstan.peter@trinitytechinc.ca>; Jeremy Izso <jizso@cameronstephens.com>
Subject: RE: Follow up-Skybird Estates TrinityStar

Hi Jeremy,

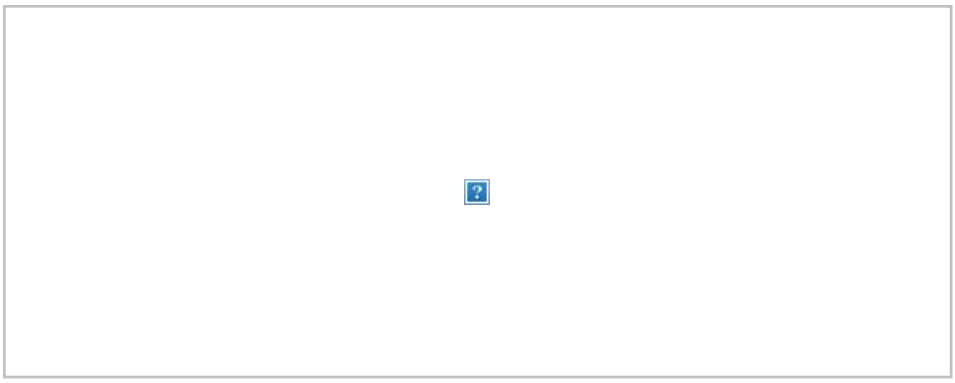
Hope you are doing well.

Just following up to see if we had any further updates. I had another meeting with the builder today and they really need that letter stating that the funding is on its way. It'll allow us to give some confidence to our trades that they can safely continue work with out worrying about payments.

If you can get us the extension and the current draw submission approved, it'll allow me to get the secondary financing that will allow me to top up the equity. Dunstan had spoken to another lender, and they were interested in funding if Cameron was extending the loan.

I'm really running out of time in terms of getting the site back in full throttle and deliver the first phase of homes. We're close, just need the help to push this over the finish line.

Would really appreciate any updates. Thanks.



From: Dunstan Peter <dunstan.peter@trinitytechinc.ca>
Sent: June 2, 2025 12:18 PM
To: Jeremy Izso <jizso@cameronstephens.com>; Thanush Siva <thanush.siva@trinitystar.ca>
Subject: Follow up

Good Afternoon Thanush and Jermy,

I hope you're both doing well. My phone is ringing off the hook, and I really need your support on the following matters:

1. **Letter for the Trades**: I need the letter for the trades before they put a lien on the property. The trades have started to not show up on-site due to pending payments, and we need to address this issue urgently.
2. **Update on the Draw Release**: Could you kindly provide an update on the draw release? This will help us move the project forward and ensure smooth progress.
3. **Estimated Date for the Renewal Document**: Please provide an estimated date for finalizing the renewal document. This is crucial for moving ahead with the next steps.

I truly appreciate both of your help and support during this time. I am confident that, with your assistance, we can resolve these issues and keep the project on track. We are very close to finalizing everything, and with your continued support, I am sure we can successfully complete this project.

Thank you once again for your collaboration.

Image removed by sender.



TAB H

THIS IS EXHIBIT "H" TO THE
AFFIDAVIT OF JERROLD MARRIOTT
SWORN BEFORE ME THIS
29th DAY OF SEPTEMBER, 2025



_____

A Commissioner Etc.

Court File No.

ONTARIO
SUPERIOR COURT OF JUSTICE

IN THE MATTER OF the Construction Act, R.S.O. 1990, c. C.30

B E T W E E N:

(Court Seal)

POLLARD WINDOWS INC.

Plaintiff

and

TRINITYSTAR DEVELOPMENTS INC., FUSIONCORP DEVELOPMENTS INC., AND CAMERON STEPHENS MORTGAGE CAPITAL LTD.

Defendants

STATEMENT OF CLAIM

TO THE DEFENDANTS

A LEGAL PROCEEDING HAS BEEN COMMENCED AGAINST YOU by the Plaintiff. The Claim made against you is set out in the following pages.

IF YOU WISH TO DEFEND THIS PROCEEDING, you or an Ontario lawyer acting for you must prepare a Statement of Defence in Form 18A prescribed by the *Rules of Civil Procedure*, serve it on the Plaintiff's lawyer or, where the Plaintiff does not have a lawyer, serve it on the Plaintiff, and file it, with proof of service in this court office, WITHIN TWENTY DAYS after this Statement of Claim is served on you, if you are served in Ontario.

IF YOU FAIL TO DEFEND THIS PROCEEDING, JUDGMENT MAY BE GIVEN AGAINST YOU IN YOUR ABSENCE AND WITHOUT FURTHER NOTICE TO YOU. IF YOU WISH TO DEFEND THIS PROCEEDING BUT ARE UNABLE TO PAY LEGAL

FEES, LEGAL AID MAY BE AVAILABLE TO YOU BY CONTACTING A LOCAL LEGAL AID OFFICE.

IF YOU PAY THE PLAINTIFF'S CLAIM, and $2,500 for costs, within the time for serving and filing your Statement of Defence you may move to have this proceeding dismissed by the Court. If you believe the amount claimed for costs is excessive, you may pay the Plaintiff's claim and $400 for costs and have the costs assessed by the Court.

Date _____ Issued by _____
Local Registrar

Address of court office: 150 Bond Street East
Oshawa, Ontario
L1G 0A2

TO: **Trinitystar Developments Inc.**
155 Rexdale Boulevard
Suite 502
Toronto, Ontario
M9W 5Z8

Defendant

AND TO: **Fusioncorp Developments Inc.**
2066 Avenue Road
2nd Floor
Toronto, Ontario
M5M 4A6

Defendant

AND TO: **Cameron Stephens Mortgage Capital Ltd.**
25 Adelaide Street East
Suite 600
Toronto, Ontario
M5C 3A1

Defendant

CLAIM

1. The Plaintiff claims:

(a) payment of the amount of $139,190.67 including H.S.T.

(i) being the balance due under the contract, as damages for breach of contract or, in the alternative;

(ii) as restitution to the Plaintiff for the reasonable value of work and services supplied by the Plaintiff to the Defendants for which they have had the benefit, to the detriment of the Plaintiff, on the basis of *quantum meruit*, implied contract or restitution;

(b) a Declaration that the Defendants were at all material times statutory owners of the lands and premises hereinafter set out in accordance with section 1 of the *Construction Act*, R.S.O. 1990, c. C.30 (the "**Act**") insofar as they each had an interest in the subject lands hereinafter described as registered owners respectively and upon whose credit, or upon whose behalf or with whose privity or consent, or for whose benefit the improvement to the subject premises was made with the Plaintiff's work and services at the expense of and to the detriment of the Plaintiff.

(c) a Declaration that the Plaintiff is entitled to a lien against all of the estate, title and interest of the Defendants in the lands and premises against which the Construction Lien hereinafter set forth is registered;

(d) a Declaration that the Plaintiff's claim for lien attaches to any security posted in respect of same;

(e) a Declaration that the Plaintiff is entitled to a lien against the holdbacks required to be retained under the Act and the amount required to be retained by virtue of the Plaintiff's written notice of lien under the Act in respect of the improvements to the Property as hereinafter defined;

(f) that in default of the payment of the sum of $139,190.67, including H.S.T., and costs by the Defendants, an Order that all the estate and interest of the Defendants in the said lands hereinafter set out may be sold and the proceeds applied in and toward payment of the Plaintiff's claim and costs pursuant to the Act;

(g) in the alternative, payment of the Plaintiff's claim and costs from the proceeds of any security posted to vacate same;

(h) priority over the mortgages of the Defendant mortgagees to the extent of any advances made by said Defendants subsequent to the registration of the Construction Lien or receipt by said mortgagees of notice thereof;

(i) priority over the mortgages of the Defendant mortgagees to the extent of any advances made by said Defendants exceeding the actual value of the lands and premises hereinafter described at the time that the lien arose on said lands;

(j) payment by the Defendant mortgagees of any deficiency in the holdback required to be maintained by the Defendant owners;

(k) an Order consolidating this action with all other actions brought to perfect a construction lien arising from the subject improvement;

(l) a charge upon the holdbacks required to be maintained in respect of work described herein by Part IV of the Act and any additional amounts owed in relation to said improvement by any payor to the Defendants;

(m) for the reasons aforesaid and all other purposes, that all proper directions be given, inquires made and accounts taken;

(n) prejudgment interest at the contract rate of 24% per annum, or alternatively, in accordance with section 128 of the *Courts of Justice Act*, R.S.O. 1990, c. C.43, as amended;

(o) postjudgment interest at the contract rate of 24% per annum, or alternatively, in accordance with section 129 of the *Courts of Justice Act*, R.S.O. 1990, c. C.43, as amended;

(p) the costs of this proceeding, plus all applicable taxes; and

(q) such further and other relief as to this Honourable Court may seem just.

The Parties

2. The Plaintiff, Pollard Windows Inc. ("**Pollard**"), is a corporation incorporated pursuant to the laws of the Province of Ontario. The Plaintiff is in the business of manufacturing and installing windows, doors, screens and related materials to construction projects.

3. The Defendant, Trinitystar Developments Inc. ("**Trinitystar**"), is a corporation incorporated pursuant to the laws of the Province of Ontario and was, at all material times, the registered owner of the subject lands located in the municipality of Clarington and further described in the Construction Lien attached as **Schedule "A"** (the "**Property**").

4. Trinitystar is an "owner" and "payer" as those terms are defined in the Act.

5. The Defendant, Fusioncorp Developments Inc. ("**Fusioncorp**"), is a corporation incorporated pursuant to the laws of the Province of Ontario.

6. The Defendant, Cameron Stephens Mortgage Capital Ltd. ("**Cameron Stephens**"), is a holder of a mortgage on Lot 4, Openshaw Place, Newtonville, Ontario, L0B 1A0, being Instrument No. DR2234458, which was registered on May 31, 2023 for the principal sum of $31,900,000.00.

7. The Defendants were at all material times:

(a) registered or beneficial owners of the Property as defined in the Act;

(b) persons having interest in the Property; and

(c) at whose request and upon whose credit or on whose behalf or with whose privity or consent or for whose direct benefit, the improvement was made.

8. The construction project at the Property was an improvement as defined by the Act. Trinitystar hired Fusioncorp to build many homes on different lots within the subdivision.

The Agreement

9. Fusioncorp in turn hired the Plaintiff to supply windows, doors and related accessories to many homes.

10. Fusioncorp agreed to pay interest at 24% per annum on all overdue invoices. Invoices were to be paid within 30 days of their delivery.

11. Over the course of the ensuing months, the Plaintiff supplied all the services and materials required.

12. The Defendants directly benefited from the services and materials supplied by the Plaintiff as the value of the property has increased by virtue of the Plaintiff's services and materials.

13. The full particulars of the services and materials supplied are within the knowledge of the Defendants and are contained in the invoices.

14. Labour, services and materials were supplied from on or about August 22, 2024 to on or about May 29, 2025. The Plaintiff states that it is owed the sum of $139,190.67, inclusive of H.S.T. for same. The Plaintiff has a general lien.

The Lien

15. By reason of supplying said materials and services, the Plaintiff is entitled to a lien upon the interest of the Property in the amount of $139,190.67, inclusive of H.S.T., together with costs of this action pursuant to the provisions of the Act.

16. By reason of the supply of services and materials as aforesaid, the Plaintiff is also entitled to a lien against the holdbacks required to be retained under the Act pursuant to section 21 of the Act.

17. On the 30th day of May, 2025, the Plaintiff caused to be registered a Construction Lien against the title to the lands in the Land Titles Office of the Land Registry Office for Durham as Instrument No. DR2408401, which is attached hereto as **Schedule "A"**.

18. By registering the aforesaid lien, the Plaintiff properly preserved the claim for lien.

The Mortgages

19. The Plaintiff states that Cameron Stephens Mortgage Capital Ltd., as mortgagee of the Property, became a mortgagee by virtue of a certain indenture of mortgage, as more particularly described in paragraph 6 hereof.

20. The Plaintiff claims priority over the said mortgage of Cameron Stephens Mortgage Capital Ltd. to the extent that any advance of the said mortgage exceeded the actual value of the Property at the time when the Plaintiff registered the Construction Lien in accordance with the provisions of Section 78(2) of the Act.

21. The Plaintiff further states that the mortgage was taken with the intention to secure the financing of the improvement of the owners' land and the Plaintiff therefore claims that its lien has priority over the said mortgage, and any mortgage taken out to repay them, to the extent of any deficiency in the holdbacks required to be retained by the owners under Part IV of the Act.

Equitable Remedies

22. The Plaintiff pleads and relies on section 38 of the Act.

23. The Plaintiff states that by reason of the furnishing of services and materials to the Property, it has enhanced the value of those lands and premises and the Defendants have received the benefit of same, and have been unjustly enriched in the amount claimed herein, all at the expense and to the detriment of the Plaintiff, without juristic reason. The Plaintiff pleads and relies on the doctrine of unjust enrichment in the alternative, and not by way of waiver.

24. In the further alternative, and not by way of waiver, the Plaintiff states that it is entitled to payment of its claim from the Defendants on the basis of *quantum meruit*.

25. The Plaintiff further states that in the event that its above-referenced Claim for Lien is vacated from title to the Property by the posting/depositing of security with the Accountant of the Ontario Superior Court of Justice, its claim is entitled to be paid from the proceeds of said security, should it be found that the posting/depositing of security resulted in the Plaintiff's Claim for Lien ceasing to attach to and/or bind the lands and premises comprising the Property.

26. The Plaintiff seeks judgment accordingly as set out in paragraph 1 hereof plus interest and costs on a substantial indemnity basis.

June 10, 2025

SimpsonWigle LAW LLP
1 Hunter Street East
Suite 200
Hamilton, Ontario
L8N 3W1

Derek A. Schmuck (LSO# 24551U)
Email: SchmuckD@simpsonwigle.com
Tel: 905-528-8411

Lawyers for the Plaintiff

LRO # 40 **Construction Lien** **Receipted as DR2406401** on 2025 05 30 at 10:47

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

Properties

PIN 26673 - 0364 LT

Description LOT 4, PLAN 40M2661; SUBJECT TO AN EASEMENT IN GROSS OVER PART 1, 40R32641 AS IN DR2356142; MUNICIPALITY OF CLARINGTON

Address CLARINGTON

Consideration

Consideration $139,190.67

Claimant(s)

Name POLLARD WINDOWS INC.

Address for Service c/o Derek A. Schmuck
SimpsonWigle LAW LLP
1 Hunter Street East, Suite 200
Hamilton, ON L8N 3W1

I, Doug Sluys, am the agent of the lien claimant and have informed myself of the facts stated in the claim for lien and believe them to be true.

A person or persons with authority to bind the corporation has/have consented to the registration of this document.

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

Statements

Name and Address of Owner Trinitystar Developments Inc., 155 Rexdale Boulevard, Suite 502, Toronto, Ontario, M9W 5Z8. Name and address of person to whom lien claimant supplied services or materials Fusioncorp Developments Inc., 2066 Avenue Road, 2nd Floor, Toronto, Ontario, M5M 4A6. Time within which services or materials were supplied from 2024/08/22 to 2025/05/29 Short description of services or materials that have been supplied Supply and installation of windows, doors and screens. Contract price or subcontract price $997,928.31 (including H.S.T.) Amount claimed as owing in respect of services or materials that have been supplied $139,190.67 (including H.S.T.)

The lien claimant claims a lien against the interest of every person identified as an owner of the premises described in said PIN to this lien

Signed By

Kristi-Lynn Irene Gibson	1 Hunter St. E., Suite 200 Hamilton L8N 3W1	acting for Applicant(s)	Signed	2025 05 29

Tel 905-528-8411

Email gibsonk@simpsonwigle.com

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

Submitted By

SIMPSON WIGLE LAW LLP	1 Hunter St. E., Suite 200 Hamilton L8N 3W1	2025 05 30

Tel 905-528-8411

Email gibsonk@simpsonwigle.com

Fees/Taxes/Payment

Statutory Registration Fee	$70.90
Total Paid	$70.90

File Number

Claimant Client File Number : MAT91919 DAS/KG

Electronically issued / Délivré par voie électronique : 11-Jun-2025
Oshawa Superior Court of Justice / Cour supérieure de justice

POLLARD WINDOWS INC.
Plaintiff

-and-

TRINITYSTAR DEVELOPMENTS INC. et al
Defendants

Court File No.

ONTARIO
SUPERIOR COURT OF JUSTICE

IN THE MATTER OF the Construction Act, R.S.O. 1990, c. C.30

PROCEEDING COMMENCED AT
OSHAWA

STATEMENT OF CLAIM

SimpsonWigle LAW LLP
1 Hunter Street East
Suite 200
Hamilton, Ontario
L8N 3W1

Derek A. Schmuck (LSO #24551U)
Email: SchmuckD@simpsonwigle.com
Tel: 905-528-8411

Lawyers for the Plaintiff

TAB I

THIS IS EXHIBIT "I" TO THE
AFFIDAVIT OF JERROLD MARRIOTT
SWORN BEFORE ME THIS
29th DAY OF SEPTEMBER, 2025



_____

A Commissioner Etc.

Chaitons LLP

REPLY TO: HARVEY G. CHAITON
FILE NO.: 0102091
DIRECT: 416-218-1129
EMAIL: *harvey@chaitons.com*

August 15, 2025

PRIVATE & CONFIDENTIAL

VIA EMAIL TO dunstan.peter@trinitytechinc.ca
AND REGISTERED AND REGULAR MAIL

TrinityStar Developments Inc.
155 Rexdale Boulevard, Unit 5
Toronto, Ontario M9W 5Z8

Attention: Dunstan Peter

Re: Indebtedness of TrinityStar Developments Inc. (the "Borrower") to Cameron Stephens Mortgage Capital Ltd. (the "Lender"), secured by the lands and premises legally described in PINs 26673-0361 (LT) to 26673-0382 (LT), inclusive, and 26673-0384 (LT) (collectively, the "Property")

Dear Sir,

We are lawyers for the Lender. Pursuant to a commitment letter dated August 24, 2022 (the "**Commitment Letter**"), the Lender made available to the Borrower certain credit facilities in the aggregate principal amount of $29,000,000 (collectively, the "**Loan**").

We are advised by the Lender that the Borrower is indebted to it under the Commitment Letter in the amount of $16,235,187.33 for principal, interest and fees (excluding legal costs) as of August 12, 2025, calculated as follows:

Principal balance outstanding	$15,992,641.00
Accrued interest to August 12, 2025	$242,346.33
Unpaid Charges	$200.00
Total:	**$16,235,187.33**

E. & O.E.

The Borrower's indebtedness to the Lender is secured by, *inter alia*, the following agreements (collectively, the "**Security**"):

(a) a Charge/Mortgage of Land registered against title to the Property on May 31, 2023 as Instrument No. DR2234458 (the "**Charge**") granted by the Borrower in favour of the Lender; and

(b) a General Security Agreement dated November 28, 2022 granted by the Borrower in favour of the Lender.

We are advised by the Lender that the Borrower has defaulted on its obligations to the Lender under the Commitment Letter including, as a result of the following:

(a) the Loan matured on June 1, 2025 and repayment of all amounts owing thereunder, including, without limitation, interest payable and due under the Loan following the maturity date, and secured by the Security has not been repaid by the Borrower to the Lender; and

(b) the registration of construction liens in favour of Colombus Roofing & Aluminium Ltd., 147860 Ontario Inc. o/a Moscone Tile and Pollard Windows Inc., which liens have not been discharged within ten (10) days following the registrations thereof.

On behalf of the Lender, we hereby demand payment of the Borrower's indebtedness to it. Unless payment of the amount set out above, together with additional interest accrued and fees and costs (including legal costs) incurred to the date of payment are paid forthwith, the Lender shall take such steps as it deems necessary to recover payment of the Borrower's indebtedness in full, without further demand upon or notice to you.

Enclosed please find the Lender's Notice of Intention to Enforce Security, which is served upon the Borrowers pursuant to section 244(1) of the *Bankruptcy and Insolvency Act* (Canada).

Govern yourselves accordingly.

Yours truly,
CHAITONS LLP



Harvey G. Chaiton
CHAIRMAN

HGC/ad

cc: Cameron Stephens Mortgage Capital Ltd.

NOTICE OF INTENTION TO ENFORCE A SECURITY
(given pursuant to section 244 of the *Bankruptcy and Insolvency Act*)

To: **TrinityStar Developments Inc.**, an insolvent person

Take notice that:

1. **Cameron Stephens Mortgage Capital Ltd.**, a secured creditor, intends to enforce its security on all of the present and after-acquired property of TrinityStar Developments Inc.

2. The security that is to be enforced includes:

   (a) a Charge/Mortgage of Land registered against title to the lands and premises legally described in PINs 26673-0361 (LT) to 26673-0382 (LT), inclusive, and 26673-0384 (LT) on May 31, 2023 as Instrument No. DR2234458 granted by the Borrower in favour of the Lender; and

   (b) a General Security Agreement dated November 28, 2022 granted by the Borrower in favour of the Lender.

   (collectively, the "**Security**").

3. The total amount of indebtedness secured by the Security as at the close of business on August 12, 2025 is $16,235,187.33 inclusive of principal and interest (excluding fees and costs).

4. The secured creditor will not have the right to enforce the Security until after the expiry of the 10-day period following the sending of this notice, unless the insolvent person consents to an earlier enforcement.

DATED at Toronto, this 15th day of August, 2025.

CAMERON STEPHENS MORTGAGE CAPITAL LTD.,
by its lawyers, Chaitons LLP



Per: _____
Harvey Chaiton

SEPARATOR PAGE

Chaitons LLP

REPLY TO: HARVEY G. CHAITON
FILE NO.: 0102091
DIRECT: 416-218-1129
EMAIL: *harvey@chaitons.com*

August 15, 2025

PRIVATE & CONFIDENTIAL

VIA EMAIL TO dunstan.peter@trinitytechinc.ca
AND REGISTERED AND REGULAR MAIL

Dunstan Peter
4155 Charleston Side Road
Caledon, Ontario L7K 0S6

Re: Indebtedness of TrinityStar Developments Inc. (the "Borrower") to Cameron Stephens Mortgage Capital Ltd. (the "Lender"), secured by the lands and premises legally described in PINs 26673-0361 (LT) to 26673-0382 (LT), inclusive, and 26673-0384 (LT)

Dear Sir,

We are lawyers for the Lender.

Please find enclosed a copy of our letter to the Borrower dated August 15, 2025 demanding payment of its indebtedness and liabilities to the Lender under the Commitment Letter dated August 24, 2022 (the "**Commitment Letter**"), which, as of August 12, 2025, was **$16,235,187.33**.

We refer to a written guarantee dated November 28, 2022 granted by you in favour of the Lender (the "**Guarantee**").

Pursuant to the Guarantee, you have guaranteed payment of all of the indebtedness and liabilities of the Borrower to the Lender under the Commitment Letter.

Your indebtedness and liabilities to the Lender under the Guarantee are payable on demand. On behalf of the Lender, we hereby demand immediate payment of your indebtedness and liabilities to the Lender under the Guarantee.

Govern yourself accordingly.

Yours truly,
CHAITONS LLP



Harvey G. Chaiton
CHAIRMAN

HGC/ad

cc: Cameron Stephens Capital Mortgage Capital Ltd.

DOC#15143166v1

Chaitons LLP

REPLY TO: HARVEY G. CHAITON
FILE NO.: 0102091
DIRECT: 416-218-1129
EMAIL: *harvey@chaitons.com*

August 15, 2025

PRIVATE & CONFIDENTIAL

VIA EMAIL TO dunstan.peter@trinitytechinc.ca
AND REGISTERED AND REGULAR MAIL

TrinityStar Developments Inc.
155 Rexdale Boulevard, Unit 5
Toronto, Ontario M9W 5Z8

Attention: Dunstan Peter

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We are advised by the Lender that the Borrower is indebted to it under the Commitment Letter in the amount of $16,235,187.33 for principal, interest and fees (excluding legal costs) as of August 12, 2025, calculated as follows:

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E. & O.E.

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(b) a General Security Agreement dated November 28, 2022 granted by the Borrower in favour of the Lender.

We are advised by the Lender that the Borrower has defaulted on its obligations to the Lender under the Commitment Letter including, as a result of the following:

(a) the Loan matured on June 1, 2025 and repayment of all amounts owing thereunder, including, without limitation, interest payable and due under the Loan following the maturity date, and secured by the Security has not been repaid by the Borrower to the Lender; and

(b) the registration of construction liens in favour of Colombus Roofing & Aluminium Ltd., 147860 Ontario Inc. o/a Moscone Tile and Pollard Windows Inc., which liens have not been discharged within ten (10) days following the registrations thereof.

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Enclosed please find the Lender's Notice of Intention to Enforce Security, which is served upon the Borrowers pursuant to section 244(1) of the *Bankruptcy and Insolvency Act* (Canada).

Govern yourselves accordingly.

Yours truly,
CHAITONS LLP



Harvey G. Chaiton
CHAIRMAN

HGC/ad

cc: Cameron Stephens Mortgage Capital Ltd.

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(given pursuant to section 244 of the *Bankruptcy and Insolvency Act*)

To: **TrinityStar Developments Inc.**, an insolvent person

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   (b) a General Security Agreement dated November 28, 2022 granted by the Borrower in favour of the Lender.

   (collectively, the "**Security**").

3. The total amount of indebtedness secured by the Security as at the close of business on August 12, 2025 is $16,235,187.33 inclusive of principal and interest (excluding fees and costs).

4. The secured creditor will not have the right to enforce the Security until after the expiry of the 10-day period following the sending of this notice, unless the insolvent person consents to an earlier enforcement.

DATED at Toronto, this 15th day of August, 2025.

CAMERON STEPHENS MORTGAGE CAPITAL LTD.,
by its lawyers, Chaitons LLP



Per: _____
Harvey Chaiton

TAB J

THIS IS EXHIBIT "J" TO THE
AFFIDAVIT OF JERROLD MARRIOTT
SWORN BEFORE ME THIS
29th DAY OF SEPTEMBER, 2025



_____

A Commissioner Etc.

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

PROPERTY DESCRIPTION: LOT 1, PLAN 40M2661; SUBJECT TO AN EASEMENT IN GROSS OVER PART 2 PLAN 40R32643 AS IN DR2349297; MUNICIPALITY OF CLARINGTON

PROPERTY REMARKS: FOR THE PURPOSES OF THE QUALIFIER THE DATE OF REGISTRATION OF ABSOLUTE TITLE IS 2007 09 21.

ESTATE/QUALIFIER:	RECENTLY:	PIN CREATION DATE:
FEE SIMPLE LT ABSOLUTE PLUS	SUBDIVISION FROM 26673-0261	2020/01/02

OWNERS' NAMES	CAPACITY	SHARE
TRINITYSTAR DEVELOPMENTS INC.	ROWN	

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/ CHKD
*** PRINTOUT INCLUDES ALL DOCUMENT TYPES AND DELETED INSTRUMENTS SINCE 2020/01/02 **						
**SUBJECT TO SUBSECTION 44(1) OF THE LAND TITLES ACT, EXCEPT PARAGRAPHS 3 AND 14 AND *						
** PROVINCIAL SUCCESSION DUTIES AND EXCEPT PARAGRAPH 11 AND ESCHEATS OR FORFEITURE **						
** TO THE CROWN UP TO THE DATE OF REGISTRATION WITH AN ABSOLUTE TITLE. **						
N27968	1965/11/16	BYLAW				C
	REMARKS: AN AREA OF SUBDIVISION CONTROL					
DR1842485	2019/10/31	CHARGE		*** DELETED AGAINST THIS PROPERTY *** NEWTONVILLE REALCO (2019) INC.	SOLUCIONES INC.	
40M2661	2019/12/19	PLAN SUBDIVISION				C
DR1858757	2019/12/20	NO SUB AGREEMENT		THE REGIONAL MUNICIPALITY OF DURHAM	NEWTONVILLE REALCO (2019) INC.	C
DR1858758	2019/12/20	RESTRICTION-LAND		*** DELETED AGAINST THIS PROPERTY *** NEWTONVILLE REALCO (2019) INC.		
	REMARKS: NO TRANSFER OF LOTS 1-19 BOTH INCLUSIVE, PLAN 40M-2661 SHALL BE PERMITTED WITHOUT THE CONSENT OF THE REGIONAL MUNICIPALITY OF DURHAM					
DR1858873	2019/12/20	NO SUB AGREEMENT		THE CORPORATION OF THE MUNICIPALITY OF CLARINGTON	NEWTONVILLE REALCO (2019) INC.	C
DR1861321	2020/01/07	TRANSFER OF CHARGE		*** COMPLETELY DELETED *** SOLUCIONES INC.	BUNGALOW 8 INC.	
	REMARKS: DR1842485.					
DR1861497	2020/01/07	CHARGE		*** COMPLETELY DELETED *** NEWTONVILLE REALCO (2019) INC.	GARERI, GIOVANNI	
DR1864129	2020/01/16	DISCH OF CHARGE		*** COMPLETELY DELETED *** GARERI, GIOVANNI		
	REMARKS: DR1861497.					
DR1866725	2020/01/24	CAUTION-LAND		*** COMPLETELY DELETED *** NEWTONVILLE REALCO (2019) INC.	SOLUCIONES INC.	

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.

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/ CHKD
					BATISTA, JINNIA BATISTA, GINA	
	REMARKS: DELETED PURSUANT TO EXPIRY NOV 30, 2020 TOM BERUBE					
DR1871185	2020/02/11	TRANSFER OF CHARGE		*** COMPLETELY DELETED *** BUNGALOW 8 INC.	SOLUCIONES INC.	
DR1951300	2020/12/01	CHARGE		*** COMPLETELY DELETED *** NEWTONVILLE REALCO (2019) INC.	2746385 ONTARIO INC. 1898301 ONTARIO LTD.	
DR1951301	2020/12/01	NO ASSGN RENT GEN		*** COMPLETELY DELETED *** NEWTONVILLE REALCO (2019) INC.	2746385 ONTARIO INC. 1898301 ONTARIO LTD.	
	REMARKS: DR1951300					
DR1951302	2020/12/01	POSTPONEMENT		*** COMPLETELY DELETED *** SOLUCIONES INC.	2746385 ONTARIO INC. 1898301 ONTARIO LTD.	
	REMARKS: DR1842485 TO DR1951300					
DR1984236	2021/03/19	CERTIFICATE		*** COMPLETELY DELETED *** LENDEASE DIRECT MORTGAGE INVESTMENT CORPORATION		
	REMARKS: PENDING LITIGATION					
DR1987312	2021/03/30	APL (GENERAL)		*** COMPLETELY DELETED *** LENDEASE DIRECT MORTGAGE INVESTMENT CORPORATION		
	REMARKS: DELETE DR1984236					
DR1987911	2021/03/31	DISCH OF CHARGE		*** COMPLETELY DELETED *** SOLUCIONES INC.		
	REMARKS: DR1842485.					
DR1988737	2021/04/01	DISCH OF CHARGE		*** COMPLETELY DELETED *** 2746385 ONTARIO INC. 1898301 ONTARIO LTD.		
	REMARKS: DR1951300.					
DR1988826	2021/04/06	TRANSFER	$4,300,000	NEWTONVILLE REALCO (2019) INC.	TRINITYSTAR DEVELOPMENTS INC.	C
DR1988827	2021/04/06	CHARGE		*** COMPLETELY DELETED *** TRINITYSTAR DEVELOPMENTS INC.	FERINA CONSTRUCTION LIMITED 5023018 ONTARIO INC.	

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.

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/ CHKD
DR1988828	2021/04/06	NO ASSGN RENT GEN		*** COMPLETELY DELETED *** TRINITYSTAR DEVELOPMENTS INC.	FERINA CONSTRUCTION LIMITED 5023018 ONTARIO INC.	
	REMARKS: DR1988827.					
DR2081670	2021/12/15	CHARGE		*** COMPLETELY DELETED *** TRINITYSTAR DEVELOPMENTS INC.	FERINA CONSTRUCTION LIMITED 5023018 ONTARIO INC. 5018204 ONTARIO INC.	
DR2081671	2021/12/15	NO ASSGN RENT GEN		*** COMPLETELY DELETED *** TRINITYSTAR DEVELOPMENTS INC.	FERINA CONSTRUCTION LIMITED 5023018 ONTARIO INC. 5018204 ONTARIO INC.	
	REMARKS: DR2081670					
DR2103306	2022/02/23	DISCH OF CHARGE		*** COMPLETELY DELETED *** FERINA CONSTRUCTION LIMITED 5023018 ONTARIO INC.		
	REMARKS: DR1988827.					
DR2234458	2023/05/31	CHARGE	$31,900,000	TRINITYSTAR DEVELOPMENTS INC.	CAMERON STEPHENS MORTGAGE CAPITAL LTD.	C
DR2235021	2023/05/31	DISCH OF CHARGE		*** COMPLETELY DELETED *** FERINA CONSTRUCTION LIMITED 5023018 ONTARIO INC. 5018204 ONTARIO INC.		
	REMARKS: DR2081670.					
DR2235108	2023/06/01	APL DELETE REST		*** COMPLETELY DELETED *** TRINITYSTAR DEVEOPMENTS INC.		
	REMARKS: DR1858758.					
40R32643	2024/06/14	PLAN REFERENCE				C
DR2349297	2024/09/23	TRANSFER EASEMENT	$2	TRINITYSTAR DEVELOPMENTS INC.	HYDRO ONE NETWORKS INC.	C
DR2356144	2024/10/22	POSTPONEMENT		CAMERON STEPHENS MORTGAGE CAPITAL LTD.	HYDRO ONE NETWORKS INC.	C
	REMARKS: DR2234458 TO DR2349297					
DR2417367	2025/07/02	CONSTRUCTION LIEN	$124,924	COLOMBUS ROOFING & ALUMINUM LTD.		C
DR2423194	2025/07/24	CONSTRUCTION LIEN	$469,882	SOUTHCRETE INC.		C

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/ CHKD
DR2429617	2025/08/19	CONSTRUCTION LIEN	$107,645	1932496 ONTARIO LTD. C/O ONTARIO SIDING AND GUTTERS		C
DR2430722	2025/08/22	CONSTRUCTION LIEN	$5,079,627	FUSIONCORP DEVELOPMENTS INC.		C
DR2432082	2025/08/28	CONSTRUCTION LIEN	$55,513	CLASSIC TILE LOW-RISE INC.		C
DR2432939	2025/08/29	CONSTRUCTION LIEN	$260,535	669857 ONTARIO LTD.		C
DR2433211	2025/09/02	CONSTRUCTION LIEN	$188,439	THE RENTAL HUB INC.		C
DR2433497	2025/09/02	CERTIFICATE		SOUTHCRETE INC.	FUSIONCORP DEVELOPMENTS INC. TRINITYSTAR DEVELOPMENTS INC. CAMERON STEPHENS MORTGAGE CAPITAL LTD.	C
REMARKS: DR2423194						
DR2435674	2025/09/11	CERTIFICATE		FUSIONCORP DEVELOPMENTS INC.		C
REMARKS: DR2430722						
DR2437463	2025/09/18	CONSTRUCTION LIEN	$315,123	LUCVAA LTD.		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.

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

PROPERTY DESCRIPTION: LOT 2, PLAN 40M2661; SUBJECT TO AN EASEMENT IN GROSS OVER PART 1 PLAN 40R32643 AS IN DR2349297; MUNICIPALITY OF CLARINGTON

PROPERTY REMARKS: FOR THE PURPOSES OF THE QUALIFIER THE DATE OF REGISTRATION OF ABSOLUTE TITLE IS 2007 09 21.

ESTATE/QUALIFIER:	RECENTLY:	PIN CREATION DATE:
FEE SIMPLE LT ABSOLUTE PLUS	SUBDIVISION FROM 26673-0261	2020/01/02

OWNERS' NAMES	CAPACITY	SHARE
TRINITYSTAR DEVELOPMENTS INC.	ROWN	

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/ CHKD
*** PRINTOUT INCLUDES ALL DOCUMENT TYPES AND DELETED INSTRUMENTS SINCE 2020/01/02 **						
**SUBJECT TO SUBSECTION 44(1) OF THE LAND TITLES ACT, EXCEPT PARAGRAPHS 3 AND 14 AND *						
** PROVINCIAL SUCCESSION DUTIES AND EXCEPT PARAGRAPH 11 AND ESCHEATS OR FORFEITURE **						
** TO THE CROWN UP TO THE DATE OF REGISTRATION WITH AN ABSOLUTE TITLE. **						
N27968	1965/11/16	BYLAW				C
	REMARKS: AN AREA OF SUBDIVISION CONTROL					
DR1842485	2019/10/31	CHARGE		*** DELETED AGAINST THIS PROPERTY *** NEWTONVILLE REALCO (2019) INC.	SOLUCIONES INC.	
40M2661	2019/12/19	PLAN SUBDIVISION				C
DR1858757	2019/12/20	NO SUB AGREEMENT		THE REGIONAL MUNICIPALITY OF DURHAM	NEWTONVILLE REALCO (2019) INC.	C
DR1858758	2019/12/20	RESTRICTION-LAND		*** DELETED AGAINST THIS PROPERTY *** NEWTONVILLE REALCO (2019) INC.		
	REMARKS: NO TRANSFER OF LOTS 1-19 BOTH INCLUSIVE, PLAN 40M-2661 SHALL BE PERMITTED WITHOUT THE CONSENT OF THE REGIONAL MUNICIPALITY OF DURHAM					
DR1858873	2019/12/20	NO SUB AGREEMENT		THE CORPORATION OF THE MUNICIPALITY OF CLARINGTON	NEWTONVILLE REALCO (2019) INC.	C
DR1861321	2020/01/07	TRANSFER OF CHARGE		*** COMPLETELY DELETED *** SOLUCIONES INC.	BUNGALOW 8 INC.	
	REMARKS: DR1842485.					
DR1861497	2020/01/07	CHARGE		*** COMPLETELY DELETED *** NEWTONVILLE REALCO (2019) INC.	GARERI, GIOVANNI	
DR1864129	2020/01/16	DISCH OF CHARGE		*** COMPLETELY DELETED *** GARERI, GIOVANNI		
	REMARKS: DR1861497.					
DR1866725	2020/01/24	CAUTION-LAND		*** COMPLETELY DELETED *** NEWTONVILLE REALCO (2019) INC.	SOLUCIONES INC.	

NOTE: ADJOINING PROPERTIES SHOULD BE INVESTIGATED TO ASCERTAIN DESCRIPTIVE INCONSISTENCIES, IF ANY, WITH DESCRIPTION REPRESENTED FOR THIS PROPERTY.
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REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/ CHKD
					BATISTA, JINNIA BATISTA, GINA	
	REMARKS: DELETED PURSUANT TO EXPIRY NOV 30, 2020 TOM BERUBE					
DR1871185	2020/02/11	TRANSFER OF CHARGE		*** COMPLETELY DELETED *** BUNGALOW 8 INC.	SOLUCIONES INC.	
DR1951300	2020/12/01	CHARGE		*** COMPLETELY DELETED *** NEWTONVILLE REALCO (2019) INC.	2746385 ONTARIO INC. 1898301 ONTARIO LTD.	
DR1951301	2020/12/01	NO ASSGN RENT GEN		*** COMPLETELY DELETED *** NEWTONVILLE REALCO (2019) INC.	2746385 ONTARIO INC. 1898301 ONTARIO LTD.	
	REMARKS: DR1951300					
DR1951302	2020/12/01	POSTPONEMENT		*** COMPLETELY DELETED *** SOLUCIONES INC.	2746385 ONTARIO INC. 1898301 ONTARIO LTD.	
	REMARKS: DR1842485 TO DR1951300					
DR1987911	2021/03/31	DISCH OF CHARGE		*** COMPLETELY DELETED *** SOLUCIONES INC.		
	REMARKS: DR1842485.					
DR1988737	2021/04/01	DISCH OF CHARGE		*** COMPLETELY DELETED *** 2746385 ONTARIO INC. 1898301 ONTARIO LTD.		
	REMARKS: DR1951300.					
DR1988826	2021/04/06	TRANSFER	$4,300,000	NEWTONVILLE REALCO (2019) INC.	TRINITYSTAR DEVELOPMENTS INC.	C
DR1988827	2021/04/06	CHARGE		*** COMPLETELY DELETED *** TRINITYSTAR DEVELOPMENTS INC.	FERINA CONSTRUCTION LIMITED 5023018 ONTARIO INC.	
DR1988828	2021/04/06	NO ASSGN RENT GEN		*** COMPLETELY DELETED *** TRINITYSTAR DEVELOPMENTS INC.	FERINA CONSTRUCTION LIMITED 5023018 ONTARIO INC.	
	REMARKS: DR1988827.					
DR2081670	2021/12/15	CHARGE		*** COMPLETELY DELETED *** TRINITYSTAR DEVELOPMENTS INC.	FERINA CONSTRUCTION LIMITED 5023018 ONTARIO INC.	

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/ CHKD
					5018204 ONTARIO INC.	
DR2081671	2021/12/15	NO ASSGN RENT GEN		*** COMPLETELY DELETED *** TRINITYSTAR DEVELOPMENTS INC.	FERINA CONSTRUCTION LIMITED 5023018 ONTARIO INC. 5018204 ONTARIO INC.	
	REMARKS: DR2081670					
DR2103306	2022/02/23	DISCH OF CHARGE		*** COMPLETELY DELETED *** FERINA CONSTRUCTION LIMITED 5023018 ONTARIO INC.		
	REMARKS: DR1988827.					
DR2234458	2023/05/31	CHARGE	$31,900,000	TRINITYSTAR DEVELOPMENTS INC.	CAMERON STEPHENS MORTGAGE CAPITAL LTD.	C
DR2235021	2023/05/31	DISCH OF CHARGE		*** COMPLETELY DELETED *** FERINA CONSTRUCTION LIMITED 5023018 ONTARIO INC. 5018204 ONTARIO INC.		
	REMARKS: DR2081670.					
DR2235108	2023/06/01	APL DELETE REST		*** COMPLETELY DELETED *** TRINITYSTAR DEVEOPMENTS INC.		
	REMARKS: DR1858758.					
40R32643	2024/06/14	PLAN REFERENCE				C
DR2349297	2024/09/23	TRANSFER EASEMENT	$2	TRINITYSTAR DEVELOPMENTS INC.	HYDRO ONE NETWORKS INC.	C
DR2356144	2024/10/22	POSTPONEMENT		CAMERON STEPHENS MORTGAGE CAPITAL LTD.	HYDRO ONE NETWORKS INC.	C
	REMARKS: DR2234458 TO DR2349297					
DR2417367	2025/07/02	CONSTRUCTION LIEN	$124,924	COLOMBUS ROOFING & ALUMINUM LTD.		C
DR2423194	2025/07/24	CONSTRUCTION LIEN	$469,882	SOUTHCRETE INC.		C
DR2429617	2025/08/19	CONSTRUCTION LIEN	$107,645	1932496 ONTARIO LTD. C/O ONTARIO SIDING AND GUTTERS		C
DR2430722	2025/08/22	CONSTRUCTION LIEN	$5,079,627	FUSIONCORP DEVELOPMENTS INC.		C
DR2432939	2025/08/29	CONSTRUCTION LIEN	$260,535	669857 ONTARIO LTD.		C
DR2433211	2025/09/02	CONSTRUCTION LIEN	$188,439	THE RENTAL HUB INC.		C

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/ CHKD
DR2433497	2025/09/02	CERTIFICATE		SOUTHCRETE INC.	FUSIONCORP DEVELOPMENTS INC. TRINITYSTAR DEVELOPMENTS INC. CAMERON STEPHENS MORTGAGE CAPITAL LTD.	C
	REMARKS: DR2423194					
DR2435674	2025/09/11	CERTIFICATE		FUSIONCORP DEVELOPMENTS INC.		C
	REMARKS: DR2430722					
DR2437463	2025/09/18	CONSTRUCTION LIEN	$315,123	LUCVAA LTD.		C

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

PROPERTY DESCRIPTION: LOT 3, PLAN 40M2661; SUBJECT TO AN EASEMENT IN GROSS OVER PART 2, 40R32641 AS IN DR2356142; MUNICIPALITY OF CLARINGTON

PROPERTY REMARKS: FOR THE PURPOSES OF THE QUALIFIER THE DATE OF REGISTRATION OF ABSOLUTE TITLE IS 2007 09 21.

ESTATE/QUALIFIER:	RECENTLY:	PIN CREATION DATE:
FEE SIMPLE LT ABSOLUTE PLUS	SUBDIVISION FROM 26673-0261	2020/01/02

OWNERS' NAMES	CAPACITY	SHARE
TRINITYSTAR DEVELOPMENTS INC.	ROWN	

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/ CHKD
** PRINTOUT INCLUDES ALL DOCUMENT TYPES AND DELETED INSTRUMENTS SINCE 2020/01/02 **						
**SUBJECT TO SUBSECTION 44(1) OF THE LAND TITLES ACT, EXCEPT PARAGRAPHS 3 AND 14 AND *						
** PROVINCIAL SUCCESSION DUTIES AND EXCEPT PARAGRAPH 11 AND ESCHEATS OR FORFEITURE **						
** TO THE CROWN UP TO THE DATE OF REGISTRATION WITH AN ABSOLUTE TITLE. **						
N27968	1965/11/16	BYLAW				C
	REMARKS: AN AREA OF SUBDIVISION CONTROL					
DR1842485	2019/10/31	CHARGE		*** DELETED AGAINST THIS PROPERTY *** NEWTONVILLE REALCO (2019) INC.	SOLUCIONES INC.	
40M2661	2019/12/19	PLAN SUBDIVISION				C
DR1858757	2019/12/20	NO SUB AGREEMENT		THE REGIONAL MUNICIPALITY OF DURHAM	NEWTONVILLE REALCO (2019) INC.	C
DR1858758	2019/12/20	RESTRICTION-LAND		*** DELETED AGAINST THIS PROPERTY *** NEWTONVILLE REALCO (2019) INC.		
	REMARKS: NO TRANSFER OF LOTS 1-19 BOTH INCLUSIVE, PLAN 40M-2661 SHALL BE PERMITTED WITHOUT THE CONSENT OF THE REGIONAL MUNICIPALITY OF DURHAM					
DR1858873	2019/12/20	NO SUB AGREEMENT		THE CORPORATION OF THE MUNICIPALITY OF CLARINGTON	NEWTONVILLE REALCO (2019) INC.	C
DR1861321	2020/01/07	TRANSFER OF CHARGE		*** COMPLETELY DELETED *** SOLUCIONES INC.	BUNGALOW 8 INC.	
	REMARKS: DR1842485.					
DR1861497	2020/01/07	CHARGE		*** COMPLETELY DELETED *** NEWTONVILLE REALCO (2019) INC.	GARERI, GIOVANNI	
DR1864129	2020/01/16	DISCH OF CHARGE		*** COMPLETELY DELETED *** GARERI, GIOVANNI		
	REMARKS: DR1861497.					
DR1866725	2020/01/24	CAUTION-LAND		*** COMPLETELY DELETED *** NEWTONVILLE REALCO (2019) INC.	SOLUCIONES INC.	

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.

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/ CHKD
					BATISTA, JINNIA BATISTA, GINA	
REMARKS: DELETED PURSUANT TO EXPIRY NOV 30, 2020 TOM BERUBE						
DR1871185	2020/02/11	TRANSFER OF CHARGE		*** COMPLETELY DELETED *** BUNGALOW 8 INC.	SOLUCIONES INC.	
DR1951300	2020/12/01	CHARGE		*** COMPLETELY DELETED *** NEWTONVILLE REALCO (2019) INC.	2746385 ONTARIO INC. 1898301 ONTARIO LTD.	
DR1951301	2020/12/01	NO ASSGN RENT GEN		*** COMPLETELY DELETED *** NEWTONVILLE REALCO (2019) INC.	2746385 ONTARIO INC. 1898301 ONTARIO LTD.	
REMARKS: DR1951300						
DR1951302	2020/12/01	POSTPONEMENT		*** COMPLETELY DELETED *** SOLUCIONES INC.	2746385 ONTARIO INC. 1898301 ONTARIO LTD.	
REMARKS: DR1842485 TO DR1951300						
DR1987911	2021/03/31	DISCH OF CHARGE		*** COMPLETELY DELETED *** SOLUCIONES INC.		
REMARKS: DR1842485.						
DR1988737	2021/04/01	DISCH OF CHARGE		*** COMPLETELY DELETED *** 2746385 ONTARIO INC. 1898301 ONTARIO LTD.		
REMARKS: DR1951300.						
DR1988826	2021/04/06	TRANSFER	$4,300,000	NEWTONVILLE REALCO (2019) INC.	TRINITYSTAR DEVELOPMENTS INC.	C
DR1988827	2021/04/06	CHARGE		*** COMPLETELY DELETED *** TRINITYSTAR DEVELOPMENTS INC.	FERINA CONSTRUCTION LIMITED 5023018 ONTARIO INC.	
DR1988828	2021/04/06	NO ASSGN RENT GEN		*** COMPLETELY DELETED *** TRINITYSTAR DEVELOPMENTS INC.	FERINA CONSTRUCTION LIMITED 5023018 ONTARIO INC.	
REMARKS: DR1988827.						
DR2081670	2021/12/15	CHARGE		*** COMPLETELY DELETED *** TRINITYSTAR DEVELOPMENTS INC.	FERINA CONSTRUCTION LIMITED 5023018 ONTARIO INC.	

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/ CHKD
					5018204 ONTARIO INC.	
DR2081671	2021/12/15	NO ASSGN RENT GEN		*** COMPLETELY DELETED *** TRINITYSTAR DEVELOPMENTS INC.	FERINA CONSTRUCTION LIMITED 5023018 ONTARIO INC. 5018204 ONTARIO INC.	
	REMARKS: DR2081670					
DR2103306	2022/02/23	DISCH OF CHARGE		*** COMPLETELY DELETED *** FERINA CONSTRUCTION LIMITED 5023018 ONTARIO INC.		
	REMARKS: DR1988827.					
DR2234458	2023/05/31	CHARGE	$31,900,000	TRINITYSTAR DEVELOPMENTS INC.	CAMERON STEPHENS MORTGAGE CAPITAL LTD.	C
DR2235021	2023/05/31	DISCH OF CHARGE		*** COMPLETELY DELETED *** FERINA CONSTRUCTION LIMITED 5023018 ONTARIO INC. 5018204 ONTARIO INC.		
	REMARKS: DR2081670.					
DR2235108	2023/06/01	APL DELETE REST		*** COMPLETELY DELETED *** TRINITYSTAR DEVEOPMENTS INC.		
	REMARKS: DR1858758.					
40R32641	2024/06/14	PLAN REFERENCE				C
DR2356142	2024/10/22	TRANSFER EASEMENT	$2	TRINITYSTAR DEVELOPMENTS INC.	HYDRO ONE NETWORKS INC.	C
DR2356143	2024/10/22	POSTPONEMENT		CAMERON STEPHENS MORTGAGE CAPITAL LTD.	HYDRO ONE NETWORKS INC.	C
	REMARKS: DR2234458 TO DR2356142					
DR2417367	2025/07/02	CONSTRUCTION LIEN	$124,924	COLOMBUS ROOFING & ALUMINUM LTD.		C
DR2423194	2025/07/24	CONSTRUCTION LIEN	$469,882	SOUTHCRETE INC.		C
DR2425071	2025/07/31	CONSTRUCTION LIEN	$335,416	EUROWOOD CARPENTRY 2000 INC.		C
DR2428960	2025/08/15	CONSTRUCTION LIEN	$371,499	VILLAGE DALLAS INC.		C
DR2429617	2025/08/19	CONSTRUCTION LIEN	$107,645	1932496 ONTARIO LTD. C/O ONTARIO SIDING AND GUTTERS		C
DR2430722	2025/08/22	CONSTRUCTION LIEN	$5,079,627	FUSIONCORP DEVELOPMENTS INC.		C

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/ CHKD
DR2431761	2025/08/27	CONSTRUCTION LIEN	$98,809	GALEA, JARED		C
DR2432082	2025/08/28	CONSTRUCTION LIEN	$55,513	CLASSIC TILE LOW-RISE INC.		C
DR2432939	2025/08/29	CONSTRUCTION LIEN	$260,535	669857 ONTARIO LTD.		C
DR2433211	2025/09/02	CONSTRUCTION LIEN	$188,439	THE RENTAL HUB INC.		C
DR2433497	2025/09/02	CERTIFICATE		SOUTHCRETE INC.	FUSIONCORP DEVELOPMENTS INC. TRINITYSTAR DEVELOPMENTS INC. CAMERON STEPHENS MORTGAGE CAPITAL LTD.	C
	REMARKS: DR2423194					
DR2435309	2025/09/10	CONSTRUCTION LIEN	$420,842	FOREMONT DRYWALL INC. 1382479 ONTARIO INC. 1382503 ONTARIO INC. 2203579 ONTARIO INC.		C
DR2435674	2025/09/11	CERTIFICATE		FUSIONCORP DEVELOPMENTS INC.		C
	REMARKS: DR2430722					
DR2435842	2025/09/11	CERTIFICATE		VILLAGE DALLAS INC.	FUSIONCORP DEVELOPMENTS INC. TRINITYSTAR DEVELOPMENTS INC. CAMERON STEPHENS MORTGAGE CAPITAL LTD.	C
	REMARKS: DR2428960					
DR2437463	2025/09/18	CONSTRUCTION LIEN	$315,123	LUCVAA LTD.		C
DR2437527	2025/09/18	CERTIFICATE		EUROWOOD CARPENTRY 2000 INC.		C
	REMARKS: DR2425071.					

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

PROPERTY DESCRIPTION: LOT 4, PLAN 40M2661; SUBJECT TO AN EASEMENT IN GROSS OVER PART 1, 40R32641 AS IN DR2356142; MUNICIPALITY OF CLARINGTON

PROPERTY REMARKS: FOR THE PURPOSES OF THE QUALIFIER THE DATE OF REGISTRATION OF ABSOLUTE TITLE IS 2007 09 21.

ESTATE/QUALIFIER:	RECENTLY:	PIN CREATION DATE:
FEE SIMPLE LT ABSOLUTE PLUS	SUBDIVISION FROM 26673-0261	2020/01/02

OWNERS' NAMES	CAPACITY	SHARE
TRINITYSTAR DEVELOPMENTS INC.	ROWN	

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/ CHKD
*** PRINTOUT INCLUDES ALL DOCUMENT TYPES AND DELETED INSTRUMENTS SINCE 2020/01/02 **						
**SUBJECT TO SUBSECTION 44(1) OF THE LAND TITLES ACT, EXCEPT PARAGRAPHS 3 AND 14 AND *						
** PROVINCIAL SUCCESSION DUTIES AND EXCEPT PARAGRAPH 11 AND ESCHEATS OR FORFEITURE **						
** TO THE CROWN UP TO THE DATE OF REGISTRATION WITH AN ABSOLUTE TITLE. **						
N27968	1965/11/16	BYLAW				C
	REMARKS: AN AREA OF SUBDIVISION CONTROL					
DR1842485	2019/10/31	CHARGE		*** DELETED AGAINST THIS PROPERTY *** NEWTONVILLE REALCO (2019) INC.	SOLUCIONES INC.	
40M2661	2019/12/19	PLAN SUBDIVISION				C
DR1858757	2019/12/20	NO SUB AGREEMENT		THE REGIONAL MUNICIPALITY OF DURHAM	NEWTONVILLE REALCO (2019) INC.	C
DR1858758	2019/12/20	RESTRICTION-LAND		*** DELETED AGAINST THIS PROPERTY *** NEWTONVILLE REALCO (2019) INC.		
	REMARKS: NO TRANSFER OF LOTS 1-19 BOTH INCLUSIVE, PLAN 40M-2661 SHALL BE PERMITTED WITHOUT THE CONSENT OF THE REGIONAL MUNICIPALITY OF DURHAM					
DR1858873	2019/12/20	NO SUB AGREEMENT		THE CORPORATION OF THE MUNICIPALITY OF CLARINGTON	NEWTONVILLE REALCO (2019) INC.	C
DR1861321	2020/01/07	TRANSFER OF CHARGE		*** COMPLETELY DELETED *** SOLUCIONES INC.	BUNGALOW 8 INC.	
	REMARKS: DR1842485.					
DR1861497	2020/01/07	CHARGE		*** COMPLETELY DELETED *** NEWTONVILLE REALCO (2019) INC.	GARERI, GIOVANNI	
DR1864129	2020/01/16	DISCH OF CHARGE		*** COMPLETELY DELETED *** GARERI, GIOVANNI		
	REMARKS: DR1861497.					
DR1866725	2020/01/24	CAUTION-LAND		*** COMPLETELY DELETED *** NEWTONVILLE REALCO (2019) INC.	SOLUCIONES INC.	

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.

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/ CHKD
					BATISTA, JINNIA BATISTA, GINA	
	REMARKS: DELETED PURSUANT TO EXPIRY NOV 30, 2020 TOM BERUBE					
DR1871185	2020/02/11	TRANSFER OF CHARGE		*** COMPLETELY DELETED *** BUNGALOW 8 INC.	SOLUCIONES INC.	
DR1951300	2020/12/01	CHARGE		*** COMPLETELY DELETED *** NEWTONVILLE REALCO (2019) INC.	2746385 ONTARIO INC. 1898301 ONTARIO LTD.	
DR1951301	2020/12/01	NO ASSGN RENT GEN		*** COMPLETELY DELETED *** NEWTONVILLE REALCO (2019) INC.	2746385 ONTARIO INC. 1898301 ONTARIO LTD.	
	REMARKS: DR1951300					
DR1951302	2020/12/01	POSTPONEMENT		*** COMPLETELY DELETED *** SOLUCIONES INC.	2746385 ONTARIO INC. 1898301 ONTARIO LTD.	
	REMARKS: DR1842485 TO DR1951300					
DR1987911	2021/03/31	DISCH OF CHARGE		*** COMPLETELY DELETED *** SOLUCIONES INC.		
	REMARKS: DR1842485.					
DR1988737	2021/04/01	DISCH OF CHARGE		*** COMPLETELY DELETED *** 2746385 ONTARIO INC. 1898301 ONTARIO LTD.		
	REMARKS: DR1951300.					
DR1988826	2021/04/06	TRANSFER	$4,300,000	NEWTONVILLE REALCO (2019) INC.	TRINITYSTAR DEVELOPMENTS INC.	C
DR1988827	2021/04/06	CHARGE		*** COMPLETELY DELETED *** TRINITYSTAR DEVELOPMENTS INC.	FERINA CONSTRUCTION LIMITED 5023018 ONTARIO INC.	
DR1988828	2021/04/06	NO ASSGN RENT GEN		*** COMPLETELY DELETED *** TRINITYSTAR DEVELOPMENTS INC.	FERINA CONSTRUCTION LIMITED 5023018 ONTARIO INC.	
	REMARKS: DR1988827.					
DR2081670	2021/12/15	CHARGE		*** COMPLETELY DELETED *** TRINITYSTAR DEVELOPMENTS INC.	FERINA CONSTRUCTION LIMITED 5023018 ONTARIO INC.	

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/ CHKD
					5018204 ONTARIO INC.	
DR2081671	2021/12/15	NO ASSGN RENT GEN		*** COMPLETELY DELETED *** TRINITYSTAR DEVELOPMENTS INC.	FERINA CONSTRUCTION LIMITED 5023018 ONTARIO INC. 5018204 ONTARIO INC.	
	REMARKS: DR2081670					
DR2103306	2022/02/23	DISCH OF CHARGE		*** COMPLETELY DELETED *** FERINA CONSTRUCTION LIMITED 5023018 ONTARIO INC.		
	REMARKS: DR1988827.					
DR2234458	2023/05/31	CHARGE	$31,900,000	TRINITYSTAR DEVELOPMENTS INC.	CAMERON STEPHENS MORTGAGE CAPITAL LTD.	C
DR2235021	2023/05/31	DISCH OF CHARGE		*** COMPLETELY DELETED *** FERINA CONSTRUCTION LIMITED 5023018 ONTARIO INC. 5018204 ONTARIO INC.		
	REMARKS: DR2081670.					
DR2235108	2023/06/01	APL DELETE REST		*** COMPLETELY DELETED *** TRINITYSTAR DEVEOPMENTS INC.		
	REMARKS: DR1858758.					
40R32641	2024/06/14	PLAN REFERENCE				C
DR2356142	2024/10/22	TRANSFER EASEMENT	$2	TRINITYSTAR DEVELOPMENTS INC.	HYDRO ONE NETWORKS INC.	C
DR2356143	2024/10/22	POSTPONEMENT		CAMERON STEPHENS MORTGAGE CAPITAL LTD.	HYDRO ONE NETWORKS INC.	C
	REMARKS: DR2234458 TO DR2356142					
DR2406433	2025/05/23	CONSTRUCTION LIEN	$108,990	1479860 ONTARIO INC.O/A MOSCONE TILE		C
DR2406512	2025/05/23	CONSTRUCTION LIEN	$108,990	1479860 ONTARIO INC.O/A MOSCONE TILE		C
DR2408401	2025/05/30	CONSTRUCTION LIEN	$139,190	POLLARD WINDOWS INC.		C
DR2411290	2025/06/11	CERTIFICATE		POLLARD WINDOWS INC.		C
	REMARKS: DR2408401					
DR2417367	2025/07/02	CONSTRUCTION LIEN	$124,924	COLOMBUS ROOFING & ALUMINUM LTD.		C

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/ CHKD
DR2419054	2025/07/08	CERTIFICATE		1479860 ONTARIO INC.		C
	REMARKS: DR2406510, DR2406511, DR2406512, DR2406433, DR2406434, AND DR2406435.					
DR2423194	2025/07/24	CONSTRUCTION LIEN	$469,882	SOUTHCRETE INC.		C
DR2425071	2025/07/31	CONSTRUCTION LIEN	$335,416	EUROWOOD CARPENTRY 2000 INC.		C
DR2428960	2025/08/15	CONSTRUCTION LIEN	$371,499	VILLAGE DALLAS INC.		C
DR2429617	2025/08/19	CONSTRUCTION LIEN	$107,645	1932496 ONTARIO LTD. C/O ONTARIO SIDING AND GUTTERS		C
DR2430722	2025/08/22	CONSTRUCTION LIEN	$5,079,627	FUSIONCORP DEVELOPMENTS INC.		C
DR2430814	2025/08/22	CONSTRUCTION LIEN	$111,406	N. DE LUCA PLUMBING (1995) INC.		C
DR2431125	2025/08/25	CONSTRUCTION LIEN	$34,381	N. DE LUCA PLUMBING (1995) INC.		C
DR2431761	2025/08/27	CONSTRUCTION LIEN	$98,809	GALEA, JARED		C
DR2432082	2025/08/28	CONSTRUCTION LIEN	$55,513	CLASSIC TILE LOW-RISE INC.		C
DR2432519	2025/08/28	CONSTRUCTION LIEN	$13,145	TRILIBERTY STUCCO INC.		C
DR2432939	2025/08/29	CONSTRUCTION LIEN	$260,535	669857 ONTARIO LTD.		C
DR2433211	2025/09/02	CONSTRUCTION LIEN	$188,439	THE RENTAL HUB INC.		C
DR2433497	2025/09/02	CERTIFICATE		SOUTHCRETE INC.	FUSIONCORP DEVELOPMENTS INC. TRINITYSTAR DEVELOPMENTS INC. CAMERON STEPHENS MORTGAGE CAPITAL LTD.	C
	REMARKS: DR2423194					
DR2435309	2025/09/10	CONSTRUCTION LIEN	$420,842	FOREMONT DRYWALL INC. 1382479 ONTARIO INC. 1382503 ONTARIO INC. 2203579 ONTARIO INC.		C
DR2435674	2025/09/11	CERTIFICATE		FUSIONCORP DEVELOPMENTS INC.		C
	REMARKS: DR2430722					
DR2435842	2025/09/11	CERTIFICATE		VILLAGE DALLAS INC.	FUSIONCORP DEVELOPMENTS INC. TRINITYSTAR DEVELOPMENTS INC. CAMERON STEPHENS MORTGAGE CAPITAL LTD.	C

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/ CHKD
REMARKS: DR2428960						
DR2437463	2025/09/18	CONSTRUCTION LIEN	$315,123	LUCVAA LTD.		C
DR2437527	2025/09/18	CERTIFICATE		EUROWOOD CARPENTRY 2000 INC.		C
REMARKS: DR2425071.						

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

PROPERTY DESCRIPTION: LOT 5, PLAN 40M2661; SUBJECT TO AN EASEMENT IN GROSS OVER PART 2, 40R32640 AS IN DR2356142; MUNICIPALITY OF CLARINGTON

PROPERTY REMARKS: FOR THE PURPOSES OF THE QUALIFIER THE DATE OF REGISTRATION OF ABSOLUTE TITLE IS 2007 09 21.

ESTATE/QUALIFIER:	RECENTLY:	PIN CREATION DATE:
FEE SIMPLE LT ABSOLUTE PLUS	SUBDIVISION FROM 26673-0261	2020/01/02

OWNERS' NAMES	CAPACITY	SHARE
TRINITYSTAR DEVELOPMENTS INC.	ROWN	

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/ CHKD
** PRINTOUT INCLUDES ALL DOCUMENT TYPES AND DELETED INSTRUMENTS SINCE 2020/01/02 **						
**SUBJECT TO SUBSECTION 44(1) OF THE LAND TITLES ACT, EXCEPT PARAGRAPHS 3 AND 14 AND *						
** PROVINCIAL SUCCESSION DUTIES AND EXCEPT PARAGRAPH 11 AND ESCHEATS OR FORFEITURE **						
** TO THE CROWN UP TO THE DATE OF REGISTRATION WITH AN ABSOLUTE TITLE. **						
N27968	1965/11/16	BYLAW				C
	REMARKS: AN AREA OF SUBDIVISION CONTROL					
DR1842485	2019/10/31	CHARGE		*** DELETED AGAINST THIS PROPERTY *** NEWTONVILLE REALCO (2019) INC.	SOLUCIONES INC.	
40M2661	2019/12/19	PLAN SUBDIVISION				C
DR1858757	2019/12/20	NO SUB AGREEMENT		THE REGIONAL MUNICIPALITY OF DURHAM	NEWTONVILLE REALCO (2019) INC.	C
DR1858758	2019/12/20	RESTRICTION-LAND		*** DELETED AGAINST THIS PROPERTY *** NEWTONVILLE REALCO (2019) INC.		
	REMARKS: NO TRANSFER OF LOTS 1-19 BOTH INCLUSIVE, PLAN 40M-2661 SHALL BE PERMITTED WITHOUT THE CONSENT OF THE REGIONAL MUNICIPALITY OF DURHAM					
DR1858873	2019/12/20	NO SUB AGREEMENT		THE CORPORATION OF THE MUNICIPALITY OF CLARINGTON	NEWTONVILLE REALCO (2019) INC.	C
DR1861321	2020/01/07	TRANSFER OF CHARGE		*** COMPLETELY DELETED *** SOLUCIONES INC.	BUNGALOW 8 INC.	
	REMARKS: DR1842485.					
DR1861497	2020/01/07	CHARGE		*** COMPLETELY DELETED *** NEWTONVILLE REALCO (2019) INC.	GARERI, GIOVANNI	
DR1864129	2020/01/16	DISCH OF CHARGE		*** COMPLETELY DELETED *** GARERI, GIOVANNI		
	REMARKS: DR1861497.					
DR1866725	2020/01/24	CAUTION-LAND		*** COMPLETELY DELETED *** NEWTONVILLE REALCO (2019) INC.	SOLUCIONES INC.	

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.

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/ CHKD
					BATISTA, JINNIA BATISTA, GINA	
REMARKS: DELETED PURSUANT TO EXPIRY NOV 30, 2020 TOM BERUBE						
DR1871185	2020/02/11	TRANSFER OF CHARGE		*** COMPLETELY DELETED *** BUNGALOW 8 INC.	SOLUCIONES INC.	
DR1951300	2020/12/01	CHARGE		*** COMPLETELY DELETED *** NEWTONVILLE REALCO (2019) INC.	2746385 ONTARIO INC. 1898301 ONTARIO LTD.	
DR1951301	2020/12/01	NO ASSGN RENT GEN		*** COMPLETELY DELETED *** NEWTONVILLE REALCO (2019) INC.	2746385 ONTARIO INC. 1898301 ONTARIO LTD.	
REMARKS: DR1951300						
DR1951302	2020/12/01	POSTPONEMENT		*** COMPLETELY DELETED *** SOLUCIONES INC.	2746385 ONTARIO INC. 1898301 ONTARIO LTD.	
REMARKS: DR1842485 TO DR1951300						
DR1987911	2021/03/31	DISCH OF CHARGE		*** COMPLETELY DELETED *** SOLUCIONES INC.		
REMARKS: DR1842485.						
DR1988737	2021/04/01	DISCH OF CHARGE		*** COMPLETELY DELETED *** 2746385 ONTARIO INC. 1898301 ONTARIO LTD.		
REMARKS: DR1951300.						
DR1988826	2021/04/06	TRANSFER	$4,300,000	NEWTONVILLE REALCO (2019) INC.	TRINITYSTAR DEVELOPMENTS INC.	C
DR1988827	2021/04/06	CHARGE		*** COMPLETELY DELETED *** TRINITYSTAR DEVELOPMENTS INC.	FERINA CONSTRUCTION LIMITED 5023018 ONTARIO INC.	
DR1988828	2021/04/06	NO ASSGN RENT GEN		*** COMPLETELY DELETED *** TRINITYSTAR DEVELOPMENTS INC.	FERINA CONSTRUCTION LIMITED 5023018 ONTARIO INC.	
REMARKS: DR1988827.						
DR2081670	2021/12/15	CHARGE		*** COMPLETELY DELETED *** TRINITYSTAR DEVELOPMENTS INC.	FERINA CONSTRUCTION LIMITED 5023018 ONTARIO INC.	

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/ CHKD
					5018204 ONTARIO INC.	
DR2081671	2021/12/15	NO ASSGN RENT GEN		*** COMPLETELY DELETED *** TRINITYSTAR DEVELOPMENTS INC.	FERINA CONSTRUCTION LIMITED 5023018 ONTARIO INC. 5018204 ONTARIO INC.	
	REMARKS: DR2081670					
DR2103306	2022/02/23	DISCH OF CHARGE		*** COMPLETELY DELETED *** FERINA CONSTRUCTION LIMITED 5023018 ONTARIO INC.		
	REMARKS: DR1988827.					
DR2234458	2023/05/31	CHARGE	$31,900,000	TRINITYSTAR DEVELOPMENTS INC.	CAMERON STEPHENS MORTGAGE CAPITAL LTD.	C
DR2235021	2023/05/31	DISCH OF CHARGE		*** COMPLETELY DELETED *** FERINA CONSTRUCTION LIMITED 5023018 ONTARIO INC. 5018204 ONTARIO INC.		
	REMARKS: DR2081670.					
DR2269258	2023/10/05	APL DELETE REST		*** COMPLETELY DELETED *** TRINITYSTAR DEVELOPMENTS INC.		
	REMARKS: DR1858758.					
40R32640	2024/06/14	PLAN REFERENCE				C
DR2356142	2024/10/22	TRANSFER EASEMENT	$2	TRINITYSTAR DEVELOPMENTS INC.	HYDRO ONE NETWORKS INC.	C
DR2356143	2024/10/22	POSTPONEMENT		CAMERON STEPHENS MORTGAGE CAPITAL LTD.	HYDRO ONE NETWORKS INC.	C
	REMARKS: DR2234458 TO DR2356142					
DR2423194	2025/07/24	CONSTRUCTION LIEN	$469,882	SOUTHCRETE INC.		C
DR2425071	2025/07/31	CONSTRUCTION LIEN	$335,416	EUROWOOD CARPENTRY 2000 INC.		C
DR2425072	2025/07/31	CONSTRUCTION LIEN	$87,006	EUROWOOD CARPENTRY 2000 INC.		C
DR2428960	2025/08/15	CONSTRUCTION LIEN	$371,499	VILLAGE DALLAS INC.		C
DR2429617	2025/08/19	CONSTRUCTION LIEN	$107,645	1932496 ONTARIO LTD. C/O ONTARIO SIDING AND GUTTERS		C
DR2430722	2025/08/22	CONSTRUCTION LIEN	$5,079,627	FUSIONCORP DEVELOPMENTS INC.		C

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/ CHKD
DR2432939	2025/08/29	CONSTRUCTION LIEN	$260,535	669857 ONTARIO LTD.		C
DR2433211	2025/09/02	CONSTRUCTION LIEN	$188,439	THE RENTAL HUB INC.		C
DR2433497	2025/09/02	CERTIFICATE		SOUTHCRETE INC.	FUSIONCORP DEVELOPMENTS INC. TRINITYSTAR DEVELOPMENTS INC. CAMERON STEPHENS MORTGAGE CAPITAL LTD.	C
	REMARKS: DR2423194					
DR2435309	2025/09/10	CONSTRUCTION LIEN	$420,842	FOREMONT DRYWALL INC. 1382479 ONTARIO INC. 1382503 ONTARIO INC. 2203579 ONTARIO INC.		C
DR2435674	2025/09/11	CERTIFICATE		FUSIONCORP DEVELOPMENTS INC.		C
	REMARKS: DR2430722					
DR2435842	2025/09/11	CERTIFICATE		VILLAGE DALLAS INC.	FUSIONCORP DEVELOPMENTS INC. TRINITYSTAR DEVELOPMENTS INC. CAMERON STEPHENS MORTGAGE CAPITAL LTD.	C
	REMARKS: DR2428960					
DR2437463	2025/09/18	CONSTRUCTION LIEN	$315,123	LUCVAA LTD.		C
DR2437527	2025/09/18	CERTIFICATE		EUROWOOD CARPENTRY 2000 INC.		C
	REMARKS: DR2425071. DR2425072.					

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

PROPERTY DESCRIPTION: LOT 6, PLAN 40M2661; SUBJECT TO AN EASEMENT IN GROSS OVER PART 1, 40R32640 AS IN DR2356142; MUNICIPALITY OF CLARINGTON

PROPERTY REMARKS: FOR THE PURPOSES OF THE QUALIFIER THE DATE OF REGISTRATION OF ABSOLUTE TITLE IS 2007 09 21.

ESTATE/QUALIFIER:	RECENTLY:	PIN CREATION DATE:
FEE SIMPLE LT ABSOLUTE PLUS	SUBDIVISION FROM 26673-0261	2020/01/02

OWNERS' NAMES	CAPACITY	SHARE
TRINITYSTAR DEVELOPMENTS INC.	ROWN	

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/ CHKD
** PRINTOUT INCLUDES ALL DOCUMENT TYPES AND DELETED INSTRUMENTS SINCE 2020/01/02 **						
**SUBJECT TO SUBSECTION 44(1) OF THE LAND TITLES ACT, EXCEPT PARAGRAPHS 3 AND 14 AND *						
** PROVINCIAL SUCCESSION DUTIES AND EXCEPT PARAGRAPH 11 AND ESCHEATS OR FORFEITURE **						
** TO THE CROWN UP TO THE DATE OF REGISTRATION WITH AN ABSOLUTE TITLE. **						
N27968	1965/11/16	BYLAW				C
	REMARKS: AN AREA OF SUBDIVISION CONTROL					
DR1842485	2019/10/31	CHARGE		*** DELETED AGAINST THIS PROPERTY *** NEWTONVILLE REALCO (2019) INC.	SOLUCIONES INC.	
40M2661	2019/12/19	PLAN SUBDIVISION				C
DR1858757	2019/12/20	NO SUB AGREEMENT		THE REGIONAL MUNICIPALITY OF DURHAM	NEWTONVILLE REALCO (2019) INC.	C
DR1858758	2019/12/20	RESTRICTION-LAND		*** DELETED AGAINST THIS PROPERTY *** NEWTONVILLE REALCO (2019) INC.		
	REMARKS: NO TRANSFER OF LOTS 1-19 BOTH INCLUSIVE, PLAN 40M-2661 SHALL BE PERMITTED WITHOUT THE CONSENT OF THE REGIONAL MUNICIPALITY OF DURHAM					
DR1858873	2019/12/20	NO SUB AGREEMENT		THE CORPORATION OF THE MUNICIPALITY OF CLARINGTON	NEWTONVILLE REALCO (2019) INC.	C
DR1861321	2020/01/07	TRANSFER OF CHARGE		*** COMPLETELY DELETED *** SOLUCIONES INC.	BUNGALOW 8 INC.	
	REMARKS: DR1842485.					
DR1861497	2020/01/07	CHARGE		*** COMPLETELY DELETED *** NEWTONVILLE REALCO (2019) INC.	GARERI, GIOVANNI	
DR1864129	2020/01/16	DISCH OF CHARGE		*** COMPLETELY DELETED *** GARERI, GIOVANNI		
	REMARKS: DR1861497.					
DR1866725	2020/01/24	CAUTION-LAND		*** COMPLETELY DELETED *** NEWTONVILLE REALCO (2019) INC.	SOLUCIONES INC.	

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.

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/ CHKD
					BATISTA, JINNIA BATISTA, GINA	
	REMARKS: DELETED PURSUANT TO EXPIRY NOV 30, 2020 TOM BERUBE					
DR1871185	2020/02/11	TRANSFER OF CHARGE		*** COMPLETELY DELETED *** BUNGALOW 8 INC.	SOLUCIONES INC.	
DR1951300	2020/12/01	CHARGE		*** COMPLETELY DELETED *** NEWTONVILLE REALCO (2019) INC.	2746385 ONTARIO INC. 1898301 ONTARIO LTD.	
DR1951301	2020/12/01	NO ASSGN RENT GEN		*** COMPLETELY DELETED *** NEWTONVILLE REALCO (2019) INC.	2746385 ONTARIO INC. 1898301 ONTARIO LTD.	
	REMARKS: DR1951300					
DR1951302	2020/12/01	POSTPONEMENT		*** COMPLETELY DELETED *** SOLUCIONES INC.	2746385 ONTARIO INC. 1898301 ONTARIO LTD.	
	REMARKS: DR1842485 TO DR1951300					
DR1987911	2021/03/31	DISCH OF CHARGE		*** COMPLETELY DELETED *** SOLUCIONES INC.		
	REMARKS: DR1842485.					
DR1988737	2021/04/01	DISCH OF CHARGE		*** COMPLETELY DELETED *** 2746385 ONTARIO INC. 1898301 ONTARIO LTD.		
	REMARKS: DR1951300.					
DR1988826	2021/04/06	TRANSFER	$4,300,000	NEWTONVILLE REALCO (2019) INC.	TRINITYSTAR DEVELOPMENTS INC.	C
DR1988827	2021/04/06	CHARGE		*** COMPLETELY DELETED *** TRINITYSTAR DEVELOPMENTS INC.	FERINA CONSTRUCTION LIMITED 5023018 ONTARIO INC.	
DR1988828	2021/04/06	NO ASSGN RENT GEN		*** COMPLETELY DELETED *** TRINITYSTAR DEVELOPMENTS INC.	FERINA CONSTRUCTION LIMITED 5023018 ONTARIO INC.	
	REMARKS: DR1988827.					
DR2081670	2021/12/15	CHARGE		*** COMPLETELY DELETED *** TRINITYSTAR DEVELOPMENTS INC.	FERINA CONSTRUCTION LIMITED 5023018 ONTARIO INC.	

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/ CHKD
					5018204 ONTARIO INC.	
DR2081671	2021/12/15	NO ASSGN RENT GEN		*** COMPLETELY DELETED *** TRINITYSTAR DEVELOPMENTS INC.	FERINA CONSTRUCTION LIMITED 5023018 ONTARIO INC. 5018204 ONTARIO INC.	
	REMARKS: DR2081670					
DR2103306	2022/02/23	DISCH OF CHARGE		*** COMPLETELY DELETED *** FERINA CONSTRUCTION LIMITED 5023018 ONTARIO INC.		
	REMARKS: DR1988827.					
DR2234458	2023/05/31	CHARGE	$31,900,000	TRINITYSTAR DEVELOPMENTS INC.	CAMERON STEPHENS MORTGAGE CAPITAL LTD.	C
DR2235021	2023/05/31	DISCH OF CHARGE		*** COMPLETELY DELETED *** FERINA CONSTRUCTION LIMITED 5023018 ONTARIO INC. 5018204 ONTARIO INC.		
	REMARKS: DR2081670.					
DR2269258	2023/10/05	APL DELETE REST		*** COMPLETELY DELETED *** TRINITYSTAR DEVELOPMENTS INC.		
	REMARKS: DR1858758.					
40R32640	2024/06/14	PLAN REFERENCE				C
DR2356142	2024/10/22	TRANSFER EASEMENT	$2	TRINITYSTAR DEVELOPMENTS INC.	HYDRO ONE NETWORKS INC.	C
DR2356143	2024/10/22	POSTPONEMENT		CAMERON STEPHENS MORTGAGE CAPITAL LTD.	HYDRO ONE NETWORKS INC.	C
	REMARKS: DR2234458 TO DR2356142					
DR2423194	2025/07/24	CONSTRUCTION LIEN	$469,882	SOUTHCRETE INC.		C
DR2430722	2025/08/22	CONSTRUCTION LIEN	$5,079,627	FUSIONCORP DEVELOPMENTS INC.		C
DR2432939	2025/08/29	CONSTRUCTION LIEN	$260,535	669857 ONTARIO LTD.		C
DR2433211	2025/09/02	CONSTRUCTION LIEN	$188,439	THE RENTAL HUB INC.		C
DR2433497	2025/09/02	CERTIFICATE		SOUTHCRETE INC.	FUSIONCORP DEVELOPMENTS INC. TRINITYSTAR DEVELOPMENTS INC. CAMERON STEPHENS MORTGAGE CAPITAL LTD.	C

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/ CHKD
	REMARKS: DR2423194					
DR2435674	2025/09/11	CERTIFICATE		FUSIONCORP DEVELOPMENTS INC.		C
	REMARKS: DR2430722					

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

PROPERTY DESCRIPTION: LOT 7, PLAN 40M2661; MUNICIPALITY OF CLARINGTON

PROPERTY REMARKS: FOR THE PURPOSES OF THE QUALIFIER THE DATE OF REGISTRATION OF ABSOLUTE TITLE IS 2007 09 21.

ESTATE/QUALIFIER:	RECENTLY:	PIN CREATION DATE:
FEE SIMPLE LT ABSOLUTE PLUS	SUBDIVISION FROM 26673-0261	2020/01/02

OWNERS' NAMES	CAPACITY	SHARE
TRINITYSTAR DEVELOPMENTS INC.	ROWN	

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/ CHKD
*** PRINTOUT INCLUDES ALL DOCUMENT TYPES AND DELETED INSTRUMENTS SINCE 2020/01/02 **						
**SUBJECT TO SUBSECTION 44(1) OF THE LAND TITLES ACT, EXCEPT PARAGRAPHS 3 AND 14 AND *						
** PROVINCIAL SUCCESSION DUTIES AND EXCEPT PARAGRAPH 11 AND ESCHEATS OR FORFEITURE **						
** TO THE CROWN UP TO THE DATE OF REGISTRATION WITH AN ABSOLUTE TITLE. **						
N27968	1965/11/16	BYLAW				C
	REMARKS: AN AREA OF SUBDIVISION CONTROL					
DR1842485	2019/10/31	CHARGE		*** DELETED AGAINST THIS PROPERTY *** NEWTONVILLE REALCO (2019) INC.	SOLUCIONES INC.	
40M2661	2019/12/19	PLAN SUBDIVISION				C
DR1858757	2019/12/20	NO SUB AGREEMENT		THE REGIONAL MUNICIPALITY OF DURHAM	NEWTONVILLE REALCO (2019) INC.	C
DR1858758	2019/12/20	RESTRICTION-LAND		*** DELETED AGAINST THIS PROPERTY *** NEWTONVILLE REALCO (2019) INC.		
	REMARKS: NO TRANSFER OF LOTS 1-19 BOTH INCLUSIVE, PLAN 40M-2661 SHALL BE PERMITTED WITHOUT THE CONSENT OF THE REGIONAL MUNICIPALITY OF DURHAM					
DR1858873	2019/12/20	NO SUB AGREEMENT		THE CORPORATION OF THE MUNICIPALITY OF CLARINGTON	NEWTONVILLE REALCO (2019) INC.	C
DR1861321	2020/01/07	TRANSFER OF CHARGE		*** COMPLETELY DELETED *** SOLUCIONES INC.	BUNGALOW 8 INC.	
	REMARKS: DR1842485.					
DR1861497	2020/01/07	CHARGE		*** COMPLETELY DELETED *** NEWTONVILLE REALCO (2019) INC.	GARERI, GIOVANNI	
DR1864129	2020/01/16	DISCH OF CHARGE		*** COMPLETELY DELETED *** GARERI, GIOVANNI		
	REMARKS: DR1861497.					
DR1866725	2020/01/24	CAUTION-LAND		*** COMPLETELY DELETED *** NEWTONVILLE REALCO (2019) INC.	SOLUCIONES INC.	

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.

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/ CHKD
					BATISTA, JINNIA BATISTA, GINA	
REMARKS: DELETED PURSUANT TO EXPIRY NOV 30, 2020 TOM BERUBE						
DR1871185	2020/02/11	TRANSFER OF CHARGE		*** COMPLETELY DELETED *** BUNGALOW 8 INC.	SOLUCIONES INC.	
DR1951300	2020/12/01	CHARGE		*** COMPLETELY DELETED *** NEWTONVILLE REALCO (2019) INC.	2746385 ONTARIO INC. 1898301 ONTARIO LTD.	
DR1951301	2020/12/01	NO ASSGN RENT GEN		*** COMPLETELY DELETED *** NEWTONVILLE REALCO (2019) INC.	2746385 ONTARIO INC. 1898301 ONTARIO LTD.	
REMARKS: DR1951300						
DR1951302	2020/12/01	POSTPONEMENT		*** COMPLETELY DELETED *** SOLUCIONES INC.	2746385 ONTARIO INC. 1898301 ONTARIO LTD.	
REMARKS: DR1842485 TO DR1951300						
DR1987911	2021/03/31	DISCH OF CHARGE		*** COMPLETELY DELETED *** SOLUCIONES INC.		
REMARKS: DR1842485.						
DR1988737	2021/04/01	DISCH OF CHARGE		*** COMPLETELY DELETED *** 2746385 ONTARIO INC. 1898301 ONTARIO LTD.		
REMARKS: DR1951300.						
DR1988826	2021/04/06	TRANSFER	$4,300,000	NEWTONVILLE REALCO (2019) INC.	TRINITYSTAR DEVELOPMENTS INC.	C
DR1988827	2021/04/06	CHARGE		*** COMPLETELY DELETED *** TRINITYSTAR DEVELOPMENTS INC.	FERINA CONSTRUCTION LIMITED 5023018 ONTARIO INC.	
DR1988828	2021/04/06	NO ASSGN RENT GEN		*** COMPLETELY DELETED *** TRINITYSTAR DEVELOPMENTS INC.	FERINA CONSTRUCTION LIMITED 5023018 ONTARIO INC.	
REMARKS: DR1988827.						
DR2081670	2021/12/15	CHARGE		*** COMPLETELY DELETED *** TRINITYSTAR DEVELOPMENTS INC.	FERINA CONSTRUCTION LIMITED 5023018 ONTARIO INC.	

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/ CHKD
					5018204 ONTARIO INC.	
DR2081671	2021/12/15	NO ASSGN RENT GEN		*** COMPLETELY DELETED *** TRINITYSTAR DEVELOPMENTS INC.	FERINA CONSTRUCTION LIMITED 5023018 ONTARIO INC. 5018204 ONTARIO INC.	
	REMARKS: DR2081670					
DR2103306	2022/02/23	DISCH OF CHARGE		*** COMPLETELY DELETED *** FERINA CONSTRUCTION LIMITED 5023018 ONTARIO INC.		
	REMARKS: DR1988827.					
DR2234458	2023/05/31	CHARGE	$31,900,000	TRINITYSTAR DEVELOPMENTS INC.	CAMERON STEPHENS MORTGAGE CAPITAL LTD.	C
DR2235021	2023/05/31	DISCH OF CHARGE		*** COMPLETELY DELETED *** FERINA CONSTRUCTION LIMITED 5023018 ONTARIO INC. 5018204 ONTARIO INC.		
	REMARKS: DR2081670.					
DR2269258	2023/10/05	APL DELETE REST		*** COMPLETELY DELETED *** TRINITYSTAR DEVELOPMENTS INC.		
	REMARKS: DR1858758.					
DR2423194	2025/07/24	CONSTRUCTION LIEN	$469,882	SOUTHCRETE INC.		C
DR2430722	2025/08/22	CONSTRUCTION LIEN	$5,079,627	FUSIONCORP DEVELOPMENTS INC.		C
DR2432939	2025/08/29	CONSTRUCTION LIEN	$260,535	669857 ONTARIO LTD.		C
DR2433211	2025/09/02	CONSTRUCTION LIEN	$188,439	THE RENTAL HUB INC.		C
DR2433497	2025/09/02	CERTIFICATE		SOUTHCRETE INC.	FUSIONCORP DEVELOPMENTS INC. TRINITYSTAR DEVELOPMENTS INC. CAMERON STEPHENS MORTGAGE CAPITAL LTD.	C
	REMARKS: DR2423194					
DR2435674	2025/09/11	CERTIFICATE		FUSIONCORP DEVELOPMENTS INC.		C
	REMARKS: DR2430722					

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

PROPERTY DESCRIPTION: LOT 8, PLAN 40M2661; MUNICIPALITY OF CLARINGTON

PROPERTY REMARKS: FOR THE PURPOSES OF THE QUALIFIER THE DATE OF REGISTRATION OF ABSOLUTE TITLE IS 2007 09 21.

ESTATE/QUALIFIER:	RECENTLY:	PIN CREATION DATE:
FEE SIMPLE LT ABSOLUTE PLUS	SUBDIVISION FROM 26673-0261	2020/01/02

OWNERS' NAMES	CAPACITY	SHARE
TRINITYSTAR DEVELOPMENTS INC.	ROWN	

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/ CHKD
*** PRINTOUT INCLUDES ALL DOCUMENT TYPES AND DELETED INSTRUMENTS SINCE 2020/01/02 **						
**SUBJECT TO SUBSECTION 44(1) OF THE LAND TITLES ACT, EXCEPT PARAGRAPHS 3 AND 14 AND *						
** PROVINCIAL SUCCESSION DUTIES AND EXCEPT PARAGRAPH 11 AND ESCHEATS OR FORFEITURE **						
** TO THE CROWN UP TO THE DATE OF REGISTRATION WITH AN ABSOLUTE TITLE. **						
N27968	1965/11/16	BYLAW				C
	REMARKS: AN AREA OF SUBDIVISION CONTROL					
DR1842485	2019/10/31	CHARGE		*** DELETED AGAINST THIS PROPERTY *** NEWTONVILLE REALCO (2019) INC.	SOLUCIONES INC.	
40M2661	2019/12/19	PLAN SUBDIVISION				C
DR1858757	2019/12/20	NO SUB AGREEMENT		THE REGIONAL MUNICIPALITY OF DURHAM	NEWTONVILLE REALCO (2019) INC.	C
DR1858758	2019/12/20	RESTRICTION-LAND		*** DELETED AGAINST THIS PROPERTY *** NEWTONVILLE REALCO (2019) INC.		
	REMARKS: NO TRANSFER OF LOTS 1-19 BOTH INCLUSIVE, PLAN 40M-2661 SHALL BE PERMITTED WITHOUT THE CONSENT OF THE REGIONAL MUNICIPALITY OF DURHAM					
DR1858873	2019/12/20	NO SUB AGREEMENT		THE CORPORATION OF THE MUNICIPALITY OF CLARINGTON	NEWTONVILLE REALCO (2019) INC.	C
DR1861321	2020/01/07	TRANSFER OF CHARGE		*** COMPLETELY DELETED *** SOLUCIONES INC.	BUNGALOW 8 INC.	
	REMARKS: DR1842485.					
DR1861497	2020/01/07	CHARGE		*** COMPLETELY DELETED *** NEWTONVILLE REALCO (2019) INC.	GARERI, GIOVANNI	
DR1864129	2020/01/16	DISCH OF CHARGE		*** COMPLETELY DELETED *** GARERI, GIOVANNI		
	REMARKS: DR1861497.					
DR1866725	2020/01/24	CAUTION-LAND		*** COMPLETELY DELETED *** NEWTONVILLE REALCO (2019) INC.	SOLUCIONES INC.	

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.

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/ CHKD
					BATISTA, JINNIA BATISTA, GINA	
	REMARKS: DELETED PURSUANT TO EXPIRY NOV 30, 2020 TOM BERUBE					
DR1871185	2020/02/11	TRANSFER OF CHARGE		*** COMPLETELY DELETED *** BUNGALOW 8 INC.	SOLUCIONES INC.	
DR1951300	2020/12/01	CHARGE		*** COMPLETELY DELETED *** NEWTONVILLE REALCO (2019) INC.	2746385 ONTARIO INC. 1898301 ONTARIO LTD.	
DR1951301	2020/12/01	NO ASSGN RENT GEN		*** COMPLETELY DELETED *** NEWTONVILLE REALCO (2019) INC.	2746385 ONTARIO INC. 1898301 ONTARIO LTD.	
	REMARKS: DR1951300					
DR1951302	2020/12/01	POSTPONEMENT		*** COMPLETELY DELETED *** SOLUCIONES INC.	2746385 ONTARIO INC. 1898301 ONTARIO LTD.	
	REMARKS: DR1842485 TO DR1951300					
DR1987911	2021/03/31	DISCH OF CHARGE		*** COMPLETELY DELETED *** SOLUCIONES INC.		
	REMARKS: DR1842485.					
DR1988737	2021/04/01	DISCH OF CHARGE		*** COMPLETELY DELETED *** 2746385 ONTARIO INC. 1898301 ONTARIO LTD.		
	REMARKS: DR1951300.					
DR1988826	2021/04/06	TRANSFER	$4,300,000	NEWTONVILLE REALCO (2019) INC.	TRINITYSTAR DEVELOPMENTS INC.	C
DR1988827	2021/04/06	CHARGE		*** COMPLETELY DELETED *** TRINITYSTAR DEVELOPMENTS INC.	FERINA CONSTRUCTION LIMITED 5023018 ONTARIO INC.	
DR1988828	2021/04/06	NO ASSGN RENT GEN		*** COMPLETELY DELETED *** TRINITYSTAR DEVELOPMENTS INC.	FERINA CONSTRUCTION LIMITED 5023018 ONTARIO INC.	
	REMARKS: DR1988827.					
DR2081670	2021/12/15	CHARGE		*** COMPLETELY DELETED *** TRINITYSTAR DEVELOPMENTS INC.	FERINA CONSTRUCTION LIMITED 5023018 ONTARIO INC.	

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/ CHKD
					5018204 ONTARIO INC.	
DR2081671	2021/12/15	NO ASSGN RENT GEN		*** COMPLETELY DELETED *** TRINITYSTAR DEVELOPMENTS INC.	FERINA CONSTRUCTION LIMITED 5023018 ONTARIO INC. 5018204 ONTARIO INC.	
	REMARKS: DR2081670					
DR2103306	2022/02/23	DISCH OF CHARGE		*** COMPLETELY DELETED *** FERINA CONSTRUCTION LIMITED 5023018 ONTARIO INC.		
	REMARKS: DR1988827.					
DR2234458	2023/05/31	CHARGE	$31,900,000	TRINITYSTAR DEVELOPMENTS INC.	CAMERON STEPHENS MORTGAGE CAPITAL LTD.	C
DR2235021	2023/05/31	DISCH OF CHARGE		*** COMPLETELY DELETED *** FERINA CONSTRUCTION LIMITED 5023018 ONTARIO INC. 5018204 ONTARIO INC.		
	REMARKS: DR2081670.					
DR2269258	2023/10/05	APL DELETE REST		*** COMPLETELY DELETED *** TRINITYSTAR DEVELOPMENTS INC.		
	REMARKS: DR1858758.					
DR2423194	2025/07/24	CONSTRUCTION LIEN	$469,882	SOUTHCRETE INC.		C
DR2425071	2025/07/31	CONSTRUCTION LIEN	$335,416	EUROWOOD CARPENTRY 2000 INC.		C
DR2428960	2025/08/15	CONSTRUCTION LIEN	$371,499	VILLAGE DALLAS INC.		C
DR2429617	2025/08/19	CONSTRUCTION LIEN	$107,645	1932496 ONTARIO LTD. C/O ONTARIO SIDING AND GUTTERS		C
DR2430722	2025/08/22	CONSTRUCTION LIEN	$5,079,627	FUSIONCORP DEVELOPMENTS INC.		C
DR2430814	2025/08/22	CONSTRUCTION LIEN	$111,406	N. DE LUCA PLUMBING (1995) INC.		C
DR2431126	2025/08/25	CONSTRUCTION LIEN	$17,032	N. DE LUCA PLUMBING (1995) INC.		C
DR2432939	2025/08/29	CONSTRUCTION LIEN	$260,535	669857 ONTARIO LTD.		C
DR2433211	2025/09/02	CONSTRUCTION LIEN	$188,439	THE RENTAL HUB INC.		C
DR2433497	2025/09/02	CERTIFICATE		SOUTHCRETE INC.	FUSIONCORP DEVELOPMENTS INC.	C

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/ CHKD
					TRINITYSTAR DEVELOPMENTS INC. CAMERON STEPHENS MORTGAGE CAPITAL LTD.	
REMARKS: DR2423194						
DR2435309	2025/09/10	CONSTRUCTION LIEN	$420,842	FOREMONT DRYWALL INC. 1382479 ONTARIO INC. 1382503 ONTARIO INC. 2203579 ONTARIO INC.		C
DR2435674	2025/09/11	CERTIFICATE		FUSIONCORP DEVELOPMENTS INC.		C
REMARKS: DR2430722						
DR2435842	2025/09/11	CERTIFICATE		VILLAGE DALLAS INC.	FUSIONCORP DEVELOPMENTS INC. TRINITYSTAR DEVELOPMENTS INC. CAMERON STEPHENS MORTGAGE CAPITAL LTD.	C
REMARKS: DR2428960						
DR2437463	2025/09/18	CONSTRUCTION LIEN	$315,123	LUCVAA LTD.		C
DR2437527	2025/09/18	CERTIFICATE		EUROWOOD CARPENTRY 2000 INC.		C
REMARKS: DR2425071.						

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

PROPERTY DESCRIPTION: LOT 9, PLAN 40M2661; MUNICIPALITY OF CLARINGTON

PROPERTY REMARKS: FOR THE PURPOSES OF THE QUALIFIER THE DATE OF REGISTRATION OF ABSOLUTE TITLE IS 2007 09 21.

ESTATE/QUALIFIER:	RECENTLY:	PIN CREATION DATE:
FEE SIMPLE LT ABSOLUTE PLUS	SUBDIVISION FROM 26673-0261	2020/01/02

OWNERS' NAMES	CAPACITY	SHARE
TRINITYSTAR DEVELOPMENTS INC.	ROWN	

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/ CHKD
*** PRINTOUT INCLUDES ALL DOCUMENT TYPES AND DELETED INSTRUMENTS SINCE 2020/01/02 **						
**SUBJECT TO SUBSECTION 44(1) OF THE LAND TITLES ACT, EXCEPT PARAGRAPHS 3 AND 14 AND *						
** PROVINCIAL SUCCESSION DUTIES AND EXCEPT PARAGRAPH 11 AND ESCHEATS OR FORFEITURE **						
** TO THE CROWN UP TO THE DATE OF REGISTRATION WITH AN ABSOLUTE TITLE. **						
N27968	1965/11/16	BYLAW				C
	REMARKS: AN AREA OF SUBDIVISION CONTROL					
DR1842485	2019/10/31	CHARGE		*** DELETED AGAINST THIS PROPERTY *** NEWTONVILLE REALCO (2019) INC.	SOLUCIONES INC.	
40M2661	2019/12/19	PLAN SUBDIVISION				C
DR1858757	2019/12/20	NO SUB AGREEMENT		THE REGIONAL MUNICIPALITY OF DURHAM	NEWTONVILLE REALCO (2019) INC.	C
DR1858758	2019/12/20	RESTRICTION-LAND		*** DELETED AGAINST THIS PROPERTY *** NEWTONVILLE REALCO (2019) INC.		
	REMARKS: NO TRANSFER OF LOTS 1-19 BOTH INCLUSIVE, PLAN 40M-2661 SHALL BE PERMITTED WITHOUT THE CONSENT OF THE REGIONAL MUNICIPALITY OF DURHAM					
DR1858873	2019/12/20	NO SUB AGREEMENT		THE CORPORATION OF THE MUNICIPALITY OF CLARINGTON	NEWTONVILLE REALCO (2019) INC.	C
DR1861321	2020/01/07	TRANSFER OF CHARGE		*** COMPLETELY DELETED *** SOLUCIONES INC.	BUNGALOW 8 INC.	
	REMARKS: DR1842485.					
DR1861497	2020/01/07	CHARGE		*** COMPLETELY DELETED *** NEWTONVILLE REALCO (2019) INC.	GARERI, GIOVANNI	
DR1864129	2020/01/16	DISCH OF CHARGE		*** COMPLETELY DELETED *** GARERI, GIOVANNI		
	REMARKS: DR1861497.					
DR1866725	2020/01/24	CAUTION-LAND		*** COMPLETELY DELETED *** NEWTONVILLE REALCO (2019) INC.	SOLUCIONES INC.	

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.

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/ CHKD
					BATISTA, JINNIA BATISTA, GINA	
	REMARKS: DELETED PURSUANT TO EXPIRY NOV 30, 2020 TOM BERUBE					
DR1871185	2020/02/11	TRANSFER OF CHARGE		*** COMPLETELY DELETED *** BUNGALOW 8 INC.	SOLUCIONES INC.	
DR1951300	2020/12/01	CHARGE		*** COMPLETELY DELETED *** NEWTONVILLE REALCO (2019) INC.	2746385 ONTARIO INC. 1898301 ONTARIO LTD.	
DR1951301	2020/12/01	NO ASSGN RENT GEN		*** COMPLETELY DELETED *** NEWTONVILLE REALCO (2019) INC.	2746385 ONTARIO INC. 1898301 ONTARIO LTD.	
	REMARKS: DR1951300					
DR1951302	2020/12/01	POSTPONEMENT		*** COMPLETELY DELETED *** SOLUCIONES INC.	2746385 ONTARIO INC. 1898301 ONTARIO LTD.	
	REMARKS: DR1842485 TO DR1951300					
DR1987911	2021/03/31	DISCH OF CHARGE		*** COMPLETELY DELETED *** SOLUCIONES INC.		
	REMARKS: DR1842485.					
DR1988737	2021/04/01	DISCH OF CHARGE		*** COMPLETELY DELETED *** 2746385 ONTARIO INC. 1898301 ONTARIO LTD.		
	REMARKS: DR1951300.					
DR1988826	2021/04/06	TRANSFER	$4,300,000	NEWTONVILLE REALCO (2019) INC.	TRINITYSTAR DEVELOPMENTS INC.	C
DR1988827	2021/04/06	CHARGE		*** COMPLETELY DELETED *** TRINITYSTAR DEVELOPMENTS INC.	FERINA CONSTRUCTION LIMITED 5023018 ONTARIO INC.	
DR1988828	2021/04/06	NO ASSGN RENT GEN		*** COMPLETELY DELETED *** TRINITYSTAR DEVELOPMENTS INC.	FERINA CONSTRUCTION LIMITED 5023018 ONTARIO INC.	
	REMARKS: DR1988827.					
DR2081670	2021/12/15	CHARGE		*** COMPLETELY DELETED *** TRINITYSTAR DEVELOPMENTS INC.	FERINA CONSTRUCTION LIMITED 5023018 ONTARIO INC.	

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/ CHKD
					5018204 ONTARIO INC.	
DR2081671	2021/12/15	NO ASSGN RENT GEN		*** COMPLETELY DELETED *** TRINITYSTAR DEVELOPMENTS INC.	FERINA CONSTRUCTION LIMITED 5023018 ONTARIO INC. 5018204 ONTARIO INC.	
	REMARKS: DR2081670					
DR2103306	2022/02/23	DISCH OF CHARGE		*** COMPLETELY DELETED *** FERINA CONSTRUCTION LIMITED 5023018 ONTARIO INC.		
	REMARKS: DR1988827.					
DR2234458	2023/05/31	CHARGE	$31,900,000	TRINITYSTAR DEVELOPMENTS INC.	CAMERON STEPHENS MORTGAGE CAPITAL LTD.	C
DR2235021	2023/05/31	DISCH OF CHARGE		*** COMPLETELY DELETED *** FERINA CONSTRUCTION LIMITED 5023018 ONTARIO INC. 5018204 ONTARIO INC.		
	REMARKS: DR2081670.					
DR2269258	2023/10/05	APL DELETE REST		*** COMPLETELY DELETED *** TRINITYSTAR DEVELOPMENTS INC.		
	REMARKS: DR1858758.					
DR2417367	2025/07/02	CONSTRUCTION LIEN	$124,924	COLOMBUS ROOFING & ALUMINUM LTD.		C
DR2423194	2025/07/24	CONSTRUCTION LIEN	$469,882	SOUTHCRETE INC.		C
DR2425071	2025/07/31	CONSTRUCTION LIEN	$335,416	EUROWOOD CARPENTRY 2000 INC.		C
DR2428960	2025/08/15	CONSTRUCTION LIEN	$371,499	VILLAGE DALLAS INC.		C
DR2429617	2025/08/19	CONSTRUCTION LIEN	$107,645	1932496 ONTARIO LTD. C/O ONTARIO SIDING AND GUTTERS		C
DR2430722	2025/08/22	CONSTRUCTION LIEN	$5,079,627	FUSIONCORP DEVELOPMENTS INC.		C
DR2430814	2025/08/22	CONSTRUCTION LIEN	$111,406	N. DE LUCA PLUMBING (1995) INC.		C
DR2431127	2025/08/25	CONSTRUCTION LIEN	$15,594	N. DE LUCA PLUMBING (1995) INC.		C
DR2432939	2025/08/29	CONSTRUCTION LIEN	$260,535	669857 ONTARIO LTD.		C
DR2433211	2025/09/02	CONSTRUCTION LIEN	$188,439	THE RENTAL HUB INC.		C

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/ CHKD
DR2433497	2025/09/02	CERTIFICATE		SOUTHCRETE INC.	FUSIONCORP DEVELOPMENTS INC. TRINITYSTAR DEVELOPMENTS INC. CAMERON STEPHENS MORTGAGE CAPITAL LTD.	C
	REMARKS: DR2423194					
DR2435309	2025/09/10	CONSTRUCTION LIEN	$420,842	FOREMONT DRYWALL INC. 1382479 ONTARIO INC. 1382503 ONTARIO INC. 2203579 ONTARIO INC.		C
DR2435674	2025/09/11	CERTIFICATE		FUSIONCORP DEVELOPMENTS INC.		C
	REMARKS: DR2430722					
DR2435842	2025/09/11	CERTIFICATE		VILLAGE DALLAS INC.	FUSIONCORP DEVELOPMENTS INC. TRINITYSTAR DEVELOPMENTS INC. CAMERON STEPHENS MORTGAGE CAPITAL LTD.	C
	REMARKS: DR2428960					
DR2437237	2025/09/17	CONSTRUCTION LIEN	$106,512	EUROWOOD CARPENTRY 2000 INC.		C
DR2437463	2025/09/18	CONSTRUCTION LIEN	$315,123	LUCVAA LTD.		C
DR2437527	2025/09/18	CERTIFICATE		EUROWOOD CARPENTRY 2000 INC.		C
	REMARKS: DR2425071. DR2437237					

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

PROPERTY DESCRIPTION: LOT 10, PLAN 40M2661; MUNICIPALITY OF CLARINGTON

PROPERTY REMARKS: FOR THE PURPOSES OF THE QUALIFIER THE DATE OF REGISTRATION OF ABSOLUTE TITLE IS 2007 09 21.

ESTATE/QUALIFIER:	RECENTLY:	PIN CREATION DATE:
FEE SIMPLE LT ABSOLUTE PLUS	SUBDIVISION FROM 26673-0261	2020/01/02

OWNERS' NAMES	CAPACITY	SHARE
TRINITYSTAR DEVELOPMENTS INC.	ROWN	

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/ CHKD
*** PRINTOUT INCLUDES ALL DOCUMENT TYPES AND DELETED INSTRUMENTS SINCE 2020/01/02 **						
**SUBJECT TO SUBSECTION 44(1) OF THE LAND TITLES ACT, EXCEPT PARAGRAPHS 3 AND 14 AND *						
** PROVINCIAL SUCCESSION DUTIES AND EXCEPT PARAGRAPH 11 AND ESCHEATS OR FORFEITURE **						
** TO THE CROWN UP TO THE DATE OF REGISTRATION WITH AN ABSOLUTE TITLE. **						
N27968	1965/11/16	BYLAW				C
	REMARKS: AN AREA OF SUBDIVISION CONTROL					
DR1842485	2019/10/31	CHARGE		*** DELETED AGAINST THIS PROPERTY *** NEWTONVILLE REALCO (2019) INC.	SOLUCIONES INC.	
40M2661	2019/12/19	PLAN SUBDIVISION				C
DR1858757	2019/12/20	NO SUB AGREEMENT		THE REGIONAL MUNICIPALITY OF DURHAM	NEWTONVILLE REALCO (2019) INC.	C
DR1858758	2019/12/20	RESTRICTION-LAND		*** DELETED AGAINST THIS PROPERTY *** NEWTONVILLE REALCO (2019) INC.		
	REMARKS: NO TRANSFER OF LOTS 1-19 BOTH INCLUSIVE, PLAN 40M-2661 SHALL BE PERMITTED WITHOUT THE CONSENT OF THE REGIONAL MUNICIPALITY OF DURHAM					
DR1858873	2019/12/20	NO SUB AGREEMENT		THE CORPORATION OF THE MUNICIPALITY OF CLARINGTON	NEWTONVILLE REALCO (2019) INC.	C
DR1861321	2020/01/07	TRANSFER OF CHARGE		*** COMPLETELY DELETED *** SOLUCIONES INC.	BUNGALOW 8 INC.	
	REMARKS: DR1842485.					
DR1861497	2020/01/07	CHARGE		*** COMPLETELY DELETED *** NEWTONVILLE REALCO (2019) INC.	GARERI, GIOVANNI	
DR1864129	2020/01/16	DISCH OF CHARGE		*** COMPLETELY DELETED *** GARERI, GIOVANNI		
	REMARKS: DR1861497.					
DR1866725	2020/01/24	CAUTION-LAND		*** COMPLETELY DELETED *** NEWTONVILLE REALCO (2019) INC.	SOLUCIONES INC.	

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.

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/ CHKD
					BATISTA, JINNIA BATISTA, GINA	
	REMARKS: DELETED PURSUANT TO EXPIRY NOV 30, 2020 TOM BERUBE					
DR1871185	2020/02/11	TRANSFER OF CHARGE		*** COMPLETELY DELETED *** BUNGALOW 8 INC.	SOLUCIONES INC.	
DR1951300	2020/12/01	CHARGE		*** COMPLETELY DELETED *** NEWTONVILLE REALCO (2019) INC.	2746385 ONTARIO INC. 1898301 ONTARIO LTD.	
DR1951301	2020/12/01	NO ASSGN RENT GEN		*** COMPLETELY DELETED *** NEWTONVILLE REALCO (2019) INC.	2746385 ONTARIO INC. 1898301 ONTARIO LTD.	
	REMARKS: DR1951300					
DR1951302	2020/12/01	POSTPONEMENT		*** COMPLETELY DELETED *** SOLUCIONES INC.	2746385 ONTARIO INC. 1898301 ONTARIO LTD.	
	REMARKS: DR1842485 TO DR1951300					
DR1987911	2021/03/31	DISCH OF CHARGE		*** COMPLETELY DELETED *** SOLUCIONES INC.		
	REMARKS: DR1842485.					
DR1988737	2021/04/01	DISCH OF CHARGE		*** COMPLETELY DELETED *** 2746385 ONTARIO INC. 1898301 ONTARIO LTD.		
	REMARKS: DR1951300.					
DR1988826	2021/04/06	TRANSFER	$4,300,000	NEWTONVILLE REALCO (2019) INC.	TRINITYSTAR DEVELOPMENTS INC.	C
DR1988827	2021/04/06	CHARGE		*** COMPLETELY DELETED *** TRINITYSTAR DEVELOPMENTS INC.	FERINA CONSTRUCTION LIMITED 5023018 ONTARIO INC.	
DR1988828	2021/04/06	NO ASSGN RENT GEN		*** COMPLETELY DELETED *** TRINITYSTAR DEVELOPMENTS INC.	FERINA CONSTRUCTION LIMITED 5023018 ONTARIO INC.	
	REMARKS: DR1988827.					
DR2081670	2021/12/15	CHARGE		*** COMPLETELY DELETED *** TRINITYSTAR DEVELOPMENTS INC.	FERINA CONSTRUCTION LIMITED 5023018 ONTARIO INC.	

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/ CHKD
					5018204 ONTARIO INC.	
DR2081671	2021/12/15	NO ASSGN RENT GEN		*** COMPLETELY DELETED *** TRINITYSTAR DEVELOPMENTS INC.	FERINA CONSTRUCTION LIMITED 5023018 ONTARIO INC. 5018204 ONTARIO INC.	
	REMARKS: DR2081670					
DR2103306	2022/02/23	DISCH OF CHARGE		*** COMPLETELY DELETED *** FERINA CONSTRUCTION LIMITED 5023018 ONTARIO INC.		
	REMARKS: DR1988827.					
DR2234458	2023/05/31	CHARGE	$31,900,000	TRINITYSTAR DEVELOPMENTS INC.	CAMERON STEPHENS MORTGAGE CAPITAL LTD.	C
DR2235021	2023/05/31	DISCH OF CHARGE		*** COMPLETELY DELETED *** FERINA CONSTRUCTION LIMITED 5023018 ONTARIO INC. 5018204 ONTARIO INC.		
	REMARKS: DR2081670.					
DR2269258	2023/10/05	APL DELETE REST		*** COMPLETELY DELETED *** TRINITYSTAR DEVELOPMENTS INC.		
	REMARKS: DR1858758.					
DR2417367	2025/07/02	CONSTRUCTION LIEN	$124,924	COLOMBUS ROOFING & ALUMINUM LTD.		C
DR2423194	2025/07/24	CONSTRUCTION LIEN	$469,882	SOUTHCRETE INC.		C
DR2425071	2025/07/31	CONSTRUCTION LIEN	$335,416	EUROWOOD CARPENTRY 2000 INC.		C
DR2428960	2025/08/15	CONSTRUCTION LIEN	$371,499	VILLAGE DALLAS INC.		C
DR2429617	2025/08/19	CONSTRUCTION LIEN	$107,645	1932496 ONTARIO LTD. C/O ONTARIO SIDING AND GUTTERS		C
DR2430722	2025/08/22	CONSTRUCTION LIEN	$5,079,627	FUSIONCORP DEVELOPMENTS INC.		C
DR2430814	2025/08/22	CONSTRUCTION LIEN	$111,406	N. DE LUCA PLUMBING (1995) INC.		C
DR2431128	2025/08/25	CONSTRUCTION LIEN	$17,032	N. DE LUCA PLUMBING (1995) INC.		C
DR2432520	2025/08/28	CONSTRUCTION LIEN	$43,002	TRILIBERTY STUCCO INC.		C
DR2432939	2025/08/29	CONSTRUCTION LIEN	$260,535	669857 ONTARIO LTD.		C

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/ CHKD
DR2433211	2025/09/02	CONSTRUCTION LIEN	$188,439	THE RENTAL HUB INC.		C
DR2433497	2025/09/02	CERTIFICATE		SOUTHCRETE INC.	FUSIONCORP DEVELOPMENTS INC. TRINITYSTAR DEVELOPMENTS INC. CAMERON STEPHENS MORTGAGE CAPITAL LTD.	C
	REMARKS: DR2423194					
DR2435309	2025/09/10	CONSTRUCTION LIEN	$420,842	FOREMONT DRYWALL INC. 1382479 ONTARIO INC. 1382503 ONTARIO INC. 2203579 ONTARIO INC.		C
DR2435674	2025/09/11	CERTIFICATE		FUSIONCORP DEVELOPMENTS INC.		C
	REMARKS: DR2430722					
DR2435842	2025/09/11	CERTIFICATE		VILLAGE DALLAS INC.	FUSIONCORP DEVELOPMENTS INC. TRINITYSTAR DEVELOPMENTS INC. CAMERON STEPHENS MORTGAGE CAPITAL LTD.	C
	REMARKS: DR2428960					
DR2437463	2025/09/18	CONSTRUCTION LIEN	$315,123	LUCVAA LTD.		C
DR2437527	2025/09/18	CERTIFICATE		EUROWOOD CARPENTRY 2000 INC.		C
	REMARKS: DR2425071.					

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

PROPERTY DESCRIPTION: LOT 11, PLAN 40M2661; SUBJECT TO AN EASEMENT IN GROSS OVER PART 2, 40R32639 AS IN DR2356142; MUNICIPALITY OF CLARINGTON

PROPERTY REMARKS: FOR THE PURPOSES OF THE QUALIFIER THE DATE OF REGISTRATION OF ABSOLUTE TITLE IS 2007 09 21.

ESTATE/QUALIFIER:	RECENTLY:	PIN CREATION DATE:
FEE SIMPLE LT ABSOLUTE PLUS	SUBDIVISION FROM 26673-0261	2020/01/02

OWNERS' NAMES	CAPACITY	SHARE
TRINITYSTAR DEVELOPMENTS INC.	ROWN	

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/ CHKD
** PRINTOUT INCLUDES ALL DOCUMENT TYPES AND DELETED INSTRUMENTS SINCE 2020/01/02 **						
**SUBJECT TO SUBSECTION 44(1) OF THE LAND TITLES ACT, EXCEPT PARAGRAPHS 3 AND 14 AND *						
** PROVINCIAL SUCCESSION DUTIES AND EXCEPT PARAGRAPH 11 AND ESCHEATS OR FORFEITURE **						
** TO THE CROWN UP TO THE DATE OF REGISTRATION WITH AN ABSOLUTE TITLE. **						
N27968	1965/11/16	BYLAW				C
	REMARKS: AN AREA OF SUBDIVISION CONTROL					
DR1842485	2019/10/31	CHARGE		*** DELETED AGAINST THIS PROPERTY *** NEWTONVILLE REALCO (2019) INC.	SOLUCIONES INC.	
40M2661	2019/12/19	PLAN SUBDIVISION				C
DR1858757	2019/12/20	NO SUB AGREEMENT		THE REGIONAL MUNICIPALITY OF DURHAM	NEWTONVILLE REALCO (2019) INC.	C
DR1858758	2019/12/20	RESTRICTION-LAND		*** DELETED AGAINST THIS PROPERTY *** NEWTONVILLE REALCO (2019) INC.		
	REMARKS: NO TRANSFER OF LOTS 1-19 BOTH INCLUSIVE, PLAN 40M-2661 SHALL BE PERMITTED WITHOUT THE CONSENT OF THE REGIONAL MUNICIPALITY OF DURHAM					
DR1858873	2019/12/20	NO SUB AGREEMENT		THE CORPORATION OF THE MUNICIPALITY OF CLARINGTON	NEWTONVILLE REALCO (2019) INC.	C
DR1861321	2020/01/07	TRANSFER OF CHARGE		*** COMPLETELY DELETED *** SOLUCIONES INC.	BUNGALOW 8 INC.	
	REMARKS: DR1842485.					
DR1861497	2020/01/07	CHARGE		*** COMPLETELY DELETED *** NEWTONVILLE REALCO (2019) INC.	GARERI, GIOVANNI	
DR1864129	2020/01/16	DISCH OF CHARGE		*** COMPLETELY DELETED *** GARERI, GIOVANNI		
	REMARKS: DR1861497.					
DR1866725	2020/01/24	CAUTION-LAND		*** COMPLETELY DELETED *** NEWTONVILLE REALCO (2019) INC.	SOLUCIONES INC.	

NOTE: ADJOINING PROPERTIES SHOULD BE INVESTIGATED TO ASCERTAIN DESCRIPTIVE INCONSISTENCIES, IF ANY, WITH DESCRIPTION REPRESENTED FOR THIS PROPERTY.
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REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/ CHKD
					BATISTA, JINNIA BATISTA, GINA	
	REMARKS: DELETED PURSUANT TO EXPIRY NOV 30, 2020 TOM BERUBE					
DR1871185	2020/02/11	TRANSFER OF CHARGE		*** COMPLETELY DELETED *** BUNGALOW 8 INC.	SOLUCIONES INC.	
DR1951300	2020/12/01	CHARGE		*** COMPLETELY DELETED *** NEWTONVILLE REALCO (2019) INC.	2746385 ONTARIO INC. 1898301 ONTARIO LTD.	
DR1951301	2020/12/01	NO ASSGN RENT GEN		*** COMPLETELY DELETED *** NEWTONVILLE REALCO (2019) INC.	2746385 ONTARIO INC. 1898301 ONTARIO LTD.	
	REMARKS: DR1951300					
DR1951302	2020/12/01	POSTPONEMENT		*** COMPLETELY DELETED *** SOLUCIONES INC.	2746385 ONTARIO INC. 1898301 ONTARIO LTD.	
	REMARKS: DR1842485 TO DR1951300					
DR1987911	2021/03/31	DISCH OF CHARGE		*** COMPLETELY DELETED *** SOLUCIONES INC.		
	REMARKS: DR1842485.					
DR1988737	2021/04/01	DISCH OF CHARGE		*** COMPLETELY DELETED *** 2746385 ONTARIO INC. 1898301 ONTARIO LTD.		
	REMARKS: DR1951300.					
DR1988826	2021/04/06	TRANSFER	$4,300,000	NEWTONVILLE REALCO (2019) INC.	TRINITYSTAR DEVELOPMENTS INC.	C
DR1988827	2021/04/06	CHARGE		*** COMPLETELY DELETED *** TRINITYSTAR DEVELOPMENTS INC.	FERINA CONSTRUCTION LIMITED 5023018 ONTARIO INC.	
DR1988828	2021/04/06	NO ASSGN RENT GEN		*** COMPLETELY DELETED *** TRINITYSTAR DEVELOPMENTS INC.	FERINA CONSTRUCTION LIMITED 5023018 ONTARIO INC.	
	REMARKS: DR1988827.					
DR2081670	2021/12/15	CHARGE		*** COMPLETELY DELETED *** TRINITYSTAR DEVELOPMENTS INC.	FERINA CONSTRUCTION LIMITED 5023018 ONTARIO INC.	

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/ CHKD
					5018204 ONTARIO INC.	
DR2081671	2021/12/15	NO ASSGN RENT GEN		*** COMPLETELY DELETED *** TRINITYSTAR DEVELOPMENTS INC.	FERINA CONSTRUCTION LIMITED 5023018 ONTARIO INC. 5018204 ONTARIO INC.	
	REMARKS: DR2081670					
DR2103306	2022/02/23	DISCH OF CHARGE		*** COMPLETELY DELETED *** FERINA CONSTRUCTION LIMITED 5023018 ONTARIO INC.		
	REMARKS: DR1988827.					
DR2234458	2023/05/31	CHARGE	$31,900,000	TRINITYSTAR DEVELOPMENTS INC.	CAMERON STEPHENS MORTGAGE CAPITAL LTD.	C
DR2235021	2023/05/31	DISCH OF CHARGE		*** COMPLETELY DELETED *** FERINA CONSTRUCTION LIMITED 5023018 ONTARIO INC. 5018204 ONTARIO INC.		
	REMARKS: DR2081670.					
DR2269258	2023/10/05	APL DELETE REST		*** COMPLETELY DELETED *** TRINITYSTAR DEVELOPMENTS INC.		
	REMARKS: DR1858758.					
40R32639	2024/06/14	PLAN REFERENCE				C
40R32642	2024/06/14	PLAN REFERENCE				C
DR2356142	2024/10/22	TRANSFER EASEMENT	$2	TRINITYSTAR DEVELOPMENTS INC.	HYDRO ONE NETWORKS INC.	C
DR2356143	2024/10/22	POSTPONEMENT		CAMERON STEPHENS MORTGAGE CAPITAL LTD.	HYDRO ONE NETWORKS INC.	C
	REMARKS: DR2234458 TO DR2356142					
DR2417367	2025/07/02	CONSTRUCTION LIEN	$124,924	COLOMBUS ROOFING & ALUMINUM LTD.		C
DR2423194	2025/07/24	CONSTRUCTION LIEN	$469,882	SOUTHCRETE INC.		C
DR2429617	2025/08/19	CONSTRUCTION LIEN	$107,645	1932496 ONTARIO LTD. C/O ONTARIO SIDING AND GUTTERS		C
DR2430722	2025/08/22	CONSTRUCTION LIEN	$5,079,627	FUSIONCORP DEVELOPMENTS INC.		C
DR2432939	2025/08/29	CONSTRUCTION LIEN	$260,535	669857 ONTARIO LTD.		C

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/ CHKD
DR2433211	2025/09/02	CONSTRUCTION LIEN	$188,439	THE RENTAL HUB INC.		C
DR2433497	2025/09/02	CERTIFICATE		SOUTHCRETE INC.	FUSIONCORP DEVELOPMENTS INC. TRINITYSTAR DEVELOPMENTS INC. CAMERON STEPHENS MORTGAGE CAPITAL LTD.	C
	REMARKS: DR2423194					
DR2435674	2025/09/11	CERTIFICATE		FUSIONCORP DEVELOPMENTS INC.		C
	REMARKS: DR2430722					
DR2437463	2025/09/18	CONSTRUCTION LIEN	$315,123	LUCVAA LTD.		C

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

PROPERTY DESCRIPTION: LOT 12, PLAN 40M2661; SUBJECT TO AN EASEMENT IN GROSS OVER PART 1, 40R32639 AS IN DR2356142; MUNICIPALITY OF CLARINGTON

PROPERTY REMARKS: FOR THE PURPOSES OF THE QUALIFIER THE DATE OF REGISTRATION OF ABSOLUTE TITLE IS 2007 09 21.

ESTATE/QUALIFIER:	RECENTLY:	PIN CREATION DATE:
FEE SIMPLE LT ABSOLUTE PLUS	SUBDIVISION FROM 26673-0261	2020/01/02

OWNERS' NAMES	CAPACITY	SHARE
TRINITYSTAR DEVELOPMENTS INC.	ROWN	

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/ CHKD
*** PRINTOUT INCLUDES ALL DOCUMENT TYPES AND DELETED INSTRUMENTS SINCE 2020/01/02 **						
**SUBJECT TO SUBSECTION 44(1) OF THE LAND TITLES ACT, EXCEPT PARAGRAPHS 3 AND 14 AND *						
** PROVINCIAL SUCCESSION DUTIES AND EXCEPT PARAGRAPH 11 AND ESCHEATS OR FORFEITURE **						
** TO THE CROWN UP TO THE DATE OF REGISTRATION WITH AN ABSOLUTE TITLE. **						
N27968	1965/11/16	BYLAW				C
	REMARKS: AN AREA OF SUBDIVISION CONTROL					
DR1842485	2019/10/31	CHARGE		*** DELETED AGAINST THIS PROPERTY *** NEWTONVILLE REALCO (2019) INC.	SOLUCIONES INC.	
40M2661	2019/12/19	PLAN SUBDIVISION				C
DR1858757	2019/12/20	NO SUB AGREEMENT		THE REGIONAL MUNICIPALITY OF DURHAM	NEWTONVILLE REALCO (2019) INC.	C
DR1858758	2019/12/20	RESTRICTION-LAND		*** DELETED AGAINST THIS PROPERTY *** NEWTONVILLE REALCO (2019) INC.		
	REMARKS: NO TRANSFER OF LOTS 1-19 BOTH INCLUSIVE, PLAN 40M-2661 SHALL BE PERMITTED WITHOUT THE CONSENT OF THE REGIONAL MUNICIPALITY OF DURHAM					
DR1858873	2019/12/20	NO SUB AGREEMENT		THE CORPORATION OF THE MUNICIPALITY OF CLARINGTON	NEWTONVILLE REALCO (2019) INC.	C
DR1861321	2020/01/07	TRANSFER OF CHARGE		*** COMPLETELY DELETED *** SOLUCIONES INC.	BUNGALOW 8 INC.	
	REMARKS: DR1842485.					
DR1861497	2020/01/07	CHARGE		*** COMPLETELY DELETED *** NEWTONVILLE REALCO (2019) INC.	GARERI, GIOVANNI	
DR1864129	2020/01/16	DISCH OF CHARGE		*** COMPLETELY DELETED *** GARERI, GIOVANNI		
	REMARKS: DR1861497.					
DR1866725	2020/01/24	CAUTION-LAND		*** COMPLETELY DELETED *** NEWTONVILLE REALCO (2019) INC.	SOLUCIONES INC.	

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REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/ CHKD
					BATISTA, JINNIA BATISTA, GINA	
	REMARKS: DELETED PURSUANT TO EXPIRY NOV 30, 2020 TOM BERUBE					
DR1871185	2020/02/11	TRANSFER OF CHARGE		*** COMPLETELY DELETED *** BUNGALOW 8 INC.	SOLUCIONES INC.	
DR1951300	2020/12/01	CHARGE		*** COMPLETELY DELETED *** NEWTONVILLE REALCO (2019) INC.	2746385 ONTARIO INC. 1898301 ONTARIO LTD.	
DR1951301	2020/12/01	NO ASSGN RENT GEN		*** COMPLETELY DELETED *** NEWTONVILLE REALCO (2019) INC.	2746385 ONTARIO INC. 1898301 ONTARIO LTD.	
	REMARKS: DR1951300					
DR1951302	2020/12/01	POSTPONEMENT		*** COMPLETELY DELETED *** SOLUCIONES INC.	2746385 ONTARIO INC. 1898301 ONTARIO LTD.	
	REMARKS: DR1842485 TO DR1951300					
DR1987911	2021/03/31	DISCH OF CHARGE		*** COMPLETELY DELETED *** SOLUCIONES INC.		
	REMARKS: DR1842485.					
DR1988737	2021/04/01	DISCH OF CHARGE		*** COMPLETELY DELETED *** 2746385 ONTARIO INC. 1898301 ONTARIO LTD.		
	REMARKS: DR1951300.					
DR1988826	2021/04/06	TRANSFER	$4,300,000	NEWTONVILLE REALCO (2019) INC.	TRINITYSTAR DEVELOPMENTS INC.	C
DR1988827	2021/04/06	CHARGE		*** COMPLETELY DELETED *** TRINITYSTAR DEVELOPMENTS INC.	FERINA CONSTRUCTION LIMITED 5023018 ONTARIO INC.	
DR1988828	2021/04/06	NO ASSGN RENT GEN		*** COMPLETELY DELETED *** TRINITYSTAR DEVELOPMENTS INC.	FERINA CONSTRUCTION LIMITED 5023018 ONTARIO INC.	
	REMARKS: DR1988827.					
DR2081670	2021/12/15	CHARGE		*** COMPLETELY DELETED *** TRINITYSTAR DEVELOPMENTS INC.	FERINA CONSTRUCTION LIMITED 5023018 ONTARIO INC.	

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/ CHKD
					5018204 ONTARIO INC.	
DR2081671	2021/12/15	NO ASSGN RENT GEN		*** COMPLETELY DELETED *** TRINITYSTAR DEVELOPMENTS INC.	FERINA CONSTRUCTION LIMITED 5023018 ONTARIO INC. 5018204 ONTARIO INC.	
	REMARKS: DR2081670					
DR2103306	2022/02/23	DISCH OF CHARGE		*** COMPLETELY DELETED *** FERINA CONSTRUCTION LIMITED 5023018 ONTARIO INC.		
	REMARKS: DR1988827.					
DR2234458	2023/05/31	CHARGE	$31,900,000	TRINITYSTAR DEVELOPMENTS INC.	CAMERON STEPHENS MORTGAGE CAPITAL LTD.	C
DR2235021	2023/05/31	DISCH OF CHARGE		*** COMPLETELY DELETED *** FERINA CONSTRUCTION LIMITED 5023018 ONTARIO INC. 5018204 ONTARIO INC.		
	REMARKS: DR2081670.					
DR2269258	2023/10/05	APL DELETE REST		*** COMPLETELY DELETED *** TRINITYSTAR DEVELOPMENTS INC.		
	REMARKS: DR1858758.					
40R32639	2024/06/14	PLAN REFERENCE				C
DR2356142	2024/10/22	TRANSFER EASEMENT	$2	TRINITYSTAR DEVELOPMENTS INC.	HYDRO ONE NETWORKS INC.	C
DR2356143	2024/10/22	POSTPONEMENT		CAMERON STEPHENS MORTGAGE CAPITAL LTD.	HYDRO ONE NETWORKS INC.	C
	REMARKS: DR2234458 TO DR2356142					
DR2417367	2025/07/02	CONSTRUCTION LIEN	$124,924	COLOMBUS ROOFING & ALUMINUM LTD.		C
DR2423194	2025/07/24	CONSTRUCTION LIEN	$469,882	SOUTHCRETE INC.		C
DR2429617	2025/08/19	CONSTRUCTION LIEN	$107,645	1932496 ONTARIO LTD. C/O ONTARIO SIDING AND GUTTERS		C
DR2430722	2025/08/22	CONSTRUCTION LIEN	$5,079,627	FUSIONCORP DEVELOPMENTS INC.		C
DR2432939	2025/08/29	CONSTRUCTION LIEN	$260,535	669857 ONTARIO LTD.		C
DR2433211	2025/09/02	CONSTRUCTION LIEN	$188,439	THE RENTAL HUB INC.		C

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/ CHKD
DR2433497	2025/09/02	CERTIFICATE		SOUTHCRETE INC.	FUSIONCORP DEVELOPMENTS INC. TRINITYSTAR DEVELOPMENTS INC. CAMERON STEPHENS MORTGAGE CAPITAL LTD.	C
	REMARKS: DR2423194					
DR2435674	2025/09/11	CERTIFICATE		FUSIONCORP DEVELOPMENTS INC.		C
	REMARKS: DR2430722					
DR2437463	2025/09/18	CONSTRUCTION LIEN	$315,123	LUCVAA LTD.		C

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

PROPERTY DESCRIPTION: LOT 13, PLAN 40M2661; MUNICIPALITY OF CLARINGTON

PROPERTY REMARKS: FOR THE PURPOSES OF THE QUALIFIER THE DATE OF REGISTRATION OF ABSOLUTE TITLE IS 2007 09 21.

ESTATE/QUALIFIER:	RECENTLY:	PIN CREATION DATE:
FEE SIMPLE LT ABSOLUTE PLUS	SUBDIVISION FROM 26673-0261	2020/01/02

OWNERS' NAMES	CAPACITY	SHARE
TRINITYSTAR DEVELOPMENTS INC.	ROWN	

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/ CHKD
*** PRINTOUT INCLUDES ALL DOCUMENT TYPES AND DELETED INSTRUMENTS SINCE 2020/01/02 **						
**SUBJECT TO SUBSECTION 44(1) OF THE LAND TITLES ACT, EXCEPT PARAGRAPHS 3 AND 14 AND *						
** PROVINCIAL SUCCESSION DUTIES AND EXCEPT PARAGRAPH 11 AND ESCHEATS OR FORFEITURE **						
** TO THE CROWN UP TO THE DATE OF REGISTRATION WITH AN ABSOLUTE TITLE. **						
N27968	1965/11/16	BYLAW				C
	REMARKS: AN AREA OF SUBDIVISION CONTROL					
DR1842485	2019/10/31	CHARGE		*** DELETED AGAINST THIS PROPERTY *** NEWTONVILLE REALCO (2019) INC.	SOLUCIONES INC.	
40M2661	2019/12/19	PLAN SUBDIVISION				C
DR1858757	2019/12/20	NO SUB AGREEMENT		THE REGIONAL MUNICIPALITY OF DURHAM	NEWTONVILLE REALCO (2019) INC.	C
DR1858758	2019/12/20	RESTRICTION-LAND		*** DELETED AGAINST THIS PROPERTY *** NEWTONVILLE REALCO (2019) INC.		
	REMARKS: NO TRANSFER OF LOTS 1-19 BOTH INCLUSIVE, PLAN 40M-2661 SHALL BE PERMITTED WITHOUT THE CONSENT OF THE REGIONAL MUNICIPALITY OF DURHAM					
DR1858873	2019/12/20	NO SUB AGREEMENT		THE CORPORATION OF THE MUNICIPALITY OF CLARINGTON	NEWTONVILLE REALCO (2019) INC.	C
DR1861321	2020/01/07	TRANSFER OF CHARGE		*** COMPLETELY DELETED *** SOLUCIONES INC.	BUNGALOW 8 INC.	
	REMARKS: DR1842485.					
DR1861497	2020/01/07	CHARGE		*** COMPLETELY DELETED *** NEWTONVILLE REALCO (2019) INC.	GARERI, GIOVANNI	
DR1864129	2020/01/16	DISCH OF CHARGE		*** COMPLETELY DELETED *** GARERI, GIOVANNI		
	REMARKS: DR1861497.					
DR1866725	2020/01/24	CAUTION-LAND		*** COMPLETELY DELETED *** NEWTONVILLE REALCO (2019) INC.	SOLUCIONES INC.	

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.

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/ CHKD
					BATISTA, JINNIA BATISTA, GINA	
	REMARKS: DELETED PURSUANT TO EXPIRY NOV 30, 2020 TOM BERUBE					
DR1871185	2020/02/11	TRANSFER OF CHARGE		*** COMPLETELY DELETED *** BUNGALOW 8 INC.	SOLUCIONES INC.	
DR1951300	2020/12/01	CHARGE		*** COMPLETELY DELETED *** NEWTONVILLE REALCO (2019) INC.	2746385 ONTARIO INC. 1898301 ONTARIO LTD.	
DR1951301	2020/12/01	NO ASSGN RENT GEN		*** COMPLETELY DELETED *** NEWTONVILLE REALCO (2019) INC.	2746385 ONTARIO INC. 1898301 ONTARIO LTD.	
	REMARKS: DR1951300					
DR1951302	2020/12/01	POSTPONEMENT		*** COMPLETELY DELETED *** SOLUCIONES INC.	2746385 ONTARIO INC. 1898301 ONTARIO LTD.	
	REMARKS: DR1842485 TO DR1951300					
DR1987911	2021/03/31	DISCH OF CHARGE		*** COMPLETELY DELETED *** SOLUCIONES INC.		
	REMARKS: DR1842485.					
DR1988737	2021/04/01	DISCH OF CHARGE		*** COMPLETELY DELETED *** 2746385 ONTARIO INC. 1898301 ONTARIO LTD.		
	REMARKS: DR1951300.					
DR1988826	2021/04/06	TRANSFER	$4,300,000	NEWTONVILLE REALCO (2019) INC.	TRINITYSTAR DEVELOPMENTS INC.	C
DR1988827	2021/04/06	CHARGE		*** COMPLETELY DELETED *** TRINITYSTAR DEVELOPMENTS INC.	FERINA CONSTRUCTION LIMITED 5023018 ONTARIO INC.	
DR1988828	2021/04/06	NO ASSGN RENT GEN		*** COMPLETELY DELETED *** TRINITYSTAR DEVELOPMENTS INC.	FERINA CONSTRUCTION LIMITED 5023018 ONTARIO INC.	
	REMARKS: DR1988827.					
DR2081670	2021/12/15	CHARGE		*** COMPLETELY DELETED *** TRINITYSTAR DEVELOPMENTS INC.	FERINA CONSTRUCTION LIMITED 5023018 ONTARIO INC.	

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/ CHKD
					5018204 ONTARIO INC.	
DR2081671	2021/12/15	NO ASSGN RENT GEN		*** COMPLETELY DELETED *** TRINITYSTAR DEVELOPMENTS INC.	FERINA CONSTRUCTION LIMITED 5023018 ONTARIO INC. 5018204 ONTARIO INC.	
	REMARKS: DR2081670					
DR2103306	2022/02/23	DISCH OF CHARGE		*** COMPLETELY DELETED *** FERINA CONSTRUCTION LIMITED 5023018 ONTARIO INC.		
	REMARKS: DR1988827.					
DR2234458	2023/05/31	CHARGE	$31,900,000	TRINITYSTAR DEVELOPMENTS INC.	CAMERON STEPHENS MORTGAGE CAPITAL LTD.	C
DR2235021	2023/05/31	DISCH OF CHARGE		*** COMPLETELY DELETED *** FERINA CONSTRUCTION LIMITED 5023018 ONTARIO INC. 5018204 ONTARIO INC.		
	REMARKS: DR2081670.					
DR2269258	2023/10/05	APL DELETE REST		*** COMPLETELY DELETED *** TRINITYSTAR DEVELOPMENTS INC.		
	REMARKS: DR1858758.					
DR2417367	2025/07/02	CONSTRUCTION LIEN	$124,924	COLOMBUS ROOFING & ALUMINUM LTD.		C
DR2423194	2025/07/24	CONSTRUCTION LIEN	$469,882	SOUTHCRETE INC.		C
DR2429617	2025/08/19	CONSTRUCTION LIEN	$107,645	1932496 ONTARIO LTD. C/O ONTARIO SIDING AND GUTTERS		C
DR2430722	2025/08/22	CONSTRUCTION LIEN	$5,079,627	FUSIONCORP DEVELOPMENTS INC.		C
DR2432939	2025/08/29	CONSTRUCTION LIEN	$260,535	669857 ONTARIO LTD.		C
DR2433211	2025/09/02	CONSTRUCTION LIEN	$188,439	THE RENTAL HUB INC.		C
DR2433497	2025/09/02	CERTIFICATE		SOUTHCRETE INC.	FUSIONCORP DEVELOPMENTS INC. TRINITYSTAR DEVELOPMENTS INC. CAMERON STEPHENS MORTGAGE CAPITAL LTD.	C
	REMARKS: DR2423194					
DR2435674	2025/09/11	CERTIFICATE		FUSIONCORP DEVELOPMENTS INC.		C

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/ CHKD
REMARKS: DR2430722						
DR2437463	2025/09/18	CONSTRUCTION LIEN	$315,123	LUCVAA LTD.		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.

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

PROPERTY DESCRIPTION: LOT 14, PLAN 40M2661; MUNICIPALITY OF CLARINGTON

PROPERTY REMARKS: FOR THE PURPOSES OF THE QUALIFIER THE DATE OF REGISTRATION OF ABSOLUTE TITLE IS 2007 09 21.

ESTATE/QUALIFIER:	RECENTLY:	PIN CREATION DATE:
FEE SIMPLE LT ABSOLUTE PLUS	SUBDIVISION FROM 26673-0261	2020/01/02

OWNERS' NAMES	CAPACITY	SHARE
TRINITYSTAR DEVELOPMENTS INC.	ROWN	

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/ CHKD
*** PRINTOUT INCLUDES ALL DOCUMENT TYPES AND DELETED INSTRUMENTS SINCE 2020/01/02 **						
**SUBJECT TO SUBSECTION 44(1) OF THE LAND TITLES ACT, EXCEPT PARAGRAPHS 3 AND 14 AND *						
** PROVINCIAL SUCCESSION DUTIES AND EXCEPT PARAGRAPH 11 AND ESCHEATS OR FORFEITURE **						
** TO THE CROWN UP TO THE DATE OF REGISTRATION WITH AN ABSOLUTE TITLE. **						
NOTE: THE NO DEALINGS INDICATOR IS IN EFFECT ON THIS PROPERTY						
N27968	1965/11/16	BYLAW				C
	REMARKS: AN AREA OF SUBDIVISION CONTROL					
DR1842485	2019/10/31	CHARGE		*** DELETED AGAINST THIS PROPERTY *** NEWTONVILLE REALCO (2019) INC.	SOLUCIONES INC.	
40M2661	2019/12/19	PLAN SUBDIVISION				C
DR1858757	2019/12/20	NO SUB AGREEMENT		THE REGIONAL MUNICIPALITY OF DURHAM	NEWTONVILLE REALCO (2019) INC.	C
DR1858758	2019/12/20	RESTRICTION-LAND		NEWTONVILLE REALCO (2019) INC.		C
	REMARKS: NO TRANSFER OF LOTS 1-19 BOTH INCLUSIVE, PLAN 40M-2661 SHALL BE PERMITTED WITHOUT THE CONSENT OF THE REGIONAL MUNICIPALITY OF DURHAM					
DR1858873	2019/12/20	NO SUB AGREEMENT		THE CORPORATION OF THE MUNICIPALITY OF CLARINGTON	NEWTONVILLE REALCO (2019) INC.	C
DR1861321	2020/01/07	TRANSFER OF CHARGE		*** COMPLETELY DELETED *** SOLUCIONES INC.	BUNGALOW 8 INC.	
	REMARKS: DR1842485.					
DR1861497	2020/01/07	CHARGE		*** COMPLETELY DELETED *** NEWTONVILLE REALCO (2019) INC.	GARERI, GIOVANNI	
DR1864129	2020/01/16	DISCH OF CHARGE		*** COMPLETELY DELETED *** GARERI, GIOVANNI		
	REMARKS: DR1861497.					
DR1866725	2020/01/24	CAUTION-LAND		*** COMPLETELY DELETED ***		

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.

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/ CHKD
				NEWTONVILLE REALCO (2019) INC.	SOLUCIONES INC. BATISTA, JINNIA BATISTA, GINA	
	REMARKS: DELETED PURSUANT TO EXPIRY NOV 30, 2020 TOM BERUBE					
DR1871185	2020/02/11	TRANSFER OF CHARGE		*** COMPLETELY DELETED *** BUNGALOW 8 INC.	SOLUCIONES INC.	
DR1951300	2020/12/01	CHARGE		*** COMPLETELY DELETED *** NEWTONVILLE REALCO (2019) INC.	2746385 ONTARIO INC. 1898301 ONTARIO LTD.	
DR1951301	2020/12/01	NO ASSGN RENT GEN		*** COMPLETELY DELETED *** NEWTONVILLE REALCO (2019) INC.	2746385 ONTARIO INC. 1898301 ONTARIO LTD.	
	REMARKS: DR1951300					
DR1951302	2020/12/01	POSTPONEMENT		*** COMPLETELY DELETED *** SOLUCIONES INC.	2746385 ONTARIO INC. 1898301 ONTARIO LTD.	
	REMARKS: DR1842485 TO DR1951300					
DR1987911	2021/03/31	DISCH OF CHARGE		*** COMPLETELY DELETED *** SOLUCIONES INC.		
	REMARKS: DR1842485.					
DR1988737	2021/04/01	DISCH OF CHARGE		*** COMPLETELY DELETED *** 2746385 ONTARIO INC. 1898301 ONTARIO LTD.		
	REMARKS: DR1951300.					
DR1988826	2021/04/06	TRANSFER	$4,300,000	NEWTONVILLE REALCO (2019) INC.	TRINITYSTAR DEVELOPMENTS INC.	C
DR1988827	2021/04/06	CHARGE		*** COMPLETELY DELETED *** TRINITYSTAR DEVELOPMENTS INC.	FERINA CONSTRUCTION LIMITED 5023018 ONTARIO INC.	
DR1988828	2021/04/06	NO ASSGN RENT GEN		*** COMPLETELY DELETED *** TRINITYSTAR DEVELOPMENTS INC.	FERINA CONSTRUCTION LIMITED 5023018 ONTARIO INC.	
	REMARKS: DR1988827.					
DR2081670	2021/12/15	CHARGE		*** COMPLETELY DELETED *** TRINITYSTAR DEVELOPMENTS INC.	FERINA CONSTRUCTION LIMITED	

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/ CHKD
					5023018 ONTARIO INC. 5018204 ONTARIO INC.	
DR2081671	2021/12/15	NO ASSGN RENT GEN		*** COMPLETELY DELETED *** TRINITYSTAR DEVELOPMENTS INC.	FERINA CONSTRUCTION LIMITED 5023018 ONTARIO INC. 5018204 ONTARIO INC.	
	REMARKS: DR2081670					
DR2103306	2022/02/23	DISCH OF CHARGE		*** COMPLETELY DELETED *** FERINA CONSTRUCTION LIMITED 5023018 ONTARIO INC.		
	REMARKS: DR1988827.					
DR2234458	2023/05/31	CHARGE	$31,900,000	TRINITYSTAR DEVELOPMENTS INC.	CAMERON STEPHENS MORTGAGE CAPITAL LTD.	C
DR2235021	2023/05/31	DISCH OF CHARGE		*** COMPLETELY DELETED *** FERINA CONSTRUCTION LIMITED 5023018 ONTARIO INC. 5018204 ONTARIO INC.		
	REMARKS: DR2081670.					
DR2423194	2025/07/24	CONSTRUCTION LIEN	$469,882	SOUTHCRETE INC.		C
DR2432939	2025/08/29	CONSTRUCTION LIEN	$260,535	669857 ONTARIO LTD.		C
DR2433211	2025/09/02	CONSTRUCTION LIEN	$188,439	THE RENTAL HUB INC.		C
DR2433497	2025/09/02	CERTIFICATE		SOUTHCRETE INC.	FUSIONCORP DEVELOPMENTS INC. TRINITYSTAR DEVELOPMENTS INC. CAMERON STEPHENS MORTGAGE CAPITAL LTD.	C
	REMARKS: DR2423194					

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

PROPERTY DESCRIPTION: LOT 15, PLAN 40M2661; MUNICIPALITY OF CLARINGTON

PROPERTY REMARKS: FOR THE PURPOSES OF THE QUALIFIER THE DATE OF REGISTRATION OF ABSOLUTE TITLE IS 2007 09 21.

ESTATE/QUALIFIER:	RECENTLY:	PIN CREATION DATE:
FEE SIMPLE LT ABSOLUTE PLUS	SUBDIVISION FROM 26673-0261	2020/01/02

OWNERS' NAMES	CAPACITY	SHARE
TRINITYSTAR DEVELOPMENTS INC.	ROWN	

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/ CHKD
*** PRINTOUT INCLUDES ALL DOCUMENT TYPES AND DELETED INSTRUMENTS SINCE 2020/01/02 **						
**SUBJECT TO SUBSECTION 44(1) OF THE LAND TITLES ACT, EXCEPT PARAGRAPHS 3 AND 14 AND *						
** PROVINCIAL SUCCESSION DUTIES AND EXCEPT PARAGRAPH 11 AND ESCHEATS OR FORFEITURE **						
** TO THE CROWN UP TO THE DATE OF REGISTRATION WITH AN ABSOLUTE TITLE. **						
N27968	1965/11/16	BYLAW				C
	REMARKS: AN AREA OF SUBDIVISION CONTROL					
DR1842485	2019/10/31	CHARGE		*** DELETED AGAINST THIS PROPERTY *** NEWTONVILLE REALCO (2019) INC.	SOLUCIONES INC.	
40M2661	2019/12/19	PLAN SUBDIVISION				C
DR1858757	2019/12/20	NO SUB AGREEMENT		THE REGIONAL MUNICIPALITY OF DURHAM	NEWTONVILLE REALCO (2019) INC.	C
DR1858758	2019/12/20	RESTRICTION-LAND		*** DELETED AGAINST THIS PROPERTY *** NEWTONVILLE REALCO (2019) INC.		
	REMARKS: NO TRANSFER OF LOTS 1-19 BOTH INCLUSIVE, PLAN 40M-2661 SHALL BE PERMITTED WITHOUT THE CONSENT OF THE REGIONAL MUNICIPALITY OF DURHAM					
DR1858873	2019/12/20	NO SUB AGREEMENT		THE CORPORATION OF THE MUNICIPALITY OF CLARINGTON	NEWTONVILLE REALCO (2019) INC.	C
DR1861321	2020/01/07	TRANSFER OF CHARGE		*** COMPLETELY DELETED *** SOLUCIONES INC.	BUNGALOW 8 INC.	
	REMARKS: DR1842485.					
DR1861497	2020/01/07	CHARGE		*** COMPLETELY DELETED *** NEWTONVILLE REALCO (2019) INC.	GARERI, GIOVANNI	
DR1864129	2020/01/16	DISCH OF CHARGE		*** COMPLETELY DELETED *** GARERI, GIOVANNI		
	REMARKS: DR1861497.					
DR1866725	2020/01/24	CAUTION-LAND		*** COMPLETELY DELETED *** NEWTONVILLE REALCO (2019) INC.	SOLUCIONES INC.	

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.

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/ CHKD
					BATISTA, JINNIA BATISTA, GINA	
	REMARKS: DELETED PURSUANT TO EXPIRY NOV 30, 2020 TOM BERUBE					
DR1871185	2020/02/11	TRANSFER OF CHARGE		*** COMPLETELY DELETED *** BUNGALOW 8 INC.	SOLUCIONES INC.	
DR1951300	2020/12/01	CHARGE		*** COMPLETELY DELETED *** NEWTONVILLE REALCO (2019) INC.	2746385 ONTARIO INC. 1898301 ONTARIO LTD.	
DR1951301	2020/12/01	NO ASSGN RENT GEN		*** COMPLETELY DELETED *** NEWTONVILLE REALCO (2019) INC.	2746385 ONTARIO INC. 1898301 ONTARIO LTD.	
	REMARKS: DR1951300					
DR1951302	2020/12/01	POSTPONEMENT		*** COMPLETELY DELETED *** SOLUCIONES INC.	2746385 ONTARIO INC. 1898301 ONTARIO LTD.	
	REMARKS: DR1842485 TO DR1951300					
DR1987911	2021/03/31	DISCH OF CHARGE		*** COMPLETELY DELETED *** SOLUCIONES INC.		
	REMARKS: DR1842485.					
DR1988737	2021/04/01	DISCH OF CHARGE		*** COMPLETELY DELETED *** 2746385 ONTARIO INC. 1898301 ONTARIO LTD.		
	REMARKS: DR1951300.					
DR1988826	2021/04/06	TRANSFER	$4,300,000	NEWTONVILLE REALCO (2019) INC.	TRINITYSTAR DEVELOPMENTS INC.	C
DR1988827	2021/04/06	CHARGE		*** COMPLETELY DELETED *** TRINITYSTAR DEVELOPMENTS INC.	FERINA CONSTRUCTION LIMITED 5023018 ONTARIO INC.	
DR1988828	2021/04/06	NO ASSGN RENT GEN		*** COMPLETELY DELETED *** TRINITYSTAR DEVELOPMENTS INC.	FERINA CONSTRUCTION LIMITED 5023018 ONTARIO INC.	
	REMARKS: DR1988827.					
DR2081670	2021/12/15	CHARGE		*** COMPLETELY DELETED *** TRINITYSTAR DEVELOPMENTS INC.	FERINA CONSTRUCTION LIMITED 5023018 ONTARIO INC.	

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/ CHKD
					5018204 ONTARIO INC.	
DR2081671	2021/12/15	NO ASSGN RENT GEN		*** COMPLETELY DELETED *** TRINITYSTAR DEVELOPMENTS INC.	FERINA CONSTRUCTION LIMITED 5023018 ONTARIO INC. 5018204 ONTARIO INC.	
	REMARKS: DR2081670					
DR2103306	2022/02/23	DISCH OF CHARGE		*** COMPLETELY DELETED *** FERINA CONSTRUCTION LIMITED 5023018 ONTARIO INC.		
	REMARKS: DR1988827.					
DR2234458	2023/05/31	CHARGE	$31,900,000	TRINITYSTAR DEVELOPMENTS INC.	CAMERON STEPHENS MORTGAGE CAPITAL LTD.	C
DR2235021	2023/05/31	DISCH OF CHARGE		*** COMPLETELY DELETED *** FERINA CONSTRUCTION LIMITED 5023018 ONTARIO INC. 5018204 ONTARIO INC.		
	REMARKS: DR2081670.					
DR2269258	2023/10/05	APL DELETE REST		*** COMPLETELY DELETED *** TRINITYSTAR DEVELOPMENTS INC.		
	REMARKS: DR1858758.					
DR2417367	2025/07/02	CONSTRUCTION LIEN	$124,924	COLOMBUS ROOFING & ALUMINUM LTD.		C
DR2423194	2025/07/24	CONSTRUCTION LIEN	$469,882	SOUTHCRETE INC.		C
DR2425071	2025/07/31	CONSTRUCTION LIEN	$335,416	EUROWOOD CARPENTRY 2000 INC.		C
DR2428960	2025/08/15	CONSTRUCTION LIEN	$371,499	VILLAGE DALLAS INC.		C
DR2429617	2025/08/19	CONSTRUCTION LIEN	$107,645	1932496 ONTARIO LTD. C/O ONTARIO SIDING AND GUTTERS		C
DR2430722	2025/08/22	CONSTRUCTION LIEN	$5,079,627	FUSIONCORP DEVELOPMENTS INC.		C
DR2430814	2025/08/22	CONSTRUCTION LIEN	$111,406	N. DE LUCA PLUMBING (1995) INC.		C
DR2431129	2025/08/25	CONSTRUCTION LIEN	$15,594	N. DE LUCA PLUMBING (1995) INC.		C
DR2432521	2025/08/28	CONSTRUCTION LIEN	$96,852	TRILIBERTY STUCCO INC.		C
DR2432939	2025/08/29	CONSTRUCTION LIEN	$260,535	669857 ONTARIO LTD.		C

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/ CHKD
DR2433211	2025/09/02	CONSTRUCTION LIEN	$188,439	THE RENTAL HUB INC.		C
DR2433497	2025/09/02	CERTIFICATE		SOUTHCRETE INC.	FUSIONCORP DEVELOPMENTS INC. TRINITYSTAR DEVELOPMENTS INC. CAMERON STEPHENS MORTGAGE CAPITAL LTD.	C
	REMARKS: DR2423194					
DR2435309	2025/09/10	CONSTRUCTION LIEN	$420,842	FOREMONT DRYWALL INC. 1382479 ONTARIO INC. 1382503 ONTARIO INC. 2203579 ONTARIO INC.		C
DR2435674	2025/09/11	CERTIFICATE		FUSIONCORP DEVELOPMENTS INC.		C
	REMARKS: DR2430722					
DR2435842	2025/09/11	CERTIFICATE		VILLAGE DALLAS INC.	FUSIONCORP DEVELOPMENTS INC. TRINITYSTAR DEVELOPMENTS INC. CAMERON STEPHENS MORTGAGE CAPITAL LTD.	C
	REMARKS: DR2428960					
DR2437463	2025/09/18	CONSTRUCTION LIEN	$315,123	LUCVAA LTD.		C
DR2437527	2025/09/18	CERTIFICATE		EUROWOOD CARPENTRY 2000 INC.		C
	REMARKS: DR2425071.					

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

PROPERTY DESCRIPTION: LOT 16, PLAN 40M2661; MUNICIPALITY OF CLARINGTON

PROPERTY REMARKS: FOR THE PURPOSES OF THE QUALIFIER THE DATE OF REGISTRATION OF ABSOLUTE TITLE IS 2007 09 21.

ESTATE/QUALIFIER:	RECENTLY:	PIN CREATION DATE:
FEE SIMPLE LT ABSOLUTE PLUS	SUBDIVISION FROM 26673-0261	2020/01/02

OWNERS' NAMES	CAPACITY	SHARE
TRINITYSTAR DEVELOPMENTS INC.	ROWN	

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/ CHKD
** PRINTOUT INCLUDES ALL DOCUMENT TYPES AND DELETED INSTRUMENTS SINCE 2020/01/02 **						
**SUBJECT TO SUBSECTION 44(1) OF THE LAND TITLES ACT, EXCEPT PARAGRAPHS 3 AND 14 AND *						
** PROVINCIAL SUCCESSION DUTIES AND EXCEPT PARAGRAPH 11 AND ESCHEATS OR FORFEITURE **						
** TO THE CROWN UP TO THE DATE OF REGISTRATION WITH AN ABSOLUTE TITLE. **						
N27968	1965/11/16	BYLAW				C
	REMARKS: AN AREA OF SUBDIVISION CONTROL					
DR1842485	2019/10/31	CHARGE		*** DELETED AGAINST THIS PROPERTY *** NEWTONVILLE REALCO (2019) INC.	SOLUCIONES INC.	
40M2661	2019/12/19	PLAN SUBDIVISION				C
DR1858757	2019/12/20	NO SUB AGREEMENT		THE REGIONAL MUNICIPALITY OF DURHAM	NEWTONVILLE REALCO (2019) INC.	C
DR1858758	2019/12/20	RESTRICTION-LAND		*** DELETED AGAINST THIS PROPERTY *** NEWTONVILLE REALCO (2019) INC.		
	REMARKS: NO TRANSFER OF LOTS 1-19 BOTH INCLUSIVE, PLAN 40M-2661 SHALL BE PERMITTED WITHOUT THE CONSENT OF THE REGIONAL MUNICIPALITY OF DURHAM					
DR1858873	2019/12/20	NO SUB AGREEMENT		THE CORPORATION OF THE MUNICIPALITY OF CLARINGTON	NEWTONVILLE REALCO (2019) INC.	C
DR1861321	2020/01/07	TRANSFER OF CHARGE		*** COMPLETELY DELETED *** SOLUCIONES INC.	BUNGALOW 8 INC.	
	REMARKS: DR1842485.					
DR1861497	2020/01/07	CHARGE		*** COMPLETELY DELETED *** NEWTONVILLE REALCO (2019) INC.	GARERI, GIOVANNI	
DR1864129	2020/01/16	DISCH OF CHARGE		*** COMPLETELY DELETED *** GARERI, GIOVANNI		
	REMARKS: DR1861497.					
DR1866725	2020/01/24	CAUTION-LAND		*** COMPLETELY DELETED *** NEWTONVILLE REALCO (2019) INC.	SOLUCIONES INC.	

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.

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/ CHKD
					BATISTA, JINNIA BATISTA, GINA	
REMARKS: DELETED PURSUANT TO EXPIRY NOV 30, 2020 TOM BERUBE						
DR1871185	2020/02/11	TRANSFER OF CHARGE		*** COMPLETELY DELETED *** BUNGALOW 8 INC.	SOLUCIONES INC.	
DR1951300	2020/12/01	CHARGE		*** COMPLETELY DELETED *** NEWTONVILLE REALCO (2019) INC.	2746385 ONTARIO INC. 1898301 ONTARIO LTD.	
DR1951301	2020/12/01	NO ASSGN RENT GEN		*** COMPLETELY DELETED *** NEWTONVILLE REALCO (2019) INC.	2746385 ONTARIO INC. 1898301 ONTARIO LTD.	
REMARKS: DR1951300						
DR1951302	2020/12/01	POSTPONEMENT		*** COMPLETELY DELETED *** SOLUCIONES INC.	2746385 ONTARIO INC. 1898301 ONTARIO LTD.	
REMARKS: DR1842485 TO DR1951300						
DR1987911	2021/03/31	DISCH OF CHARGE		*** COMPLETELY DELETED *** SOLUCIONES INC.		
REMARKS: DR1842485.						
DR1988737	2021/04/01	DISCH OF CHARGE		*** COMPLETELY DELETED *** 2746385 ONTARIO INC. 1898301 ONTARIO LTD.		
REMARKS: DR1951300.						
DR1988826	2021/04/06	TRANSFER	$4,300,000	NEWTONVILLE REALCO (2019) INC.	TRINITYSTAR DEVELOPMENTS INC.	C
DR1988827	2021/04/06	CHARGE		*** COMPLETELY DELETED *** TRINITYSTAR DEVELOPMENTS INC.	FERINA CONSTRUCTION LIMITED 5023018 ONTARIO INC.	
DR1988828	2021/04/06	NO ASSGN RENT GEN		*** COMPLETELY DELETED *** TRINITYSTAR DEVELOPMENTS INC.	FERINA CONSTRUCTION LIMITED 5023018 ONTARIO INC.	
REMARKS: DR1988827.						
DR2081670	2021/12/15	CHARGE		*** COMPLETELY DELETED *** TRINITYSTAR DEVELOPMENTS INC.	FERINA CONSTRUCTION LIMITED 5023018 ONTARIO INC.	

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/ CHKD
					5018204 ONTARIO INC.	
DR2081671	2021/12/15	NO ASSGN RENT GEN		*** COMPLETELY DELETED *** TRINITYSTAR DEVELOPMENTS INC.	FERINA CONSTRUCTION LIMITED 5023018 ONTARIO INC. 5018204 ONTARIO INC.	
	REMARKS: DR2081670					
DR2103306	2022/02/23	DISCH OF CHARGE		*** COMPLETELY DELETED *** FERINA CONSTRUCTION LIMITED 5023018 ONTARIO INC.		
	REMARKS: DR1988827.					
DR2234458	2023/05/31	CHARGE	$31,900,000	TRINITYSTAR DEVELOPMENTS INC.	CAMERON STEPHENS MORTGAGE CAPITAL LTD.	C
DR2235021	2023/05/31	DISCH OF CHARGE		*** COMPLETELY DELETED *** FERINA CONSTRUCTION LIMITED 5023018 ONTARIO INC. 5018204 ONTARIO INC.		
	REMARKS: DR2081670.					
DR2269258	2023/10/05	APL DELETE REST		*** COMPLETELY DELETED *** TRINITYSTAR DEVELOPMENTS INC.		
	REMARKS: DR1858758.					
DR2417367	2025/07/02	CONSTRUCTION LIEN	$124,924	COLOMBUS ROOFING & ALUMINUM LTD.		C
DR2423194	2025/07/24	CONSTRUCTION LIEN	$469,882	SOUTHCRETE INC.		C
DR2425071	2025/07/31	CONSTRUCTION LIEN	$335,416	EUROWOOD CARPENTRY 2000 INC.		C
DR2428960	2025/08/15	CONSTRUCTION LIEN	$371,499	VILLAGE DALLAS INC.		C
DR2429617	2025/08/19	CONSTRUCTION LIEN	$107,645	1932496 ONTARIO LTD. C/O ONTARIO SIDING AND GUTTERS		C
DR2430722	2025/08/22	CONSTRUCTION LIEN	$5,079,627	FUSIONCORP DEVELOPMENTS INC.		C
DR2432939	2025/08/29	CONSTRUCTION LIEN	$260,535	669857 ONTARIO LTD.		C
DR2433211	2025/09/02	CONSTRUCTION LIEN	$188,439	THE RENTAL HUB INC.		C
DR2433497	2025/09/02	CERTIFICATE		SOUTHCRETE INC.	FUSIONCORP DEVELOPMENTS INC. TRINITYSTAR DEVELOPMENTS INC. CAMERON STEPHENS MORTGAGE CAPITAL LTD.	C

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/ CHKD
	REMARKS: DR2423194					
DR2435309	2025/09/10	CONSTRUCTION LIEN	$420,842	FOREMONT DRYWALL INC. 1382479 ONTARIO INC. 1382503 ONTARIO INC. 2203579 ONTARIO INC.		C
DR2435674	2025/09/11	CERTIFICATE		FUSIONCORP DEVELOPMENTS INC.		C
	REMARKS: DR2430722					
DR2435842	2025/09/11	CERTIFICATE		VILLAGE DALLAS INC.	FUSIONCORP DEVELOPMENTS INC. TRINITYSTAR DEVELOPMENTS INC. CAMERON STEPHENS MORTGAGE CAPITAL LTD.	C
	REMARKS: DR2428960					
DR2437463	2025/09/18	CONSTRUCTION LIEN	$315,123	LUCVAA LTD.		C
DR2437527	2025/09/18	CERTIFICATE		EUROWOOD CARPENTRY 2000 INC.		C
	REMARKS: DR2425071.					

PROPERTY DESCRIPTION: LOT 17, PLAN 40M2661; MUNICIPALITY OF CLARINGTON

PROPERTY REMARKS: FOR THE PURPOSES OF THE QUALIFIER THE DATE OF REGISTRATION OF ABSOLUTE TITLE IS 2007 09 21.

ESTATE/QUALIFIER:	RECENTLY:	PIN CREATION DATE:
FEE SIMPLE LT ABSOLUTE PLUS	SUBDIVISION FROM 26673-0261	2020/01/02

OWNERS' NAMES	CAPACITY	SHARE
TRINITYSTAR DEVELOPMENTS INC.	ROWN	

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/ CHKD
** PRINTOUT INCLUDES ALL DOCUMENT TYPES AND DELETED INSTRUMENTS SINCE 2020/01/02 **						
**SUBJECT TO SUBSECTION 44(1) OF THE LAND TITLES ACT, EXCEPT PARAGRAPHS 3 AND 14 AND *						
** PROVINCIAL SUCCESSION DUTIES AND EXCEPT PARAGRAPH 11 AND ESCHEATS OR FORFEITURE **						
** TO THE CROWN UP TO THE DATE OF REGISTRATION WITH AN ABSOLUTE TITLE. **						
N27968	1965/11/16	BYLAW				C
REMARKS: AN AREA OF SUBDIVISION CONTROL						
DR1842485	2019/10/31	CHARGE		*** DELETED AGAINST THIS PROPERTY *** NEWTONVILLE REALCO (2019) INC.	SOLUCIONES INC.	
40M2661	2019/12/19	PLAN SUBDIVISION				C
DR1858757	2019/12/20	NO SUB AGREEMENT		THE REGIONAL MUNICIPALITY OF DURHAM	NEWTONVILLE REALCO (2019) INC.	C
DR1858758	2019/12/20	RESTRICTION-LAND		*** DELETED AGAINST THIS PROPERTY *** NEWTONVILLE REALCO (2019) INC.		
REMARKS: NO TRANSFER OF LOTS 1-19 BOTH INCLUSIVE, PLAN 40M-2661 SHALL BE PERMITTED WITHOUT THE CONSENT OF THE REGIONAL MUNICIPALITY OF DURHAM						
DR1858873	2019/12/20	NO SUB AGREEMENT		THE CORPORATION OF THE MUNICIPALITY OF CLARINGTON	NEWTONVILLE REALCO (2019) INC.	C
DR1861321	2020/01/07	TRANSFER OF CHARGE		*** COMPLETELY DELETED *** SOLUCIONES INC.	BUNGALOW 8 INC.	
REMARKS: DR1842485.						
DR1861497	2020/01/07	CHARGE		*** COMPLETELY DELETED *** NEWTONVILLE REALCO (2019) INC.	GARERI, GIOVANNI	
DR1864129	2020/01/16	DISCH OF CHARGE		*** COMPLETELY DELETED *** GARERI, GIOVANNI		
REMARKS: DR1861497.						
DR1866725	2020/01/24	CAUTION-LAND		*** COMPLETELY DELETED *** NEWTONVILLE REALCO (2019) INC.	SOLUCIONES INC.	

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/ CHKD
					BATISTA, JINNIA BATISTA, GINA	
	REMARKS: DELETED PURSUANT TO EXPIRY NOV 30, 2020 TOM BERUBE					
DR1871185	2020/02/11	TRANSFER OF CHARGE		*** COMPLETELY DELETED *** BUNGALOW 8 INC.	SOLUCIONES INC.	
DR1951300	2020/12/01	CHARGE		*** COMPLETELY DELETED *** NEWTONVILLE REALCO (2019) INC.	2746385 ONTARIO INC. 1898301 ONTARIO LTD.	
DR1951301	2020/12/01	NO ASSGN RENT GEN		*** COMPLETELY DELETED *** NEWTONVILLE REALCO (2019) INC.	2746385 ONTARIO INC. 1898301 ONTARIO LTD.	
	REMARKS: DR1951300					
DR1951302	2020/12/01	POSTPONEMENT		*** COMPLETELY DELETED *** SOLUCIONES INC.	2746385 ONTARIO INC. 1898301 ONTARIO LTD.	
	REMARKS: DR1842485 TO DR1951300					
DR1987911	2021/03/31	DISCH OF CHARGE		*** COMPLETELY DELETED *** SOLUCIONES INC.		
	REMARKS: DR1842485.					
DR1988737	2021/04/01	DISCH OF CHARGE		*** COMPLETELY DELETED *** 2746385 ONTARIO INC. 1898301 ONTARIO LTD.		
	REMARKS: DR1951300.					
DR1988826	2021/04/06	TRANSFER	$4,300,000	NEWTONVILLE REALCO (2019) INC.	TRINITYSTAR DEVELOPMENTS INC.	C
DR1988827	2021/04/06	CHARGE		*** COMPLETELY DELETED *** TRINITYSTAR DEVELOPMENTS INC.	FERINA CONSTRUCTION LIMITED 5023018 ONTARIO INC.	
DR1988828	2021/04/06	NO ASSGN RENT GEN		*** COMPLETELY DELETED *** TRINITYSTAR DEVELOPMENTS INC.	FERINA CONSTRUCTION LIMITED 5023018 ONTARIO INC.	
	REMARKS: DR1988827.					
DR2081670	2021/12/15	CHARGE		*** COMPLETELY DELETED *** TRINITYSTAR DEVELOPMENTS INC.	FERINA CONSTRUCTION LIMITED 5023018 ONTARIO INC.	

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/ CHKD
					5018204 ONTARIO INC.	
DR2081671	2021/12/15	NO ASSGN RENT GEN		*** COMPLETELY DELETED *** TRINITYSTAR DEVELOPMENTS INC.	FERINA CONSTRUCTION LIMITED 5023018 ONTARIO INC. 5018204 ONTARIO INC.	
	REMARKS: DR2081670					
DR2103306	2022/02/23	DISCH OF CHARGE		*** COMPLETELY DELETED *** FERINA CONSTRUCTION LIMITED 5023018 ONTARIO INC.		
	REMARKS: DR1988827.					
DR2234458	2023/05/31	CHARGE	$31,900,000	TRINITYSTAR DEVELOPMENTS INC.	CAMERON STEPHENS MORTGAGE CAPITAL LTD.	C
DR2235021	2023/05/31	DISCH OF CHARGE		*** COMPLETELY DELETED *** FERINA CONSTRUCTION LIMITED 5023018 ONTARIO INC. 5018204 ONTARIO INC.		
	REMARKS: DR2081670.					
DR2269258	2023/10/05	APL DELETE REST		*** COMPLETELY DELETED *** TRINITYSTAR DEVELOPMENTS INC.		
	REMARKS: DR1858758.					
DR2417367	2025/07/02	CONSTRUCTION LIEN	$124,924	COLOMBUS ROOFING & ALUMINUM LTD.		C
DR2423194	2025/07/24	CONSTRUCTION LIEN	$469,882	SOUTHCRETE INC.		C
DR2425071	2025/07/31	CONSTRUCTION LIEN	$335,416	EUROWOOD CARPENTRY 2000 INC.		C
DR2428960	2025/08/15	CONSTRUCTION LIEN	$371,499	VILLAGE DALLAS INC.		C
DR2429617	2025/08/19	CONSTRUCTION LIEN	$107,645	1932496 ONTARIO LTD. C/O ONTARIO SIDING AND GUTTERS		C
DR2430722	2025/08/22	CONSTRUCTION LIEN	$5,079,627	FUSIONCORP DEVELOPMENTS INC.		C
DR2432082	2025/08/28	CONSTRUCTION LIEN	$55,513	CLASSIC TILE LOW-RISE INC.		C
DR2432939	2025/08/29	CONSTRUCTION LIEN	$260,535	669857 ONTARIO LTD.		C
DR2433211	2025/09/02	CONSTRUCTION LIEN	$188,439	THE RENTAL HUB INC.		C
DR2433497	2025/09/02	CERTIFICATE		SOUTHCRETE INC.	FUSIONCORP DEVELOPMENTS INC.	C

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/ CHKD
					TRINITYSTAR DEVELOPMENTS INC. CAMERON STEPHENS MORTGAGE CAPITAL LTD.	
REMARKS: DR2423194						
DR2435309	2025/09/10	CONSTRUCTION LIEN	$420,842	FOREMONT DRYWALL INC. 1382479 ONTARIO INC. 1382503 ONTARIO INC. 2203579 ONTARIO INC.		C
DR2435674	2025/09/11	CERTIFICATE		FUSIONCORP DEVELOPMENTS INC.		C
REMARKS: DR2430722						
DR2435842	2025/09/11	CERTIFICATE		VILLAGE DALLAS INC.	FUSIONCORP DEVELOPMENTS INC. TRINITYSTAR DEVELOPMENTS INC. CAMERON STEPHENS MORTGAGE CAPITAL LTD.	C
REMARKS: DR2428960						
DR2437463	2025/09/18	CONSTRUCTION LIEN	$315,123	LUCVAA LTD.		C
DR2437527	2025/09/18	CERTIFICATE		EUROWOOD CARPENTRY 2000 INC.		C
REMARKS: DR2425071.						

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

PROPERTY DESCRIPTION: LOT 18, PLAN 40M2661; MUNICIPALITY OF CLARINGTON

PROPERTY REMARKS: FOR THE PURPOSES OF THE QUALIFIER THE DATE OF REGISTRATION OF ABSOLUTE TITLE IS 2007 09 21.

ESTATE/QUALIFIER:	RECENTLY:	PIN CREATION DATE:
FEE SIMPLE LT ABSOLUTE PLUS	SUBDIVISION FROM 26673-0261	2020/01/02

OWNERS' NAMES	CAPACITY	SHARE
TRINITYSTAR DEVELOPMENTS INC.	ROWN	

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/ CHKD
*** PRINTOUT INCLUDES ALL DOCUMENT TYPES AND DELETED INSTRUMENTS SINCE 2020/01/02 **						
**SUBJECT TO SUBSECTION 44(1) OF THE LAND TITLES ACT, EXCEPT PARAGRAPHS 3 AND 14 AND *						
** PROVINCIAL SUCCESSION DUTIES AND EXCEPT PARAGRAPH 11 AND ESCHEATS OR FORFEITURE **						
** TO THE CROWN UP TO THE DATE OF REGISTRATION WITH AN ABSOLUTE TITLE. **						
N27968	1965/11/16	BYLAW				C
	REMARKS: AN AREA OF SUBDIVISION CONTROL					
DR1842485	2019/10/31	CHARGE		*** DELETED AGAINST THIS PROPERTY *** NEWTONVILLE REALCO (2019) INC.	SOLUCIONES INC.	
40M2661	2019/12/19	PLAN SUBDIVISION				C
DR1858757	2019/12/20	NO SUB AGREEMENT		THE REGIONAL MUNICIPALITY OF DURHAM	NEWTONVILLE REALCO (2019) INC.	C
DR1858758	2019/12/20	RESTRICTION-LAND		*** DELETED AGAINST THIS PROPERTY *** NEWTONVILLE REALCO (2019) INC.		
	REMARKS: NO TRANSFER OF LOTS 1-19 BOTH INCLUSIVE, PLAN 40M-2661 SHALL BE PERMITTED WITHOUT THE CONSENT OF THE REGIONAL MUNICIPALITY OF DURHAM					
DR1858873	2019/12/20	NO SUB AGREEMENT		THE CORPORATION OF THE MUNICIPALITY OF CLARINGTON	NEWTONVILLE REALCO (2019) INC.	C
DR1861321	2020/01/07	TRANSFER OF CHARGE		*** COMPLETELY DELETED *** SOLUCIONES INC.	BUNGALOW 8 INC.	
	REMARKS: DR1842485.					
DR1861497	2020/01/07	CHARGE		*** COMPLETELY DELETED *** NEWTONVILLE REALCO (2019) INC.	GARERI, GIOVANNI	
DR1864129	2020/01/16	DISCH OF CHARGE		*** COMPLETELY DELETED *** GARERI, GIOVANNI		
	REMARKS: DR1861497.					
DR1866725	2020/01/24	CAUTION-LAND		*** COMPLETELY DELETED *** NEWTONVILLE REALCO (2019) INC.	SOLUCIONES INC.	

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.

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/ CHKD
					BATISTA, JINNIA BATISTA, GINA	
REMARKS: DELETED PURSUANT TO EXPIRY NOV 30, 2020 TOM BERUBE						
DR1871185	2020/02/11	TRANSFER OF CHARGE		*** COMPLETELY DELETED *** BUNGALOW 8 INC.	SOLUCIONES INC.	
DR1951300	2020/12/01	CHARGE		*** COMPLETELY DELETED *** NEWTONVILLE REALCO (2019) INC.	2746385 ONTARIO INC. 1898301 ONTARIO LTD.	
DR1951301	2020/12/01	NO ASSGN RENT GEN		*** COMPLETELY DELETED *** NEWTONVILLE REALCO (2019) INC.	2746385 ONTARIO INC. 1898301 ONTARIO LTD.	
REMARKS: DR1951300						
DR1951302	2020/12/01	POSTPONEMENT		*** COMPLETELY DELETED *** SOLUCIONES INC.	2746385 ONTARIO INC. 1898301 ONTARIO LTD.	
REMARKS: DR1842485 TO DR1951300						
DR1987911	2021/03/31	DISCH OF CHARGE		*** COMPLETELY DELETED *** SOLUCIONES INC.		
REMARKS: DR1842485.						
DR1988737	2021/04/01	DISCH OF CHARGE		*** COMPLETELY DELETED *** 2746385 ONTARIO INC. 1898301 ONTARIO LTD.		
REMARKS: DR1951300.						
DR1988826	2021/04/06	TRANSFER	$4,300,000	NEWTONVILLE REALCO (2019) INC.	TRINITYSTAR DEVELOPMENTS INC.	C
DR1988827	2021/04/06	CHARGE		*** COMPLETELY DELETED *** TRINITYSTAR DEVELOPMENTS INC.	FERINA CONSTRUCTION LIMITED 5023018 ONTARIO INC.	
DR1988828	2021/04/06	NO ASSGN RENT GEN		*** COMPLETELY DELETED *** TRINITYSTAR DEVELOPMENTS INC.	FERINA CONSTRUCTION LIMITED 5023018 ONTARIO INC.	
REMARKS: DR1988827.						
DR2081670	2021/12/15	CHARGE		*** COMPLETELY DELETED *** TRINITYSTAR DEVELOPMENTS INC.	FERINA CONSTRUCTION LIMITED 5023018 ONTARIO INC.	

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/ CHKD
					5018204 ONTARIO INC.	
DR2081671	2021/12/15	NO ASSGN RENT GEN		*** COMPLETELY DELETED *** TRINITYSTAR DEVELOPMENTS INC.	FERINA CONSTRUCTION LIMITED 5023018 ONTARIO INC. 5018204 ONTARIO INC.	
	REMARKS: DR2081670					
DR2103306	2022/02/23	DISCH OF CHARGE		*** COMPLETELY DELETED *** FERINA CONSTRUCTION LIMITED 5023018 ONTARIO INC.		
	REMARKS: DR1988827.					
DR2234458	2023/05/31	CHARGE	$31,900,000	TRINITYSTAR DEVELOPMENTS INC.	CAMERON STEPHENS MORTGAGE CAPITAL LTD.	C
DR2235021	2023/05/31	DISCH OF CHARGE		*** COMPLETELY DELETED *** FERINA CONSTRUCTION LIMITED 5023018 ONTARIO INC. 5018204 ONTARIO INC.		
	REMARKS: DR2081670.					
DR2269258	2023/10/05	APL DELETE REST		*** COMPLETELY DELETED *** TRINITYSTAR DEVELOPMENTS INC.		
	REMARKS: DR1858758.					
DR2406435	2025/05/23	CONSTRUCTION LIEN	$36,170	1479860 ONTARIO INC. O/A MOSCONE TILE		C
DR2406510	2025/05/23	CONSTRUCTION LIEN	$36,170	1479860 ONTARIO INC. O/A MOSCONE TILE		C
DR2417367	2025/07/02	CONSTRUCTION LIEN	$124,924	COLOMBUS ROOFING & ALUMINUM LTD.		C
DR2419054	2025/07/08	CERTIFICATE		1479860 ONTARIO INC.		C
	REMARKS: DR2406510, DR2406511, DR2406512, DR2406433, DR2406434, AND DR2406435.					
DR2423194	2025/07/24	CONSTRUCTION LIEN	$469,882	SOUTHCRETE INC.		C
DR2425071	2025/07/31	CONSTRUCTION LIEN	$335,416	EUROWOOD CARPENTRY 2000 INC.		C
DR2428960	2025/08/15	CONSTRUCTION LIEN	$371,499	VILLAGE DALLAS INC.		C
DR2429617	2025/08/19	CONSTRUCTION LIEN	$107,645	1932496 ONTARIO LTD. C/O ONTARIO SIDING AND GUTTERS		C
DR2430722	2025/08/22	CONSTRUCTION LIEN	$5,079,627	FUSIONCORP DEVELOPMENTS INC.		C

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/ CHKD
DR2431761	2025/08/27	CONSTRUCTION LIEN	$98,809	GALEA, JARED		C
DR2432082	2025/08/28	CONSTRUCTION LIEN	$55,513	CLASSIC TILE LOW-RISE INC.		C
DR2432939	2025/08/29	CONSTRUCTION LIEN	$260,535	669857 ONTARIO LTD.		C
DR2433211	2025/09/02	CONSTRUCTION LIEN	$188,439	THE RENTAL HUB INC.		C
DR2433497	2025/09/02	CERTIFICATE		SOUTHCRETE INC.	FUSIONCORP DEVELOPMENTS INC. TRINITYSTAR DEVELOPMENTS INC. CAMERON STEPHENS MORTGAGE CAPITAL LTD.	C
	REMARKS: DR2423194					
DR2435309	2025/09/10	CONSTRUCTION LIEN	$420,842	FOREMONT DRYWALL INC. 1382479 ONTARIO INC. 1382503 ONTARIO INC. 2203579 ONTARIO INC.		C
DR2435674	2025/09/11	CERTIFICATE		FUSIONCORP DEVELOPMENTS INC.		C
	REMARKS: DR2430722					
DR2435842	2025/09/11	CERTIFICATE		VILLAGE DALLAS INC.	FUSIONCORP DEVELOPMENTS INC. TRINITYSTAR DEVELOPMENTS INC. CAMERON STEPHENS MORTGAGE CAPITAL LTD.	C
	REMARKS: DR2428960					
DR2437463	2025/09/18	CONSTRUCTION LIEN	$315,123	LUCVAA LTD.		C
DR2437527	2025/09/18	CERTIFICATE		EUROWOOD CARPENTRY 2000 INC.		C
	REMARKS: DR2425071.					

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

PROPERTY DESCRIPTION: LOT 19, PLAN 40M2661; MUNICIPALITY OF CLARINGTON

PROPERTY REMARKS: FOR THE PURPOSES OF THE QUALIFIER THE DATE OF REGISTRATION OF ABSOLUTE TITLE IS 2007 09 21.

ESTATE/QUALIFIER:	RECENTLY:	PIN CREATION DATE:
FEE SIMPLE LT ABSOLUTE PLUS	SUBDIVISION FROM 26673-0261	2020/01/02

OWNERS' NAMES	CAPACITY	SHARE
TRINITYSTAR DEVELOPMENTS INC.	ROWN	

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/ CHKD
** PRINTOUT INCLUDES ALL DOCUMENT TYPES AND DELETED INSTRUMENTS SINCE 2020/01/02 **						
**SUBJECT TO SUBSECTION 44(1) OF THE LAND TITLES ACT, EXCEPT PARAGRAPHS 3 AND 14 AND *						
** PROVINCIAL SUCCESSION DUTIES AND EXCEPT PARAGRAPH 11 AND ESCHEATS OR FORFEITURE **						
** TO THE CROWN UP TO THE DATE OF REGISTRATION WITH AN ABSOLUTE TITLE. **						
N27968	1965/11/16	BYLAW				C
REMARKS: AN AREA OF SUBDIVISION CONTROL						
DR1842485	2019/10/31	CHARGE		*** DELETED AGAINST THIS PROPERTY *** NEWTONVILLE REALCO (2019) INC.	SOLUCIONES INC.	
40M2661	2019/12/19	PLAN SUBDIVISION				C
DR1858757	2019/12/20	NO SUB AGREEMENT		THE REGIONAL MUNICIPALITY OF DURHAM	NEWTONVILLE REALCO (2019) INC.	C
DR1858758	2019/12/20	RESTRICTION-LAND		*** DELETED AGAINST THIS PROPERTY *** NEWTONVILLE REALCO (2019) INC.		
REMARKS: NO TRANSFER OF LOTS 1-19 BOTH INCLUSIVE, PLAN 40M-2661 SHALL BE PERMITTED WITHOUT THE CONSENT OF THE REGIONAL MUNICIPALITY OF DURHAM						
DR1858873	2019/12/20	NO SUB AGREEMENT		THE CORPORATION OF THE MUNICIPALITY OF CLARINGTON	NEWTONVILLE REALCO (2019) INC.	C
DR1861321	2020/01/07	TRANSFER OF CHARGE		*** COMPLETELY DELETED *** SOLUCIONES INC.	BUNGALOW 8 INC.	
REMARKS: DR1842485.						
DR1861497	2020/01/07	CHARGE		*** COMPLETELY DELETED *** NEWTONVILLE REALCO (2019) INC.	GARERI, GIOVANNI	
DR1864129	2020/01/16	DISCH OF CHARGE		*** COMPLETELY DELETED *** GARERI, GIOVANNI		
REMARKS: DR1861497.						
DR1866725	2020/01/24	CAUTION-LAND		*** COMPLETELY DELETED *** NEWTONVILLE REALCO (2019) INC.	SOLUCIONES INC.	

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.

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/ CHKD
					BATISTA, JINNIA BATISTA, GINA	
	REMARKS: DELETED PURSUANT TO EXPIRY NOV 30, 2020 TOM BERUBE					
DR1871185	2020/02/11	TRANSFER OF CHARGE		*** COMPLETELY DELETED *** BUNGALOW 8 INC.	SOLUCIONES INC.	
DR1951300	2020/12/01	CHARGE		*** COMPLETELY DELETED *** NEWTONVILLE REALCO (2019) INC.	2746385 ONTARIO INC. 1898301 ONTARIO LTD.	
DR1951301	2020/12/01	NO ASSGN RENT GEN		*** COMPLETELY DELETED *** NEWTONVILLE REALCO (2019) INC.	2746385 ONTARIO INC. 1898301 ONTARIO LTD.	
	REMARKS: DR1951300					
DR1951302	2020/12/01	POSTPONEMENT		*** COMPLETELY DELETED *** SOLUCIONES INC.	2746385 ONTARIO INC. 1898301 ONTARIO LTD.	
	REMARKS: DR1842485 TO DR1951300					
DR1987911	2021/03/31	DISCH OF CHARGE		*** COMPLETELY DELETED *** SOLUCIONES INC.		
	REMARKS: DR1842485.					
DR1988737	2021/04/01	DISCH OF CHARGE		*** COMPLETELY DELETED *** 2746385 ONTARIO INC. 1898301 ONTARIO LTD.		
	REMARKS: DR1951300.					
DR1988826	2021/04/06	TRANSFER	$4,300,000	NEWTONVILLE REALCO (2019) INC.	TRINITYSTAR DEVELOPMENTS INC.	C
DR1988827	2021/04/06	CHARGE		*** COMPLETELY DELETED *** TRINITYSTAR DEVELOPMENTS INC.	FERINA CONSTRUCTION LIMITED 5023018 ONTARIO INC.	
DR1988828	2021/04/06	NO ASSGN RENT GEN		*** COMPLETELY DELETED *** TRINITYSTAR DEVELOPMENTS INC.	FERINA CONSTRUCTION LIMITED 5023018 ONTARIO INC.	
	REMARKS: DR1988827.					
DR2081670	2021/12/15	CHARGE		*** COMPLETELY DELETED *** TRINITYSTAR DEVELOPMENTS INC.	FERINA CONSTRUCTION LIMITED 5023018 ONTARIO INC.	

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/ CHKD
					5018204 ONTARIO INC.	
DR2081671	2021/12/15	NO ASSGN RENT GEN		*** COMPLETELY DELETED *** TRINITYSTAR DEVELOPMENTS INC.	FERINA CONSTRUCTION LIMITED 5023018 ONTARIO INC. 5018204 ONTARIO INC.	
	REMARKS: DR2081670					
DR2103306	2022/02/23	DISCH OF CHARGE		*** COMPLETELY DELETED *** FERINA CONSTRUCTION LIMITED 5023018 ONTARIO INC.		
	REMARKS: DR1988827.					
DR2234458	2023/05/31	CHARGE	$31,900,000	TRINITYSTAR DEVELOPMENTS INC.	CAMERON STEPHENS MORTGAGE CAPITAL LTD.	C
DR2235021	2023/05/31	DISCH OF CHARGE		*** COMPLETELY DELETED *** FERINA CONSTRUCTION LIMITED 5023018 ONTARIO INC. 5018204 ONTARIO INC.		
	REMARKS: DR2081670.					
DR2269258	2023/10/05	APL DELETE REST		*** COMPLETELY DELETED *** TRINITYSTAR DEVELOPMENTS INC.		
	REMARKS: DR1858758.					
DR2406434	2025/05/23	CONSTRUCTION LIEN	$27,857	1479860 ONTARIO INC. O/A MOSCONE TILE		C
DR2406511	2025/05/23	CONSTRUCTION LIEN	$27,857	1479860 ONTARIO INC.		C
DR2417367	2025/07/02	CONSTRUCTION LIEN	$124,924	COLOMBUS ROOFING & ALUMINUM LTD.		C
DR2419054	2025/07/08	CERTIFICATE		1479860 ONTARIO INC.		C
	REMARKS: DR2406510, DR2406511, DR2406512, DR2406433, DR2406434, AND DR2406435.					
DR2423194	2025/07/24	CONSTRUCTION LIEN	$469,882	SOUTHCRETE INC.		C
DR2425071	2025/07/31	CONSTRUCTION LIEN	$335,416	EUROWOOD CARPENTRY 2000 INC.		C
DR2428960	2025/08/15	CONSTRUCTION LIEN	$371,499	VILLAGE DALLAS INC.		C
DR2429617	2025/08/19	CONSTRUCTION LIEN	$107,645	1932496 ONTARIO LTD. C/O ONTARIO SIDING AND GUTTERS		C
DR2430722	2025/08/22	CONSTRUCTION LIEN	$5,079,627	FUSIONCORP DEVELOPMENTS INC.		C

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/ CHKD
DR2432082	2025/08/28	CONSTRUCTION LIEN	$55,513	CLASSIC TILE LOW-RISE INC.		C
DR2432939	2025/08/29	CONSTRUCTION LIEN	$260,535	669857 ONTARIO LTD.		C
DR2433211	2025/09/02	CONSTRUCTION LIEN	$188,439	THE RENTAL HUB INC.		C
DR2433497	2025/09/02	CERTIFICATE		SOUTHCRETE INC.	FUSIONCORP DEVELOPMENTS INC. TRINITYSTAR DEVELOPMENTS INC. CAMERON STEPHENS MORTGAGE CAPITAL LTD.	C
	REMARKS: DR2423194					
DR2435309	2025/09/10	CONSTRUCTION LIEN	$420,842	FOREMONT DRYWALL INC. 1382479 ONTARIO INC. 1382503 ONTARIO INC. 2203579 ONTARIO INC.		C
DR2435674	2025/09/11	CERTIFICATE		FUSIONCORP DEVELOPMENTS INC.		C
	REMARKS: DR2430722					
DR2435842	2025/09/11	CERTIFICATE		VILLAGE DALLAS INC.	FUSIONCORP DEVELOPMENTS INC. TRINITYSTAR DEVELOPMENTS INC. CAMERON STEPHENS MORTGAGE CAPITAL LTD.	C
	REMARKS: DR2428960					
DR2437463	2025/09/18	CONSTRUCTION LIEN	$315,123	LUCVAA LTD.		C
DR2437527	2025/09/18	CERTIFICATE		EUROWOOD CARPENTRY 2000 INC.		C
	REMARKS: DR2425071.					

PROPERTY DESCRIPTION: BLOCK 20, PLAN 40M2661; SUBJECT TO AN EASEMENT IN GROSS AS IN DR1858888; MUNICIPALITY OF CLARINGTON

PROPERTY REMARKS: FOR THE PURPOSES OF THE QUALIFIER THE DATE OF REGISTRATION OF ABSOLUTE TITLE IS 2007 09 21.

ESTATE/QUALIFIER:	RECENTLY:	PIN CREATION DATE:
FEE SIMPLE LT ABSOLUTE PLUS	SUBDIVISION FROM 26673-0261	2020/01/02

OWNERS' NAMES	CAPACITY	SHARE
TRINITYSTAR DEVELOPMENTS INC.	ROWN	

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/ CHKD
** PRINTOUT INCLUDES ALL DOCUMENT TYPES AND DELETED INSTRUMENTS SINCE 2020/01/02 **						
**SUBJECT TO SUBSECTION 44(1) OF THE LAND TITLES ACT, EXCEPT PARAGRAPHS 3 AND 14 AND *						
** PROVINCIAL SUCCESSION DUTIES AND EXCEPT PARAGRAPH 11 AND ESCHEATS OR FORFEITURE **						
** TO THE CROWN UP TO THE DATE OF REGISTRATION WITH AN ABSOLUTE TITLE. **						
N27968	1965/11/16	BYLAW				C
	REMARKS: AN AREA OF SUBDIVISION CONTROL					
DR1842485	2019/10/31	CHARGE		*** DELETED AGAINST THIS PROPERTY *** NEWTONVILLE REALCO (2019) INC.	SOLUCIONES INC.	
40M2661	2019/12/19	PLAN SUBDIVISION				C
DR1858888	2019/12/20	TRANSFER EASEMENT		NEWTONVILLE REALCO (2019) INC.	THE CORPORATION OF THE MUNICIPALITY OF CLARINGTON	C
DR1859085	2019/12/20	POSTPONEMENT		*** DELETED AGAINST THIS PROPERTY *** SOLUCIONES INC.	THE CORPORATION OF THE MUNICIPALITY OF CLARINGTON	
	REMARKS: DR1842485 TO DR1858888					
DR1861321	2020/01/07	TRANSFER OF CHARGE		*** COMPLETELY DELETED *** SOLUCIONES INC.	BUNGALOW 8 INC.	
	REMARKS: DR1842485.					
DR1866725	2020/01/24	CAUTION-LAND		*** COMPLETELY DELETED *** NEWTONVILLE REALCO (2019) INC.	SOLUCIONES INC. BATISTA, JINNIA BATISTA, GINA	
	REMARKS: DELETED PURSUANT TO EXPIRY NOV 30, 2020 TOM BERUBE					
DR1871185	2020/02/11	TRANSFER OF CHARGE		*** COMPLETELY DELETED *** BUNGALOW 8 INC.	SOLUCIONES INC.	
DR1951300	2020/12/01	CHARGE		*** COMPLETELY DELETED *** NEWTONVILLE REALCO (2019) INC.	2746385 ONTARIO INC.	

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.

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/ CHKD
					1898301 ONTARIO LTD.	
DR1951301	2020/12/01	NO ASSGN RENT GEN		*** COMPLETELY DELETED *** NEWTONVILLE REALCO (2019) INC.	2746385 ONTARIO INC. 1898301 ONTARIO LTD.	
	REMARKS: DR1951300					
DR1951302	2020/12/01	POSTPONEMENT		*** COMPLETELY DELETED *** SOLUCIONES INC.	2746385 ONTARIO INC. 1898301 ONTARIO LTD.	
	REMARKS: DR1842485 TO DR1951300					
DR1987911	2021/03/31	DISCH OF CHARGE		*** COMPLETELY DELETED *** SOLUCIONES INC.		
	REMARKS: DR1842485.					
DR1988737	2021/04/01	DISCH OF CHARGE		*** COMPLETELY DELETED *** 2746385 ONTARIO INC. 1898301 ONTARIO LTD.		
	REMARKS: DR1951300.					
DR1988826	2021/04/06	TRANSFER	$4,300,000	NEWTONVILLE REALCO (2019) INC.	TRINITYSTAR DEVELOPMENTS INC.	C
DR1988827	2021/04/06	CHARGE		*** COMPLETELY DELETED *** TRINITYSTAR DEVELOPMENTS INC.	FERINA CONSTRUCTION LIMITED 5023018 ONTARIO INC.	
DR1988828	2021/04/06	NO ASSGN RENT GEN		*** COMPLETELY DELETED *** TRINITYSTAR DEVELOPMENTS INC.	FERINA CONSTRUCTION LIMITED 5023018 ONTARIO INC.	
	REMARKS: DR1988827.					
DR2081670	2021/12/15	CHARGE		*** COMPLETELY DELETED *** TRINITYSTAR DEVELOPMENTS INC.	FERINA CONSTRUCTION LIMITED 5023018 ONTARIO INC. 5018204 ONTARIO INC.	
DR2081671	2021/12/15	NO ASSGN RENT GEN		*** COMPLETELY DELETED *** TRINITYSTAR DEVELOPMENTS INC.	FERINA CONSTRUCTION LIMITED 5023018 ONTARIO INC. 5018204 ONTARIO INC.	
	REMARKS: DR2081670					
DR2103306	2022/02/23	DISCH OF CHARGE		*** COMPLETELY DELETED ***		

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/ CHKD
				FERINA CONSTRUCTION LIMITED 5023018 ONTARIO INC.		
	REMARKS: DR1988827.					
DR2234458	2023/05/31	CHARGE	$31,900,000	TRINITYSTAR DEVELOPMENTS INC.	CAMERON STEPHENS MORTGAGE CAPITAL LTD.	C
DR2235021	2023/05/31	DISCH OF CHARGE		*** COMPLETELY DELETED *** FERINA CONSTRUCTION LIMITED 5023018 ONTARIO INC. 5018204 ONTARIO INC.		
	REMARKS: DR2081670.					
DR2423194	2025/07/24	CONSTRUCTION LIEN	$469,882	SOUTHCRETE INC.		C
DR2430722	2025/08/22	CONSTRUCTION LIEN	$5,079,627	FUSIONCORP DEVELOPMENTS INC.		C
DR2432939	2025/08/29	CONSTRUCTION LIEN	$260,535	669857 ONTARIO LTD.		C
DR2433211	2025/09/02	CONSTRUCTION LIEN	$188,439	THE RENTAL HUB INC.		C
DR2433497	2025/09/02	CERTIFICATE		SOUTHCRETE INC.	FUSIONCORP DEVELOPMENTS INC. TRINITYSTAR DEVELOPMENTS INC. CAMERON STEPHENS MORTGAGE CAPITAL LTD.	C
	REMARKS: DR2423194					
DR2435674	2025/09/11	CERTIFICATE		FUSIONCORP DEVELOPMENTS INC.		C
	REMARKS: DR2430722					

PROPERTY DESCRIPTION: BLOCK 21, PLAN 40M2661; SUBJECT TO AN EASEMENT IN GROSS AS IN DR1858888; MUNICIPALITY OF CLARINGTON

PROPERTY REMARKS: FOR THE PURPOSES OF THE QUALIFIER THE DATE OF REGISTRATION OF ABSOLUTE TITLE IS 2007 09 21.

ESTATE/QUALIFIER:	RECENTLY:	PIN CREATION DATE:
FEE SIMPLE LT ABSOLUTE PLUS	SUBDIVISION FROM 26673-0261	2020/01/02

OWNERS' NAMES	CAPACITY	SHARE
TRINITYSTAR DEVELOPMENTS INC.	ROWN	

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/ CHKD
*** PRINTOUT INCLUDES ALL DOCUMENT TYPES AND DELETED INSTRUMENTS SINCE 2020/01/02 **						
**SUBJECT TO SUBSECTION 44(1) OF THE LAND TITLES ACT, EXCEPT PARAGRAPHS 3 AND 14 AND *						
** PROVINCIAL SUCCESSION DUTIES AND EXCEPT PARAGRAPH 11 AND ESCHEATS OR FORFEITURE **						
** TO THE CROWN UP TO THE DATE OF REGISTRATION WITH AN ABSOLUTE TITLE. **						
N27968	1965/11/16	BYLAW				C
	REMARKS: AN AREA OF SUBDIVISION CONTROL					
DR1842485	2019/10/31	CHARGE		*** DELETED AGAINST THIS PROPERTY *** NEWTONVILLE REALCO (2019) INC.	SOLUCIONES INC.	
40M2661	2019/12/19	PLAN SUBDIVISION				C
DR1858888	2019/12/20	TRANSFER EASEMENT		NEWTONVILLE REALCO (2019) INC.	THE CORPORATION OF THE MUNICIPALITY OF CLARINGTON	C
DR1859085	2019/12/20	POSTPONEMENT		*** DELETED AGAINST THIS PROPERTY *** SOLUCIONES INC.	THE CORPORATION OF THE MUNICIPALITY OF CLARINGTON	
	REMARKS: DR1842485 TO DR1858888					
DR1861321	2020/01/07	TRANSFER OF CHARGE		*** COMPLETELY DELETED *** SOLUCIONES INC.	BUNGALOW 8 INC.	
	REMARKS: DR1842485.					
DR1866725	2020/01/24	CAUTION-LAND		*** COMPLETELY DELETED *** NEWTONVILLE REALCO (2019) INC.	SOLUCIONES INC. BATISTA, JINNIA BATISTA, GINA	
	REMARKS: DELETED PURSUANT TO EXPIRY NOV 30, 2020 TOM BERUBE					
DR1871185	2020/02/11	TRANSFER OF CHARGE		*** COMPLETELY DELETED *** BUNGALOW 8 INC.	SOLUCIONES INC.	
DR1951300	2020/12/01	CHARGE		*** COMPLETELY DELETED *** NEWTONVILLE REALCO (2019) INC.	2746385 ONTARIO INC.	

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.

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/ CHKD
					1898301 ONTARIO LTD.	
DR1951301	2020/12/01	NO ASSGN RENT GEN		*** COMPLETELY DELETED *** NEWTONVILLE REALCO (2019) INC.	2746385 ONTARIO INC. 1898301 ONTARIO LTD.	
	REMARKS: DR1951300					
DR1951302	2020/12/01	POSTPONEMENT		*** COMPLETELY DELETED *** SOLUCIONES INC.	2746385 ONTARIO INC. 1898301 ONTARIO LTD.	
	REMARKS: DR1842485 TO DR1951300					
DR1987911	2021/03/31	DISCH OF CHARGE		*** COMPLETELY DELETED *** SOLUCIONES INC.		
	REMARKS: DR1842485.					
DR1988737	2021/04/01	DISCH OF CHARGE		*** COMPLETELY DELETED *** 2746385 ONTARIO INC. 1898301 ONTARIO LTD.		
	REMARKS: DR1951300.					
DR1988826	2021/04/06	TRANSFER	$4,300,000	NEWTONVILLE REALCO (2019) INC.	TRINITYSTAR DEVELOPMENTS INC.	C
DR1988827	2021/04/06	CHARGE		*** COMPLETELY DELETED *** TRINITYSTAR DEVELOPMENTS INC.	FERINA CONSTRUCTION LIMITED 5023018 ONTARIO INC.	
DR1988828	2021/04/06	NO ASSGN RENT GEN		*** COMPLETELY DELETED *** TRINITYSTAR DEVELOPMENTS INC.	FERINA CONSTRUCTION LIMITED 5023018 ONTARIO INC.	
	REMARKS: DR1988827.					
DR2081670	2021/12/15	CHARGE		*** COMPLETELY DELETED *** TRINITYSTAR DEVELOPMENTS INC.	FERINA CONSTRUCTION LIMITED 5023018 ONTARIO INC. 5018204 ONTARIO INC.	
DR2081671	2021/12/15	NO ASSGN RENT GEN		*** COMPLETELY DELETED *** TRINITYSTAR DEVELOPMENTS INC.	FERINA CONSTRUCTION LIMITED 5023018 ONTARIO INC. 5018204 ONTARIO INC.	
	REMARKS: DR2081670					
DR2103306	2022/02/23	DISCH OF CHARGE		*** COMPLETELY DELETED ***		

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/ CHKD
				FERINA CONSTRUCTION LIMITED 5023018 ONTARIO INC.		
	REMARKS: DR1988827.					
DR2234458	2023/05/31	CHARGE	$31,900,000	TRINITYSTAR DEVELOPMENTS INC.	CAMERON STEPHENS MORTGAGE CAPITAL LTD.	C
DR2235021	2023/05/31	DISCH OF CHARGE		*** COMPLETELY DELETED *** FERINA CONSTRUCTION LIMITED 5023018 ONTARIO INC. 5018204 ONTARIO INC.		
	REMARKS: DR2081670.					
DR2423194	2025/07/24	CONSTRUCTION LIEN	$469,882	SOUTHCRETE INC.		C
DR2430722	2025/08/22	CONSTRUCTION LIEN	$5,079,627	FUSIONCORP DEVELOPMENTS INC.		C
DR2432939	2025/08/29	CONSTRUCTION LIEN	$260,535	669857 ONTARIO LTD.		C
DR2433211	2025/09/02	CONSTRUCTION LIEN	$188,439	THE RENTAL HUB INC.		C
DR2433497	2025/09/02	CERTIFICATE		SOUTHCRETE INC.	FUSIONCORP DEVELOPMENTS INC. TRINITYSTAR DEVELOPMENTS INC. CAMERON STEPHENS MORTGAGE CAPITAL LTD.	C
	REMARKS: DR2423194					
DR2435674	2025/09/11	CERTIFICATE		FUSIONCORP DEVELOPMENTS INC.		C
	REMARKS: DR2430722					

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

PROPERTY DESCRIPTION: BLOCK 22, PLAN 40M2661; SUBJECT TO AN EASEMENT IN GROSS AS IN DR1858888; MUNICIPALITY OF CLARINGTON

PROPERTY REMARKS: FOR THE PURPOSES OF THE QUALIFIER THE DATE OF REGISTRATION OF ABSOLUTE TITLE IS 2007 09 21.

ESTATE/QUALIFIER:	RECENTLY:	PIN CREATION DATE:
FEE SIMPLE LT ABSOLUTE PLUS	SUBDIVISION FROM 26673-0261	2020/01/02

OWNERS' NAMES	CAPACITY	SHARE
TRINITYSTAR DEVELOPMENTS INC.	ROWN	

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/ CHKD
** PRINTOUT INCLUDES ALL DOCUMENT TYPES AND DELETED INSTRUMENTS SINCE 2020/01/02 **						
**SUBJECT TO SUBSECTION 44(1) OF THE LAND TITLES ACT, EXCEPT PARAGRAPHS 3 AND 14 AND *						
** PROVINCIAL SUCCESSION DUTIES AND EXCEPT PARAGRAPH 11 AND ESCHEATS OR FORFEITURE **						
** TO THE CROWN UP TO THE DATE OF REGISTRATION WITH AN ABSOLUTE TITLE. **						
N27968	1965/11/16	BYLAW				C
	REMARKS: AN AREA OF SUBDIVISION CONTROL					
DR1842485	2019/10/31	CHARGE		*** DELETED AGAINST THIS PROPERTY *** NEWTONVILLE REALCO (2019) INC.	SOLUCIONES INC.	
40M2661	2019/12/19	PLAN SUBDIVISION				C
DR1858888	2019/12/20	TRANSFER EASEMENT		NEWTONVILLE REALCO (2019) INC.	THE CORPORATION OF THE MUNICIPALITY OF CLARINGTON	C
DR1859085	2019/12/20	POSTPONEMENT		*** DELETED AGAINST THIS PROPERTY *** SOLUCIONES INC.	THE CORPORATION OF THE MUNICIPALITY OF CLARINGTON	
	REMARKS: DR1842485 TO DR1858888					
DR1861321	2020/01/07	TRANSFER OF CHARGE		*** COMPLETELY DELETED *** SOLUCIONES INC.	BUNGALOW 8 INC.	
	REMARKS: DR1842485.					
DR1866725	2020/01/24	CAUTION-LAND		*** COMPLETELY DELETED *** NEWTONVILLE REALCO (2019) INC.	SOLUCIONES INC. BATISTA, JINNIA BATISTA, GINA	
	REMARKS: DELETED PURSUANT TO EXPIRY NOV 30, 2020 TOM BERUBE					
DR1871185	2020/02/11	TRANSFER OF CHARGE		*** COMPLETELY DELETED *** BUNGALOW 8 INC.	SOLUCIONES INC.	
DR1951300	2020/12/01	CHARGE		*** COMPLETELY DELETED *** NEWTONVILLE REALCO (2019) INC.	2746385 ONTARIO INC.	

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.

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/ CHKD
					1898301 ONTARIO LTD.	
DR1951301	2020/12/01	NO ASSGN RENT GEN		*** COMPLETELY DELETED *** NEWTONVILLE REALCO (2019) INC.	2746385 ONTARIO INC. 1898301 ONTARIO LTD.	
	REMARKS: DR1951300					
DR1951302	2020/12/01	POSTPONEMENT		*** COMPLETELY DELETED *** SOLUCIONES INC.	2746385 ONTARIO INC. 1898301 ONTARIO LTD.	
	REMARKS: DR1842485 TO DR1951300					
DR1987911	2021/03/31	DISCH OF CHARGE		*** COMPLETELY DELETED *** SOLUCIONES INC.		
	REMARKS: DR1842485.					
DR1988737	2021/04/01	DISCH OF CHARGE		*** COMPLETELY DELETED *** 2746385 ONTARIO INC. 1898301 ONTARIO LTD.		
	REMARKS: DR1951300.					
DR1988826	2021/04/06	TRANSFER	$4,300,000	NEWTONVILLE REALCO (2019) INC.	TRINITYSTAR DEVELOPMENTS INC.	C
DR1988827	2021/04/06	CHARGE		*** COMPLETELY DELETED *** TRINITYSTAR DEVELOPMENTS INC.	FERINA CONSTRUCTION LIMITED 5023018 ONTARIO INC.	
DR1988828	2021/04/06	NO ASSGN RENT GEN		*** COMPLETELY DELETED *** TRINITYSTAR DEVELOPMENTS INC.	FERINA CONSTRUCTION LIMITED 5023018 ONTARIO INC.	
	REMARKS: DR1988827.					
DR2081670	2021/12/15	CHARGE		*** COMPLETELY DELETED *** TRINITYSTAR DEVELOPMENTS INC.	FERINA CONSTRUCTION LIMITED 5023018 ONTARIO INC. 5018204 ONTARIO INC.	
DR2081671	2021/12/15	NO ASSGN RENT GEN		*** COMPLETELY DELETED *** TRINITYSTAR DEVELOPMENTS INC.	FERINA CONSTRUCTION LIMITED 5023018 ONTARIO INC. 5018204 ONTARIO INC.	
	REMARKS: DR2081670					
DR2103306	2022/02/23	DISCH OF CHARGE		*** COMPLETELY DELETED ***		

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/ CHKD
				FERINA CONSTRUCTION LIMITED 5023018 ONTARIO INC.		
REMARKS: DR1988827.						
DR2234458	2023/05/31	CHARGE	$31,900,000	TRINITYSTAR DEVELOPMENTS INC.	CAMERON STEPHENS MORTGAGE CAPITAL LTD.	C
DR2235021	2023/05/31	DISCH OF CHARGE		*** COMPLETELY DELETED *** FERINA CONSTRUCTION LIMITED 5023018 ONTARIO INC. 5018204 ONTARIO INC.		
REMARKS: DR2081670.						
DR2423194	2025/07/24	CONSTRUCTION LIEN	$469,882	SOUTHCRETE INC.		C
DR2430722	2025/08/22	CONSTRUCTION LIEN	$5,079,627	FUSIONCORP DEVELOPMENTS INC.		C
DR2432939	2025/08/29	CONSTRUCTION LIEN	$260,535	669857 ONTARIO LTD.		C
DR2433211	2025/09/02	CONSTRUCTION LIEN	$188,439	THE RENTAL HUB INC.		C
DR2433497	2025/09/02	CERTIFICATE		SOUTHCRETE INC.	FUSIONCORP DEVELOPMENTS INC. TRINITYSTAR DEVELOPMENTS INC. CAMERON STEPHENS MORTGAGE CAPITAL LTD.	C
REMARKS: DR2423194						
DR2435674	2025/09/11	CERTIFICATE		FUSIONCORP DEVELOPMENTS INC.		C
REMARKS: DR2430722						

PROPERTY DESCRIPTION: RESERVE BLOCK 24, PLAN 40M2661; MUNICIPALITY OF CLARINGTON

PROPERTY REMARKS: FOR THE PURPOSES OF THE QUALIFIER THE DATE OF REGISTRATION OF ABSOLUTE TITLE IS 2007 09 21.

ESTATE/QUALIFIER:	RECENTLY:	PIN CREATION DATE:
FEE SIMPLE LT ABSOLUTE PLUS	SUBDIVISION FROM 26673-0261	2020/01/02

OWNERS' NAMES	CAPACITY	SHARE
TRINITYSTAR DEVELOPMENTS INC.	ROWN	

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/ CHKD
*** PRINTOUT INCLUDES ALL DOCUMENT TYPES AND DELETED INSTRUMENTS SINCE 2020/01/02 **						
**SUBJECT TO SUBSECTION 44(1) OF THE LAND TITLES ACT, EXCEPT PARAGRAPHS 3 AND 14 AND *						
** PROVINCIAL SUCCESSION DUTIES AND EXCEPT PARAGRAPH 11 AND ESCHEATS OR FORFEITURE **						
** TO THE CROWN UP TO THE DATE OF REGISTRATION WITH AN ABSOLUTE TITLE. **						
N27968	1965/11/16	BYLAW				C
	REMARKS: AN AREA OF SUBDIVISION CONTROL					
DR1842485	2019/10/31	CHARGE		*** DELETED AGAINST THIS PROPERTY *** NEWTONVILLE REALCO (2019) INC.	SOLUCIONES INC.	
40M2661	2019/12/19	PLAN SUBDIVISION				C
DR1861321	2020/01/07	TRANSFER OF CHARGE		*** COMPLETELY DELETED *** SOLUCIONES INC.	BUNGALOW 8 INC.	
	REMARKS: DR1842485.					
DR1866725	2020/01/24	CAUTION-LAND		*** COMPLETELY DELETED *** NEWTONVILLE REALCO (2019) INC.	SOLUCIONES INC. BATISTA, JINNIA BATISTA, GINA	
	REMARKS: DELETED PURSUANT TO EXPIRY NOV 30, 2020 TOM BERUBE					
DR1871185	2020/02/11	TRANSFER OF CHARGE		*** COMPLETELY DELETED *** BUNGALOW 8 INC.	SOLUCIONES INC.	
DR1951300	2020/12/01	CHARGE		*** COMPLETELY DELETED *** NEWTONVILLE REALCO (2019) INC.	2746385 ONTARIO INC. 1898301 ONTARIO LTD.	
DR1951301	2020/12/01	NO ASSGN RENT GEN		*** COMPLETELY DELETED *** NEWTONVILLE REALCO (2019) INC.	2746385 ONTARIO INC. 1898301 ONTARIO LTD.	
	REMARKS: DR1951300					

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.

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/ CHKD
DR1951302	2020/12/01	POSTPONEMENT		*** COMPLETELY DELETED *** SOLUCIONES INC.	2746385 ONTARIO INC. 1898301 ONTARIO LTD.	
	REMARKS: DR1842485 TO DR1951300					
DR1987911	2021/03/31	DISCH OF CHARGE		*** COMPLETELY DELETED *** SOLUCIONES INC.		
	REMARKS: DR1842485.					
DR1988737	2021/04/01	DISCH OF CHARGE		*** COMPLETELY DELETED *** 2746385 ONTARIO INC. 1898301 ONTARIO LTD.		
	REMARKS: DR1951300.					
DR1988826	2021/04/06	TRANSFER	$4,300,000	NEWTONVILLE REALCO (2019) INC.	TRINITYSTAR DEVELOPMENTS INC.	C
DR1988827	2021/04/06	CHARGE		*** COMPLETELY DELETED *** TRINITYSTAR DEVELOPMENTS INC.	FERINA CONSTRUCTION LIMITED 5023018 ONTARIO INC.	
DR1988828	2021/04/06	NO ASSGN RENT GEN		*** COMPLETELY DELETED *** TRINITYSTAR DEVELOPMENTS INC.	FERINA CONSTRUCTION LIMITED 5023018 ONTARIO INC.	
	REMARKS: DR1988827.					
DR2081670	2021/12/15	CHARGE		*** COMPLETELY DELETED *** TRINITYSTAR DEVELOPMENTS INC.	FERINA CONSTRUCTION LIMITED 5023018 ONTARIO INC. 5018204 ONTARIO INC.	
DR2081671	2021/12/15	NO ASSGN RENT GEN		*** COMPLETELY DELETED *** TRINITYSTAR DEVELOPMENTS INC.	FERINA CONSTRUCTION LIMITED 5023018 ONTARIO INC. 5018204 ONTARIO INC.	
	REMARKS: DR2081670					
DR2103306	2022/02/23	DISCH OF CHARGE		*** COMPLETELY DELETED *** FERINA CONSTRUCTION LIMITED 5023018 ONTARIO INC.		
	REMARKS: DR1988827.					
DR2234458	2023/05/31	CHARGE	$31,900,000	TRINITYSTAR DEVELOPMENTS INC.	CAMERON STEPHENS MORTGAGE CAPITAL LTD.	C
DR2235021	2023/05/31	DISCH OF CHARGE		*** COMPLETELY DELETED ***		

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/ CHKD
				FERINA CONSTRUCTION LIMITED 5023018 ONTARIO INC. 5018204 ONTARIO INC.		
REMARKS: DR2081670.						
DR2423194	2025/07/24	CONSTRUCTION LIEN	$469,882	SOUTHCRETE INC.		C
DR2430722	2025/08/22	CONSTRUCTION LIEN	$5,079,627	FUSIONCORP DEVELOPMENTS INC.		C
DR2432939	2025/08/29	CONSTRUCTION LIEN	$260,535	669857 ONTARIO LTD.		C
DR2433211	2025/09/02	CONSTRUCTION LIEN	$188,439	THE RENTAL HUB INC.		C
DR2433497	2025/09/02	CERTIFICATE		SOUTHCRETE INC.	FUSIONCORP DEVELOPMENTS INC. TRINITYSTAR DEVELOPMENTS INC. CAMERON STEPHENS MORTGAGE CAPITAL LTD.	C
REMARKS: DR2423194						
DR2435674	2025/09/11	CERTIFICATE		FUSIONCORP DEVELOPMENTS INC.		C
REMARKS: DR2430722						

TAB K

THIS IS EXHIBIT "K" TO THE
AFFIDAVIT OF JERROLD MARRIOTT
SWORN BEFORE ME THIS
29th DAY OF SEPTEMBER, 2025



_____

A Commissioner Etc.

Owner	Lot	PIN	Lien(s) / Certificate(s) of Action
Trinitystar Developments Inc.	Lot 1	26673-0361 (LT)	DR2417367/Colombus Roofing & Aluminium Ltd. registered on July 2, 2025 ($124,924)
			DR2423194/Southcrete Inc. registered on July 24, 2025 ($469,882)
			DR2429617/1932496 Ontario Ltd. c/o Ontario Siding and Gutters registered on August 19, 2025 ($107,645)
			DR2430722/Fusioncorp Developments Inc. registered on August 22, 2025 ($5,079,627)
			DR2432082/Classic Tile Low-Rise Inc. registered on August 28, 2025 ($55,513)
			DR2432939/669857 Ontario Ltd. registered on August 29, 2025 ($260,535)
			DR2433211/The Rental Hub Inc. registered on September 2, 2025 ($188,439)
			DR2433497/Southcrete Inc. registered on September 2, 2025 (Certificate of Action)
			DR2435674/Fushioncorp Developments Inc. registered on September 11, 2025 (Certificate of Action)
			DR2437463/Lucvaa Ltd. registered on September 18, 2025 ($315,123)
Trinitystar Developments Inc.	Lot 2	26673-0362 (LT)	DR2417367/Colombus Roofing & Aluminium Ltd. registered on July 2, 2025 ($124,924)

Owner	Lot	PIN	Lien(s) / Certificate(s) of Action
			DR2423194/Southcrete Inc. registered on July 24, 2025 ($469,882)
			DR2429617/1932496 Ontario Ltd. c/o Ontario Siding and Gutters registered on August 19, 2025 ($107,645)
			DR2430722/Fusioncorp Developments Inc. registered on August 22, 2025 ($5,079,627)
			DR2432939/669857 Ontario Ltd. registered on August 29, 2025 ($260,535)
			DR2433211/The Rental Hub Inc. registered on September 2, 2025 ($188,439)
			DR2433497/Southcrete Inc. registered on September 2, 2025 (Certificate of Action)
			DR2435674/Fushioncorp Developments Inc. registered on September 11, 2025 (Certificate of Action)
			DR2437463/Lucvaa Ltd. registered on September 18, 2025 ($315,123)
Trinitystar Developments Inc.	Lot 3	26673-0363 (LT)	DR2417367/Colombus Roofing & Aluminium Ltd. registered on July 2, 2025 ($124,924)
			DR2423194/Southcrete Inc. registered on July 24, 2025 ($469,882)
			DR2425071/Eurowood Carpentry 2000 Inc. registered on July 31, 2025 ($335,416)

Owner	Lot	PIN	Lien(s) / Certificate(s) of Action
			DR2428960/Village Dallas Inc. registered on August 15, 2025 ($371,499)
			DR2429617/1932496 Ontario Ltd. c/o Ontario Siding and Gutters registered on August 19, 2025 ($107,645)
			DR2430722/Fusioncorp Developments Inc. registered on August 22, 2025 ($5,079,627)
			DR2431761/Jared Galea registered on August 27, 2025 ($98,809)
			DR2432082/Classic Tile Low-Rise Inc. registered on August 28, 2025 ($55,513)
			DR2432939/669857 Ontario Ltd. registered on August 29, 2025 ($260,535)
			DR2433211/The Rental Hub Inc. registered on September 2, 2025 ($188,439)
			DR2433497/Southcrete Inc. registered on September 2, 2025 (Certificate of Action)
			DR2435309/Foremont Drywall Inc., 1382479 Ontario Inc., 1382503 Ontario Inc., and 2203579 Ontario Inc. registered on September 10, 2025 ($420,842)
			DR2435674/Fushioncorp Developments Inc. registered on September 11, 2025 (Certificate of Action)
			DR2435842/Village Dallas Inc. registered on September 11, 2025 (Certificate of Action)

Owner	Lot	PIN	Lien(s) / Certificate(s) of Action
			DR2437463/Lucvaa Ltd. registered on September 18, 2025 ($315,123)
			DR2437527/Eurowood Carpentry 2000 Inc. registered on September 18, 2025 (Certificate of Action)
Trinitystar Developments Inc.	Lot 4	26673-0364 (LT)	DR2406433/147860 Ontario Inc. o/a Moscone Tile registered on May 23, 2025 ($108,990)
			DR2406512/147860 Ontario Inc. o/a Moscone Tile registered on May 23, 2025 ($108,990)
			DR2408401/Pollard Windows Inc. registered on May 30, 2025 ($139,190)
			DR2411290/Pollard Windows Inc. registered on June 11, 2025 (Certificate of Action)
			DR2417367/Colombus Roofing & Aluminium Ltd. registered on July 2, 2025 ($124,924)
			DR2419054/147860 Ontario Inc. o/a Moscone Tile registered on July 8, 2025 (Certificate of Action)
			DR2423194/Southcrete Inc. registered on July 24, 2025 ($469,882)
			DR2425071/Eurowood Carpentry 2000 Inc. registered on July 31, 2025 ($335,416)
			DR2428960/Village Dallas Inc. registered on August 15, 2025 ($371,499)

Owner	Lot	PIN	Lien(s) / Certificate(s) of Action
			DR2429617/1932496 Ontario Ltd. c/o Ontario Siding and Gutters registered on August 19, 2025 ($107,645)
			DR2430722/Fusioncorp Developments Inc. registered on August 22, 2025 ($5,079,627)
			DR2430814/N. De Luca Plumbing (1995) Inc. registered on August 22, 2025 ($111,406)
			DR2431125/N. De Luca Plumbing (1995) Inc. registered on August 25, 2025 ($34,381)
			DR2431761/Jared Galea registered on August 27, 2025 ($98,809)
			DR2432082/Classic Tile Low-Rise Inc. registered on August 28, 2025 ($55,513)
			DR2432519/Triliberty Stucco Inc. registered on August 28, 2025 ($13,145)
			DR2432939/669857 Ontario Ltd. registered on August 29, 2025 ($260,535)
			DR2433211/The Rental Hub Inc. registered on September 2, 2025 ($188,439)
			DR2433497/Southcrete Inc. registered on September 2, 2025 (Certificate of Action)
			DR2435309/Foremont Drywall Inc., 1382479 Ontario Inc., 1382503 Ontario Inc., and 2203579 Ontario Inc. registered on September 10, 2025 ($420,842)

Owner	Lot	PIN	Lien(s) / Certificate(s) of Action
			DR2435674/Fushioncorp Developments Inc. registered on September 11, 2025 (Certificate of Action)
			DR2435842/Village Dallas Inc. registered on September 11, 2025 (Certificate of Action)
			DR2437463/Lucvaa Ltd. registered on September 18, 2025 ($315,123)
			DR2437527/Eurowood Carpentry 2000 Inc. registered on September 18, 2025 (Certificate of Action)
Trinitystar Developments Inc.	Lot 5	26673-0365 (LT)	DR2423194/Southcrete Inc. registered on July 24, 2025 ($469,882)
			DR2425071/Eurowood Carpentry 2000 Inc. registered on July 31, 2025 ($335,416)
			DR2425072/Eurowood Carpentry 2000 Inc. registered on July 31, 2025 ($87,006)
			DR2428960/Village Dallas Inc. registered on August 15, 2025 ($371,499)
			DR2429617/1932496 Ontario Ltd. c/o Ontario Siding and Gutters registered on August 19, 2025 ($107,645)
			DR2430722/Fusioncorp Developments Inc. registered on August 22, 2025 ($5,079,627)
			DR2432939/669857 Ontario Ltd. registered on August 29, 2025 ($260,535)

Owner	Lot	PIN	Lien(s) / Certificate(s) of Action
			DR2433211/The Rental Hub Inc. registered on September 2, 2025 ($188,439)
			DR2433497/Southcrete Inc. registered on September 2, 2025 (Certificate of Action)
			DR2435309/Foremont Drywall Inc., 1382479 Ontario Inc., 1382503 Ontario Inc., and 2203579 Ontario Inc. registered on September 10, 2025 ($420,842)
			DR2435674/Fushioncorp Developments Inc. registered on September 11, 2025 (Certificate of Action)
			DR2435842/Village Dallas Inc. registered on September 11, 2025 (Certificate of Action)
			DR2437463/Lucvaa Ltd. registered on September 18, 2025 ($315,123)
			DR2437527/Eurowood Carpentry 2000 Inc. registered on September 18, 2025 (Certificate of Action)
Trinitystar Developments Inc.	Lot 6	26673-0366 (LT)	DR2423194/Southcrete Inc. registered on July 24, 2025 ($469,882)
			DR2430722/Fusioncorp Developments Inc. registered on August 22, 2025 ($5,079,627)
			DR2432939/669857 Ontario Ltd. registered on August 29, 2025 ($260,535)
			DR2433211/The Rental Hub Inc. registered on September 2, 2025 ($188,439)

Owner	Lot	PIN	Lien(s) / Certificate(s) of Action
			DR2433497/Southcrete Inc. registered on September 2, 2025 (Certificate of Action)
			DR2435674/Fushioncorp Developments Inc. registered on September 11, 2025 (Certificate of Action)
Trinitystar Developments Inc.	Lot 7	26673-0367 (LT)	DR2423194/Southcrete Inc. registered on July 24, 2025 ($469,882)
			DR2430722/Fusioncorp Developments Inc. registered on August 22, 2025 ($5,079,627)
			DR2432939/669857 Ontario Ltd. registered on August 29, 2025 ($260,535)
			DR2433211/The Rental Hub Inc. registered on September 2, 2025 ($188,439)
			DR2433497/Southcrete Inc. registered on September 2, 2025 (Certificate of Action)
			DR2435674/Fushioncorp Developments Inc. registered on September 11, 2025 (Certificate of Action)
Trinitystar Developments Inc.	Lot 8	26673-0368 (LT)	DR2423194/Southcrete Inc. registered on July 24, 2025 ($469,882)
			DR2425071/Eurowood Carpentry 2000 Inc. registered on July 31, 2025 ($335,416)
			DR2428960/Village Dallas Inc. registered on August 15, 2025 ($371,499)

Owner	Lot	PIN	Lien(s) / Certificate(s) of Action
			DR2429617/1932496 Ontario Ltd. c/o Ontario Siding and Gutters registered on August 19, 2025 ($107,645)
			DR2430722/Fusioncorp Developments Inc. registered on August 22, 2025 ($5,079,627)
			DR2430814/N. De Luca Plumbing (1995) Inc. registered on August 22, 2025 ($111,406)
			DR2431126/N. De Luca Plumbing (1995) Inc. registered on August 25, 2025 ($17,032)
			DR2432939/669857 Ontario Ltd. registered on August 29, 2025 ($260,535)
			DR2433211/The Rental Hub Inc. registered on September 2, 2025 ($188,439)
			DR2433497/Southcrete Inc. registered on September 2, 2025 (Certificate of Action)
			DR2435309/Foremont Drywall Inc., 1382479 Ontario Inc., 1382503 Ontario Inc., and 2203579 Ontario Inc. registered on September 10, 2025 ($420,842)
			DR2435674/Fushioncorp Developments Inc. registered on September 11, 2025 (Certificate of Action)
			DR2435842/Village Dallas Inc. registered on September 11, 2025 (Certificate of Action)
			DR2437463/Lucvaa Ltd. registered on September 18, 2025 ($315,123)

Owner	Lot	PIN	Lien(s) / Certificate(s) of Action
			DR2437527/Eurowood Carpentry 2000 Inc. registered on September 18, 2025 (Certificate of Action)
Trinitystar Developments Inc.	Lot 9	26673-0369 (LT)	DR2417367/Colombus Roofing & Aluminium Ltd. registered on July 2, 2025 ($124,924)
			DR2423194/Southcrete Inc. registered on July 24, 2025 ($469,882)
			DR2425071/Eurowood Carpentry 2000 Inc. registered on July 31, 2025 ($335,416)
			DR2428960/Village Dallas Inc. registered on August 15, 2025 ($371,499)
			DR2429617/1932496 Ontario Ltd. c/o Ontario Siding and Gutters registered on August 19, 2025 ($107,645)
			DR2430722/Fusioncorp Developments Inc. registered on August 22, 2025 ($5,079,627)
			DR2430814/N. De Luca Plumbing (1995) Inc. registered on August 22, 2025 ($111,406)
			DR2431127/N. De Luca Plumbing (1995) Inc. registered on August 25, 2025 ($15,594)
			DR2432939/669857 Ontario Ltd. registered on August 29, 2025 ($260,535)
			DR2433211/The Rental Hub Inc. registered on September 2, 2025 ($188,439)

Owner	Lot	PIN	Lien(s) / Certificate(s) of Action
			DR2433497/Southcrete Inc. registered on September 2, 2025 (Certificate of Action)
			DR2435309/Foremont Drywall Inc., 1382479 Ontario Inc., 1382503 Ontario Inc., and 2203579 Ontario Inc. registered on September 10, 2025 ($420,842)
			DR2435674/Fushioncorp Developments Inc. registered on September 11, 2025 (Certificate of Action)
			DR2435842/Village Dallas Inc. registered on September 11, 2025 (Certificate of Action)
			DR2437237/Eurowood Carpentry 2000 Inc. registered on September 17, 2025 ($106,512)
			DR2437463/Lucvaa Ltd. registered on September 18, 2025 ($315,123)
			DR2437527/Eurowood Carpentry 2000 Inc. registered on September 18, 2025 (Certificate of Action)
Trinitystar Developments Inc.	Lot 10	26673-0370 (LT)	DR2417367/Colombus Roofing & Aluminium Ltd. registered on July 2, 2025 ($124,924)
			DR2423194/Southcrete Inc. registered on July 24, 2025 ($469,882)
			DR2425071/Eurowood Carpentry 2000 Inc. registered on July 31, 2025 ($335,416)
			DR2428960/Village Dallas Inc. registered on August 15, 2025 ($371,499)

Owner	Lot	PIN	Lien(s) / Certificate(s) of Action
			DR2429617/1932496 Ontario Ltd. c/o Ontario Siding and Gutters registered on August 19, 2025 ($107,645)
			DR2430722/Fusioncorp Developments Inc. registered on August 22, 2025 ($5,079,627)
			DR2430814/N. De Luca Plumbing (1995) Inc. registered on August 22, 2025 ($111,406)
			DR2431128/N. De Luca Plumbing (1995) Inc. registered on August 25, 2025 ($17,032)
			DR2432520/Triliberty Stucco Inc. registered on August 28, 2025 ($43,002)
			DR2432939/669857 Ontario Ltd. registered on August 29, 2025 ($260,535)
			DR2433211/The Rental Hub Inc. registered on September 2, 2025 ($188,439)
			DR2433497/Southcrete Inc. registered on September 2, 2025 (Certificate of Action)
			DR2435309/Foremont Drywall Inc., 1382479 Ontario Inc., 1382503 Ontario Inc., and 2203579 Ontario Inc. registered on September 10, 2025 ($420,842)
			DR2435674/Fushioncorp Developments Inc. registered on September 11, 2025 (Certificate of Action)
			DR2435842/Village Dallas Inc. registered on September 11, 2025 (Certificate of Action)

Owner	Lot	PIN	Lien(s) / Certificate(s) of Action
			DR2437237/Eurowood Carpentry 2000 Inc. registered on September 17, 2025 ($106,512)
			DR2437463/Lucvaa Ltd. registered on September 18, 2025 ($315,123)
			DR2437527/Eurowood Carpentry 2000 Inc. registered on September 18, 2025 (Certificate of Action)
Trinitystar Developments Inc.	Lot 11	26673-0371 (LT)	DR2417367/Colombus Roofing & Aluminium Ltd. registered on July 2, 2025 ($124,924)
			DR2423194/Southcrete Inc. registered on July 24, 2025 ($469,882)
			DR2429617/1932496 Ontario Ltd. c/o Ontario Siding and Gutters registered on August 19, 2025 ($107,645)
			DR2430722/Fusioncorp Developments Inc. registered on August 22, 2025 ($5,079,627)
			DR2432939/669857 Ontario Ltd. registered on August 29, 2025 ($260,535)
			DR2433211/The Rental Hub Inc. registered on September 2, 2025 ($188,439)
			DR2433497/Southcrete Inc. registered on September 2, 2025 (Certificate of Action)
			DR2435674/Fushioncorp Developments Inc. registered on September 11, 2025 (Certificate of Action)

Owner	Lot	PIN	Lien(s) / Certificate(s) of Action
			DR2437463/Lucvaa Ltd. registered on September 18, 2025 ($315,123)
Trinitystar Developments Inc.	Lot 12	26673-0372 (LT)	DR2417367/Colombus Roofing & Aluminium Ltd. registered on July 2, 2025 ($124,924)
			DR2423194/Southcrete Inc. registered on July 24, 2025 ($469,882)
			DR2429617/1932496 Ontario Ltd. c/o Ontario Siding and Gutters registered on August 19, 2025 ($107,645)
			DR2430722/Fusioncorp Developments Inc. registered on August 22, 2025 ($5,079,627)
			DR2432939/669857 Ontario Ltd. registered on August 29, 2025 ($260,535)
			DR2433211/The Rental Hub Inc. registered on September 2, 2025 ($188,439)
			DR2433497/Southcrete Inc. registered on September 2, 2025 (Certificate of Action)
			DR2435674/Fushioncorp Developments Inc. registered on September 11, 2025 (Certificate of Action)
			DR2437463/Lucvaa Ltd. registered on September 18, 2025 ($315,123)
Trinitystar Developments Inc.	Lot 13	26673-0373 (LT)	DR2417367/Colombus Roofing & Aluminium Ltd. registered on July 2, 2025 ($124,924)

Owner	Lot	PIN	Lien(s) / Certificate(s) of Action
			DR2423194/Southcrete Inc. registered on July 24, 2025 ($469,882)
			DR2429617/1932496 Ontario Ltd. c/o Ontario Siding and Gutters registered on August 19, 2025 ($107,645)
			DR2430722/Fusioncorp Developments Inc. registered on August 22, 2025 ($5,079,627)
			DR2432939/669857 Ontario Ltd. registered on August 29, 2025 ($260,535)
			DR2433211/The Rental Hub Inc. registered on September 2, 2025 ($188,439)
			DR2433497/Southcrete Inc. registered on September 2, 2025 (Certificate of Action)
			DR2435674/Fushioncorp Developments Inc. registered on September 11, 2025 (Certificate of Action)
			DR2437463/Lucvaa Ltd. registered on September 18, 2025 ($315,123)
Trinitystar Developments Inc.	Lot 14	26673-0374 (LT)	DR2423194/Southcrete Inc. registered on July 24, 2025 ($469,882)
			DR2432939/669857 Ontario Ltd. registered on August 29, 2025 ($260,535)
			DR2433211/The Rental Hub Inc. registered on September 2, 2025 ($188,439)

Owner	Lot	PIN	Lien(s) / Certificate(s) of Action
			DR2433497/Southcrete Inc. registered on September 2, 2025 (Certificate of Action)
Trinitystar Developments Inc.	Lot 15	26673-0375 (LT)	DR2417367/Colombus Roofing & Aluminium Ltd. registered on July 2, 2025 ($124,924)
			DR2423194/Southcrete Inc. registered on July 24, 2025 ($469,882)
			DR2425071/Eurowood Carpentry 2000 Inc. registered on July 31, 2025 ($335,416)
			DR2428960/Village Dallas Inc. registered on August 15, 2025 ($371,499)
			DR2429617/1932496 Ontario Ltd. c/o Ontario Siding and Gutters registered on August 19, 2025 ($107,645)
			DR2430722/Fusioncorp Developments Inc. registered on August 22, 2025 ($5,079,627)
			DR2430814/N. De Luca Plumbing (1995) Inc. registered on August 22, 2025 ($111,406)
			DR2431129/N. De Luca Plumbing (1995) Inc. registered on August 25, 2025 ($15,594)
			DR2432521/Triliberty Stucco Inc. registered on August 28, 2025 ($96,852)
			DR2432939/669857 Ontario Ltd. registered on August 29, 2025 ($260,535)

Owner	Lot	PIN	Lien(s) / Certificate(s) of Action
			DR2433211/The Rental Hub Inc. registered on September 2, 2025 ($188,439)
			DR2433497/Southcrete Inc. registered on September 2, 2025 (Certificate of Action)
			DR2435309/Foremont Drywall Inc., 1382479 Ontario Inc., 1382503 Ontario Inc., and 2203579 Ontario Inc. registered on September 10, 2025 ($420,842)
			DR2435674/Fushioncorp Developments Inc. registered on September 11, 2025 (Certificate of Action)
			DR2435842/Village Dallas Inc. registered on September 11, 2025 (Certificate of Action)
			DR2437463/Lucvaa Ltd. registered on September 18, 2025 ($315,123)
			DR2437527/Eurowood Carpentry 2000 Inc. registered on September 18, 2025 (Certificate of Action)
Trinitystar Developments Inc.	Lot 16	26673-0376 (LT)	DR2417367/Colombus Roofing & Aluminium Ltd. registered on July 2, 2025 ($124,924)
			DR2423194/Southcrete Inc. registered on July 24, 2025 ($469,882)
			DR2425071/Eurowood Carpentry 2000 Inc. registered on July 31, 2025 ($335,416)
			DR2428960/Village Dallas Inc. registered on August 15, 2025 ($371,499)

Owner	Lot	PIN	Lien(s) / Certificate(s) of Action
			DR2429617/1932496 Ontario Ltd. c/o Ontario Siding and Gutters registered on August 19, 2025 ($107,645)
			DR2430722/Fusioncorp Developments Inc. registered on August 22, 2025 ($5,079,627)
			DR2432939/669857 Ontario Ltd. registered on August 29, 2025 ($260,535)
			DR2433211/The Rental Hub Inc. registered on September 2, 2025 ($188,439)
			DR2433497/Southcrete Inc. registered on September 2, 2025 (Certificate of Action)
			DR2435309/Foremont Drywall Inc., 1382479 Ontario Inc., 1382503 Ontario Inc., and 2203579 Ontario Inc. registered on September 10, 2025 ($420,842)
			DR2435674/Fushioncorp Developments Inc. registered on September 11, 2025 (Certificate of Action)
			DR2435842/Village Dallas Inc. registered on September 11, 2025 (Certificate of Action)
			DR2437463/Lucvaa Ltd. registered on September 18, 2025 ($315,123)
			DR2437527/Eurowood Carpentry 2000 Inc. registered on September 18, 2025 (Certificate of Action)
Trinitystar Developments Inc.	Lot 17	26673-0377 (LT)	DR2417367/Colombus Roofing & Aluminium Ltd. registered on July 2, 2025 ($124,924)

Owner	Lot	PIN	Lien(s) / Certificate(s) of Action
			DR2423194/Southcrete Inc. registered on July 24, 2025 ($469,882)
			DR2425071/Eurowood Carpentry 2000 Inc. registered on July 31, 2025 ($335,416)
			DR2428960/Village Dallas Inc. registered on August 15, 2025 ($371,499)
			DR2429617/1932496 Ontario Ltd. c/o Ontario Siding and Gutters registered on August 19, 2025 ($107,645)
			DR2430722/Fusioncorp Developments Inc. registered on August 22, 2025 ($5,079,627)
			DR2432082/Classic Tile Low-Rise Inc. registered on August 28, 2025 ($55,513)
			DR2432939/669857 Ontario Ltd. registered on August 29, 2025 ($260,535)
			DR2433211/The Rental Hub Inc. registered on September 2, 2025 ($188,439)
			DR2433497/Southcrete Inc. registered on September 2, 2025 (Certificate of Action)
			DR2435309/Foremont Drywall Inc., 1382479 Ontario Inc., 1382503 Ontario Inc., and 2203579 Ontario Inc. registered on September 10, 2025 ($420,842)
			DR2435674/Fushioncorp Developments Inc. registered on September 11, 2025 (Certificate of Action)

Owner	Lot	PIN	Lien(s) / Certificate(s) of Action
			DR2435842/Village Dallas Inc. registered on September 11, 2025 (Certificate of Action)
			DR2437463/Lucvaa Ltd. registered on September 18, 2025 ($315,123)
			DR2437527/Eurowood Carpentry 2000 Inc. registered on September 18, 2025 (Certificate of Action)
Trinitystar Developments Inc.	Lot 18	26673-0378 (LT)	DR2406435/147860 Ontario Inc. o/a Moscone Tile registered on May 23, 2025 ($36,170)
			DR2406510/147860 Ontario Inc. o/a Moscone Tile registered on May 23, 2025 ($36,170)
			DR2417367/Colombus Roofing & Aluminium Ltd. registered on July 2, 2025 ($124,924)
			DR2419054/147860 Ontario Inc. o/a Moscone Tile registered on July 8, 2025 (Certificate of Action)
			DR2423194/Southcrete Inc. registered on July 24, 2025 ($469,882)
			DR2425071/Eurowood Carpentry 2000 Inc. registered on July 31, 2025 ($335,416)
			DR2428960/Village Dallas Inc. registered on August 15, 2025 ($371,499)
			DR2429617/1932496 Ontario Ltd. c/o Ontario Siding and Gutters registered on August 19, 2025 ($107,645)

Owner	Lot	PIN	Lien(s) / Certificate(s) of Action
			DR2430722/Fusioncorp Developments Inc. registered on August 22, 2025 ($5,079,627)
			DR2431761/Jared Galea registered on August 27, 2025 ($98,809)
			DR2432082/Classic Tile Low-Rise Inc. registered on August 28, 2025 ($55,513)
			DR2432939/669857 Ontario Ltd. registered on August 29, 2025 ($260,535)
			DR2433211/The Rental Hub Inc. registered on September 2, 2025 ($188,439)
			DR2433497/Southcrete Inc. registered on September 2, 2025 (Certificate of Action)
			DR2435309/Foremont Drywall Inc., 1382479 Ontario Inc., 1382503 Ontario Inc., and 2203579 Ontario Inc. registered on September 10, 2025 ($420,842)
			DR2435674/Fushioncorp Developments Inc. registered on September 11, 2025 (Certificate of Action)
			DR2435842/Village Dallas Inc. registered on September 11, 2025 (Certificate of Action)
			DR2437463/Lucvaa Ltd. registered on September 18, 2025 ($315,123)
			DR2437527/Eurowood Carpentry 2000 Inc. registered on September 18, 2025 (Certificate of Action)

Owner	Lot	PIN	Lien(s) / Certificate(s) of Action
Trinitystar Developments Inc.	Lot 19	266730379 (LT)	DR2406434/147860 Ontario Inc. o/a Moscone Tile registered on May 23, 2025 ($27,857)
			DR2406511/147860 Ontario Inc. o/a Moscone Tile registered on May 23, 2025 ($27,857)
			DR2417367/Colombus Roofing & Aluminium Ltd. registered on July 2, 2025 ($124,924)
			DR2419054/147860 Ontario Inc. o/a Moscone Tile registered on July 8, 2025 (Certificate of Action)
			DR2423194/Southcrete Inc. registered on July 24, 2025 ($469,882)
			DR2425071/Eurowood Carpentry 2000 Inc. registered on July 31, 2025 ($335,416)
			DR2428960/Village Dallas Inc. registered on August 15, 2025 ($371,499)
			DR2429617/1932496 Ontario Ltd. c/o Ontario Siding and Gutters registered on August 19, 2025 ($107,645)
			DR2430722/Fusioncorp Developments Inc. registered on August 22, 2025 ($5,079,627)
			DR2432082/Classic Tile Low-Rise Inc. registered on August 28, 2025 ($55,513)
			DR2432939/669857 Ontario Ltd. registered on August 29, 2025 ($260,535)

Owner	Lot	PIN	Lien(s) / Certificate(s) of Action
			DR2433211/The Rental Hub Inc. registered on September 2, 2025 ($188,439)
			DR2433497/Southcrete Inc. registered on September 2, 2025 (Certificate of Action)
			DR2435309/Foremont Drywall Inc., 1382479 Ontario Inc., 1382503 Ontario Inc., and 2203579 Ontario Inc. registered on September 10, 2025 ($420,842)
			DR2435674/Fushioncorp Developments Inc. registered on September 11, 2025 (Certificate of Action)
			DR2435842/Village Dallas Inc. registered on September 11, 2025 (Certificate of Action)
			DR2437463/Lucvaa Ltd. registered on September 18, 2025 ($315,123)
			DR2437527/Eurowood Carpentry 2000 Inc. registered on September 18, 2025 (Certificate of Action)
Trinitystar Developments Inc.	Block 20	26673-0380 (LT)	DR2423194/Southcrete Inc. registered on July 24, 2025 ($469,882)
			DR2430722/Fusioncorp Developments Inc. registered on August 22, 2025 ($5,079,627)
			DR2432939/669857 Ontario Ltd. registered on August 29, 2025 ($260,535)
			DR2433211/The Rental Hub Inc. registered on September 2, 2025 ($188,439)

Owner	Lot	PIN	Lien(s) / Certificate(s) of Action
			DR2433497/Southcrete Inc. registered on September 2, 2025 (Certificate of Action)
			DR2435674/Fushioncorp Developments Inc. registered on September 11, 2025 (Certificate of Action)
Trinitystar Developments Inc.	Block 21	26673-0381 (LT)	DR2423194/Southcrete Inc. registered on July 24, 2025 ($469,882)
			DR2430722/Fusioncorp Developments Inc. registered on August 22, 2025 ($5,079,627)
			DR2432939/669857 Ontario Ltd. registered on August 29, 2025 ($260,535)
			DR2433211/The Rental Hub Inc. registered on September 2, 2025 ($188,439)
			DR2433497/Southcrete Inc. registered on September 2, 2025 (Certificate of Action)
			DR2435674/Fushioncorp Developments Inc. registered on September 11, 2025 (Certificate of Action)
Trinitystar Developments Inc.	Block 22	26673-0382 (LT)	DR2423194/Southcrete Inc. registered on July 24, 2025 ($469,882)
			DR2430722/Fusioncorp Developments Inc. registered on August 22, 2025 ($5,079,627)
			DR2432939/669857 Ontario Ltd. registered on August 29, 2025 ($260,535)

Owner	Lot	PIN	Lien(s) / Certificate(s) of Action
			DR2433211/The Rental Hub Inc. registered on September 2, 2025 ($188,439)
			DR2433497/Southcrete Inc. registered on September 2, 2025 (Certificate of Action)
			DR2435674/Fushioncorp Developments Inc. registered on September 11, 2025 (Certificate of Action)
Trinitystar Developments Inc.	Reserve Block 24	26673-0384 (LT)	DR2423194/Southcrete Inc. registered on July 24, 2025 ($469,882)
			DR2430722/Fusioncorp Developments Inc. registered on August 22, 2025 ($5,079,627)
			DR2432939/669857 Ontario Ltd. registered on August 29, 2025 ($260,535)
			DR2433211/The Rental Hub Inc. registered on September 2, 2025 ($188,439)
			DR2433497/Southcrete Inc. registered on September 2, 2025 (Certificate of Action)
			DR2435674/Fushioncorp Developments Inc. registered on September 11, 2025 (Certificate of Action)

TAB L

THIS IS EXHIBIT "L" TO THE
AFFIDAVIT OF JERROLD MARRIOTT
SWORN BEFORE ME THIS
29th DAY OF SEPTEMBER, 2025



_____

A Commissioner Etc.

PERSONAL PROPERTY SECURITY REGISTRATION SYSTEM (ONTARIO) ENQUIRY RESULTS

Prepared for :	Chaitons LLP - Lynda Christodoulou
Reference :	88888
Search ID :	1050154
Date Processed :	9/23/2025 4:22:38 PM
Report Type :	PPSA Electronic Response
Search Conducted on :	TRINITYSTAR DEVELOPMENTS INC.
Search Type :	Business Debtor

DISCLAIMER :
This report has been generated using data provided by the Personal Property Registration Branch, Ministry of Government Services, Government of Ontario. No liability is undertaken regarding its correctness, completeness, or the interpretation and use that are made of it.

MINISTRY OF CONSUMER AND BUSINESS SERVICES
PERSONAL PROPERTY SECURITY REGISTRATION SYSTEM
ENQUIRY RESPONSE

THIS IS TO CERTIFY THAT A SEARCH HAS BEEN MADE IN THE RECORDS OF THE CENTRAL OFFICE OF THE PERSONAL PROPERTY SECURITY SYSTEM IN RESPECT OF THE FOLLOWING:

TYPE OF SEARCH: BUSINESS DEBTOR

CONDUCTED ON: TRINITYSTAR DEVELOPMENTS INC.

FILE CURRENCY: September 22, 2025

RESPONSE CONTAINS: APPROXIMATELY 4 FAMILIES and 8 PAGES.

THE SEARCH RESULTS MAY INDICATE THAT THERE ARE SOME REGISTRATIONS WHICH SET OUT A BUSINESS DEBTOR NAME WHICH IS SIMILAR TO THE NAME IN WHICH YOUR ENQUIRY WAS MADE. IF YOU DETERMINE THAT THERE ARE OTHER SIMILAR BUSINESS DEBTOR NAMES, YOU MAY REQUEST THAT ADDITIONAL ENQUIRIES BE MADE AGAINST THOSE NAMES.

THE ABOVE REPORT HAS BEEN CREATED BASED ON THE DATA PROVIDED BY THE PERSONAL PROPERTY REGISTRATION BRANCH, MINISTRY OF CONSUMER AND BUSINESS SERVICES, GOVERNMENT OF ONTARIO. NO LIABILITY IS UNDERTAKEN REGARDING ITS CORRECTNESS, COMPLETENESS, OR THE INTERPRETATION AND USE THAT ARE MADE OF IT.

MINISTRY OF CONSUMER AND BUSINESS SERVICES
PERSONAL PROPERTY SECURITY REGISTRATION SYSTEM
ENQUIRY RESPONSE

TYPE OF SEARCH: BUSINESS DEBTOR

CONDUCTED ON: TRINITYSTAR DEVELOPMENTS INC.

FILE CURRENCY: September 22, 2025

1C FINANCING STATEMENT / CLAIM FOR LIEN

FAMILY : 1 OF 4 ENQUIRY PAGE : 1 OF 8

SEARCH : BD : TRINITYSTAR DEVELOPMENTS INC.

00 FILE NUMBER : 506492208 EXPIRY DATE : 18SEP 2025 STATUS : D DISCHARGED
01 CAUTION FILING : PAGE : 001 OF 1 MV SCHEDULE ATTACHED :
REG NUM : 20240618 1510 1532 2114 REG TYP: P PPSA REG PERIOD: 04
02 IND DOB : IND NAME:
03 BUS NAME: TRINITYSTAR DEVELOPMENTS INC.
OCN :
04 ADDRESS : 155 REXDALE BLVD UNIT 502
CITY : ETOBICOKE PROV: ON POSTAL CODE: M9W5Z8
05 IND DOB : IND NAME:
06 BUS NAME:
OCN :
07 ADDRESS :
CITY : PROV: POSTAL CODE:

08 SECURED PARTY/LIEN CLAIMANT :
FORD CREDIT CANADA LEASING, DIVISION OF CANADIAN ROAD LEASING COMPANY
09 ADDRESS : PO BOX 8651 STN MAIN
CITY : CONCORD PROV: ON POSTAL CODE: L4K 0N8

CONS. GOODS	INVTRY.	EQUIP	ACCTS	OTHER	MV INCL	AMOUNT	DATE OF MATURITY	OR NO FIXED MAT DATE
10		X		X	X			X

YEAR	MAKE	MODEL	V.I.N.
11 2024	FORD	MUSTG	1FA6P8CF5R5420962

12
GENERAL COLLATERAL DESCRIPTION
13
14
15
16 AGENT: D + H LIMITED PARTNERSHIP
17 ADDRESS : 2 ROBERT SPECK PARKWAY, 15TH FLOOR
CITY : MISSISSAUGA PROV: ON POSTAL CODE: L4Z 1H8

CONTINUED

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

MINISTRY OF CONSUMER AND BUSINESS SERVICES
PERSONAL PROPERTY SECURITY REGISTRATION SYSTEM
ENQUIRY RESPONSE

TYPE OF SEARCH: BUSINESS DEBTOR

CONDUCTED ON: TRINITYSTAR DEVELOPMENTS INC.

FILE CURRENCY: September 22, 2025

2C FINANCING CHANGE STATEMENT / CHANGE STATEMENT

FAMILY : 1 OF 4 ENQUIRY PAGE : 2 OF 8

SEARCH : BD : TRINITYSTAR DEVELOPMENTS INC.
FILE NUMBER 506492208
PAGE TOT REGISTRATION NUM REG TYPE
01 CAUTION : 001 OF 1 MV SCHED: 20250918 1159 4085 0927
21 REFERENCE FILE NUMBER : 506492208
22 AMEND PAGE: NO PAGE: CHANGE: C DISCHRG REN YEARS: CORR PER:
23 REFERENCE DEBTOR/ IND NAME:
24 TRANSFEROR: BUS NAME: TRINITYSTAR DEVELOPMENTS INC.

25 OTHER CHANGE:
26 REASON:
27 /DESCR:
28 :
02/05 IND/TRANSFEREE:
03/06 BUS NAME/TRFEE:
OCN:
04/07 ADDRESS:
CITY: PROV: POSTAL CODE:

29 ASSIGNOR:

08 SECURED PARTY/LIEN CLAIMANT/ASSIGNEE :

09 ADDRESS :
CITY : PROV : POSTAL CODE :
CONS. MV DATE OF NO FIXED
GOODS INVTRY EQUIP ACCTS OTHER INCL AMOUNT MATURITY OR MAT DATE
10
11
12
13
14
15
16 NAME : D + H LIMITED PARTNERSHIP
17 ADDRESS : 2 ROBERT SPECK PARKWAY, 15TH FLOOR
CITY : MISSISSAUGA PROV : ON POSTAL CODE : L4Z 1H8

END OF FAMILY

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

MINISTRY OF CONSUMER AND BUSINESS SERVICES
PERSONAL PROPERTY SECURITY REGISTRATION SYSTEM
ENQUIRY RESPONSE

TYPE OF SEARCH: BUSINESS DEBTOR

CONDUCTED ON: TRINITYSTAR DEVELOPMENTS INC.

FILE CURRENCY: September 22, 2025

1C FINANCING STATEMENT / CLAIM FOR LIEN

FAMILY : 2 OF 4 ENQUIRY PAGE : 3 OF 8

SEARCH : BD : TRINITYSTAR DEVELOPMENTS INC.

00 FILE NUMBER : 772380936 EXPIRY DATE : 18AUG 2025 STATUS : D DISCHARGED
01 CAUTION FILING : PAGE : 001 OF 1 MV SCHEDULE ATTACHED :
REG NUM : 20210511 0930 1901 1122 REG TYP: P PPSA REG PERIOD: 05
02 IND DOB : IND NAME:
03 BUS NAME: TRINITYSTAR DEVELOPMENTS INC.
OCN :
04 ADDRESS : 4 FINLEY RD
CITY : BRAMPTON PROV: ON POSTAL CODE: L6T 1A9
05 IND DOB : IND NAME:
06 BUS NAME: TRINITY TECH INC.
OCN :
07 ADDRESS : 4 FINLEY ROAD
CITY : BRAMPTON PROV: ON POSTAL CODE: L6T 1A9

08 SECURED PARTY/LIEN CLAIMANT :
JOHN DEERE FINANCIAL INC.
09 ADDRESS : 295 HUNTER ROAD, P.O. BOX 1000
CITY : GRIMSBY PROV: ON POSTAL CODE: L3M 4H5

CONS. GOODS	INVTRY.	EQUIP	ACCTS	OTHER	INCL	MV AMOUNT	DATE OF MATURITY	OR NO FIXED MAT DATE
10 X				X	X	14665	07MAY2025	

YEAR	MAKE	MODEL	V.I.N.
11 2021	JOHN DEERE	Z915E	1TC915ECCMT092359

12
GENERAL COLLATERAL DESCRIPTION
13
14
15
16 AGENT: ESC CORPORATE SERVICES LTD.
17 ADDRESS : 201-1325 POLSON DRIVE
CITY : VERNON PROV: BC POSTAL CODE: V1T 8H2

CONTINUED

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

MINISTRY OF CONSUMER AND BUSINESS SERVICES
PERSONAL PROPERTY SECURITY REGISTRATION SYSTEM
ENQUIRY RESPONSE

TYPE OF SEARCH: BUSINESS DEBTOR

CONDUCTED ON: TRINITYSTAR DEVELOPMENTS INC.

FILE CURRENCY: September 22, 2025

2C FINANCING CHANGE STATEMENT / CHANGE STATEMENT

FAMILY : 2 OF 4 ENQUIRY PAGE : 4 OF 8

SEARCH : BD : TRINITYSTAR DEVELOPMENTS INC.
FILE NUMBER 772380936
PAGE TOT REGISTRATION NUM REG TYPE
01 CAUTION : 001 OF 1 MV SCHED: 20250818 1049 1465 8066
21 REFERENCE FILE NUMBER : 772380936
22 AMEND PAGE: NO PAGE: CHANGE: C DISCHRG REN YEARS: CORR PER:
23 REFERENCE DEBTOR/ IND NAME:
24 TRANSFEROR: BUS NAME: TRINITYSTAR DEVELOPMENTS INC.

25 OTHER CHANGE:
26 REASON:
27 /DESCR:
28 :
02/05 IND/TRANSFEREE:
03/06 BUS NAME/TRFEE:
OCN:
04/07 ADDRESS:
CITY: PROV: POSTAL CODE:

29 ASSIGNOR:

08 SECURED PARTY/LIEN CLAIMANT/ASSIGNEE :

09 ADDRESS :
CITY : PROV : POSTAL CODE :
CONS. MV DATE OF NO FIXED
GOODS INVTRY EQUIP ACCTS OTHER INCL AMOUNT MATURITY OR MAT DATE
10
11
12
13
14
15
16 NAME : ESC CORPORATE SERVICES LTD.
17 ADDRESS : 201-1325 POLSON DRIVE
CITY : VERNON PROV : BC POSTAL CODE : V1T 8H2

END OF FAMILY

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

MINISTRY OF CONSUMER AND BUSINESS SERVICES
PERSONAL PROPERTY SECURITY REGISTRATION SYSTEM
ENQUIRY RESPONSE

TYPE OF SEARCH: BUSINESS DEBTOR

CONDUCTED ON: TRINITYSTAR DEVELOPMENTS INC.

FILE CURRENCY: September 22, 2025

1C FINANCING STATEMENT / CLAIM FOR LIEN

FAMILY : 3 OF 4 ENQUIRY PAGE : 5 OF 8

SEARCH : BD : TRINITYSTAR DEVELOPMENTS INC.

00 FILE NUMBER : 785425059 EXPIRY DATE : 02AUG 2027 STATUS :
01 CAUTION FILING : PAGE : 001 OF 1 MV SCHEDULE ATTACHED :
REG NUM : 20220802 1317 1532 0708 REG TYP: P PPSA REG PERIOD: 05
02 IND DOB : IND NAME:
03 BUS NAME: TRINITYSTAR DEVELOPMENTS INC.
OCN :
04 ADDRESS : 4 FINLEY RD
CITY : BRAMPTON PROV: ON POSTAL CODE: L6T1A9
05 IND DOB : IND NAME:
06 BUS NAME:
OCN :
07 ADDRESS :
CITY : PROV: POSTAL CODE:

08 SECURED PARTY/LIEN CLAIMANT :
ROYAL BANK OF CANADA
09 ADDRESS : 36 YORK MILLS ROAD, 4TH FLOOR
CITY : TORONTO PROV: ON POSTAL CODE: M2P 0A4
CONS. MV DATE OF OR NO FIXED
GOODS INVTRY. EQUIP ACCTS OTHER INCL AMOUNT MATURITY MAT DATE
10 X X
YEAR MAKE MODEL V.I.N.
11
12
GENERAL COLLATERAL DESCRIPTION
13
14
15
16 AGENT: D + H LIMITED PARTNERSHIP
17 ADDRESS : 2 ROBERT SPECK PARKWAY, 15TH FLOOR
CITY : MISSISSAUGA PROV: ON POSTAL CODE: L4Z 1H8

END OF FAMILY

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

MINISTRY OF CONSUMER AND BUSINESS SERVICES
PERSONAL PROPERTY SECURITY REGISTRATION SYSTEM
ENQUIRY RESPONSE

TYPE OF SEARCH: BUSINESS DEBTOR

CONDUCTED ON: TRINITYSTAR DEVELOPMENTS INC.

FILE CURRENCY: September 22, 2025

1C FINANCING STATEMENT / CLAIM FOR LIEN

FAMILY : 4 OF 4 ENQUIRY PAGE : 6 OF 8

SEARCH : BD : TRINITYSTAR DEVELOPMENTS INC.

00 FILE NUMBER : 787817655 EXPIRY DATE : 24OCT 2027 STATUS :
01 CAUTION FILING : PAGE : 001 OF 2 MV SCHEDULE ATTACHED :
REG NUM : 20221024 1514 1590 5209 REG TYP: P PPSA REG PERIOD: 5
02 IND DOB : IND NAME:
03 BUS NAME: TRINITYSTAR DEVELOPMENTS INC.
OCN :
04 ADDRESS : 4 FINLEY ROAD
CITY : BRAMPTON PROV: ON POSTAL CODE: L6T 1A9
05 IND DOB : IND NAME:
06 BUS NAME:
OCN :
07 ADDRESS :
CITY : PROV: POSTAL CODE:

08 SECURED PARTY/LIEN CLAIMANT :
CAMERON STEPHENS MORTGAGE CAPITAL LTD.
09 ADDRESS : 25 ADELAIDE STREET EAST, SUITE 600
CITY : TORONTO PROV: ON POSTAL CODE: M5C 3A1
CONS. MV DATE OF OR NO FIXED
GOODS INVTRY. EQUIP ACCTS OTHER INCL AMOUNT MATURITY MAT DATE
10 X X X X
YEAR MAKE MODEL V.I.N.
11
12
GENERAL COLLATERAL DESCRIPTION
13 PROPERTY USED IN CONNECTION WITH, SITUATE AT OR ARISING FROM THE
14 OWNERSHIP, DEVELOPMENT, USE OR DISPOSITON OF THE PROPERTY LEGALLY
15 DESCRIBED AS LOTS 1 TO 19, INCLUSIVE, BLOCKS 20 TO 22, INCLUSIVE AND
16 AGENT: FOGLER, RUBINOFF LLP (RMR/224820)
17 ADDRESS : 77 KING ST WEST, SUITE 3000, TD CENTRE
CITY : TORONTO PROV: ON POSTAL CODE: M5K 1G8

CONTINUED

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

MINISTRY OF CONSUMER AND BUSINESS SERVICES
PERSONAL PROPERTY SECURITY REGISTRATION SYSTEM
ENQUIRY RESPONSE

TYPE OF SEARCH: BUSINESS DEBTOR

CONDUCTED ON: TRINITYSTAR DEVELOPMENTS INC.

FILE CURRENCY: September 22, 2025

1C FINANCING STATEMENT / CLAIM FOR LIEN

FAMILY : 4 OF 4 ENQUIRY PAGE : 7 OF 8

SEARCH : BD : TRINITYSTAR DEVELOPMENTS INC.

00 FILE NUMBER : 787817655 EXPIRY DATE : 24OCT 2027 STATUS :
01 CAUTION FILING : PAGE : 002 OF 2 MV SCHEDULE ATTACHED :
REG NUM : 20221024 1514 1590 5209 REG TYP: REG PERIOD:
02 IND DOB : IND NAME:
03 BUS NAME:
OCN :
04 ADDRESS :
CITY : PROV: POSTAL CODE:
05 IND DOB : IND NAME:
06 BUS NAME:
OCN :
07 ADDRESS :
CITY : PROV: POSTAL CODE:

08 SECURED PARTY/LIEN CLAIMANT :

09 ADDRESS :
CITY : PROV: POSTAL CODE:
CONS. MV DATE OF OR NO FIXED
GOODS INVTRY. EQUIP ACCTS OTHER INCL AMOUNT MATURITY MAT DATE
10
YEAR MAKE MODEL V.I.N.
11
12
GENERAL COLLATERAL DESCRIPTION
13 RESERVE BLOCK 24, PLAN 40M2661, MUNICIPALITY OF CLARINGTON, REGIONAL
14 MUNICIPALITY OF DURHAM, PROVINCE OF ONTARIO
15
16 AGENT:
17 ADDRESS :
CITY : PROV: POSTAL CODE:

CONTINUED

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

MINISTRY OF CONSUMER AND BUSINESS SERVICES
PERSONAL PROPERTY SECURITY REGISTRATION SYSTEM
ENQUIRY RESPONSE

TYPE OF SEARCH: BUSINESS DEBTOR

CONDUCTED ON: TRINITYSTAR DEVELOPMENTS INC.

FILE CURRENCY: September 22, 2025

2C FINANCING CHANGE STATEMENT / CHANGE STATEMENT

FAMILY : 4 OF 4 ENQUIRY PAGE : 8 OF 8

SEARCH : BD : TRINITYSTAR DEVELOPMENTS INC.
FILE NUMBER 787817655
PAGE TOT REGISTRATION NUM REG TYPE
01 CAUTION : 001 OF 1 MV SCHED: 20230530 1203 1590 5358
21 REFERENCE FILE NUMBER : 787817655
22 AMEND PAGE: NO PAGE: X CHANGE: A AMNDMNT REN YEARS: CORR PER:
23 REFERENCE DEBTOR/ IND NAME:
24 TRANSFEROR: BUS NAME: TRINITYSTAR DEVELOPMENTS INC.

25 OTHER CHANGE:
26 REASON: DEBTORS CHANGE OF ADDRESS TO 155 REXDALE BLVD., UNIT 5, ETOBICOKE,
27 /DESCR: ONTARIO M9W 5Z8
28 :
02/05 IND/TRANSFEREE:
03/06 BUS NAME/TRFEE: TRINITYSTAR DEVELOPMENTS INC.
OCN:
04/07 ADDRESS: 155 REXDALE BLVD., UNIT 5
CITY: ETOBICOKE PROV: ON POSTAL CODE: M9W 5Z8

29 ASSIGNOR:

08 SECURED PARTY/LIEN CLAIMANT/ASSIGNEE :

09 ADDRESS :
CITY : PROV : POSTAL CODE :
CONS. MV DATE OF NO FIXED
GOODS INVTRY EQUIP ACCTS OTHER INCL AMOUNT MATURITY OR MAT DATE
10
11
12
13
14
15
16 NAME : FOGLER, RUBINOFF LLP (RMR/MW - 224820)
17 ADDRESS : 77 KING ST WEST, SUITE 3000, TD CENTRE
CITY : TORONTO PROV : ON POSTAL CODE : M5K 1G8
LAST SCREEN

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

TAB M

THIS IS EXHIBIT "M" TO THE
AFFIDAVIT OF JERROLD MARRIOTT
SWORN BEFORE ME THIS
29th DAY OF SEPTEMBER, 2025



_____

A Commissioner Etc.

CAMERON STEPHENS
MORTGAGE CAPITAL

320 Bay Street, Suite 1700
Toronto, ON M5H 4A6

Issue Date: September 29, 2025

MORTGAGE STATEMENT FOR INFORMATION PURPOSES
AS AT SEPTEMBER 29, 2025

Mortgage No. **3964-41, 3964-92**		***Maturity Date:*** **June 1, 2025**

Name:	
Trinity Star Development Inc	**Rate: 6.75%** **Interest Per diem: $3,020.97** **Overholding Fee Per diem: $486.44**

3964-41		
Principal Balance	$	15,992,641.00
Accrued Interest (September 1, 2025 - September 29, 2025)	$	86,475.89
Interest in arrears	$	338,866.67
Overholding fee (June 1, 2025 - Sept 29, 2025)	$	58,372.60
NSF Fees	$	300.00
Chargeback - Appraisal - Danplowman Team	$	4,124.50
Mortgage Statement Fees	$	50.00
3964-92 - Letter of Credit		
LC outstanding balance	$	2,492,605.89
LC Fees - 2548364, 2548363 - due July 2025	$	31,157.57
TOTAL AMOUNT OUTSTANDING	**$**	**19,004,594.12**

PLEASE NOTE:

(1) This statement is for Information purposes only and should not be used for Discharge or Assumption purposes.

(2) This statement will need to be revised if any further transactions occur on or after *Issue Date: September 29, 2025*

Per: Vivian David FRC
Vivian David
Manager - Funding and Loan Administration

Per:
My Truong
VP - Funding and Loan Administration

Per: gmauto
Giuliana Mauro
SVP - Funding and Loan Administration

TAB N

THIS IS EXHIBIT "N" TO THE
AFFIDAVIT OF JERROLD MARRIOTT
SWORN BEFORE ME THIS
29th DAY OF SEPTEMBER, 2025



_____

A Commissioner Etc.

Court File No:

ONTARIO
SUPERIOR COURT OF JUSTICE
(COMMERCIAL LIST)

B E T W E E N:

CAMERON STEPHENS MORTGAGE CAPITAL LTD.

Applicant

- and -

TRINITYSTAR DEVELOPMENTS INC.

Respondent

CONSENT TO ACT

TDB RESTRUCTURING LIMITED hereby consents to being appointed as receiver over the property, assets and undertaking of the Respondent, TrinityStar Developments Inc.

Dated this 25 day of September, 2025

TDB RESTRUCTURING LIMITED
By:

Name: Bryan A. Tannenbaum

I have authority to bind the corporation

CAMERON STEPHENS MORTGAGE CAPITAL LTD. -and- **TRINITYSTAR DEVELOPMENTS INC.**

Applicant Respondent

Court File No.:

ONTARIO
SUPERIOR COURT OF JUSTICE
(COMMERCIAL LIST)

PROCEEDING COMMENCED AT
TORONTO

CONSENT TO ACT

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Lawyers for the Applicant

TAB 3

Court File No.: CV-25-00752828-00CL

ONTARIO
SUPERIOR COURT OF JUSTICE
(COMMERCIAL LIST)

THE HONOURABLE	)	WEDNESDAY, THE 1st
	)	
JUSTICE	)	DAY OF OCTOBER, 2025

B E T W E E N:

CAMERON STEPHENS MORTGAGE CAPITAL LTD.

Applicant

- and -

TRINITYSTAR DEVELOPMENTS INC.

Respondent

ORDER
(Appointing Receiver)

THIS APPLICATION made by the Applicant for an Order pursuant to section 243(1) of the *Bankruptcy and Insolvency Act*, R.S.C. 1985, c. B-3, as amended (the "**BIA**") and section 101 of the *Courts of Justice Act*, R.S.O. 1990, c. C.43, as amended (the "**CJA**") appointing TDB Restructuring Limited ("**TDB**") as receiver (in such capacity, the "**Receiver**"), without security, of all of the assets, undertakings and properties of TrinityStar Developments Inc. (the "**Debtor**"), acquired for, or used in relation to a business carried on by the Debtor, was heard this day at 330 University Avenue, Toronto, Ontario.

ON READING the affidavit of Jerrold Marriott sworn September ●, 2025 and the Exhibits thereto and on hearing the submissions of counsel for the Applicant and the Debtor, no one appearing for any other party although duly served as appears from the affidavit of service of ● sworn ● , and on reading the consent of TDB to act as the Receiver,

SERVICE

1. **THIS COURT ORDERS** that the time for service of the Notice of Application and the Application Record is hereby abridged and validated so that this application is properly returnable today and hereby dispenses with further service thereof.

APPOINTMENT

2. **THIS COURT ORDERS** that pursuant to section 243(1) of the BIA and section 101 of the CJA, TDB is hereby appointed Receiver, without security, of all of the assets, undertakings and properties of the Debtor, including the real property legally described in the PINs listed in **Schedule "A"** attached hereto (the "**Real Property**"), and all proceeds thereof (collectively, the "**Property**").

RECEIVER'S POWERS

3. **THIS COURT ORDERS** that the Receiver is hereby empowered and authorized, but not obligated, to act at once in respect of the Property and, without in any way limiting the generality of the foregoing, the Receiver is hereby expressly empowered and authorized to do any of the following where the Receiver considers it necessary or desirable:

(a) to take possession of and exercise control over the Property and any and all proceeds, receipts and disbursements arising out of or from the Property;

(b) to receive, preserve, and protect the Property, or any part or parts thereof, including, but not limited to, the changing of locks and security codes, the relocating of Property to safeguard it, the engaging of independent security personnel, the taking of physical inventories and the placement of such insurance coverage as may be necessary or desirable;

(c) to manage, operate, and carry on the business of the Debtor, including the powers to enter into any agreements, incur any obligations in the ordinary course of business, cease to carry on all or any part of the business, or cease to perform any contracts of the Debtor;

(d) to engage consultants, appraisers, agents, experts, auditors, accountants, managers, counsel and such other persons from time to time and on whatever basis, including on a temporary basis, to assist with the exercise of the Receiver's powers and duties, including without limitation those conferred by this Order;

(e) to purchase or lease such machinery, equipment, inventories, supplies, premises or other assets to continue the business of the Debtor or any part or parts thereof;

(f) to receive and collect all monies and accounts now owed or hereafter owing to the Debtor and to exercise all remedies of the Debtor in collecting such monies, including, without limitation, to enforce any security held by the Debtor;

(g) to settle, extend or compromise any indebtedness owing to the Debtor;

(h) to execute, assign, issue and endorse documents of whatever nature in respect of any of the Property, whether in the Receiver's name or in the name and on behalf of the Debtor, for any purpose pursuant to this Order;

(i) to undertake environmental assessments of the Real Property;

(j) to initiate, prosecute and continue the prosecution of any and all proceedings and to defend all proceedings now pending or hereafter instituted with respect to the Debtor, the Property or the Receiver, and to settle or compromise any such proceedings. The authority hereby conveyed shall extend to such appeals or applications for judicial review in respect of any order or judgment pronounced in any such proceeding;

(k) to market any or all of the Property, including advertising and soliciting offers in respect of the Property or any part or parts thereof and negotiating such terms and conditions of sale as the Receiver in its discretion may deem appropriate;

(l) to sell, convey, transfer, lease or assign the Property or any part or parts thereof out of the ordinary course of business,

(i) without the approval of this Court in respect of any transaction not exceeding $50,000, provided that the aggregate consideration for all such transactions does not exceed $250,000; and

(ii) with the approval of this Court in respect of any transaction in which the purchase price or the aggregate purchase price exceeds the applicable amount set out in the preceding clause;

and in each such case notice under subsection 63(4) of the Ontario *Personal Property Security Act*, or section 31 of the Ontario *Mortgages Act*, as the case may be, shall not be required;

(m) to apply for any vesting order or other orders necessary to convey the Property or any part or parts thereof to a purchaser or purchasers thereof, free and clear of any liens or encumbrances affecting such Property;

(n) to report to, meet with and discuss with such affected Persons (as defined below) as the Receiver deems appropriate on all matters relating to the Property and the receivership, and to share information, subject to such terms as to confidentiality as the Receiver deems advisable;

(o) to register a copy of this Order and any other Orders in respect of the Property against title to any of the Real Property;

(p) to apply for any permits, licences, approvals or permissions as may be required by any governmental authority and any renewals thereof for and on behalf of and, if thought desirable by the Receiver, in the name of the Debtor;

(q) to enter into agreements with any trustee in bankruptcy appointed in respect of the Debtor, including, without limiting the generality of the

foregoing, the ability to enter into occupation agreements for any property owned or leased by the Debtor;

(r) to exercise any shareholder, partnership, joint venture or other rights which the Debtor may have; and

(s) to take any steps reasonably incidental to the exercise of these powers or the performance of any statutory obligations;

and in each case where the Receiver takes any such actions or steps, it shall be exclusively authorized and empowered to do so, to the exclusion of all other Persons, including the Debtor, and without interference from any other Person.

DUTY TO PROVIDE ACCESS AND CO-OPERATION TO THE RECEIVER

4. **THIS COURT ORDERS** that (i) the Debtor, (ii) all of its current and former directors, officers, employees, agents, accountants, legal counsel and shareholders, and all other persons acting on its instructions or behalf, and (iii) all other individuals, firms, corporations, governmental bodies or agencies, or other entities having notice of this Order (all of the foregoing, collectively, being "**Persons**" and each being a "**Person**") shall forthwith advise the Receiver of the existence of any Property in such Person's possession or control, shall grant immediate and continued access to the Property to the Receiver, and shall deliver all such Property to the Receiver upon the Receiver's request.

5. **THIS COURT ORDERS** that all Persons shall forthwith advise the Receiver of the existence of any books, documents, securities, contracts, orders, corporate and accounting records, and any other papers, records and information of any kind related to the business or affairs of the Debtor, and any computer programs, computer tapes, computer disks, or other data storage media containing any such information (the foregoing, collectively, the "**Records**") in that Person's possession or control, and shall provide to the Receiver or permit the Receiver to make, retain and take away copies thereof and grant to the Receiver unfettered access to and use of accounting, computer, software and physical facilities relating thereto, provided however that nothing in this paragraph 5 or in paragraph 6 of this Order shall require the delivery of Records, or the granting of access to Records, which may not be disclosed or provided to the Receiver due

to the privilege attaching to solicitor-client communication or due to statutory provisions prohibiting such disclosure.

6. **THIS COURT ORDERS** that if any Records are stored or otherwise contained on a computer or other electronic system of information storage, whether by independent service provider or otherwise, all Persons in possession or control of such Records shall forthwith give unfettered access to the Receiver for the purpose of allowing the Receiver to recover and fully copy all of the information contained therein whether by way of printing the information onto paper or making copies of computer disks or such other manner of retrieving and copying the information as the Receiver in its discretion deems expedient, and shall not alter, erase or destroy any Records without the prior written consent of the Receiver. Further, for the purposes of this paragraph, all Persons shall provide the Receiver with all such assistance in gaining immediate access to the information in the Records as the Receiver may in its discretion require including providing the Receiver with instructions on the use of any computer or other system and providing the Receiver with any and all access codes, account names and account numbers that may be required to gain access to the information.

7. **THIS COURT ORDERS** that the Receiver shall provide each of the relevant landlords with notice of the Receiver's intention to remove any fixtures from any leased premises at least seven (7) days prior to the date of the intended removal. The relevant landlord shall be entitled to have a representative present in the leased premises to observe such removal and, if the landlord disputes the Receiver's entitlement to remove any such fixture under the provisions of the lease, such fixture shall remain on the premises and shall be dealt with as agreed between any applicable secured creditors, such landlord and the Receiver, or by further Order of this Court upon application by the Receiver on at least two (2) days notice to such landlord and any such secured creditors.

NO PROCEEDINGS AGAINST THE RECEIVER

8. **THIS COURT ORDERS** that no proceeding or enforcement process in any court or tribunal (each, a "**Proceeding**"), shall be commenced or continued against the Receiver except with the written consent of the Receiver or with leave of this Court.

NO PROCEEDINGS AGAINST THE DEBTOR OR THE PROPERTY

9. **THIS COURT ORDERS** that no Proceeding against or in respect of the Debtor or the Property shall be commenced or continued except with the written consent of the Receiver or with leave of this Court and any and all Proceedings currently under way against or in respect of the Debtor or the Property are hereby stayed and suspended pending further Order of this Court.

NO EXERCISE OF RIGHTS OR REMEDIES

10. **THIS COURT ORDERS** that all rights and remedies against the Debtor, the Receiver, or affecting the Property, are hereby stayed and suspended except with the written consent of the Receiver or leave of this Court, provided however that this stay and suspension does not apply in respect of any "eligible financial contract" as defined in the BIA, and further provided that nothing in this paragraph shall (i) empower the Receiver or the Debtor to carry on any business which the Debtor is not lawfully entitled to carry on, (ii) exempt the Receiver or the Debtor from compliance with statutory or regulatory provisions relating to health, safety or the environment, (iii) prevent the filing of any registration to preserve or perfect a security interest, or (iv) prevent the registration of a claim for lien.

NO INTERFERENCE WITH THE RECEIVER

11. **THIS COURT ORDERS** that no Person shall discontinue, fail to honour, alter, interfere with, repudiate, terminate or cease to perform any right, renewal right, contract, agreement, licence or permit in favour of or held by the Debtor, without written consent of the Receiver or leave of this Court.

CONTINUATION OF SERVICES

12. **THIS COURT ORDERS** that all Persons having oral or written agreements with the Debtor or statutory or regulatory mandates for the supply of goods and/or services, including without limitation, all computer software, communication and other data services, centralized banking services, payroll services, insurance, transportation services, utility or other services to the Debtor are hereby restrained until further Order of this Court from discontinuing, altering, interfering with or terminating the supply of such goods or services as may be required by the Receiver, and that the Receiver shall be entitled to the continued use of the Debtor's current

telephone numbers, facsimile numbers, internet addresses and domain names, provided in each case that the normal prices or charges for all such goods or services received after the date of this Order are paid by the Receiver in accordance with normal payment practices of the Debtor or such other practices as may be agreed upon by the supplier or service provider and the Receiver, or as may be ordered by this Court.

RECEIVER TO HOLD FUNDS

13. **THIS COURT ORDERS** that all funds, monies, cheques, instruments, and other forms of payments received or collected by the Receiver from and after the making of this Order from any source whatsoever, including without limitation the sale of all or any of the Property and the collection of any accounts receivable in whole or in part, whether in existence on the date of this Order or hereafter coming into existence, shall be deposited into one or more new accounts to be opened by the Receiver (the "**Post Receivership Accounts**") and the monies standing to the credit of such Post Receivership Accounts from time to time, net of any disbursements provided for herein, shall be held by the Receiver to be paid in accordance with the terms of this Order or any further Order of this Court.

EMPLOYEES

14. **THIS COURT ORDERS** that all employees of the Debtor shall remain the employees of the Debtor until such time as the Receiver, on the Debtor's behalf, may terminate the employment of such employees. The Receiver shall not be liable for any employee-related liabilities, including any successor employer liabilities as provided for in section 14.06(1.2) of the BIA, other than such amounts as the Receiver may specifically agree in writing to pay, or in respect of its obligations under sections 81.4(5) or 81.6(3) of the BIA or under the *Wage Earner Protection Program Act*.

PIPEDA

15. **THIS COURT ORDERS** that, pursuant to clause 7(3)(c) of the Canada *Personal Information Protection and Electronic Documents Act*, the Receiver shall disclose personal information of identifiable individuals to prospective purchasers or bidders for the Property and to their advisors, but only to the extent desirable or required to negotiate and attempt to complete one or more sales of the Property (each, a "**Sale**"). Each prospective purchaser or bidder to

whom such personal information is disclosed shall maintain and protect the privacy of such information and limit the use of such information to its evaluation of the Sale, and if it does not complete a Sale, shall return all such information to the Receiver, or in the alternative destroy all such information. The purchaser of any Property shall be entitled to continue to use the personal information provided to it, and related to the Property purchased, in a manner which is in all material respects identical to the prior use of such information by the Debtor, and shall return all other personal information to the Receiver, or ensure that all other personal information is destroyed.

LIMITATION ON ENVIRONMENTAL LIABILITIES

16. **THIS COURT ORDERS** that nothing herein contained shall require the Receiver to occupy or to take control, care, charge, possession or management (separately and/or collectively, "**Possession**") of any of the Property that might be environmentally contaminated, might be a pollutant or a contaminant, or might cause or contribute to a spill, discharge, release or deposit of a substance contrary to any federal, provincial or other law respecting the protection, conservation, enhancement, remediation or rehabilitation of the environment or relating to the disposal of waste or other contamination including, without limitation, the *Canadian Environmental Protection Act*, the Ontario *Environmental Protection Act*, the *Ontario Water Resources Act*, or the Ontario *Occupational Health and Safety Act* and regulations thereunder (the "**Environmental Legislation**"), provided however that nothing herein shall exempt the Receiver from any duty to report or make disclosure imposed by applicable Environmental Legislation. The Receiver shall not, as a result of this Order or anything done in pursuance of the Receiver's duties and powers under this Order, be deemed to be in Possession of any of the Property within the meaning of any Environmental Legislation, unless it is actually in possession.

LIMITATION ON THE RECEIVER'S LIABILITY

17. **THIS COURT ORDERS** that the Receiver shall incur no liability or obligation as a result of its appointment or the carrying out the provisions of this Order, save and except for any gross negligence or wilful misconduct on its part, or in respect of its obligations under sections 81.4(5) or 81.6(3) of the BIA or under the *Wage Earner Protection Program Act*. Nothing in

this Order shall derogate from the protections afforded the Receiver by section 14.06 of the BIA or by any other applicable legislation.

RECEIVER'S ACCOUNTS

18. **THIS COURT ORDERS** that the Receiver and counsel to the Receiver shall be paid their reasonable fees and disbursements, in each case at their standard rates and charges unless otherwise ordered by the Court on the passing of accounts, and that the Receiver and counsel to the Receiver shall be entitled to and are hereby granted a charge (the "**Receiver's Charge**") on the Property, as security for such fees and disbursements, both before and after the making of this Order in respect of these proceedings, and that the Receiver's Charge shall form a first charge on the Property in priority to all security interests, trusts, liens, charges and encumbrances, statutory or otherwise, in favour of any Person, but subject to sections 14.06(7), 81.4(4), and 81.6(2) of the BIA.

19. **THIS COURT ORDERS** that the Receiver and its legal counsel shall pass its accounts from time to time, and for this purpose the accounts of the Receiver and its legal counsel are hereby referred to a judge of the Commercial List of the Ontario Superior Court of Justice.

20. **THIS COURT ORDERS** that prior to the passing of its accounts, the Receiver shall be at liberty from time to time to apply reasonable amounts, out of the monies in its hands, against its fees and disbursements, including legal fees and disbursements, incurred at the standard rates and charges of the Receiver or its counsel, and such amounts shall constitute advances against its remuneration and disbursements when and as approved by this Court.

FUNDING OF THE RECEIVERSHIP

21. **THIS COURT ORDERS** that the Receiver be at liberty and it is hereby empowered to borrow by way of a revolving credit or otherwise, such monies from time to time as it may consider necessary or desirable, provided that the outstanding principal amount does not exceed $1,000,000 (or such greater amount as this Court may by further Order authorize) at any time, at such rate or rates of interest as it deems advisable for such period or periods of time as it may arrange, for the purpose of funding the exercise of the powers and duties conferred upon the Receiver by this Order, including interim expenditures. The whole of the Property shall be and

is hereby charged by way of a fixed and specific charge (the "**Receiver's Borrowings Charge**") as security for the payment of the monies borrowed, together with interest and charges thereon, in priority to all security interests, trusts, liens, charges and encumbrances, statutory or otherwise, in favour of any Person, but subordinate in priority to the Receiver's Charge and the charges as set out in sections 14.06(7), 81.4(4), and 81.6(2) of the BIA.

22. **THIS COURT ORDERS** that neither the Receiver's Borrowings Charge nor any other security granted by the Receiver in connection with its borrowings under this Order shall be enforced without leave of this Court.

23. **THIS COURT ORDERS** that the Receiver is at liberty and authorized to issue certificates substantially in the form annexed as **Schedule "B"** hereto (the "**Receiver's Certificates**") for any amount borrowed by it pursuant to this Order.

24. **THIS COURT ORDERS** that the monies from time to time borrowed by the Receiver pursuant to this Order or any further order of this Court and any and all Receiver's Certificates evidencing the same or any part thereof shall rank on a *pari passu* basis, unless otherwise agreed to by the holders of any prior issued Receiver's Certificates.

SERVICE AND NOTICE

25. **THIS COURT ORDERS** that the E-Service Guide of the Commercial List (the "**Guide**") is approved and adopted by reference herein and, in this proceeding, the service of documents made in accordance with the Guide (which can be found on the Commercial List website at https://commerciallist.com/resources) shall be valid and effective service. Subject to Rule 17.05 this Order shall constitute an order for substituted service pursuant to Rule 16.04 of the Rules of Civil Procedure. Subject to Rule 3.01(d) of the Rules of Civil Procedure and paragraph 21 of the Guide, service of documents in accordance with the Guide will be effective on transmission. This Court further orders that a Case Website shall be established in accordance with the Guide with the following URL: 'https://tdbadvisory.ca/insolvency-case/trinitystar-developments-inc/'.

26. **THIS COURT ORDERS** that if the service or distribution of documents in accordance with the Guide is not practicable, the Receiver is at liberty to serve or distribute this Order, any

other materials and orders in these proceedings, any notices or other correspondence, by forwarding true copies thereof by prepaid ordinary mail, courier, personal delivery or facsimile transmission to the Debtor's creditors or other interested parties at their respective addresses as last shown on the records of the Debtor and that any such service or distribution by courier, personal delivery or facsimile transmission shall be deemed to be received on the next business day following the date of forwarding thereof, or if sent by ordinary mail, on the third business day after mailing.

GENERAL

27. **THIS COURT ORDERS** that the Receiver may from time to time apply to this Court for advice and directions in the discharge of its powers and duties hereunder.

28. **THIS COURT ORDERS** that nothing in this Order shall prevent the Receiver from acting as a trustee in bankruptcy of the Debtor.

29. **THIS COURT HEREBY REQUESTS** the aid and recognition of any court, tribunal, regulatory or administrative body having jurisdiction in Canada or in the United States to give effect to this Order and to assist the Receiver and its agents in carrying out the terms of this Order. All courts, tribunals, regulatory and administrative bodies are hereby respectfully requested to make such orders and to provide such assistance to the Receiver, as an officer of this Court, as may be necessary or desirable to give effect to this Order or to assist the Receiver and its agents in carrying out the terms of this Order.

30. **THIS COURT ORDERS** that the Receiver be at liberty and is hereby authorized and empowered to apply to any court, tribunal, regulatory or administrative body, wherever located, for the recognition of this Order and for assistance in carrying out the terms of this Order, and that the Receiver is authorized and empowered to act as a representative in respect of the within proceedings for the purpose of having these proceedings recognized in a jurisdiction outside Canada.

31. **THIS COURT ORDERS** that the Applicant shall have its costs of this application, up to and including entry and service of this Order, provided for by the terms of the Applicant's security or, if not so provided by the Applicant's security, then on a substantial indemnity basis

to be paid by the Receiver from the Debtor's estate with such priority and at such time as this Court may determine.

32. **THIS COURT ORDERS** that any interested party may apply to this Court to vary or amend this Order on not less than seven (7) days' notice to the Receiver and to any other party likely to be affected by the order sought or upon such other notice, if any, as this Court may order.

_____

SCHEDULE "A"

REAL PROPERTY PINS

Property Identification Numbers

26673-0361 (LT)	26673-0362 (LT)
26673-0363 (LT)	26673-0364 (LT)
26673-0365 (LT)	26673-0366 (LT)
26673-0367 (LT)	26673-0368 (LT)
26673-0369 (LT)	26673-0370 (LT)
26673-0371 (LT)	26673-0372 (LT)
26673-0373 (LT)	26673-0374 (LT)
26673-0375 (LT)	26673-0376 (LT)
26673-0377 (LT)	26673-0378 (LT)
26673-0379 (LT)	26673-0380 (LT)
26673-0381 (LT)	26673-0382 (LT)
26673-0384 (LT)	

SCHEDULE "B"

RECEIVER CERTIFICATE

CERTIFICATE NO. _____

AMOUNT $_____

1. THIS IS TO CERTIFY that [RECEIVER'S NAME], the receiver (the "**Receiver**") of the Property (as defined in the Order (defined below)) of [DEBTOR'S NAME] appointed by Order of the Ontario Superior Court of Justice (Commercial List) (the "**Court**") dated the ___ day of _____, 20__ (the "Order") made in an action having Court file number __-CL-_____, has received as such Receiver from the holder of this certificate (the "**Lender**") the principal sum of $_____, being part of the total principal sum of $_____ which the Receiver is authorized to borrow under and pursuant to the Order.

2. The principal sum evidenced by this certificate is payable on demand by the Lender with interest thereon calculated and compounded [daily][monthly not in advance on the _____ day of each month] after the date hereof at a notional rate per annum equal to the rate of _____ per cent above the prime commercial lending rate of Bank of _____ from time to time.

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

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

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

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

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

DATED the _____ day of _____, 20__.

[RECEIVER'S NAME], solely in its capacity as Receiver of the Property, and not in its personal capacity

Per: _____

Name:

Title:

CAMERON STEPHENS MORTGAGE CAPITAL LTD. -and- **TRINITYSTAR DEVELOPMENTS INC.**
Applicant Debtor

Court File No.:

ONTARIO
SUPERIOR COURT OF JUSTICE
(COMMERCIAL LIST)

PROCEEDING COMMENCED AT
TORONTO

ORDER
(appointing Receiver)

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5000 Yonge Street, 10th Floor
Toronto, Ontario M2N 7E9

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Lawyers for the Applicant

TAB 4

~~Revised: January 21, 2014~~
~~s.243(1) BIA (National Receiver) and s. 101 CJA (Ontario) Receiver~~

Court File No. ~~—~~: CV-25-00752828-00CL

ONTARIO
SUPERIOR COURT OF JUSTICE
(COMMERCIAL LIST)

THE HONOURABLE	)	~~WEEKDAY~~WEDNESDAY, THE #1st
	)	
JUSTICE	)	DAY OF ~~MONTH~~OCTOBER,
		~~20YR~~2025

B E T W E E N:

~~**PLAINTIFF**[1]~~

~~Plaintiff~~

CAMERON STEPHENS MORTGAGE CAPITAL LTD.

Applicant

- and -

~~**DEFENDANT**~~

~~Defendant~~

TRINITYSTAR DEVELOPMENTS INC.

Respondent

ORDER

(~~appointing~~Appointing Receiver)

~~[1] The Model Order Subcommittee notes that a receivership proceeding may be commenced by action or by application. This model order is drafted on the basis that the receivership proceeding is commenced by way of an action.~~

THIS ~~MOTION~~**APPLICATION** made by the ~~Plaintiff~~[2] Applicant for an Order pursuant to section 243(1) of the *Bankruptcy and Insolvency Act*, R.S.C. 1985, c. B-3, as amended (the ~~"~~"**BIA**~~"~~") and section 101 of the *Courts of Justice Act*, R.S.O. 1990, c. C.43, as amended (the ~~"~~"**CJA**~~"~~") appointing ~~[RECEIVER'S NAME]~~TDB Restructuring Limited ("**TDB**") as receiver ~~[and manager]~~ (in such ~~capacities~~capacity, the ~~"~~"**Receiver**~~"~~"), without security, of all of the assets, undertakings and properties of ~~[DEBTOR'S NAME]~~TrinityStar Developments Inc. (the ~~"~~"**Debtor**~~"~~"), acquired for, or used in relation to a business carried on by the Debtor, was heard this day at 330 University Avenue, Toronto, Ontario.

ON READING the affidavit of ~~[NAME]~~Jerrold Marriott sworn ~~[DATE]~~September ●, 2025 and the Exhibits thereto and on hearing the submissions of counsel for ~~[NAMES]~~the Applicant and the Debtor, no one appearing for ~~[NAME]~~any other party although duly served as appears from the affidavit of service of ~~[NAME]~~● sworn ~~[DATE]~~● , and on reading the consent of ~~[RECEIVER'S NAME]~~TDB to act as the Receiver,

SERVICE

1. **THIS COURT ORDERS** that the time for service of the Notice of ~~Motion~~Application and the ~~Motion~~Application Record is hereby abridged and validated[3] so that this ~~motion~~application is properly returnable today and hereby dispenses with further service thereof.

APPOINTMENT

2. **THIS COURT ORDERS** that pursuant to section 243(1) of the BIA and section 101 of the CJA, ~~[RECEIVER'S NAME]~~TDB is hereby appointed Receiver, without security, of all of the assets, undertakings and properties of the Debtor ~~acquired for, or used in relation to a business carried on by the Debtor~~, including the real property legally described in the PINs listed in **Schedule "A"** attached hereto (the "**Real Property**"), and all proceeds thereof (collectively, the ~~"~~"**Property**~~"~~").

[2] ~~Section 243(1) of the BIA provides that the Court may appoint a receiver "on application by a secured creditor".~~

[3] ~~If service is effected in a manner other than as authorized by the Ontario *Rules of Civil Procedure*, an order validating irregular service is required pursuant to Rule 16.08 of the *Rules of Civil Procedure* and may be granted in appropriate circumstances.~~

RECEIVER'S POWERS

3. **THIS COURT ORDERS** that the Receiver is hereby empowered and authorized, but not obligated, to act at once in respect of the Property and, without in any way limiting the generality of the foregoing, the Receiver is hereby expressly empowered and authorized to do any of the following where the Receiver considers it necessary or desirable:

(a) to take possession of and exercise control over the Property and any and all proceeds, receipts and disbursements arising out of or from the Property;

(b) to receive, preserve, and protect the Property, or any part or parts thereof, including, but not limited to, the changing of locks and security codes, the relocating of Property to safeguard it, the engaging of independent security personnel, the taking of physical inventories and the placement of such insurance coverage as may be necessary or desirable;

(c) to manage, operate, and carry on the business of the Debtor, including the powers to enter into any agreements, incur any obligations in the ordinary course of business, cease to carry on all or any part of the business, or cease to perform any contracts of the Debtor;

(d) to engage consultants, appraisers, agents, experts, auditors, accountants, managers, counsel and such other persons from time to time and on whatever basis, including on a temporary basis, to assist with the exercise of the Receiver's powers and duties, including without limitation those conferred by this Order;

(e) to purchase or lease such machinery, equipment, inventories, supplies, premises or other assets to continue the business of the Debtor or any part or parts thereof;

(f) to receive and collect all monies and accounts now owed or hereafter owing to the Debtor and to exercise all remedies of the Debtor in

collecting such monies, including, without limitation, to enforce any security held by the Debtor;

(g) to settle, extend or compromise any indebtedness owing to the Debtor;

(h) to execute, assign, issue and endorse documents of whatever nature in respect of any of the Property, whether in the Receiver~~!~~'s name or in the name and on behalf of the Debtor, for any purpose pursuant to this Order;

(i) to undertake environmental assessments of the Real Property;

(j) ~~(i)~~ to initiate, prosecute and continue the prosecution of any and all proceedings and to defend all proceedings now pending or hereafter instituted with respect to the Debtor, the Property or the Receiver, and to settle or compromise any such proceedings.[4] The authority hereby conveyed shall extend to such appeals or applications for judicial review in respect of any order or judgment pronounced in any such proceeding;

(k) ~~(j)~~ to market any or all of the Property, including advertising and soliciting offers in respect of the Property or any part or parts thereof and negotiating such terms and conditions of sale as the Receiver in its discretion may deem appropriate;

(l) ~~(k)~~ to sell, convey, transfer, lease or assign the Property or any part or parts thereof out of the ordinary course of business,

(i) without the approval of this Court in respect of any transaction not exceeding $~~_____~~50,000, provided that the aggregate consideration for all such transactions does not exceed $~~_____~~250,000; and

[4] ~~This model order does not include specific authority permitting the Receiver to either file an assignment in bankruptcy on behalf of the Debtor, or to consent to the making of a bankruptcy order against the Debtor. A bankruptcy may have the effect of altering the priorities among creditors, and therefore the specific authority of the Court should be sought if the Receiver wishes to take one of these steps.~~

(ii) with the approval of this Court in respect of any transaction in which the purchase price or the aggregate purchase price exceeds the applicable amount set out in the preceding clause;

and in each such case notice under subsection 63(4) of the Ontario *Personal Property Security Act*, ~~[~~or section 31 of the Ontario *Mortgages Act*, as the case may be,~~]~~[5] shall not be required~~, and in each case the Ontario *Bulk Sales Act* shall not apply.~~;

(m) ~~(l)~~ to apply for any vesting order or other orders necessary to convey the Property or any part or parts thereof to a purchaser or purchasers thereof, free and clear of any liens or encumbrances affecting such Property;

(n) ~~(m)~~ to report to, meet with and discuss with such affected Persons (as defined below) as the Receiver deems appropriate on all matters relating to the Property and the receivership, and to share information, subject to such terms as to confidentiality as the Receiver deems advisable;

(o) ~~(n)~~ to register a copy of this Order and any other Orders in respect of the Property against title to any of the Real Property;

(p) ~~(o)~~ to apply for any permits, licences, approvals or permissions as may be required by any governmental authority and any renewals thereof for and on behalf of and, if thought desirable by the Receiver, in the name of the Debtor;

(q) ~~(p)~~ to enter into agreements with any trustee in bankruptcy appointed in respect of the Debtor, including, without limiting the generality of the foregoing, the ability to enter into occupation agreements for any property owned or leased by the Debtor;

~~[5] If the Receiver will be dealing with assets in other provinces, consider adding references to applicable statutes in other provinces. If this is done, those statutes must be reviewed to ensure that the Receiver is exempt from or can be exempted from such notice periods, and further that the Ontario Court has the jurisdiction to grant such an exemption.~~

(r) ~~(q)~~ to exercise any shareholder, partnership, joint venture or other rights which the Debtor may have; and

(s) ~~(r)~~ to take any steps reasonably incidental to the exercise of these powers or the performance of any statutory obligations~~.~~;

and in each case where the Receiver takes any such actions or steps, it shall be exclusively authorized and empowered to do so, to the exclusion of all other Persons ~~(as defined below)~~, including the Debtor, and without interference from any other Person.

DUTY TO PROVIDE ACCESS AND CO-OPERATION TO THE RECEIVER

4. **THIS COURT ORDERS** that (i) the Debtor, (ii) all of its current and former directors, officers, employees, agents, accountants, legal counsel and shareholders, and all other persons acting on its instructions or behalf, and (iii) all other individuals, firms, corporations, governmental bodies or agencies, or other entities having notice of this Order (all of the foregoing, collectively, being "**Persons**" and each being a "**Person**") shall forthwith advise the Receiver of the existence of any Property in such Person's possession or control, shall grant immediate and continued access to the Property to the Receiver, and shall deliver all such Property to the Receiver upon the Receiver's request.

5. **THIS COURT ORDERS** that all Persons shall forthwith advise the Receiver of the existence of any books, documents, securities, contracts, orders, corporate and accounting records, and any other papers, records and information of any kind related to the business or affairs of the Debtor, and any computer programs, computer tapes, computer disks, or other data storage media containing any such information (the foregoing, collectively, the "**Records**") in that Person's possession or control, and shall provide to the Receiver or permit the Receiver to make, retain and take away copies thereof and grant to the Receiver unfettered access to and use of accounting, computer, software and physical facilities relating thereto, provided however that nothing in this paragraph 5 or in paragraph 6 of this Order shall require the delivery of Records, or the granting of access to Records, which may not be disclosed or provided to the Receiver due to the privilege attaching to solicitor-client communication or due to statutory provisions prohibiting such disclosure.

6. **THIS COURT ORDERS** that if any Records are stored or otherwise contained on a computer or other electronic system of information storage, whether by independent service provider or otherwise, all Persons in possession or control of such Records shall forthwith give unfettered access to the Receiver for the purpose of allowing the Receiver to recover and fully copy all of the information contained therein whether by way of printing the information onto paper or making copies of computer disks or such other manner of retrieving and copying the information as the Receiver in its discretion deems expedient, and shall not alter, erase or destroy any Records without the prior written consent of the Receiver. Further, for the purposes of this paragraph, all Persons shall provide the Receiver with all such assistance in gaining immediate access to the information in the Records as the Receiver may in its discretion require including providing the Receiver with instructions on the use of any computer or other system and providing the Receiver with any and all access codes, account names and account numbers that may be required to gain access to the information.

7. **THIS COURT ORDERS** that the Receiver shall provide each of the relevant landlords with notice of the Receiver's intention to remove any fixtures from any leased premises at least seven (7) days prior to the date of the intended removal. The relevant landlord shall be entitled to have a representative present in the leased premises to observe such removal and, if the landlord disputes the Receiver's entitlement to remove any such fixture under the provisions of the lease, such fixture shall remain on the premises and shall be dealt with as agreed between any applicable secured creditors, such landlord and the Receiver, or by further Order of this Court upon application by the Receiver on at least two (2) days notice to such landlord and any such secured creditors.

NO PROCEEDINGS AGAINST THE RECEIVER

8. **THIS COURT ORDERS** that no proceeding or enforcement process in any court or tribunal (each, a "**Proceeding**"), shall be commenced or continued against the Receiver except with the written consent of the Receiver or with leave of this Court.

NO PROCEEDINGS AGAINST THE DEBTOR OR THE PROPERTY

9. **THIS COURT ORDERS** that no Proceeding against or in respect of the Debtor or the Property shall be commenced or continued except with the written consent of the Receiver or with leave of this Court and any and all Proceedings currently under way against or in respect of the Debtor or the Property are hereby stayed and suspended pending further Order of this Court.

NO EXERCISE OF RIGHTS OR REMEDIES

10. **THIS COURT ORDERS** that all rights and remedies against the Debtor, the Receiver, or affecting the Property, are hereby stayed and suspended except with the written consent of the Receiver or leave of this Court, provided however that this stay and suspension does not apply in respect of any "eligible financial contract" as defined in the BIA, and further provided that nothing in this paragraph shall (i) empower the Receiver or the Debtor to carry on any business which the Debtor is not lawfully entitled to carry on, (ii) exempt the Receiver or the Debtor from compliance with statutory or regulatory provisions relating to health, safety or the environment, (iii) prevent the filing of any registration to preserve or perfect a security interest, or (iv) prevent the registration of a claim for lien.

NO INTERFERENCE WITH THE RECEIVER

11. **THIS COURT ORDERS** that no Person shall discontinue, fail to honour, alter, interfere with, repudiate, terminate or cease to perform any right, renewal right, contract, agreement, licence or permit in favour of or held by the Debtor, without written consent of the Receiver or leave of this Court.

CONTINUATION OF SERVICES

12. **THIS COURT ORDERS** that all Persons having oral or written agreements with the Debtor or statutory or regulatory mandates for the supply of goods and/or services, including without limitation, all computer software, communication and other data services, centralized banking services, payroll services, insurance, transportation services, utility or other services to the Debtor are hereby restrained until further Order of this Court from discontinuing, altering, interfering with or terminating the supply of such goods or services as may be required by the Receiver, and that the Receiver shall be entitled to the continued use of the Debtor's current

telephone numbers, facsimile numbers, internet addresses and domain names, provided in each case that the normal prices or charges for all such goods or services received after the date of this Order are paid by the Receiver in accordance with normal payment practices of the Debtor or such other practices as may be agreed upon by the supplier or service provider and the Receiver, or as may be ordered by this Court.

RECEIVER TO HOLD FUNDS

13. **THIS COURT ORDERS** that all funds, monies, cheques, instruments, and other forms of payments received or collected by the Receiver from and after the making of this Order from any source whatsoever, including without limitation the sale of all or any of the Property and the collection of any accounts receivable in whole or in part, whether in existence on the date of this Order or hereafter coming into existence, shall be deposited into one or more new accounts to be opened by the Receiver (the "**Post Receivership Accounts**") and the monies standing to the credit of such Post Receivership Accounts from time to time, net of any disbursements provided for herein, shall be held by the Receiver to be paid in accordance with the terms of this Order or any further Order of this Court.

EMPLOYEES

14. **THIS COURT ORDERS** that all employees of the Debtor shall remain the employees of the Debtor until such time as the Receiver, on the Debtor's behalf, may terminate the employment of such employees. The Receiver shall not be liable for any employee-related liabilities, including any successor employer liabilities as provided for in section 14.06(1.2) of the BIA, other than such amounts as the Receiver may specifically agree in writing to pay, or in respect of its obligations under sections 81.4(5) or 81.6(3) of the BIA or under the *Wage Earner Protection Program Act*.

PIPEDA

15. **THIS COURT ORDERS** that, pursuant to clause 7(3)(c) of the Canada *Personal Information Protection and Electronic Documents Act*, the Receiver shall disclose personal information of identifiable individuals to prospective purchasers or bidders for the Property and to their advisors, but only to the extent desirable or required to negotiate and attempt to complete

one or more sales of the Property (each, a "**Sale**"). Each prospective purchaser or bidder to whom such personal information is disclosed shall maintain and protect the privacy of such information and limit the use of such information to its evaluation of the Sale, and if it does not complete a Sale, shall return all such information to the Receiver, or in the alternative destroy all such information. The purchaser of any Property shall be entitled to continue to use the personal information provided to it, and related to the Property purchased, in a manner which is in all material respects identical to the prior use of such information by the Debtor, and shall return all other personal information to the Receiver, or ensure that all other personal information is destroyed.

LIMITATION ON ENVIRONMENTAL LIABILITIES

16. **THIS COURT ORDERS** that nothing herein contained shall require the Receiver to occupy or to take control, care, charge, possession or management (separately and/or collectively, "**Possession**") of any of the Property that might be environmentally contaminated, might be a pollutant or a contaminant, or might cause or contribute to a spill, discharge, release or deposit of a substance contrary to any federal, provincial or other law respecting the protection, conservation, enhancement, remediation or rehabilitation of the environment or relating to the disposal of waste or other contamination including, without limitation, the *Canadian Environmental Protection Act*, the Ontario *Environmental Protection Act*, the *Ontario Water Resources Act*, or the Ontario *Occupational Health and Safety Act* and regulations thereunder (the "**Environmental Legislation**"), provided however that nothing herein shall exempt the Receiver from any duty to report or make disclosure imposed by applicable Environmental Legislation. The Receiver shall not, as a result of this Order or anything done in pursuance of the Receiver's duties and powers under this Order, be deemed to be in Possession of any of the Property within the meaning of any Environmental Legislation, unless it is actually in possession.

LIMITATION ON THE RECEIVER'S LIABILITY

17. **THIS COURT ORDERS** that the Receiver shall incur no liability or obligation as a result of its appointment or the carrying out the provisions of this Order, save and except for any gross negligence or wilful misconduct on its part, or in respect of its obligations under sections

81.4(5) or 81.6(3) of the BIA or under the *Wage Earner Protection Program Act*. Nothing in this Order shall derogate from the protections afforded the Receiver by section 14.06 of the BIA or by any other applicable legislation.

RECEIVER'S ACCOUNTS

18. **THIS COURT ORDERS** that the Receiver and counsel to the Receiver shall be paid their reasonable fees and disbursements, in each case at their standard rates and charges unless otherwise ordered by the Court on the passing of accounts, and that the Receiver and counsel to the Receiver shall be entitled to and are hereby granted a charge (the "**Receiver's Charge**") on the Property, as security for such fees and disbursements, both before and after the making of this Order in respect of these proceedings, and that the Receiver's Charge shall form a first charge on the Property in priority to all security interests, trusts, liens, charges and encumbrances, statutory or otherwise, in favour of any Person, but subject to sections 14.06(7), 81.4(4), and 81.6(2) of the BIA.[6]

19. **THIS COURT ORDERS** that the Receiver and its legal counsel shall pass its accounts from time to time, and for this purpose the accounts of the Receiver and its legal counsel are hereby referred to a judge of the Commercial List of the Ontario Superior Court of Justice.

20. **THIS COURT ORDERS** that prior to the passing of its accounts, the Receiver shall be at liberty from time to time to apply reasonable amounts, out of the monies in its hands, against its fees and disbursements, including legal fees and disbursements, incurred at the standard rates and charges of the Receiver or its counsel, and such amounts shall constitute advances against its remuneration and disbursements when and as approved by this Court.

FUNDING OF THE RECEIVERSHIP

21. **THIS COURT ORDERS** that the Receiver be at liberty and it is hereby empowered to borrow by way of a revolving credit or otherwise, such monies from time to time as it may

[6] ~~Note that subsection 243(6) of the BIA provides that the Court may not make such an order "unless it is satisfied that the secured creditors who would be materially affected by the order were given reasonable notice and an opportunity to make representations".~~

consider necessary or desirable, provided that the outstanding principal amount does not exceed $~~———~~1,000,000 (or such greater amount as this Court may by further Order authorize) at any time, at such rate or rates of interest as it deems advisable for such period or periods of time as it may arrange, for the purpose of funding the exercise of the powers and duties conferred upon the Receiver by this Order, including interim expenditures. The whole of the Property shall be and is hereby charged by way of a fixed and specific charge (the ~~"~~"**Receiver~~'~~'s Borrowings Charge~~"~~"") as security for the payment of the monies borrowed, together with interest and charges thereon, in priority to all security interests, trusts, liens, charges and encumbrances, statutory or otherwise, in favour of any Person, but subordinate in priority to the Receiver's Charge and the charges as set out in sections 14.06(7), 81.4(4), and 81.6(2) of the BIA.

22. **THIS COURT ORDERS** that neither the Receiver~~'~~'s Borrowings Charge nor any other security granted by the Receiver in connection with its borrowings under this Order shall be enforced without leave of this Court.

23. **THIS COURT ORDERS** that the Receiver is at liberty and authorized to issue certificates substantially in the form annexed as **Schedule ~~"A"~~"B"** hereto (the ~~"~~"**Receiver's Certificates**~~"~~") for any amount borrowed by it pursuant to this Order.

24. **THIS COURT ORDERS** that the monies from time to time borrowed by the Receiver pursuant to this Order or any further order of this Court and any and all Receiver's Certificates evidencing the same or any part thereof shall rank on a *pari passu* basis, unless otherwise agreed to by the holders of any prior issued Receiver~~'~~'s Certificates.

SERVICE AND NOTICE

25. **THIS COURT ORDERS** that the E-Service ~~Protocol~~Guide of the Commercial List (the "**~~Protocol~~Guide**") is approved and adopted by reference herein and, in this proceeding, the service of documents made in accordance with the ~~Protocol~~Guide (which can be found on the Commercial List website at ~~http://www.ontariocourts.ca/scj/practice/practice-directions/toronto/e-service-protocol/~~https://commerciallist.com/resources) shall be valid and effective service. Subject to Rule 17.05 this Order shall constitute an order for substituted service pursuant to Rule 16.04 of the Rules of

Civil Procedure. Subject to Rule 3.01(d) of the Rules of Civil Procedure and paragraph 21 of the ~~Protocol~~Guide, service of documents in accordance with the ~~Protocol~~Guide will be effective on transmission. This Court further orders that a Case Website shall be established in accordance with the ~~Protocol~~Guide with the following URL: '~~@~~https://tdbadvisory.ca/insolvency-case/trinitystar-developments-inc/'.

26. **THIS COURT ORDERS** that if the service or distribution of documents in accordance with the ~~Protocol~~Guide is not practicable, the Receiver is at liberty to serve or distribute this Order, any other materials and orders in these proceedings, any notices or other correspondence, by forwarding true copies thereof by prepaid ordinary mail, courier, personal delivery or facsimile transmission to the Debtor~~!~~'s creditors or other interested parties at their respective addresses as last shown on the records of the Debtor and that any such service or distribution by courier, personal delivery or facsimile transmission shall be deemed to be received on the next business day following the date of forwarding thereof, or if sent by ordinary mail, on the third business day after mailing.

GENERAL

27. **THIS COURT ORDERS** that the Receiver may from time to time apply to this Court for advice and directions in the discharge of its powers and duties hereunder.

28. **THIS COURT ORDERS** that nothing in this Order shall prevent the Receiver from acting as a trustee in bankruptcy of the Debtor.

29. **THIS COURT HEREBY REQUESTS** the aid and recognition of any court, tribunal, regulatory or administrative body having jurisdiction in Canada or in the United States to give effect to this Order and to assist the Receiver and its agents in carrying out the terms of this Order. All courts, tribunals, regulatory and administrative bodies are hereby respectfully requested to make such orders and to provide such assistance to the Receiver, as an officer of this Court, as may be necessary or desirable to give effect to this Order or to assist the Receiver and its agents in carrying out the terms of this Order.

30. **THIS COURT ORDERS** that the Receiver be at liberty and is hereby authorized and empowered to apply to any court, tribunal, regulatory or administrative body, wherever located,

for the recognition of this Order and for assistance in carrying out the terms of this Order, and that the Receiver is authorized and empowered to act as a representative in respect of the within proceedings for the purpose of having these proceedings recognized in a jurisdiction outside Canada.

31. **THIS COURT ORDERS** that the ~~Plaintiff~~Applicant shall have its costs of this ~~motion~~application, up to and including entry and service of this Order, provided for by the terms of the ~~Plaintiff~~Applicant's security or, if not so provided by the ~~Plaintiff~~Applicant's security, then on a substantial indemnity basis to be paid by the Receiver from the Debtor~~!~~'s estate with such priority and at such time as this Court may determine.

32. **THIS COURT ORDERS** that any interested party may apply to this Court to vary or amend this Order on not less than seven (7) days~~!~~' notice to the Receiver and to any other party likely to be affected by the order sought or upon such other notice, if any, as this Court may order.

SCHEDULE "A"

REAL PROPERTY PINS

Property Identification Numbers

26673-0361 (LT)	26673-0362 (LT)
26673-0363 (LT)	26673-0364 (LT)
26673-0365 (LT)	26673-0366 (LT)
26673-0367 (LT)	26673-0368 (LT)
26673-0369 (LT)	26673-0370 (LT)
26673-0371 (LT)	26673-0372 (LT)
26673-0373 (LT)	26673-0374 (LT)
26673-0375 (LT)	26673-0376 (LT)
26673-0377 (LT)	26673-0378 (LT)
26673-0379 (LT)	26673-0380 (LT)
26673-0381 (LT)	26673-0382 (LT)
26673-0384 (LT)	

SCHEDULE "B"

RECEIVER CERTIFICATE

CERTIFICATE NO. _____

AMOUNT $_____

1. THIS IS TO CERTIFY that [RECEIVER'S NAME], the receiver (the "**Receiver**") of the ~~assets, undertakings and properties~~Property (as defined in the Order (defined below)) of [DEBTOR'S NAME]~~ acquired for, or used in relation to a business carried on by the Debtor, including all proceeds thereof (collectively, the "Property")~~ appointed by Order of the Ontario Superior Court of Justice (Commercial List) (the "**Court**") dated the ___ day of _____, 20__ (the "Order") made in an action having Court file number __-CL-_____, has received as such Receiver from the holder of this certificate (the "**Lender**") the principal sum of $_____, being part of the total principal sum of $_____ which the Receiver is authorized to borrow under and pursuant to the Order.

2. The principal sum evidenced by this certificate is payable on demand by the Lender with interest thereon calculated and compounded [daily][monthly not in advance on the _____ day of each month] after the date hereof at a notional rate per annum equal to the rate of _____ per cent above the prime commercial lending rate of Bank of _____ from time to time.

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

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

5. Until all liability in respect of this certificate has been terminated, no certificates creating charges ranking or purporting to rank in priority to this certificate shall be issued by the Receiver

to any person other than the holder of this certificate without the prior written consent of the holder of this certificate.

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

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

DATED the _____ day of _____, 20__.

[RECEIVER'S NAME], solely in its capacity as Receiver of the Property, and not in its personal capacity

Per: _____

Name:

Title:

CAMERON STEPHENS MORTGAGE CAPITAL LTD. Applicant	-and-	**TRINITYSTAR DEVELOPMENTS INC.** Debtor

Court File No.:

ONTARIO
SUPERIOR COURT OF JUSTICE
(COMMERCIAL LIST)

PROCEEDING COMMENCED AT
TORONTO

ORDER
(appointing Receiver)

CHAITONS LLP
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Lawyers for the Applicant

Document comparison by Workshare Compare on Monday, September 29, 2025 3:46:34 PM

Input:	
Document 1 ID	file://C:\Users\DIm\OneDrive - Chaitons LLP\Desktop\Model Orders\receivership-order-EN (7).doc
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Document 2 ID	iManage://chaitonsllp.cloudimanage.com/CHAITONSDM/15301208/3
Description	#15301208v3<chaitonsllp.cloudimanage.com> - Draft Receivership Order
Rendering set	Standard

Legend:	
Insertion	
~~Deletion~~	
~~Moved from~~	
Moved to	
Style change	
Format change	
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Deleted cell	
Moved cell	
Split/Merged cell	
Padding cell	

Statistics:	
	Count
Insertions	199
Deletions	147
Moved from	0
Moved to	0
Style changes	0
Format changes	0
Total changes	346

CAMERON STEPHENS MORTGAGE CAPITAL LTD. -and- **TRINITYSTAR DEVELOPMENTS INC.**

Applicant

Respondent

Court File No.: CV-25-00752828-00CL

ONTARIO
SUPERIOR COURT OF JUSTICE
(COMMERCIAL LIST)

PROCEEDING COMMENCED AT
TORONTO

APPLICATION RECORD
(returnable October 1, 2025)

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