



Supplement to the Sixth Report of KSV Kofman Inc.
as Receiver and Manager of
87 Elm Grove Avenue, 46 Puccini Drive
6216 Fifth Line and
211 Woodland Acres Crescent

August 11, 2020

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COURT FILE NO: CV-18-00608356-00CL

# ONTARIO SUPERIOR COURT OF JUSTICE (COMMERCIAL LIST)

**BETWEEN:** 

### **BUDUCHNIST CREDIT UNION LIMITED**

**Applicant** 

- and -

2321197 ONTARIO INC., CARLO DEMARIA, SANDRA DEMARIA, 2321198 ONTARIO INC., SASI MACH LIMITED AND VICAR HOMES LTD.

Respondents

# SUPPLEMENT TO THE SIXTH REPORT OF KSV KOFMAN INC. AS RECEIVER AND MANAGER

### **AUGUST 11, 2020**

### 1.0 Introduction

- 1. This report (the "Supplemental Report") supplements the sixth report of the Receiver dated May 20, 2020 (the "Sixth Report").
- 2. Defined terms in the Supplemental Report have the meanings provided to them in the Sixth Report.

### 1.1 Purposes of this Report

- 1. The purposes of this Supplemental Report are to:
  - a) update the Court on the status of the motion returnable August 12, 2020;
  - b) summarize the proposed listing agreement with Avenue Realty Inc. ("Avenue"), pursuant to which the Receiver intends to engage Avenue to list the Woodland Property for sale at a list price between \$3.5 million and \$3.75 million (depending on the resolution or judicial determination with respect to the Disputed Items (as defined below)) (the "Listing Agreement"); and

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c) recommend that the Court issue an order, *inter alia*, approving the Sale Process, as described in the Sixth Report, and the Listing Agreement for the Woodland Property, as described herein.

### 2.0 Developments Since the Sixth Report

- 1. On July 10, 2020, the Occupants delivered a Notice of Abandonment of their motion returnable August 12, 2020 seeking to, *inter alia*, vacate or amend the Receivership Order. A copy of the Notice of Abandonment is attached as Appendix "A".
- 2. As a result, the Receiver's motion on August 12, 2020 will proceed.
- 3. The Occupants (through their counsel) have notified the Receiver that they intend to vacate the Property by August 31, 2020.
- 4. As at the date of this Report, the Occupants have not paid their occupancy fee for the month of August (\$4,500) and insurance expense for July and August (\$3,030.12)<sup>1</sup>. In accordance with a Court order made on June 4, 2020, the Occupants will be required to pay those amounts plus all heat, hydro, property taxes, water/sewage and other utility charges accrued through to their exit from the Woodland Property on August 31, 2020.

### 3.0 The Listing Agreement

- 1. The Sixth Report sets out the process the Receiver carried out to solicit listing proposals for the Woodland Property. Three proposals were submitted by real estate brokerage firms.
- 2. The Receiver, in consultation with BCU, is proposing to select Avenue to act as the listing broker on this assignment. The Receiver considered, among other things, Avenue's experience selling similar properties in the Woodland Acres area and its commission rate (5%).
- 3. Subject to Court approval, the Listing Agreement to be entered into between Avenue and the Receiver is substantially in the form of a standard Ontario Real Estate Association ("OREA") agreement, with a schedule prepared by the Receiver which provides for the following customary receivership provisions:
  - a) Avenue will not be paid any fees or commissions if the Woodland Property is sold to the Occupants or any party related to them;
  - b) Avenue will market the Woodland Property on an "as is, where is" basis, meaning that the Receiver will not be making any representations or warranties regarding the Woodland Property;
  - c) The Receiver will have the right to reject any and all offers submitted for the Woodland Property, including the highest dollar value offer(s);

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<sup>&</sup>lt;sup>1</sup> The Receiver arranged for a new insurance policy which came into effect June 30, 2020 after being notified that the Occupants' policy had been terminated and the Occupants were unable to arrange for replacement insurance. The monthly cost of the new policy is \$1,515.06.

- d) The Receiver is entering into the Listing Agreement and all related documentation from time to time solely in its capacity as Court-appointed receiver and manager of the Woodland Property, with no personal or corporate liability; and
- e) The form of agreement of purchase and sale submitted by any buyer will include a condition in favour of the Receiver providing that completion of the sale transaction will be subject to Court approval, to be obtained by the Receiver.
- 4. Subject to Court approval, the Listing Agreement to be finalized will be substantially in the form of the agreement attached as Appendix "B".

### 3.1 Recommendation

- 1. The Receiver recommends that the Court issue an order approving the Listing Agreement, the retention of Avenue as the listing agent and the list price of between \$3.5 million and \$3.75 million (depending on the resolution or judicial determination with respect to the Disputed Items), for the following reasons:
  - a) the terms and conditions of the Listing Agreement, including the commission rate (5%), are consistent with market and, in the Receiver's view, commercially reasonable;
  - b) Avenue is a reputable listing agent with considerable experience selling comparable homes in the Woodland Acres neighborhood. In this regard, Avenue concentrates its practice on this area as evidenced by its market share from 2017 to 2019, during which Avenue sold five (54%), two (67%) and four (80%) of the estates sold in the Woodland Acres area, respectively;
  - c) Avenue has suggested a list price of between \$3.5 million and \$3.75 million (depending on the resolution or judicial determination with respect to the Disputed Items) based on its attendance at the Woodland Property, its inspection of the Disputed Items and recent list and ultimate sale prices of comparable homes in the Woodland Acres area;
  - d) the Listing Agreement provides the Receiver with the right to reject any and all offers, including the highest dollar value offer(s);
  - e) any transaction resulting from the Sale Process will be subject to Court approval; and
  - f) BCU supports the relief sought.

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### 4.0 Disputed Items

- The Occupants provided an inventory listing to the Receiver detailing the contents of the Woodland Property, including furniture, appliances, electrical fixtures and other items (the "Inventory Listing").
- 2. The Occupants, through their counsel, have notified the Receiver that they would like to remove various items when they vacate the Woodland Property, and that they intend to leave certain other items behind. The Occupants have also indicated that, of the items they intend to leave behind, their position is that they are legally entitled to remove certain items but are leaving them behind on a "without prejudice" basis (i.e., reserving the right to take the position that they are entitled to remove other similar items). Attached hereto as Appendix "C" is a colour-coded version of the Inventory Listing showing the items that the Occupants would like to remove and those that they intend to leave behind when they vacate the Woodland Property.
- 3. The Receiver has been advised by Avenue that certain<sup>2</sup> of the items listed in Appendix "D" attached hereto, which the Occupants would like to remove from the Woodland Property (the "Disputed Items"), are expected to affect the ultimate sale price if removed from the Woodland Property, and would result in a reduction of the list price from \$3.75 million to \$3.5 million. Removal of the chandeliers and wall sconces will also impair Avenue's ability to facilitate evening showings of the Woodland Property.
- 4. Appendix "D" also includes pictures of the Disputed Items.
- 5. The Receiver understands that BCU is taking the position that the Disputed Items are all fixtures, not chattels, and accordingly that the Occupants should not be entitled to remove them from the Woodland Property, whereas the Occupants are taking the position that they are legally entitled to remove the Disputed Items from the Woodland Property.

### 5.0 Conclusion and Recommendation

1. Based on the foregoing, the Receiver respectfully recommends that the Court make an order granting the relief detailed in Section 1.1(1)(e) of the Sixth Report and 1.1(1)(c) of this Supplemental Report.

All of which is respectfully submitted,

**KSV KOFMAN INC.,** 

KSV Kofman Inc.

SOLELY IN ITS CAPACITY AS COURT-APPOINTED
RECEIVER AND MANAGER OF 87 ELM GROVE PROPERTY,
46 PUCCINI AVENUE, 6216 FIFTH LINE AND 211 WOODLAND ACRES CRESCENT
AND NOT IN ITS PERSONAL CAPACITY

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-

<sup>&</sup>lt;sup>2</sup> According to Avenue, the Disputed Items that will materially impact the list/sale price are the chandeliers/wall sconces and, to a lesser extent, the pizza oven and kitchen appliances.

# Appendix "A"

# ONTARIO SUPERIOR COURT OF JUSTICE COMMERCIAL LIST

BETWEEN:

### **BUDUCHNIST CREDIT UNION LIMITED**

**Applicant** 

-and-

# 2321197 ONTARIO INC., CARLO DEMARIA, SANDRA DEMARIA, 2321198 ONTARIO INC., SASI MACH LIMITED, VICAR HOMES LTD. and TRADE CAPITAL FINANCE CORPORATION

Respondents

### NOTICE OF ABANDONMENT

The Respondents, Carlo DeMaria and Sandra DeMaria, hereby abandon their motion returnable August 12, 2020 seeking to, *inter alia*, vacate or amend the Receivership Order of Justice Penny dated January 17, 2019.

July 10, 2020

### GARDINER ROBERTS LLP

Lawyers Bay Adelaide Centre, East Tower 22 Adelaide Street West, Suite 3600 Toronto ON M5H 4E3

**Gavin J. Tighe (34496Q)** 

Tel: (416) 865-6664 gjtighe@grllp.com

Alexander Melfi (64154H)

Tel: (416) 865-6712

amelfi@grllp.com

Lawyers for the Respondents, 2321197 Ontario Inc., Carlo De Maria, Sandra DeMaria, 2321198 Ontario Inc., and Vicar Homes Ltd.

### TO: DENTONS CANADA LLP

Barristers and Solicitors 77 King Street West, Suite 400 **Toronto-Dominion Centre** Toronto ON M5K 0A1

### Barbara Grossman

barbara.grossman@dentons.com Tel: 416 863 4417

Lawyers for the Applicant

### AND TO: KSV KOFMAN INC.

150 King Street West, Suite 2308 Toronto, ON M5H 1J9

### **David Sieradzki**

dsieradzki@ksvadvisroy.com Tel: 416 932 6030

Receiver

### AND TO: **CHAITONS LLP**

5000 Yonge Street

North York, ON M2N 7E9

### **George Benchetrit**

george@chaitons.com

Tel: 416 218 1141

Lawyers for the Receiver, KSV Kofman Inc.

### AND TO: LOOPSTRA NIXON LLP

**Barristers and Solicitors** Woodbine Place 135 Queen's Plate Drive Suite 600 Toronto ON M9W 6V7

### Peter W. G. Carey

pcarey@loonix.com

Tel: 416 748 4774 Fax: 416 746 8319

Lawyers for the Respondent, Trade Capital Finance Corporation

Court File No. CV-18-00608356-00CL

# ONTARIO SUPERIOR COURT OF JUSTICE COMMERCIAL LIST

PROCEEDING COMMENCED AT TORONTO

### NOTICE OF ABANDONMENT

### **GARDINER ROBERTS LLP**

Lawyers
Bay Adelaide Centre, East Tower
22 Adelaide Street West, Suite 3600
Toronto ON M5H 4E3

### **Gavin J. Tighe (34496Q)**

Tel: (416) 865-6664 gjtighe@grllp.com

### Alexander Melfi (64154H)

Tel: (416) 865-6712 amelfi@grllp.com

Tel: (416) 865-6600 Fax: (416) 865-6636

Lawyers for the Respondents, 2321197 Ontario Inc., Carlo De Maria, Sandra DeMaria, 2321198 Ontario Inc., and Vicar Homes Ltd.

# Appendix "B"



### Form 200

### **Listing Agreement Seller Representation Agreement Authority to Offer for Sale**



for use in the Province of Ontario MÛŜ **EXCLUSIVE** OR This is a Multiple Listing Service® Agreement **Exclusive Listing Agreement** (Seller's Initials) (Seller's Initials) **BETWEEN:** AVENUE REALTY INC. BROKERAGE: 11685 YONGE STREET #B-106 RICHMOND HILL ON L4E 0K7 (the "Listing Brokerage") Tel. No. 905-737-6060 man Inc., Court-Appointed Receiver of the Pr In consideration of the Listing Brokerage listing the real property for sale known as..... 211 Woodland Acres Crescent Vaughan ON L6A 1G1 (the "Property") Seller acknowledges that the length of the Listing Period is negotiable between the Seller and the Listing Brokerage and, if an MLS® listing, may be subject to minimum requirements of the real estate board, however, in accordance with the Real Estate and Business Brokers Act, 2002, (REBBA), if the Listing Period exceeds six months, the Listing Brokerage must obtain the Seller's initials. (Seller's Initials) to offer the Property for sale at a price of: Dollars (CDN\$) ..... and upon the terms particularly set out herein, or at such other price and/or terms acceptable to the Seller. It is understood that the price and/or terms set out herein are at the Seller's personal request, after full discussion with the Listing Brokerage's representative regarding potential market value of the Property. The Seller hereby represents and warrants that the Seller is not a party to any other listing agreement for the Property or agreement to pay commission to any other real estate brokerage for the sale of the Property. (Seller's Initials) **DEFINITIONS AND INTERPRETATIONS:** For the purposes of this Agreement ("Authority" or "Agreement"): "Seller" includes vendor, a "buyer" includes a purchaser, or a prospective purchaser. A "real estate board" includes a real estate association. A purchase shall be deemed to include the entering into of any agreement to exchange, or the obtaining of an option to purchase which is corporation are the same person(s) as the shareholders, directors, or officers of the corporation introduced to or shown the Property. COMMISSION: In consideration of the Listing Brokerage listing the Property, the Seller agrees to pay the Listing Brokerage

- subsequently exercised. Commission shall be deemed to include other remuneration. This Agreement shall be read with all changes of gender or number required by the context. For purposes of this Agreement, anyone introduced to or shown the Property shall be deemed to include any spouse, heirs, executors, administrators, successors, assigns, related corporations and affiliated corporations. Related corporations or affiliated corporations shall include any corporation where one half or a majority of the shareholders, directors or officers of the related or affiliated

out in this Agreement OR such other terms and conditions as the Seller may accept. The Seller authorizes the Listing Brokerage to co-operate your any

price of the Property or..... The Seller further agrees to pay such commission as calculated above if an agreement to purchase is agreed to or accepted by the Seller or anyone

anyone who was introduced to the Property from any source whatsoever during the Listing Period or shown the Property during the Listing Period.

If, however, the offer for the purchase of the Property is pursuant to a new agreement in writing to pay commission to another registered real estate brokerage, the Seller's liability for commission shall be reduced by the amount paid by the Seller under the new agreement.

The Seller further agrees to pay such commission as calculated above even if the transaction contemplated by an agreement to purchase agreed to or accepted by the Seller or anyone on the Seller's behalf is not completed, if such non-completion is owing or attributable to the Seller's default or neglect, said commission to be payable on the date set for completion of the purchase of the Property.

Any deposit in respect of any agreement where the transaction has been completed shall first be applied to reduce the commission payable. Should such amounts paid to the Listing Brokerage from the deposit or by the Seller's solicitor not be sufficient, the Seller shall be liable to pay to the Listing Brokerage on demand, any deficiency in commission and taxes owing on such commission.

All amounts set out as co

ommission are to be paid plus applicable taxes on such commission.	
IITIALS OF LISTING BROKERAGE:	INITIALS OF SELLER(S):

3. **REPRESENTATION:** The Seller acknowledges that the Listing Brokerage has provided the Seller with information explaining agency relationships, including information on Seller Representation, Sub-agency, Buyer Representation, Multiple Representation and Customer Service.

The Seller understands that unless the Seller is otherwise informed, the co-operating brokerage is representing the interests of the buyer in the transaction. The Seller further acknowledges that the Listing Brokerage may be listing other properties that may be similar to the Seller's Property and the Seller hereby consents to the Listing Brokerage listing other properties that may be similar to the Seller's Property without any claim by the Seller of conflict of interest. The Seller hereby appoints the Listing Brokerage as the Seller's agent for the purpose of giving and receiving notices pursuant to any offer or agreement to purchase the Property. Unless otherwise agreed in writing between Seller and Listing Brokerage, any commission payable to any other brokerage shall be paid out of the commission the Seller pays the Listing Brokerage, said commission to be disbursed in accordance with the Commission Trust Agreement.

**MULTIPLE REPRESENTATION:** The Seller hereby acknowledges that the Listing Brokerage may be entering into buyer representation agreements with buyers who may be interested in purchasing the Seller's Property. In the event that the Listing Brokerage has entered into or enters into a buyer representation agreement with a prospective buyer for the Seller's Property, the Listing Brokerage will obtain the Seller's written consent to represent both the Seller and the buyer for the transaction at the earliest practicable opportunity and in all cases prior to any offer to purchase being submitted or presented.

The Seller understands and acknowledges that the Listing Brokerage must be impartial when representing both the Seller and the buyer and equally protect the interests of the Seller and buyer. The Seller understands and acknowledges that when representing both the Seller and the buyer, the Listing Brokerage shall have a duty of full disclosure to both the Seller and the buyer, including a requirement to disclose all factual information about the Property known to the Listing Brokerage.

However, the Seller further understands and acknowledges that the Listing Brokerage shall not disclose:

- that the Seller may or will accept less than the listed price, unless otherwise instructed in writing by the Seller;
- that the buyer may or will pay more than the offered price, unless otherwise instructed in writing by the buyer;
- the motivation of or personal information about the Seller or buyer, unless otherwise instructed in writing by the party to which the information applies or unless failure to disclose would constitute fraudulent, unlawful or unethical practice;
- the price the buyer should offer or the price the Seller should accept; and
- the Listing Brokerage shall not disclose to the buyer the terms of any other offer.

However, it is understood that factual market information about comparable properties and information known to the Listing Brokerage concerning potential uses for the Property will be disclosed to both Seller and buyer to assist them to come to their own conclusions.

Where a Brokerage represents both the Seller and the Buyer (multiple representation), the Brokerage shall not be entitled or authorized to be agent for either the Buyer or the Seller for the purpose of giving and receiving notices.

**MULTIPLE REPRESENTATION AND CUSTOMER SERVICE:** The Seller understands and agrees that the Listing Brokerage also provides representation and customer service to other sellers and buyers. If the Listing Brokerage represents or provides customer service to more than one seller or buyer for the same trade, the Listing Brokerage shall, in writing, at the earliest practicable opportunity and before any offer is made, inform all sellers and buyers of the nature of the Listing Brokerage's relationship to each seller and buyer.

- 4. FINDERS FEES: The Seller acknowledges that the Brokerage may be receiving a finder's fee, reward and/or referral incentive, and the Seller consents to any such benefit being received and retained by the Brokerage in addition to the Commission as described above.
- 5. **REFERRAL OF ENQUIRIES:** The Seller agrees that during the Listing Period, the Seller shall advise the Listing Brokerage immediately of all enquiries from any source whatsoever, and all offers to purchase submitted to the Seller shall be immediately submitted to the Listing Brokerage before the Seller accepts or rejects the same. If any enquiry during the Listing Period results in the Seller accepting a valid offer to purchase during the Listing Period or within the Holdover Period after the expiration of the Listing Period, the Seller agrees to pay the Listing Brokerage the amount of Commission set out above, payable within five (5) days following the Listing Brokerage's written demand therefor.
- 6. MARKETING: The Seller agrees to allow the Listing Brokerage to show and permit prospective buyers to fully inspect the Property during reasonable hours and the Seller gives the Listing Brokerage the sole and exclusive right to place "For Sale" and "Sold" sign(s) upon the Property. The Seller consents to the Listing Brokerage including information in advertising that may identify the Property. The Seller further agrees that the Listing Brokerage shall have sole and exclusive authority to make all advertising decisions relating to the marketing of the Property for sale during the Listing Period. The Seller agrees that the Listing Brokerage will not be held liable in any manner whatsoever for any acts or omissions with respect to advertising by the Listing Brokerage or any other party, other than by the Listing Brokerage's gross negligence or wilful act.
- 7. WARRANTY: The Seller represents and warrants that the Seller has the exclusive authority and power to execute this Authority to offer the Property for sale and that the Seller has informed the Listing Brokerage of any third party interests or claims on the Property such as rights of first refusal, options, easements, mortgages, encumbrances or otherwise concerning the Property, which may affect the sale of the Property.
- 8. INDEMNIFICATION AND INSURANCE: The Seller will not hold the Listing Brokerage and representatives of the Brokerage responsible for any loss or damage to the Property or contents occurring during the term of this Agreement caused by the Listing Brokerage or anyone else by any means, including theft, fire or vandalism, other than by the Listing Brokerage's gross negligence or wilful act. The Seller agrees to indemnify and save harmless the Listing Brokerage and representatives of the Brokerage and any co-operating brokerage from any liability, claim, loss, cost, damage or injury, including but not limited to loss of the Commission payable under this Agreement, caused or contributed to by the breach of any warranty or representation made by the Seller in this Agreement or the accompanying data form. The Seller warrants the Property is insured, including personal liability insurance against any claims or lawsuits resulting from bodily injury or property damage to others caused in any way on or at the Property and the Seller indemnifies the Brokerage and all of its employees, representatives, salespersons and brokers (Listing Brokerage) and any co-operating brokerage and all of its employees, representatives, salespersons and brokers (co-operating brokerage) for and against any claims against the Listing Brakerage or co-operating brokerage made by anyone who attends or visits the Property.
- 9. FAMILY LAW ACT: The Seller hereby warrants that spousal consent is not necessary under the provisions of the Family Law Act, R.S.O. 1990, unless the spouse of the Seller has executed the consent hereinafter provided.
- 10. VERIFICATION OF INFORMATION: The Seller authorizes the Listing Brokerage to obtain any information affecting the Property from any regulatory authorities, governments, mortgagees or others and the Seller agrees to execute and deliver such further authorizations in this regard as may be reasonably required. The Seller hereby appoints the Listing Brokerage or the Listing Brokerage's authorized representative as the Seller's attorney to execute such documentation as may be necessary to effect obtaining any information as aforesaid. The Seller hereby authorizes, instructs and directs the above noted regulatory authorities, governments, mortgagees or others to release any and all information to the Listing Brokerage.
- 11. USE AND DISTRIBUTION OF INFORMATION: The Seller consents to the collection, use and disclosure of personal information by the Brokerage for the purpose of listing and marketing the Property including, but not limited to: listing and advertising the Property using any medium including the Internet; disclosing Property information to prospective buyers, brokerages, salespersons and others who may assist in the sale of the Property; such other use of

INITIALS OF LISTING BROKERAGE:	INITIALS OF SELLER(S):
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the Seller's personal information as is consistent with listing and marketing of the Property. The Seller consents, if this is an MLS® Listing, to placement of the listing information and sales information by the Brokerage into the database(s) of the MLS® System of the appropriate Board, and to the posting of any documents and other information (including, without limitation, photographs, images, graphics, audio and video recordings, virtual tours, drawings, floor plans, architectural designs, artistic renderings, surveys and listing descriptions) provided by or on behalf of the Seller into the database(s) of the MLS® System of the appropriate Board. The Seller hereby indemnifies and saves harmless the Brokerage and/or any of its employees, servants, brokers or sales representatives from any and all claims, liabilities, suits, actions, losses, costs and legal fees caused by, or arising out of, or resulting from the posting of any documents or other information (including, without limitation, photographs, images, graphics, audio and video recordings, virtual tours, drawings, floor plans, architectural designs, artistic renderings, surveys and listing descriptions) as aforesaid. The Seller acknowledges that the database, within the board's MLS® System is the property of the real estate board(s) and can be licensed, resold, or otherwise dealt with by the board(s). The Seller further acknowledges that the real estate board(s) may: during the term of the listing and thereafter, distribute the information in the database, within the board's MLS® System to any persons authorized to use such service which may include other brokerages, government departments, appraisers, municipal organizations and others; market the Property, at its option, in any medium, including electronic media; during the term of the listing and thereafter, compile, retain and publish any statistics including historical data within the board's MLS® System and retain, reproduce and display photographs, images, graphics, audio and video recordings,

	In the event that this Agreement expires or is cancelled or otherwise terminated and the Property is not sold, the Seller, by initialling:			
	consent to allow other real estate board members to contact the Seller after expiration other termination of this Agreement to discuss listing or otherwise marketing the Prop		oes	Does Not
12.	SUCCESSORS AND ASSIGNS: The heirs, executors, administrators, successors and as	ssigns of the undersigne	ed are bound by	the terms of this Agreement.
13.	<b>CONFLICT OR DISCREPANCY:</b> If there is any conflict or discrepancy between a attached hereto) and any provision in the standard pre-set portion hereof, the added extent of such conflict or discrepancy. This Agreement, including any Schedule atta Seller and the Listing Brokerage. There is no representation, warranty, collateral agreexpressed herein.	d provision shall super sched hereto, shall co	rsede the standonstitute the entire	ard pre-set provision to the e Agreement between the
14.	<b>ELECTRONIC COMMUNICATION:</b> This Agreement and any agreements, notices of by means of electronic systems, in which case signatures shall be deemed to be origin means shall be deemed to confirm the Seller has retained a true copy of the Agreement and any agreements, notices or by means shall be deemed to confirm the Seller has retained a true copy of the Agreements.	al. The transmission o	s contemplated f this Agreemen	thereby may be transmitted t by the Seller by electronic
15.	<b>ELECTRONIC SIGNATURES:</b> If this Agreement has been signed with an electronic electronic signature with respect to this Agreement pursuant to the <i>Electronic Comme</i>	signature the parties h rce Act, 2000, S.O. 2	ereto consent a 2000, c17 as a	nd agree to the use of such mended from time to time.
16.	SCHEDULE(S): A 🛧 🦠 and c	data form attached he	reto form(s) par	t of this Agreement.
	LISTING BROKERAGE AGREES TO MARKET THE PROPERTY ON BEHALF OF THE SELLE ALID OFFER TO PURCHASE THE PROPERTY ON THE TERMS SET OUT IN THIS AGREEMEN			
(Auth	norized to bind the Listing Brokerage) (Date)		her Fusco and erson Signing)	d Emily Fusco
I HA	AGREEMENT HAS BEEN READ AND FULLY UNDERSTOOD BY ME, I ACCEPT THE TERM WE SIGNED UNDER SEAL. Any representations contained herein or as shown on the confirmation and belief.	AS OF THIS AGREEME accompanying data for	NT AND I ACKN orm respecting t	NOWLEDGE ON THIS DATE he Property are true to the
SIG!	NED, SEALED AND DELIVERED I have hereunto set my hand and seal:			
(Sign	rature of Seller) (Seal) (Date)		(Tel. No.)	
(Sign	nature of Seller) (Seal) (Date)	••••••	(Tel. No.)	
SPC Law	<b>DUSAL CONSENT:</b> The undersigned spouse of the Seller hereby consents to the listin Act, R.S.O. 1990 and hereby agrees to execute all necessary or incidental documen	g of the Property here ts to further any transc	in pursuant to t action provided	ne provisions of the Family for herein.
 (Spo	use) (Seal) (Date)		(Tel. No.)	
Ť.	DECLARATION OF INSURA	NCE	·	
TI		er Fusco and Emily	Fusco	
h	(Name of Salesperson/Brolereby declares that he/she is insured as required by REBBA.	ker/ broker of kecord)		
	(Signature(s) of Salespe	erson/Broker/Broker of R	ecord)	
	ACKNOWLEDGEMENT		•	
The	Seller(s) hereby acknowledge that the Seller(s) fully understand the terms of th	is Agreement and h	ave received a	copy of this Agreement
on t	ne day of	, 2	0	
(Sign	nature of Seller)		(Date)	
(Sign	nature of Seller) The trademarks REALTOR®, REALTORS®, MLS®, Multiple Listing Services® and associated logos are owned or The Canadian Real Estate Association (CREA) and identify the real estate professionals who are members of CRE		(Date)	

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### Form 203 for use in the Province of Ontario

# Schedule A Listing Agreement Authority to Offer for Sale



This Schedule is attached to and forms part of the Listing Agreement Authority to Offer for Sale (Agreement) between: BROKERAGE: AVENUE REALTY INC. , and for the property known as 211 Woodland Acres Crescent Vaughan The commission payable to the Listing Brokerage if the buyer is represented by Christopher Fusco or Emily B. Fusco of Avenue Realty Inc., Brokerage will be FOUR (4) percent of the sale price plus applicable taxes. If a multiple offer situation occurs with any other Sales Representative(s)/Broker(s) having an offer and Christopher Fusco or Emily B. Fusco of Avenue Realty Inc., Brokerage having an offer at the same time, the commission payable to the Listing Brokerage will be FIVE (5) percent of the sale price plus applicable taxes. If a multiple offer situation occurs with Christopher Fusco or Emily B. Fusco of Avenue Realty Inc., Brokerage representing ALL of the Buyers at the same time, the commission payable to the Listing Brokerage will be FOUR (4) percent of the sale price plus applicable taxes as all buyers will be under the same terms. The Seller(s) direct Avenue Realty Inc., Brokerage to transfer the status of this Listing Agreement from "Exclusive" to "MLS" as of a date to be determined. This date will serve as the MLS Contract Date. This form must be initialed by all parties to the Agreement. **INITIALS OF BROKERAGE: INITIALS OF SELLER(S):** 

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# Schedule "B" to Listing Agreement (211 Woodland Acres Crescent, Vaughan, Ontario)

This Schedule is attached to and forms part of the Listing Agreement (the "Agreement") between Avenue Realty Inc. (the "Brokerage") and KSV Kofman Inc., in its capacity as receiver and manager (the "Seller") of the real property located at 211 Woodland Acres Crescent, Vaughan, Ontario (the "Property").

All capitalized terms not defined herein shall have the meaning defined in the standard pre-set portion of the Agreement.

The Brokerage and the Seller hereby agree that, notwithstanding anything else contained in the Agreement:

- 1. The Brokerage will not be paid any fees or commissions if the Property is sold to the current occupants of the Property or any party related to them.
- 2. The Brokerage will market the Property on an "as is, where is" basis, meaning that the Seller will not be making any representations or warranties regarding the Property.
- 3. The Seller will have the right to reject any and all offers submitted for the Property, including the highest dollar value offer(s).
- 4. The Seller is entering into the Agreement and all related documentation from time to time solely in its capacity as court-appointed receiver and manager of the Property, with no personal or corporate liability.
- 5. The form of agreement of purchase and sale submitted by any buyer will include a condition in favour of the Seller providing that completion of the sale transaction will be subject to approval of the Ontario Superior Court of Justice, to be obtained by the Seller.

# Appendix "C"

### 211 Woodland Acres - Content

ROOM	CONTENT	Taking unless indicated
KITCHEN	<ul> <li>Table &amp; chairs</li> <li>Breakfast bar chairs (4)</li> <li>Wolf gas oven</li> <li>Wolf Hood fan</li> <li>Built in wooden Hood fan (personalized)</li> <li>Sub Zero fridge</li> <li>Kitchen aid oven/warming drawer/micro</li> <li>Fischer/Pakel dishwashers (2 drawers)</li> <li>Dishwasher</li> <li>Water cooler</li> <li>Chandelier over table</li> <li>Chandelier over bar</li> <li>Carpets</li> <li>Window treatments (roman blinds)</li> </ul>	leaving
Family Room	<ul> <li>Couches</li> <li>Carpets</li> <li>Coffee table (2)</li> <li>End tables and lamps</li> <li>Fire place grate</li> <li>Wall sconce</li> <li>tv</li> <li>Media equipment</li> <li>Window treatments</li> </ul>	Leaving
Living Room	<ul> <li>Couches</li> <li>Coffee tables</li> <li>Display unit</li> <li>Lamps (2)</li> <li>Wooden Wall art (2)</li> <li>Painting</li> <li>Wedding picture</li> <li>Pictures on walls</li> <li>chandelier</li> <li>Window treatment</li> </ul>	Leaving

Dining Room	<ul> <li>Table</li> <li>Chairs</li> <li>Credenza</li> <li>Vases</li> <li>Antique glass set</li> <li>Table centre piece</li> <li>Chandelier</li> <li>Wall sconces (2)</li> <li>Mirror</li> </ul>	
Office	<ul> <li>chairs</li> <li>table (btw chairs)</li> <li>computer</li> <li>tv</li> <li>type writer</li> <li>miscellaneous antiques</li> <li>Wooden family crest</li> </ul>	
Library	<ul> <li>books</li> <li>desk</li> <li>desk chairs (2)</li> <li>cabinet</li> <li>ladder</li> <li>decorative antiques</li> <li>shelf from basement</li> <li>light sconces</li> <li>window treatments</li> </ul>	Leaving
Laundry room	<ul><li>washer/dryer</li><li>bench</li></ul>	
Main Floor hallway	<ul> <li>round hallway table with vase</li> <li>two wooden stands with vases</li> <li>Chandelier</li> <li>Mirror</li> </ul>	

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Second floor hallway	<ul> <li>Bench</li> <li>Tapestry</li> <li>Stands with vases</li> <li>Curio cabinet</li> </ul>	
Master Bedroom & Walk-in-closet	<ul> <li>6 piece master bedroom furniture (king bed)</li> <li>Tv</li> <li>Light fixtures (wall sconces)</li> <li>Jewelry table</li> <li>Mirror</li> <li>Curtains, bed canopy and roman blinds</li> </ul>	leaving
Master Bathroom	<ul> <li>Bench</li> <li>Tv</li> <li>Chandelier</li> <li>Glass shelving</li> <li>Window treatment</li> </ul>	leaving
(bedroom 1)	<ul> <li>Full Bed</li> <li>Chest of drawers</li> <li>Night table</li> <li>Dresser</li> <li>Lamp</li> <li>Pictures on wall</li> <li>Curtains and roman blinds</li> </ul>	
(bedroom 2)	<ul> <li>Queen bed</li> <li>Armoire</li> <li>Night-table</li> <li>dresser with mirror</li> <li>tv and stand</li> <li>round chair</li> <li>pictures on wall</li> <li>window treatments</li> </ul>	Leaving
Second floor bathroom	• glass shower doors	leaving

	<ul> <li>shelf</li> <li>two mirrors</li> <li>window treatment</li> </ul>	Leaving mirror over counter and window treatment
Room (3 <sup>rd</sup> bedroom)	<ul> <li>full bed with canopy over bed</li> <li>armoire</li> <li>chest of drawers</li> <li>night table</li> <li>full length mirror</li> <li>mirror on wall</li> <li>desk</li> <li>window treatments</li> </ul>	Leaving
Bathroom (3 <sup>rd</sup> bedroom bath)	<ul> <li>mirrors over toilet and shelf unit</li> <li>mirror</li> <li>glass shower doors</li> <li>window treatments</li> </ul>	Leaving leaving leaving
Basement		
Cold cellar	<ul><li>Wooden table</li><li>Wooden bench</li><li>All content: jars, bottles etc.</li></ul>	
Storage rm #1	<ul><li>Winter coats and shoes</li><li>Fridge</li><li>Stand up freezer</li></ul>	
Storage Rm2:	Christams Décor, luggage and shelves	
Tv Area	<ul> <li>Couch</li> <li>Coffee Table</li> <li>Tv Stand</li> <li>Tv</li> <li>Sports Frames</li> <li>Gitoni Table</li> <li>Movie photos on wall</li> </ul>	

	Media equipment
Bar Area	• Leather chair
	• Leather ottoman
	Bottles
	Bar stools
	Shelf with books
	Media equipment
	• Speakers
	• Tv
	• Two bar fridges
Dance/gym	
Bullec/ 8 y lll	• Treadmill
	• Elliptical
	• Shelf
	• toys
Outdoors	• sofa, love seat, 2 reclining chairs, coffee table and
<u> </u>	2 trays, 2 side tables (outdoor living furniture)
	• sunbeam outdoor tv
	Two large copper planters/pots
	• 6 bar stools
	Granite counter and aluminum stands
	Pizza oven
	Bbq with burner
	3 small outdoor bar fridges
	4 chairs, 2 ottomans (white)
	Hauser Table and 8 chairs
	2 Black planters/pots
	Basketball net
	Gazebo with bench and side table
	4 Black planters (in front of garage)
	4 planters (front door)
	2 chairs and bench (front of house)
	Bench along driveway
	Picnic table
	<ul> <li>All decorative lanterns and planters</li> </ul>
	• Atv's 3
	<ul> <li>Personalized Custom Gates around perimeter of</li> </ul>
	property.

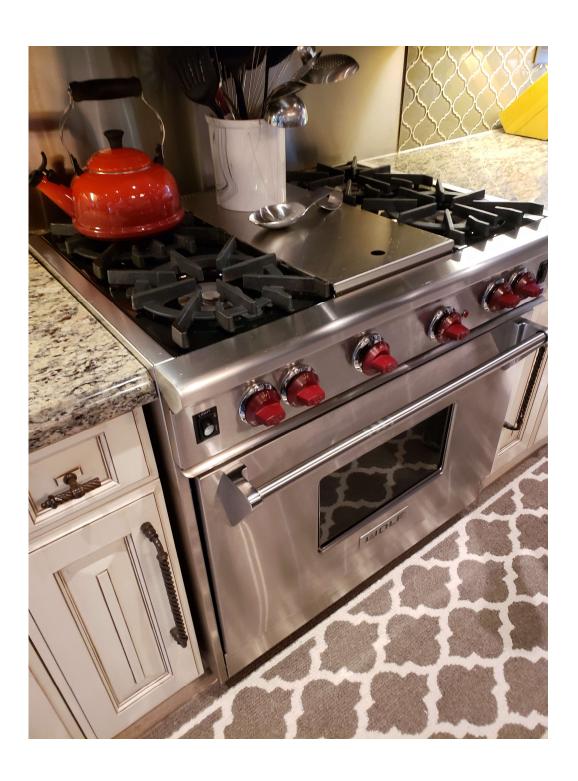
Shed	<ul> <li>shelving and all garden tools</li> <li>Two boiler units</li> </ul>
garage	<ul> <li>Tv</li> <li>Media equipment</li> <li>Antiques</li> <li>Wooden garbage enclosures</li> </ul>

# Appendix "D"

### 211 Woodland Acres - Disputed Items

ROOM	CONTENT
Kitchen	Wolf Gas Oven Wolf Hood Fan Built In Wooden Hood Fan Sub Zero Fridge Fischer/Pakel Dishwashers (2 drawers) Dishwasher Chandelier Over Table Chandelier Over Bar
Family Room	Wall Sconce Chandelier
Living Room	Chandelier
Dining Room	Chandelier Wall Sconces (2)
Library	Light Sconces Ladder (or at least the hardware that runs along the bookshelf track)
Laundry Room	Washer/Dryer
Main Floor Hallway	Chandelier
Master Bedroom & Walk-in-closet	Light fixtures (wall sconces)
Master Bathroom	Chandelier Glass Shelves
Outdoors	Personalized Custom Gates Pizza Oven

# Wolf Gas Oven



# Wolf Hood Fan (Picture 1 of 2)



# Wolf Hood Fan (Picture 2 of 2)



# Sub Zero Fridge (Picture 1 of 2)



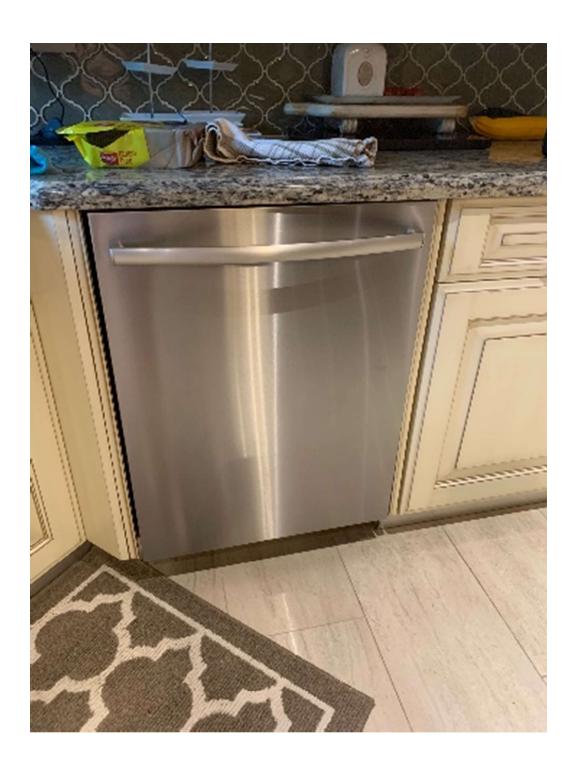
# Sub Zero Fridge (Picture 2 of 2)



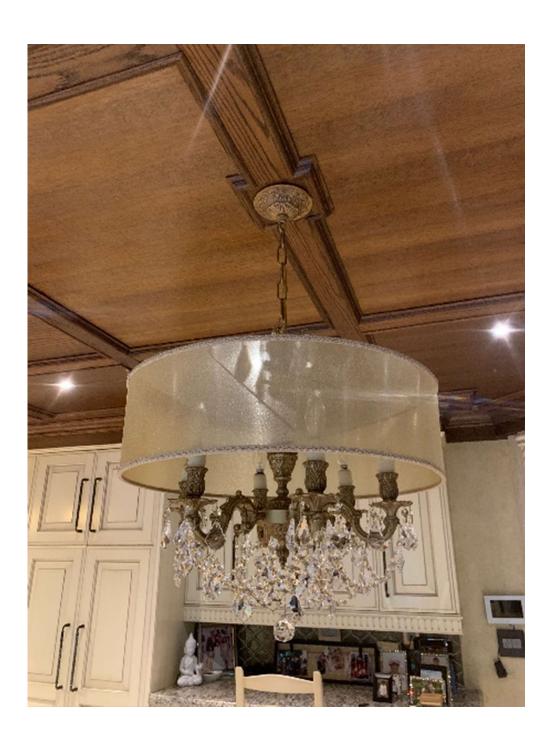
# Fischer Pakel Two Drawer Dishwasher



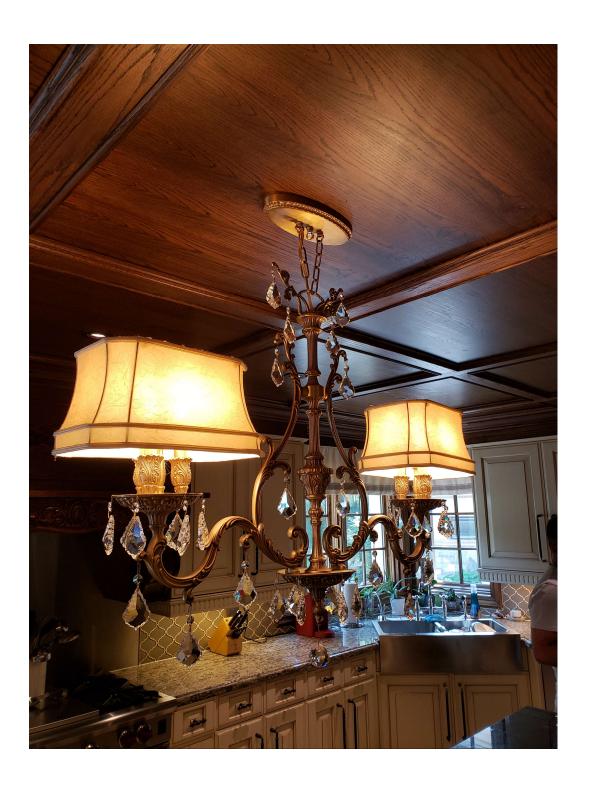
# Dishwasher



# Chandelier 1

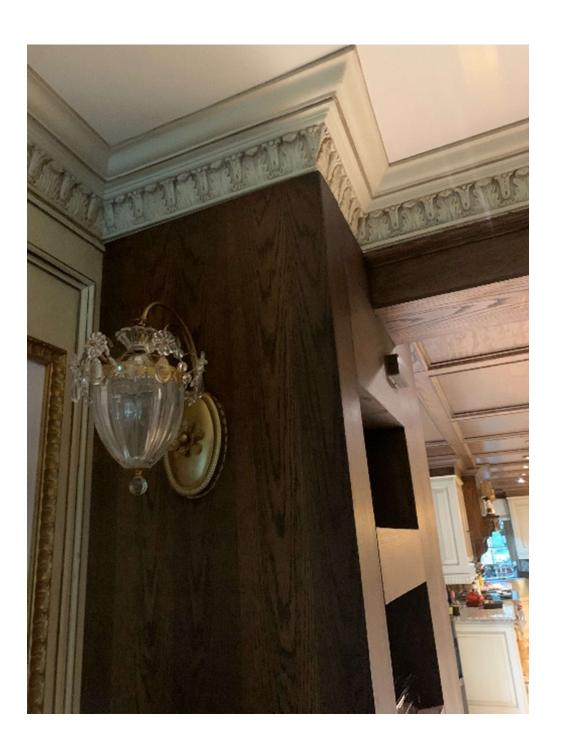


# Chandelier 2



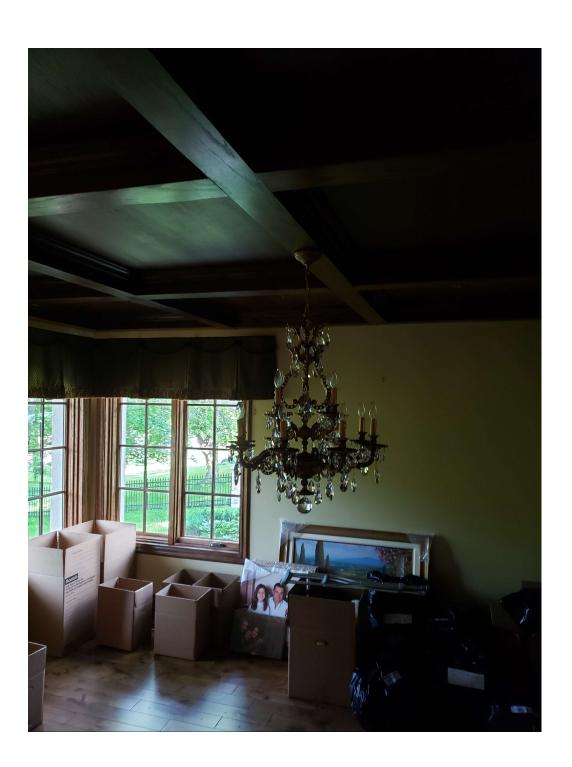
## **FAMILY ROOM**

# Wall Sconce



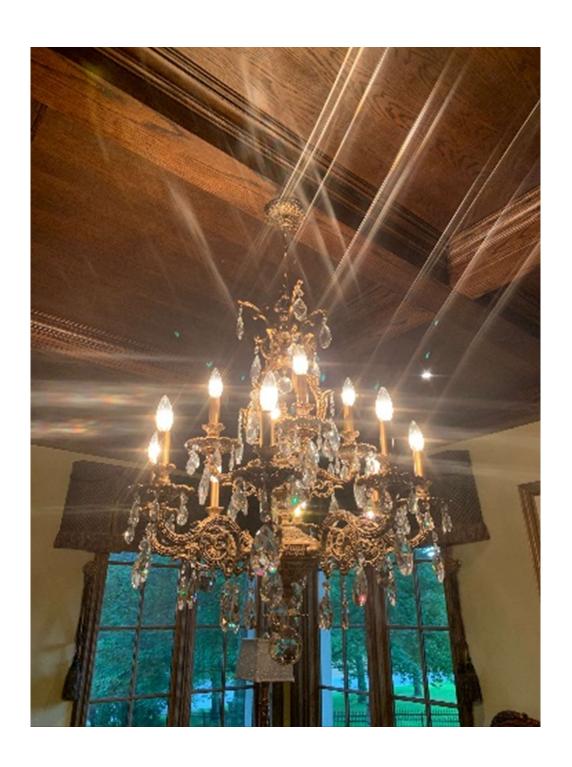
# **FAMILY ROOM**

# Chandelier



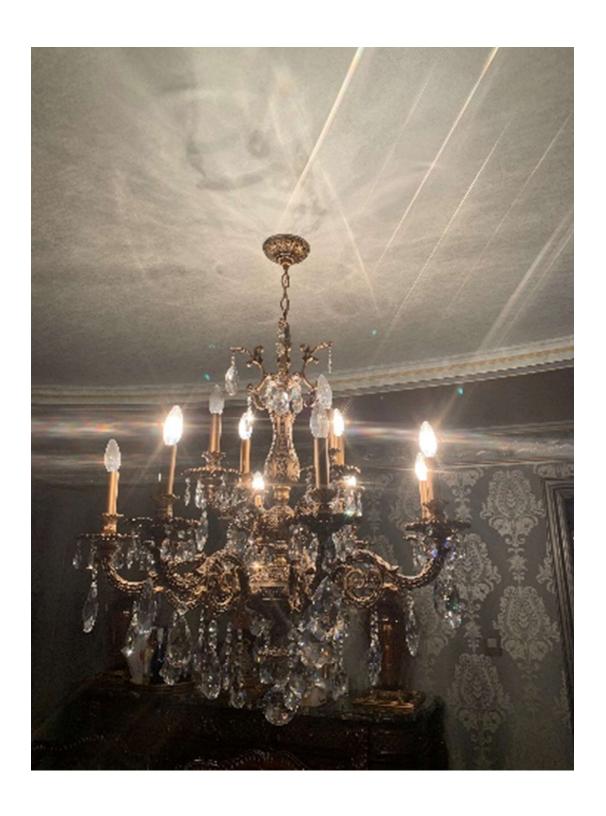
### **LIVING ROOM**

## Chandelier



## **DINING ROOM**

## Chandelier



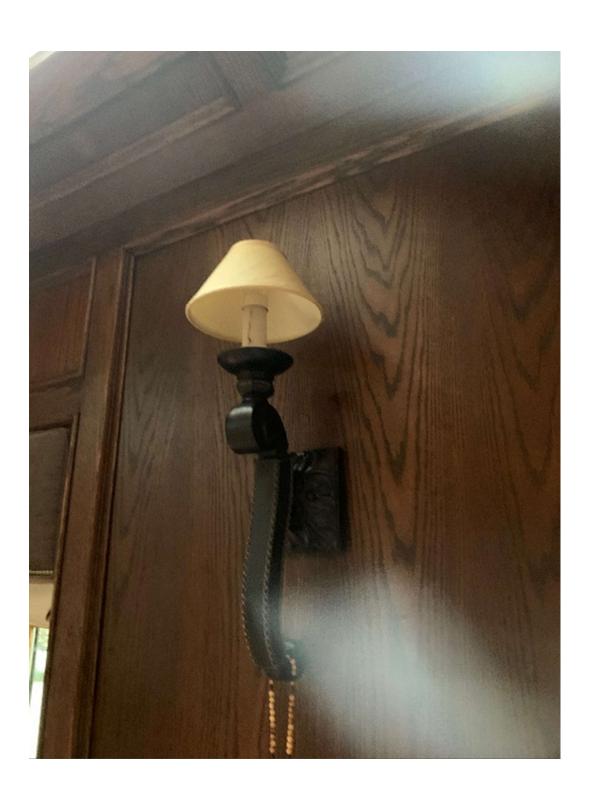
#### **DINING ROOM**

#### Wall Sconces



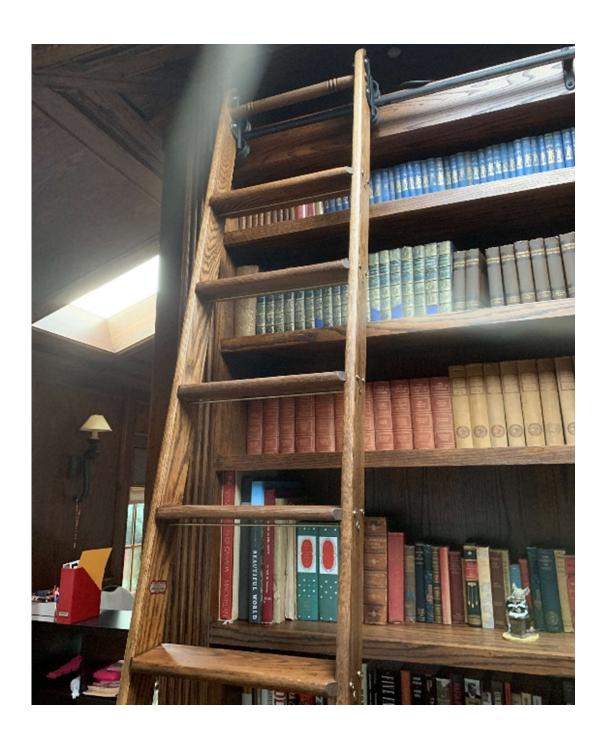
#### LIBRARY

### Sconces



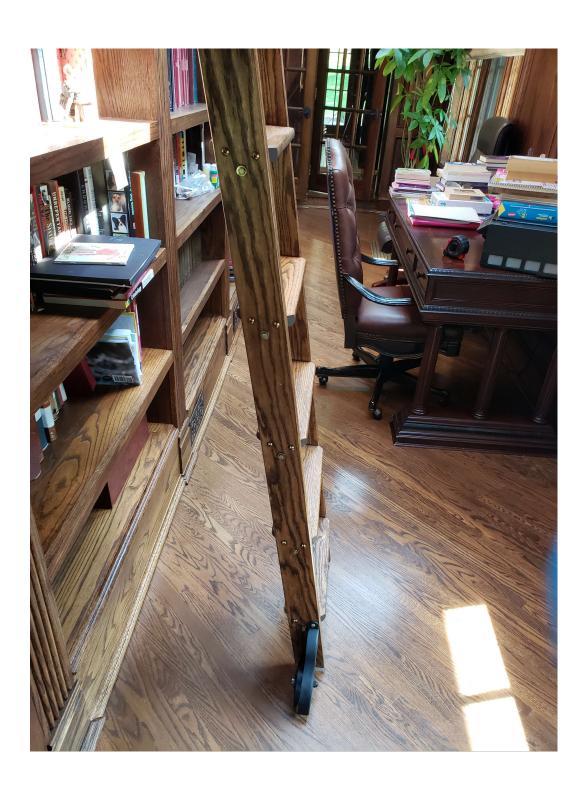
#### **LIBRARY**

# Ladder (Picture 1 of 2)



#### **LIBRARY**

# Ladder (Picture 2 of 2)



### **LAUNDRY ROOM**

# Washer Dryer



### **MAIN FLOOR HALLWAY**

Chandelier (Picture 1 of 2)



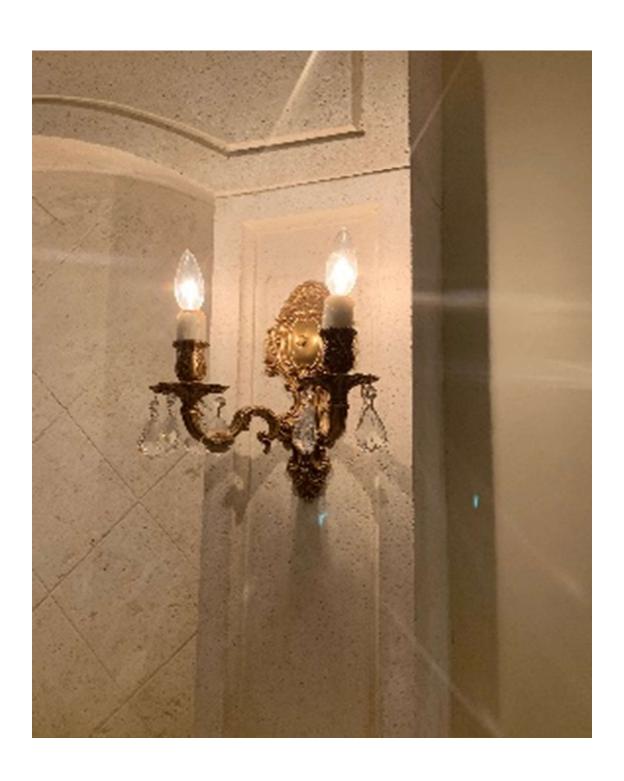
#### **MAIN FLOOR HALLWAY**

Chandelier (Picture 2 of 2)



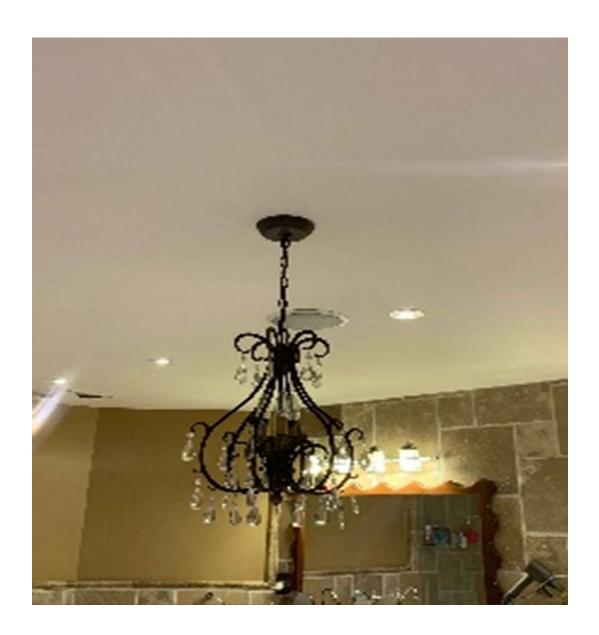
#### MASTER BEDROOM & WALK-IN CLOSET

#### Sconces



#### **MASTER BATHROOM**

## Chandelier



#### **MASTER BATHROOM**

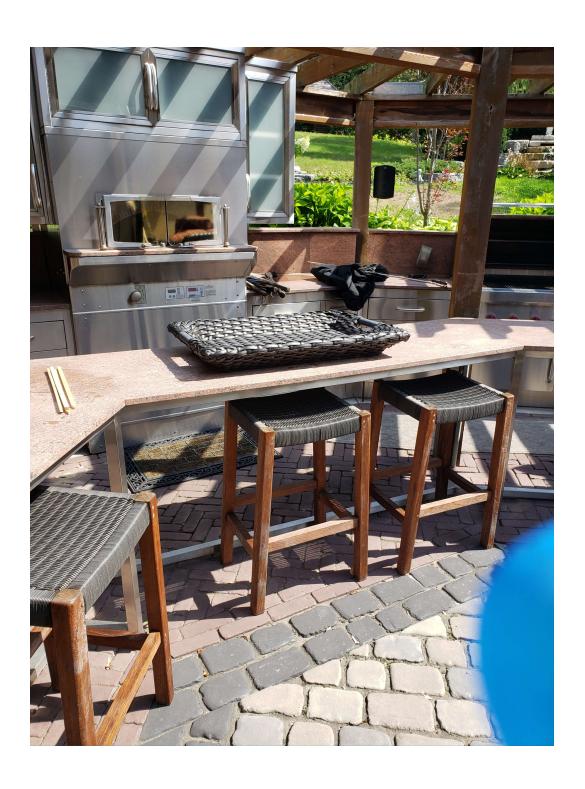
## **Glass Shelves**



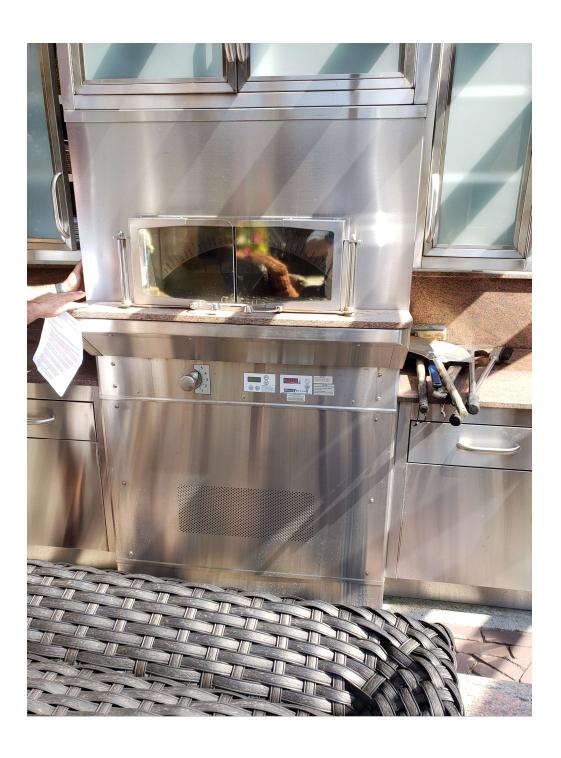
# Pizza Oven (Picture 1 of 3)



# Pizza Oven (Picture 2 of 3)



# Pizza Oven (Picture 3 of 3)



Personalized Gates (Picture 1 of 2)



Personalized Gates (Picture 2 of 2)

