

**ONTARIO  
SUPERIOR COURT OF JUSTICE**

**BETWEEN:**

**KINGSETT MORTGAGE CORPORATION**

Applicant

-and-

**MAPLEVIEW DEVELOPMENTS LTD., PACE MAPLEVIEW LTD and  
2552741 ONTARIO INC.**

Respondents

**AFFIDAVIT OF SAFAA DEEN**

**I, SAFAA DEEN** of the City of Toronto, in the Province of Ontario **MAKE OATH AND  
SAY:**

1. I am an Articling Student with Just-Fides Advocacy, and as such I have knowledge of the matters to which I depose. Where I make statements based on information and belief, I have specified the source for same and believe them to be true.
2. Attached as “**Exhibit 1**” is a parcel register search of the subject property with **PIN 58091-4802** in Land Registry Office #51.

**SWORN REMOTELY, by** Safaa Deen in  
the City of Toronto, Ontario before me at the  
City of Toronto, Ontario on August 8, 2024,  
in accordance with O. Reg 431/20,  
Administering Oath or Declaration  
Remotely.

}

*Robert S. Choi (signed electronically)*

*Safaa Deen (signed electronically)*

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Commissioner for Taking Affidavits  
(or as may be)

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SAFAA DEEN

ROBERT S. CHOI

THIS IS “EXHIBIT 1” REFERRED TO IN  
THE AFFIDAVIT OF SAFAA DEEN  
SWORN AUGUST 8, 2024

*Robert S. Choi (signed electronically)*

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*Commissioner for Taking Affidavits*

PROPERTY DESCRIPTION:

PART SOUTH HALF LOT 16, CONCESSION 12 INNISFIL, PART 1, PLAN 51R-43825; SUBJECT TO AN EASEMENT OVER PART 1 PLAN 51R43845 IN FAVOUR OF BLOCK 8, PLAN 51M1193 AS IN SC1954516; SUBJECT TO AN EASEMENT OVER PARTS 2, 3, 4, AND 5 ON PLAN 51R-43845 IN FAVOUR OF BLOCK 6, 8, 16, 17 AND 23 ON PLAN 51M1193 AS IN SC1954522; TOGETHER WITH AN EASEMENT OVER BLOCK 6, PLAN 51M1193, PART 121 ON PLAN 51R43634 AS IN SC1957473; TOGETHER WITH AN EASEMENT OVER PART 1 ON PLAN 51R-43822 AS IN SC1957474; TOGETHER WITH AN EASEMENT OVER PART OF BLOCK 8, DESIGNATED AS PARTS 2, 3, 4, 5, 6, 7, 8 AND 9, ON PLAN 51R-43822 AS IN SC1957475; TOGETHER WITH AN EASEMENT OVER PARTS 2-4, PLAN 51R43820 AS IN SC1957472; TOGETHER WITH AN EASEMENT OVER PARTS 2-8, PLAN 51R43821 AS IN SC1957476; CITY OF BARRIE

PROPERTY REMARKS:

FOR THE PURPOSE OF THE QUALIFIER THE DATE OF REGISTRATION OF ABSOLUTE TITLE IS 2022/12/07.

ESTATE/QUALIFIER:

RECENTLY:

RE-ENTRY FROM 58091-0287

PIN CREATION DATE:

2022/12/07

OWNERS' NAMES

CAPACITY

SHARE

MAPLEVIEW DEVELOPMENTS LTD.

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/CHKD
<div> <div>** PRINTOUT</div> <div>INCLUDES ALL DOCUMENT TYPES AND DELETED INSTRUMENTS SINCE 2022/12/07 **</div> </div> <div> <div>**SUBJECT TO</div> <div>SUBSECTION 44(1) OF THE LAND TITLES ACT, EXCEPT PARAGRAPHS 3 AND 14 AND *</div> </div> <div> <div>**</div> <div>PROVINCIAL SUCCESSION DUTIES AND EXCEPT PARAGRAPH 11 AND ESCHEATS OR FORFEITURE **</div> </div> <div> <div>**</div> <div>TO THE CROWN UP TO THE DATE OF REGISTRATION WITH AN ABSOLUTE TITLE. **</div> </div>						
SC1659142	2020/01/31	TRANSFER	\$3,850,000	750 MAPLEVIEW INC.	MAPLEVIEW DEVELOPMENTS LTD.	C
REMARKS: PLANNING ACT STATEMENTS.						
SC1671569	2020/03/31	CHARGE	\$2,885,000	MAPLEVIEW DEVELOPMENTS LTD.	VECTOR FINANCIAL SERVICES LIMITED	C
SC1671570	2020/03/31	NO ASSGN RENT GEN		MAPLEVIEW DEVELOPMENTS LTD.	VECTOR FINANCIAL SERVICES LIMITED	C
REMARKS: SC1671569						
SC1672099	2020/04/01	NOTICE		DERSEAN INVESTMENTS LTD.	MAPLEVIEW DEVELOPMENTS LTD.	C
REMARKS: SC1661675						
SC1688997	2020/06/24	CHARGE	\$2,500,000	MAPLEVIEW DEVELOPMENTS LTD.	MARSHALLZEHR GROUP INC.	C
SC1804677	2021/07/15	NOTICE	\$2	MAPLEVIEW DEVELOPMENTS LTD.	MARSHALLZEHR GROUP INC.	C
REMARKS: SC1688997						
SC1865270	2022/01/28	NOTICE	\$2	MAPLEVIEW DEVELOPMENTS LTD.	MARSHALLZEHR GROUP INC.	C
REMARKS: AMENDS SC1688997						
SC1922628	2022/08/16	NOTICE	\$2	MAPLEVIEW DEVELOPMENTS LTD.	MARSHALLZEHR GROUP INC.	C
REMARKS: SC1688997						
51R43825	2022/12/07	PLAN REFERENCE				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
SC1950162	2022/12/07	APL ABSOLUTE TITLE	\$132,500,000	MAPLEVIEW DEVELOPMENTS LTD.	MAPLEVIEW DEVELOPMENTS LTD.	C
REMARKS: SC1716808						
SC1950534	2022/12/08	NOTICE		MAPLEVIEW DEVELOPMENTS LTD.	VECTOR FINANCIAL SERVICES LIMITED	C
REMARKS: SC1671569						
SC1950535	2022/12/08	POSTPONEMENT		MARSHALLZEHR GROUP INC.	VECTOR FINANCIAL SERVICES LIMITED	C
REMARKS: SC1688997 TO SC1950534						
SC1950702	2022/12/08	CHARGE		MAPLEVIEW DEVELOPMENTS LTD.	KINGSETT MORTGAGE CORPORATION	C
SC1950703	2022/12/08	NO ASSGN RENT GEN	\$1,016,739	MAPLEVIEW DEVELOPMENTS LTD.	KINGSETT MORTGAGE CORPORATION	C
REMARKS: SC1950702.						
SC1950755	2022/12/09	POSTPONEMENT		MARSHALLZEHR GROUP INC.	KINGSETT MORTGAGE CORPORATION	C
REMARKS: SC1688997 TO SC1950702						
51R43845	2022/12/20	PLAN REFERENCE				C
SC1954516	2022/12/22	TRANSFER EASEMENT		MAPLEVIEW DEVELOPMENTS LTD.	MAPLEVIEW DEVELOPMENTS LTD.	C
SC1954522	2022/12/22	TRANSFER EASEMENT		MAPLEVIEW DEVELOPMENTS LTD.	MAPLEVIEW DEVELOPMENTS LTD.	C
SC2033630	2024/01/17	CONSTRUCTION LIEN	\$473,988	NORTH GATE FARMS LIMITED		C
SC2035627	2024/01/29	CONSTRUCTION LIEN	\$1,016,739	QUALIY RUGS OF CANADA LIMITED O/A QUALITY STERLING GROUP		C
SC2037627	2024/02/07	CONSTRUCTION LIEN	\$2,453,798	FOREMONT DRYWALL CONTRACTING		C
SC2038691	2024/02/14	CONSTRUCTION LIEN	\$227,629	SUNBELT RENTALS OF CANADA INC.		C
SC2040129	2024/02/22	CERTIFICATE	\$227,629	NORTH GATE FARMS LIMITED		C
REMARKS: SC2033630						
SC2043534	2024/03/14	CERTIFICATE		QUALIY RUGS OF CANADA LIMITED O/A QUALITY STERLING GROUP		C
REMARKS: SC2035627						
SC2044696	2024/03/20	CERTIFICATE		FOREMONT DRYWALL CONTRACTING	MAPLEVIEW DEVELOPMENTS LTD. PACE DEVELOPMENTS INC. KINGSETT MORTGAGE CORPORATION MARSHALLZEHR GROUP INC.	C
REMARKS: SC2037627						

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REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/ CHKD
SC2044821	2024/03/21	TRANSFER OF CHARGE		VECTOR FINANCIAL SERVICES LIMITED	AGGREGATED INVESTMENTS INC.	C
REMARKS: SC1671569.						
SC2045301	2024/03/22	CONSTRUCTION LIEN		669857 ONTARIO LIMITED		C
SC2045656	2024/03/25	CONSTRUCTION LIEN		MYKON ELECTRIC NORTH LTD.		C
SC2046338	2024/03/27	APL COURT ORDER		ONTARIO SUPERIOR COURT OF JUSTICE (COMMERCIAL LIST)	KSV RESTRUCTURING INC.	C
REMARKS: APPOINTS KSV RESTRUCTURING INC. AS RECEIVER						
SC2055060	2024/05/10	CERTIFICATE		669857 ONTARIO LTD.	MAPLEVIEW DEVELOPMENTS LTD. PACE DEVELOPMENTS INC. MARSHALLZEHR GROUP INC.	C
REMARKS: SC2045301						
SC2055197	2024/05/13	CERTIFICATE		SUNBELT RENTALS OF CANADA INC.		C
REMARKS: SC2038691						
SC2056084	2024/05/16	CERTIFICATE		MYKON ELECTRIC NORTH LTD.		C
REMARKS: SC2045656						
SC2056484	2024/05/17	CONSTRUCTION LIEN	\$583,386	1833785 ONTARIO INC.		C

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**KINGSETT MORTGAGE**

- and -

**MAPLEVIEW DEVELOPMENTS ET AL.**

*Applicant*

*Respondents*

Court File No.: CV-24-00716511-00CL

**ONTARIO**  
**SUPERIOR COURT OF JUSTICE**  
  
PROCEEDING COMMENCED AT  
  
**TORONTO**

**AFFIDAVIT OF SAFAA DEEN**

**JUST-FIDES ADVOCACY**  
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Lawyers for the Respondents, Mapleview Developments  
Ltd. and Pace Mapleview Ltd.