

**ONTARIO
SUPERIOR COURT OF JUSTICE
COMMERCIAL LIST**

IN THE MATTER OF THE COMPANIES' CREDITORS ARRANGEMENT ACT, R.S.C. 1985, C. C-36, AS AMENDED AND IN THE MATTER OF A PLAN OF COMPROMISE OR ARRANGEMENT OF FORMER DEVELOPMENT GROUP INC., 3310 KINGSTON DEVELOPMENT INC., 1296 KENNEDY DEVELOPMENT INC., 1326 WILSON DEVELOPMENT INC., 376 DERRY DEVELOPMENT INC., 9500 DUFFERIN DEVELOPMENT INC., 4439 JOHN DEVELOPMENT INC., 5507 RIVER DEVELOPMENT INC. AND 2358825 ONTARIO LTD.

APPLICATION UNDER THE COMPANIES' CREDITORS ARRANGEMENT ACT, R.S.C. 1985, C. C-36, AS AMENDED

MOTION RECORD

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

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Lawyers for Home Trust Company

To: The Service List

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

IN THE MATTER OF THE *COMPANIES' CREDITORS
ARRANGEMENT ACT*, R.S.C. 1985, c. C-36, AS AMENDED
AND IN THE MATTER OF A PLAN OF COMPROMISE OR
ARRANGEMENT OF FORME DEVELOPMENT GROUP INC.
AND THE OTHER COMPANIES LISTED ON SCHEDULE "A"
HERETO
APPLICATION UNDER THE *COMPANIES' CREDITORS
ARRANGEMENT ACT*, R.S.C. 1985, c. C-36, AS AMENDED

SERVICE LIST

<p>GOLDMAN SLOAN NASH & HABER LLP 480 University Avenue, Suite 1600 Toronto, ON M5G 1V2 Fax: 416.597.3370 Mario Forte (LSUC #: 27293F) Tel: 416.597.6477 Email: forte@gsnh.com Jennifer Stam (LSUC#: #46735J) Tel: 416.597.5017 Email: stam@gsnh.com Katie Parent Tel: 416.597.3375 Email: parent@gsnh.com Lawyers for the Applicants</p>	<p>KSV KOFMAN INC. 150 King Street West, Suite 2308 Box 42 Toronto, ON M5H 1J9 Bobby Kofman Tel: 416.932.6228 Email: bkofman@ksvadvisory.com David Sieradzki Tel: 416.932.6030 Email: dsieradzki@ksvadvisory.com Proposed Monitor</p>
--	---

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<p>BORDEN LADNER GERVAIS LLP Bay Adelaide Centre, East Tower 22 Adelaide Street West, Suite 3400 Toronto, ON M5H 4E3 Fax: 416.367.6749 James MacLellan Tel: 416.367.6592 Email: jmaclellan@blg.com</p> <p>Valerie Calvano Tel: 416.367.6622 Email: VCalvano@blg.com</p> <p>Lawyers for Trisura Guarantee Insurance Company</p>	<p>UNGER LAW 1206 Centre St - Suite 204 Vaughan, ON L4J 3M9 Tel: 289-637-9811 Fax: 289-637-9812 Andrew Unger Email: andrew@ungerlaw.ca Eli Steinberg Email: eli@ungerlaw.ca</p> <p>Lawyers for DX Financial Ltd.</p>
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<p>THORNTON GROUT FINNIGAN LLP TD West Tower, Toronto-Dominion Centre 100 Wellington St. West, Suite 3200 Toronto, ON M5K 1K7 Fax: 416.304.1313 D.J. Miller Tel: 416.304.0559 Email: djmiller@tgf.ca</p> <p>Litigation Counsel for Wu's International Group Inc.</p>	<p>BRAUTI THORNING ZIBARRAS LLP 161 Bay Street, Suite 2900 Toronto, ON M5J 2S1 Fax: 416.362.8410 Steve Weisz Tel: 416.304.6522 Email: sweisz@btzlaw.ca Caitlin Fell Tel: 416.304.7002 Email: cfell@btzlaw.ca</p> <p>Lawyers for All Season Recycle Inc.</p>
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APPLICATION UNDER THE COMPANIES' CREDITORS ARRANGEMENT ACT, R.S.C. 1985, C. C-36, AS AMENDED

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TAB 1

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

**ONTARIO
SUPERIOR COURT OF JUSTICE
COMMERCIAL LIST**

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APPLICATION UNDER THE COMPANIES' CREDITORS ARRANGEMENT ACT,
R.S.C. 1985, c. C-36, AS AMENDED

NOTICE OF MOTION
(returnable December 6, 2018)

HOME TRUST COMPANY (“**HTC**”) will make a motion to a judge presiding over the Commercial List on Thursday, December 6, 2018, at 10:00 a.m., or as soon after that time as the motion can be heard, at 330 University Avenue, Toronto, Ontario.

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

THE MOTION IS FOR AN ORDER:

1. if necessary, abridging the time for service of this Notice of Motion and Motion Record and validating service thereof;
2. extending the stay provisions of the Initial Order granted by Justice Hainey on November 30, 2018 (the “**Initial Order**”) to Yuan Hua Wang & Hua Zhang in relation to the Elm Avenue Properties and including the Elm Avenue Properties in the Sale Process (as those terms are defined below); and

3. such further and other relief that HTC may request and this Honourable Court may consider just.

THE GROUNDS FOR THE MOTION ARE:

The Applicants

1. The Applicants are companies owned by Yuan Hua Wang (“**Wang**”) that own various commercial and/or residential real estate developments, primarily located in the Greater Toronto Area and Southwestern Ontario.

The Initial Order

2. Pursuant to the Initial Order, various relief was granted under the *Companies’ Creditors Arrangement Act*, R.S.C. 1985, c. C-36, as amended (the “**CCAA**”), including a stay of proceedings, the appointment of KSV Kofman Inc. as CCAA monitor (the “**Monitor**”), and approval of a sale process for various properties owned by the Applicants (the “**Sale Process**”).
3. HTC consented to the Initial Order insofar as it affected various properties owned by the Applicants over which HTC holds mortgages.

The Elm Avenue Properties

4. Wang co-owns, with his spouse Hua Zhang (collectively, the “**Borrowers**”), residential properties municipally known respectively as 59 and 63 Elm Avenue, Richmond Hill, Ontario (collectively, the “**Elm Avenue Properties**”).
5. HTC holds first-ranking mortgages against each of the Elm Avenue Properties, each securing a separate loan in the principal amount of \$2,695,000 plus interest and costs (collectively, the “**HTC Elm Avenue Mortgages**”).
6. As additional security for the amounts owed under the HTC Elm Avenue Mortgages, HTC also holds mortgages against the property municipally known as 27 Anglin Drive, Richmond Hill, Ontario (“**27 Anglin**”), ranking behind a charge in favour of HTC securing

amounts owed to HTC in relation to a separate loan advanced to the owner of 27 Anglin, being 27 Anglin Development Inc. 27 Anglin Development Inc. is an Applicant in this proceeding and 27 Anglin is one of the properties forming part of the Sale Process.

7. The HTC Elm Avenue Mortgages are in default.
8. HTC, the Applicants, the Borrowers and the Monitor have agreed to include the Elm Avenue Properties as part of the Sale Process.

Other Grounds

9. Rules 2.03, 3.02, 16.01 and 37 of the *Rules of Civil Procedure* (Ontario).
10. Section 11 of the CCAA.
11. Such further and other grounds as counsel may advise and this Honourable Court may permit.

THE FOLLOWING DOCUMENTARY EVIDENCE WILL BE USED AT THE HEARING OF THE MOTION:

1. The Affidavit of Debra Mitchell sworn December 3, 2018; and
2. Such further and other material as counsel may advise and this Honourable Court may permit.

December 3, 2018

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

George Benchetrit
Tel: (416) 218-1141
Fax: (416) 218-1841
Email: george@chaitons.com

Lawyers for Home Trust Company

TO: SERVICE LIST

TAB 2

Court File No. CV-18-08313-00CL

**ONTARIO
SUPERIOR COURT OF JUSTICE
COMMERCIAL LIST**

IN THE MATTER OF THE COMPANIES' CREDITORS ARRANGEMENT ACT, R.S.C. 1985, C. C-36, AS AMENDED AND IN THE MATTER OF A PLAN OF COMPROMISE OR ARRANGEMENT OF FORMER DEVELOPMENT GROUP INC., 3310 KINGSTON DEVELOPMENT INC., 1296 KENNEDY DEVELOPMENT INC., 1326 WILSON DEVELOPMENT INC., 376 DERRY DEVELOPMENT INC., 9500 DUFFERIN DEVELOPMENT INC., 4439 JOHN DEVELOPMENT INC., 5507 RIVER DEVELOPMENT INC. AND 2358825 ONTARIO LTD.

**APPLICATION UNDER THE COMPANIES' CREDITORS ARRANGEMENT ACT,
R.S.C. 1985, C. C-36, AS AMENDED**

AFFIDAVIT OF DEBRA MITCHELL

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

1. I am the VP Default Recovery, of Home Trust Company (“**HTC**”), which holds mortgages over various properties owned by Applicants in this proceeding, and as detailed below also holds mortgages over properties owned by the principal of the Applicants, Yuan Hua Wang. As such, I have personal knowledge of the matters to which I depose in this affidavit, save and except for such facts or matters which are stated to be based on information and belief, and where so stated, I believe same to be true.

59 Elm

2. Pursuant to a Commitment Letter dated June 5, 2017, HTC advanced funds to Yuan Hua Wang and Hua Zhang (collectively, the “**Borrowers**”) secured by, among other things, a first-

ranking Charge/Mortgage securing the principal amount of \$2,695,000 plus interest and costs (the “**59 Elm Charge**”), registered on title to the property municipally known 59 Elm Ave, Richmond Hill, Ontario (“**59 Elm**”) on July 6, 2017 as Instrument No. YR2680865 (the “**59 Elm Loan**”). Attached hereto as exhibits are:

Exhibit A – a copy of the 59 Elm Charge; and

Exhibit B – a copy of the parcel abstract for 59 Elm.

3. Also as security for the 59 Elm Loan, HTC obtained a Charge/Mortgage registered on title to the property municipally known as 27 Anglin Drive, Richmond Hill, Ontario (“**27 Anglin**”) on July 6, 2017 as Instrument No. YR2680866 (the “**Second-Ranking 27 Anglin Charge**”), ranking in priority behind a charge in favour of HTC securing amounts owed to HTC in relation to a separate loan advanced to the owner of 27 Anglin, being 27 Anglin Development Inc (the “**First-Ranking 27 Anglin Charge**”). Attached hereto as exhibits are:

Exhibit C – copy of the Second-Ranking 27 Anglin Charge; and

Exhibit D – copy of the parcel abstract for 27 Anglin.

4. The 59 Elm Loan is in default as a result of, among other things, the Borrowers’ failure to make the monthly loan payment due on November 1, 2018 in the amount of \$13,710.54.

63 Elm

5. Pursuant to a Commitment Letter dated June 6, 2017, HTC advanced funds to the Borrowers secured by, among other things, a first-ranking Charge/Mortgage securing the principal amount of

\$2,695,000 plus interest and costs (the “63 Elm Charge”), registered on title to the property municipally known 63 Elm Ave, Richmond Hill, Ontario (“63 Elm”) on July 6, 2017 as Instrument No. YR2680881 (the “63 Elm Loan”). Attached hereto as exhibits are:

Exhibit E – a copy of the 63 Elm Charge; and

Exhibit F – a copy of the parcel abstract for 63 Elm.

6. Also as security for the 63 Elm Loan, HTC obtained a Charge/Mortgage registered on title to 27 Anglin on July 6, 2017 as Instrument No. YR2680882 (the “Third-Ranking 27 Anglin Charge”), ranking in priority behind the First-Ranking 27 Anglin Charge. Attached hereto as **Exhibit G** is a copy of the Third-Ranking 27 Anglin Charge.

7. The 63 Elm Loan is in default as a result of, among other things, the Borrowers’ failure to make the monthly loan payment due on November 1, 2018 in the amount of \$13,710.54.

SWORN before me at the City)
of TORONTO, Province of)
Ontario, this 3rd day)
of December, 2018)
Belinda Jean Hughes, a Commissioner, etc.,)
Province of Ontario, for Home Trust Company)
and its associated companies.)
~~Belinda Jean Hughes, Etc.~~)

DEBRA MITCHELL

This is Exhibit "A" to the Affidavit of Debra Mitchell
sworn on December 3, 2018

A Commissioner for the taking of affidavits, etc.

Belinda Jean Hughes, a Commissioner, etc.,
Province of Ontario, for Home Trust Company
and its associated companies.
Expires October 7, 2020.

LRO # 65 Charge/Mortgage

Registered as YR2680865 on 2017 06 06 at 16:54

The applicant(s) hereby applies to the Land Registrar.

yyyy mm dd Page 1 of 2

Properties

PIN 03111 - 0462 LT *Interest/Estate* Fee Simple
Description PT LT 57, PL 3806, PT 2, 65R34004; TOWN OF RICHMOND HILL
Address 59 ELM AVENUE
 RICHMOND HILL

Chargor(s)

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

Name WANG, YUAN HUA
Address for Service 59 Elm Avenue, Richmond Hill, Ontario,
 L4C 6K8

I am at least 18 years of age.

ZHANG, HUA QIN and I are spouses of one another and are both parties to this document

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

Name ZHANG, HUA QIN
Address for Service 59 Elm Avenue, Richmond Hill, Ontario,
 L4C 6K8

I am at least 18 years of age.

WANG, YUAN HUA and I are spouses of one another and are both parties to this document

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

Chargee(s)*Capacity**Share*

Name HOME TRUST COMPANY
Address for Service 145 King Street West, Suite 2300, Toronto, Ontario, M5H 1J8

Provisions

Principal \$2,695,000.00 *Currency* CDN
Calculation Period semi annually, not in advance
Balance Due Date 2018/07/01
Interest Rate 5.99% per annum
Payments \$13,268.26
Interest Adjustment Date 2017 07 01
Payment Date first day of each month
First Payment Date 2017 08 01
Last Payment Date 2018 07 01
Standard Charge Terms 200727
Insurance Amount Full insurable value
Guarantor

Additional Provisions

This mortgage is collateralized with the mortgage as against the property located at 27 Anglin Drive, Richmond Hill, Ontario with PIN: 03193-0008 (LT).

It is hereby agreed that payment of one mortgage will be payment of both, and payment in full on one mortgage shall entitle the mortgagor to discharge the mortgages on all the properties.

Signed By

Yi Zhou 209-100 Cowdray Court acting for Signed 2017 06 06
 Toronto Chargor(s)
 M1S 5C8

Tel 416-916-2068

LRO # 65 Charge/Mortgage

Registered as YR2680865 on 2017 06 06 at 16:54

The applicant(s) hereby applies to the Land Registrar.

yyyy mm dd Page 2 of 2

Signed By

Fax 416-292-4822

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

Submitted By

YI ZHOU LAW OFFICE

209-100 Cowdray Court
Toronto
M1S 5C8

2017 06 06

Tel 416-916-2068

Fax 416-292-4822

Fees/Taxes/Payment

Statutory Registration Fee \$63.35

Total Paid \$63.35

File Number

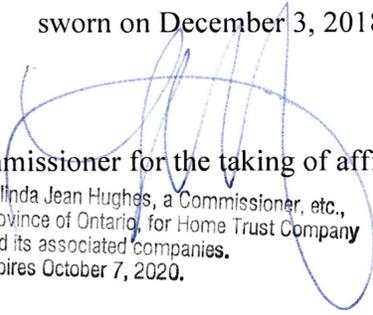
Chargee Client File Number :

M5412-17; Ref#

This is Exhibit "B" to the Affidavit of Debra Mitchell
sworn on December 3, 2018

A Commissioner for the taking of affidavits, etc.

Belinda Jean Hughes, a Commissioner, etc.,
Province of Ontario, for Home Trust Company
and its associated companies.
expires October 7, 2020.





ServiceOntario

LAND
REGISTRY
OFFICE #65

PARCEL REGISTER (ABBREVIATED) FOR PROPERTY IDENTIFIER

PAGE 1 OF 2

PREPARED FOR Karenj01
ON 2018/11/28 AT 13:41:04

03111-0462 (LT)

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

PROPERTY DESCRIPTION: PT LT 57, PL 3806, PT 2, 65R34004; TOWN OF RICHMOND HILL

PROPERTY REMARKS: PLANNING ACT CONSENT IN DOCUMENT YR2188335.

ESTATE/QUALIFIER: RECENTLY:
DIVISION FROM 03111-0460

PIN CREATION DATE:
2014/09/22

FEE SIMPLE

LT CONVERSION QUALIFIED
OWNERS' NAMES
WANG, YUAN HUA
ZHANG, HUA QIN

CAPACITY SHARE

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/ CHKD
** PRINTOUT		INCLUDES ALL DOCUMENT TYPES AND DELETED INSTRUMENTS SINCE 2014/09/22 **				
**SUBJECT,		ON FIRST REGISTRATION UNDER THE LAND TITLES ACT, TO				
**		SUBSECTION 44(1) OF THE LAND TITLES ACT, EXCEPT PARAGRAPH 11, PARAGRAPH 14, PROVINCIAL SUCCESSION DUTIES *				
**		AND ESCHEATS OR FORFEITURE TO THE CROWN.				
**		THE RIGHTS OF ANY PERSON WHO WOULD, BUT FOR THE LAND TITLES ACT, BE ENTITLED TO THE LAND OR ANY PART OF				
**		IT THROUGH LENGTH OF ADVERSE POSSESSION, PRESCRIPTION, MISDESCRIPTION OR BOUNDARIES SETTLED BY				
**		CONVENTION.				
**		ANY LEASE TO WHICH THE SUBSECTION 70(2) OF THE REGISTRY ACT APPLIES.				
**DATE OF CONVERSION TO LAND TITLES: 1999/04/26 **						
YR1832248	2012/06/01	CHARGE		*** DELETED AGAINST THIS PROPERTY *** ZHANG, HUA QIN WANG, YUAN HUA	MCAP SERVICE CORPORATION	
65R34004	2012/12/05	PLAN REFERENCE				C
YR2188335	2014/09/17	TRANSFER		WANG, YUAN HUA ZHANG, HUA QIN	WANG, YUAN HUA ZHANG, HUA QIN	C
YR2215078	2014/11/13	CHARGE		*** COMPLETELY DELETED *** WANG, YUAN HUA ZHANG, HUA QIN	FOREMOST MORTGAGE HOLDING CORPORATION	
YR2215079	2014/11/13	NO SEC INTEREST		*** COMPLETELY DELETED *** FOREMOST MORTGAGE HOLDING CORPORATION		
YR2244664	2015/01/19	DISCH OF CHARGE		*** COMPLETELY DELETED *** MCAP SERVICE CORPORATION		

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.



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LAND
REGISTRY
OFFICE #65

PARCEL REGISTER (ABBREVIATED) FOR PROPERTY IDENTIFIER

PAGE 2 OF 2

PREPARED FOR Kafenj01
ON 2018/11/28 AT 13:41:04

03111-0462 (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/ CHKO
YR2262438	2015/03/03	CONSTRUCTION LIEN		*** COMPLETELY DELETED *** A.C. CONCRETE FORMING LTD.		
YR2278015	2015/04/14	APL AMEND ORDER		*** COMPLETELY DELETED *** ONTARIO SUPERIOR COURT OF JUSTICE	TIME DEVELOPMENT GROUP INC.	
YR2444179	2016/03/15	CONSTRUCTION LIEN		*** COMPLETELY DELETED *** TRUDEL & SONS ROOFING LTD.		
YR2444190	2016/03/15	CONSTRUCTION LIEN		*** COMPLETELY DELETED *** 1226213 ONTARIO INC.		
YR2531091	2016/08/25	APL DEL CONST LIEN		*** COMPLETELY DELETED *** 1226213 ONTARIO INC.		
YR2531094	2016/08/25	APL DEL CONST LIEN		*** COMPLETELY DELETED *** TRUDEL & SONS ROOFING LTD.		
YR2680865	2017/06/06	CHARGE	\$2,695,000	WANG, YUAN HUA ZHANG, HUA QIN	HOME TRUST COMPANY	C
YR2680977	2017/06/07	DISCHARGE INTEREST		*** COMPLETELY DELETED *** FOREMOST MORTGAGE HOLDING CORPORATION		
YR2680978	2017/06/07	DISCH OF CHARGE		*** COMPLETELY DELETED *** FOREMOST MORTGAGE HOLDING CORPORATION		
YR2719942	2017/08/18	CHARGE	\$1,350,000	WANG, YUAN HUA ZHANG, HUA QIN	348 MORTGAGE INVESTMENTS LTD.	C
YR2763867	2017/11/24	CHARGE	\$2,500,000	WANG, YUAN HUA ZHANG, HUA QIN	2603616 ONTARIO 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.

This is Exhibit "C" to the Affidavit of Debra Mitchell
sworn on December 3, 2018

A Commissioner for the taking of affidavits, etc.

Belinda Jean Hughes, a Commissioner, etc.,
Province of Ontario, for Home Trust Company
and its associated companies.
Expires October 7, 2020.

LRO # 65 Charge/Mortgage

Registered as YR2680866 on 2017 06 06 at 16:54

The applicant(s) hereby applies to the Land Registrar.

yyyy mm dd Page 1 of 2

Properties

PIN 03193 - 0008 LT *Interest/Estate* Fee Simple
Description PCL 6-1 SEC 65M2075; LT 6 PL 65M2075 ; S/T LT77841 RICHMOND HILL
Address 27 ANGLIN DRIVE
 RICHMOND HILL

Chargor(s)

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

Name 27 ANGLIN DEVELOPMENT INC.
Address for Service 27 Anglin Drive, Richmond Hill, Ontario,

I, Yuan Hua Wang, have the authority to bind the corporation.
 This document is not authorized under Power of Attorney by this party.

Chargee(s)*Capacity**Share*

Name HOME TRUST COMPANY
Address for Service 145 King Street West, Suite 2300, Toronto, Ontario, M5H 1J8

Provisions

Principal \$2,695,000.00 *Currency* CDN
Calculation Period semi-annually, not in advance
Balance Due Date 2018/07/01
Interest Rate 5.99% per annum
Payments \$13,268.26
Interest Adjustment Date 2017 07 01
Payment Date on the 01 day of each month
First Payment Date 2017 08 01
Last Payment Date 2018 07 01
Standard Charge Terms 200727
Insurance Amount Full insurable value
Guarantor

Additional Provisions

This mortgage is collateralized with the mortgage as against the property located at 59 Elm Avenue, Richmond Hill, Ontario, L4C 6K8 with PIN: 03111-0462 (LT).

It is hereby agreed that payment of one mortgage will be payment of both, and payment in full on one mortgage shall entitle the mortgagor to discharge the mortgages on all the properties.

Signed By

Yi Zhou 209-100 Cowdray Court acting for Signed 2017 06 06
 Toronto Chargor(s)
 M1S 5C8

Tel 416-916-2068

Fax 416-292-4822

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

Submitted By

YI ZHOU LAW OFFICE 209-100 Cowdray Court 2017 06 06
 Toronto
 M1S 5C8

Tel 416-916-2068

Fax 416-292-4822

LRO # 65 Charge/Mortgage

Registered as YR2680866 on 2017 06 06 at 16:54

The applicant(s) hereby applies to the Land Registrar.

yyyy mm dd Page 2 of 2

Fees/Taxes/Payment

Statutory Registration Fee	\$63.35
Total Paid	\$63.35

File Number

Chargor Client File Number :	5227-17
Chargee Client File Number :	10306467

This is Exhibit "D" to the Affidavit of Debra Mitchell
sworn on December 3, 2018

A Commissioner for the taking of affidavits, etc.

Belinda Jean Hughes, a Commissioner, etc.,
Province of Ontario, for Home Trust Company
and its associated companies.
Expires October 7, 2020.



LAND REGISTRY OFFICE #65

03193-0008 (LT)

PAGE 1 OF 2
PREPARED FOR Hilwanhu
ON 2018/10/26 AT 17:10:32

PARCEL REGISTER (ABBREVIATED) FOR PROPERTY IDENTIFIER

PROPERTY DESCRIPTION: PCL 6-1 SEC 65M2075; LT 6 PL 65M2075; S/T LT77841 RICHMOND HILL

PROPERTY REMARKS:
ESTATE/QUALIFIER:
FEE SIMPLE
ABSOLUTE
RECENTLY:
FIRST CONVERSION FROM BOOK
CAPACITY SHARE
PIN CREATION DATE:
1997/06/23

OWNERS' NAMES
27 ANGLIN DEVELOPMENT INC.

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/ CHRD
EFFECTIVE 2000/07/29 THE NOTATION OF THE "BLOCK IMPLEMENTATION DATE" OF 1997/06/23 ON THIS PIN						
WAS REPLACED WITH THE "PIN CREATION DATE" OF 1997/06/23						
** PRINTOUT INCLUDES ALL DOCUMENT TYPES AND DELETED INSTRUMENTS SINCE 1997/06/20 **						
LT69482	1981/12/17	NO SUB AGREEMENT			THE CORPORATION OF THE TOWN OF RICHMOND HILL	C
65R4684	1982/01/08	PLAN REFERENCE				C
LT77841	1982/03/26	TRANSFER EASEMENT			THE CORPORATION OF THE TOWN OF RICHMOND HILL	C
LT318280	1986/08/29	TRANSFER		*** COMPLETELY DELETED ***	NATHANSON, SHELLEY	
YR2180153	2014/08/29	TRANSFER		*** COMPLETELY DELETED ***	BAO, CAISHUN	
YR2180154	2014/08/29	CHARGE		*** COMPLETELY DELETED ***	BANK OF MONTREAL	
YR2303232	2015/06/10	NOTICE		*** COMPLETELY DELETED ***	HOME TRUST COMPANY	
REMARKS: LODGMENT						
YR2509858	2016/07/20	CHARGE		*** COMPLETELY DELETED ***	CANADIAN IMPERIAL BANK OF COMMERCE	
YR2519157	2016/08/04	CHARGE		*** COMPLETELY DELETED ***	ENGAGED CAPITAL INC.	
YR2525079	2016/08/16	DISCHARGE INTEREST		*** COMPLETELY DELETED ***		
REMARKS: YR2303232.						

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



Ontario ServiceOntario

LAND REGISTRY OFFICE #65

PARCEL REGISTER (ABBREVIATED) FOR PROPERTY IDENTIFIER

PAGE 2 OF 2
PREPARED FOR Hiwanhu
ON 2018/10/26 AT 17:10:32

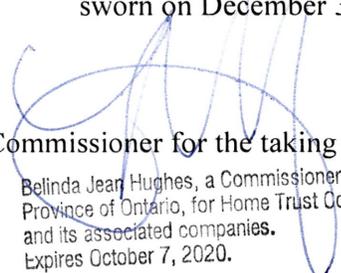
03193-0008 (LT)

* 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
YR2626355	2016/08/17	DISCH OF CHARGE		*** COMPLETELY DELETED *** BANK OF MONTREAL		
	REMARKS: YR2180154.					
YR2627372	2017/02/17	CAU AGR PUR 6 SALE		*** COMPLETELY DELETED *** BAO, CAISHUN	27 ANGLIN DEVELOPMENT INC.	
	REMARKS: EXPIRES 60 DAYS FROM 2017/02/16					
YR2630217	2017/02/24	WITHDRAWAL CAUTION		*** COMPLETELY DELETED *** 27 ANGLIN DEVELOPMENT INC.		
	REMARKS: YR2627372.					
YR2630221	2017/02/24	TRANSFER	\$3,070,000	BRO, CAISHUN	27 ANGLIN DEVELOPMENT INC.	C
YR2630222	2017/02/24	CHARGE	\$2,302,500	27 ANGLIN DEVELOPMENT INC.	HOME TRUST COMPANY	C
YR2630223	2017/02/24	CHARGE		*** COMPLETELY DELETED *** 27 ANGLIN DEVELOPMENT INC.	WANG, XIAO DA	
YR2630224	2017/02/24	NO ASSGN RENT GEN		*** COMPLETELY DELETED *** 27 ANGLIN DEVELOPMENT INC.	WANG, XIAO DA	
	REMARKS: YR2630223					
YR2630271	2017/02/24	DISCH OF CHARGE		*** COMPLETELY DELETED *** ENGAGED CAPITAL INC.		
	REMARKS: YR2515157.					
YR2638430	2017/03/14	DISCH OF CHARGE		*** COMPLETELY DELETED *** CANADIAN IMPERIAL BANK OF COMMERCE		
	REMARKS: YR2509858.					
YR2680866	2017/06/06	CHARGE	\$2,695,000	27 ANGLIN DEVELOPMENT INC.	HOME TRUST COMPANY	C
YR2680882	2017/06/06	CHARGE	\$2,695,000	27 ANGLIN DEVELOPMENT INC.	HOME TRUST COMPANY	C
YR2763839	2017/11/24	CHARGE	\$2,500,000	27 ANGLIN DEVELOPMENT INC.	2603616 ONTARIO INC.	C
YR2763840	2017/11/24	NO ASSGN RENT GEN		27 ANGLIN DEVELOPMENT INC.	2603616 ONTARIO INC.	C
	REMARKS: YR2763839.					
YR2764392	2017/11/24	DISCH OF CHARGE		*** COMPLETELY DELETED *** WANG, XIAO DA		
	REMARKS: YR2630223.					

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.

This is Exhibit "E" to the Affidavit of Debra Mitchell
sworn on December 3, 2018


A Commissioner for the taking of affidavits, etc.

Belinda Jean Hughes, a Commissioner, etc.,
Province of Ontario, for Home Trust Company
and its associated companies.
Expires October 7, 2020.

LRO # 65 Charge/Mortgage

Registered as YR2680881 on 2017 06 06 at 16:57

The applicant(s) hereby applies to the Land Registrar.

yyyy mm dd Page 1 of 2

Properties

PIN 03111 - 0463 LT *Interest/Estate* Fee Simple
Description PT LT 57, PL 3806, PT 1, 65R34004; TOWN OF RICHMOND HILL
Address 63 ELM AVENUE
 RICHMOND HILL

Chargor(s)

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

Name WANG, YUAN HUA
Address for Service 63 Elm Avenue, Richmond Hill, Ontario,
 L4C 6K8

I am at least 18 years of age.

ZHANG, HUA QIN and I are spouses of one another and are both parties to this document

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

Name ZHANG, HUA QIN
Address for Service 63 Elm Avenue, Richmond Hill, Ontario,
 L4C 6K8

I am at least 18 years of age.

WANG, YUAN HUA and I are spouses of one another and are both parties to this document

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

Chargee(s)*Capacity**Share*

Name HOME TRUST COMPANY
Address for Service 145 King Street West, Suite 2300, Toronto, Ontario, M5H 1J8

Provisions

Principal \$2,695,000.00 *Currency* CDN
Calculation Period semi annually, not in advance
Balance Due Date 2018/07/01
Interest Rate 5.99% per annum
Payments \$13,268.26
Interest Adjustment Date 2017 07 01
Payment Date 1st day of each month
First Payment Date 2017 08 01
Last Payment Date 2018 07 01
Standard Charge Terms 200727
Insurance Amount Full insurable value
Guarantor

Additional Provisions

This mortgage is collateralized with the mortgage as against the property located at 27 Anglin Drive, Richmond Hill, Ontario with PIN: 03193-0008 (LT).

It is hereby agreed that payment of one mortgage will be payment of both, and payment in full on one mortgage shall entitle the mortgagor to discharge the mortgages on all the properties.

Signed By

Yi Zhou

209-100 Cowdray Court
 Toronto
 M1S 5C8

acting for
 Chargor(s)

Signed 2017 06 06

Tel 416-916-2068

LRO # 65 Charge/Mortgage

Registered as YR2680881 on 2017 06 06 at 16:57

The applicant(s) hereby applies to the Land Registrar.

yyyy mm dd Page 2 of 2

Signed By

Fax 416-292-4822

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

Submitted By

YI ZHOU LAW OFFICE

209-100 Cowdray Court
Toronto
M1S 5C8

2017 06 06

Tel 416-916-2068

Fax 416-292-4822

Fees/Taxes/Payment

Statutory Registration Fee \$63.35

Total Paid \$63.35

File Number

Chargee Client File Number :

M5413-17; Ref# 10314104

This is Exhibit "F" to the Affidavit of Debra Mitchell
sworn on December 3, 2018


A Commissioner for the taking of affidavits, etc.

Belinda Jean Hughes, a Commissioner, etc.,
Province of Ontario, for Home Trust Company
and its associated companies.
Expires October 7, 2020.



ServiceOntario

LAND
REGISTRY
OFFICE #65

PARCEL REGISTER (ABBREVIATED) FOR PROPERTY IDENTIFIER

PAGE 1 OF 2

PREPARED FOR Karenj01
ON 2018/11/28 AT 13:43:34

03111-0463 (LT)

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

PROPERTY DESCRIPTION: PT LT 57, PL 3806, PT 1, 65R34004; TOWN OF RICHMOND HILL

PROPERTY REMARKS: PLANNING ACT CONSENT IN DOCUMENT YR2186335.

ESTATE/QUALIFIER: RECENTLY:
FEE SIMPLE DIVISION FROM 03111-0460
LT CONVERSION QUALIFIED

OWNERS' NAMES: CAPACITY SHARE
ZHANG, HUA QIN JTEN
WANG, YUAN HUA JTEN

PIN CREATION DATE:
2014/09/22

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/CHKD
** PRINTOUT	INCLUDES ALL DOCUMENT TYPES AND DELETED INSTRUMENTS SINCE 2014/09/22 **					
**SUBJECT,	ON FIRST REGISTRATION UNDER THE LAND TITLES ACT, TO					
**	SUBSECTION 4(1) OF THE LAND TITLES ACT, EXCEPT PARAGRAPH 11, PARAGRAPH 14, PROVINCIAL SUCCESSION DUTIES *					
**	AND ESCHEATS OR FORFEITURE TO THE CROWN.					
**	THE RIGHTS OF ANY PERSON WHO WOULD, BUT FOR THE LAND TITLES ACT, BE ENTITLED TO THE LAND OR ANY PART OF					
**	IT THROUGH LENGTH OF ADVERSE POSSESSION, PRESCRIPTION, MISDESCRIPTION OR BOUNDARIES SETTLED BY					
**	CONVENTION.					
**	ANY LEASE TO WHICH THE SUBSECTION 70(2) OF THE REGISTRY ACT APPLIES.					
**DATE OF CONVERSION TO LAND TITLES: 1999/04/26 **						
YR1832247	2012/06/01	TRANSFER	\$1,225,000	QIU, WENBO	ZHANG, HUA QIN WANG, YUAN HUA	C
YR1832248	2012/06/01	CHARGE		*** DELETED AGAINST THIS PROPERTY *** ZHANG, HUA QIN WANG, YUAN HUA	MCAP SERVICE CORPORATION	
55R34004	2012/12/05	PLAN REFERENCE		*** COMPLETELY DELETED *** WANG, YUAN HUA ZHANG, HUA QIN	FOREMOST MORTGAGE HOLDING CORPORATION	C
YR215078	2014/11/13	CHARGE		*** COMPLETELY DELETED *** FOREMOST MORTGAGE HOLDING CORPORATION		
YR215079	2014/11/13	NO SEC INTEREST		*** COMPLETELY DELETED *** MCP SERVICE CORPORATION		
YR2244664	2015/01/19	DISCH OF CHARGE				

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

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

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERV/ CHKD
YR2262438	2015/03/03	CONSTRUCTION LIEN		*** COMPLETELY DELETED *** A.C. CONCRETE FORMING LTD.		
YR2278015	2015/04/14	APL AMEND ORDER		*** COMPLETELY DELETED *** ONTARIO SUPERIOR COURT OF JUSTICE	TIME DEVELOPMENT GROUP INC.	
YR2444188	2016/03/15	CONSTRUCTION LIEN		*** COMPLETELY DELETED *** TRUDEL & SONS ROOFING LTD.		
YR2444192	2016/03/15	CONSTRUCTION LIEN		*** COMPLETELY DELETED *** 1226213 ONTARIO INC.		
YR2531076	2016/08/25	APL DEL CONST LIEN		*** COMPLETELY DELETED *** TRUDEL & SONS ROOFING LTD.		
YR2531083	2016/08/25	APL DEL CONST LIEN		*** COMPLETELY DELETED *** 1226213 ONTARIO INC.		
YR2680881	2017/06/06	CHARGE	\$2,695,000	WANG, YUAN HUA ZHANG, HUA QIN	HOME TRUST COMPANY	C
YR2680977	2017/06/07	DISCHARGE INTEREST		*** COMPLETELY DELETED *** FOREMOST MORTGAGE HOLDING CORPORATION		
YR2680978	2017/06/07	DISCH OF CHARGE		*** COMPLETELY DELETED *** FOREMOST MORTGAGE HOLDING CORPORATION		
YR2719942	2017/08/18	CHARGE	\$1,350,000	WANG, YUAN HUA ZHANG, HUA QIN	348 MORTGAGE INVESTMENTS LTD.	C
YR2763867	2017/11/24	CHARGE	\$2,500,000	WANG, YUAN HUA ZHANG, HUA QIN	2603616 ONTARIO 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.

This is Exhibit "G" to the Affidavit of Debra Mitchell
sworn on December 3, 2018

A Commissioner for the taking of affidavits, etc.

Belinda Jean Hughes, a Commissioner, etc.,
Province of Ontario, for Home Trust Company
and its associated companies.
Expires October 7, 2020.

LRO # 65 Charge/Mortgage

Registered as YR2680882 on 2017 06 06 at 16:57

The applicant(s) hereby applies to the Land Registrar.

yyyy mm dd Page 1 of 2

Properties

PIN 03193 - 0008 LT *Interest/Estate* Fee Simple
Description PCL 6-1 SEC 65M2075; LT 6 PL 65M2075 ; S/T LT77841 RICHMOND HILL
Address 27 ANGLIN DRIVE
 RICHMOND HILL

Chargor(s)

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

Name 27 ANGLIN DEVELOPMENT INC.
Address for Service 27 Anglin Drive, Richmond Hill, Ontario,

I, Yuan Hua Wang, have the authority to bind the corporation.
 This document is not authorized under Power of Attorney by this party.

Chargee(s)*Capacity**Share*

Name HOME TRUST COMPANY
Address for Service 145 King Street West, Suite 2300, Toronto, Ontario, M5H 1J8

Provisions

Principal \$2,695,000.00 *Currency* CDN
Calculation Period semi-annually, not in advance
Balance Due Date 2018/07/01
Interest Rate 5.99% per annum
Payments \$13,268.26
Interest Adjustment Date 2017 07 01
Payment Date on the 01 day of each month
First Payment Date 2017 08 01
Last Payment Date 2018 07 01
Standard Charge Terms 200727
Insurance Amount Full insurable value
Guarantor

Additional Provisions

This mortgage is collateralized with the mortgage as against the property located at 63 Elm Avenue, Richmond Hill, Ontario, L4C 6K8 with PIN: 03111-0463 (LT).

It is hereby agreed that payment of one mortgage will be payment of both, and payment in full on one mortgage shall entitle the mortgagor to discharge the mortgages on all the properties.

Signed By

Yi Zhou 209-100 Cowdray Court acting for Signed 2017 06 06
 Toronto Chargor(s)
 M1S 5C8

Tel 416-916-2068

Fax 416-292-4822

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

Submitted By

YI ZHOU LAW OFFICE 209-100 Cowdray Court 2017 06 06
 Toronto
 M1S 5C8

Tel 416-916-2068

Fax 416-292-4822

LRO # 65 Charge/Mortgage

Registered as YR2680882 on 2017 06 06 at 16:57

The applicant(s) hereby applies to the Land Registrar.

yyyy mm dd Page 2 of 2

Fees/Taxes/Payment

Statutory Registration Fee	\$63.35
Total Paid	\$63.35

File Number

Chargor Client File Number :	5227-17
Chargee Client File Number :	10306467

IN THE MATTER OF THE COMPANIES' CREDITORS ARRANGEMENT ACT, R.S.C. 1985, C. C-36, AS AMENDED AND IN THE MATTER OF A PLAN OF COMPROMISE OR ARRANGEMENT OF FORME DEVELOPMENT GROUP INC., 3310 KINGSTON DEVELOPMENT INC., 1296 KENNEDY DEVELOPMENT INC., 1326 WILSON DEVELOPMENT INC., 376 DERRY DEVELOPMENT INC., 9500 DUFFERIN DEVELOPMENT INC., 4439 JOHN DEVELOPMENT INC., 5507 RIVER DEVELOPMENT INC. AND 2358825 ONTARIO LTD.

Court File No. CV-18-08313-00CL

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

PROCEEDING COMMENCED AT TORONTO

**MOTION RECORD
(RETURNABLE DECEMBER 6, 2018)**

CHAITONS LLP

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

George Benchetrit

Tel: (416) 218-1141

Fax: (416) 222-8402

Email: george@chaitons.com

Lawyers for Home Trust Company