

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

BETWEEN:

**VECTOR FINANCIAL SERVICES LIMITED AND
OLYMPIA TRUST COMPANY**

Applicants

-and-

**2808234 ONTARIO INC., MIR SHAMS MOUSAVI
AND STEPAN KUCHMIY**

Respondents

**IN THE MATTER OF AN APPLICATION
Under Section 243(1) of the Bankruptcy and Insolvency Act (R.S.C., 1985, c. B-3), and Section 101 of
the *Courts Of Justice Act*, R.S.O. 1990, C. C.43**

SUPPLEMENTARY APPLICATION RECORD OF THE APPLICANTS

May 29, 2026

ROBINS APPLEBY LLP
Barristers + Solicitors
2600 - 120 Adelaide Street West
Toronto, ON M5H 1T1

Dominique Michaud LSO No.: 56871V
Email: dmichaud@robapp.com
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Anisha Samat LSO No.: 82342Q
Email: asamat@robapp.com
Tel: (416) 860 -1901

Lawyers for the Applicants

TO: THE SERVICE LIST

SERVICE LIST
(updated as at May 29, 2026)

<p>ROBINS APPLEBY LLP 2600 - 120 Adelaide Street West Toronto, ON M5H 1T1</p> <p>Dominique Michaud LSO No.: 56871v Email: dmichaud@robapp.com Tel: (416) 360-3795</p> <p>Anisha Samat LSO No.: 82342Q Email: asamat@robapp.com Tel: (416) 860-1901</p> <p>Lawyers for the Applicants</p>	<p>IRA SMITH TRUSTEE & RECEIVER INC. 6-167 Applewood Crescent Concord, ON L4K 4K7</p> <p>Ira Smith Email: ira@irasmithinc.com Tel: (905) 738-4167 ext. 111</p> <p>Brandon Smith Email: brandon@irasmithinc.com</p> <p>Proposed Receiver</p>
<p>ARIYAN ZARAINEH Barrister & Solicitor 200-37 Prince Arthur Avenue Toronto, ON M5R 1B2</p> <p>Ariyan Zaraineh LSO No.: 68959U Email: azaraineh@gmail.com Tel: (416) 569-0707</p> <p>Lawyers for the Respondent, 2808234 Ontario Inc.</p>	<p>TRAVELERS INSURANCE COMPANY OF CANADA 165 University Avenue Toronto, ON M5H 3B9</p> <p>Secured Creditor</p>
<p>TOYOTA CREDIT CANADA INC. 200-80 Micro Court Markham, ON L3R 9Z5</p> <p>Secured Creditor</p>	<p>ADDISON WEALTH MANAGEMENT INC. 33 Balfour Drive Hamilton, ON L9C 7A5</p> <p>Jason Waxman Email: jason@addisonwealth.com; jason@oculuswealth.ca</p> <p>Secured Creditor</p>
<p>VADYM KVYETKO 7 Montano Court Richmond Hill, ON L4C 0S2</p> <p>Email: vadym@8608capital.com; domovadim@gmail.com</p> <p>Secured Creditor</p>	<p>SVITLANA KVYETKO 7 Montano Court Richmond Hill, ON L4C 0S2</p> <p>Secured Creditor</p>

<p>HIS MAJESTY THE KING IN RIGHT OF CANADA as represented by Ministry of Finance Legal Services Branch Revenue Collections Branch – Insolvency Unit 33 King Street West, 6th Floor Oshawa, ON L1H 8H5</p> <p>Email: insolvency.unit@ontario.ca</p>	<p>OFFICE OF THE SUPERINTENDENT OF BANKRUPTCY CANADA 151 Yonge Street, 4th Floor Toronto, ON M5C 2W7</p> <p>Email: osbservice-bsfservice@ised-isde.gc.ca</p>
<p>ATTORNEY GENERAL OF CANADA Department of Justice of Canada Ontario Regional Office, Tax Law Section 400-120 Adelaide Street West Toronto, ON M5H 1T1</p> <p>Email: AGC-PGC.Toronto-Tax-Fiscal@justice.gc.ca</p>	<p>ARDY KHAVARI</p> <p>Email: ardy@8608capitalinvestments.com</p>
<p>KESARWANI LAW OFFICE 2121 Lake Shore Blvd. West, Unit 9 Toronto, ON M8Z 3A8</p> <p>Rahul Kesarwani LSO No. 50041H Email: rahul@legal-solutions.ca Phone: 647-349-8300 Fax: 416-237-0458</p> <p>Lawyers for DS Consultants Ltd.</p>	

Email Service List: dmichaud@robapp.com; asamat@robapp.com; ira@irasmithinc.com; brandon@irasmithinc.com; azaraineh@gmail.com; vadym@8608capital.com; domovadim@gmail.com; ardy@8608capitalinvestments.com; osbservice-bsfservice@ised-isde.gc.ca; AGC-PGC.Toronto-Tax-Fiscal@justice.gc.ca; insolvency.unit@ontario.ca; jason@addisonwealth.com; jason@oculuswealth.ca; rahul@legal-solutions.ca; _____

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	3.	Issued Order of Justice Myers dated January 29, 2026
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TAB A

Court File No.: CV-25-00750015-00CL

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

BETWEEN:

**VECTOR FINANCIAL SERVICES LIMITED AND
OLYMPIA TRUST COMPANY**

Applicants

-and-

**2808234 ONTARIO INC., MIR SHAMS MOUSAVI
AND STEPAN KUCHMIY**

Respondents

**IN THE MATTER OF AN APPLICATION
Under Section 243(1) of the Bankruptcy and Insolvency Act (R.S.C., 1985, c. B-3), and
Section 101 of the *Courts Of Justice Act*, R.S.O. 1990, C. C.43**

AFFIDAVIT OF MITCHELL OELBAUM

I, **MITCHELL OELBAUM** of the City of Toronto, in the Province of Ontario, **MAKE
OATH AND SAY:**

1. I am the President of Vector Financial Services Limited ("**Vector**") and, as such, have knowledge of the matters contained in this Affidavit.
2. I swear this affidavit, further to my affidavit sworn September 10, 2025 (the "**First Oelbaum Affidavit**"), in support of this Application by Vector and Olympia Trust Company ("**Olympia**" and together with Vector, the "**Lender**") for the appointment of Ira Smith Trustee & Receiver Inc. ("**Ira Smith**" or the "**Receiver**"), as receiver and manager over all of the assets,

properties and undertakings of 2808234 Ontario Inc. (the "**Borrower**"), including the properties municipally known as 995 Broadview Avenue, 997 Broadview Avenue, 999 Broadview Avenue, 1001 Broadview Avenue, 1003 Broadview Avenue, 1005 Broadview Avenue, 2 Mortimer Avenue, and 4 Mortimer Avenue, in Toronto, Ontario (collectively the "**Property**"). Where this affidavit is based on information received from others, I verily believe that information to be true.

3. All defined terms herein shall have the same meaning as ascribed to them in the First Oelbaum Affidavit.

Procedural History of Proceedings

4. The Lender is the first-ranking mortgagee on the parcels of land comprising the Property, pursuant to a loan advanced to the Borrower in the principal amount of \$10,000,000.00, of which the Lender advanced \$8,300,000.00 (the "**Loan**"). The Borrower is the owner of the Property.

5. The Borrower defaulted on the terms of the Loan and the security granted thereunder, and as such, in September 2025, the Lender commenced this Application seeking the appointment of the Receiver over the Borrower.

6. Since the commencement of these proceedings, the hearing of this Application has been adjourned multiple times to permit the Borrower to pursue refinancing and settlement efforts.

7. In an endorsement dated October 16, 2025, Justice Myers recorded that the Borrower continued to seek refinancing, and that if refinancing did not occur, the Borrower consented to the appointment of a receiver in the negotiated form of order. A copy of the Endorsement of Justice Myers dated October 16, 2025 is attached as **Exhibit "1"**.

8. On November 28, 2025, the application again came before the Court and was further

adjourned on consent by Endorsement of Justice Myers to permit the Borrower additional time to complete refinancing and settlement discussions. A copy of the Endorsement of Justice Myers dated November 28, 2025 is attached as **Exhibit “2”**.

9. On January 29, 2026, the parties attended before the Court, and Justice Myers issued an Order (the “**Myers Order**”) and Endorsement (copies of which are attached as **Exhibits “3”** and “**4**”), which required, *inter alia*:

- (a) payment by the Borrower of \$50,000.00 by February 2, 2026, to Vector;
- (b) execution of settlement documentation by March 2, 2026 (which is further described below);
- (c) delivery of a refinancing commitment by March 16, 2026; and
- (d) completion of refinancing by April 1, 2026.

10. The Myers Order further provided that, *inter alia*:

- (a) upon breach of the adjournment terms or if a refinancing was not completed by April 1, 2026, the Lender was entitled to release and utilize transfer documentation held in escrow pursuant to the parties’ settlement arrangements; and
- (b) upon breach of the terms, the Lender was entitled to restore the receivership application to the Commercial List on an expedited basis and proceed on the Borrower’s consent to appoint the Receiver.

The Quit Claim Agreement

11. In connection with the repeated adjournments of this Application and the Borrower’s ongoing efforts to obtain refinancing, the parties negotiated a form of escrow transfer arrangement referred to as the “Quit Claim Agreement”.

12. The contemplated Quit Claim Agreement involved the Borrower executing transfer documentation in favour of the Lender together with discharge documentation from certain

subordinate mortgagees on title to the Property, to be held in escrow pending completion of refinancing by the Borrower.

13. This was intended to facilitate a consensual resolution of the enforcement proceedings in the event the Borrower failed to complete refinancing and repay the indebtedness owing to the Lender.

14. However, the Quit Claim Agreement was never fully completed or capable of implementation, including because fully executed documentation was never delivered with the consent and execution of all contemplated parties and subordinate mortgagees. Further, the registration of a further encumbrance, namely the Doma Lien described below, prevented the contemplated arrangement from closing.

The Borrower's Continuing Defaults

15. The Borrower has failed to satisfy the refinancing deadlines established by the Myers Order and failed to repay the indebtedness owing to the Lender.

16. Further, an additional lien has been registered against the Property. Specifically, on January 26, 2026, Doma Construction Management Inc. ("**Doma**") registered a Claim for Lien in the amount of \$355,086.00 as Instrument No. AT6994082 against, among others, PINs 10399-0078, 10399-0081 and 10399-0082 which comprise the properties municipally known as 995-1001 Broadview Avenue, Toronto, Ontario (the "**Doma Lien**"). A copy of the Doma Lien is attached as **Exhibit "5"**.

17. Copies of the parcel registers for the Property, as of May 27, 2026, are collectively attached as **Exhibit "6"**.

The Need for a Court Appointed Receiver

18. Despite repeated adjournments and opportunities afforded to the Borrower to refinance the Loan and resolve these proceedings consensually, the Borrower has failed to complete refinancing, failed to repay the indebtedness owing to the Lender, failed to preserve title to the Property, and failed to satisfy the obligations imposed by the Myers Order.

19. In the circumstances, I believe that the Lender is now entitled to proceed with the within Application on the Borrower’s consent. In my view, it just and convenient that the Receiver now be appointed to preserve and protect the Property, manage competing stakeholder and creditor interests, investigate and address lien and priority issues, and administer and realize upon the Property in an orderly and transparent manner for the benefit of all stakeholders.

20. I make this Affidavit in support of the within Application and for no other or improper purpose.

SWORN remotely by Mitchell Oelbaum,)
of the City of Toronto, in the Province of)
Ontario, before me on the 28th day of May,)
2026, in accordance with *O. Reg. 431/20*,)
Administering Oath or Declaration)
Remotely.)

Signed by:)
Anisha Samat)
B41BCB29E621473...)

_____)
A Commissioner for Taking Affidavits)
Anisha Samat

DocuSigned by:
Mitchell Oelbaum
62FDC66C5EE94A4...

_____)
MITCHELL OELBAUM

**VECTOR FINANCIAL SERVICES - and -
LIMITED AND OLYMPIA TRUST
COMPANY**

**2808234 ONTARIO INC., MIR
SHAMS MOUSAVI, AND STEPAN
KUCHMIY**

Applicants

Respondents

Court File No.: CV-25-00750015-00CL

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

**IN THE MATTER OF AN APPLICATION
Under Section 243(1) of the Bankruptcy and
Insolvency Act (R.S.C., 1985, c. B-3), and Section 101
of the *Courts Of Justice Act*, R.S.O. 1990, C. C.43**

PROCEEDING COMMENCED AT TORONTO

AFFIDAVIT OF MITCHELL OELBAUM

ROBINS APPLEBY LLP
2600 - 120 Adelaide Street West
Toronto, ON M5H 1T1

Dominique Michaud LSO No.: 56871V
Email: dmichaud@robapp.com
Tel: (416) 360-3795

Anisha Samat LSO No.: 82342Q
Email: asamat@robapp.com
Tel: (416) 860-1901

Lawyers for the Applicants

THIS IS **EXHIBIT "1"** REFERRED TO IN
THE AFFIDAVIT OF **MITCHELL OELBAUM**

SWORN BEFORE ME THIS 28TH
DAY OF MAY, 2026.



Commissioner for Taking Affidavits etc./Notary Public

Anisha Samat



ONTARIO SUPERIOR COURT OF JUSTICE
(COMMERCIAL LIST)

COUNSEL/ENDORSEMENT SLIP

COURT FILE NO.: CV-25-00750015-00CL

DATE: October 16, 2025

NO. ON LIST:

TITLE OF PROCEEDING: VECTOR FINANCIAL SERVICES LIMITED AND OLYMPIA TRUST COMPANY v. 2808234 ONTARIO INC ., MIR SHAMS MOUSAVI AND STEPAN KUCHMIY

BEFORE: JUSTICE Frederick L. Myers

PARTICIPANT INFORMATION

For Plaintiff, Applicant, Moving Party:

Name of Person Appearing	Name of Party	Contact Info
Dominique Michaud	Applicants	dmichaud@robapp.com

For Defendant, Respondent, Responding Party:

Name of Person Appearing	Name of Party	Contact Info
A, Zaraineh	Respondents	info@azlaws.ca

ENDORSEMENT OF JUSTICE FL MYERS:

- 1) On consent, this application is adjourned to November 28, 2025 for 30 minutes before me by Zoom.
- 2) It is a condition of the adjournment, on consent, that pending the return of the application, the respondents will continue to seek refinancing to see the applicants paid in full. If the applicants are not paid in full before the next return of the application, the respondents consent to the appointment of a receiver in the negotiated form of order uploaded to Case Center at documents A16 and A17 in the sub-bundle entitled, "Motion – Oct. 16, 2025."
- 3) Mr. Michaud fairly acknowledges that his clients will still need to convince the court to make the order sought. He points to the number of discrete properties with many

interested parties differing on each. To have the property sold will be in the interests of all, he submits. But, with so many different people angling for a share of what may be scarce funds, his clients will submit that it is just and convenient to appoint a receiver to be above the creditors' fray and work single-mindedly toward the maximization of proceeds of realization.

- 4) I will not make any comment today.
- 5) If the Court does not have Mr. Zaraineh's email address, I request Mr. Michaud to forward a copy of this endorsement to him as soon as possible.


FL Myers J.

Date: Oct 16, 2025

THIS IS **EXHIBIT "2"** REFERRED TO IN
THE AFFIDAVIT OF **MITCHELL OELBAUM**

SWORN BEFORE ME THIS 28TH
DAY OF MAY, 2026.



Commissioner for Taking Affidavits etc./Notary Public

Anisha Samat



ONTARIO SUPERIOR COURT OF JUSTICE
(COMMERCIAL LIST)

COUNSEL/ENDORSEMENT SLIP

COURT FILE NO.: CV-25-00750015-00CL

DATE: November 28, 2025

NO. ON LIST: 3

TITLE OF PROCEEDING: VECTOR FINIANCIAL SERVICES v. MIR SHAMS MOUSAVI ET AL
BEFORE: JUSTICE MYERS

PARTICIPANT INFORMATION

For Plaintiff, Applicant, Moving Party:

Name of Person Appearing	Name of Party	Contact Info
Dominique Michaud	Lawyer for the Applicants	dmichaud@robapp.com

For Defendant, Respondent, Responding Party:

Name of Person Appearing	Name of Party	Contact Info
Ariyan Zaraineh	Lawyer for the Respondents	infor@azlaws.ca

For Other, Self-Represented:

Name of Person Appearing	Name of Party	Contact Info
Anna Okorokov Andres Dovale	Lawyers for DS Consultants	anna@legal-solutions.ca andres@legal-solutions.ca
Evelyn Contino	Lawyer for Doma Construction Management Inc.	evelyn@continoslaws.com

ENDORSEMENT OF JUSTICE MYERS:

[1] The motion scheduled to be heard today in my endorsement of October 16, 2025 is adjourned to January 29, 2026 at 12:00 noon by Zoom for no more than 30 minutes.

A handwritten signature in blue ink that reads "F.L. Myers, Jr." The signature is written in a cursive style with a large initial "F" and "L".

Frederick L. Myers

Date: Nov 28, 2025

THIS IS **EXHIBIT "3"** REFERRED TO IN
THE AFFIDAVIT OF **MITCHELL OELBAUM**

SWORN BEFORE ME THIS 28TH
DAY OF MAY, 2026.



Commissioner for Taking Affidavits etc./Notary Public

Anisha Samat

**ONTARIO
SUPERIOR COURT OF JUSTICE**

(COMMERCIAL LIST)

THE HONOURABLE) THURSDAY, THE 29TH
)
JUSTICE MYERS) DAY OF JANUARY, 2026

BETWEEN:

**VECTOR FINANCIAL SERVICES LIMITED AND
OLYMPIA TRUST COMPANY**

Applicants

-and-

**2808234 ONTARIO INC., MIR SHAMS MOUSAVI
AND STEPAN KUCHMIY**

Respondents

**IN THE MATTER OF AN APPLICATION
Under Section 243(1) of the Bankruptcy and Insolvency Act (R.S.C., 1985, c. B-3), and
Section 101 of the *Courts Of Justice Act*, R.S.O. 1990, C. C.43**

**ORDER
(Adjournment of Hearing)**

THIS APPLICATION, made by the Applicants, Vector Financial Services Limited and Olympia Trust Company (collectively, the "**Applicants**") 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 Ira Smith Trustee & Receiver Inc. ("**ISTR**") as receiver and manager (in such capacity, the "**Receiver**"), without security, of all of the assets, undertakings and property of the Respondent, 2808234 Ontario Inc. (the "**Debtor**"), including the real property legally described in Schedule

“A” hereto (collectively, the “**Real Property**”), and all other property, assets and undertakings relating thereto, acquired for, or used in relation to a business carried on by the Debtor and for other relief, was heard this day by way of video-conference.

ON READING the affidavit of Mitchell Oelbaum, sworn September 10, 2025, and the Exhibits thereto, and on hearing the submissions of counsel acting for the Applicants, the Respondents and such other parties as were present, and on reading the consent of ISTR to act as the Receiver,

ADJOURNMENT

1. **THIS COURT ORDERS** that the herein receivership application is adjourned, on consent of the Applicants (“**Vector**”) and Respondents (the “**Borrower**”) to a hearing date of April 2, 2026 (or the earliest available date thereafter) on the following terms:

- (a) The Borrower is to pay \$50,000 to Vector on or by 5:00 pm on **February 2, 2026**;
- (b) the Borrower is to provide Vector by **March 2, 2026**, fully executed settlement documents in a form acceptable to Vector that will see the sale of the Real Property to a Vector related entity for an amount to be determined by Vector in its full and unfettered discretion that is not to exceed the Vector Debt (the “**Settlement**”). As part of the Settlement, each mortgagee will agree to discharge their mortgages on the sale of the Real Property notwithstanding there will be no payment towards these mortgages. Vector will also release the guarantors upon completion of the sale. The Settlement documents will be held in escrow pending breach of the terms of the adjournment or the completion of the Refinancing (defined below);
- (c) the Borrower is to provide Vector by **March 16, 2026**, a firm commitment letter for the refinancing of the Vector loan with a closing date for the refinancing of not later than **April 1, 2026** (the “**Refinancing**”);
- (d) the Refinancing is to be completed by **April 1, 2026**;
- (e) if there is a breach of the above adjournment terms or the Refinancing is not complete by April 1, 2026, Vector is entitled to release the Settlement documents from escrow and complete the sale of the Real Property as contemplated in the Settlement;

- (f) if any of the above adjournment terms are not met, Vector is permitted to contact the Commercial List Office to schedule an earlier hearing to seek the appointment of ISTR as Receiver on consent of the Borrower.

A. L. Myers, Jr.

SCHEDULE "A" – THE REAL PROPERTY

2 Mortimer Ave.

PIN: 10399-0082 (LT)

DESCRIPTION: PCL 2-3 SEC M439; PT LT 2 PL M439 EAST YORK; PT LT 3 PL M439 EAST YORK; PT LT 4 PL M439 EAST YORK; PT LT 168 PL M439 EAST YORK COMM AT A POINT IN THE N LIMIT OF MORTIMER AV DISTANT WLY THEREON 26 FT 9 INCHES FROM THE SE ANGLE OF LT 168; THENCE NLY TO THE S END OF THE CENTRE LINE OF PARTY WALL BTN THE HOUSE ON THIS LAND AND THE HOUSE ON THE LAND TO THE E THEREOF, AND CONTINUING NLY TO THE N END THEREOF AND CONTINUING STILL NLY IN A STRAIGHT LINE IN ALL A DISTANCE OF 109 FT 3 INCHES MORE OR LESS TO A POINT IN THE W LIMIT OF SAID LT DISTANT SLY THEREON 24 FT 11 1/2 INCHES FROM THE NW ANGLE OF SAID LT 168; THENCE SLY ALONG THE W LIMIT OF SAID LT 168 A DISTANCE OF 10 FT 10 1/2 INCHES MORE OR LESS TO THE NE ANGLE OF LT 2; THENCE WLY ALONG THE N LIMIT OF LT 2 A DISTANCE OF 19 FT 5 1/4 INCHES MORE OR LESS TO A POINT THEREIN DISTANT WLY 49 FT FROM THE E LIMIT OF SAID LT 168 AND AT RIGHT ANGLES THEREFROM; THENCE SLY IN A STRAIGHT LINE PARALLEL WITH THE E LIMIT OF SAID LT 168 AND DISTANT WLY 49 FT AT RIGHT ANGLES THEREFROM A DISTANCE OF 98 FT 10 3/4 INCHES MORE OR LESS TO A POINT IN THE N LIMIT OF MORTIMER AV; THENCE ELY ALONG THE N LIMIT OF MORTIMER AV 22 FT 3 INCHES MORE OR LESS TO THE POB; TORONTO , CITY OF TORONTO; SUBJECT TO AN EASEMENT AS IN AT6287637

Address: 2 Mortimer Avenue, East York, Ontario

4 Mortimer Ave.

PIN: 10399-0074 (LT)

DESCRIPTION: PCL 168-1 SEC M439; PT LT 168 PL M439 EAST YORK COMM AT A POINT IN THE N LIMIT OF MORTIMER AV DISTANT WLY THEREON 26 FT 9 INCHES FROM THE SE ANGLE OF SAID LT 168; THENCE NLY TO THE S END OF THE CENTRE LINE OF PARTY WALL BTN THE HOUSE ON THE LAND NOW BEING DESCRIBED AND THE HOUSE ON THE LAND TO THE W THEREOF, AND CONTINUING NLY TO THE N END THEREOF AND CONTINUING STILL NLY IN A STRAIGHT LINE IN ALL 109 FT 3 INCHES MORE OR LESS TO A POINT IN THE W LIMIT OF SAID LT 168 DISTANT SLY THEREON 24 FT 11 1/2 INCHES FROM THE NW ANGLE OF SAID LT 168; THENCE NLY ALONG THE W LIMIT OF SAID LT 168 TO THE NW ANGLE THEREOF; THENCE ELY ALONG THE N LIMIT OF SAID LT 168 TO THE NE ANGLE THEREOF; THENCE SLY ALONG THE E LIMIT OF SAID LT 168 TO THE SE ANGLE THEREOF; THENCE WLY ALONG THE N LIMIT OF MORTIMER AV 26 FT 9 INCHES TO THE POINT OF COMMENCEMENT; TORONTO , CITY OF TORONTO; SUBJECT TO AN EASEMENT AS IN AT6287637

Address: 4 Mortimer Avenue, East York, Ontario

1005 Broadview Ave.

PIN: 10399-0076 (LT)

DESCRIPTION: PCL 2-2 SEC M439; PT LT 2 E/S BROADVIEW AV PL M439 EAST YORK PTS 1, 2, 3, 4 66R17037; T/W ROW OVER THE HEREINAFTER DESCRIBED DRIVEWAY, WHICH SAID DRIVEWAY IS FOR USE IN COMMON BY THE OWNERS AND OCCUPANTS FROM TIME TO TIME OF THE HOUSE AND STORE PREMISES SITUATE ON LTS 2, 3, 4, & THE WESTERLY PORTION OF LT 168 PL M439 COMM AT A POINT IN THE N LIMIT OF MORTIMER AV DISTANT WLY THEREON 47 FT FROM THE SE ANGLE OF LT 168; THENCE NLY IN A STRAIGHT LINE PARALLEL WITH THE E LIMIT OF LT 168 A DISTANCE OF 81 FT 10 INCHES; THENCE WLY PARALLEL WITH THE N LIMIT OF MORTIMER AV 9 FT; THENCE SLY IN A STRAIGHT LINE TO A POINT IN THE N LIMIT OF MORTIMER AV DISTANT WLY THEREON 56 FT FROM THE SE ANGLE OF SAID LT 168; THENCE ELY ALONG THE N LIMIT OF MORTIMER AV 9 FT MORE OR LESS TO THE POB; T/W PT LT 2 PL M 439, PT 7 66R17037, AS IN C991121; S/T PT 3 66R17037 AS IN C991122; S/T PTS 2, 3, 4

66R17037 AS IN C991123; T/W PTS 10, 12, 14, 16 66R17037 AS IN E285156; TORONTO , CITY OF TORONTO; SUBJECT TO AN EASEMENT AS IN AT6287637

Address: 1005 Broadview Avenue, East York, Ontario

1003 Broadview Ave.

PIN: 10399-0077 (LT)

DESCRIPTION: PCL 2-1 SEC M439; PT LT 2 E/S DON MILLS RD PL M439 EAST YORK PTS 5, 6, 7, 8, 9 66R17037; T/W A ROW OVER SO MUCH OF THE HEREINAFTER DESCRIBED DRIVEWAY AS IS NOT INCLUDED WITHIN THE LIMITS OF THESE LANDS; S/T A ROW OVER SO MUCH OF THE HEREINAFTER DESCRIBED DRIVEWAY AS IS INCLUDED WITHIN THE LIMITS OF THESE LANDS AND WHICH SAID DRIVEWAY IS FOR USE IN COMMON BY THE OWNERS AND OCCUPANTS, FROM TIME TO TIME, OF THE HOUSE AND STORE PREMISES SITUATE ON LTS 2, 3, AND 4 AND THE WLY PORTION OF LT 168 ON SAID PLAN AND IS DESCRIBED AS COMM AT A POINT IN THE N LIMIT OF MORTIMER AV DISTANT 47 FT WLY THEREON FROM THE SE ANGLE OF SAID LT 168; THENCE NLY IN A STRAIGHT LINE PARALLEL TO THE E LIMIT OF SAID LT 168, 81 FT 10 INCHES; THENCE WLY PARALLEL WITH THE N LIMIT OF MORTIMER AV 9 FT; THENCE SLY IN A STRAIGHT LINE TO A POINT IN THE NLY LIMIT OF MORTIMER AV, DISTANT 56 FT WLY THEREON FROM THE SE ANGLE OF SAID LT 168; THENCE ELY ALONG THE N LIMIT OF MORTIMER AV 9 FT TO THE POB; S/T PT 7 66R17037 AS IN C991121; T/W PT LT 2 PL M439 OVER PT 3 66R17037, AS IN C991122 (S/T C544802, C628541); T/W PT LT 2 PL M439 OVER PTS 2, 3, 4 66R17037, AS IN C991123 (S/T C544802, C628541); S/T PTS 6, 7, 8, 9 66R17037, AS IN C991124; T/W PTS 10, 12, 14, 16 66R17037, AS IN E285156; TORONTO , CITY OF TORONTO; SUBJECT TO AN EASEMENT AS IN AT6287637

Address: 1003 Broadview Avenue, East York, Ontario

1001 Broadview Ave.

PIN: 10399-0078 (LT)

DESCRIPTION: PCL 2-4 SEC M439; PT LT 2 E/S BROADVIEW AV PL M439 EAST YORK; PT LT 3 E/S BROADVIEW AV PL M439 EAST YORK ; THE WLY BOUNDARY OF THESE LANDS IS CONFIRMED BY BA PLAN 379, REGISTERED IN THIS OFFICE AS D163; T/W PT LT 2 PL M439 OVER PTS 6, 7, 8, 9 66R17037, AS IN C991124 (S/T C544802, C628541); S/T PT 10 66R17037, AS IN E285156; CITY OF TORONTO; SUBJECT TO AN EASEMENT AS IN AT6287637

Address: 1001 Broadview Avenue, East York, Ontario

999 Broadview Ave.

PIN: 10399-0079 (LT)

DESCRIPTION: PCL 3-1 SEC M439; PT LT 3 E/S BROADVIEW AV PL M439 EAST YORK; PT LT 4 E/S BROADVIEW AV PL M439 EAST YORK COMM AT A POINT IN THE E LIMIT OF BROADVIEW AV DISTANT SLY THEREON 17 FT 8 INCHES FROM THE NW ANGLE OF LT 3; THENCE ELY TO THE W END OF THE CENTRE LINE OF PARTY WALL BTN THE HOUSE ON THE LAND NOW BEING DESCRIBED AND THE HOUSE ON THE LAND TO THE N THEREOF AND CONTINUING ELY ALONG SAID CENTRE LINE TO THE E END THEREOF AND CONTINUING STILL ELY IN A STRAIGHT LINE IN ALL 108 FT 9 INCHES MORE OR LESS TO A POINT DISTANT 50 FT 8 INCHES NLY FROM THE N LIMIT OF MORTIMER AV ALONG A SAID LINE DRAWN PARALLEL WITH THE E LIMIT OF LT 168 ON SAID PL AND DISTANT WLY 49 FT AT RIGHT ANGLES THEREFROM; THENCE SLY PARALLEL WITH THE E LIMIT OF LT 168 A DISTANCE OF 18 FT 2 INCHES TO A POINT; THENCE WLY IN A STRAIGHT LINE 116 FT 2 INCHES MORE OR LESS TO A POINT IN THE E LIMIT OF BROADVIEW AV DISTANT NLY THEREON 2 FT 2 1/4 INCHES FROM THE SW ANGLE OF SAID LT 3; THENCE NLY ALONG THE E LIMIT OF BROADVIEW AV 16 FT 10 1/2 INCHES MORE OR LESS TO THE POB; T/W A ROW OVER THE NLY 1 FT IN PERPENDICULAR WIDTH OF THE LAND IMMEDIATELY ADJOINING TO THE S BY A DEPTH OF 60 FT ELY FROM

THE E LIMIT OF BROADVIEW AV; S/T A ROW OVER THE SLY 1 FT IN PERPENDICULAR WIDTH OF THIS LAND BY A LIKE DEPTH, SAID TWO RIGHTS OF WAY TO FORM A COMMON SIDE ENTRANCE FOR USE IN COMMON BY THE OWNERS AND OCCUPANTS FROM TIME TO TIME ON EITHER SIDE THEREOF; T/W PT LT 2 PL M439 OVER PTS 6, 7, 8, 9 66R17037, AS IN C991124 (S/T C544802, C628541); S/T PT 12 66R17037, AS IN E285156; TORONTO, CITY OF TORONTO; SUBJECT TO AN EASEMENT AS IN AT6287637

Address: 999 Broadview Avenue, East York, Ontario

997 Broadview Ave

PIN: 10399-0079 (LT)

DESCRIPTION: PCL 3-2 SEC M439; PT LT 3 PL M439 EAST YORK; PT LT 4 PL M439 EAST YORK COMM AT A POINT IN THE E LIMIT OF DON MILLS RD DISTANT SLY THEREON, 16 FT 3 3/4 INCHES FROM THE NW ANGLE OF SAID LT 4; THENCE ELY TO THE W END OF THE CENTRE LINE OF THE PARTY WALL BTN THE STORE ON THE LAND NOW BEING DESCRIBED AND THE STORE ON THE LAND TO THE S THEREOF, AND CONTINUING ELY ALONG SAID CENTRE LINE TO THE E END THEREOF AND CONTINUING STILL ELY IN A STRAIGHT LINE, IN ALL 124 FT 6 INCHES MORE OR LESS TO A POINT DISTANT 14 FT 6 1/2 INCHES NLY FROM THE N LIMIT OF MORTIMER AV ALONG A LINE DRAWN PARALLEL WITH THE E LIMIT OF LT 168 ON SAID PL M439 AND DISTANT WLY 49 FT AT RIGHT ANGLES THEREFROM; THENCE NLY PARALLEL WITH THE E LIMIT OF SAID LT 168, 17 FT 11 1/2 INCHES TO A POINT; THENCE WLY IN A STRAIGHT LINE, 116 FT 2 INCHES MORE OR LESS TO A POINT IN THE E LIMIT OF DON MILLS RD, DISTANT NLY THEREON 2 FT 2 1/4 INCHES FROM THE NW ANGLE OF SAID LT 4. THENCE SLY ALONG THE E LIMIT OF DON MILLS RD, 18 FT 6 INCHES MORE OR LESS TO THE POC; THE W LIMIT OF THESE LANDS IS CONFIRMED BY BA PL 379, REGISTERED IN THIS OFFICE AS D163. T/W A ROW OVER THE SLY 1 FT IN PERPENDICULAR WIDTH OF THE LAND IMMEDIATELY ADJOINING TO THE N BY A DEPTH OF 60 FT ELY FROM THE E LIMIT OF DON MILLS RD. S/T A ROW OVER THE NLY 1 FT IN

PERPENDICULAR WIDTH OF THE LAND HEREIN DESCRIBED BY A LIKE DEPTH. SAID TWO RIGHTS OF WAY TO FORM A COMMON SIDE ENTRANCE FOR USE IN COMMON BY THE OWNERS AND OCCUPANTS FROM TIME TO TIME ON EITHER SIDE THEREOF. T/W PT LT 2 PL M439 OVER PTS 6, 7, 8, 9 66R17037, AS IN C991124 (S/T C544802, C628541); S/T PT 14 66R17037, AS IN E285156; TORONTO , CITY OF TORONTO; SUBJECT TO AN EASEMENT AS IN AT6287637

Address: 997 Broadview Avenue, East York, Ontario

995 Broadview Ave.

PIN: 10399-0081 (LT)

DESCRIPTION: PCL 4-1 SEC M439; PT LT 4 E/S DON MILLS RD PL M439 EAST YORK; PT LT 168 N/S MORTIMER AV PL M439 EAST YORK COMM AT A POINT IN THE E LIMIT OF DON MILLS RD DISTANT SLY THEREON 16 FT 3 3/4 INCHES FROM THE NW ANGLE OF SAID LT 4 THENCE ELY TO THE W END OF THE CENTRE LINE OF PARTY WALL BTN THE STORE ON THE LAND HEREIN DESCRIBED AND THE STORE ON THE LAND TO THE N THEREOF AND CONTINUING ELY ALONG SAID CENTRE LINE TO THE E END THEREOF AND CONTINUING STILL ELY IN A STRAIGHT LINE IN ALL 124 FT 6 INCHES MORE OR LESS TO A POINT DISTANT 14 FT 6 1/2 INCHES NLY FROM THE N LIMIT OF MORTIMER AV ALONG A LINE DRAWN PARALLEL WITH THE E LIMIT OF LT 168 ON SAID PL M439, AND DISTANT WLY 49 FT AT RIGHT ANGLES THEREFROM; THENCE SLY PARALLEL WITH THE E LIMIT OF SAID LT 168, 14 FT 6 1/2 INCHES TO A POINT IN THE N LIMIT OF MORTIMER AV; THENCE WLY ALONG THE N LIMIT OF MORTIMER AV, 123 FT 5 INCHES MORE OR LESS TO THE SW ANGLE OF SAID LT 4; THENCE ALONG THE SW LIMIT OF SAID LT 4, TO THE W ANGLE THEREOF AND THE E LIMIT OF DON MILLS RD; THENCE NLY ALONG THE E LIMIT OF DON MILLS RD 10 FT 5 INCHES MORE OR LESS TO THE POC; T/W PT LT 2 PL M439 OVER PTS 6, 7, 8, 9 66R17037, AS IN C991124 (S/T C544802, C628541); S/T PT 16 66R17037, AS IN E285156; TORONTO , CITY OF TORONTO; SUBJECT TO AN EASEMENT AS IN AT6287637

Address: 995 Broadview Avenue, East York, Ontario

**VECTOR FINANCIAL SERVICES - and-
LIMITED AND OLYMPIA TRUST
COMPANY**

**2808234 ONTARIO INC., MIR
SHAMS MOUSAVI, AND STEPAN
KUCHMIY**

Applicants

Respondents

Court File No.: CV-25-00750015-00CL

ONTARIO
SUPERIOR COURT OF JUSTICE
(COMMERCIAL LIST)

IN THE MATTER OF AN APPLICATION
Under Section 243(1) of the Bankruptcy and
Insolvency Act (R.S.C., 1985, c. B-3), and Section 101
of the *Courts Of Justice Act*, R.S.O. 1990, C. C.43

PROCEEDING COMMENCED AT TORONTO

ORDER

ROBINS APPLEBY LLP
2600 - 120 Adelaide Street West
Toronto, ON M5H 1T1

Dominique Michaud LSO No.: 56871V
Email: dmichaud@robapp.com
Tel: (416) 360-3795

Anisha Samat LSO No.: 82342Q
Email: asamat@robapp.com
Tel: (416) 360-1901

Lawyers for the Applicants

THIS IS **EXHIBIT "4"** REFERRED TO IN
THE AFFIDAVIT OF **MITCHELL OELBAUM**

SWORN BEFORE ME THIS 28TH
DAY OF MAY, 2026.



Commissioner for Taking Affidavits etc./Notary Public

Anisha Samat



ONTARIO SUPERIOR COURT OF JUSTICE
(COMMERCIAL LIST)

COUNSEL/ENDORSEMENT SLIP

COURT FILE NO.: CV-25-00750015-00CL

DATE: January 29, 2026

NO. ON LIST: 5

TITLE OF PROCEEDING: VECTOR FINANCIAL SERVICES v. MIR SHAMS MOUSAVI ET AL
BEFORE: JUSTICE MYERS

PARTICIPANT INFORMATION

For Plaintiff, Applicant, Moving Party:

Name of Person Appearing	Name of Party	Contact Info
Dominique Michaud	Lawyer for the Applicants	dmichaud@robapp.com

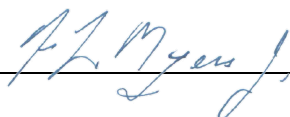
For Defendant, Respondent, Responding Party:

Name of Person Appearing	Name of Party	Contact Info
Ariyan Zaraineh	Lawyer for the Respondents	infor@azlaws.ca

ENDORSEMENT OF JUSTICE MYERS:

[1] Adjournment agreed in writing without any appearance required. Order signed as asked. If Mr. Michaud wishes to try to schedule a return date around April 2, 2026, he should contact the Commercial List Office.

Date: Jan 29, 2026



THIS IS **EXHIBIT "5"** REFERRED TO IN
THE AFFIDAVIT OF **MITCHELL OELBAUM**

SWORN BEFORE ME THIS 28TH
DAY OF MAY, 2026.

A handwritten signature in black ink, appearing to read "Anisha Samat". The signature is written in a cursive style with a large initial "A".

Commissioner for Taking Affidavits etc./Notary Public

Anisha Samat

Properties

PIN 10399 - 0081 LT

Description PCL 4-1 SEC M439; PT LT 4 E/S DON MILLS RD PL M439 EAST YORK; PT LT 168 N/S MORTIMER AV PL M439 EAST YORK COMM AT A POINT IN THE E LIMIT OF DON MILLS RD DISTANT SLY THEREON 16 FT 3 3/4 INCHES FROM THE NW ANGLE OF SAID LT 4 THENCE ELY TO THE W END OF THE CENTRE LINE OF PARTY WALL BTN THE STORE ON THE LAND HEREIN DESCRIBED AND THE STORE ON THE LAND TO THE N THEREOF AND CONTINUING ELY ALONG SAID CENTRE LINE TO THE E END THEREOF AND CONTINUING STILL ELY IN A STRAIGHT LINE IN ALL 124 FT 6 INCHES MORE OR LESS TO A POINT DISTANT 14 FT 6 1/2 INCHES NLY FROM THE N LIMIT OF MORTIMER AV ALONG A LINE DRAWN PARALLEL WITH THE E LIMIT OF LT 168 ON SAID PL M439, AND DISTANT WLY 49 FT AT RIGHT ANGLES THEREFROM; THENCE SLY PARALLEL WITH THE E LIMIT OF SAID LT 168, 14 FT 6 1/2 INCHES TO A POINT IN THE N LIMIT OF MORTIMER AV; THENCE WLY ALONG THE N LIMIT OF MORTIMER AV, 123 FT 5 INCHES MORE OR LESS TO THE SW ANGLE OF SAID LT 4; THENCE ALONG THE SW LIMIT OF SAID LT 4, TO THE W ANGLE THEREOF AND THE E LIMIT OF DON MILLS RD; THENCE NLY ALONG THE E LIMIT OF DON MILLS RD 10 FT 5 INCHES MORE OR LESS TO THE POC; T/W PT LT 2 PL M439 OVER PTS 6, 7, 8, 9 66R17037, AS IN C991124 (S/T C544802, C628541); S/T PT 16 66R17037, AS IN E285156; TORONTO, CITY OF TORONTO; SUBJECT TO AN EASEMENT AS IN AT6287637

Address 995 BROADVIEW AVENUE
EAST YORK

PIN 10399 - 0078 LT

Description PCL 2-4 SEC M439; PT LT 2 E/S BROADVIEW AV PL M439 EAST YORK; PT LT 3 E/S BROADVIEW AV PL M439 EAST YORK; THE WLY BOUNDARY OF THESE LANDS IS CONFIRMED BY BA PLAN 379, REGISTERED IN THIS OFFICE AS D163; T/W PT LT 2 PL M439 OVER PTS 6, 7, 8, 9 66R17037, AS IN C991124 (S/T C544802, C628541); S/T PT 10 66R17037, AS IN E285156; CITY OF TORONTO; SUBJECT TO AN EASEMENT AS IN AT6287637

Address 1001 BROADVIEW AVENUE
EAST YORK

PIN 10399 - 0082 LT

Description PCL 2-3 SEC M439; PT LT 2 PL M439 EAST YORK; PT LT 3 PL M439 EAST YORK; PT LT 4 PL M439 EAST YORK; PT LT 168 PL M439 EAST YORK COMM AT A POINT IN THE N LIMIT OF MORTIMER AV DISTANT WLY THEREON 26 FT 9 INCHES FROM THE SE ANGLE OF LT 168; THENCE NLY TO THE S END OF THE CENTRE LINE OF PARTY WALL BTN THE HOUSE ON THIS LAND AND THE HOUSE ON THE LAND TO THE E THEREOF, AND CONTINUING NLY TO THE N END THEREOF AND CONTINUING STILL NLY IN A STRAIGHT LINE IN ALL A DISTANCE OF 109 FT 3 INCHES MORE OR LESS TO A POINT IN THE W LIMIT OF SAID LT DISTANT SLY THEREON 24 FT 11 1/2 INCHES FROM THE NW ANGLE OF SAID LT 168; THENCE SLY ALONG THE W LIMIT OF SAID LT 168 A DISTANCE OF 10 FT 10 1/2 INCHES MORE OR LESS TO THE NE ANGLE OF LT 2; THENCE WLY ALONG THE N LIMIT OF LT 2 A DISTANCE OF 19 FT 5 1/4 INCHES MORE OR LESS TO A POINT THEREIN DISTANT WLY 49 FT FROM THE E LIMIT OF SAID LT 168 AND AT RIGHT ANGLES THEREFROM; THENCE SLY IN A STRAIGHT LINE PARALLEL WITH THE E LIMIT OF SAID LT 168 AND DISTANT WLY 49 FT AT RIGHT ANGLES THEREFROM A DISTANCE OF 98 FT 10 3/4 INCHES MORE OR LESS TO A POINT IN THE N LIMIT OF MORTIMER AV; THENCE ELY ALONG THE N LIMIT OF MORTIMER AV 22 FT 3 INCHES MORE OR LESS TO THE POB; TORONTO, CITY OF TORONTO; SUBJECT TO AN EASEMENT AS IN AT6287637

Address 2 MORTIMER AVE
EAST YORK

Consideration

Consideration \$355,086.00

Claimant(s)

Name DOMA CONSTRUCTION MANAGEMENT INC.
Address for Service 5623 6th Line Hillsburgh, ON N0B 1Z0,
Canada

I, DUSKO USKOVSKI, 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 2808234 Ontario Inc. Address: 7 Mantano Court Richmond Hill, Ontario, L4C 0S2 Name and address of person to whom lien claimant supplied services or materials 2808234 Ontario Inc., 7 Mantano Court Richmond Hill, Ontario, L4C 0S2 Time within which services or materials were supplied from 2025/03/04 to 2026/01/21 Short description of services or materials that have been supplied Construction management services, site labour, site supervision, utilities coordination, site security, staffing fee, and related services supplied to the improvement municipally known as 995 / 1001 Broadview Avenue, Toronto. Contract price or subcontract price 1,241,000 Amount claimed as owing in respect of services or materials that have been supplied \$355,086.00

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

Evelyn Stephanie Contino 170 Pieta Place acting for Signed 2026 01 26
Woodbridge Applicant(s)
L4H 3G5

Tel 647-960-8380

Email evelyn@continoslaws.com

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

Submitted By

CONTINOS LAW 170 Pieta Place 2026 01 26
Woodbridge
L4H 3G5

Tel 647-960-8380

Email evelyn@continoslaws.com

Fees/Taxes/Payment

Statutory Registration Fee \$71.55
Total Paid \$71.55

THIS IS **EXHIBIT "6"** REFERRED TO IN
THE AFFIDAVIT OF **MITCHELL OELBAUM**

SWORN BEFORE ME THIS 28TH
DAY OF MAY, 2026.



Commissioner for Taking Affidavits etc./Notary Public

Anisha Samat

LAND
REGISTRY
OFFICE #66

10399-0074 (LT)

PAGE 1 OF 4
PREPARED FOR rcheung01
ON 2026/05/27 AT 10:23:01

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

PROPERTY DESCRIPTION: PCL 168-1 SEC M439; PT LT 168 PL M439 EAST YORK COMM AT A POINT IN THE N LIMIT OF MORTIMER AV DISTANT WLY THEREON 26 FT 9 INCHES FROM THE SE ANGLE OF SAID LT 168; THENCE NLY TO THE S END OF THE CENTRE LINE OF PARTY WALL BTN THE HOUSE ON THE LAND NOW BEING DESCRIBED AND THE HOUSE ON THE LAND TO THE W THEREOF, AND CONTINUING NLY TO THE N END THEREOF AND CONTINUING STILL NLY IN A STRAIGHT LINE IN ALL 109 FT 3 INCHES MORE OR LESS TO A POINT IN THE W LIMIT OF SAID LT 168 DISTANT SLY THEREON 24 FT 11 1/2 INCHES FROM THE NW ANGLE OF SAID LT 168; THENCE NLY ALONG THE W LIMIT OF SAID LT 168 TO THE NW ANGLE THEREOF; THENCE ELY ALONG THE N LIMIT OF SAID LT 168 TO THE NE ANGLE THEREOF; THENCE SLY ALONG THE E LIMIT OF SAID LT 168 TO THE SE ANGLE THEREOF; THENCE WLY ALONG THE N LIMIT OF MORTIMER AV 26 FT 9 INCHES TO THE POINT OF COMMENCEMENT; TORONTO , CITY OF TORONTO; SUBJECT TO AN EASEMENT AS IN AT6287637

PROPERTY REMARKS:

ESTATE/QUALIFIER:

FEE SIMPLE
ABSOLUTE

RECENTLY:

FIRST CONVERSION FROM BOOK

PIN CREATION DATE:

2000/06/19

OWNERS' NAMES

2808234 ONTARIO INC.

CAPACITY SHARE

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/CHKD
<p>**EFFECTIVE 2000/07/29 THE NOTATION OF THE "BLOCK IMPLEMENTATION DATE" OF 2000/06/19 ON THIS PIN**</p> <p>**WAS REPLACED WITH THE "PIN CREATION DATE" OF 2000/06/19**</p> <p>** PRINTOUT INCLUDES ALL DOCUMENT TYPES (DELETED INSTRUMENTS NOT INCLUDED) **</p>						
AT5832809	2021/08/17	TRANSFER	\$2	MOUSAVI, MIR SHAMS	2808234 ONTARIO INC.	C
AT5836102	2021/08/20	CHARGE	\$10,000,000	2808234 ONTARIO INC.	VECTOR FINANCIAL SERVICES LIMITED OLYMPIA TRUST COMPANY	C
AT5836103	2021/08/20	NO ASSGN RENT GEN		2808234 ONTARIO INC.	VECTOR FINANCIAL SERVICES LIMITED OLYMPIA TRUST COMPANY	C
REMARKS: AT5836102						
AT5945314	2021/12/21	CHARGE	\$2,100,000	2808234 ONTARIO INC.	WAXMAN, JASON NASH, MARTIN LEONE, JAMES JAROSZYNSKI, GRZEGORZ ZOLADEK, MORRIS KMF ENTERPRISES INC. KELNICK ENTERPRISES INC. AJAY MANJOO MEDICINE PROFESSIONAL CORPORATION JESSICA E. WASERMAN MEDICINE PROFESSIONAL CORPORATION BARRY YOUNG CHIROPRACTIC PROFESSIONAL CORPORATION THE BURLINGTON FOOT CLINIC INC. THE FOOT & ANKLE INSTITUTE LTD. 2343640 ONTARIO INC. 2123556 ONTARIO INC. DICK, DAVID DSD MANAGEMENT INC.	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.

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/CHKD
AT5945315	2021/12/21	NO ASSGN RENT GEN		2808234 ONTARIO INC.	WAXMAN, JASON NASH, MARTIN LEONE, JAMES JAROSZYNSKI, GRZEGORZ ZOLADEK, MORRIS KMF ENTERPRISES INC. KELNICK ENTERPRISES INC. AJAY MANJOO MEDICINE PROFESSIONAL CORPORATION JESSICA E. WASERMAN MEDICINE PROFESSIONAL CORPORATION BARRY YOUNG CHIROPRACTIC PROFESSIONAL CORPORATION THE BURLINGTON FOOT CLINIC INC. THE FOOT & ANKLE INSTITUTE LTD. 2343640 ONTARIO INC. 2123556 ONTARIO INC. DICK, DAVID DSD MANAGEMENT INC.	C
		REMARKS: AT5945314				
AT6287637	2023/02/28	TRANSFER EASEMENT	\$2	2808234 ONTARIO INC.	ROGERS COMMUNICATIONS INC.	C
AT6290244	2023/03/03	NOTICE	\$2	2808234 ONTARIO INC.	WAXMAN, JASON NASH, MARTIN LEONE, JAMES JAROSZYNSKI, GRZEGORZ ZOLADEK, MORRIS KMF ENTERPRISES INC. KELNICK ENTERPRISES INC. AJAY MANJOO MEDICINE PROFESSIONAL CORPORATION JESSICA E. WASERMAN MEDICINE PROFESSIONAL CORPORATION BARRY YOUNG CHIROPRACTIC PROFESSIONAL CORPORATION THE BURLINGTON FOOT CLINIC INC. THE FOOT & ANKLE INSTITUTE LTD. 2343640 ONTARIO INC. 2123556 ONTARIO INC. DICK, DAVID DSD MANAGEMENT INC.	C
		REMARKS: AT5945314				
AT6416885	2023/09/08	CHARGE	\$1,500,000	2808234 ONTARIO INC.	TRAVELERS INSURANCE COMPANY OF CANADA	C
AT6416886	2023/09/08	POSTPONEMENT		WAXMAN, JASON NASH, MARTIN LEONE, JAMES	TRAVELERS INSURANCE COMPANY OF CANADA	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.

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/CHKD
				JAROSZYNSKI, GRZEGORZ ZOLADEK, MORRIS KMF ENTERPRISES INC. KELNICK ENTERPRISES INC. AJAY MANJOO MEDICINE PROFESSIONAL CORPORATION JESSICA E. WASERMAN MEDICINE PROFESSIONAL CORPORATION BARRY YOUNG CHIROPRACTIC PROFESSIONAL CORPORATION THE BURLINGTON FOOT CLINIC INC. THE FOOT & ANKLE INSTITUTE LTD. 2343640 ONTARIO INC. 2123556 ONTARIO INC. DICK, DAVID DSD MANAGEMENT INC.		
		REMARKS: AT5945314 TO AT6416885				
AT6453462	2023/11/02	CHARGE	\$2,000,000	2808234 ONTARIO INC.	KVYETKO, VADYM KVYETKO, SVITLANA	C
AT6453527	2023/11/03	NO ASSGN RENT GEN		2808234 ONTARIO INC.	KVYETKO, VADYM KVYETKO, SVITLANA	C
		REMARKS: AT6453462				
AT6547727	2024/04/08	CHARGE	\$350,000	2808234 ONTARIO INC.	ADDISON WEALTH MANAGEMENT INC.	C
AT6547728	2024/04/08	NO ASSGN RENT GEN		2808234 ONTARIO INC.	ADDISON WEALTH MANAGEMENT INC.	C
		REMARKS: AT6547727				
AT6547736	2024/04/08	POSTPONEMENT		KVYETKO, VADYM KVYETKO, SVITLANA	ADDISON WEALTH MANAGEMENT INC.	C
		REMARKS: AT6453462, AT6453527 TO AT6547727				
AT6838935	2025/06/13	TRANSFER OF CHARGE		WAXMAN, JASON NASH, MARTIN LEONE, JAMES JAROSZYNSKI, GRZEGORZ ZOLADEK, MORRIS KMF ENTERPRISES INC. KELNICK ENTERPRISES INC. AJAY MANJOO MEDICINE PROFESSIONAL CORPORATION JESSICA E. WASERMAN MEDICINE PROFESSIONAL CORPORATION BARRY YOUNG CHIROPRACTIC PROFESSIONAL CORPORATION THE BURLINGTON FOOT CLINIC INC. THE FOOT & ANKLE INSTITUTE LTD.	ADDISON WEALTH MANAGEMENT INC.	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.

LAND
 REGISTRY
 OFFICE #66

10399-0074 (LT)

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

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/ CHKD
AT6999049	2026/01/30	TRANSFER OF CHARGE		2343640 ONTARIO INC. 2123556 ONTARIO INC. DICK, DAVID DSD MANAGEMENT INC. TRAVELERS INSURANCE COMPANY OF CANADA	ST. PAUL FIRE AND MARINE INSURANCE COMPANY	C
		REMARKS: AT5945314.				
		REMARKS: AT6416885.				

LAND
REGISTRY
OFFICE #66

10399-0076 (LT)

PAGE 1 OF 4
PREPARED FOR rcheung01
ON 2026/05/27 AT 10:23:24

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

PROPERTY DESCRIPTION: PCL 2-2 SEC M439; PT LT 2 E/S BROADVIEW AV PL M439 EAST YORK PTS 1, 2, 3, 4 66R17037; T/W ROW OVER THE HEREINAFTER DESCRIBED DRIVEWAY, WHICH SAID DRIVEWAY IS FOR USE IN COMMON BY THE OWNERS AND OCCUPANTS FROM TIME TO TIME OF THE HOUSE AND STORE PREMISES SITUATE ON LTS 2, 3, 4, & THE WESTERLY PORTION OF LT 168 PL M439 COMM AT A POINT IN THE N LIMIT OF MORTIMER AV DISTANT WLY THEREON 47 FT FROM THE SE ANGLE OF LT 168; THENCE NLY IN A STRAIGHT LINE PARALLEL WITH THE E LIMIT OF LT 168 A DISTANCE OF 81 FT 10 INCHES; THENCE WLY PARALLEL WITH THE N LIMIT OF MORTIMER AV 9 FT; THENCE SLY IN A STRAIGHT LINE TO A POINT IN THE N LIMIT OF MORTIMER AV DISTANT WLY THEREON 56 FT FROM THE SE ANGLE OF SAID LT 168; THENCE ELY ALONG THE N LIMIT OF MORTIMER AV 9 FT MORE OF LESS TO THE POB; T/W PT LT 2 PL M 439, PT 7 66R17037, AS IN C991121; S/T PT 3 66R17037 AS IN C991122; S/T PTS 2, 3, 4 66R17037 AS IN C991123; T/W PTS 10, 12, 14, 16 66R17037 AS IN E285156; TORONTO, CITY OF TORONTO; SUBJECT TO AN EASEMENT AS IN AT6287637

PROPERTY REMARKS:

ESTATE/QUALIFIER:

FEE SIMPLE
ABSOLUTE

RECENTLY:

FIRST CONVERSION FROM BOOK

PIN CREATION DATE:

2000/06/19

OWNERS' NAMES

2808234 ONTARIO INC.

CAPACITY SHARE

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/CHKD
<p>**EFFECTIVE 2000/07/29 THE NOTATION OF THE "BLOCK IMPLEMENTATION DATE" OF 2000/06/19 ON THIS PIN**</p> <p>**WAS REPLACED WITH THE "PIN CREATION DATE" OF 2000/06/19**</p> <p>** PRINTOUT INCLUDES ALL DOCUMENT TYPES (DELETED INSTRUMENTS NOT INCLUDED) **</p>						
66BA379	1972/10/05	PLAN BOUNDRIES ACT				C
	REMARKS: D163,	B345317				
C742337	1991/10/29	NOTICE			THE CORPORATION OF THE BOROUGH OF EAST YORK	C
66R17037	1995/08/18	PLAN REFERENCE				C
AT5832809	2021/08/17	TRANSFER	\$2	MOUSAVI, MIR SHAMS	2808234 ONTARIO INC.	C
AT5836102	2021/08/20	CHARGE	\$10,000,000	2808234 ONTARIO INC.	VECTOR FINANCIAL SERVICES LIMITED OLYMPIA TRUST COMPANY	C
AT5836103	2021/08/20	NO ASSGN RENT GEN		2808234 ONTARIO INC.	VECTOR FINANCIAL SERVICES LIMITED OLYMPIA TRUST COMPANY	C
	REMARKS: AT5836102					
AT5945314	2021/12/21	CHARGE	\$2,100,000	2808234 ONTARIO INC.	WAXMAN, JASON NASH, MARTIN LEONE, JAMES JAROSZYNSKI, GRZEGORZ ZOLADEK, MORRIS KMF ENTERPRISES INC. KELNICK ENTERPRISES INC. AJAY MANJOO MEDICINE PROFESSIONAL CORPORATION JESSICA E. WASERMAN MEDICINE PROFESSIONAL CORPORATION	C

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
AT5945315	2021/12/21	NO ASSGN RENT GEN		2808234 ONTARIO INC.	BARRY YOUNG CHIROPRACTIC PROFESSIONAL CORPORATION THE BURLINGTON FOOT CLINIC INC. THE FOOT & ANKLE INSTITUTE LTD. 2343640 ONTARIO INC. 2123556 ONTARIO INC. DICK, DAVID DSD MANAGEMENT INC. WAXMAN, JASON NASH, MARTIN LEONE, JAMES JAROSZYNSKI, GRZEGORZ ZOLADEK, MORRIS KMF ENTERPRISES INC. KELNICK ENTERPRISES INC. AJAY MANJOO MEDICINE PROFESSIONAL CORPORATION JESSICA E. WASERMAN MEDICINE PROFESSIONAL CORPORATION BARRY YOUNG CHIROPRACTIC PROFESSIONAL CORPORATION THE BURLINGTON FOOT CLINIC INC. THE FOOT & ANKLE INSTITUTE LTD. 2343640 ONTARIO INC. 2123556 ONTARIO INC. DICK, DAVID DSD MANAGEMENT INC.	C
		REMARKS: AT5945314				
AT6287637	2023/02/28	TRANSFER EASEMENT	\$2	2808234 ONTARIO INC.	ROGERS COMMUNICATIONS INC.	C
AT6290244	2023/03/03	NOTICE	\$2	2808234 ONTARIO INC.	WAXMAN, JASON NASH, MARTIN LEONE, JAMES JAROSZYNSKI, GRZEGORZ ZOLADEK, MORRIS KMF ENTERPRISES INC. KELNICK ENTERPRISES INC. AJAY MANJOO MEDICINE PROFESSIONAL CORPORATION JESSICA E. WASERMAN MEDICINE PROFESSIONAL CORPORATION BARRY YOUNG CHIROPRACTIC PROFESSIONAL CORPORATION THE BURLINGTON FOOT CLINIC INC. THE FOOT & ANKLE INSTITUTE LTD. 2343640 ONTARIO INC. 2123556 ONTARIO INC. DICK, DAVID	C

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REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/CHKD
					DSD MANAGEMENT INC.	
AT6416885	2023/09/08	CHARGE	\$1,500,000	2808234 ONTARIO INC.	TRAVELERS INSURANCE COMPANY OF CANADA	C
AT6416886	2023/09/08	POSTPONEMENT		WAXMAN, JASON NASH, MARTIN LEONE, JAMES JAROSZYNSKI, GRZEGORZ ZOLADEK, MORRIS KMF ENTERPRISES INC. KELNICK ENTERPRISES INC. AJAY MANJOO MEDICINE PROFESSIONAL CORPORATION JESSICA E. WASERMAN MEDICINE PROFESSIONAL CORPORATION BARRY YOUNG CHIROPRACTIC PROFESSIONAL CORPORATION THE BURLINGTON FOOT CLINIC INC. THE FOOT & ANKLE INSTITUTE LTD. 2343640 ONTARIO INC. 2123556 ONTARIO INC. DICK, DAVID DSD MANAGEMENT INC.	TRAVELERS INSURANCE COMPANY OF CANADA	C
AT6453462	2023/11/02	CHARGE	\$2,000,000	2808234 ONTARIO INC.	KVYETKO, VADYM KVYETKO, SVITLANA	C
AT6453527	2023/11/03	NO ASSGN RENT GEN		2808234 ONTARIO INC.	KVYETKO, VADYM KVYETKO, SVITLANA	C
AT6547727	2024/04/08	CHARGE	\$350,000	2808234 ONTARIO INC.	ADDISON WEALTH MANAGEMENT INC.	C
AT6547728	2024/04/08	NO ASSGN RENT GEN		2808234 ONTARIO INC.	ADDISON WEALTH MANAGEMENT INC.	C
AT6547736	2024/04/08	POSTPONEMENT		KVYETKO, VADYM KVYETKO, SVITLANA	ADDISON WEALTH MANAGEMENT INC.	C
AT6838935	2025/06/13	TRANSFER OF CHARGE		WAXMAN, JASON NASH, MARTIN LEONE, JAMES JAROSZYNSKI, GRZEGORZ	ADDISON WEALTH MANAGEMENT INC.	C

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REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/ CHKD
AT6999049	2026/01/30	TRANSFER OF CHARGE		ZOLADEK, MORRIS KMF ENTERPRISES INC. KELNICK ENTERPRISES INC. AJAY MANJOO MEDICINE PROFESSIONAL CORPORATION JESSICA E. WASERMAN MEDICINE PROFESSIONAL CORPORATION BARRY YOUNG CHIROPRACTIC PROFESSIONAL CORPORATION THE BURLINGTON FOOT CLINIC INC. THE FOOT & ANKLE INSTITUTE LTD. 2343640 ONTARIO INC. 2123556 ONTARIO INC. DICK, DAVID DSD MANAGEMENT INC. TRAVELERS INSURANCE COMPANY OF CANADA	ST. PAUL FIRE AND MARINE INSURANCE COMPANY	C
		REMARKS: AT5945314.				
		REMARKS: AT6416885.				

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PAGE 1 OF 4
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* CERTIFIED IN ACCORDANCE WITH THE LAND TITLES ACT * SUBJECT TO RESERVATIONS IN CROWN GRANT *

PROPERTY DESCRIPTION: PCL 2-1 SEC M439; PT LT 2 E/S DON MILLS RD PL M439 EAST YORK PTS 5, 6, 7, 8, 9 66R17037; T/W A ROW OVER SO MUCH OF THE HEREINAFTER DESCRIBED DRIVEWAY AS IS NOT INCLUDED WITHIN THE LIMITS OF THESE LANDS; S/T A ROW OVER SO MUCH OF THE HEREINAFTER DESCRIBED DRIVEWAY AS IS INCLUDED WITHIN THE LIMITS OF THESE LANDS AND WHICH SAID DRIVEWAY IS FOR USE IN COMMON BY THE OWNERS AND OCCUPANTS, FROM TIME TO TIME, OF THE HOUSE AND STORE PREMISES SITUATE ON LTS 2, 3, AND 4 AND THE WLY PORTION OF LT 168 ON SAID PLAN AND IS DESCRIBED AS COMM AT A POINT IN THE N LIMIT OF MORTIMER AV DISTANT 47 FT WLY THEREON FROM THE SE ANGLE OF SAID LT 168; THENCE NLY IN A STRAIGHT LINE PARALLEL TO THE E LIMIT OF SAID LT 168, 81 FT 10 INCHES; THENCE WLY PARALLEL WITH THE N LIMIT OF MORTIMER AV 9 FT; THENCE SLY IN A STRAIGHT LINE TO A POINT IN THE NLY LIMIT OF MORTIMER AV, DISTANT 56 FT WLY THEREON FROM THE SE ANGLE OF SAID LT 168; THENCE ELY ALONG THE N LIMIT OF MORTIMER AV 9 FT TO THE POB; S/T PT 7 66R17037 AS IN C991121; T/W PT LT 2 PL M439 OVER PT 3 66R17037, AS IN C991122 (S/T C544802, C628541); T/W PT LT 2 PL M439 OVER PTS 2, 3, 4 66R17037, AS IN C991123 (S/T C544802, C628541); S/T PTS 6, 7, 8, 9 66R17037, AS IN C991124; T/W PTS 10, 12, 14, 16 66R17037, AS IN E285156; TORONTO, CITY OF TORONTO; SUBJECT TO AN EASEMENT AS IN AT6287637

PROPERTY REMARKS:

ESTATE/QUALIFIER:

FEE SIMPLE
ABSOLUTE

RECENTLY:

FIRST CONVERSION FROM BOOK

PIN CREATION DATE:

2000/06/19

OWNERS' NAMES

2808234 ONTARIO INC.

CAPACITY SHARE

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/CHKD
<p>**EFFECTIVE 2000/07/29 THE NOTATION OF THE "BLOCK IMPLEMENTATION DATE" OF 2000/06/19 ON THIS PIN**</p> <p>**WAS REPLACED WITH THE "PIN CREATION DATE" OF 2000/06/19**</p> <p>** PRINTOUT INCLUDES ALL DOCUMENT TYPES (DELETED INSTRUMENTS NOT INCLUDED) **</p>						
66BA379	1972/10/05	PLAN BOUNDRIES ACT				C
		REMARKS: D163, B345317				
C742337	1991/10/29	NOTICE			THE CORPORATION OF THE BOROUGH OF EAST YORK	C
66R17037	1995/08/18	PLAN REFERENCE				C
AT5832809	2021/08/17	TRANSFER	\$2	MOUSAVI, MIR SHAMS	2808234 ONTARIO INC.	C
AT5836102	2021/08/20	CHARGE	\$10,000,000	2808234 ONTARIO INC.	VECTOR FINANCIAL SERVICES LIMITED OLYMPIA TRUST COMPANY	C
AT5836103	2021/08/20	NO ASSGN RENT GEN		2808234 ONTARIO INC.	VECTOR FINANCIAL SERVICES LIMITED OLYMPIA TRUST COMPANY	C
		REMARKS: AT5836102				
AT5945314	2021/12/21	CHARGE	\$2,100,000	2808234 ONTARIO INC.	WAXMAN, JASON NASH, MARTIN LEONE, JAMES JAROSZYNSKI, GRZEGORZ ZOLADEK, MORRIS KMF ENTERPRISES INC. KELNICK ENTERPRISES INC.	C

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REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/ CHKD
AT5945315	2021/12/21	NO ASSGN RENT GEN		2808234 ONTARIO INC.	AJAY MANJOO MEDICINE PROFESSIONAL CORPORATION JESSICA E. WASERMAN MEDICINE PROFESSIONAL CORPORATION BARRY YOUNG CHIROPRACTIC PROFESSIONAL CORPORATION THE BURLINGTON FOOT CLINIC INC. THE FOOT & ANKLE INSTITUTE LTD. 2343640 ONTARIO INC. 2123556 ONTARIO INC. DICK, DAVID DSD MANAGEMENT INC. WAXMAN, JASON NASH, MARTIN LEONE, JAMES JAROSZYNSKI, GRZEGORZ ZOLADEK, MORRIS KMF ENTERPRISES INC. KELNICK ENTERPRISES INC. AJAY MANJOO MEDICINE PROFESSIONAL CORPORATION JESSICA E. WASERMAN MEDICINE PROFESSIONAL CORPORATION BARRY YOUNG CHIROPRACTIC PROFESSIONAL CORPORATION THE BURLINGTON FOOT CLINIC INC. THE FOOT & ANKLE INSTITUTE LTD. 2343640 ONTARIO INC. 2123556 ONTARIO INC. DICK, DAVID DSD MANAGEMENT INC.	C
		REMARKS: AT5945314				
AT6287637	2023/02/28	TRANSFER EASEMENT	\$2	2808234 ONTARIO INC.	ROGERS COMMUNICATIONS INC.	C
AT6290244	2023/03/03	NOTICE	\$2	2808234 ONTARIO INC.	WAXMAN, JASON NASH, MARTIN LEONE, JAMES JAROSZYNSKI, GRZEGORZ ZOLADEK, MORRIS KMF ENTERPRISES INC. KELNICK ENTERPRISES INC. AJAY MANJOO MEDICINE PROFESSIONAL CORPORATION JESSICA E. WASERMAN MEDICINE PROFESSIONAL CORPORATION BARRY YOUNG CHIROPRACTIC PROFESSIONAL CORPORATION THE BURLINGTON FOOT CLINIC INC. THE FOOT & ANKLE INSTITUTE LTD. 2343640 ONTARIO INC.	C

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REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/CHKD
					2123556 ONTARIO INC. DICK, DAVID DSD MANAGEMENT INC.	
	<i>REMARKS: AT5945314</i>					
AT6416885	2023/09/08	CHARGE	\$1,500,000	2808234 ONTARIO INC.	TRAVELERS INSURANCE COMPANY OF CANADA	C
AT6416886	2023/09/08	POSTPONEMENT		WAXMAN, JASON NASH, MARTIN LEONE, JAMES JAROSZYNSKI, GRZEGORZ ZOLADEK, MORRIS KMF ENTERPRISES INC. KELNICK ENTERPRISES INC. AJAY MANJOO MEDICINE PROFESSIONAL CORPORATION JESSICA E. WASERMAN MEDICINE PROFESSIONAL CORPORATION BARRY YOUNG CHIROPRACTIC PROFESSIONAL CORPORATION THE BURLINGTON FOOT CLINIC INC. THE FOOT & ANKLE INSTITUTE LTD. 2343640 ONTARIO INC. 2123556 ONTARIO INC. DICK, DAVID DSD MANAGEMENT INC.	TRAVELERS INSURANCE COMPANY OF CANADA	C
	<i>REMARKS: AT5945314 TO AT6416885</i>					
AT6453462	2023/11/02	CHARGE	\$2,000,000	2808234 ONTARIO INC.	KVYETKO, VADYM KVYETKO, SVITLANA	C
AT6453527	2023/11/03	NO ASSGN RENT GEN		2808234 ONTARIO INC.	KVYETKO, VADYM KVYETKO, SVITLANA	C
	<i>REMARKS: AT6453462</i>					
AT6547727	2024/04/08	CHARGE	\$350,000	2808234 ONTARIO INC.	ADDISON WEALTH MANAGEMENT INC.	C
AT6547728	2024/04/08	NO ASSGN RENT GEN		2808234 ONTARIO INC.	ADDISON WEALTH MANAGEMENT INC.	C
	<i>REMARKS: AT6547727</i>					
AT6547736	2024/04/08	POSTPONEMENT		KVYETKO, VADYM KVYETKO, SVITLANA	ADDISON WEALTH MANAGEMENT INC.	C
	<i>REMARKS: AT6453462, AT6453527 TO AT6547727</i>					
AT6838935	2025/06/13	TRANSFER OF CHARGE		WAXMAN, JASON NASH, MARTIN	ADDISON WEALTH MANAGEMENT INC.	C

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REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/CHKD
				LEONE, JAMES JAROSZYNSKI, GRZEGORZ ZOLADEK, MORRIS KMF ENTERPRISES INC. KELNICK ENTERPRISES INC. AJAY MANJOO MEDICINE PROFESSIONAL CORPORATION JESSICA E. WASERMAN MEDICINE PROFESSIONAL CORPORATION BARRY YOUNG CHIROPRACTIC PROFESSIONAL CORPORATION THE BURLINGTON FOOT CLINIC INC. THE FOOT & ANKLE INSTITUTE LTD. 2343640 ONTARIO INC. 2123556 ONTARIO INC. DICK, DAVID DSD MANAGEMENT INC.		
AT6999049	2026/01/30	TRANSFER OF CHARGE		TRAVELERS INSURANCE COMPANY OF CANADA	ST. PAUL FIRE AND MARINE INSURANCE COMPANY	C

REMARKS: AT5945314.

REMARKS: AT6416885.

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PAGE 1 OF 4
PREPARED FOR rcheung01
ON 2026/05/27 AT 10:23:59

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

PROPERTY DESCRIPTION: PCL 2-4 SEC M439; PT LT 2 E/S BROADVIEW AV PL M439 EAST YORK; PT LT 3 E/S BROADVIEW AV PL M439 EAST YORK ; THE WLY BOUNDARY OF THESE LANDS IS CONFIRMED BY BA PLAN 379, REGISTERED IN THIS OFFICE AS D163; T/W PT LT 2 PL M439 OVER PTS 6, 7, 8, 9 66R17037, AS IN C991124 (S/T C544802, C628541); S/T PT 10 66R17037, AS IN E285156; CITY OF TORONTO; SUBJECT TO AN EASEMENT AS IN AT6287637

PROPERTY REMARKS:

ESTATE/QUALIFIER:

FEE SIMPLE
ABSOLUTE

RECENTLY:

FIRST CONVERSION FROM BOOK

PIN CREATION DATE:

2000/06/19

OWNERS' NAMES

2808234 ONTARIO INC.

CAPACITY SHARE

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/CHKD
<p>**EFFECTIVE 2000/07/29 THE NOTATION OF THE "BLOCK IMPLEMENTATION DATE" OF 2000/06/19 ON THIS PIN**</p> <p>**WAS REPLACED WITH THE "PIN CREATION DATE" OF 2000/06/19**</p> <p>** PRINTOUT INCLUDES ALL DOCUMENT TYPES (DELETED INSTRUMENTS NOT INCLUDED) **</p>						
C548972	1989/03/09	NOTICE			THE CORPORATION OF THE BOROUGH OF EAST YORK	C
C742328	1991/10/29	NOTICE			THE CORPORATION OF THE BOROUGH OF EAST YORK	C
66R17037	1995/08/18	PLAN REFERENCE				C
AT4649388	2017/08/08	LR'S ORDER		LAND REGISTRAR, TORONTO LAND REGISTRY OFFICE		C
REMARKS: TO AMEND DESCRIPTION						
AT5832809	2021/08/17	TRANSFER	\$2	MOUSAVI, MIR SHAMS	2808234 ONTARIO INC.	C
AT5836102	2021/08/20	CHARGE	\$10,000,000	2808234 ONTARIO INC.	VECTOR FINANCIAL SERVICES LIMITED OLYMPIA TRUST COMPANY	C
AT5836103	2021/08/20	NO ASSGN RENT GEN		2808234 ONTARIO INC.	VECTOR FINANCIAL SERVICES LIMITED OLYMPIA TRUST COMPANY	C
REMARKS: AT5836102						
AT5945314	2021/12/21	CHARGE	\$2,100,000	2808234 ONTARIO INC.	WAXMAN, JASON NASH, MARTIN LEONE, JAMES JAROSZYNSKI, GRZEGORZ ZOLADEK, MORRIS KMF ENTERPRISES INC. KELNICK ENTERPRISES INC. AJAY MANJOO MEDICINE PROFESSIONAL CORPORATION JESSICA E. WASERMAN MEDICINE PROFESSIONAL CORPORATION BARRY YOUNG CHIROPRACTIC PROFESSIONAL CORPORATION	C

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REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/CHKD
AT5945315	2021/12/21	NO ASSGN RENT GEN		2808234 ONTARIO INC.	THE BURLINGTON FOOT CLINIC INC. THE FOOT & ANKLE INSTITUTE LTD. 2343640 ONTARIO INC. 2123556 ONTARIO INC. DICK, DAVID DSD MANAGEMENT INC. WAXMAN, JASON NASH, MARTIN LEONE, JAMES JAROSZYNSKI, GRZEGORZ ZOLADEK, MORRIS KMF ENTERPRISES INC. KELNICK ENTERPRISES INC. AJAY MANJOO MEDICINE PROFESSIONAL CORPORATION JESSICA E. WASERMAN MEDICINE PROFESSIONAL CORPORATION BARRY YOUNG CHIROPRACTIC PROFESSIONAL CORPORATION THE BURLINGTON FOOT CLINIC INC. THE FOOT & ANKLE INSTITUTE LTD. 2343640 ONTARIO INC. 2123556 ONTARIO INC. DICK, DAVID DSD MANAGEMENT INC.	C
		REMARKS: AT5945314				
AT6287637	2023/02/28	TRANSFER EASEMENT	\$2	2808234 ONTARIO INC.	ROGERS COMMUNICATIONS INC.	C
AT6290244	2023/03/03	NOTICE	\$2	2808234 ONTARIO INC.	WAXMAN, JASON NASH, MARTIN LEONE, JAMES JAROSZYNSKI, GRZEGORZ ZOLADEK, MORRIS KMF ENTERPRISES INC. KELNICK ENTERPRISES INC. AJAY MANJOO MEDICINE PROFESSIONAL CORPORATION JESSICA E. WASERMAN MEDICINE PROFESSIONAL CORPORATION BARRY YOUNG CHIROPRACTIC PROFESSIONAL CORPORATION THE BURLINGTON FOOT CLINIC INC. THE FOOT & ANKLE INSTITUTE LTD. 2343640 ONTARIO INC. 2123556 ONTARIO INC. DICK, DAVID DSD MANAGEMENT INC.	C

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<i>REMARKS: AT5945314</i>						
AT6416885	2023/09/08	CHARGE	\$1,500,000	2808234 ONTARIO INC.	TRAVELERS INSURANCE COMPANY OF CANADA	C
AT6416886	2023/09/08	POSTPONEMENT		WAXMAN, JASON NASH, MARTIN LEONE, JAMES JAROSZYNSKI, GRZEGORZ ZOLADEK, MORRIS KMF ENTERPRISES INC. KELNICK ENTERPRISES INC. AJAY MANJOO MEDICINE PROFESSIONAL CORPORATION JESSICA E. WASERMAN MEDICINE PROFESSIONAL CORPORATION BARRY YOUNG CHIROPRACTIC PROFESSIONAL CORPORATION THE BURLINGTON FOOT CLINIC INC. THE FOOT & ANKLE INSTITUTE LTD. 2343640 ONTARIO INC. 2123556 ONTARIO INC. DICK, DAVID DSD MANAGEMENT INC.	TRAVELERS INSURANCE COMPANY OF CANADA	C
<i>REMARKS: AT5945314 TO AT6416885</i>						
AT6453462	2023/11/02	CHARGE	\$2,000,000	2808234 ONTARIO INC.	KVYETKO, VADYM KVYETKO, SVITLANA	C
AT6453527	2023/11/03	NO ASSGN RENT GEN		2808234 ONTARIO INC.	KVYETKO, VADYM KVYETKO, SVITLANA	C
<i>REMARKS: AT6453462</i>						
AT6547727	2024/04/08	CHARGE	\$350,000	2808234 ONTARIO INC.	ADDISON WEALTH MANAGEMENT INC.	C
AT6547728	2024/04/08	NO ASSGN RENT GEN		2808234 ONTARIO INC.	ADDISON WEALTH MANAGEMENT INC.	C
<i>REMARKS: AT6547727</i>						
AT6547736	2024/04/08	POSTPONEMENT		KVYETKO, VADYM KVYETKO, SVITLANA	ADDISON WEALTH MANAGEMENT INC.	C
<i>REMARKS: AT6453462, AT6453527 TO AT6547727</i>						
AT6594527	2024/06/14	CONSTRUCTION LIEN	\$79,405	DS CONSULTANTS LTD.		C
AT6668446	2024/09/26	CERTIFICATE		DS CONSULTANTS LTD.		C
<i>REMARKS: AT6594527</i>						
AT6838935	2025/06/13	TRANSFER OF CHARGE		WAXMAN, JASON	ADDISON WEALTH MANAGEMENT INC.	C

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REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/CHKD
				NASH, MARTIN LEONE, JAMES JAROSZYNSKI, GRZEGORZ ZOLADEK, MORRIS KMF ENTERPRISES INC. KELNICK ENTERPRISES INC. AJAY MANJOO MEDICINE PROFESSIONAL CORPORATION JESSICA E. WASERMAN MEDICINE PROFESSIONAL CORPORATION BARRY YOUNG CHIROPRACTIC PROFESSIONAL CORPORATION THE BURLINGTON FOOT CLINIC INC. THE FOOT & ANKLE INSTITUTE LTD. 2343640 ONTARIO INC. 2123556 ONTARIO INC. DICK, DAVID DSD MANAGEMENT INC.		
AT6994082	2026/01/26	CONSTRUCTION LIEN	\$355,086	DOMA CONSTRUCTION MANAGEMENT INC.		C
AT6999049	2026/01/30	TRANSFER OF CHARGE		TRAVELERS INSURANCE COMPANY OF CANADA	ST. PAUL FIRE AND MARINE INSURANCE COMPANY	C

REMARKS: AT5945314.

REMARKS: AT6416885.

PROPERTY DESCRIPTION: PCL 3-1 SEC M439; PT LT 3 E/S BROADVIEW AV PL M439 EAST YORK; PT LT 4 E/S BROADVIEW AV PL M439 EAST YORK COMM AT A POINT IN THE E LIMIT OF BROADVIEW AV DISTANT SLY THEREON 17 FT 8 INCHES FROM THE NW ANGLE OF LT 3; THENCE ELY TO THE W END OF THE CENTRE LINE OF PARTY WALL BTN THE HOUSE ON THE LAND NOW BEING DESCRIBED AND THE HOUSE ON THE LAND TO THE N THEREOF AND CONTINUING ELY ALONG SAID CENTRE LINE TO THE E END THEREOF AND CONTINUING STILL ELY IN A STRAIGHT LINE IN ALL 108 FT 9 INCHES MORE OR LESS TO A POINT DISTANT 50 FT 8 INCHES NLY FROM THE N LIMIT OF MORTIMER AV ALONG A SAID LINE DRAWN PARALLEL WITH THE E LIMIT OF LT 168 ON SAID PL AND DISTANT WLY 49 FT AT RIGHT ANGLES THEREFROM; THENCE SLY PARALLEL WITH THE E LIMIT OF LT 168 A DISTANCE OF 18 FT 2 INCHES TO A POINT; THENCE WLY IN A STRAIGHT LINE 116 FT 2 INCHES MORE OR LESS TO A POINT IN THE E LIMIT OF BROADVIEW AV DISTANT NLY THEREON 2 FT 2 1/4 INCHES FROM THE SW ANGLE OF SAID LT 3; THENCE NLY ALONG THE E LIMIT OF BROADVIEW AV 16 FT 10 1/2 INCHES MORE OR LESS TO THE POB; T/W A ROW OVER THE NLY 1 FT IN PERPENDICULAR WIDTH OF THE LAND IMMEDIATELY ADJOINING TO THE S BY A DEPTH OF 60 FT ELY FROM THE E LIMIT OF BROADVIEW AV; S/T A ROW OVER THE SLY 1 FT IN PERPENDICULAR WIDTH OF THIS LAND BY A LIKE DEPTH, SAID TWO RIGHTS OF WAY TO FORM A COMMON SIDE ENTRANCE FOR USE IN COMMON BY THE OWNERS AND OCCUPANTS FROM TIME TO TIME ON EITHER SIDE THEREOF; T/W PT LT 2 PL M439 OVER PTS 6, 7, 8, 9 66R17037, AS IN C991124 (S/T C544802, C628541); S/T PT 12 66R17037, AS IN E285156; TORONTO, CITY OF TORONTO; SUBJECT TO AN EASEMENT AS IN AT6287637

PROPERTY REMARKS:

ESTATE/QUALIFIER:

FEE SIMPLE
ABSOLUTE

RECENTLY:

FIRST CONVERSION FROM BOOK

PIN CREATION DATE:

2000/06/19

OWNERS' NAMES

2808234 ONTARIO INC.

CAPACITY SHARE

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/CHKD
<p>**EFFECTIVE 2000/07/29 THE NOTATION OF THE "BLOCK IMPLEMENTATION DATE" OF 2000/06/19 ON THIS PIN**</p> <p>**WAS REPLACED WITH THE "PIN CREATION DATE" OF 2000/06/19**</p> <p>** PRINTOUT INCLUDES ALL DOCUMENT TYPES (DELETED INSTRUMENTS NOT INCLUDED) **</p>						
66BA379	1972/10/05	PLAN BOUNDRIES ACT REMARKS: D163, B345317				C
C548972	1989/03/09	NOTICE			THE CORPORATION OF THE BOROUGH OF EAST YORK	C
C742328	1991/10/29	NOTICE			THE CORPORATION OF THE BOROUGH OF EAST YORK	C
66R17037	1995/08/18	PLAN REFERENCE				C
AT5832809	2021/08/17	TRANSFER	\$2	MOUSAVI, MIR SHAMS	2808234 ONTARIO INC.	C
AT5836102	2021/08/20	CHARGE	\$10,000,000	2808234 ONTARIO INC.	VECTOR FINANCIAL SERVICES LIMITED OLYMPIA TRUST COMPANY	C
AT5836103	2021/08/20	NO ASSGN RENT GEN REMARKS: AT5836102		2808234 ONTARIO INC.	VECTOR FINANCIAL SERVICES LIMITED OLYMPIA TRUST COMPANY	C
AT5945314	2021/12/21	CHARGE	\$2,100,000	2808234 ONTARIO INC.	WAXMAN, JASON NASH, MARTIN LEONE, JAMES JAROSZYNSKI, GRZEGORZ	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.

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/ CHKD
AT5945315	2021/12/21	NO ASSGN RENT GEN		2808234 ONTARIO INC.	ZOLADEK, MORRIS KMF ENTERPRISES INC. KELNICK ENTERPRISES INC. AJAY MANJOO MEDICINE PROFESSIONAL CORPORATION JESSICA E. WASERMAN MEDICINE PROFESSIONAL CORPORATION BARRY YOUNG CHIROPRACTIC PROFESSIONAL CORPORATION THE BURLINGTON FOOT CLINIC INC. THE FOOT & ANKLE INSTITUTE LTD. 2343640 ONTARIO INC. 2123556 ONTARIO INC. DICK, DAVID DSD MANAGEMENT INC. WAXMAN, JASON NASH, MARTIN LEONE, JAMES JAROSZYNSKI, GRZEGORZ ZOLADEK, MORRIS KMF ENTERPRISES INC. KELNICK ENTERPRISES INC. AJAY MANJOO MEDICINE PROFESSIONAL CORPORATION JESSICA E. WASERMAN MEDICINE PROFESSIONAL CORPORATION BARRY YOUNG CHIROPRACTIC PROFESSIONAL CORPORATION THE BURLINGTON FOOT CLINIC INC. THE FOOT & ANKLE INSTITUTE LTD. 2343640 ONTARIO INC. 2123556 ONTARIO INC. DICK, DAVID DSD MANAGEMENT INC.	C
		REMARKS: AT5945314				
AT6287637	2023/02/28	TRANSFER EASEMENT	\$2	2808234 ONTARIO INC.	ROGERS COMMUNICATIONS INC.	C
AT6290244	2023/03/03	NOTICE	\$2	2808234 ONTARIO INC.	WAXMAN, JASON NASH, MARTIN LEONE, JAMES JAROSZYNSKI, GRZEGORZ ZOLADEK, MORRIS KMF ENTERPRISES INC. KELNICK ENTERPRISES INC. AJAY MANJOO MEDICINE PROFESSIONAL CORPORATION JESSICA E. WASERMAN MEDICINE PROFESSIONAL CORPORATION BARRY YOUNG CHIROPRACTIC PROFESSIONAL CORPORATION	C

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PREPARED FOR rcheung01
ON 2026/05/27 AT 10:24:17

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REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/CHKD
					THE BURLINGTON FOOT CLINIC INC. THE FOOT & ANKLE INSTITUTE LTD. 2343640 ONTARIO INC. 2123556 ONTARIO INC. DICK, DAVID DSD MANAGEMENT INC.	
		<i>REMARKS: AT5945314</i>				
AT6416885	2023/09/08	CHARGE	\$1,500,000	2808234 ONTARIO INC.	TRAVELERS INSURANCE COMPANY OF CANADA	C
AT6416886	2023/09/08	POSTPONEMENT		WAXMAN, JASON NASH, MARTIN LEONE, JAMES JAROSZYNSKI, GRZEGORZ ZOLADEK, MORRIS KMF ENTERPRISES INC. KELNICK ENTERPRISES INC. AJAY MANJOO MEDICINE PROFESSIONAL CORPORATION JESSICA E. WASERMAN MEDICINE PROFESSIONAL CORPORATION BARRY YOUNG CHIROPRACTIC PROFESSIONAL CORPORATION THE BURLINGTON FOOT CLINIC INC. THE FOOT & ANKLE INSTITUTE LTD. 2343640 ONTARIO INC. 2123556 ONTARIO INC. DICK, DAVID DSD MANAGEMENT INC.	TRAVELERS INSURANCE COMPANY OF CANADA	C
		<i>REMARKS: AT5945314 TO AT6416885</i>				
AT6453462	2023/11/02	CHARGE	\$2,000,000	2808234 ONTARIO INC.	KVYETKO, VADYM KVYETKO, SVITLANA	C
AT6453527	2023/11/03	NO ASSGN RENT GEN		2808234 ONTARIO INC.	KVYETKO, VADYM KVYETKO, SVITLANA	C
		<i>REMARKS: AT6453462</i>				
AT6547727	2024/04/08	CHARGE	\$350,000	2808234 ONTARIO INC.	ADDISON WEALTH MANAGEMENT INC.	C
AT6547728	2024/04/08	NO ASSGN RENT GEN		2808234 ONTARIO INC.	ADDISON WEALTH MANAGEMENT INC.	C
		<i>REMARKS: AT6547727</i>				
AT6547736	2024/04/08	POSTPONEMENT		KVYETKO, VADYM KVYETKO, SVITLANA	ADDISON WEALTH MANAGEMENT INC.	C
		<i>REMARKS: AT6453462, AT6453527 TO AT6547727</i>				

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REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/ CHKD
AT6838935	2025/06/13	TRANSFER OF CHARGE		WAXMAN, JASON NASH, MARTIN LEONE, JAMES JAROSZYNSKI, GRZEGORZ ZOLADEK, MORRIS KMF ENTERPRISES INC. KELNICK ENTERPRISES INC. AJAY MANJOO MEDICINE PROFESSIONAL CORPORATION JESSICA E. WASERMAN MEDICINE PROFESSIONAL CORPORATION BARRY YOUNG CHIROPRACTIC PROFESSIONAL CORPORATION THE BURLINGTON FOOT CLINIC INC. THE FOOT & ANKLE INSTITUTE LTD. 2343640 ONTARIO INC. 2123556 ONTARIO INC. DICK, DAVID DSD MANAGEMENT INC.	ADDISON WEALTH MANAGEMENT INC.	C
				REMARKS: AT5945314.		
AT6999049	2026/01/30	TRANSFER OF CHARGE		TRAVELERS INSURANCE COMPANY OF CANADA	ST. PAUL FIRE AND MARINE INSURANCE COMPANY	C
				REMARKS: AT6416885.		

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PAGE 1 OF 4
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* CERTIFIED IN ACCORDANCE WITH THE LAND TITLES ACT * SUBJECT TO RESERVATIONS IN CROWN GRANT *

PROPERTY DESCRIPTION:

PCL 3-2 SEC M439; PT LT 3 PL M439 EAST YORK; PT LT 4 PL M439 EAST YORK COMM AT A POINT IN THE E LIMIT OF DON MILLS RD DISTANT SLY THEREON, 16 FT 3 3/4 INCHES FROM THE NW ANGLE OF SAID LT 4; THENCE ELY TO THE W END OF THE CENTRE LINE OF THE PARTY WALL BTN THE STORE ON THE LAND NOW BEING DESCRIBED AND THE STORE ON THE LAND TO THE S THEREOF, AND CONTINUING ELY ALONG SAID CENTRE LINE TO THE E END THEREOF AND CONTINUING STILL ELY IN A STRAIGHT LINE, IN ALL 124 FT 6 INCHES MORE OR LESS TO A POINT DISTANT 14 FT 6 1/2 INCHES NLY FROM THE N LIMIT OF MORTIMER AV ALONG A LINE DRAWN PARALLEL WITH THE E LIMIT OF LT 168 ON SAID PL M439 AND DISTANT WLY 49 FT AT RIGHT ANGLES THEREFROM; THENCE NLY PARALLEL WITH THE E LIMIT OF SAID LT 168, 17 FT 11 1/2 INCHES TO A POINT; THENCE WLY IN A STRAIGHT LINE, 116 FT 2 INCHES MORE OR LESS TO A POINT IN THE E LIMIT OF DON MILLS RD, DISTANT NLY THEREON 2 FT 2 1/4 INCHES FROM THE NW ANGLE OF SAID LT 4. THENCE SLY ALONG THE E LIMIT OF DON MILLS RD, 18 FT 6 INCHES MORE OR LESS TO THE POC; THE W LIMIT OF THESE LANDS IS CONFIRMED BY BA PL 379, REGISTERED IN THIS OFFICE AS D163. T/W A ROW OVER THE SLY 1 FT IN PERPENDICULAR WIDTH OF THE LAND IMMEDIATELY ADJOINING TO THE N BY A DEPTH OF 60 FT ELY FROM THE E LIMIT OF DON MILLS RD. S/T A ROW OVER THE NLY 1 FT IN PERPENDICULAR WIDTH OF THE LAND HEREIN DESCRIBED BY A LIKE DEPTH. SAID TWO RIGHTS OF WAY TO FORM A COMMON SIDE ENTRANCE FOR USE IN COMMON BY THE OWNERS AND OCCUPANTS FROM TIME TO TIME ON EITHER SIDE THEREOF. T/W PT LT 2 PL M439 OVER PTS 6, 7, 8, 9 66R17037, AS IN C991124 (S/T C544802, C628541); S/T PT 14 66R17037, AS IN E285156; TORONTO , CITY OF TORONTO; SUBJECT TO AN EASEMENT AS IN AT6287637

PROPERTY REMARKS:

ESTATE/QUALIFIER:

FEE SIMPLE
ABSOLUTE

RECENTLY:

FIRST CONVERSION FROM BOOK

PIN CREATION DATE:

2000/06/19

OWNERS' NAMES

2808234 ONTARIO INC.

CAPACITY SHARE

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/CHKD
<p>**EFFECTIVE 2000/07/29 THE NOTATION OF THE "BLOCK IMPLEMENTATION DATE" OF 2000/06/19 ON THIS PIN**</p> <p>**WAS REPLACED WITH THE "PIN CREATION DATE" OF 2000/06/19**</p> <p>** PRINTOUT INCLUDES ALL DOCUMENT TYPES (DELETED INSTRUMENTS NOT INCLUDED) **</p>						
C548972	1989/03/09	NOTICE			THE CORPORATION OF THE BOROUGH OF EAST YORK	C
C742328	1991/10/29	NOTICE			THE CORPORATION OF THE BOROUGH OF EAST YORK	C
66R17037	1995/08/18	PLAN REFERENCE				C
AT5832809	2021/08/17	TRANSFER	\$2	MOUSAVI, MIR SHAMS	2808234 ONTARIO INC.	C
AT5836102	2021/08/20	CHARGE	\$10,000,000	2808234 ONTARIO INC.	VECTOR FINANCIAL SERVICES LIMITED OLYMPIA TRUST COMPANY	C
AT5836103	2021/08/20	NO ASSGN RENT GEN		2808234 ONTARIO INC.	VECTOR FINANCIAL SERVICES LIMITED OLYMPIA TRUST COMPANY	C
REMARKS: AT5836102						
AT5945314	2021/12/21	CHARGE	\$2,100,000	2808234 ONTARIO INC.	WAXMAN, JASON NASH, MARTIN LEONE, JAMES JAROSZYNSKI, GRZEGORZ ZOLADEK, MORRIS KMF ENTERPRISES INC.	C

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AT5945315	2021/12/21	NO ASSGN RENT GEN		2808234 ONTARIO INC.	KELNICK ENTERPRISES INC. AJAY MANJOO MEDICINE PROFESSIONAL CORPORATION JESSICA E. WASERMAN MEDICINE PROFESSIONAL CORPORATION BARRY YOUNG CHIROPRACTIC PROFESSIONAL CORPORATION THE BURLINGTON FOOT CLINIC INC. THE FOOT & ANKLE INSTITUTE LTD. 2343640 ONTARIO INC. 2123556 ONTARIO INC. DICK, DAVID DSD MANAGEMENT INC. WAXMAN, JASON NASH, MARTIN LEONE, JAMES JAROSZYNSKI, GRZEGORZ ZOLADEK, MORRIS KMF ENTERPRISES INC. KELNICK ENTERPRISES INC. AJAY MANJOO MEDICINE PROFESSIONAL CORPORATION JESSICA E. WASERMAN MEDICINE PROFESSIONAL CORPORATION BARRY YOUNG CHIROPRACTIC PROFESSIONAL CORPORATION THE BURLINGTON FOOT CLINIC INC. THE FOOT & ANKLE INSTITUTE LTD. 2343640 ONTARIO INC. 2123556 ONTARIO INC. DICK, DAVID DSD MANAGEMENT INC.	C
		REMARKS: AT5945314				
AT6287637	2023/02/28	TRANSFER EASEMENT	\$2	2808234 ONTARIO INC.	ROGERS COMMUNICATIONS INC.	C
AT6290244	2023/03/03	NOTICE	\$2	2808234 ONTARIO INC.	WAXMAN, JASON NASH, MARTIN LEONE, JAMES JAROSZYNSKI, GRZEGORZ ZOLADEK, MORRIS KMF ENTERPRISES INC. KELNICK ENTERPRISES INC. AJAY MANJOO MEDICINE PROFESSIONAL CORPORATION JESSICA E. WASERMAN MEDICINE PROFESSIONAL CORPORATION BARRY YOUNG CHIROPRACTIC PROFESSIONAL CORPORATION THE BURLINGTON FOOT CLINIC INC. THE FOOT & ANKLE INSTITUTE LTD.	C

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

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/CHKD
					2343640 ONTARIO INC. 2123556 ONTARIO INC. DICK, DAVID DSD MANAGEMENT INC.	
	<i>REMARKS: AT5945314</i>					
AT6416885	2023/09/08	CHARGE	\$1,500,000	2808234 ONTARIO INC.	TRAVELERS INSURANCE COMPANY OF CANADA	C
AT6416886	2023/09/08	POSTPONEMENT		WAXMAN, JASON NASH, MARTIN LEONE, JAMES JAROSZYNSKI, GRZEGORZ ZOLADEK, MORRIS KMF ENTERPRISES INC. KELNICK ENTERPRISES INC. AJAY MANJOO MEDICINE PROFESSIONAL CORPORATION JESSICA E. WASERMAN MEDICINE PROFESSIONAL CORPORATION BARRY YOUNG CHIROPRACTIC PROFESSIONAL CORPORATION THE BURLINGTON FOOT CLINIC INC. THE FOOT & ANKLE INSTITUTE LTD. 2343640 ONTARIO INC. 2123556 ONTARIO INC. DICK, DAVID DSD MANAGEMENT INC.	TRAVELERS INSURANCE COMPANY OF CANADA	C
	<i>REMARKS: AT5945314 TO AT6416885</i>					
AT6453462	2023/11/02	CHARGE	\$2,000,000	2808234 ONTARIO INC.	KVYETKO, VADYM KVYETKO, SVITLANA	C
AT6453527	2023/11/03	NO ASSGN RENT GEN		2808234 ONTARIO INC.	KVYETKO, VADYM KVYETKO, SVITLANA	C
	<i>REMARKS: AT6453462</i>					
AT6547727	2024/04/08	CHARGE	\$350,000	2808234 ONTARIO INC.	ADDISON WEALTH MANAGEMENT INC.	C
AT6547728	2024/04/08	NO ASSGN RENT GEN		2808234 ONTARIO INC.	ADDISON WEALTH MANAGEMENT INC.	C
	<i>REMARKS: AT6547727</i>					
AT6547736	2024/04/08	POSTPONEMENT		KVYETKO, VADYM KVYETKO, SVITLANA	ADDISON WEALTH MANAGEMENT INC.	C
	<i>REMARKS: AT6453462, AT6453527 TO AT6547727</i>					
AT6838935	2025/06/13	TRANSFER OF CHARGE		WAXMAN, JASON	ADDISON WEALTH MANAGEMENT INC.	C

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REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/CHKD
				NASH, MARTIN LEONE, JAMES JAROSZYNSKI, GRZEGORZ ZOLADEK, MORRIS KMF ENTERPRISES INC. KELNICK ENTERPRISES INC. AJAY MANJOO MEDICINE PROFESSIONAL CORPORATION JESSICA E. WASERMAN MEDICINE PROFESSIONAL CORPORATION BARRY YOUNG CHIROPRACTIC PROFESSIONAL CORPORATION THE BURLINGTON FOOT CLINIC INC. THE FOOT & ANKLE INSTITUTE LTD. 2343640 ONTARIO INC. 2123556 ONTARIO INC. DICK, DAVID DSD MANAGEMENT INC.		
AT6999049	2026/01/30	TRANSFER OF CHARGE		TRAVELERS INSURANCE COMPANY OF CANADA	ST. PAUL FIRE AND MARINE INSURANCE COMPANY	C

REMARKS: AT5945314.

REMARKS: AT6416885.

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PAGE 1 OF 4
PREPARED FOR rcheung01
ON 2026/05/27 AT 10:25:13

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

PROPERTY DESCRIPTION: PCL 4-1 SEC M439; PT LT 4 E/S DON MILLS RD PL M439 EAST YORK; PT LT 168 N/S MORTIMER AV PL M439 EAST YORK COMM AT A POINT IN THE E LIMIT OF DON MILLS RD DISTANT SLY THEREON 16 FT 3 3/4 INCHES FROM THE NW ANGLE OF SAID LT 4 THENCE ELY TO THE W END OF THE CENTRE LINE OF PARTY WALL BTN THE STORE ON THE LAND HEREIN DESCRIBED AND THE STORE ON THE LAND TO THE N THEREOF AND CONTINUING ELY ALONG SAID CENTRE LINE TO THE E END THEREOF AND CONTINUING STILL ELY IN A STRAIGHT LINE IN ALL 124 FT 6 INCHES MORE OR LESS TO A POINT DISTANT 14 FT 6 1/2 INCHES NLY FROM THE N LIMIT OF MORTIMER AV ALONG A LINE DRAWN PARALLEL WITH THE E LIMIT OF LT 168 ON SAID PL M439, AND DISTANT WLY 49 FT AT RIGHT ANGLES THEREFROM; THENCE SLY PARALLEL WITH THE E LIMIT OF SAID LT 168, 14 FT 6 1/2 INCHES TO A POINT IN THE N LIMIT OF MORTIMER AV; THENCE WLY ALONG THE N LIMIT OF MORTIMER AV, 123 FT 5 INCHES MORE OR LESS TO THE SW ANGLE OF SAID LT 4; THENCE ALONG THE SW LIMIT OF SAID LT 4, TO THE W ANGLE THEREOF AND THE E LIMIT OF DON MILLS RD; THENCE NLY ALONG THE E LIMIT OF DON MILLS RD 10 FT 5 INCHES MORE OR LESS TO THE POC; T/W PT LT 2 PL M439 OVER PTS 6, 7, 8, 9 66R17037, AS IN C911124 (S/T C544802, C628541); S/T PT 16 66R17037, AS IN E285156; TORONTO, CITY OF TORONTO; SUBJECT TO AN EASEMENT AS IN AT6287637

PROPERTY REMARKS:

ESTATE/QUALIFIER:

FEE SIMPLE
ABSOLUTE

RECENTLY:

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2808234 ONTARIO INC.

CAPACITY SHARE

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/CHKD
<p>**EFFECTIVE 2000/07/29 THE NOTATION OF THE "BLOCK IMPLEMENTATION DATE" OF 2000/06/19 ON THIS PIN**</p> <p>**WAS REPLACED WITH THE "PIN CREATION DATE" OF 2000/06/19**</p> <p>** PRINTOUT INCLUDES ALL DOCUMENT TYPES (DELETED INSTRUMENTS NOT INCLUDED) **</p>						
66BA379	1972/10/05	PLAN BOUNDRIES ACT				C
	REMARKS: D163,	B345317				
A996558	1982/07/15	NOTICE AGREEMENT			THE CORPORATION OF THE BOROUGH OF EAST YORK	C
C548972	1989/03/09	NOTICE			THE CORPORATION OF THE BOROUGH OF EAST YORK	C
C742328	1991/10/29	NOTICE			THE CORPORATION OF THE BOROUGH OF EAST YORK	C
66R17037	1995/08/18	PLAN REFERENCE				C
AT5832809	2021/08/17	TRANSFER	\$2	MOUSAVI, MIR SHAMS	2808234 ONTARIO INC.	C
AT5836102	2021/08/20	CHARGE	\$10,000,000	2808234 ONTARIO INC.	VECTOR FINANCIAL SERVICES LIMITED OLYMPIA TRUST COMPANY	C
AT5836103	2021/08/20	NO ASSGN RENT GEN		2808234 ONTARIO INC.	VECTOR FINANCIAL SERVICES LIMITED OLYMPIA TRUST COMPANY	C
	REMARKS: AT5836102					
AT5945314	2021/12/21	CHARGE	\$2,100,000	2808234 ONTARIO INC.	WAXMAN, JASON NASH, MARTIN LEONE, JAMES	C

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REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/ CHKD
AT5945315	2021/12/21	NO ASSGN RENT GEN		2808234 ONTARIO INC.	JAROSZYNSKI, GRZEGORZ ZOLADEK, MORRIS KMF ENTERPRISES INC. KELNICK ENTERPRISES INC. AJAY MANJOO MEDICINE PROFESSIONAL CORPORATION JESSICA E. WASERMAN MEDICINE PROFESSIONAL CORPORATION BARRY YOUNG CHIROPRACTIC PROFESSIONAL CORPORATION THE BURLINGTON FOOT CLINIC INC. THE FOOT & ANKLE INSTITUTE LTD. 2343640 ONTARIO INC. 2123556 ONTARIO INC. DICK, DAVID DSD MANAGEMENT INC. WAXMAN, JASON NASH, MARTIN LEONE, JAMES JAROSZYNSKI, GRZEGORZ ZOLADEK, MORRIS KMF ENTERPRISES INC. KELNICK ENTERPRISES INC. AJAY MANJOO MEDICINE PROFESSIONAL CORPORATION JESSICA E. WASERMAN MEDICINE PROFESSIONAL CORPORATION BARRY YOUNG CHIROPRACTIC PROFESSIONAL CORPORATION THE BURLINGTON FOOT CLINIC INC. THE FOOT & ANKLE INSTITUTE LTD. 2343640 ONTARIO INC. 2123556 ONTARIO INC. DICK, DAVID DSD MANAGEMENT INC.	C
		REMARKS: AT5945314				
AT6287637	2023/02/28	TRANSFER EASEMENT	\$2	2808234 ONTARIO INC.	ROGERS COMMUNICATIONS INC.	C
AT6290244	2023/03/03	NOTICE	\$2	2808234 ONTARIO INC.	WAXMAN, JASON NASH, MARTIN LEONE, JAMES JAROSZYNSKI, GRZEGORZ ZOLADEK, MORRIS KMF ENTERPRISES INC. KELNICK ENTERPRISES INC. AJAY MANJOO MEDICINE PROFESSIONAL CORPORATION JESSICA E. WASERMAN MEDICINE PROFESSIONAL CORPORATION	C

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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
					BARRY YOUNG CHIROPRACTIC PROFESSIONAL CORPORATION THE BURLINGTON FOOT CLINIC INC. THE FOOT & ANKLE INSTITUTE LTD. 2343640 ONTARIO INC. 2123556 ONTARIO INC. DICK, DAVID DSD MANAGEMENT INC.	
		<i>REMARKS: AT5945314</i>				
AT6416885	2023/09/08	CHARGE	\$1,500,000	2808234 ONTARIO INC.	TRAVELERS INSURANCE COMPANY OF CANADA	C
AT6416886	2023/09/08	POSTPONEMENT		WAXMAN, JASON NASH, MARTIN LEONE, JAMES JAROSZYNSKI, GRZEGORZ ZOLADEK, MORRIS KMF ENTERPRISES INC. KELNICK ENTERPRISES INC. AJAY MANJOO MEDICINE PROFESSIONAL CORPORATION JESSICA E. WASERMAN MEDICINE PROFESSIONAL CORPORATION BARRY YOUNG CHIROPRACTIC PROFESSIONAL CORPORATION THE BURLINGTON FOOT CLINIC INC. THE FOOT & ANKLE INSTITUTE LTD. 2343640 ONTARIO INC. 2123556 ONTARIO INC. DICK, DAVID DSD MANAGEMENT INC.	TRAVELERS INSURANCE COMPANY OF CANADA	C
		<i>REMARKS: AT5945314 TO AT6416885</i>				
AT6453462	2023/11/02	CHARGE	\$2,000,000	2808234 ONTARIO INC.	KVYETKO, VADYM KVYETKO, SVITLANA	C
AT6453527	2023/11/03	NO ASSGN RENT GEN		2808234 ONTARIO INC.	KVYETKO, VADYM KVYETKO, SVITLANA	C
		<i>REMARKS: AT6453462</i>				
AT6547727	2024/04/08	CHARGE	\$350,000	2808234 ONTARIO INC.	ADDISON WEALTH MANAGEMENT INC.	C
AT6547728	2024/04/08	NO ASSGN RENT GEN		2808234 ONTARIO INC.	ADDISON WEALTH MANAGEMENT INC.	C
		<i>REMARKS: AT6547727</i>				
AT6547736	2024/04/08	POSTPONEMENT		KVYETKO, VADYM KVYETKO, SVITLANA	ADDISON WEALTH MANAGEMENT INC.	C

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REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/CHKD
AT6838935	2025/06/13	TRANSFER OF CHARGE		WAXMAN, JASON NASH, MARTIN LEONE, JAMES JAROSZYNSKI, GRZEGORZ ZOLADEK, MORRIS KMF ENTERPRISES INC. KELNICK ENTERPRISES INC. AJAY MANJOO MEDICINE PROFESSIONAL CORPORATION JESSICA E. WASERMAN MEDICINE PROFESSIONAL CORPORATION BARRY YOUNG CHIROPRACTIC PROFESSIONAL CORPORATION THE BURLINGTON FOOT CLINIC INC. THE FOOT & ANKLE INSTITUTE LTD. 2343640 ONTARIO INC. 2123556 ONTARIO INC. DICK, DAVID DSD MANAGEMENT INC.	ADDISON WEALTH MANAGEMENT INC.	C
AT6994082	2026/01/26	CONSTRUCTION LIEN	\$355,086	DOMA CONSTRUCTION MANAGEMENT INC.		C
AT6999049	2026/01/30	TRANSFER OF CHARGE		TRAVELERS INSURANCE COMPANY OF CANADA	ST. PAUL FIRE AND MARINE INSURANCE COMPANY	C

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PAGE 1 OF 4
PREPARED FOR rcheung01
ON 2026/05/27 AT 10:22:45

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

PROPERTY DESCRIPTION: PCL 2-3 SEC M439; PT LT 2 PL M439 EAST YORK; PT LT 3 PL M439 EAST YORK; PT LT 4 PL M439 EAST YORK; PT LT 168 PL M439 EAST YORK COMM AT A POINT IN THE N LIMIT OF MORTIMER AV DISTANT WLY THEREON 26 FT 9 INCHES FROM THE SE ANGLE OF LT 168; THENCE NLY TO THE S END OF THE CENTRE LINE OF PARTY WALL BTN THE HOUSE ON THIS LAND AND THE HOUSE ON THE LAND TO THE E THEREOF, AND CONTINUING NLY TO THE N END THEREOF AND CONTINUING STILL NLY IN A STRAIGHT LINE IN ALL A DISTANCE OF 109 FT 3 INCHES MORE OR LESS TO A POINT IN THE W LIMIT OF SAID LT DISTANT SLY THEREON 24 FT 11 1/2 INCHES FROM THE NW ANGLE OF SAID LT 168; THENCE SLY ALONG THE W LIMIT OF SAID LT 168 A DISTANCE OF 10 FT 10 1/2 INCHES MORE OR LESS TO THE NE ANGLE OF LT 2; THENCE WLY ALONG THE N LIMIT OF LT 2 A DISTANCE OF 19 FT 5 1/4 INCHES MORE OR LESS TO A POINT THEREIN DISTANT WLY 49 FT FROM THE E LIMIT OF SAID LT 168 AND AT RIGHT ANGLES THEREFROM; THENCE SLY IN A STRAIGHT LINE PARALLEL WITH THE E LIMIT OF SAID LT 168 AND DISTANT WLY 49 FT AT RIGHT ANGLES THEREFROM A DISTANCE OF 98 FT 10 3/4 INCHES MORE OR LESS TO A POINT IN THE N LIMIT OF MORTIMER AV; THENCE ELY ALONG THE N LIMIT OF MORTIMER AV 22 FT 3 INCHES MORE OR LESS TO THE POB; TORONTO , CITY OF TORONTO; SUBJECT TO AN EASEMENT AS IN AT6287637

PROPERTY REMARKS:

ESTATE/QUALIFIER:

FEE SIMPLE
ABSOLUTE

RECENTLY:

FIRST CONVERSION FROM BOOK

PIN CREATION DATE:

2000/06/19

OWNERS' NAMES

2808234 ONTARIO INC.

CAPACITY SHARE

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/CHKD
<p>**EFFECTIVE 2000/07/29 THE NOTATION OF THE "BLOCK IMPLEMENTATION DATE" OF 2000/06/19 ON THIS PIN**</p> <p>**WAS REPLACED WITH THE "PIN CREATION DATE" OF 2000/06/19**</p> <p>** PRINTOUT INCLUDES ALL DOCUMENT TYPES (DELETED INSTRUMENTS NOT INCLUDED) **</p>						
C387561	1987/06/17	NOTICE AGREEMENT			THE CORPORATION OF THE BOROUGH OF EAST YORK	C
C742337	1991/10/29	NOTICE			THE CORPORATION OF THE BOROUGH OF EAST YORK	C
AT5832809	2021/08/17	TRANSFER	\$2	MOUSAVI, MIR SHAMS	2808234 ONTARIO INC.	C
AT5836102	2021/08/20	CHARGE	\$10,000,000	2808234 ONTARIO INC.	VECTOR FINANCIAL SERVICES LIMITED OLYMPIA TRUST COMPANY	C
AT5836103	2021/08/20	NO ASSGN RENT GEN		2808234 ONTARIO INC.	VECTOR FINANCIAL SERVICES LIMITED OLYMPIA TRUST COMPANY	C
REMARKS: AT5836102						
AT5945314	2021/12/21	CHARGE	\$2,100,000	2808234 ONTARIO INC.	WAXMAN, JASON NASH, MARTIN LEONE, JAMES JAROSZYNSKI, GRZEGORZ ZOLADEK, MORRIS KMF ENTERPRISES INC. KELNICK ENTERPRISES INC. AJAY MANJOO MEDICINE PROFESSIONAL CORPORATION JESSICA E. WASERMAN MEDICINE PROFESSIONAL CORPORATION BARRY YOUNG CHIROPRACTIC PROFESSIONAL CORPORATION	C

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REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/CHKD
AT5945315	2021/12/21	NO ASSGN RENT GEN		2808234 ONTARIO INC.	THE BURLINGTON FOOT CLINIC INC. THE FOOT & ANKLE INSTITUTE LTD. 2343640 ONTARIO INC. 2123556 ONTARIO INC. DICK, DAVID DSD MANAGEMENT INC. WAXMAN, JASON NASH, MARTIN LEONE, JAMES JAROSZYNSKI, GRZEGORZ ZOLADEK, MORRIS KMF ENTERPRISES INC. KELNICK ENTERPRISES INC. AJAY MANJOO MEDICINE PROFESSIONAL CORPORATION JESSICA E. WASERMAN MEDICINE PROFESSIONAL CORPORATION BARRY YOUNG CHIROPRACTIC PROFESSIONAL CORPORATION THE BURLINGTON FOOT CLINIC INC. THE FOOT & ANKLE INSTITUTE LTD. 2343640 ONTARIO INC. 2123556 ONTARIO INC. DICK, DAVID DSD MANAGEMENT INC.	C
		REMARKS: AT5945314				
AT6287637	2023/02/28	TRANSFER EASEMENT	\$2	2808234 ONTARIO INC.	ROGERS COMMUNICATIONS INC.	C
AT6290244	2023/03/03	NOTICE	\$2	2808234 ONTARIO INC.	WAXMAN, JASON NASH, MARTIN LEONE, JAMES JAROSZYNSKI, GRZEGORZ ZOLADEK, MORRIS KMF ENTERPRISES INC. KELNICK ENTERPRISES INC. AJAY MANJOO MEDICINE PROFESSIONAL CORPORATION JESSICA E. WASERMAN MEDICINE PROFESSIONAL CORPORATION BARRY YOUNG CHIROPRACTIC PROFESSIONAL CORPORATION THE BURLINGTON FOOT CLINIC INC. THE FOOT & ANKLE INSTITUTE LTD. 2343640 ONTARIO INC. 2123556 ONTARIO INC. DICK, DAVID DSD MANAGEMENT INC.	C

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<i>REMARKS: AT5945314</i>						
AT6416885	2023/09/08	CHARGE	\$1,500,000	2808234 ONTARIO INC.	TRAVELERS INSURANCE COMPANY OF CANADA	C
AT6416886	2023/09/08	POSTPONEMENT		WAXMAN, JASON NASH, MARTIN LEONE, JAMES JAROSZYNSKI, GRZEGORZ ZOLADEK, MORRIS KMF ENTERPRISES INC. KELNICK ENTERPRISES INC. AJAY MANJOO MEDICINE PROFESSIONAL CORPORATION JESSICA E. WASERMAN MEDICINE PROFESSIONAL CORPORATION BARRY YOUNG CHIROPRACTIC PROFESSIONAL CORPORATION THE BURLINGTON FOOT CLINIC INC. THE FOOT & ANKLE INSTITUTE LTD. 2343640 ONTARIO INC. 2123556 ONTARIO INC. DICK, DAVID DSD MANAGEMENT INC.	TRAVELERS INSURANCE COMPANY OF CANADA	C
<i>REMARKS: AT5945314 TO AT6416885</i>						
AT6453462	2023/11/02	CHARGE	\$2,000,000	2808234 ONTARIO INC.	KVYETKO, VADYM KVYETKO, SVITLANA	C
AT6453527	2023/11/03	NO ASSGN RENT GEN		2808234 ONTARIO INC.	KVYETKO, VADYM KVYETKO, SVITLANA	C
<i>REMARKS: AT6453462</i>						
AT6547727	2024/04/08	CHARGE	\$350,000	2808234 ONTARIO INC.	ADDISON WEALTH MANAGEMENT INC.	C
AT6547728	2024/04/08	NO ASSGN RENT GEN		2808234 ONTARIO INC.	ADDISON WEALTH MANAGEMENT INC.	C
<i>REMARKS: AT6547727</i>						
AT6547736	2024/04/08	POSTPONEMENT		KVYETKO, VADYM KVYETKO, SVITLANA	ADDISON WEALTH MANAGEMENT INC.	C
<i>REMARKS: AT6453462, AT6453527 TO AT6547727</i>						
AT6838935	2025/06/13	TRANSFER OF CHARGE		WAXMAN, JASON NASH, MARTIN LEONE, JAMES JAROSZYNSKI, GRZEGORZ ZOLADEK, MORRIS KMF ENTERPRISES INC.	ADDISON WEALTH MANAGEMENT INC.	C

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REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/ CHKD
				KELNICK ENTERPRISES INC. AJAY MANJOO MEDICINE PROFESSIONAL CORPORATION JESSICA E. WASERMAN MEDICINE PROFESSIONAL CORPORATION BARRY YOUNG CHIROPRACTIC PROFESSIONAL CORPORATION THE BURLINGTON FOOT CLINIC INC. THE FOOT & ANKLE INSTITUTE LTD. 2343640 ONTARIO INC. 2123556 ONTARIO INC. DICK, DAVID DSD MANAGEMENT INC.		
AT6994082	2026/01/26	CONSTRUCTION LIEN	\$355,086	DOMA CONSTRUCTION MANAGEMENT INC.		C
AT6999049	2026/01/30	TRANSFER OF CHARGE		TRAVELERS INSURANCE COMPANY OF CANADA	ST. PAUL FIRE AND MARINE INSURANCE COMPANY	C

REMARKS: AT5945314.

REMARKS: AT6416885.

**VECTOR FINANCIAL SERVICES - and -
LIMITED AND OLYMPIA TRUST
COMPANY**

**2808234 ONTARIO INC., MIR
SHAMS MOUSAVI, AND STEPAN
KUCHMIY**

Applicants

Respondents

Court File No.: CV-25-00750015-00CL

ONTARIO
SUPERIOR COURT OF JUSTICE
(COMMERCIAL LIST)

**IN THE MATTER OF AN APPLICATION
Under Section 243(1) of the Bankruptcy and
Insolvency Act (R.S.C., 1985, c. B-3), and Section 101
of the *Courts Of Justice Act*, R.S.O. 1990, C. C.43**

PROCEEDING COMMENCED AT TORONTO

**SUPPLEMENTARY APPLICATION RECORD OF
THE APPLICANTS**

ROBINS APPLEBY LLP
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Toronto, ON M5H 1T1

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Lawyers for the Applicants