

**ONTARIO
SUPERIOR COURT OF JUSTICE
(IN BANKRUPTCY & INSOLVENCY)**

**IN THE MATTER OF THE *BANKRUPTCY AND INSOLVENCY*
ACT, R.C.S 1985, c. B-3, AS AMENDED**

**AND IN THE MATTER OF THE BANKRUPTCY OF
SF SQUARE GP CORP., OF THE CITY OF GUELPH,
IN THE PROVINCE OF ONTARIO**

REPLY RECORD OF THE TRUSTEE IN BANKRUPTCY

March 6, 2026

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TO: THE SERVICE LIST

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INDEX

TAB	DOCUMENT
1.	Fifth Report of the Trustee dated March 6, 2026
	Appendix "A" – Guarantee signed by Scott Reid, September 26, 2022
	Appendix "B" – Aide memoire of 1000, November 14, 2025
	Appendix "C" – Pledge Agreement, September 26, 2022
	Appendix "D" – Amended and Restated Forbearance Agreement, October 30, 2024
	Appendix "E" – Copies of several Parcel Registers for the W London
	Appendix "F" – Email between S. Schweyer and RHH legal counsel, November 27, 2024
	Appendix "G" – Statement of Adjustments and Statement of Funds re sale of the W London
	Appendix "H" – Fourth Report of the Trustee dated February 24, 2026

**Bankruptcy Court File No.: BK-25-03230607-0035
Estate File No.: 35-3230607**

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**AND IN THE MATTER OF THE BANKRUPTCY OF
SF SQUARE GP CORP., OF THE CITY OF GUELPH,
IN THE PROVINCE OF ONTARIO**

**FIFTH REPORT OF BDO CANADA LIMITED,
IN ITS CAPACITY AS TRUSTEE
March 6, 2026**

TABLE OF CONTENTS

INTRODUCTION & BACKGROUND.....	1
PURPOSE	1
TERMS OF REFERENCE.....	2
RHH'S DEALINGS WITH 1000	2
1000 Loan to RHH.....	2
Speculation Regarding RHH's Diversion of West Haven Funds	2
RHH Further Negotiation with 1000	4
OCTOBER AND NOVEMBER 2024 ADVANCES	6
THE DISPUTED TRANSFER.....	8
VALUATION OF PROPERTY AND EQUIPMENT	8
ALLEGATIONS AGAINST ROBSON CARPENTER.....	10
OTHER ERRATA.....	10

Appendices

Appendix "A" – Guarantee signed by Scott Reid, September 26, 2022

Appendix "B" – Aide memoire of 1000, November 14, 2025

Appendix "C" – Pledge Agreement, September 26, 2022

Appendix "D" – Amended and Restated Forbearance Agreement, October 30, 2024

Appendix "E" – Copies of several Parcel Registers for the W London

Appendix "F" – Email between S. Schweyer and RHH legal counsel, November 27, 2024

Appendix "G" – Statement of Adjustments and Statement of Funds re sale of the W London

Appendix "H" – Fourth Report of the Trustee dated February 24, 2026

INTRODUCTION & BACKGROUND

1. On May 30, 2025, SF Square GP Corp. ("**Square GP**" or the "**Debtor**") filed an assignment in bankruptcy pursuant to the *Bankruptcy and Insolvency Act*, RSC 1985, c B-3 (the "**BIA**"). BDO Canada Limited ("**BDO**") was appointed as the trustee (the "**Trustee**") of the estate of the bankrupt (the "**Estate**"). The appointment was affirmed by the creditors of Square GP at the first meeting of creditors on June 20, 2025.
2. The Debtor is the general partner of SF Square LP ("**Square LP**"). Upon the Debtor's bankruptcy, the property, assets, and undertakings of Square LP vested in the Trustee.
3. The Trustee brought a motion, returnable May 13, 2026 (the "**Motion**"), seeking an order that among other things:
 - (a) declares that a \$4,500,000 payment made by Square LP, by its general partner Square GP ("**SF Square**") in December 2024 to 1000931276 Ontario Inc. (the "**4.5M Transfer**"), is void or voidable; and
 - (b) orders the return of those monies to the Trustee for the benefit of the Estate.
4. In response, 1000931276 Ontario Inc. ("**1000**") served its Responding Motion Record on February 10, 2026 (the "**Responding Motion Record**").

PURPOSE

5. The primary purpose of this report (the "**Fifth Report**") is to address certain issues raised in the Responding Motion Record, and more particularly in the affidavit of Ian Cook sworn February 10, 2026 (the "**Cook Affidavit**").

6. Capitalized terms not defined herein have the same meaning given to them in the Second Report of BDO Canada Limited, in its capacity as trustee, dated December 9, 2025 (the “**Second Report**”).

TERMS OF REFERENCE

7. In preparing this Fifth Report, the Trustee has relied upon audited and unaudited financial information, the records of Sherwood Forest Square Ltd. (“**Sherwood**”), Square GP, and Square LP, other information available to the Trustee and, where appropriate, discussions with various parties.

RHH’S DEALINGS WITH 1000

1000 Loan to RHH

8. Paragraphs 11 to 14 of the Cook Affidavit discuss a loan that was made from 1000 to RHH Rental Properties Ltd. (“**RHH**”) in 2022 (the “**Initial RHH Loan**”).
9. Scott Reid, principal of RHH, signed a guarantee in respect of that Initial RHH Loan on September 26, 2022, which was not attached to the Cook Affidavit. A copy of that guarantee is attached hereto as **Appendix “A”**.

Speculation Regarding RHH’s Diversion of West Haven Funds

10. At paragraph 18 of his affidavit, Mr. Cook asserts that RHH diverted \$4,900,000 advanced by First National Financial LP (“**First National**”) in or after July 2023 for a separate development known as the West Haven Project, to another project or projects affiliated with Mr. Reid. While Mr. Cook acknowledges that he has not been able to ascertain which project affiliated with Mr. Reid those funds were diverted to, he suggests the funds may have been diverted in part to The W London project owned by SF Square: “To date, I have

not been able to ascertain what project those funds were diverted to and, if any portion thereof was used for The W Project.”

11. First, the Trustee notes that 1000 is now seemingly acknowledging that the allegedly diverted funds were diverted from funds advanced by First National for the West Haven Project. In the November 10, 2025, email to the Trustee from its counsel, 1000 had previously taken the position that this alleged diversion was from the Initial RHH Loan funds.
12. Second and in any event, in light of Mr. Cook’s continued suggestion that funds (of any origin) may have been diverted to SF Square, the Trustee reiterates the information from the Second Report; that the Trustee has reviewed SF Square’s accounts and intercompany records against the timing of the diversion alleged by Mr. Cook and has not identified any out of the ordinary course transfers that indicate the transfer of the \$4.9 million to SF Square.
13. Furthermore, 1000 has had ample opportunity to investigate the alleged diversion of the First National funds. Indeed, 1000 opposed the scheduling of this Motion on the basis that it intended to fund the receiver of RHH to investigate whether SF Square received the benefit of the allegedly diverted funds. A copy of 1000’s aide memoire filed in opposition to the scheduling of this Motion, dated November 14, 2025, is attached as **Appendix “B”**. As of the date of delivering its Responding Motion Record, February 10, 2026, it appears that 1000 has not taken such steps.
14. In summary, notwithstanding Mr. Cook’s speculation that First National funds may have been diverted to SF Square, neither 1000 nor the Trustee have been able to identify any evidence to support such speculation despite 1000 having had the opportunity to have done so.

RHH Further Negotiation with 1000

15. At paragraphs 20 to 23 of his affidavit, Mr. Cook gives evidence about Mr. Reid and RHH's management of 1000 in 2024 in light of the Initial RHH Loan being in default and the allegedly misappropriated First National funds.
16. The Trustee understands from Mr. Reid that by October or November 2024 his company RHH had forfeited its position in the West Haven project to 1000, with respect to any value in the sale of that project or the single family lots which Mr. Cook's building company purchased from the West Haven partnership.
17. At paragraph 20 of his affidavit, Mr. Cook states that Mr. Reid "promised to repay the amounts owing for the Diverted Funds to 1000 from the proceeds of the sale or refinancing of the W Project". Mr. Cook has not provided to the Trustee and the Trustee has not otherwise identified any document reflecting such a promise. It does appear (e.g. from the preamble to the Second Amended and Restated Forbearance Agreement attached as Exhibit "I" to the Cook Affidavit) that RHH pledged some form of security in money RHH was due from the sale of The W London in connection with the amounts advanced by RHH to the development of The W London.
18. Also at paragraph 20 of his affidavit, Mr. Cook states that Mr. Reid asked 1000 to forbear from exercising its enforcement rights. First, as it pertains to the Motion, the Trustee is not aware of any enforcement right 1000 would have against SF Square, or for that matter Sherwood.
19. Second, Mr. Cook has not provided to the Trustee and the Trustee has not otherwise identified, any document reflecting an intention by Mr. Cook or 1000 to commence enforcement against RHH. Mr. Reid advises the Trustee that he has no recollection of

litigation being threatened by 1000 and has not been able to locate a record of such a threat in his email.

20. Also at paragraph 20 of his affidavit, Mr. Cook states that Mr. Reid offered to pledge, as additional security, shares in the company that owned The W London. This appears to be inaccurate. The only pledge agreement the Trustee has been provided with or has otherwise been able to identify is a Pledge Agreement executed by Scott Reid on September 26, 2022, in which Mr. Reid pledges his shares in RHH. A copy of this agreement is attached as **Appendix “C”**.
21. A number of share pledges are referenced in the forbearance agreement dated November 28, 2024 (on pages 1 and 4) that is attached to the Cook Affidavit as Exhibit “I”. These pledges include RHH’s shares in Sherwood, and Mr. Reid’s shares and interests in other companies and assets, but not Sherwood’s shares in Square GP.
22. Mr. Reid has further advised that he does not recall any pledge of Sherwood’s shares in Square GP.
23. Mr. Cook attaches copies of forbearance agreements dated July 5, 2024, and November 28, 2024, as Exhibits “E” and “I”, respectively, to his affidavit. The Trustee has reviewed these agreements and notes they are between 1000, RHH, and Scott Reid in his personal capacity.
24. The Trustee has also obtained a copy of an Amended and Restated Forbearance Agreement made as at October 30, 2024, which is also between 1000, RHH, and Scott Reid in his personal capacity. A copy of this agreement is attached as **Appendix “D”**.

25. SF Square is not a party to the two forbearance agreements attached to the Cook Affidavit nor the further forbearance agreement attached hereto as Appendix “D”. The Trustee has not identified any forbearance arrangements involving 1000 and SF Square.
26. At paragraph 21 of his affidavit, Mr. Cook states: “I now understand from the Trustee’s reports that SF LP is the beneficial owner of the lands that house the W Project.” However, Square GP had been the legal owner of those lands for a considerable length of time prior to Mr. Cook’s further negotiations with RHH in mid-to-late 2024. This information was publicly available. Copies of several Parcel Registers for The W London’s Property Identification Numbers (PINs) are attached as **Appendix “E”**, showing Sherwood transferring ownership to Square GP between November 19, 2020 and February 7, 2023. Moreover, the Trustee has not been presented with or otherwise identified evidence that Mr. Cook was misled about these facts of public record.

OCTOBER AND NOVEMBER 2024 ADVANCES

27. At paragraph 25 of his Affidavit, Mr. Cook states that in October 2024 Mr. Reid approached him and “requested urgent short-term funding to pay trades on the W Project”. Mr. Reid has not provided, nor has the Trustee otherwise identified, any documentation to support that Mr. Reid requested funding for this purpose.
28. The Trustee made inquiries with Mr. Reid, who advised that construction on The W London had long been completed as of October 2024, and there were no trades to pay. In fact, Mr. Reid advised that as at May 2024, when SF Square obtained a certificate from the Canada Mortgage and Housing Corporation for its longer-term financing with Kingsett Mortgage Corporation, there were no trades to pay at that time and possibly for the two years prior to that. Mr. Reid advised that he did not tell Mr. Cook that the money was for

The W London, and that he believed Mr. Cook understood the money was to be used for general RHH funding and operations.

29. The Trustee notes that Mr. Reid's explanation is consistent with the contemporaneous documentation, which is executed between RHH and 1000. Mr. Cook's explanation is not.
30. This information is also consistent with a November 27, 2024, email obtained by the Trustee between Scott Schweyer of 1000 and RHH's legal counsel, in which Mr. Schweyer states:

As discussed, we will be loaning RHH (or whichever legal name is in the forbearance agreement) \$300,000 to assist with November obligations. You confirmed it was easiest to update the forbearance agreement and ensure the amount is paid on the closing of W.

31. A copy of this email, on which Mr. Cook was copied, is attached as **Appendix "F"**.
32. Mr. Cook attaches to his affidavit as Exhibit "H" copies of wire confirmations of the October and November 2024 transfers being made into the account of Square LP. These wire confirmations were also attached to the Second Report of the Trustee, as part of Appendix "D". As explained in the Second Report, those amounts were deposited into a Square LP account pursuant to a direction from RHH because RHH's account was being garnished at the time.
33. The Trustee has again confirmed this information with Mr. Reid, who further advises that RHH's counsel advised Mr. Cook's team that transfers could not be deposited into the operating account ordinarily used by RHH, and would instead need to be deposited into Square LP's account.

THE DISPUTED TRANSFER

34. The Trustee asked Mr. Reid why he directed that 1000 be paid out of the December 2024 Glengarry Financing, when SF Square was not indebted to 1000. Mr. Reid advised that 1000 was paid out of those proceeds because he thought Mr. Cook was a good man, because of the relationship between the two men, and because of Mr. Reid's concerns about the level of security Mr. Cook held in RHH.

VALUATION OF PROPERTY AND EQUIPMENT

35. At paragraph 37 of his Affidavit, Mr. Cook challenges the amount used by the Trustee in its accounting for SF Square's "property and equipment" as at December 31, 2024. The amount used for "property and equipment" as at this date is \$97,699,683. Mr. Cook notes that The W London subsequently sold in May 2025 for \$100,000,000.
36. The \$97,699,683 number used by the Trustee is appropriate and supported by The W London sale transaction documents. First, The W London did not close for more than five months after December 31, 2024. It was not certain as of December 31, 2024, that the sale would close, or would close for a gross purchase price of \$100,000,000.
37. Second, the \$100,000,000 price for the May 2025 sale of The W London was a gross purchase price. From this price, there was a \$3,000,000 deduction for a "2025/2026 NRI Holdback" (Net Rental Income holdback) and a \$1,500,000 deduction for a contingency deposit held back in respect of post-closing obligations of SF Square. These amounts were not paid to SF Square on closing and represented uncertain contingent future receivables for SF Square. A copy of the Statement of Adjustments and Statement of Funds for the sale of The W London is attached as **Appendix "G"**.

38. SF Square was insolvent as at December 31, 2024, as it was when it filed for bankruptcy in May 2025. This is apparent from the information and documents provided in the Second Report, and even before taking account of the broader creditor claims context, which compounds SF Square's insolvency further.
39. The W London was previously owned by Sherwood. The Trustee's understanding is that The W London was Sherwood's only material asset, and that there may be 81 secured creditors claiming more than \$44 million in secured claims against Sherwood. The W London was transferred to SF Square but Sherwood's secured creditors generally do not appear to have been given further security at SF Square. The Trustee has not identified any cash consideration that was provided to Sherwood for the transfer of The W. The Trustee anticipates that Sherwood's secured creditors will advance claims to the proceeds of the sale of The W.
40. SF Square had one material asset: The W. It was sold in May 2025. The purchase price including chattels was \$100,000,000. The W had been encumbered by more than \$81 million in mortgages. After various closing deductions and disbursements (discussed at paragraph 22 of the Fourth Report of BDO Canada Limited, in its Capacity as Trustee (the "**Fourth Report**")), the net proceeds from the sale of The W were \$11,450,156.39. There are 15 creditors asserting \$3,087,000 in secured claims at the SF Square level. There are 81 creditors asserting \$44,602,435 in secured claims at the Sherwood level. As discussed in the Fourth Report, unravelling the proper and equitable distribution of assets to investors and other creditors of SF Square and the broader enterprise including Sherwood is and will be a complex process. The Trustee is continuing to work through that process. The Fourth Report is attached as **Appendix "H"**.
41. Moreover, the broader real estate enterprise encompassing Sherwood and SF Square is now largely insolvent or bankrupt. Sherwood is in receivership. Sherwood's parent

company, RHH, is in bankruptcy proceedings under the BIA. Numerous other subsidiaries of RHH are also in receivership including Vaughan Street GP Corp. and Vaughan Street LP, and Horizen Developments GP Corp. and Horizen Developments LP.

ALLEGATIONS AGAINST ROBSON CARPENTER

42. Throughout his affidavit, Mr. Cook repeats that he relied on Mr. Reid and RHH's law firm Robson Carpenter LLP ("**RC LLP**") to prepare certain documents governing his dealings with RHH and Mr. Reid. To the extent Mr. Cook is suggesting that RC LLP breached any duties it owed to Mr. Cook or 1000 in preparing such documents, the Trustee is of the view that such issues are properly dealt with as between Mr. Cook and RC LLP, including by litigation if necessary and appropriate.

OTHER ERRATA

43. In paragraph 9 of his affidavit, Mr. Cook asserts that the West Haven Project was his only construction or development partnership with Mr. Reid, and that this contradicts the Trustee's Second Report. However, the Second Report made no contrary assertion. The Second Report discussed one specific development partnership between the pair, though it also noted that Mr. Cook has known Mr. Reid for many years and that Mr. Cook invested in Mr. Reid's company RHH between 2022 and 2024.

ALL OF WHICH IS RESPECTFULLY SUBMITTED this 6th day of March, 2026.

**BDO CANADA LIMITED
IN ITS CAPACITY AS TRUSTEE OF THE ESTATE
OF SQUARE GP CORP.
AND NOT IN ITS PERSONAL OR CORPORATE
CAPACITY**



Per: _____

Name: Clark Lonergan, CPA, CA, CIRP, LIT

Title: Senior Vice-President

APPENDIX “A”

GUARANTEE

THIS GUARANTEE is made this 26th day of September, 2022

BY: Scott Reid (the “Guarantor”)

IN FAVOUR OF: 1021294 Ontario Limited (the “Lender”)

RECITALS:

- 1. The Lender has agreed to lend certain monies to the Borrower (as defined below).
- 2. It is a condition of the Lender lending the money to the Borrower that the Guarantor enter into this Agreement to guarantee the obligations of the Borrower from time to time outstanding to the Lender.

NOW THEREFORE in consideration of the sum of \$1.00 and for other good and valuable consideration (the receipt and sufficiency of which are hereby acknowledged), the Guarantor agrees with the Lender as follows:

Article 1 Interpretation

- 1.1 **Definitions and Capitalized Terms** Unless otherwise defined in this Agreement, all capitalized terms will have the meanings given to those terms:
 - (a) **"this Agreement", "hereto", "herein", "hereof", "hereby", "hereunder"** and any similar expressions refer to this Agreement of Guarantee as it may be amended or supplemented from time to time, and not to any particular Article, section or other portion hereof;
 - (b) **"Borrower"** means RHH Rental Properties Ltd., a corporation incorporated under the laws of the Province of Ontario, as amended from time to time;
 - (c) **"Business Day"** means any day, other than Saturday, Sunday or any statutory holiday in the Province of Ontario;
 - (d) **"Loan"** means the loan in the principal amount of Ten Million Eight Hundred Thousand Dollars (\$10,800,000.00) from the Borrower to the Lender together with interest thereon pursuant to a promissory note issued by the Borrower to the Lender, (the "Promissory Note");
 - (e) **"Obligations"** means all of the collective obligations, liabilities and indebtedness of the Borrower to the Lender from time to time, whether present or future, absolute or contingent, liquidated or unliquidated, matured or not, of whatsoever nature or kind, in any currency, under or in respect of or connected to the Loan, the Promissory Note and/or any document or agreement in connection therewith including all interest and other fees owing from time to time in respect thereof;
 - (f) **"Person"** means any individual, partnership, limited partnership, joint venture, syndicate, sole proprietorship, company or corporation with or without share capital, unincorporated association, trust, trustee, executor, administrator or other legal personal representative, regulatory body or agency, government or governmental agency, authority or entity however designated or constituted.
- 1.2 **Headings, Table of Contents, Gender and Number** The inclusion of headings and a table of contents in this Agreement is for convenience of reference only and shall not affect the construction or interpretation hereof. In this Agreement, unless the context requires otherwise, words importing the singular include the plural and vice versa and words importing gender

include all genders. Whenever in this Agreement a particular Article, section or other portion thereof is referred to then, unless otherwise indicated, such reference pertains to the particular Article, section or portion thereof contained herein.

Article 2 Guarantee

- 2.1 **Guarantee** The Guarantor unconditionally guarantees the due payment and performance of all Obligations currently in the amount of Ten Million Eight Hundred Thousand Dollars (\$10,800,000.00).
- 2.2 **Continuing Guarantee** The guarantee herein shall be a continuing guarantee of the payment and performance of all the Obligations and shall apply to and secure any ultimate balance thereof due or remaining unpaid to the Lender. The guarantee herein shall not be considered as wholly or partially satisfied by the intermediate payment or satisfaction at any time of all or any part of the Obligations.

Article 3 Enforcement

- 3.1 **Demand** Upon default in the payment or performance of the Obligations or any part thereof, the Guarantor shall, on demand by the Lender, forthwith pay to the Lender, or perform or cause the performance of, all Obligations for which such demand was made, whether or not any demand for the payment or performance of such Obligations has been made upon the Borrower or any other Person or any other action has been taken to enforce the payment or performance of such Obligations. In the event that the Lender makes demand upon the Guarantor as provided in this section, the Guarantor shall be liable to the Lender as principal debtor and not as surety only, and will not plead or assert to the contrary in any proceedings taken by the Lender in enforcing this Agreement.
- 3.2 **Renunciation** The Guarantor hereby renounces all benefits of discussion and division, and the Lender shall not be bound to take any recourse available to it against the Borrower or any other Person or any security the Lender may hold, nor to value any security before requiring or being entitled to payment from or performance by the Guarantor.
- 3.3 **Protection of the Lender** The Lender shall not be concerned to see or enquire into the powers of the Borrower or its respective general partner, directors, officers, employees or agents acting or purporting to act on its behalf. Monies, advances, renewals and credits in fact borrowed or obtained from, or obligations otherwise created in favour of, the Lender in the professed exercise of such powers shall be deemed to form part of the Obligations even though the borrowing or obtaining of such monies, advances, renewals or credits or the creation of such obligations was irregularly, fraudulently, defectively or informally effected or in excess of either of the powers of the Borrower or its respective general partner, directors, officers, employees or agents and notwithstanding that the Lender has specific notice of the powers of the Borrower or its respective general partner, directors, officers, employees or agents.
- 3.4 **Lender's Statement of Obligations** The statement in writing of the Lender as to the amount of the Obligations shall be binding upon the Guarantor and conclusive against the Guarantor, in the absence of manifest error.

Article 4 Postponement

- 4.1 **Postponement of Debts** All debts and liabilities, present and future, of the Borrower to the Guarantor are hereby assigned to the Lender and postponed to the payment and performance in full of the Obligations, and all monies received by the Guarantor in respect thereof shall be received in trust for the Lender or, in the Province of Quebec, as agent for the Lender and forthwith upon receipt shall be paid over to the Lender, the whole without in any way lessening or limiting the liability of the Guarantor under this Agreement. This assignment and postponement is independent of the guarantee herein and shall remain in full force and effect until the Lender has received payment and performance in full of all Obligations, notwithstanding that the liability of the Guarantor under the guarantee herein may have been discharged or terminated.

Article 5 No Release of Obligations

5.1 **No Release of Guarantor** The obligation and liability of the Guarantor hereunder shall be absolute and unconditional and shall not be released, discharged or in any way affected by:

- (a) any release, renewal, extension, indulgence, discharge, loss or alteration in or dealing with any security whatsoever, whether granted under the Loan or otherwise, or anything done, suffered or permitted by the Lender in relation to such security or any other security which the Lender may now or hereafter hold in connection with the Obligations;
- (b) time being given to the Borrower or to any other Person by the Lender or by any increase, decrease or other alteration of the Obligations or any part thereof including, without limitation, any supplement or amendment of the Loan, the Promissory Note or other agreement;
- (c) the merging of any of the Obligations in, or any alteration thereof by virtue of, any supplement or amendment to the Promissory Note or other agreement;
- (d) any compromise, arrangement or plan of reorganization affecting the Borrower or any other Person;
- (e) any change in the Borrower's business or any part thereof or in the capital structure or constating documents of the Borrower;
- (f) the Borrower being amalgamated with any other corporation or being wound up or dissolved;
- (g) the release of any other guarantor or of any Person liable directly or as surety or otherwise;
- (h) any omission or refraining from proving the claim or any part of the claim of the Lender in any bankruptcy, winding up, compromise or other proceedings relating to the Borrower;
- (i) any other act or proceeding relating to the Obligations, the Promissory Note or any other agreement relating thereto, this Agreement or any other guarantee or security collateral to any thereof or hereof or the security created by any thereof, whereby the Guarantor might otherwise be released or exonerated;
- (j) any lack of validity or enforceability for any reason of, or any defect in or omission from, the Promissory Note or any other agreement relating thereto or any other guarantee or security collateral to any thereof or the security created by any thereof;
- (k) any amendment in the manner, time or place of payment or calculation of any of the Obligations, or any other amendment or waiver of or consent to departure from the terms of any of the Obligations, the Promissory Note or any other agreement relating thereto;
- (l) any right or power of the Borrower or any other Person to assert any claim or defence as to the invalidity or unenforceability of the Obligations or any part thereof;
- (m) the fact that the Borrower ceases for any reason whatsoever, as a matter of law, to be liable to the Lender in respect of the Obligations (otherwise than by reason of the payment in full of all the Obligations to the Lender) or the fact that a court determines that the liability of the Borrower to the Lender in respect of the Obligations has been satisfied or is deemed to have been satisfied (except in circumstances where payment in full of all the Obligations has been received by the Lender); or
- (n) any other circumstance which might otherwise constitute a defence available to, or discharge of, the Guarantor under this Agreement or to or of the Borrower in respect of

the Obligations or the Promissory Note or any other agreement relating thereto or any security therefor.

- 5.2 **No Satisfaction or Reduction of Liability** The guarantee herein shall not be considered as wholly or partially satisfied by the payment at any time of any sum of money for the time being due or remaining unpaid to the Lender, and the Guarantor shall have no right to claim, in reduction of the liability of the Guarantor hereunder, the benefits of any dividends, compositions, proceeds of security or payments received by the Lender from the Borrower or from other Persons.
- 5.3 **No Subrogation** The Guarantor shall have no right to be subrogated to any rights of the Lender or claim or prove in any bankruptcy or insolvency of the Borrower in competition with the Lender, until the Lender shall have received payment and performance in full of the Obligations.
- 5.4 **Rights of Lender** Without limiting the generality of section 5.1, the Lender shall be at liberty, without in any way prejudicing or affecting its rights hereunder, from time to time to receive such further or other security for the Obligations or any part thereof as the Lender may consider advisable, to release, discharge, abandon or otherwise deal with or fail to deal with, the Borrower or other Persons or any such security or any part thereof or with any security or any part thereof now held or deal with and allow the Borrower or other Persons to deal with the goods or property covered thereby, all as the Lender may consider advisable. The Lender may, without exonerating the Guarantor, give up, modify or abstain from perfecting or taking advantage of any security, accept or make any compositions or arrangements, and realize any security when, and in such manner, and with or without notice, as the Lender may consider advisable. The Lender may from time to time grant to the Borrower or to any Persons liable to the Lender for the Obligations or any part thereof, or in respect of any bill of exchange, promissory note, guarantee, undertaking or any instrument, paper or document now or hereafter representing the Obligations or any part thereof, time for payment or any other indulgence and may compromise with all or any of such Persons as the Lender may consider advisable. Neither the Lender nor any of its directors, officers, employees or agents shall be responsible for any act taken or omitted to be taken by the Lender hereunder or in connection herewith.

Article 6 General

- 6.1 **Appropriation** The Lender shall be at liberty, without in any way prejudicing or affecting its rights hereunder, to appropriate any payment made to, or monies received by, the Lender to any portion of the Obligations whether then due or to become due, and from time to time to revoke or alter any such appropriation, all as the Lender may from time to time in its sole discretion determine.
- 6.2 **Set-Off** The Lender may at any time and from time to time, without notice to the Borrower or to any other Person, set-off, appropriate and apply any and all indebtedness and liability of the Lender to the Borrower, matured or unmatured, against and on account of the Obligations when due, in such order of application as the Lender may from time to time determine.
- 6.3 **Other Guarantees Not Affected** The liability of the Guarantor under any other guarantees executed by him and given to the Lender in connection with the Borrower shall not be affected by this Agreement. This Agreement shall not affect or be affected by the endorsement of the Guarantor of any notes of the Borrower. The liability of the Guarantor under such other guarantees, endorsements and this Agreement shall be cumulative and shall be and remain in full force and effect.
- 6.4 **Waiver and Acknowledgment by Guarantor** The Guarantor hereby expressly waives notice of the existence or creation of all or any of the Obligations and presentment, demand, notice of dishonour, protest and all other notices whatsoever in respect of the Obligations. The Guarantor hereby acknowledges communication to him of the terms of the Promissory Note and of all the provisions therein contained and consents to and approves the same.
- 6.5 **Dealings with Others** The Lender may grant extensions of time and other indulgences, take and give up security, accept compositions, make settlements, grant releases and discharges and

otherwise deal with the Borrower, debtors of the Borrower, sureties and other Persons and with any collateral and other security as the Lender sees fit, without prejudice to the liability of the Borrower to the Lender or the rights, powers and remedies of the Lender under this Agreement.

- 6.6 **Additional Continuing Security** This Agreement and the security interest and assignment granted hereby are in addition to, and not in substitution for, any other security now or hereafter held by the Lender and this Agreement and the security interest and assignment granted hereby shall continue and remain in full force and effect until discharged by the Lender.
- 6.7 **Invalidity of Provisions** Each of the provisions contained in this Agreement is distinct and severable and a declaration of invalidity or unenforceability of any such provision or part thereof by a court of competent jurisdiction shall not affect the validity or enforceability of any other provision hereof.
- 6.8 **Waiver, Amendment** Except as expressly provided in this Agreement, no amendment or waiver of this Agreement shall be binding unless executed in writing by the party to be bound thereby. No waiver of any provision of this Agreement shall constitute a waiver of any other provision nor shall any waiver of any provision of this Agreement constitute a continuing waiver unless otherwise expressly provided. No delay on the part of the Lender in the exercise of any right, power or remedy hereunder or otherwise shall operate as a waiver thereof, and no single or partial exercise by the Lender of any right, power or remedy shall preclude other or further exercise thereof or the exercise of any other right, power or remedy. No action of the Lender permitted hereunder shall in any way impair or affect its rights, powers or remedies under this Agreement.
- 6.9 **Communication** Any notice or other communication, including a demand or a direction, required or permitted to be given hereunder shall be in writing and shall be given by prepaid first-class mail, by facsimile or other means of electronic communication or by hand-delivery as hereinafter provided. Any such notice or other communication, if mailed by prepaid first-class mail at any time other than during or within three Business Days prior to a general discontinuance of postal service due to strike, lockout or otherwise, shall be deemed to have been received on the fourth business day after the post-marked date thereof, or if sent by facsimile or other means of electronic communication, shall be deemed to have been received on the business day following the sending, or if delivered by hand shall be deemed to have been received at the time it is delivered to the applicable address noted below either to the individual designated below or to a senior employee of the addressee at such address with responsibility for matters to which the information relates. Notice of change of address shall also be governed by this section. In the event of a general discontinuance of postal service due to strike, lock-out or otherwise, notices or other communications shall be delivered by hand or sent by facsimile or other means of electronic communication and shall be deemed to have been received in accordance with the foregoing. Notice and other communications shall be addressed as follows:

(a) if to the Lender:

169 Lexington Court, Unit B-1, Waterloo, Ontario N2J 4R3
Attention: Ian Cook
Email: icook@cookhomes.ca

(b) if to the Guarantor:

1515 Gordon Street, Suite 203 , Guelph, ON. N1L 1C9
Email: scott@reidsproperties.com

Notwithstanding the foregoing, if the Personal Property Security Act ("PPSA") requires that a notice or other communication be given in a specified manner, then any such notice or communication shall be given in such manner.

- 6.10 **Successors and Assigns** This Agreement shall be binding on the Guarantor and his heirs and legal personal representatives and shall enure to the benefit of the Lender and its successors

and assigns. The Lender may sell, assign or transfer all or any of the Obligations, and in such event each and every immediate and successive assignee, transferee or holder of all or any of the Obligations, shall have, in respect of the rights or obligations sold, assigned or transferred to it, the full benefit hereof to the same extent as if it were an original party to the Obligations or the part thereof so sold, assigned or transferred, without regard to any set-off, counter-claim or equities between either the Borrower and the Lender or the Guarantor and the Lender.

- 6.11 **Governing Law and Attornment** This Agreement shall be governed by and construed in accordance with the laws of the Province of Ontario and the laws of Canada applicable therein and the Guarantor hereby irrevocably attorns to the jurisdiction of the courts of Ontario.
- 6.12 **Counterparts and Electronic Signature** This Agreement may be executed (including by electronic means) in any number of counterparts, each of which is deemed to be an original, and such counterparts together constitute one (1) and the same Agreement; and may be transmitted and delivered by electronic transmission. Any such delivery of this Agreement so executed shall be deemed to be the equivalent of the delivery of an executed original of this Agreement. The parties consent and agree to the use of electronic signatures pursuant to the Electronic Commerce Act, 2000 as amended from time to time with respect to the execution of this Agreement
- 6.13 **Copy Received** The Guarantor hereby acknowledges receipt of a copy of this Agreement and a copy of the financing statement/verification statement registered under the PPSA in respect of the security interest created by this agreement.

This instrument may be executed and transmitted by electronic transmission, which electronic copy shall constitute an original and legally binding instrument.

IN WITNESS WHEREOF the Guarantor has executed this Agreement as of the date set forth above.

DocuSigned by:
William Thompson
FCB7A82F49F04BA...

Witness

DocuSigned by:
Scott Reid
GE30E432B7D4442...

Scott Reid

APPENDIX “B”

ONTARIO
SUPERIOR COURT OF JUSTICE
(IN BANKRUPTCY & INSOLVENCY)

B E T W E E N:

IN THE MATTER OF THE *BANKRUPTCY AND INSOLVENCY ACT*
R.C.S. 1985, C. B-3, AS AMENDED

AND IN THE MATTER OF THE BANKRUPTCY OF SF SQUARE GP CORP.
OF THE CITY OF GUELPH, IN THE PROVINCE OF ONTARIO

AIDE MEMOIRE OF 1000931576 ONTARIO INC.

(Case Conference November 14, 2025)

1. This Aide Memoire is filed by 1000931576 Ontario Inc. (formerly 1021294 Ontario Limited) (“**1000**”) in connection with the scheduling appointment of BDO Canada Limited (“**BDO**”) in its capacity as the trustee in bankruptcy of SF Square GP Corp. (“**SF Square**”).

2. BDO seeks to schedule a motion for an order declaring that a payment made by SF Square to 1000 is voidable as a preferential transaction and/or transfer at undervalue. 1000 opposes the scheduling of BDO motion for the following reasons:

a. Section 96 of the *Bankruptcy and Insolvency Act* expressly provides that this relief can be sought on an application by a trustee, not on a motion. A proceeding by a trustee to set aside a transfer must be done by way of an originating process;

b. RHH Rental Properties Ltd. (“**RHH**”), which acted as the developer on a number of projects, including the W Project (as defined below), has admitted to diverting approximately \$4.9 million of the funds advanced for the purpose of a specific development project in which 1000 and its affiliates have an interest, to other projects,

which may include the W Project. BDO's proceeding should appropriately proceed by way of an action with the proper discovery process and the opportunity for RHH, among others to advance its claims against SF Square; and

c. RHH is currently in a bankruptcy proceeding. 1000, as a senior secured creditor of RHH is in the process of preparing an application to appoint a receiver over the property, assets and undertakings of RHH, whose mandate will include auditing the bank statements of RHH to ascertain what projects and companies were the beneficiaries of the diverted funds. BDO's adjudication of the issue of the payment made to 1000 is premature.

3. RHH was the primary real estate development company in a group of companies (collectively, the "**Reid Companies**") which developed several real estate projects in Ontario, including the construction of The W London development property (the "**W Project**"), owned by SF Sherwood, and a development of a property located in Waterloo, Ontario (the "**Westhaven Project**"). Scott Reid ("**Reid**") was the director of RHH and the principal of the various Reid Companies.

4. 1000 Ontario Inc. made a loan to RHH in the principal amount of \$10,800,000 (the "**Loan**"), evidenced by the Promissory Note dated September 26, 2022. 1000 advanced a further principal amount of \$4,400,000 on September 7, 2023 under the Loan. The advances under the Loan are secured by, *inter alia*, a general security agreement in favour of 1000.

5. In July 2024, 1000 and its affiliates learned that funds advanced for the purpose of developing the Westhaven Project were diverted by Reid to the Reid Companies' other projects.

No information was provided by Reid as to what projects the funds were diverted to.

6. In late October 30, 2024, Reid approached 1000 and requested urgent short-term funding to pay trades on the W Project. 1000 was advised by Reid that the W Project was in the process of being re-financed or sold and that the bridge loan will be repaid within a few months.

7. In late November 2024, Reid again approached 1000 and asked for additional short-term funding to pay trades on the W Project. The funds were required on an urgent basis which did not allow 1000 time to properly paper the transaction.

8. Evidence of the transfers in the total amount of \$2,950,000 made by 1000 to SF Square was provided to BDO.

9. The refinancing of the W Project was completed in December 2024. As a consequence, and consistent with the agreement between the parties, the two short term loans made by 1000 to SF Square described above were repaid on December 20, 2025. A further \$1,550,000 was directed by Reid to be paid to 1000 to partially reduce the amounts owing under the Loan as consideration for diversion of funds designated for the Westhaven Project.

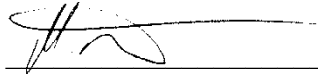
10. 1000 understands that BDO has not verified if SF Square was the recipient of the improperly diverted funds. 1000 also understands that there were multiple other diversions of funds from RHH's accounts to the other Reid Companies.

11. On June 18, 2025, RHH filed a voluntary assignment in bankruptcy and BDO was appointed as the trustee of that estate. At the first meeting of creditors on July 7, 2025, Deloitte Restructuring Inc. ("**Deloitte**") was substituted in place of BDO as trustee of RHH.

12. BDO's motion is premature. Before any such proceeding can be commenced, there needs

to be a global review and coordination of activities between the various estates of the Reid Companies to ascertain the owners and beneficiaries of the various diverted funds. As a secured creditor of RHH, 1000 is in the process of preparing receivership materials to appoint Deloitte as receiver of RHH with a mandate to, *inter alia*, conduct an investigation into the improper diversion of funds. To the extent that funds belonging to RHH or the Westhaven Project were diverted to SF Square, 1000 and or the RHH receiver would have a set off claim SF Square for those amounts.

ALL OF WHICH IS RESPECTFULLY SUBMITTED



CHAITONS LLP

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

Maya Poliak (LSO No. 54100A)

Tel: (416) 218-1161

E-mail: maya@chaitons.com

Counsel for 1000931576 Ontario Inc.

IN THE MATTER OF THE <i>BANKRUPTCY AND INSOLVENCY ACT</i>, RSC 1985, c B-3, AS AMENDED AND IN THE MATTER OF THE BANKRUPTCY OF SF SQUARE GP CORP., OF THE CITY OF GUELPH, IN THE PROVINCE OF ONTARIO		Bankruptcy Court File No.: 25-03230607-0035 Estate No.: 35-3230607
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	<i>ONTARIO</i> SUPERIOR COURT OF JUSTICE (COMMERCIAL LIST) Proceedings Commenced at LONDON
	AIDE MEMOIRE OF 1000931576 ONTARIO INC. (November 14, 2025)
	CHAITONS LLP Barristers and Solicitors 5000 Yonge Street, 10 th Floor Toronto, ON M2N 7E9 Maya Poliak (LSO# 54100A) Tel: (416) 218-1161 Email: maya@chaitons.com Lawyers for 1000931576 Ontario Inc.

APPENDIX "C"

PLEDGE AGREEMENT

THIS AGREEMENT is made the 26th day of September, 2022,

BY: Scott Reid
(the "Pledgor")

IN FAVOUR OF: 1021294 Ontario Limited
(the "Secured Party")

RECITALS:

- A. The Pledgor has guaranteed the obligations of RHH Rental Properties Ltd. to the Secured Party pursuant to a guarantee issued by the Pledgor to the Secured Party dated the date hereto (the "Guarantee");
- B. The Pledgor is the registered and beneficial owner of the Pledged Property; and
- C. The Pledgor has agreed to pledge to the Secured Party the Collateral pursuant to this Agreement as security for the obligations of the Pledgor to the Security Party pursuant to the Guarantee.

NOW THEREFORE in consideration of the sum of \$1.00 and for other good and valuable consideration (the receipt and sufficiency of which are hereby acknowledged), the Pledgor agrees with the Secured Party as follows:

ARTICLE 1. INTERPRETATION

1.1. Definitions

In this Agreement, in addition to the definitions set out in the recitals hereto, if any:

"this Agreement", **"hereto"**, **"herein"**, **"hereof"**, **"hereby"**, **"hereunder"** and any similar expressions refer to this Agreement as it may be amended or supplemented from time to time, and not to any particular Article, section or other portion hereof;

"Business Day" means any day, other than Saturday, Sunday or any statutory holiday in the Province of Ontario;

"Collateral" means the Pledged Property and the other property of the Pledgor subject to, or intended to be subject to, the Security Interest and all "contractual

rights” as defined in section 2.2, and any reference to “**Collateral**” shall be deemed to be a reference to “**Collateral or any part thereof**” except where otherwise specifically provided;

“**Event of Default**” has the meaning attributed to such term in section 6.1;

“**Lien**” means any mortgage, pledge, charge, assignment, security interest, hypothec, lien or other encumbrance, including, without limitation, any agreement to give any of the foregoing, or any conditional sale or other title retention agreement;

“**Money**” means a medium of exchange authorized or adopted by the Parliament of Canada as part of the currency of Canada or by a foreign government as part of its currency;

“**Obligations**” means all of the obligations, liabilities and indebtedness of the Pledgor to the Secured Party from time to time, whether present or future, absolute or contingent, liquidated or unliquidated, of whatsoever nature or kind, in any currency or otherwise, under or in respect of the Guarantee and this Agreement;

“**Person**” means any individual, partnership, limited partnership, joint venture, syndicate, sole proprietorship, company or corporation with or without share capital, unincorporated association, trust, trustee, executor, administrator or other legal personal representative, regulatory body or agency, government or governmental agency, authority or entity however designated or constituted;

“**PPSA**” means the *Personal Property Security Act* (Ontario) as amended from time to time and any Act substituted therefor and amendments thereto;

“**Pledged Property**” means 10,000 common shares in the capital of RHH Rental Properties Ltd.;

“**Prime Rate**” means at any time, the annual rate of interest which the Canadian Imperial Bank of Commerce establishes at its principal office in Toronto as the reference rate of interest to determine interest rates it will charge at such time for demand loans in Canadian dollars made to its customers in Canada and which it refers to as its “prime rate of interest”, such rate to be adjusted automatically and without the necessity of any notice to the Pledgor upon each change to such rate;

“**Proceeds**” means identifiable or traceable personal property in any form derived directly or indirectly from any dealing with Collateral or the proceeds therefrom, and includes any payment representing indemnity or compensation for loss of or damage to the Collateral or proceeds therefrom;

“**Security**” means a document that is,

- (i) issued in bearer, order or registered form,

- (ii) of a type commonly dealt in upon securities exchanges or markets or commonly recognized in any area in which it is issued or dealt in as a medium for investment,
- (iii) one of a class or series or by its terms is divisible into a class or series of documents, and
- (iv) evidence of a share, participation or other interest in property or in an enterprise or is evidence of an obligation of the issuer,

and includes an uncertificated security within the meaning of Part VI (Investment Securities) of the *Business Corporations Act* (Ontario); and

“**Security Interest**” has the meaning attributed to such term in section 2.1.

1.2. **Headings**

The inclusion of headings in this Agreement is for convenience of reference only and shall not affect the construction or interpretation hereof.

1.3. **References to Articles and Sections**

Whenever in this Agreement a particular Article, section or other portion thereof is referred to, unless otherwise indicated, such reference pertains to the particular Article, section or portion thereof contained herein, unless otherwise indicated.

1.4. **Currency**

Except where otherwise expressly provided, all amounts in this Agreement are stated and shall be paid in Canadian currency.

1.5. **Gender and Number**

In this Agreement, unless the context otherwise requires, words importing the singular include the plural and vice versa and words importing gender include all genders.

1.6. **Invalidity of Provisions**

Each of the provisions contained in this Agreement is distinct and severable and a declaration of invalidity or unenforceability of any such provision or part thereof by a court of competent jurisdiction shall not affect the validity or enforceability of any other provision hereof.

1.7. **Amendment, Waiver**

No amendment or waiver of this Agreement shall be binding unless executed in writing by the party to be bound thereby. No waiver of any provision of this Agreement shall constitute a waiver of any other provision nor shall any waiver of any

provision of this Agreement constitute a continuing waiver unless otherwise expressly provided.

1.8. **Governing Law, Attornment**

This Agreement shall be governed by and construed in accordance with the laws of the Province of Ontario and the laws of Canada applicable therein and the Pledgor hereby irrevocably attorns to the jurisdiction of the courts of Ontario.

**ARTICLE 2.
SECURITY INTEREST**

2.1. **Creation of Security Interest**

The Pledgor hereby grants to the Secured Party a security interest (the "Security Interest") in:

- (a) the Pledged Property;
- (b) all other shares in the capital of RHH Rental Properties Ltd., and all warrants, options or other rights to acquire such shares, which the Pledgor now owns or may hereafter acquire;
- (c) all Securities and other personal property of any kind which may hereafter be acquired by the Pledgor in renewal of, substitution for, as owner of, or as a result of the exercise of any rights relating to, any of the property described in this section;
- (d) all dividends, income or other distributions, whether paid or distributed in cash, Securities or other property, in respect of any of the property described in this section;
- (e) all Intangibles now or hereafter relating in any way to any of the property described in this section;
- (f) all agreements and other documents or records in any form evidencing or relating in any way to any of the property described in this section; and
- (g) all Proceeds of any of the property described in this section.

2.2. **Exception for Contractual Rights**

Notwithstanding any other provision of this Agreement, the Security Interest granted hereby does not and shall not extend to any agreement or right (a "contractual right") to which the Pledgor is a party or of which the Pledgor has the benefit if, but only to the extent that, the creation of the Security Interest therein would constitute a breach of the terms of or permit any Person to terminate the contractual right, until the earlier to occur of:

- (a) the obtaining of all consents or waivers (a “consent”) necessary to avoid or cure any such breach or right of termination of such contractual right; and
- (b) the occurrence of an Event of Default.

Such contractual right shall be held in trust by the Pledgor for the Secured Party pending the earlier to occur of such events. Immediately upon the granting of such consent or the occurrence of an Event of Default, as the case may be, the Security Interest granted hereby shall extend to such contractual right without further action or documentation being required. The Pledgor agrees that he shall use all commercially reasonable efforts to obtain any consent required to permit all contractual rights to be subjected to the Security Interest.}

2.3. **Attachment**

Subject only to section 2.2, the attachment of the Security Interest has not been postponed and the Security Interest shall attach to any particular Collateral as soon as the Pledgor has rights in such Collateral.

ARTICLE 3. OBLIGATIONS SECURED

3.1. **Obligations Secured**

The Security Interest granted hereby secures payment, performance and satisfaction of the Obligations.

ARTICLE 4. REPRESENTATIONS AND WARRANTIES

4.1. **Representations and Warranties**

The Pledgor represents and warrants, and so long as this Agreement remains in effect shall be deemed continuously to represent and warrant that:

- (a) there is no unanimous shareholder agreement which restricts, in whole or in part, the powers of the directors of the Pledgor to manage or supervise the business and affairs of the Pledgor;
- (b) the entering into of this Agreement and the performance by the Pledgor of its obligations hereunder does not and will not contravene, breach or result in any default under any applicable law or regulation, or under any applicable official directive, order, judgment or decree of any governmental body or court, or under any mortgage, lease, agreement or other legally binding instrument, license or permit to which the Pledgor is a party or by which the Pledgor or any of his properties or assets may be bound and will not result in or permit the acceleration of the maturity of any indebtedness,

liability or obligation of the Pledgor under any mortgage, lease, agreement or other legally binding instrument of or affecting the Pledgor;

- (c) no authorization, consent or approval of, or filing with or notice to, any Person is required in connection with the execution, delivery or performance of this Agreement by the Pledgor;
- (d) this Agreement constitutes a legal, valid and binding obligation of the Pledgor enforceable against him in accordance with its terms;
- (e) this Agreement creates a valid perfected security interest in the Pledged Property and, upon registration of a financing statement under the PPSA, a valid perfected security interest in the Collateral other than the Pledged Property;
- (f) except as disclosed in writing to the Secured Party, there is no court, administrative, regulatory or similar proceeding (whether civil, quasi-criminal, or criminal); arbitration or other dispute settlement procedure; investigation or enquiry by any government body; or any similar matter or proceeding (collectively "proceedings") against or involving the Pledgor (whether in progress or threatened) which, if determined adversely to the Pledgor, would materially adversely affect his business, property, financial condition or prospects or his liability to perform any of the provisions of this Agreement; no event has occurred which might give rise to any proceedings and there is no judgment, decree, injunction, rule, award or order of any governmental body outstanding against the Pledgor which has or may have a material adverse effect on his business, property, financial condition or prospects;
- (g) the Pledgor is the registered and beneficial owner of the Pledged Property being all of the issued and outstanding common shares of RHH Rental Properties Ltd.;
- (h) the Pledgor owns all of the Collateral free of all Liens, except for the Security Interest;
- (i) no Person has an agreement or option or any right or privilege capable of becoming an agreement or option to acquire any right or interest in the Collateral;
- (j) there are no restrictions on the voting rights associated with, or upon the transfer of, any of the Pledged Property;
- (k) the Pledgor is not a party to nor bound by any shareholder agreements relating to the Pledged Property;
- (l) the Pledged Property and has been validly issued and is fully paid and non-assessable;

- (m) all necessary approvals and consents have been obtained in order to permit the Pledgor to subject to the Security Interest created by this Agreement the interest of the Pledgor in the Collateral and to permit the transfer of the Pledged Property and any other Securities, Instruments and negotiable Documents of Title forming part of the Collateral from time to time to the Secured Party or its nominee or any other Person in the event of realization in accordance with the provisions of Article 7 hereof; and
- (n) the Pledgor has disclosed to the Secured Party all facts known to the Pledgor relating to the Collateral which could reasonably be expected to be material to an intending purchaser of, or a Person acquiring a security interest in, the Collateral.

ARTICLE 5. AGREEMENTS OF THE PLEDGOR

5.1. General Agreements

The Pledgor agrees that:

- (a) he shall pay or satisfy all Obligations upon demand;
- (b) he shall notify the Secured Party promptly of:
 - (i) any change in the information contained in this Agreement, the business of the Pledgor or the Collateral;
 - (ii) the details of any significant acquisition of Collateral;
 - (iii) the details of any claims or litigation affecting him or the Collateral;
 - (iv) any loss or impairment of the Collateral;
 - (v) any default by any Person in payment or other performance of its obligations with respect to the Collateral; and
 - (vi) the occurrence of any Event of Default;
- (c) at the request of the Secured Party, he shall deliver to the Secured Party all Securities constituting, representing or relating to the Collateral immediately upon such Collateral being, or coming into, its possession or control;
- (d) he shall deliver to the Secured Party from time to time promptly upon request:
 - (i) all records, ledgers, reports, correspondence, schedules, documents, statements, lists and other writings relating to Collateral for the purpose of inspecting, auditing or copying the same; and

- (ii) such information concerning Collateral, the Pledgor and his business and affairs as the Secured Party may reasonably request; and
- (e) he shall not authorize or permit RHH Rental Properties Ltd. to issue any additional shares in the capital of RHH Rental Properties Ltd. which do not constitute Collateral.

5.2. **Restrictions on Dealing with Collateral**

The Pledgor agrees that he shall not, without the prior consent in writing of the Secured Party:

- (a) sell, assign, transfer, exchange or otherwise dispose of Collateral except to the extent permitted by clause 5.5(a)(i); or
- (b) create, assume or suffer to exist any Lien upon Collateral other than the Security Interest.

5.3. **Registration of Collateral in Name of Secured Party**

The Pledgor shall, at the request of the Secured Party, cause such of the Collateral as is registrable to be registered in the name of the Secured Party or its nominee and authorizes the Secured Party to transfer such Collateral into the name of the Secured Party or its nominee, so that the Secured Party or its nominee may appear as the sole owner of record of such Collateral. The Pledgor shall, at the request of the Secured Party, deliver to the Secured Party appropriate powers of attorney for transfer in blank, duly executed and with signatures guaranteed, in respect of such of the Collateral as is registrable.

5.4. **Notices and Other Communications in Respect of Collateral**

The Pledgor shall deliver promptly to the Secured Party copies of all notices or other communications received by the Pledgor in respect of the Collateral. Until the occurrence of an Event of Default, the Secured Party shall deliver promptly to the Pledgor all notices or other communications received by the Secured Party or its nominee in respect of the Collateral. After the occurrence of an Event of Default, the Pledgor waives all rights to receive any notices or communications received by the Secured Party or its nominee in respect of the Collateral.

5.5. **Voting and Other Rights**

- (a) Until the occurrence of an Event of Default:
 - (i) the Pledgor may exercise all rights to vote and to exercise all rights of conversion or retraction or other similar rights with respect to any Collateral;

- (ii) subject to the proviso in clause 5.5(a)(i), the Secured Party shall grant, or shall cause its nominee to grant, to the Pledgor or its nominee a proxy to vote and to exercise all rights of conversion or retraction or other similar rights with respect to any Collateral registered in the name of the Secured Party or its nominee, upon demand by the Pledgor; and
 - (iii) the Pledgor shall be entitled to receive all dividends (whether paid or distributed in cash, Securities or other property) and interest declared and paid or distributed in respect of the Collateral, and such dividends and interest shall cease to be subject to the Security Interest if paid or distributed to the Pledgor prior to the occurrence of an Event of Default but not otherwise.
- (b) Upon the occurrence of an Event of Default:
 - (i) no proxy granted by the Secured Party or its nominee to the Pledgor or its nominee pursuant to clause 5.5(a) shall thereafter be effective;
 - (ii) the Pledgor shall have no rights to vote or take any other action with respect to any Collateral;
 - (iii) the Secured Party may, but shall not be obliged to, vote and take all other action with respect to any Collateral; and
 - (iv) the Pledgor shall cease to be entitled to receive any dividends or interest, whether declared or payable before or after the occurrence of the Event of Default, in respect of the Collateral.

5.6. **Delivery of Collateral to Secured Party**

Subject to clause 5.5(a)(iii), all Collateral received at any time by or on behalf of the Pledgor, whether before or after the occurrence of an Event of Default, shall be received and held by or on behalf of the Pledgor in trust, for the Secured Party and shall be delivered to the Secured Party immediately upon such receipt, duly endorsed or executed for transfer by guaranteed signature.

5.7. **Further Assurances**

The Pledgor shall at its own expense do, execute, acknowledge and deliver or cause to be done, executed, acknowledged and delivered all such further acts, security agreements, pledges, charges, assignments, hypothecs, powers of attorney and assurances (including instruments supplemental or ancillary hereto) and such financing statements as the Secured Party may from time to time request to better assure and perfect its security on the Collateral.

ARTICLE 6. EVENTS OF DEFAULT

6.1. Events of Default

Default: The occurrence of any of the following events shall constitute an Event of Default:

- (a) the Pledgor defaults in payment when due of all or any part of the Obligations;
- (b) the Pledgor defaults in the performance of any of its agreements contained in this Agreement;
- (c) any representation and warranty of the Pledgor contained in this Agreement proves to be untrue in any material respect;
- (d) the Pledgor admits his inability to pay his debts generally as they become due or otherwise acknowledges his insolvency;
- (e) except to the extent permitted by the Secured Party in writing, the Pledgor institutes any proceeding or takes any corporate action or executes any agreement to authorize his participation in or commencement of any proceeding seeking to adjudicate him a bankrupt or insolvent;
- (f) any proceeding is commenced against or affecting the Pledgor seeking to adjudicate him a bankrupt or insolvent and such proceeding is not being contested in good faith by appropriate proceedings or, if so contested remains outstanding, undismissed and unstayed more than 60 days from the institution of such first mentioned proceeding provided, however, that notwithstanding any such 60 day period shall not have elapsed, an Event of Default shall be deemed to have occurred if such proceeding remains outstanding and, after the date of commencement of such proceeding, the Pledgor does not satisfy a payroll obligation;
- (g) any creditor of the Pledgor or any other Person shall privately appoint a receiver, trustee or similar official for any substantial part of the Pledgor's properties and assets or for any part of the Collateral, and such appointment is not being contested in good faith and by appropriate proceedings or, if so contested, such appointment continues for more than 60 days, provided, however, that notwithstanding any such 60 day period shall not have elapsed, an Event of Default shall be deemed to have occurred if such appointment remains outstanding;
- (h) if any execution, distress or other enforcement process, whether by court order or otherwise, becomes enforceable against any property of the Pledgor; or

- (i) the Secured Party in good faith believes and has commercially reasonable grounds to believe that the prospect of payment or performance of the Obligations is or is about to be impaired or that the value of the Collateral is or is about to be significantly impaired.

ARTICLE 7. REMEDIES

7.1. Remedies Available

Upon the occurrence of an Event of Default, the Secured Party may, either directly or through its agents or nominees, sell or otherwise dispose of, or concur in selling or otherwise disposing of, whether by public sale, private sale or otherwise, Collateral in such manner and on such terms as it considers to be commercially reasonable. In addition, the Secured Party shall have the following rights, powers and remedies:

- (a) to make payments to Persons having prior rights or Liens on the Collateral;
- (b) to give notice of the Security Interest to any Person obligated to pay any debt or liability constituting Collateral and to direct such Person to make all payments on account of any such debt or liability to the Secured Party; and
- (c) to demand, commence, continue or defend proceedings in the name of the Secured Party or in the name of the Pledgor for the purpose of protecting, seizing, collecting, realizing or obtaining possession or payment of, or otherwise enforcing rights, powers or remedies with respect to, the Collateral and to give effectual receipts and discharges therefor.

In addition, upon the occurrence of an Event of Default, the Secured Party shall have the right to accept the Collateral in satisfaction of the Obligations by complying with applicable laws governing the exercise of this right.

In addition to the rights granted in this Agreement and in any other agreement now or hereafter in effect between the Pledgor and the Secured Party and in addition to any other rights the Secured Party may have at law or in equity or otherwise, the Secured Party shall have, both before and after the occurrence of an Event of Default, all rights and remedies of a secured party under the PPSA.

The Secured Party may exercise any and all of its rights, power and remedies hereunder directly or through its agents or nominees. The Secured Party may incur reasonable expenses in the exercise of its rights, powers and remedies set out in this Agreement.

7.2. **Possession of Collateral**

The Pledgor acknowledges that the Secured Party may at any time take possession of Collateral wherever it may be located and by any method permitted by law, whether before or after the occurrence of an Event of Default.

7.3. **Remedies Not Exclusive**

All rights, powers and remedies of the Secured Party under this Agreement may be exercised separately or in combination and shall be in addition to, and not in substitution for, any other security now or hereafter held by the Secured Party and any other rights, powers and remedies of the Secured Party however created or arising. No single or partial exercise by the Secured Party of any of the rights, powers and remedies under this Agreement or under any other security now or hereafter held by the Secured Party shall preclude any other and further exercise of any other right, power or remedy pursuant to this Agreement or any other security or at law, in equity or otherwise. The Secured Party shall at all times have the right to proceed against Collateral or any other security in such order and in such manner as it shall determine without waiving any rights, powers or remedies which the Secured Party may have with respect to this Agreement or any other security or at law, in equity or otherwise. No delay or omission by the Secured Party in exercising any right, power or remedy hereunder or otherwise shall operate as a waiver thereof or of any other right, power or remedy.

7.4. **Pledgor Liable for Deficiency**

The Pledgor shall remain liable to the Secured Party for any deficiency after the proceeds of any sale or other disposition of Collateral are received by the Secured Party.

7.5. **Exclusion of Liability of Secured Party**

The Secured Party shall not be liable for any exercise or any failure to exercise its rights, powers or remedies arising hereunder or otherwise, including, without limitation, taking possession of, collecting, enforcing, realizing, selling or otherwise disposing of, preserving or protecting the Collateral, or taking any steps or proceedings for any such purposes or any failure to do any of the foregoing. The Secured Party shall not have any obligation to examine any notices or other communications with respect to the Collateral or to advise the Pledgor of the expiry of any warrants, options or other rights in respect of or comprising the Collateral or to advise the Pledgor of any other matter relating to any Persons which are issuers of any Collateral, and the Secured Party shall not have any obligation to take any steps or proceedings to preserve rights against prior parties to or in respect of the Collateral, whether or not in the Secured Party's possession. Subject to the foregoing, the Secured Party shall use reasonable care in the custody and preservation of the Collateral in its possession.

7.6. **Notice of Sale**

Unless required by law, the Secured Party shall not be required to give the Pledgor any notice of any sale or other disposition of the Collateral, the date, time and place of any public sale of Collateral or the date after which any private disposition of Collateral is to be made.

**ARTICLE 8.
APPLICATION OF PROCEEDS**

8.1. **Application of Proceeds**

The Proceeds arising from the enforcement of the Security Interest as a result of the possession by the Secured Party of the Collateral or from any sale or other disposition of, or realization of security on, the Collateral (except following acceptance of Collateral in satisfaction of the Obligations) shall be applied by the Secured Party in the following order:

- (a) first, in payment of the Secured Party's reasonable costs, charges and expenses (including legal fees on a solicitor and his own client basis) incurred in the exercise of all or any of the rights, powers or remedies granted to it under this Agreement;
- (b) second, in payment of amounts paid by the Secured Party pursuant to clause 7.1(a);
- (c) third, in payment of the remainder of the Obligations in such order of application as the Secured Party may determine;
- (d) fourth, subject to sections 8.2 and 8.3, to any Person who has a security interest in Collateral that is subordinate to that of the Secured Party and whose interest,
 - (i) was perfected by possession, the continuance of which was prevented by the Secured Party taking possession of Collateral, or
 - (ii) was, immediately before the sale or other disposition by the Secured Party, perfected by registration;
- (e) fifth, subject to sections 8.2 and 8.3, to any other Person with an interest in such Proceeds who has delivered a written notice to the Secured Party of the interest before the distribution of such Proceeds; and
- (f) last, subject to sections 8.2 and 8.3, to the Pledgor or any other Person who is known by the Secured Party to be an owner of the Collateral.

8.2. **Proof of Interest**

The Secured Party may require any Person mentioned in clauses 8.1(d), 8.1(e) or 8.1(f) to furnish proof of that Person's interest, and unless the proof is furnished within ten days after demand by the Secured Party, the Secured Party need not pay over any portion of the Proceeds referred to therein to such Person.

8.3. **Payment Into Court**

Where there is a question as to who is entitled to receive payment under clauses 8.1(d), 8.1(e) or 8.1(f), the Secured Party may pay the Proceeds referred to therein into court.

8.4. **Monies Actually Received**

The Pledgor shall be entitled to be credited only with the actual Proceeds arising from the possession, sale or other disposition of, or realization of security on, the Collateral when received by the Secured Party and such actual Proceeds shall mean all amounts received in cash by the Secured Party upon such possession, sale or other disposition of, or realization of security on, the Collateral.

**ARTICLE 9.
GENERAL**

9.1. **Power of Attorney**

The Pledgor hereby appoints the Secured Party as the Pledgor's attorney, with full power of substitution, in the name and on behalf of the Pledgor, to execute, deliver and do all such acts, deeds, documents, transfers, demands, conveyances, assignments, contracts, assurances, consents, financing statements and things as the Pledgor has herein agreed to execute, deliver and do or as may be required by the Secured Party to give effect to this Agreement or in the exercise of any rights, powers or remedies hereby conferred on the Secured Party, and generally to use the name of the Pledgor in the exercise of all or any of the rights, powers or remedies hereby conferred on the Secured Party. This appointment, coupled with an interest, shall not be revoked by the insolvency, bankruptcy, dissolution, liquidation or other termination of the existence of the Pledgor or for any other reason.

9.2. **Expenses**

The Pledgor shall pay to the Secured Party on demand all of the Secured Party's reasonable costs, charges and expenses (including, without limitation, legal fees on a solicitor and his own client basis) in connection with the preparation, registration or amendment of this Agreement, the perfection or preservation of the Security Interest, the enforcement by any means of any of the provisions hereof or the exercise of any rights, powers or remedies hereunder, together with interest thereon from the date each of such

costs, charges and expenses were incurred to the date of payment at the Prime Rate plus 2%.

9.3. **Indemnity**

The Pledgor shall indemnify the Secured Party and its nominees against all costs, expenses, liabilities, claims, demands, damages, losses, actions and proceedings of any kind which the Secured Party or its nominees may suffer or incur by reason of the Secured Party being now or hereafter registered as owner, of the Collateral.

9.4. **Dealings with Others**

The Secured Party may grant extensions of time and other indulgences, take and give up security, accept compositions, make settlements, grant releases and discharges and otherwise deal with the Pledgor, debtors of the Pledgor, sureties and other Persons and with Collateral and other security as the Secured Party sees fit, without prejudice to the liability of the Pledgor to the Secured Party or the rights, powers and remedies of the Secured Party under this Agreement.

9.5. **No Obligation to Advance**

Nothing herein contained shall in any way obligate the Secured Party to advance any funds, or otherwise make or continue to make any credit available, to the Pledgor.

9.6. **Perfection of Security**

The Pledgor authorizes the Secured Party to file such financing statements and other documents and do such acts, matters and things as the Secured Party may consider appropriate to perfect and continue the Security Interest, to protect and preserve the interest of the Secured Party in Collateral and to realize upon the Security Interest.

9.7. **Communication**

Any notice or other communication, including a demand or a direction, required or permitted to be given hereunder shall be given in accordance with the Guarantee. Notwithstanding the foregoing, if the PPSA requires that a notice or other communication be given in a specified manner, then any such notice or communication shall be given in such manner.

9.8. **Successors and Assigns**

This Agreement shall be binding on the Pledgor and its successors and shall enure to the benefit of the Secured Party and its successors and assigns. This Agreement shall be assignable by the Secured Party free of any set-off, counter-claim or equities between the Pledgor and the Secured Party, and the Pledgor shall not assert against an assignee of the Secured Party any claim or defense that the Pledgor has against the Secured Party.

9.9. **Copy Received**

The Pledgor hereby acknowledges receipt of a copy of this Agreement and a copy of the financing statement/verification statement registered under the PPSA in respect of the Security Interest.

9.10. **Counterparts and Electronic Signature**

This Agreement may be executed (including by electronic means) in any number of counterparts, each of which is deemed to be an original, and such counterparts together constitute one (1) and the same Agreement; and may be transmitted and delivered by electronic transmission. Any such delivery of this Agreement so executed shall be deemed to be the equivalent of the delivery of an executed original of this Agreement. The parties consent and agree to the use of electronic signatures pursuant to the Electronic Commerce Act, 2000 as amended from time to time with respect to the execution of this Agreement.

IN WITNESS WHEREOF the Pledgor has executed this Agreement as of the date set forth above.

DocuSigned by:
William Thompson
FCB7A82F49F04BA...

Witness

DocuSigned by:
Scott Reid
CE30E432D7D4442...

Scott Reid

APPENDIX "D"

AMENDED AND RESTATED FORBEARANCE AGREEMENT

made as of the 30th day of October, 2024

WHEREAS:

- A. Pursuant to a Promissory Note dated September 26, 2022 (the "Note") issued by RHH Rental Properties Ltd. (the "Borrower") to 1021294 Ontario Limited (which amalgamated and continued as 1000931276 Ontario Inc. the "Lender"), the Borrower is indebted to the Lender in connection with a loan (the "Original Loan") originally in the principal amount of \$10,800,000 and due and payable on December 21, 2022 (the "Due Date").
- B. The Lender advanced a further principal amount of \$4,400,000 (the "Additional Loan") on September 7, 2023.
- C. The Lender advanced or will advance on the date hereof another further principal amount of \$1,650,000 (the "Second Additional Loan").
- D. The obligations of the Borrower under the Original Loan, the Additional Loan and the Second Additional Loan (collectively, the "Loan") are guaranteed by Scott Reid (the "Guarantor").
- E. The Loan is secured by security, all of which is hereinafter referred to, collectively, as the "Security", which consists of, but is not limited to:
 - i. a general security agreement given by Borrower to the Lender which the Borrower acknowledges includes a security interest in all amounts owing by Sherwood Forest Square LP or any other party to the Borrower in connection with the amounts advanced by the Borrower to the W Project;
 - ii. a pledge of shares by the Guarantor of the shares the Guarantor directly or indirectly owns in the capital of the Borrower.
- F. The Borrower has failed to repay the Loan.
- G. The Lender is a shareholder of and the Guarantor is an indirect shareholder of West Haven Limited which is developing a project in Waterloo, Ontario (the "Project").
- H. Certain funds in the amount of approximately \$4,900,000 (the "Diverted Funds") that were intended for the development of the Project were diverted by the Guarantor and the Borrower for other purposes.
- I. The Lender intends to advance additional amounts to West Haven Limited to satisfy certain creditor claims arising as a result of the diversion of funds some of which additional amounts may be repaid from a construction loan advance to be advanced to West Haven Limited.

- J. The Borrower controls the general partner and is a limited partner in the project (the "W Project") in London, Ontario and has advanced certain funds to complete the W Project.
- K. The Borrower is in discussions to sell the W Project which sale is anticipated to close in December of 2024.
- L. All amounts owing by the Borrower and/or Guarantor to the Lender and/or West Haven Limited together with interest thereon and any other charges or fees incurred by the Lender and/or West Haven Limited in connection therewith are referred to herein as the "Amounts Owing".
- M. The Borrower and the Guarantor have requested that the Lender forbear from exercising recourse against them or the Security and the Lender has agreed to so forbear subject to the terms and conditions contained herein.

NOW THEREFORE WITNESSETH that in consideration of the sum of ten dollars (\$10.00) and for other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged by each of the Parties, the Parties agree with each other as follows:

ARTICLE 1 - INTERPRETATION

1.1 Definitions - the following terms shall have the following meanings:

- (a) **"Amounts Owing"** has the meaning set forth in the recitals above;
- (b) **"Borrower"** has the meaning ascribed thereto in Recital A of this Agreement;
- (c) **"Business Day"** means any day other than a Saturday, Sunday or public holiday in the Province of Ontario;
- (d) **"Event of Default"** has the meaning ascribed thereto in Section 7.1 of this Agreement;
- (e) **"Guarantor"** has the meaning ascribed thereto in Recital B of this Agreement;
- (f) **"Lender"** has the meaning ascribed thereto in Recital A of this Agreement;
- (g) **"Loan"** has the meaning ascribed thereto in Recital A of this Agreement;
- (k) **"Parties"** means any one or more parties referred to in this Agreement, as the context may require;
- (m) **"Security"** has the meaning ascribed thereto in Recital C of this Agreement.

ARTICLE 2 - ACKNOWLEDGMENTS

2.1 Acknowledgments

The Borrower and the Guarantor hereby irrevocably acknowledge and agree that:

- (a) The Loan is in default as a result of the failure of the Borrower and the Guarantor to repay the Loan on the Due Date;
- (b) Interest is payable under the Loan as specified in the Note;
- (c) The Diverted Funds are owing by the Borrower and/or Guarantor to West Haven Limited;
- (d) Additional amounts will be owed to the Lender as a result of the Lender advancing additional funds in order to cover costs intended to be paid by the Diverted Funds;
- (e) There is no dispute regarding the quantum of the Amounts Owed;
- (f) The Amounts Owed is owing by each the Borrower and the Guarantor to the Lender and is due and payable;
- (g) There is no dispute respecting the liability of the Borrower and the Guarantor to repay the Amounts Owed in full on any grounds whatsoever;
- (h) The Security is good and valid security for payment of the Loan and none of the Security has been released, waived or varied except as set forth in this Agreement; and
- (i) The Guarantor consents to the Borrower entering into this Agreement.

2.2 Waiver and Release

Each of the Borrower and the Guarantor acknowledge that the actions of the Lender in the administration of the Loan and the Security to date and in entering into this Agreement have been fair and reasonable and each of them hereby waives and agrees not to assert or cause to be asserted any defences, rights, claims, assessments, or set-offs existing as at the date of this Agreement with respect to the foregoing or with respect to the Indebtedness and each hereby releases and remises the Lender from any and all claims with respect thereto, save and except, as may arise directly from this Agreement. Further, in executing and delivering this Agreement, each of the Borrower and the Guarantor have received or have had the opportunity to receive independent legal advice and are acting freely and without duress.

ARTICLE 3 - FORBEARANCE

3.1 Forbearance

Subject to and in accordance with the terms of this Agreement, provided that:

- (a) The Borrower pledges of all of its shares in the capital of Sherwood Forest Square Ltd. to the Lender;
- (b) The Guarantor pledges all of the shares RHP Vale Station Developments GP Corp. to the Lender;
- (c) The Guarantor pledges all of his units in the capital of RHP Vale Station Developments LP to the Lender;
- (d) The Guarantor pledges all of the shares it directly or indirectly owns in the capital of the Borrower to the Lender; and
- (e) The Guarantor causes RHP Vale Station Developments LP and RHP Vale Station Developments GP Corp. to guarantee the Amounts Outstanding and to pledge the shares in the capital of West Haven Limited owned by RHP Vale Station Developments LP.,

Lender agrees to forbear in the exercise of the Lender's remedies with respect to the Indebtedness, or pursuant to the Loan and under the Security unless and until there is an Event of Default. All of the foregoing being referred to herein as the "Additional Security".

3.2 Timely Performance

It is intended by all Parties hereto that the obligations in this Agreement shall be performed strictly in accordance with the provisions of this Agreement and in a timely manner, with time being of the essence. Accordingly, should default occur in the timely performance of obligations by any of the Borrower or the Guarantor for any reason whether within or beyond the control of any of them, the Lender shall upon the occurrence of such default be immediately entitled to rely upon their rights and remedies as set forth in this Agreement.

ARTICLE 4 - BORROWER'S AND GUARANTOR'S COVENANTS

4.1 Subject to the terms and conditions contained in Article 3 hereof, and in addition to any other covenants contained herein under the Security, each of the Borrower and the Guarantor covenant and agree with the Lender that:

(a) Maintain Status

Each of the Borrower and the Guarantor shall maintain its existence as a valid and subsisting corporate entity;

(b) Further Assurances

The Borrower and the Guarantor agree to sign or execute all such other documents and such other things as may be necessary or desirable for more completely and effectively carrying out the terms and intentions of this Agreement;

(c) No Corporate Changes

Neither the Borrower nor the Guarantor shall merge, amalgamate or consolidate with any other corporation except with the prior written consent of the Lender;

(d) No Additional Shares

The Borrower and Guarantor will not permit Sherwood Forest Square Ltd., the Borrower or Vale Station Developments GP Corp. to issue any additional shares from Treasury or RHP Vale Station Developments LP to issue any additional units;

(e) Notice of Proceedings

The Borrower and the Guarantor shall give the Lender prompt written notice of any litigation, arbitration or administered proceedings before any court, arbitration, tribunal or government authority, or dispute affecting the Borrower, the Guarantor or the W Project in London, Ontario owned by SF Square LP (the "Real Property"); and

(f) Priority of Security

The Borrower and the Guarantor shall not do anything to impair the ranking of the Security held by the Lender.

ARTICLE 5 - REPRESENTATIONS AND WARRANTIES

5.1 Representations and Warranties

The Borrower and the Guarantor each represent and warrant to the Lender and acknowledge that the Lender is relying on such representations and warranties in entering into this Agreement as follows:

- (a) The Borrower, the Guarantor, Sherwood Forest Square Ltd. and RHP Vale Station Developments GP Corp. are corporations duly incorporated, organized and subsisting under the laws of the Province of Ontario;
- (b) The Borrower and the Guarantor have the power and authority to enter into and perform their obligations under this Agreement;

- (c) The execution, delivery and performance of this Agreement has been duly authorized by all necessary corporate or other actions; and
- (d) The execution of this Agreement does not conflict with or result in the breach or violation of or constitute a default under its constating documents or by-laws, or any judgment, commitment, agreement or any other instruments to which it is bound, nor requires the consent or approval of any other party.

The representations and warranties set forth herein shall survive the execution and delivery of this Agreement and shall continue in full force and effect until the repayment of the Indebtedness and any other amounts due under this Agreement by the Borrower and the Guarantor to the Lender.

ARTICLE 6 - SECURITY

6.1 Security

The Security and the Additional Security shall continue to be held by the Lender hereunder until the Amounts Outstanding, and any other obligations of the Borrower and the Guarantor under this Agreement have been paid and satisfied in full. Without limiting the generality of the foregoing, it is specifically agreed and confirmed that the Security and Additional Security secure the Second Additional Advance.

ARTICLE 7 - DEFAULT

7.1 Events of Default

Each of the following events shall constitute an event of default under this Agreement (an **"Event of Default"**):

- (a) An agreement of purchase and sale for the sale of the W Project is not entered into on or before November 15, 2024 with a closing date of on or before December 31, 2024;
- (b) Any default or failure in the observance or performance of any covenant of the Borrower, or the Guarantor under this Agreement, the Security, the Additional Security or any other agreement with the Lender;
- (c) Any representation, warranty or statement contained herein or any document delivered pursuant hereto which is proved to be untrue or incorrect in any material respect;
- (j) If in the opinion of the Lender there occurs any material adverse change to the financial condition of the Borrower or the Guarantor;
- (k) The filing of a bona fide application or petition or the passing of a resolution for the winding up or dissolution of the Borrower, the Guarantor, Sherwood

Forest Square Ltd., RHP Vale Station Developments GP Corp. or RHP Vale Station Developments LP;

- (l) The execution or any other process of any court or any other tribunal becoming enforceable against the Borrower or the Guarantor or distress or analogous process being taken or issued against the Borrower or the Guarantor or levied upon the Real Property or any part thereof, including without limitation, a warrant of distress for any taxes unless the same is being actively and diligently contested by the Borrower or the Guarantor to the satisfaction of the Lender;
- (m) The appointment of a receiver, receiver and manager, liquidator or other similar administration of the Real Property, or the taking by a secured party or any other encumbrancer of possession of the Real Property or any part thereof; and
- (n) The Borrower or the Guarantor committing or threatening to commit any act of bankruptcy, filing of voluntary assignment in bankruptcy, making a proposal, or taking other legal proceedings in respect of the settlement of any claims of creditors whether under the provisions of the *Bankruptcy and Insolvency Act* (Canada), *Companies Creditors Arrangement Act* (Canada), or otherwise or any of the Borrower or the Guarantor taking any proceedings which may result in bankruptcy or a stay of proceedings being declared.

Upon the occurrence of an Event of Default, the obligations of the Lender to forbear as set forth in Section 3.1 hereof shall immediately and automatically terminate without any obligation on the part of the Lender to notify the Borrower and the Guarantor and the Borrower and the Guarantor hereby consent to the Lender immediately enforcing its rights under this Agreement, the Security and the Additional Security. The Lender may waive any Event of Default in its sole and absolute discretion but no such waiver shall constitute a waiver of any other or subsequent Event of Default.

ARTICLE 8 - GENERAL

8.1 Recitals

The recitals to this Agreement are true, accurate and binding on the Parties and form part of this Agreement.

8.2 Entire Agreement

This Agreement constitutes the entire agreement between the Lender, the Borrower, and the Guarantor and supersedes all prior agreements or discussions between the Lender, the Borrower and the Guarantor, whether written or oral, regarding the subject matter of this Agreement.

8.3 Severability

If any provision of this Agreement is found by a court of competent jurisdiction to be invalid or unenforceable, the remaining provisions of this Agreement shall not be affected thereby and shall remain valid and enforceable.

8.4 Costs and Expenses

All costs and expenses hereafter incurred by the Lender (including but not limited to legal fees on a full indemnity basis) in connection with the enforcement of this Agreement, the Loan and the Security shall be for the account of the Borrower and the Guarantor and shall be paid for by the Borrower and the Guarantor on a current basis forthwith upon presentation of invoices and in default of payment, shall be added to and form part of the Borrower's and the Guarantor's obligations under the Loan and the Security.

8.5 Notice

Any notice required or permitted to be given hereunder or any tender or delivery of documents may be given in writing by email or personal delivery to the Parties at the following addresses:

If to any of the Borrower or Guarantor at:

1515 Gordon Street
Suite 203,
Guelph, ON N1L 1C9

Attention: Scott Reid
Email: scott@reidsproperties.com

If to the Lender at:

695 Rupert Street
Unit B, Waterloo Ont N2V 1Z5

Attention: Ian Cook
Email: icook@cookhomes.ca

The date of receipt of such notice or delivery shall be the date of email or personal delivery to the address specified if personally delivered, unless such date is not a Business Day, in which event the date of receipt shall be the next Business Day immediately following the date of such delivery. - 10 -

8.6 Relationship of Parties

Nothing in this Agreement shall be construed to change the relationship existing between the Borrower, the Guarantor, the Lender to other than the debtor-creditor relationship as it now

PROMISSORY NOTE

FOR VALUE RECEIVED, RHH Rental Properties Ltd. (the "Borrower"), a corporation incorporated under the laws of the province of Ontario, promises to pay to 1000931276 Ontario Inc. (the "Lender") at 695 Rupert St Unit B, Waterloo, ON N2V 1Z5, or such other place as the Lender shall inform the Borrower in writing in lawful money of Canada, the principal sum of One Million Six Hundred and Fifty Thousand Dollars (\$1,650,000) (the "Principal Amount"). The Principal Amount shall, subject to the provisions hereof, bear interest calculated monthly at a rate of fifteen percent (15.0%) per annum before and after maturity, default and judgment and until actual payment, with interest on overdue interest at the same rate. The Principal Amount together with any interest due thereon shall be payable in full on the earlier of: (i) the closing of the sale of the property referred to as the "W" in London, Ontario; and (ii) December 31, 2024.

The Borrower waives presentment, demand, notice of dishonour and protest or further notice of any kind and agrees that it shall remain liable in respect of this note as if presentment, demand, notice of dishonour and protest had been duly made or given.

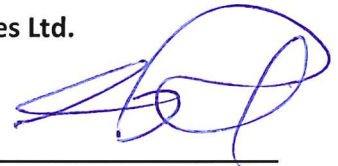
This note shall be governed by and construed in accordance with the laws of the Province of Ontario and the laws of Canada applicable therein.

DATED: October 30, 2024.

RHH Rental Properties Ltd.

By:

DocuSigned by:
Scott Reid
CE30E432D7D4442



By: Scott Reid

Title: President

exists. This Agreement is not intended to nor shall it create a partnership, joint venture or agency relationship between the Lender, the Borrower and the Guarantor.

8.7 Successors and Assigns

This Agreement shall not be assigned by any of the Borrower or the Guarantor unless authorized by the Lender in writing and this Agreement shall enure to the benefit of and be binding upon the parties hereto and their respective heirs, successors and permitted assigns.

8.8 Governing Law

The Agreement shall be governed by the laws of the Province of Ontario and the laws of Canada applicable therein.

IN WITNESS WHEREOF the parties hereto have duly executed this Agreement with effect as of the date first written above.

RHH RENTAL PROPERTIES LTD.

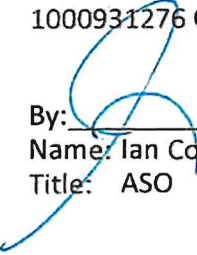
DocuSigned by:

By: Scott Reid
CE30E432D7D4442...
Name: Scott Reid
Title: ASO

DocuSigned by:

By: Scott Reid
CE30E432D7D4442...
Scott Reid

1000931276 ONTARIO INC.


By: _____
Name: Ian Cook
Title: ASO

APPENDIX "E"

PROPERTY DESCRIPTION:

UNIT 60, LEVEL 1, MIDDLESEX STANDARD CONDOMINIUM PLAN NO. 926 AND ITS APPURTENANT INTEREST; SUBJECT TO AND TOGETHER WITH EASEMENTS AS SET OUT IN SCHEDULE A AS IN ER1343314; CITY OF LONDON

PROPERTY REMARKS:

FOR THE PURPOSE OF THE QUALIFIER THE DATE OF REGISTRATION OF ABSOLUTE TITLE IS 2019/08/21.

ESTATE/QUALIFIER:

FEE SIMPLE
LT ABSOLUTE PLUS

RECENTLY:

CONDOMINIUM FROM 08064-3475

PIN CREATION DATE:

2020/12/16

OWNERS' NAMES

OE F THE W NOMINEE INC.

CAPACITY

SHARE

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/ CHKD
** PRINTOUT	INCLUDES ALL	DOCUMENT TYPES AND	DELETED INSTRUMENTS	SINCE 2020/12/16	**	
**SUBJECT TO	SUBSECTION 44(1)	OF THE LAND TITLES ACT,	EXCEPT PARAGRAPHS 3 AND 14	AND *		
**	PROVINCIAL SUCCESSION DUTIES AND	EXCEPT PARAGRAPH 11	AND ESCHEATS OR FORFEITURE	**		
**	TO THE CROWN	UP TO THE DATE OF REGISTRATION WITH AN	ABSOLUTE TITLE.	**		
118887	1959/04/09	BYLAW				C
	CORRECTIONS: 'THIS INSTRUMENT' WAS DELETED FROM PROPERTY 08072-0175 IN ERROR AND WAS RE-INSTATED ON 1992/03/17 BY BRUCE BURT.					
286285	1969/05/14	BYLAW				C
ER1204834	2018/11/14	NOTICE	\$2	THE CORPORATION OF THE CITY OF LONDON	SHERWOOD FOREST SQUARE LTD.	C
ER1230416	2019/04/25	CHARGE		*** DELETED AGAINST THIS PROPERTY *** SHERWOOD FOREST SQUARE LTD.	HARBOUREDGE MORTGAGE INVESTMENT CORPORATION	
ER1232789	2019/05/08	CHARGE		*** DELETED AGAINST THIS PROPERTY *** SHERWOOD FOREST SQUARE LTD.	CANADIAN IMPERIAL BANK OF COMMERCE	
ER1232790	2019/05/08	NO ASSGN RENT GEN		*** DELETED AGAINST THIS PROPERTY *** SHERWOOD FOREST SQUARE LTD.	CANADIAN IMPERIAL BANK OF COMMERCE	
	REMARKS: ER1232789					
ER1234185	2019/05/16	POSTPONEMENT		*** DELETED AGAINST THIS PROPERTY *** HARBOUREDGE MORTGAGE INVESTMENT CORPORATION	CANADIAN IMPERIAL BANK OF COMMERCE	
	REMARKS: ER1230416 TO ER1232789 & ER1232790					
ER1236664	2019/05/31	TRANSFER EASEMENT	\$2	SHERWOOD FOREST SQUARE LTD.	ROGERS COMMUNICATIONS INC.	C
ER1236665	2019/05/31	POSTPONEMENT		*** DELETED AGAINST THIS PROPERTY *** HARBOUREDGE MORTGAGE INVESTMENT CORPORATION	ROGERS COMMUNICATIONS INC.	
	REMARKS: ER1230416 TO ER1236664					
ER1236666	2019/05/31	POSTPONEMENT		*** DELETED AGAINST THIS PROPERTY ***		

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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PAGE 2 OF 5
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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
ER1258121	2019/09/16	NOTICE	\$2	CANADIAN IMPERIAL BANK OF COMMERCE	ROGERS COMMUNICATIONS INC.	C
REMARKS: ER1232789 TO ER1236664				*** DELETED AGAINST THIS PROPERTY *** SHERWOOD FOREST SQUARE LTD.	CANADIAN IMPERIAL BANK OF COMMERCE	
ER1258122	2019/09/16	POSTPONEMENT		*** DELETED AGAINST THIS PROPERTY *** HARBOUREDGE MORTGAGE INVESTMENT CORPORATION	CANADIAN IMPERIAL BANK OF COMMERCE	
REMARKS: ER1230416 TO ER1258121, ER1232789						
ER1258402	2019/09/17	TRANSFER EASEMENT		SHERWOOD FOREST SQUARE LTD.	LONDON HYDRO INC.	
ER1258403	2019/09/17	POSTPONEMENT		*** DELETED AGAINST THIS PROPERTY *** HARBOUREDGE MORTGAGE INVESTMENT CORPORATION	LONDON HYDRO INC.	
REMARKS: ER1230416 TO ER1258402						
ER1258404	2019/09/17	POSTPONEMENT		*** DELETED AGAINST THIS PROPERTY *** CANADIAN IMPERIAL BANK OF COMMERCE	LONDON HYDRO INC.	
REMARKS: ER1232789 TO ER1258402						
33R20564	2019/10/08	PLAN REFERENCE				
ER1263254	2019/10/09	TRANSFER EASEMENT	\$2	SHERWOOD FOREST SQUARE LTD.	ENBRIDGE GAS INC.	C
ER1263255	2019/10/09	POSTPONEMENT		*** DELETED AGAINST THIS PROPERTY *** CANADIAN IMPERIAL BANK OF COMMERCE	ENBRIDGE GAS INC.	
REMARKS: ER1232789 TO ER1263254						
ER1263256	2019/10/09	POSTPONEMENT		*** DELETED AGAINST THIS PROPERTY *** HARBOUREDGE MORTGAGE INVESTMENT CORPORATION	ENBRIDGE GAS INC.	
REMARKS: ER1230416 TO ER1263254						
CONDO926	2019/11/15	STANDARD CONDO PLN				C
ER1271382	2019/11/15	CONDO DECLARATION		SHERWOOD FOREST SQUARE LTD.		C
ER1272863	2019/11/22	CONDO BYLAW/98		MIDDLESEX STANDARD CONDOMINIUM CORPORATION NO. 926		C
REMARKS: BYLAW NO. 1						
ER1272865	2019/11/22	NOTICE		*** DELETED AGAINST THIS PROPERTY *** MIDDLESEX STANDARD CONDOMINIUM CORPORATION NO. 926	SHERWOOD FOREST SQUARE LTD.	

NOTE: ADJOINING PROPERTIES SHOULD BE INVESTIGATED TO ASCERTAIN DESCRIPTIVE INCONSISTENCIES, IF ANY, WITH DESCRIPTION REPRESENTED FOR THIS PROPERTY.
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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
ER1287086	2020/02/07	NOTICE	\$2	THE CORPORATION OF THE CITY OF LONDON	SHERWOOD FOREST SQUARE LTD.	C
REMARKS: ER1204834						
ER1287089	2020/02/07	POSTPONEMENT		*** DELETED AGAINST THIS PROPERTY *** HARBOUREDGE MORTGAGE INVESTMENT CORPORATION	THE CORPORATION OF THE CITY OF LONDON	
REMARKS: ER1230416 TO ER1287086						
ER1287090	2020/02/07	POSTPONEMENT		*** DELETED AGAINST THIS PROPERTY *** CANADIAN IMPERIAL BANK OF COMMERCE	THE CORPORATION OF THE CITY OF LONDON	
REMARKS: ER1232789 TO ER1287086						
ER1334967	2020/11/06	NOTICE		*** DELETED AGAINST THIS PROPERTY *** SHERWOOD FOREST SQUARE LTD.	HARBOUREDGE MORTGAGE INVESTMENT CORPORATION	
REMARKS: ER1230416						
ER1343314	2020/12/16	CONDO AMENDMENT		SHERWOOD FOREST SQUARE LTD.		C
REMARKS: ER1271382. CONDO926. AMENDMENT TO DECLARATION CREATING A PHASE						
ER1343381	2020/12/16	DISCH OF CHARGE		*** COMPLETELY DELETED *** HARBOUREDGE MORTGAGE INVESTMENT CORPORATION		
REMARKS: ER1230416.						
ER1343425	2020/12/16	NOTICE	\$2	MIDDLESEX STANDARD CONDOMINIUM CORPORATION NO. 926	SHERWOOD FOREST SQUARE LTD.	C
REMARKS: SECTION 98(1) CONDOMINIUM ACT						
ER1345675	2020/12/24	TRANSFER		*** COMPLETELY DELETED *** SHERWOOD FOREST SQUARE LTD.	SF SQUARE GP CORP. SF SQUARE LP	
ER1345688	2020/12/24	CHARGE PARTNERSHIP		*** COMPLETELY DELETED *** SF SQUARE GP CORP. SF SQUARE LP.	ROSSI, FREDY	
ER1345689	2020/12/24	NO ASSGN RENT GEN		*** COMPLETELY DELETED *** SF SQUARE GP CORP. SF SQUARE LP.	ROSSI, FREDY	
REMARKS: ER1345688.						
ER1362077	2021/03/18	DISCH OF CHARGE		*** COMPLETELY DELETED *** CANADIAN IMPERIAL BANK OF COMMERCE		
REMARKS: ER1232789.						
ER1362966	2021/03/24	CONDO AMENDMENT		SHERWOOD FOREST SQUARE LTD.		C

NOTE: ADJOINING PROPERTIES SHOULD BE INVESTIGATED TO ASCERTAIN DESCRIPTIVE INCONSISTENCIES, IF ANY, WITH DESCRIPTION REPRESENTED FOR THIS PROPERTY.
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REGISTRY
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09529-0078 (LT)

PAGE 4 OF 5
PREPARED FOR RECONSTRUCT LLP
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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
ER1365296	2021/04/01	TRANSFER OF CHARGE		*** COMPLETELY DELETED *** ROSSI, FREDY	ROSSI, FREDY ROSSI, MEGHAN MAPLE TERRAZZO MARBLE & TILE INC. FUSION TERRAZZO SYSTEMS INC.	
ER1413581	2021/10/22	CHARGE PARTNERSHIP	\$12,329,434	SF SQUARE GP CORP. SF SQUARE LP	COMPUTERSHARE TRUST COMPANY OF CANADA	C
ER1413582	2021/10/22	NO ASSGN RENT GEN		SF SQUARE GP CORP. SF SQUARE LP	COMPUTERSHARE TRUST COMPANY OF CANADA	C
ER1414041	2021/10/25	DISCH OF CHARGE		*** COMPLETELY DELETED *** ROSSI, FREDY ROSSI, MEGHAN MAPLE TERRAZZO MARBLE & TILE INC. FUSION TERRAZZO SYSTEMS INC.		
ER1421276	2021/11/23	CONDO AMENDMENT		SHERWOOD FOREST SQUARE LTD.		C
ER1526110	2023/05/24	CONDO AMENDMENT		SF SQUARE GP CORP. SF SQUARE LP		C
ER1546830	2023/09/28	APL (GENERAL)		*** COMPLETELY DELETED *** SF SQUARE GP CORP.		
ER1576527	2024/05/14	CHARGE PARTNERSHIP		*** COMPLETELY DELETED *** SF SQUARE GP CORP. SF SQUARE LP	ADJ HOLDINGS INC.	
ER1576528	2024/05/14	NO ASSGN RENT GEN		*** COMPLETELY DELETED *** SF SQUARE GP CORP. SF SQUARE LP	ADJ HOLDINGS INC.	
ER1605632	2024/11/27	CONDO AMENDMENT		MIDDLESEX STANDARD CONDOMINIUM CORPORATION NO. 926		C

NOTE: ADJOINING PROPERTIES SHOULD BE INVESTIGATED TO ASCERTAIN DESCRIPTIVE INCONSISTENCIES, IF ANY, WITH DESCRIPTION REPRESENTED FOR THIS PROPERTY.
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PAGE 5 OF 5
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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
		REMARKS: ER1271382. CONDO926.				
ER1609786	2024/12/20	CHARGE PARTNERSHIP		*** COMPLETELY DELETED *** SF SQUARE GP CORP. SF SQUARE LP	GLENGARRY FARM FINANCE CORPORATION	
ER1609790	2024/12/20	NO ASSGN RENT GEN		*** COMPLETELY DELETED *** SF SQUARE GP CORP. SF SQUARE LP	GLENGARRY FARM FINANCE CORPORATION	
		REMARKS: ER1609786.				
ER1609820	2024/12/20	DISCH OF CHARGE		*** COMPLETELY DELETED *** ADJ HOLDINGS INC.		
		REMARKS: ER1576527.				
ER1627242	2025/05/09	DISCH OF CHARGE		*** COMPLETELY DELETED *** GLENGARRY FARM FINANCE CORPORATION		
		REMARKS: ER1609786.				
ER1627335	2025/05/09	TRANS PARTNERSHIP	\$650,000	SF SQUARE GP CORP. SF SQUARE LP	OEF THE W NOMINEE INC.	C
		REMARKS: PLANNING ACT STATEMENTS.				

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PAGE 1 OF 5
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ON 2026/03/04 AT 13:54:57

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

PROPERTY DESCRIPTION: UNIT 14, LEVEL 3, MIDDLESEX STANDARD CONDOMINIUM PLAN NO. 926 AND ITS APPURTENANT INTEREST; SUBJECT TO AND TOGETHER WITH EASEMENTS AS SET OUT IN SCHEDULE A AS IN ER1343314; CITY OF LONDON

PROPERTY REMARKS: FOR THE PURPOSE OF THE QUALIFIER THE DATE OF REGISTRATION OF ABSOLUTE TITLE IS 2019/08/21.

ESTATE/QUALIFIER: FEE SIMPLE
LT ABSOLUTE PLUS

RECENTLY: CONDOMINIUM FROM 08064-3475

PIN CREATION DATE: 2020/12/16

OWNERS' NAMES OEF THE W NOMINEE INC.

CAPACITY **SHARE**

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/ CHKD
** PRINTOUT INCLUDES ALL DOCUMENT TYPES AND DELETED INSTRUMENTS SINCE 2020/12/16 **						
**SUBJECT TO SUBSECTION 44(1) OF THE LAND TITLES ACT, EXCEPT PARAGRAPHS 3 AND 14 AND *						
** PROVINCIAL SUCCESSION DUTIES AND EXCEPT PARAGRAPH 11 AND ESCHEATS OR FORFEITURE **						
** TO THE CROWN UP TO THE DATE OF REGISTRATION WITH AN ABSOLUTE TITLE. **						
118887	1959/04/09	BYLAW				C
CORRECTIONS: 'THIS INSTRUMENT' WAS DELETED FROM PROPERTY 08072-0175 IN ERROR AND WAS RE-INSTATED ON 1992/03/17 BY BRUCE BURT.						
286285	1969/05/14	BYLAW				C
ER1204834	2018/11/14	NOTICE	\$2	THE CORPORATION OF THE CITY OF LONDON	SHERWOOD FOREST SQUARE LTD.	C
ER1230416	2019/04/25	CHARGE		*** DELETED AGAINST THIS PROPERTY *** SHERWOOD FOREST SQUARE LTD.	HARBOUREDGE MORTGAGE INVESTMENT CORPORATION	
ER1232789	2019/05/08	CHARGE		*** DELETED AGAINST THIS PROPERTY *** SHERWOOD FOREST SQUARE LTD.	CANADIAN IMPERIAL BANK OF COMMERCE	
ER1232790	2019/05/08	NO ASSGN RENT GEN		*** DELETED AGAINST THIS PROPERTY *** SHERWOOD FOREST SQUARE LTD.	CANADIAN IMPERIAL BANK OF COMMERCE	
REMARKS: ER1232789						
ER1234185	2019/05/16	POSTPONEMENT		*** DELETED AGAINST THIS PROPERTY *** HARBOUREDGE MORTGAGE INVESTMENT CORPORATION	CANADIAN IMPERIAL BANK OF COMMERCE	
REMARKS: ER1230416 TO ER1232789 & ER1232790						
ER1236664	2019/05/31	TRANSFER EASEMENT	\$2	SHERWOOD FOREST SQUARE LTD.	ROGERS COMMUNICATIONS INC.	C
ER1236665	2019/05/31	POSTPONEMENT		*** DELETED AGAINST THIS PROPERTY *** HARBOUREDGE MORTGAGE INVESTMENT CORPORATION	ROGERS COMMUNICATIONS INC.	
REMARKS: ER1230416 TO ER1236664						
ER1236666	2019/05/31	POSTPONEMENT		*** DELETED AGAINST THIS PROPERTY ***		

NOTE: ADJOINING PROPERTIES SHOULD BE INVESTIGATED TO ASCERTAIN DESCRIPTIVE INCONSISTENCIES, IF ANY, WITH DESCRIPTION REPRESENTED FOR THIS PROPERTY.
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PAGE 2 OF 5
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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
ER1258121	2019/09/16	NOTICE	\$2	CANADIAN IMPERIAL BANK OF COMMERCE	ROGERS COMMUNICATIONS INC.	C
REMARKS: ER1232789 TO ER1236664				*** DELETED AGAINST THIS PROPERTY *** SHERWOOD FOREST SQUARE LTD.	CANADIAN IMPERIAL BANK OF COMMERCE	
ER1258122	2019/09/16	POSTPONEMENT		*** DELETED AGAINST THIS PROPERTY *** HARBOUREDGE MORTGAGE INVESTMENT CORPORATION	CANADIAN IMPERIAL BANK OF COMMERCE	
REMARKS: ER1230416 TO ER1258121, ER1232789						
ER1258402	2019/09/17	TRANSFER EASEMENT		SHERWOOD FOREST SQUARE LTD.	LONDON HYDRO INC.	
ER1258403	2019/09/17	POSTPONEMENT		*** DELETED AGAINST THIS PROPERTY *** HARBOUREDGE MORTGAGE INVESTMENT CORPORATION	LONDON HYDRO INC.	
REMARKS: ER1230416 TO ER1258402						
ER1258404	2019/09/17	POSTPONEMENT		*** DELETED AGAINST THIS PROPERTY *** CANADIAN IMPERIAL BANK OF COMMERCE	LONDON HYDRO INC.	
REMARKS: ER1232789 TO ER1258402						
33R20564	2019/10/08	PLAN REFERENCE				
ER1263254	2019/10/09	TRANSFER EASEMENT	\$2	SHERWOOD FOREST SQUARE LTD.	ENBRIDGE GAS INC.	C
ER1263255	2019/10/09	POSTPONEMENT		*** DELETED AGAINST THIS PROPERTY *** CANADIAN IMPERIAL BANK OF COMMERCE	ENBRIDGE GAS INC.	
REMARKS: ER1232789 TO ER1263254						
ER1263256	2019/10/09	POSTPONEMENT		*** DELETED AGAINST THIS PROPERTY *** HARBOUREDGE MORTGAGE INVESTMENT CORPORATION	ENBRIDGE GAS INC.	
REMARKS: ER1230416 TO ER1263254						
CONDO926	2019/11/15	STANDARD CONDO PLN				
ER1271382	2019/11/15	CONDO DECLARATION		SHERWOOD FOREST SQUARE LTD.		C
ER1272863	2019/11/22	CONDO BYLAW/98		MIDDLESEX STANDARD CONDOMINIUM CORPORATION NO. 926		C
REMARKS: BYLAW NO. 1						
ER1272865	2019/11/22	NOTICE		*** DELETED AGAINST THIS PROPERTY *** MIDDLESEX STANDARD CONDOMINIUM CORPORATION NO. 926	SHERWOOD FOREST SQUARE LTD.	

NOTE: ADJOINING PROPERTIES SHOULD BE INVESTIGATED TO ASCERTAIN DESCRIPTIVE INCONSISTENCIES, IF ANY, WITH DESCRIPTION REPRESENTED FOR THIS PROPERTY.
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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
ER1287086 <i>REMARKS: ER1204834</i>	2020/02/07	NOTICE	\$2	THE CORPORATION OF THE CITY OF LONDON	SHERWOOD FOREST SQUARE LTD.	C
ER1287089 <i>REMARKS: ER1230416 TO ER1287086</i>	2020/02/07	POSTPONEMENT		*** DELETED AGAINST THIS PROPERTY *** HARBOUREDGE MORTGAGE INVESTMENT CORPORATION	THE CORPORATION OF THE CITY OF LONDON	
ER1287090 <i>REMARKS: ER1232789 TO ER1287086</i>	2020/02/07	POSTPONEMENT		*** DELETED AGAINST THIS PROPERTY *** CANADIAN IMPERIAL BANK OF COMMERCE	THE CORPORATION OF THE CITY OF LONDON	
ER1334967 <i>REMARKS: ER1230416</i>	2020/11/06	NOTICE		*** DELETED AGAINST THIS PROPERTY *** SHERWOOD FOREST SQUARE LTD.	HARBOUREDGE MORTGAGE INVESTMENT CORPORATION	
ER1343314 <i>REMARKS: ER1271382. CONDO926. AMENDMENT TO DECLARATION CREATING A PHASE</i>	2020/12/16	CONDO AMENDMENT		SHERWOOD FOREST SQUARE LTD.		C
ER1343381 <i>REMARKS: ER1230416.</i>	2020/12/16	DISCH OF CHARGE		*** COMPLETELY DELETED *** HARBOUREDGE MORTGAGE INVESTMENT CORPORATION		
ER1343425 <i>REMARKS: SECTION 98(1) CONDOMINIUM ACT</i>	2020/12/16	NOTICE	\$2	MIDDLESEX STANDARD CONDOMINIUM CORPORATION NO. 926	SHERWOOD FOREST SQUARE LTD.	C
ER1345675	2020/12/24	TRANSFER		*** COMPLETELY DELETED *** SHERWOOD FOREST SQUARE LTD.	SF SQUARE GP CORP. SF SQUARE LP	
ER1345688	2020/12/24	CHARGE PARTNERSHIP		*** COMPLETELY DELETED *** SF SQUARE GP CORP. SF SQUARE LP.	ROSSI, FREDY	
ER1345689 <i>REMARKS: ER1345688.</i>	2020/12/24	NO ASSGN RENT GEN		*** COMPLETELY DELETED *** SF SQUARE GP CORP. SF SQUARE LP.	ROSSI, FREDY	
ER1362077 <i>REMARKS: ER1232789.</i>	2021/03/18	DISCH OF CHARGE		*** COMPLETELY DELETED *** CANADIAN IMPERIAL BANK OF COMMERCE		
ER1362966	2021/03/24	CONDO AMENDMENT		SHERWOOD FOREST SQUARE 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
ER1365296	2021/04/01	TRANSFER OF CHARGE		*** COMPLETELY DELETED *** ROSSI, FREDY	ROSSI, FREDY ROSSI, MEGHAN MAPLE TERRAZZO MARBLE & TILE INC. FUSION TERRAZZO SYSTEMS INC.	
ER1413581	2021/10/22	CHARGE PARTNERSHIP	\$12,329,434	SF SQUARE GP CORP. SF SQUARE LP	COMPUTERSHARE TRUST COMPANY OF CANADA	C
ER1413582	2021/10/22	NO ASSGN RENT GEN		SF SQUARE GP CORP. SF SQUARE LP	COMPUTERSHARE TRUST COMPANY OF CANADA	C
ER1414041	2021/10/25	DISCH OF CHARGE		*** COMPLETELY DELETED *** ROSSI, FREDY ROSSI, MEGHAN MAPLE TERRAZZO MARBLE & TILE INC. FUSION TERRAZZO SYSTEMS INC.		
ER1421276	2021/11/23	CONDO AMENDMENT		SHERWOOD FOREST SQUARE LTD.		C
ER1526110	2023/05/24	CONDO AMENDMENT		SF SQUARE GP CORP. SF SQUARE LP		C
ER1546830	2023/09/28	APL (GENERAL)		*** COMPLETELY DELETED *** SF SQUARE GP CORP.		
ER1576527	2024/05/14	CHARGE PARTNERSHIP		*** COMPLETELY DELETED *** SF SQUARE GP CORP. SF SQUARE LP	ADJ HOLDINGS INC.	
ER1576528	2024/05/14	NO ASSGN RENT GEN		*** COMPLETELY DELETED *** SF SQUARE GP CORP. SF SQUARE LP	ADJ HOLDINGS INC.	
ER1605632	2024/11/27	CONDO AMENDMENT		MIDDLESEX STANDARD CONDOMINIUM CORPORATION NO. 926		C

NOTE: ADJOINING PROPERTIES SHOULD BE INVESTIGATED TO ASCERTAIN DESCRIPTIVE INCONSISTENCIES, IF ANY, WITH DESCRIPTION REPRESENTED FOR THIS PROPERTY.
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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
		REMARKS: ER1271382. CONDO926.				
ER1609786	2024/12/20	CHARGE PARTNERSHIP		*** COMPLETELY DELETED *** SF SQUARE GP CORP. SF SQUARE LP	GLENGARRY FARM FINANCE CORPORATION	
ER1609790	2024/12/20	NO ASSGN RENT GEN		*** COMPLETELY DELETED *** SF SQUARE GP CORP. SF SQUARE LP	GLENGARRY FARM FINANCE CORPORATION	
		REMARKS: ER1609786.				
ER1609820	2024/12/20	DISCH OF CHARGE		*** COMPLETELY DELETED *** ADJ HOLDINGS INC.		
		REMARKS: ER1576527.				
ER1627242	2025/05/09	DISCH OF CHARGE		*** COMPLETELY DELETED *** GLENGARRY FARM FINANCE CORPORATION		
		REMARKS: ER1609786.				
ER1627378	2025/05/09	TRANS PARTNERSHIP	\$650,000	SF SQUARE GP CORP. SF SQUARE LP	OEF THE W NOMINEE INC.	C
		REMARKS: PLANNING ACT STATEMENTS.				

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LAND
REGISTRY
OFFICE #33

09529-0340 (LT)

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

<u>PROPERTY DESCRIPTION:</u>	UNIT 168, LEVEL A, MIDDLESEX STANDARD CONDOMINIUM PLAN NO. 926 AND ITS APPURTENANT INTEREST; SUBJECT TO AND TOGETHER WITH EASEMENTS AS SET OUT IN SCHEDULE A AS IN ER1362966; CITY OF LONDON
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PROPERTY REMARKS: FOR THE PURPOSE OF THE QUALIFIER THE DATE OF REGISTRATION OF ABSOLUTE TITLE IS 2019/08/21.

ESTATE/QUALIFIER:

FEE SIMPLE
LT ABSOLUTE PLUS

RECENTLY:

CONDOMINIUM FROM 08064-3493

PIN CREATION DATE:

2021/03/24

OWNERS' NAMES

OF THE W NOMINEE INC.

<u>CAPACITY</u>	<u>SHARE</u>
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REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/ CHKD
** PRINTOUT	INCLUDES ALL	DOCUMENT TYPES AND	DELETED INSTRUMENTS	SINCE 2021/03/24 **		
**SUBJECT TO	SUBSECTION	44(1) OF THE LAND TITLES ACT, EXCEPT	PARAGRAPHS 3 AND 14 AND *			
**	PROVINCIAL SUCCESSION DUTIES AND	EXCEPT PARAGRAPH 11	AND ESCHEATS OR FORFEITURE **			
**	TO THE CROWN UP TO THE DATE OF REGISTRATION WITH AN	ABSOLUTE TITLE. **				
118887	1959/04/09	BYLAW				C
	CORRECTIONS: 'THIS INSTRUMENT' WAS DELETED FROM PROPERTY 08072-0175 IN ERROR AND WAS RE-INSTATED ON 1992/03/17 BY BRUCE BURT.					
286285	1969/05/14	BYLAW				C
ER1204834	2018/11/14	NOTICE	\$2	THE CORPORATION OF THE CITY OF LONDON	SHERWOOD FOREST SQUARE LTD.	C
ER1232789	2019/05/08	CHARGE		*** DELETED AGAINST THIS PROPERTY *** SHERWOOD FOREST SQUARE LTD.	CANADIAN IMPERIAL BANK OF COMMERCE	
ER1232790	2019/05/08	NO ASSGN RENT GEN		*** DELETED AGAINST THIS PROPERTY *** SHERWOOD FOREST SQUARE LTD.	CANADIAN IMPERIAL BANK OF COMMERCE	
	REMARKS: ER1232789					
ER1236664	2019/05/31	TRANSFER EASEMENT	\$2	SHERWOOD FOREST SQUARE LTD.	ROGERS COMMUNICATIONS INC.	C
ER1236666	2019/05/31	POSTPONEMENT		*** DELETED AGAINST THIS PROPERTY *** CANADIAN IMPERIAL BANK OF COMMERCE	ROGERS COMMUNICATIONS INC.	
	REMARKS: ER1232789 TO ER1236664					
ER1258121	2019/09/16	NOTICE		*** DELETED AGAINST THIS PROPERTY *** SHERWOOD FOREST SQUARE LTD.	CANADIAN IMPERIAL BANK OF COMMERCE	
	REMARKS: ER1232789					
ER1258402	2019/09/17	TRANSFER EASEMENT	\$2	SHERWOOD FOREST SQUARE LTD.	LONDON HYDRO INC.	C
ER1258404	2019/09/17	POSTPONEMENT		*** DELETED AGAINST THIS PROPERTY *** CANADIAN IMPERIAL BANK OF COMMERCE	LONDON HYDRO INC.	

NOTE: ADJOINING PROPERTIES SHOULD BE INVESTIGATED TO ASCERTAIN DESCRIPTIVE INCONSISTENCIES, IF ANY, WITH DESCRIPTION REPRESENTED FOR THIS PROPERTY.

NOTE: ENSURE THAT YOUR PRINTOUT STATES THE TOTAL NUMBER OF PAGES AND THAT YOU HAVE PICKED THEM ALL UP.

* 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
		REMARKS: ER1232789 TO ER1258402				
ER1263254	2019/10/09	TRANSFER EASEMENT	\$2	SHERWOOD FOREST SQUARE LTD.	ENBRIDGE GAS INC.	C
ER1263255	2019/10/09	POSTPONEMENT		*** DELETED AGAINST THIS PROPERTY *** CANADIAN IMPERIAL BANK OF COMMERCE	ENBRIDGE GAS INC.	
		REMARKS: ER1232789 TO ER1263254				
CONDO926	2019/11/15	STANDARD CONDO PLN				C
ER1271382	2019/11/15	CONDO DECLARATION		SHERWOOD FOREST SQUARE LTD.		C
ER1272863	2019/11/22	CONDO BYLAW/98		MIDDLESEX STANDARD CONDOMINIUM CORPORATION NO. 926		C
		REMARKS: BYLAW NO. 1				
ER1272865	2019/11/22	NOTICE		*** DELETED AGAINST THIS PROPERTY *** MIDDLESEX STANDARD CONDOMINIUM CORPORATION NO. 926	SHERWOOD FOREST SQUARE LTD.	
ER1287086	2020/02/07	NOTICE	\$2	THE CORPORATION OF THE CITY OF LONDON	SHERWOOD FOREST SQUARE LTD.	C
		REMARKS: ER1204834				
ER1287090	2020/02/07	POSTPONEMENT		*** DELETED AGAINST THIS PROPERTY *** CANADIAN IMPERIAL BANK OF COMMERCE	THE CORPORATION OF THE CITY OF LONDON	
		REMARKS: ER1232789 TO ER1287086				
ER1343314	2020/12/16	CONDO AMENDMENT		SHERWOOD FOREST SQUARE LTD.		C
		REMARKS: ER1271382. CONDO926. AMENDMENT TO DECLARATION CREATING A PHASE				
ER1362966	2021/03/24	CONDO AMENDMENT		SHERWOOD FOREST SQUARE LTD.		C
		REMARKS: ER1271382. CONDO926. AMENDMENT TO DECLARATION CREATING A PHASE				
ER1363324	2021/03/25	NOTICE	\$2	MIDDLESEX STANDARD CONDOMINIUM CORPORATION NO. 926	SHERWOOD FOREST SQUARE LTD.	C
		REMARKS: COMMON ELEMENTS				
ER1365563	2021/04/01	TRANSFER		*** COMPLETELY DELETED *** SHERWOOD FOREST SQUARE LTD.	SF SQUARE GP CORP. SF SQUARE LP	
ER1365669	2021/04/01	CHARGE PARTNERSHIP		*** COMPLETELY DELETED *** SF SQUARE GP CORP. SF SQUARE LP.	ROSSI, FREDY ROSSI, MEGHAN FUSION TERRAZZO SYSTEMS INC. MAPLE TERRAZZO MARBLE & TILE INC.	

NOTE: ADJOINING PROPERTIES SHOULD BE INVESTIGATED TO ASCERTAIN DESCRIPTIVE INCONSISTENCIES, IF ANY, WITH DESCRIPTION REPRESENTED FOR THIS PROPERTY.
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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
ER1365670	2021/04/01	NO ASSGN RENT GEN		*** COMPLETELY DELETED *** SF SQUARE GP CORP. SF SQUARE LP.	ROSSI, FREDY ROSSI, MEGHAN FUSION TERRAZZO SYSTEMS INC. MAPLE TERRAZZO MARBLE & TILE INC.	
		REMARKS: ER1365669.				
ER1366360	2021/04/07	DISCH OF CHARGE		*** COMPLETELY DELETED *** CANADIAN IMPERIAL BANK OF COMMERCE		
		REMARKS: ER1232789.				
ER1414584	2021/10/27	DISCH OF CHARGE		*** COMPLETELY DELETED *** ROSSI, FREDY ROSSI, MEGHAN FUSION TERRAZZO SYSTEMS INC. MAPLE TERRAZZO MARBLE & TILE INC.		
		REMARKS: ER1365669.				
ER1421276	2021/11/23	CONDO AMENDMENT		SHERWOOD FOREST SQUARE LTD.		
		REMARKS: ER1271382. CONDO926. AMENDMENT TO DECLARATION CREATING A PHASE				C
ER1421808	2021/11/25	CHARGE PARTNERSHIP		*** COMPLETELY DELETED *** SF SQUARE GP CORP. SF SQUARE LP	KINGSETT MORTGAGE CORPORATION	
ER1421809	2021/11/25	NO ASSGN RENT GEN		*** COMPLETELY DELETED *** SF SQUARE GP CORP. SF SQUARE LP	KINGSETT MORTGAGE CORPORATION	
		REMARKS: ER1421808.				
ER1517196	2023/03/17	CHARGE PARTNERSHIP		*** DELETED AGAINST THIS PROPERTY *** SF SQUARE GP CORP. SF SQUARE LP	KINGSETT MORTGAGE CORPORATION	
ER1517200	2023/03/17	NO ASSGN RENT GEN		*** DELETED AGAINST THIS PROPERTY *** SF SQUARE GP CORP. SF SQUARE LP	KINGSETT MORTGAGE CORPORATION	
		REMARKS: ER1517196.				
ER1517277	2023/03/17	DISCH OF CHARGE		*** COMPLETELY DELETED *** KINGSETT MORTGAGE CORPORATION		
		REMARKS: ER1421808.				

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			
ER1526110	2023/05/24	CONDO AMENDMENT	\$54,997,590	SF SQUARE GP CORP. SF SQUARE LP REMARKS: ER1271382. CONDO926. AMENDMENT TO DECLARATION CREATING A PHASE		C			
ER1546830	2023/09/28	APL (GENERAL)		*** COMPLETELY DELETED *** SF SQUARE GP CORP. REMARKS: DELETE ER1272865					
ER1576923	2024/05/16	CHARGE PARTNERSHIP		SF SQUARE GP CORP. SF SQUARE LP			COMPUTERSHARE TRUST COMPANY OF CANADA	C	
ER1576926	2024/05/16	NO ASSGN RENT GEN		SF SQUARE GP CORP. SF SQUARE LP REMARKS: ER1576923.			COMPUTERSHARE TRUST COMPANY OF CANADA	C	
ER1577016	2024/05/16	DISCH OF CHARGE		*** COMPLETELY DELETED *** KINGSETT MORTGAGE CORPORATION REMARKS: ER1517196.					
ER1605632	2024/11/27	CONDO AMENDMENT		MIDDLESEX STANDARD CONDOMINIUM CORPORATION NO. 926 REMARKS: ER1271382. CONDO926.				C	
ER1609786	2024/12/20	CHARGE PARTNERSHIP		*** COMPLETELY DELETED *** SF SQUARE GP CORP. SF SQUARE LP			GLENGARRY FARM FINANCE CORPORATION		
ER1609790	2024/12/20	NO ASSGN RENT GEN		*** COMPLETELY DELETED *** SF SQUARE GP CORP. SF SQUARE LP REMARKS: ER1609786.			GLENGARRY FARM FINANCE CORPORATION		
ER1610820	2025/01/06	LR'S ORDER		LAND REGISTRAR, MIDDLESEX LAND REGISTRY OFFICE REMARKS: ER1343314, ER1362966				C	
ER1627242	2025/05/09	DISCH OF CHARGE		*** COMPLETELY DELETED *** GLENGARRY FARM FINANCE CORPORATION REMARKS: ER1609786.					
ER1627413	2025/05/09	TRANS PARTNERSHIP		\$121,000			SF SQUARE GP CORP. SF SQUARE LP	OEF THE W NOMINEE INC.	C
REMARKS: PLANNING ACT STATEMENTS.									

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.

PROPERTY DESCRIPTION:

UNIT 145, LEVEL 1, MIDDLESEX STANDARD CONDOMINIUM PLAN NO. 926 AND ITS APPURTENANT INTEREST; SUBJECT TO AND TOGETHER WITH EASEMENTS AS SET OUT IN SCHEDULE A AS IN ER1526110; CITY OF LONDON

PROPERTY REMARKS:

FOR THE PURPOSE OF THE QUALIFIER THE DATE OF REGISTRATION OF ABSOLUTE TITLE IS 2019/08/21. CORRECTION: DOCUMENT ER1272863 ADDED TO 09529-0409 ON 2023/05/26 AT 08:31 BY MCCREADIE, LISA. CORRECTION: DOCUMENT ER1343314 ADDED TO 09529-0409 ON 2023/05/26 AT 08:44 BY MCCREADIE, LISA. CORRECTION: DOCUMENT ER1362966 ADDED TO 09529-0409 ON 2023/05/29 AT 08:28 BY MCCREADIE, LISA. CORRECTION: DOCUMENT ER1421276 ADDED TO 09529-0409 ON 2023/05/29 AT 08:38 BY MCCREADIE, LISA.

ESTATE/QUALIFIER:

FEE SIMPLE
LT ABSOLUTE PLUS

RECENTLY:

CONDOMINIUM FROM 08064-3512

PIN CREATION DATE:

2023/05/24

OWNERS' NAMES

OEf THE W NOMINEE INC.

CAPACITY SHARE

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/ CHKD
** PRINTOUT INCLUDES ALL DOCUMENT TYPES AND DELETED INSTRUMENTS SINCE 2023/05/24 **						
**SUBJECT TO SUBSECTION 44(1) OF THE LAND TITLES ACT, EXCEPT PARAGRAPHS 3 AND 14 AND *						
** PROVINCIAL SUCCESSION DUTIES AND EXCEPT PARAGRAPH 11 AND ESCHEATS OR FORFEITURE **						
** TO THE CROWN UP TO THE DATE OF REGISTRATION WITH AN ABSOLUTE TITLE. **						
118887	1959/04/09	BYLAW				C
CORRECTIONS: 'THIS INSTRUMENT' WAS DELETED FROM PROPERTY 08072-0175 IN ERROR AND WAS RE-INSTATED ON 1992/03/17 BY BRUCE BURT.						
286285	1969/05/14	BYLAW				C
ER1204834	2018/11/14	NOTICE	\$2	THE CORPORATION OF THE CITY OF LONDON	SHERWOOD FOREST SQUARE LTD.	C
ER1236664	2019/05/31	TRANSFER EASEMENT	\$2	SHERWOOD FOREST SQUARE LTD.	ROGERS COMMUNICATIONS INC.	C
ER1258402	2019/09/17	TRANSFER EASEMENT	\$2	SHERWOOD FOREST SQUARE LTD.	LONDON HYDRO INC.	C
ER1263254	2019/10/09	TRANSFER EASEMENT	\$2	SHERWOOD FOREST SQUARE LTD.	ENBRIDGE GAS INC.	C
CONDO926	2019/11/15	STANDARD CONDO PLN				C
ER1271382	2019/11/15	CONDO DECLARATION		SHERWOOD FOREST SQUARE LTD.		C
ER1272863	2019/11/22	CONDO BYLAW/98		MIDDLESEX STANDARD CONDOMINIUM CORPORATION NO. 926		C
REMARKS: BYLAW NO. 1						
ER1272865	2019/11/22	NOTICE		*** DELETED AGAINST THIS PROPERTY *** MIDDLESEX STANDARD CONDOMINIUM CORPORATION NO. 926	SHERWOOD FOREST SQUARE LTD.	
ER1287086	2020/02/07	NOTICE	\$2	THE CORPORATION OF THE CITY OF LONDON	SHERWOOD FOREST SQUARE LTD.	C
REMARKS: ER1204834						

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LAND
REGISTRY
OFFICE #33

09529-0409 (LT)

PAGE 2 OF 3
PREPARED FOR RECONSTRUCT LLP
ON 2026/03/04 AT 13:52:33

* 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
ER1343314	2020/12/16	CONDO AMENDMENT		SHERWOOD FOREST SQUARE LTD.		C
		REMARKS: ER1271382. CONDO926. AMENDMENT TO DECLARATION CREATING A PHASE				
ER1362966	2021/03/24	CONDO AMENDMENT		SHERWOOD FOREST SQUARE LTD.		C
		REMARKS: ER1271382. CONDO926. AMENDMENT TO DECLARATION CREATING A PHASE				
ER1421276	2021/11/23	CONDO AMENDMENT		SHERWOOD FOREST SQUARE LTD.		C
		REMARKS: ER1271382. CONDO926. AMENDMENT TO DECLARATION CREATING A PHASE				
ER1517196	2023/03/17	CHARGE PARTNERSHIP		*** DELETED AGAINST THIS PROPERTY *** SF SQUARE GP CORP. SF SQUARE LP	KINGSETT MORTGAGE CORPORATION	
ER1517200	2023/03/17	NO ASSGN RENT GEN		*** DELETED AGAINST THIS PROPERTY *** SF SQUARE GP CORP. SF SQUARE LP	KINGSETT MORTGAGE CORPORATION	
		REMARKS: ER1517196.				
ER1526110	2023/05/24	CONDO AMENDMENT		SF SQUARE GP CORP. SF SQUARE LP		C
		REMARKS: ER1271382. CONDO926. AMENDMENT TO DECLARATION CREATING A PHASE				
ER1527018	2023/05/30	NOTICE	\$2	MIDDLESEX STANDARD CONDOMINIUM CORPORATION NO. 926	SF SQUARE GP CORP.	C
ER1546830	2023/09/28	APL (GENERAL)		*** COMPLETELY DELETED *** SF SQUARE GP CORP.		
		REMARKS: DELETE ER1272865				
ER1576923	2024/05/16	CHARGE PARTNERSHIP	\$54,997,590	SF SQUARE GP CORP. SF SQUARE LP	COMPUTERSHARE TRUST COMPANY OF CANADA	C
ER1576926	2024/05/16	NO ASSGN RENT GEN		SF SQUARE GP CORP. SF SQUARE LP	COMPUTERSHARE TRUST COMPANY OF CANADA	C
		REMARKS: ER1576923.				
ER1577016	2024/05/16	DISCH OF CHARGE		*** COMPLETELY DELETED *** KINGSETT MORTGAGE CORPORATION		
		REMARKS: ER1517196.				
ER1605632	2024/11/27	CONDO AMENDMENT		MIDDLESEX STANDARD CONDOMINIUM CORPORATION NO. 926		C
		REMARKS: ER1271382. CONDO926.				

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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
ER1609786	2024/12/20	CHARGE PARTNERSHIP		*** COMPLETELY DELETED *** SF SQUARE GP CORP. SF SQUARE LP	GLENGARRY FARM FINANCE CORPORATION	
ER1609790	2024/12/20	NO ASSGN RENT GEN		*** COMPLETELY DELETED *** SF SQUARE GP CORP. SF SQUARE LP	GLENGARRY FARM FINANCE CORPORATION	
ER1627242	2025/05/09	DISCH OF CHARGE		*** COMPLETELY DELETED *** GLENGARRY FARM FINANCE CORPORATION		
ER1627500	2025/05/09	TRANS PARTNERSHIP	\$363,000	SF SQUARE GP CORP. SF SQUARE LP	OEF THE W NOMINEE INC.	C

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NOTE: ENSURE THAT YOUR PRINTOUT STATES THE TOTAL NUMBER OF PAGES AND THAT YOU HAVE PICKED THEM ALL UP.

PROPERTY DESCRIPTION:

UNIT 6, LEVEL A, MIDDLESEX STANDARD CONDOMINIUM PLAN NO. 926 AND ITS APPURTENANT INTEREST; SUBJECT TO AND TOGETHER WITH EASEMENTS AS SET OUT IN SCHEDULE A AS IN ER1362966; CITY OF LONDON

PROPERTY REMARKS:

FOR THE PURPOSE OF THE QUALIFIER THE DATE OF REGISTRATION OF ABSOLUTE TITLE IS 2019/08/21.

ESTATE/QUALIFIER:

RECENTLY:

PIN CREATION DATE:

FEE SIMPLE
LT ABSOLUTE PLUS

CONDOMINIUM FROM 08064-3493

2021/03/24

OWNERS' NAMES

CAPACITY SHARE

OEF THE W NOMINEE INC.

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/ CHKD
** PRINTOUT INCLUDES ALL DOCUMENT TYPES AND DELETED INSTRUMENTS SINCE 2021/03/24 **						
**SUBJECT TO SUBSECTION 44(1) OF THE LAND TITLES ACT, EXCEPT PARAGRAPHS 3 AND 14 AND *						
** PROVINCIAL SUCCESSION DUTIES AND EXCEPT PARAGRAPH 11 AND ESCHEATS OR FORFEITURE **						
** TO THE CROWN UP TO THE DATE OF REGISTRATION WITH AN ABSOLUTE TITLE. **						
118887	1959/04/09	BYLAW				C
CORRECTIONS: 'THIS INSTRUMENT' WAS DELETED FROM PROPERTY 08072-0175 IN ERROR AND WAS RE-INSTATED ON 1992/03/17 BY BRUCE BURT.						
286285	1969/05/14	BYLAW				C
ER1204834	2018/11/14	NOTICE	\$2	THE CORPORATION OF THE CITY OF LONDON	SHERWOOD FOREST SQUARE LTD.	C
ER1232789	2019/05/08	CHARGE		*** DELETED AGAINST THIS PROPERTY *** SHERWOOD FOREST SQUARE LTD.	CANADIAN IMPERIAL BANK OF COMMERCE	
ER1232790	2019/05/08	NO ASSGN RENT GEN		*** DELETED AGAINST THIS PROPERTY *** SHERWOOD FOREST SQUARE LTD.	CANADIAN IMPERIAL BANK OF COMMERCE	
REMARKS: ER1232789						
ER1236664	2019/05/31	TRANSFER EASEMENT	\$2	SHERWOOD FOREST SQUARE LTD.	ROGERS COMMUNICATIONS INC.	C
ER1236666	2019/05/31	POSTPONEMENT		*** DELETED AGAINST THIS PROPERTY *** CANADIAN IMPERIAL BANK OF COMMERCE	ROGERS COMMUNICATIONS INC.	
REMARKS: ER1232789 TO ER1236664						
ER1258121	2019/09/16	NOTICE		*** DELETED AGAINST THIS PROPERTY *** SHERWOOD FOREST SQUARE LTD.	CANADIAN IMPERIAL BANK OF COMMERCE	
REMARKS: ER1232789						
ER1258402	2019/09/17	TRANSFER EASEMENT	\$2	SHERWOOD FOREST SQUARE LTD.	LONDON HYDRO INC.	C
ER1258404	2019/09/17	POSTPONEMENT		*** DELETED AGAINST THIS PROPERTY *** CANADIAN IMPERIAL BANK OF COMMERCE	LONDON HYDRO INC.	

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LAND
REGISTRY
OFFICE #33

09529-0178 (LT)

PAGE 2 OF 4
PREPARED FOR RECONSTRUCT LLP
ON 2026/03/04 AT 13:55:33

* 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
		REMARKS: ER1232789 TO ER1258402				
ER1263254	2019/10/09	TRANSFER EASEMENT	\$2	SHERWOOD FOREST SQUARE LTD.	ENBRIDGE GAS INC.	C
ER1263255	2019/10/09	POSTPONEMENT		*** DELETED AGAINST THIS PROPERTY *** CANADIAN IMPERIAL BANK OF COMMERCE	ENBRIDGE GAS INC.	
		REMARKS: ER1232789 TO ER1263254				
CONDO926	2019/11/15	STANDARD CONDO PLN				C
ER1271382	2019/11/15	CONDO DECLARATION		SHERWOOD FOREST SQUARE LTD.		C
ER1272863	2019/11/22	CONDO BYLAW/98		MIDDLESEX STANDARD CONDOMINIUM CORPORATION NO. 926		C
		REMARKS: BYLAW NO. 1				
ER1272865	2019/11/22	NOTICE		*** DELETED AGAINST THIS PROPERTY *** MIDDLESEX STANDARD CONDOMINIUM CORPORATION NO. 926	SHERWOOD FOREST SQUARE LTD.	
ER1287086	2020/02/07	NOTICE	\$2	THE CORPORATION OF THE CITY OF LONDON	SHERWOOD FOREST SQUARE LTD.	C
		REMARKS: ER1204834				
ER1287090	2020/02/07	POSTPONEMENT		*** DELETED AGAINST THIS PROPERTY *** CANADIAN IMPERIAL BANK OF COMMERCE	THE CORPORATION OF THE CITY OF LONDON	
		REMARKS: ER1232789 TO ER1287086				
ER1343314	2020/12/16	CONDO AMENDMENT		SHERWOOD FOREST SQUARE LTD.		C
		REMARKS: ER1271382. CONDO926. AMENDMENT TO DECLARATION CREATING A PHASE				
ER1362966	2021/03/24	CONDO AMENDMENT		SHERWOOD FOREST SQUARE LTD.		C
		REMARKS: ER1271382. CONDO926. AMENDMENT TO DECLARATION CREATING A PHASE				
ER1363324	2021/03/25	NOTICE	\$2	MIDDLESEX STANDARD CONDOMINIUM CORPORATION NO. 926	SHERWOOD FOREST SQUARE LTD.	C
		REMARKS: COMMON ELEMENTS				
ER1365563	2021/04/01	TRANSFER		*** COMPLETELY DELETED *** SHERWOOD FOREST SQUARE LTD.	SF SQUARE GP CORP. SF SQUARE LP	
ER1365669	2021/04/01	CHARGE PARTNERSHIP		*** COMPLETELY DELETED *** SF SQUARE GP CORP. SF SQUARE LP.	ROSSI, FREDY ROSSI, MEGHAN FUSION TERRAZZO SYSTEMS INC. MAPLE TERRAZZO MARBLE & TILE INC.	

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

* 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
ER1365670	2021/04/01	NO ASSGN RENT GEN		*** COMPLETELY DELETED *** SF SQUARE GP CORP. SF SQUARE LP.	ROSSI, FREDY ROSSI, MEGHAN FUSION TERRAZZO SYSTEMS INC. MAPLE TERRAZZO MARBLE & TILE INC.	
		REMARKS: ER1365669.				
ER1366360	2021/04/07	DISCH OF CHARGE		*** COMPLETELY DELETED *** CANADIAN IMPERIAL BANK OF COMMERCE		
		REMARKS: ER1232789.				
ER1414584	2021/10/27	DISCH OF CHARGE		*** COMPLETELY DELETED *** ROSSI, FREDY ROSSI, MEGHAN FUSION TERRAZZO SYSTEMS INC. MAPLE TERRAZZO MARBLE & TILE INC.		
		REMARKS: ER1365669.				
ER1421276	2021/11/23	CONDO AMENDMENT		SHERWOOD FOREST SQUARE LTD.		
		REMARKS: ER1271382. CONDO926. AMENDMENT TO DECLARATION CREATING A PHASE				C
ER1421808	2021/11/25	CHARGE PARTNERSHIP		*** COMPLETELY DELETED *** SF SQUARE GP CORP. SF SQUARE LP	KINGSETT MORTGAGE CORPORATION	
ER1421809	2021/11/25	NO ASSGN RENT GEN		*** COMPLETELY DELETED *** SF SQUARE GP CORP. SF SQUARE LP	KINGSETT MORTGAGE CORPORATION	
		REMARKS: ER1421808.				
ER1517196	2023/03/17	CHARGE PARTNERSHIP		*** DELETED AGAINST THIS PROPERTY *** SF SQUARE GP CORP. SF SQUARE LP	KINGSETT MORTGAGE CORPORATION	
ER1517200	2023/03/17	NO ASSGN RENT GEN		*** DELETED AGAINST THIS PROPERTY *** SF SQUARE GP CORP. SF SQUARE LP	KINGSETT MORTGAGE CORPORATION	
		REMARKS: ER1517196.				
ER1517277	2023/03/17	DISCH OF CHARGE		*** COMPLETELY DELETED *** KINGSETT MORTGAGE CORPORATION		
		REMARKS: ER1421808.				

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			
ER1526110	2023/05/24	CONDO AMENDMENT	\$54,997,590	SF SQUARE GP CORP. SF SQUARE LP REMARKS: ER1271382. CONDO926. AMENDMENT TO DECLARATION CREATING A PHASE		C			
ER1546830	2023/09/28	APL (GENERAL)		*** COMPLETELY DELETED *** SF SQUARE GP CORP. REMARKS: DELETE ER1272865					
ER1576923	2024/05/16	CHARGE PARTNERSHIP		SF SQUARE GP CORP. SF SQUARE LP			COMPUTERSHARE TRUST COMPANY OF CANADA	C	
ER1576926	2024/05/16	NO ASSGN RENT GEN		SF SQUARE GP CORP. SF SQUARE LP REMARKS: ER1576923.			COMPUTERSHARE TRUST COMPANY OF CANADA	C	
ER1577016	2024/05/16	DISCH OF CHARGE		*** COMPLETELY DELETED *** KINGSETT MORTGAGE CORPORATION REMARKS: ER1517196.					
ER1605632	2024/11/27	CONDO AMENDMENT		MIDDLESEX STANDARD CONDOMINIUM CORPORATION NO. 926 REMARKS: ER1271382. CONDO926.				C	
ER1609786	2024/12/20	CHARGE PARTNERSHIP		*** COMPLETELY DELETED *** SF SQUARE GP CORP. SF SQUARE LP			GLENGARRY FARM FINANCE CORPORATION		
ER1609790	2024/12/20	NO ASSGN RENT GEN		*** COMPLETELY DELETED *** SF SQUARE GP CORP. SF SQUARE LP REMARKS: ER1609786.			GLENGARRY FARM FINANCE CORPORATION		
ER1610820	2025/01/06	LR'S ORDER		LAND REGISTRAR, MIDDLESEX LAND REGISTRY OFFICE REMARKS: ER1343314, ER1362966				C	
ER1627242	2025/05/09	DISCH OF CHARGE		*** COMPLETELY DELETED *** GLENGARRY FARM FINANCE CORPORATION REMARKS: ER1609786.					
ER1627412	2025/05/09	TRANS PARTNERSHIP		\$330,000			SF SQUARE GP CORP. SF SQUARE LP	OEF THE W NOMINEE INC.	C
REMARKS: PLANNING ACT STATEMENTS.									

NOTE: ADJOINING PROPERTIES SHOULD BE INVESTIGATED TO ASCERTAIN DESCRIPTIVE INCONSISTENCIES, IF ANY, WITH DESCRIPTION REPRESENTED FOR THIS PROPERTY.
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LAND
REGISTRY
OFFICE #33

09529-0450 (LT)

PAGE 1 OF 3
PREPARED FOR RECONSTRUCT LLP
ON 2026/03/04 AT 13:53:21

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

PROPERTY DESCRIPTION:

PROPERTY REMARKS:

ESTATE/QUALIFIER:

FEE SIMPLE
LT ABSOLUTE PLUS

OWNERS' NAMES

OEF THE W NOMINEE INC.

UNIT 186, LEVEL 1, MIDDLESEX STANDARD CONDOMINIUM PLAN NO. 926 AND ITS APPURTENANT INTEREST; SUBJECT TO AND TOGETHER WITH EASEMENTS AS SET OUT IN SCHEDULE A AS IN ER1526110; CITY OF LONDON

FOR THE PURPOSE OF THE QUALIFIER THE DATE OF REGISTRATION OF ABSOLUTE TITLE IS 2019/08/21. CORRECTION: DOCUMENT ER1272863 ADDED TO 09529-0450 ON 2023/05/26 AT 08:37 BY MCCREADIE, LISA. CORRECTION: DOCUMENT ER1343314 ADDED TO 09529-0450 ON 2023/05/29 AT 08:17 BY MCCREADIE, LISA. CORRECTION: DOCUMENT ER1362966 ADDED TO 09529-0450 ON 2023/05/29 AT 08:32 BY MCCREADIE, LISA. CORRECTION: DOCUMENT ER1421276 ADDED TO 09529-0450 ON 2023/05/29 AT 08:43 BY MCCREADIE, LISA.

RECENTLY:

CONDOMINIUM FROM 08064-3512

CAPACITY SHARE

PIN CREATION DATE:

2023/05/24

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/ CHKD
** PRINTOUT INCLUDES ALL DOCUMENT TYPES AND DELETED INSTRUMENTS SINCE 2023/05/24 **						
**SUBJECT TO SUBSECTION 44(1) OF THE LAND TITLES ACT, EXCEPT PARAGRAPHS 3 AND 14 AND *						
** PROVINCIAL SUCCESSION DUTIES AND EXCEPT PARAGRAPH 11 AND ESCHEATS OR FORFEITURE **						
** TO THE CROWN UP TO THE DATE OF REGISTRATION WITH AN ABSOLUTE TITLE. **						
118887	1959/04/09	BYLAW				C
CORRECTIONS: 'THIS INSTRUMENT' WAS DELETED FROM PROPERTY 08072-0175 IN ERROR AND WAS RE-INSTATED ON 1992/03/17 BY BRUCE BURT.						
286285	1969/05/14	BYLAW				C
ER1204834	2018/11/14	NOTICE	\$2	THE CORPORATION OF THE CITY OF LONDON	SHERWOOD FOREST SQUARE LTD.	C
ER1236664	2019/05/31	TRANSFER EASEMENT	\$2	SHERWOOD FOREST SQUARE LTD.	ROGERS COMMUNICATIONS INC.	C
ER1258402	2019/09/17	TRANSFER EASEMENT	\$2	SHERWOOD FOREST SQUARE LTD.	LONDON HYDRO INC.	C
ER1263254	2019/10/09	TRANSFER EASEMENT	\$2	SHERWOOD FOREST SQUARE LTD.	ENBRIDGE GAS INC.	C
CONDO926	2019/11/15	STANDARD CONDO PLN				C
ER1271382	2019/11/15	CONDO DECLARATION		SHERWOOD FOREST SQUARE LTD.		C
ER1272863	2019/11/22	CONDO BYLAW/98		MIDDLESEX STANDARD CONDOMINIUM CORPORATION NO. 926		C
REMARKS: BYLAW NO. 1						
ER1272865	2019/11/22	NOTICE		*** DELETED AGAINST THIS PROPERTY *** MIDDLESEX STANDARD CONDOMINIUM CORPORATION NO. 926	SHERWOOD FOREST SQUARE LTD.	
ER1287086	2020/02/07	NOTICE	\$2	THE CORPORATION OF THE CITY OF LONDON	SHERWOOD FOREST SQUARE LTD.	C
REMARKS: ER1204834						

NOTE: ADJOINING PROPERTIES SHOULD BE INVESTIGATED TO ASCERTAIN DESCRIPTIVE INCONSISTENCIES, IF ANY, WITH DESCRIPTION REPRESENTED FOR THIS PROPERTY.
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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
ER1343314	2020/12/16	CONDO AMENDMENT		SHERWOOD FOREST SQUARE LTD.		C
	REMARKS: ER1271382.	CONDO926. AMENDMENT TO DECLARATION CREATING A PHASE				
ER1362966	2021/03/24	CONDO AMENDMENT		SHERWOOD FOREST SQUARE LTD.		C
	REMARKS: ER1271382.	CONDO926. AMENDMENT TO DECLARATION CREATING A PHASE				
ER1421276	2021/11/23	CONDO AMENDMENT		SHERWOOD FOREST SQUARE LTD.		C
	REMARKS: ER1271382.	CONDO926. AMENDMENT TO DECLARATION CREATING A PHASE				
ER1517196	2023/03/17	CHARGE PARTNERSHIP		*** DELETED AGAINST THIS PROPERTY *** SF SQUARE GP CORP. SF SQUARE LP	KINGSETT MORTGAGE CORPORATION	
ER1517200	2023/03/17	NO ASSGN RENT GEN		*** DELETED AGAINST THIS PROPERTY *** SF SQUARE GP CORP. SF SQUARE LP	KINGSETT MORTGAGE CORPORATION	
	REMARKS: ER1517196.					
ER1526110	2023/05/24	CONDO AMENDMENT		SF SQUARE GP CORP. SF SQUARE LP		C
	REMARKS: ER1271382.	CONDO926. AMENDMENT TO DECLARATION CREATING A PHASE				
ER1527018	2023/05/30	NOTICE	\$2	MIDDLESEX STANDARD CONDOMINIUM CORPORATION NO. 926	SF SQUARE GP CORP.	C
ER1546830	2023/09/28	APL (GENERAL)		*** COMPLETELY DELETED *** SF SQUARE GP CORP.		
	REMARKS: DELETE ER1272865					
ER1576923	2024/05/16	CHARGE PARTNERSHIP	\$54,997,590	SF SQUARE GP CORP. SF SQUARE LP	COMPUTERSHARE TRUST COMPANY OF CANADA	C
ER1576926	2024/05/16	NO ASSGN RENT GEN		SF SQUARE GP CORP. SF SQUARE LP	COMPUTERSHARE TRUST COMPANY OF CANADA	C
	REMARKS: ER1576923.					
ER1577016	2024/05/16	DISCH OF CHARGE		*** COMPLETELY DELETED *** KINGSETT MORTGAGE CORPORATION		
	REMARKS: ER1517196.					
ER1605632	2024/11/27	CONDO AMENDMENT		MIDDLESEX STANDARD CONDOMINIUM CORPORATION NO. 926		C
	REMARKS: ER1271382.	CONDO926.				

NOTE: ADJOINING PROPERTIES SHOULD BE INVESTIGATED TO ASCERTAIN DESCRIPTIVE INCONSISTENCIES, IF ANY, WITH DESCRIPTION REPRESENTED FOR THIS PROPERTY.
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LAND
REGISTRY
OFFICE #33

09529-0450 (LT)

PAGE 3 OF 3
PREPARED FOR RECONSTRUCT LLP
ON 2026/03/04 AT 13:53:21

* 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
ER1609786	2024/12/20	CHARGE PARTNERSHIP		*** COMPLETELY DELETED *** SF SQUARE GP CORP. SF SQUARE LP	GLENGARRY FARM FINANCE CORPORATION	
ER1609790	2024/12/20	NO ASSGN RENT GEN		*** COMPLETELY DELETED *** SF SQUARE GP CORP. SF SQUARE LP	GLENGARRY FARM FINANCE CORPORATION	
ER1627242	2025/05/09	DISCH OF CHARGE		*** COMPLETELY DELETED *** GLENGARRY FARM FINANCE CORPORATION		
ER1627545	2025/05/09	TRANS PARTNERSHIP		SF SQUARE GP CORP. SF SQUARE LP	OEF THE W NOMINEE INC.	
			\$30,000			C

NOTE: ADJOINING PROPERTIES SHOULD BE INVESTIGATED TO ASCERTAIN DESCRIPTIVE INCONSISTENCIES, IF ANY, WITH DESCRIPTION REPRESENTED FOR THIS PROPERTY.
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LAND

REGISTRY

OFFICE #33

09529-0131 (LT)

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

<u>PROPERTY DESCRIPTION:</u>	UNIT 89, LEVEL 1, MIDDLESEX STANDARD CONDOMINIUM PLAN NO. 926 AND ITS APPURTENANT INTEREST; SUBJECT TO AND TOGETHER WITH EASEMENTS AS SET OUT IN SCHEDULE A AS IN ER1362966; CITY OF LONDON
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PROPERTY REMARKS: FOR THE PURPOSE OF THE QUALIFIER THE DATE OF REGISTRATION OF ABSOLUTE TITLE IS 2019/08/21.

ESTATE/QUALIFIER:

FEE SIMPLE

LT ABSOLUTE PLUS

RECENTLY:

CONDOMINIUM FROM 08064-3493

PIN CREATION DATE:

2021/03/24

OWNERS' NAMES

OF THE W NOMINEE INC.

<u>CAPACITY</u>	<u>SHARE</u>
-----------------	--------------

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/ CHKD
** PRINTOUT	INCLUDES ALL	DOCUMENT TYPES AND	DELETED INSTRUMENTS	SINCE 2021/03/24 **		
**SUBJECT TO	SUBSECTION 44(1) OF THE LAND	TITLES ACT, EXCEPT	PARAGRAPHS 3 AND 14 AND *			
**	PROVINCIAL SUCCESSION DUTIES AND	EXCEPT PARAGRAPH 11	AND ESCHEATS OR FORFEITURE **			
**	TO THE CROWN UP TO THE DATE OF	REGISTRATION WITH AN	ABSOLUTE TITLE. **			
118887	1959/04/09	BYLAW				C
	CORRECTIONS: 'THIS INSTRUMENT' WAS			DELETED FROM PROPERTY 08072-0175 IN ERROR AND WAS RE-INSTATED ON 1992/03/17 BY BRUCE BURT.		
286285	1969/05/14	BYLAW				C
ER1204834	2018/11/14	NOTICE	\$2	THE CORPORATION OF THE CITY OF LONDON	SHERWOOD FOREST SQUARE LTD.	C
ER1232789	2019/05/08	CHARGE		*** DELETED AGAINST THIS PROPERTY *** SHERWOOD FOREST SQUARE LTD.	CANADIAN IMPERIAL BANK OF COMMERCE	
ER1232790	2019/05/08	NO ASSGN RENT GEN		*** DELETED AGAINST THIS PROPERTY *** SHERWOOD FOREST SQUARE LTD.	CANADIAN IMPERIAL BANK OF COMMERCE	
	REMARKS: ER1232789					
ER1236664	2019/05/31	TRANSFER EASEMENT	\$2	SHERWOOD FOREST SQUARE LTD.	ROGERS COMMUNICATIONS INC.	C
ER1236666	2019/05/31	POSTPONEMENT		*** DELETED AGAINST THIS PROPERTY *** CANADIAN IMPERIAL BANK OF COMMERCE	ROGERS COMMUNICATIONS INC.	
	REMARKS: ER1232789 TO ER1236664					
ER1258121	2019/09/16	NOTICE		*** DELETED AGAINST THIS PROPERTY *** SHERWOOD FOREST SQUARE LTD.	CANADIAN IMPERIAL BANK OF COMMERCE	
	REMARKS: ER1232789					
ER1258402	2019/09/17	TRANSFER EASEMENT	\$2	SHERWOOD FOREST SQUARE LTD.	LONDON HYDRO INC.	C
ER1258404	2019/09/17	POSTPONEMENT		*** DELETED AGAINST THIS PROPERTY *** CANADIAN IMPERIAL BANK OF COMMERCE	LONDON HYDRO INC.	

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REGISTRY
OFFICE #33

09529-0131 (LT)

PAGE 2 OF 5
PREPARED FOR RECON LLP
ON 2025/08/19 AT 15:27:58

* 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
		REMARKS: ER1232789 TO ER1258402				
ER1263254	2019/10/09	TRANSFER EASEMENT	\$2	SHERWOOD FOREST SQUARE LTD.	ENBRIDGE GAS INC.	C
ER1263255	2019/10/09	POSTPONEMENT		*** DELETED AGAINST THIS PROPERTY *** CANADIAN IMPERIAL BANK OF COMMERCE	ENBRIDGE GAS INC.	
		REMARKS: ER1232789 TO ER1263254				
CONDO926	2019/11/15	STANDARD CONDO PLN				C
ER1271382	2019/11/15	CONDO DECLARATION		SHERWOOD FOREST SQUARE LTD.		C
ER1272863	2019/11/22	CONDO BYLAW/98		MIDDLESEX STANDARD CONDOMINIUM CORPORATION NO. 926		C
		REMARKS: BYLAW NO. 1				
ER1272865	2019/11/22	NOTICE		*** DELETED AGAINST THIS PROPERTY *** MIDDLESEX STANDARD CONDOMINIUM CORPORATION NO. 926	SHERWOOD FOREST SQUARE LTD.	
ER1287086	2020/02/07	NOTICE	\$2	THE CORPORATION OF THE CITY OF LONDON	SHERWOOD FOREST SQUARE LTD.	C
		REMARKS: ER1204834				
ER1287090	2020/02/07	POSTPONEMENT		*** DELETED AGAINST THIS PROPERTY *** CANADIAN IMPERIAL BANK OF COMMERCE	THE CORPORATION OF THE CITY OF LONDON	
		REMARKS: ER1232789 TO ER1287086				
ER1343314	2020/12/16	CONDO AMENDMENT		SHERWOOD FOREST SQUARE LTD.		C
		REMARKS: ER1271382. CONDO926. AMENDMENT TO DECLARATION CREATING A PHASE				
ER1362966	2021/03/24	CONDO AMENDMENT		SHERWOOD FOREST SQUARE LTD.		C
		REMARKS: ER1271382. CONDO926. AMENDMENT TO DECLARATION CREATING A PHASE				
ER1363324	2021/03/25	NOTICE	\$2	MIDDLESEX STANDARD CONDOMINIUM CORPORATION NO. 926	SHERWOOD FOREST SQUARE LTD.	C
		REMARKS: COMMON ELEMENTS				
ER1365563	2021/04/01	TRANSFER		*** COMPLETELY DELETED *** SHERWOOD FOREST SQUARE LTD.	SF SQUARE GP CORP. SF SQUARE LP	
ER1365669	2021/04/01	CHARGE PARTNERSHIP		*** COMPLETELY DELETED *** SF SQUARE GP CORP. SF SQUARE LP.	ROSSI, FREDY ROSSI, MEGHAN FUSION TERRAZZO SYSTEMS INC. MAPLE TERRAZZO MARBLE & TILE INC.	

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REGISTRY
OFFICE #33

09529-0131 (LT)

PAGE 3 OF 5
PREPARED FOR RECON LLP
ON 2025/08/19 AT 15:27:58

* 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
ER1365670	2021/04/01	NO ASSGN RENT GEN		*** COMPLETELY DELETED *** SF SQUARE GP CORP. SF SQUARE LP.	ROSSI, FREDY ROSSI, MEGHAN FUSION TERRAZZO SYSTEMS INC. MAPLE TERRAZZO MARBLE & TILE INC.	
		REMARKS: ER1365669.				
ER1366360	2021/04/07	DISCH OF CHARGE		*** COMPLETELY DELETED *** CANADIAN IMPERIAL BANK OF COMMERCE		
		REMARKS: ER1232789.				
ER1414584	2021/10/27	DISCH OF CHARGE		*** COMPLETELY DELETED *** ROSSI, FREDY ROSSI, MEGHAN FUSION TERRAZZO SYSTEMS INC. MAPLE TERRAZZO MARBLE & TILE INC.		
		REMARKS: ER1365669.				
ER1421276	2021/11/23	CONDO AMENDMENT		SHERWOOD FOREST SQUARE LTD.		
		REMARKS: ER1271382. CONDO926. AMENDMENT TO DECLARATION CREATING A PHASE				C
ER1421808	2021/11/25	CHARGE PARTNERSHIP		*** COMPLETELY DELETED *** SF SQUARE GP CORP. SF SQUARE LP	KINGSETT MORTGAGE CORPORATION	
ER1421809	2021/11/25	NO ASSGN RENT GEN		*** COMPLETELY DELETED *** SF SQUARE GP CORP. SF SQUARE LP	KINGSETT MORTGAGE CORPORATION	
		REMARKS: ER1421808.				
ER1515677	2023/03/06	CHARGE PARTNERSHIP		*** COMPLETELY DELETED *** SF SQUARE GP CORP. SF SQUARE LP	BAGGATAWAY INVESTMENTS INC.	
ER1515678	2023/03/06	NO ASSGN RENT GEN		*** COMPLETELY DELETED *** SF SQUARE GP CORP. SF SQUARE LP	BAGGATAWAY INVESTMENTS INC.	
		REMARKS: ER1515677				
ER1517196	2023/03/17	CHARGE PARTNERSHIP		*** DELETED AGAINST THIS PROPERTY *** SF SQUARE GP CORP. SF SQUARE LP	KINGSETT MORTGAGE CORPORATION	
ER1517200	2023/03/17	NO ASSGN RENT GEN		*** DELETED AGAINST THIS PROPERTY ***		

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
				SF SQUARE GP CORP. SF SQUARE LP	KINGSETT MORTGAGE CORPORATION	
ER1517258	2023/03/17	DISCH OF CHARGE		*** COMPLETELY DELETED *** BAGGATAWAY INVESTMENTS INC.		
ER1517277	2023/03/17	DISCH OF CHARGE		*** COMPLETELY DELETED *** KINGSETT MORTGAGE CORPORATION		
ER1526110	2023/05/24	CONDO AMENDMENT		SF SQUARE GP CORP. SF SQUARE LP		C
ER1546830	2023/09/28	APL (GENERAL)		*** COMPLETELY DELETED *** SF SQUARE GP CORP.		
ER1576923	2024/05/16	CHARGE PARTNERSHIP	\$54,997,590	SF SQUARE GP CORP. SF SQUARE LP	COMPUTERSHARE TRUST COMPANY OF CANADA	C
ER1576926	2024/05/16	NO ASSGN RENT GEN		SF SQUARE GP CORP. SF SQUARE LP	COMPUTERSHARE TRUST COMPANY OF CANADA	C
ER1577016	2024/05/16	DISCH OF CHARGE		*** COMPLETELY DELETED *** KINGSETT MORTGAGE CORPORATION		
ER1605632	2024/11/27	CONDO AMENDMENT		MIDDLESEX STANDARD CONDOMINIUM CORPORATION NO. 926		C
ER1609786	2024/12/20	CHARGE PARTNERSHIP		*** COMPLETELY DELETED *** SF SQUARE GP CORP. SF SQUARE LP	GLENGARRY FARM FINANCE CORPORATION	
ER1609790	2024/12/20	NO ASSGN RENT GEN		*** COMPLETELY DELETED *** SF SQUARE GP CORP. SF SQUARE LP	GLENGARRY FARM FINANCE CORPORATION	

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REGISTRY
OFFICE #33

09529-0131 (LT)

PAGE 5 OF 5
PREPARED FOR RECON LLP
ON 2025/08/19 AT 15:27:58

* 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
ER1610820	2025/01/06	LR'S ORDER	\$650,000	LAND REGISTRAR, MIDDLESEX LAND REGISTRY OFFICE		C
REMARKS: ER1343314, ER1362966						
ER1627242	2025/05/09	DISCH OF CHARGE		*** COMPLETELY DELETED *** GLENGARRY FARM FINANCE CORPORATION		
REMARKS: ER1609786.						
ER1627391	2025/05/09	TRANS PARTNERSHIP		SF SQUARE GP CORP. SF SQUARE LP	OEF THE W NOMINEE INC.	C
REMARKS: PLANNING ACT STATEMENTS.						

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LAND
REGISTRY
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09529-0130 (LT)

PAGE 1 OF 5
PREPARED FOR RECON LLP
ON 2025/08/19 AT 15:27:57

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

PROPERTY DESCRIPTION:	UNIT 88, LEVEL 1, MIDDLESEX STANDARD CONDOMINIUM PLAN NO. 926 AND ITS APPURTENANT INTEREST; SUBJECT TO AND TOGETHER WITH EASEMENTS AS SET OUT IN SCHEDULE A AS IN ER1362966; CITY OF LONDON		
PROPERTY REMARKS:	FOR THE PURPOSE OF THE QUALIFIER THE DATE OF REGISTRATION OF ABSOLUTE TITLE IS 2019/08/21.		
ESTATE/QUALIFIER:	RECENTLY:	PIN CREATION DATE:	
FEE SIMPLE LT ABSOLUTE PLUS	CONDOMINIUM FROM 08064-3493	2021/03/24	
OWNERS' NAMES	CAPACITY	SHARE	
OEF THE W NOMINEE INC.			

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/ CHKD
** PRINTOUT INCLUDES ALL DOCUMENT TYPES AND DELETED INSTRUMENTS SINCE 2021/03/24 **						
**SUBJECT TO SUBSECTION 44(1) OF THE LAND TITLES ACT, EXCEPT PARAGRAPHS 3 AND 14 AND *						
** PROVINCIAL SUCCESSION DUTIES AND EXCEPT PARAGRAPH 11 AND ESCHEATS OR FORFEITURE **						
** TO THE CROWN UP TO THE DATE OF REGISTRATION WITH AN ABSOLUTE TITLE. **						
118887	1959/04/09	BYLAW				C
CORRECTIONS: 'THIS INSTRUMENT' WAS DELETED FROM PROPERTY 08072-0175 IN ERROR AND WAS RE-INSTATED ON 1992/03/17 BY BRUCE BURT.						
286285	1969/05/14	BYLAW				C
ER1204834	2018/11/14	NOTICE	\$2	THE CORPORATION OF THE CITY OF LONDON	SHERWOOD FOREST SQUARE LTD.	C
ER1232789	2019/05/08	CHARGE		*** DELETED AGAINST THIS PROPERTY *** SHERWOOD FOREST SQUARE LTD.	CANADIAN IMPERIAL BANK OF COMMERCE	
ER1232790	2019/05/08	NO ASSGN RENT GEN		*** DELETED AGAINST THIS PROPERTY *** SHERWOOD FOREST SQUARE LTD.	CANADIAN IMPERIAL BANK OF COMMERCE	
REMARKS: ER1232789						
ER1236664	2019/05/31	TRANSFER EASEMENT	\$2	SHERWOOD FOREST SQUARE LTD.	ROGERS COMMUNICATIONS INC.	C
ER1236666	2019/05/31	POSTPONEMENT		*** DELETED AGAINST THIS PROPERTY *** CANADIAN IMPERIAL BANK OF COMMERCE	ROGERS COMMUNICATIONS INC.	
REMARKS: ER1232789 TO ER1236664						
ER1258121	2019/09/16	NOTICE		*** DELETED AGAINST THIS PROPERTY *** SHERWOOD FOREST SQUARE LTD.	CANADIAN IMPERIAL BANK OF COMMERCE	
REMARKS: ER1232789						
ER1258402	2019/09/17	TRANSFER EASEMENT	\$2	SHERWOOD FOREST SQUARE LTD.	LONDON HYDRO INC.	C
ER1258404	2019/09/17	POSTPONEMENT		*** DELETED AGAINST THIS PROPERTY *** CANADIAN IMPERIAL BANK OF COMMERCE	LONDON HYDRO INC.	

NOTE: ADJOINING PROPERTIES SHOULD BE INVESTIGATED TO ASCERTAIN DESCRIPTIVE INCONSISTENCIES, IF ANY, WITH DESCRIPTION REPRESENTED FOR THIS PROPERTY.
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REGISTRY
OFFICE #33

09529-0130 (LT)

PAGE 2 OF 5
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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
		REMARKS: ER1232789 TO ER1258402				
ER1263254	2019/10/09	TRANSFER EASEMENT	\$2	SHERWOOD FOREST SQUARE LTD.	ENBRIDGE GAS INC.	C
ER1263255	2019/10/09	POSTPONEMENT		*** DELETED AGAINST THIS PROPERTY *** CANADIAN IMPERIAL BANK OF COMMERCE	ENBRIDGE GAS INC.	
		REMARKS: ER1232789 TO ER1263254				
CONDO926	2019/11/15	STANDARD CONDO PLN				C
ER1271382	2019/11/15	CONDO DECLARATION		SHERWOOD FOREST SQUARE LTD.		C
ER1272863	2019/11/22	CONDO BYLAW/98		MIDDLESEX STANDARD CONDOMINIUM CORPORATION NO. 926		C
		REMARKS: BYLAW NO. 1				
ER1272865	2019/11/22	NOTICE		*** DELETED AGAINST THIS PROPERTY *** MIDDLESEX STANDARD CONDOMINIUM CORPORATION NO. 926	SHERWOOD FOREST SQUARE LTD.	
ER1287086	2020/02/07	NOTICE	\$2	THE CORPORATION OF THE CITY OF LONDON	SHERWOOD FOREST SQUARE LTD.	C
		REMARKS: ER1204834				
ER1287090	2020/02/07	POSTPONEMENT		*** DELETED AGAINST THIS PROPERTY *** CANADIAN IMPERIAL BANK OF COMMERCE	THE CORPORATION OF THE CITY OF LONDON	
		REMARKS: ER1232789 TO ER1287086				
ER1343314	2020/12/16	CONDO AMENDMENT		SHERWOOD FOREST SQUARE LTD.		C
		REMARKS: ER1271382. CONDO926. AMENDMENT TO DECLARATION CREATING A PHASE				
ER1362966	2021/03/24	CONDO AMENDMENT		SHERWOOD FOREST SQUARE LTD.		C
		REMARKS: ER1271382. CONDO926. AMENDMENT TO DECLARATION CREATING A PHASE				
ER1363324	2021/03/25	NOTICE	\$2	MIDDLESEX STANDARD CONDOMINIUM CORPORATION NO. 926	SHERWOOD FOREST SQUARE LTD.	C
		REMARKS: COMMON ELEMENTS				
ER1365563	2021/04/01	TRANSFER		*** COMPLETELY DELETED *** SHERWOOD FOREST SQUARE LTD.	SF SQUARE GP CORP. SF SQUARE LP	
ER1365669	2021/04/01	CHARGE PARTNERSHIP		*** COMPLETELY DELETED *** SF SQUARE GP CORP. SF SQUARE LP.	ROSSI, FREDY ROSSI, MEGHAN FUSION TERRAZZO SYSTEMS INC. MAPLE TERRAZZO MARBLE & TILE INC.	

NOTE: ADJOINING PROPERTIES SHOULD BE INVESTIGATED TO ASCERTAIN DESCRIPTIVE INCONSISTENCIES, IF ANY, WITH DESCRIPTION REPRESENTED FOR THIS PROPERTY.
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09529-0130 (LT)

PAGE 3 OF 5
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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
ER1365670	2021/04/01	NO ASSGN RENT GEN		*** COMPLETELY DELETED *** SF SQUARE GP CORP. SF SQUARE LP.	ROSSI, FREDY ROSSI, MEGHAN FUSION TERRAZZO SYSTEMS INC. MAPLE TERRAZZO MARBLE & TILE INC.	
		REMARKS: ER1365669.				
ER1366360	2021/04/07	DISCH OF CHARGE		*** COMPLETELY DELETED *** CANADIAN IMPERIAL BANK OF COMMERCE		
		REMARKS: ER1232789.				
ER1414584	2021/10/27	DISCH OF CHARGE		*** COMPLETELY DELETED *** ROSSI, FREDY ROSSI, MEGHAN FUSION TERRAZZO SYSTEMS INC. MAPLE TERRAZZO MARBLE & TILE INC.		
		REMARKS: ER1365669.				
ER1421276	2021/11/23	CONDO AMENDMENT		SHERWOOD FOREST SQUARE LTD.		
		REMARKS: ER1271382. CONDO926. AMENDMENT TO DECLARATION CREATING A PHASE				C
ER1421808	2021/11/25	CHARGE PARTNERSHIP		*** COMPLETELY DELETED *** SF SQUARE GP CORP. SF SQUARE LP	KINGSETT MORTGAGE CORPORATION	
ER1421809	2021/11/25	NO ASSGN RENT GEN		*** COMPLETELY DELETED *** SF SQUARE GP CORP. SF SQUARE LP	KINGSETT MORTGAGE CORPORATION	
		REMARKS: ER1421808.				
ER1515677	2023/03/06	CHARGE PARTNERSHIP		*** COMPLETELY DELETED *** SF SQUARE GP CORP. SF SQUARE LP	BAGGATAWAY INVESTMENTS INC.	
ER1515678	2023/03/06	NO ASSGN RENT GEN		*** COMPLETELY DELETED *** SF SQUARE GP CORP. SF SQUARE LP	BAGGATAWAY INVESTMENTS INC.	
		REMARKS: ER1515677				
ER1517196	2023/03/17	CHARGE PARTNERSHIP		*** DELETED AGAINST THIS PROPERTY *** SF SQUARE GP CORP. SF SQUARE LP	KINGSETT MORTGAGE CORPORATION	
ER1517200	2023/03/17	NO ASSGN RENT GEN		*** DELETED AGAINST THIS PROPERTY ***		

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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
				SF SQUARE GP CORP. SF SQUARE LP	KINGSETT MORTGAGE CORPORATION	
ER1517258	2023/03/17	DISCH OF CHARGE		*** COMPLETELY DELETED *** BAGGATAWAY INVESTMENTS INC.		
ER1517277	2023/03/17	DISCH OF CHARGE		*** COMPLETELY DELETED *** KINGSETT MORTGAGE CORPORATION		
ER1526110	2023/05/24	CONDO AMENDMENT		SF SQUARE GP CORP. SF SQUARE LP		C
ER1546830	2023/09/28	APL (GENERAL)		*** COMPLETELY DELETED *** SF SQUARE GP CORP.		
ER1576923	2024/05/16	CHARGE PARTNERSHIP	\$54,997,590	SF SQUARE GP CORP. SF SQUARE LP	COMPUTERSHARE TRUST COMPANY OF CANADA	C
ER1576926	2024/05/16	NO ASSGN RENT GEN		SF SQUARE GP CORP. SF SQUARE LP	COMPUTERSHARE TRUST COMPANY OF CANADA	C
ER1577016	2024/05/16	DISCH OF CHARGE		*** COMPLETELY DELETED *** KINGSETT MORTGAGE CORPORATION		
ER1605632	2024/11/27	CONDO AMENDMENT		MIDDLESEX STANDARD CONDOMINIUM CORPORATION NO. 926		C
ER1609786	2024/12/20	CHARGE PARTNERSHIP		*** COMPLETELY DELETED *** SF SQUARE GP CORP. SF SQUARE LP	GLENGARRY FARM FINANCE CORPORATION	
ER1609790	2024/12/20	NO ASSGN RENT GEN		*** COMPLETELY DELETED *** SF SQUARE GP CORP. SF SQUARE LP	GLENGARRY FARM FINANCE CORPORATION	

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PAGE 5 OF 5
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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
ER1610820	2025/01/06	LR'S ORDER	\$650,000	LAND REGISTRAR, MIDDLESEX LAND REGISTRY OFFICE		C
		REMARKS: ER1343314, ER1362966				
ER1627242	2025/05/09	DISCH OF CHARGE		*** COMPLETELY DELETED *** GLENGARRY FARM FINANCE CORPORATION		
		REMARKS: ER1609786.				
ER1627390	2025/05/09	TRANS PARTNERSHIP		SF SQUARE GP CORP. SF SQUARE LP	OEF THE W NOMINEE INC.	C
		REMARKS: PLANNING ACT STATEMENTS.				

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09529-0132 (LT)

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

<u>PROPERTY DESCRIPTION:</u>	UNIT 90, LEVEL 1, MIDDLESEX STANDARD CONDOMINIUM PLAN NO. 926 AND ITS APPURTENANT INTEREST; SUBJECT TO AND TOGETHER WITH EASEMENTS AS SET OUT IN SCHEDULE A AS IN ER1362966; CITY OF LONDON
------------------------------	---

PROPERTY REMARKS: FOR THE PURPOSE OF THE QUALIFIER THE DATE OF REGISTRATION OF ABSOLUTE TITLE IS 2019/08/21.

ESTATE/QUALIFIER:

FEE SIMPLE
LT ABSOLUTE PLUS

RECENTLY:

CONDOMINIUM FROM 08064-3493

PIN CREATION DATE:

2021/03/24

OWNERS' NAMES

OF THE W NOMINEE INC.

<u>CAPACITY</u>	<u>SHARE</u>
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REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/ CHKD
** PRINTOUT	INCLUDES ALL	DOCUMENT TYPES AND	DELETED INSTRUMENTS	SINCE 2021/03/24 **		
**SUBJECT TO	SUBSECTION 44(1) OF THE LAND TITLES ACT, EXCEPT PARAGRAPHS 3 AND 14 AND *					
**	PROVINCIAL SUCCESSION DUTIES AND	EXCEPT PARAGRAPH 11	AND ESCHEATS OR FORFEITURE **			
**	TO THE CROWN UP TO THE DATE OF REGISTRATION WITH AN ABSOLUTE TITLE. **					
118887	1959/04/09	BYLAW				C
	CORRECTIONS: 'THIS INSTRUMENT' WAS DELETED FROM PROPERTY 08072-0175 IN ERROR AND WAS RE-INSTATED ON 1992/03/17 BY BRUCE BURT.					
286285	1969/05/14	BYLAW				C
ER1204834	2018/11/14	NOTICE	\$2	THE CORPORATION OF THE CITY OF LONDON	SHERWOOD FOREST SQUARE LTD.	C
ER1232789	2019/05/08	CHARGE		*** DELETED AGAINST THIS PROPERTY *** SHERWOOD FOREST SQUARE LTD.	CANADIAN IMPERIAL BANK OF COMMERCE	
ER1232790	2019/05/08	NO ASSGN RENT GEN		*** DELETED AGAINST THIS PROPERTY *** SHERWOOD FOREST SQUARE LTD.	CANADIAN IMPERIAL BANK OF COMMERCE	
	REMARKS: ER1232789					
ER1236664	2019/05/31	TRANSFER EASEMENT	\$2	SHERWOOD FOREST SQUARE LTD.	ROGERS COMMUNICATIONS INC.	C
ER1236666	2019/05/31	POSTPONEMENT		*** DELETED AGAINST THIS PROPERTY *** CANADIAN IMPERIAL BANK OF COMMERCE	ROGERS COMMUNICATIONS INC.	
	REMARKS: ER1232789 TO ER1236664					
ER1258121	2019/09/16	NOTICE		*** DELETED AGAINST THIS PROPERTY *** SHERWOOD FOREST SQUARE LTD.	CANADIAN IMPERIAL BANK OF COMMERCE	
	REMARKS: ER1232789					
ER1258402	2019/09/17	TRANSFER EASEMENT	\$2	SHERWOOD FOREST SQUARE LTD.	LONDON HYDRO INC.	C
ER1258404	2019/09/17	POSTPONEMENT		*** DELETED AGAINST THIS PROPERTY *** CANADIAN IMPERIAL BANK OF COMMERCE	LONDON HYDRO INC.	

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PAGE 2 OF 5
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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
		REMARKS: ER1232789 TO ER1258402				
ER1263254	2019/10/09	TRANSFER EASEMENT	\$2	SHERWOOD FOREST SQUARE LTD.	ENBRIDGE GAS INC.	C
ER1263255	2019/10/09	POSTPONEMENT		*** DELETED AGAINST THIS PROPERTY *** CANADIAN IMPERIAL BANK OF COMMERCE	ENBRIDGE GAS INC.	
		REMARKS: ER1232789 TO ER1263254				
CONDO926	2019/11/15	STANDARD CONDO PLN				C
ER1271382	2019/11/15	CONDO DECLARATION		SHERWOOD FOREST SQUARE LTD.		C
ER1272863	2019/11/22	CONDO BYLAW/98		MIDDLESEX STANDARD CONDOMINIUM CORPORATION NO. 926		C
		REMARKS: BYLAW NO. 1				
ER1272865	2019/11/22	NOTICE		*** DELETED AGAINST THIS PROPERTY *** MIDDLESEX STANDARD CONDOMINIUM CORPORATION NO. 926	SHERWOOD FOREST SQUARE LTD.	
ER1287086	2020/02/07	NOTICE	\$2	THE CORPORATION OF THE CITY OF LONDON	SHERWOOD FOREST SQUARE LTD.	C
		REMARKS: ER1204834				
ER1287090	2020/02/07	POSTPONEMENT		*** DELETED AGAINST THIS PROPERTY *** CANADIAN IMPERIAL BANK OF COMMERCE	THE CORPORATION OF THE CITY OF LONDON	
		REMARKS: ER1232789 TO ER1287086				
ER1343314	2020/12/16	CONDO AMENDMENT		SHERWOOD FOREST SQUARE LTD.		C
		REMARKS: ER1271382. CONDO926. AMENDMENT TO DECLARATION CREATING A PHASE				
ER1362966	2021/03/24	CONDO AMENDMENT		SHERWOOD FOREST SQUARE LTD.		C
		REMARKS: ER1271382. CONDO926. AMENDMENT TO DECLARATION CREATING A PHASE				
ER1363324	2021/03/25	NOTICE	\$2	MIDDLESEX STANDARD CONDOMINIUM CORPORATION NO. 926	SHERWOOD FOREST SQUARE LTD.	C
		REMARKS: COMMON ELEMENTS				
ER1365563	2021/04/01	TRANSFER		*** COMPLETELY DELETED *** SHERWOOD FOREST SQUARE LTD.	SF SQUARE GP CORP. SF SQUARE LP	
ER1365669	2021/04/01	CHARGE PARTNERSHIP		*** COMPLETELY DELETED *** SF SQUARE GP CORP. SF SQUARE LP.	ROSSI, FREDY ROSSI, MEGHAN FUSION TERRAZZO SYSTEMS INC. MAPLE TERRAZZO MARBLE & TILE INC.	

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PAGE 3 OF 5
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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
ER1365670	2021/04/01	NO ASSGN RENT GEN		*** COMPLETELY DELETED *** SF SQUARE GP CORP. SF SQUARE LP.	ROSSI, FREDY ROSSI, MEGHAN FUSION TERRAZZO SYSTEMS INC. MAPLE TERRAZZO MARBLE & TILE INC.	
		REMARKS: ER1365669.				
ER1366360	2021/04/07	DISCH OF CHARGE		*** COMPLETELY DELETED *** CANADIAN IMPERIAL BANK OF COMMERCE		
		REMARKS: ER1232789.				
ER1414584	2021/10/27	DISCH OF CHARGE		*** COMPLETELY DELETED *** ROSSI, FREDY ROSSI, MEGHAN FUSION TERRAZZO SYSTEMS INC. MAPLE TERRAZZO MARBLE & TILE INC.		
		REMARKS: ER1365669.				
ER1421276	2021/11/23	CONDO AMENDMENT		SHERWOOD FOREST SQUARE LTD.		
		REMARKS: ER1271382. CONDO926. AMENDMENT TO DECLARATION CREATING A PHASE				C
ER1421808	2021/11/25	CHARGE PARTNERSHIP		*** COMPLETELY DELETED *** SF SQUARE GP CORP. SF SQUARE LP	KINGSETT MORTGAGE CORPORATION	
ER1421809	2021/11/25	NO ASSGN RENT GEN		*** COMPLETELY DELETED *** SF SQUARE GP CORP. SF SQUARE LP	KINGSETT MORTGAGE CORPORATION	
		REMARKS: ER1421808.				
ER1515677	2023/03/06	CHARGE PARTNERSHIP		*** COMPLETELY DELETED *** SF SQUARE GP CORP. SF SQUARE LP	BAGGATAWAY INVESTMENTS INC.	
ER1515678	2023/03/06	NO ASSGN RENT GEN		*** COMPLETELY DELETED *** SF SQUARE GP CORP. SF SQUARE LP	BAGGATAWAY INVESTMENTS INC.	
		REMARKS: ER1515677				
ER1517196	2023/03/17	CHARGE PARTNERSHIP		*** DELETED AGAINST THIS PROPERTY *** SF SQUARE GP CORP. SF SQUARE LP	KINGSETT MORTGAGE CORPORATION	
ER1517200	2023/03/17	NO ASSGN RENT GEN		*** DELETED AGAINST THIS PROPERTY ***		

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PAGE 4 OF 5
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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
				SF SQUARE GP CORP. SF SQUARE LP	KINGSETT MORTGAGE CORPORATION	
ER1517258	2023/03/17	DISCH OF CHARGE		*** COMPLETELY DELETED *** BAGGATAWAY INVESTMENTS INC.		
ER1517277	2023/03/17	DISCH OF CHARGE		*** COMPLETELY DELETED *** KINGSETT MORTGAGE CORPORATION		
ER1526110	2023/05/24	CONDO AMENDMENT		SF SQUARE GP CORP. SF SQUARE LP		C
ER1546830	2023/09/28	APL (GENERAL)		*** COMPLETELY DELETED *** SF SQUARE GP CORP.		
ER1576923	2024/05/16	CHARGE PARTNERSHIP	\$54,997,590	SF SQUARE GP CORP. SF SQUARE LP	COMPUTERSHARE TRUST COMPANY OF CANADA	C
ER1576926	2024/05/16	NO ASSGN RENT GEN		SF SQUARE GP CORP. SF SQUARE LP	COMPUTERSHARE TRUST COMPANY OF CANADA	C
ER1577016	2024/05/16	DISCH OF CHARGE		*** COMPLETELY DELETED *** KINGSETT MORTGAGE CORPORATION		
ER1605632	2024/11/27	CONDO AMENDMENT		MIDDLESEX STANDARD CONDOMINIUM CORPORATION NO. 926		C
ER1609786	2024/12/20	CHARGE PARTNERSHIP		*** COMPLETELY DELETED *** SF SQUARE GP CORP. SF SQUARE LP	GLENGARRY FARM FINANCE CORPORATION	
ER1609790	2024/12/20	NO ASSGN RENT GEN		*** COMPLETELY DELETED *** SF SQUARE GP CORP. SF SQUARE LP	GLENGARRY FARM FINANCE CORPORATION	

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REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/ CHKD
ER1610820	2025/01/06	LR'S ORDER	\$650,000	LAND REGISTRAR, MIDDLESEX LAND REGISTRY OFFICE		C
REMARKS: ER1343314, ER1362966						
ER1627242	2025/05/09	DISCH OF CHARGE		*** COMPLETELY DELETED *** GLENGARRY FARM FINANCE CORPORATION		
REMARKS: ER1609786.						
ER1627392	2025/05/09	TRANS PARTNERSHIP		SF SQUARE GP CORP. SF SQUARE LP	OEF THE W NOMINEE INC.	C
REMARKS: PLANNING ACT STATEMENTS.						

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PROPERTY DESCRIPTION:

UNIT 87, LEVEL 1, MIDDLESEX STANDARD CONDOMINIUM PLAN NO. 926 AND ITS APPURTENANT INTEREST; SUBJECT TO AND TOGETHER WITH EASEMENTS AS SET OUT IN SCHEDULE A AS IN ER1362966; CITY OF LONDON

PROPERTY REMARKS:

FOR THE PURPOSE OF THE QUALIFIER THE DATE OF REGISTRATION OF ABSOLUTE TITLE IS 2019/08/21.

ESTATE/QUALIFIER:

FEE SIMPLE
LT ABSOLUTE PLUS

RECENTLY:

CONDOMINIUM FROM 08064-3493

PIN CREATION DATE:

2021/03/24

OWNERS' NAMES

DEF THE W NOMINEE INC.

CAPACITY

SHARE

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/ CHKD
** PRINTOUT INCLUDES ALL DOCUMENT TYPES AND DELETED INSTRUMENTS SINCE 2021/03/24 **						
**SUBJECT TO SUBSECTION 44(1) OF THE LAND TITLES ACT, EXCEPT PARAGRAPHS 3 AND 14 AND *						
** PROVINCIAL SUCCESSION DUTIES AND EXCEPT PARAGRAPH 11 AND ESCHEATS OR FORFEITURE **						
** TO THE CROWN UP TO THE DATE OF REGISTRATION WITH AN ABSOLUTE TITLE. **						
118887	1959/04/09	BYLAW				C
CORRECTIONS: 'THIS INSTRUMENT' WAS DELETED FROM PROPERTY 08072-0175 IN ERROR AND WAS RE-INSTATED ON 1992/03/17 BY BRUCE BURT.						
286285	1969/05/14	BYLAW				C
ER1204834	2018/11/14	NOTICE	\$2	THE CORPORATION OF THE CITY OF LONDON	SHERWOOD FOREST SQUARE LTD.	C
ER1232789	2019/05/08	CHARGE		*** DELETED AGAINST THIS PROPERTY *** SHERWOOD FOREST SQUARE LTD.	CANADIAN IMPERIAL BANK OF COMMERCE	
ER1232790	2019/05/08	NO ASSGN RENT GEN		*** DELETED AGAINST THIS PROPERTY *** SHERWOOD FOREST SQUARE LTD.	CANADIAN IMPERIAL BANK OF COMMERCE	
REMARKS: ER1232789						
ER1236664	2019/05/31	TRANSFER EASEMENT	\$2	SHERWOOD FOREST SQUARE LTD.	ROGERS COMMUNICATIONS INC.	C
ER1236666	2019/05/31	POSTPONEMENT		*** DELETED AGAINST THIS PROPERTY *** CANADIAN IMPERIAL BANK OF COMMERCE	ROGERS COMMUNICATIONS INC.	
REMARKS: ER1232789 TO ER1236664						
ER1258121	2019/09/16	NOTICE		*** DELETED AGAINST THIS PROPERTY *** SHERWOOD FOREST SQUARE LTD.	CANADIAN IMPERIAL BANK OF COMMERCE	
REMARKS: ER1232789						
ER1258402	2019/09/17	TRANSFER EASEMENT	\$2	SHERWOOD FOREST SQUARE LTD.	LONDON HYDRO INC.	C
ER1258404	2019/09/17	POSTPONEMENT		*** DELETED AGAINST THIS PROPERTY *** CANADIAN IMPERIAL BANK OF COMMERCE	LONDON HYDRO INC.	

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PAGE 2 OF 5
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ON 2025/08/19 AT 15:27:55

* 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
		REMARKS: ER1232789 TO ER1258402				
ER1263254	2019/10/09	TRANSFER EASEMENT	\$2	SHERWOOD FOREST SQUARE LTD.	ENBRIDGE GAS INC.	C
ER1263255	2019/10/09	POSTPONEMENT		*** DELETED AGAINST THIS PROPERTY *** CANADIAN IMPERIAL BANK OF COMMERCE	ENBRIDGE GAS INC.	
		REMARKS: ER1232789 TO ER1263254				
CONDO926	2019/11/15	STANDARD CONDO PLN				C
ER1271382	2019/11/15	CONDO DECLARATION		SHERWOOD FOREST SQUARE LTD.		C
ER1272863	2019/11/22	CONDO BYLAW/98		MIDDLESEX STANDARD CONDOMINIUM CORPORATION NO. 926		C
		REMARKS: BYLAW NO. 1				
ER1272865	2019/11/22	NOTICE		*** DELETED AGAINST THIS PROPERTY *** MIDDLESEX STANDARD CONDOMINIUM CORPORATION NO. 926	SHERWOOD FOREST SQUARE LTD.	
ER1287086	2020/02/07	NOTICE	\$2	THE CORPORATION OF THE CITY OF LONDON	SHERWOOD FOREST SQUARE LTD.	C
		REMARKS: ER1204834				
ER1287090	2020/02/07	POSTPONEMENT		*** DELETED AGAINST THIS PROPERTY *** CANADIAN IMPERIAL BANK OF COMMERCE	THE CORPORATION OF THE CITY OF LONDON	
		REMARKS: ER1232789 TO ER1287086				
ER1343314	2020/12/16	CONDO AMENDMENT		SHERWOOD FOREST SQUARE LTD.		C
		REMARKS: ER1271382. CONDO926. AMENDMENT TO DECLARATION CREATING A PHASE				
ER1362966	2021/03/24	CONDO AMENDMENT		SHERWOOD FOREST SQUARE LTD.		C
		REMARKS: ER1271382. CONDO926. AMENDMENT TO DECLARATION CREATING A PHASE				
ER1363324	2021/03/25	NOTICE	\$2	MIDDLESEX STANDARD CONDOMINIUM CORPORATION NO. 926	SHERWOOD FOREST SQUARE LTD.	C
		REMARKS: COMMON ELEMENTS				
ER1365563	2021/04/01	TRANSFER		*** COMPLETELY DELETED *** SHERWOOD FOREST SQUARE LTD.	SF SQUARE GP CORP. SF SQUARE LP	
ER1365669	2021/04/01	CHARGE PARTNERSHIP		*** COMPLETELY DELETED *** SF SQUARE GP CORP. SF SQUARE LP.	ROSSI, FREDY ROSSI, MEGHAN FUSION TERRAZZO SYSTEMS INC. MAPLE TERRAZZO MARBLE & TILE INC.	

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PAGE 3 OF 5
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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
ER1365670	2021/04/01	NO ASSGN RENT GEN		*** COMPLETELY DELETED *** SF SQUARE GP CORP. SF SQUARE LP.	ROSSI, FREDY ROSSI, MEGHAN FUSION TERRAZZO SYSTEMS INC. MAPLE TERRAZZO MARBLE & TILE INC.	
		REMARKS: ER1365669.				
ER1366360	2021/04/07	DISCH OF CHARGE		*** COMPLETELY DELETED *** CANADIAN IMPERIAL BANK OF COMMERCE		
		REMARKS: ER1232789.				
ER1414584	2021/10/27	DISCH OF CHARGE		*** COMPLETELY DELETED *** ROSSI, FREDY ROSSI, MEGHAN FUSION TERRAZZO SYSTEMS INC. MAPLE TERRAZZO MARBLE & TILE INC.		
		REMARKS: ER1365669.				
ER1421276	2021/11/23	CONDO AMENDMENT		SHERWOOD FOREST SQUARE LTD.		
		REMARKS: ER1271382. CONDO926. AMENDMENT TO DECLARATION CREATING A PHASE				C
ER1421808	2021/11/25	CHARGE PARTNERSHIP		*** COMPLETELY DELETED *** SF SQUARE GP CORP. SF SQUARE LP	KINGSETT MORTGAGE CORPORATION	
ER1421809	2021/11/25	NO ASSGN RENT GEN		*** COMPLETELY DELETED *** SF SQUARE GP CORP. SF SQUARE LP	KINGSETT MORTGAGE CORPORATION	
		REMARKS: ER1421808.				
ER1515677	2023/03/06	CHARGE PARTNERSHIP		*** COMPLETELY DELETED *** SF SQUARE GP CORP. SF SQUARE LP	BAGGATAWAY INVESTMENTS INC.	
ER1515678	2023/03/06	NO ASSGN RENT GEN		*** COMPLETELY DELETED *** SF SQUARE GP CORP. SF SQUARE LP	BAGGATAWAY INVESTMENTS INC.	
		REMARKS: ER1515677				
ER1517196	2023/03/17	CHARGE PARTNERSHIP		*** DELETED AGAINST THIS PROPERTY *** SF SQUARE GP CORP. SF SQUARE LP	KINGSETT MORTGAGE CORPORATION	
ER1517200	2023/03/17	NO ASSGN RENT GEN		*** DELETED AGAINST THIS PROPERTY ***		

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REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/ CHKD
				SF SQUARE GP CORP. SF SQUARE LP	KINGSETT MORTGAGE CORPORATION	
ER1517258	2023/03/17	DISCH OF CHARGE		*** COMPLETELY DELETED *** BAGGATAWAY INVESTMENTS INC.		
ER1517277	2023/03/17	DISCH OF CHARGE		*** COMPLETELY DELETED *** KINGSETT MORTGAGE CORPORATION		
ER1526110	2023/05/24	CONDO AMENDMENT		SF SQUARE GP CORP. SF SQUARE LP		C
ER1546830	2023/09/28	APL (GENERAL)		*** COMPLETELY DELETED *** SF SQUARE GP CORP.		
ER1576923	2024/05/16	CHARGE PARTNERSHIP	\$54,997,590	SF SQUARE GP CORP. SF SQUARE LP	COMPUTERSHARE TRUST COMPANY OF CANADA	C
ER1576926	2024/05/16	NO ASSGN RENT GEN		SF SQUARE GP CORP. SF SQUARE LP	COMPUTERSHARE TRUST COMPANY OF CANADA	C
ER1577016	2024/05/16	DISCH OF CHARGE		*** COMPLETELY DELETED *** KINGSETT MORTGAGE CORPORATION		
ER1605632	2024/11/27	CONDO AMENDMENT		MIDDLESEX STANDARD CONDOMINIUM CORPORATION NO. 926		C
ER1609786	2024/12/20	CHARGE PARTNERSHIP		*** COMPLETELY DELETED *** SF SQUARE GP CORP. SF SQUARE LP	GLENGARRY FARM FINANCE CORPORATION	
ER1609790	2024/12/20	NO ASSGN RENT GEN		*** COMPLETELY DELETED *** SF SQUARE GP CORP. SF SQUARE LP	GLENGARRY FARM FINANCE CORPORATION	

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PAGE 5 OF 5
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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
ER1610820	2025/01/06	LR'S ORDER	\$650,000	LAND REGISTRAR, MIDDLESEX LAND REGISTRY OFFICE		C
REMARKS: ER1343314, ER1362966						
ER1627242	2025/05/09	DISCH OF CHARGE		*** COMPLETELY DELETED *** GLENGARRY FARM FINANCE CORPORATION		
REMARKS: ER1609786.						
ER1627389	2025/05/09	TRANS PARTNERSHIP		SF SQUARE GP CORP. SF SQUARE LP	OEF THE W NOMINEE INC.	C
REMARKS: PLANNING ACT STATEMENTS.						

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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:	UNIT 110, LEVEL 1, MIDDLESEX STANDARD CONDOMINIUM PLAN NO. 926 AND ITS APPURTENANT INTEREST; SUBJECT TO AND TOGETHER WITH EASEMENTS AS SET OUT IN SCHEDULE A AS IN ER1421276; CITY OF LONDON		
PROPERTY REMARKS:	FOR THE PURPOSE OF THE QUALIFIER THE DATE OF REGISTRATION OF ABSOLUTE TITLE IS 2019/08/21.		
ESTATE/QUALIFIER:	RECENTLY:	PIN CREATION DATE:	
FEE SIMPLE LT ABSOLUTE PLUS	CONDOMINIUM FROM 08064-3498	2021/11/25	
OWNERS' NAMES	CAPACITY	SHARE	
OEF THE W NOMINEE INC.			

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/ CHKD
** PRINTOUT INCLUDES ALL DOCUMENT TYPES AND DELETED INSTRUMENTS SINCE 2021/11/25 **						
**SUBJECT TO SUBSECTION 44(1) OF THE LAND TITLES ACT, EXCEPT PARAGRAPHS 3 AND 14 AND *						
** PROVINCIAL SUCCESSION DUTIES AND EXCEPT PARAGRAPH 11 AND ESCHEATS OR FORFEITURE **						
** TO THE CROWN UP TO THE DATE OF REGISTRATION WITH AN ABSOLUTE TITLE. **						
118887	1959/04/09	BYLAW				C
CORRECTIONS: 'THIS INSTRUMENT' WAS DELETED FROM PROPERTY 08072-0175 IN ERROR AND WAS RE-INSTATED ON 1992/03/17 BY BRUCE BURT.						
286285	1969/05/14	BYLAW				C
ER1204834	2018/11/14	NOTICE	\$2	THE CORPORATION OF THE CITY OF LONDON	SHERWOOD FOREST SQUARE LTD.	C
ER1232789	2019/05/08	CHARGE		*** DELETED AGAINST THIS PROPERTY *** SHERWOOD FOREST SQUARE LTD.	CANADIAN IMPERIAL BANK OF COMMERCE	
ER1232790	2019/05/08	NO ASSGN RENT GEN		*** DELETED AGAINST THIS PROPERTY *** SHERWOOD FOREST SQUARE LTD.	CANADIAN IMPERIAL BANK OF COMMERCE	
REMARKS: ER1232789						
ER1236664	2019/05/31	TRANSFER EASEMENT	\$2	SHERWOOD FOREST SQUARE LTD.	ROGERS COMMUNICATIONS INC.	C
ER1236666	2019/05/31	POSTPONEMENT		*** DELETED AGAINST THIS PROPERTY *** CANADIAN IMPERIAL BANK OF COMMERCE	ROGERS COMMUNICATIONS INC.	
REMARKS: ER1232789 TO ER1236664						
ER1258121	2019/09/16	NOTICE		*** DELETED AGAINST THIS PROPERTY *** SHERWOOD FOREST SQUARE LTD.	CANADIAN IMPERIAL BANK OF COMMERCE	
REMARKS: ER1232789						
ER1258402	2019/09/17	TRANSFER EASEMENT	\$2	SHERWOOD FOREST SQUARE LTD.	LONDON HYDRO INC.	C
ER1258404	2019/09/17	POSTPONEMENT		*** DELETED AGAINST THIS PROPERTY *** CANADIAN IMPERIAL BANK OF COMMERCE	LONDON HYDRO INC.	

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PAGE 2 OF 4
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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
		REMARKS: ER1232789 TO ER1258402				
ER1263254	2019/10/09	TRANSFER EASEMENT	\$2	SHERWOOD FOREST SQUARE LTD.	ENBRIDGE GAS INC.	C
ER1263255	2019/10/09	POSTPONEMENT		*** DELETED AGAINST THIS PROPERTY *** CANADIAN IMPERIAL BANK OF COMMERCE	ENBRIDGE GAS INC.	
		REMARKS: ER1232789 TO ER1263254				
CONDO926	2019/11/15	STANDARD CONDO PLN				C
ER1271382	2019/11/15	CONDO DECLARATION		SHERWOOD FOREST SQUARE LTD.		C
ER1272863	2019/11/22	CONDO BYLAW/98		MIDDLESEX STANDARD CONDOMINIUM CORPORATION NO. 926		C
		REMARKS: BYLAW NO. 1				
ER1272865	2019/11/22	NOTICE		*** DELETED AGAINST THIS PROPERTY *** MIDDLESEX STANDARD CONDOMINIUM CORPORATION NO. 926	SHERWOOD FOREST SQUARE LTD.	
ER1287086	2020/02/07	NOTICE	\$2	THE CORPORATION OF THE CITY OF LONDON	SHERWOOD FOREST SQUARE LTD.	C
		REMARKS: ER1204834				
ER1287090	2020/02/07	POSTPONEMENT		*** DELETED AGAINST THIS PROPERTY *** CANADIAN IMPERIAL BANK OF COMMERCE	THE CORPORATION OF THE CITY OF LONDON	
		REMARKS: ER1232789 TO ER1287086				
ER1343314	2020/12/16	CONDO AMENDMENT		SHERWOOD FOREST SQUARE LTD.		C
		REMARKS: ER1271382. CONDO926. AMENDMENT TO DECLARATION CREATING A PHASE				
ER1362966	2021/03/24	CONDO AMENDMENT		SHERWOOD FOREST SQUARE LTD.		C
		REMARKS: ER1271382. CONDO926. AMENDMENT TO DECLARATION CREATING A PHASE				
ER1421276	2021/11/23	CONDO AMENDMENT		SHERWOOD FOREST SQUARE LTD.		C
		REMARKS: ER1271382. CONDO926. AMENDMENT TO DECLARATION CREATING A PHASE				
ER1421961	2021/11/25	NOTICE	\$2	MIDDLESEX STANDARD CONDOMINIUM CORPORATION NO. 926	SHERWOOD FOREST SQUARE LTD.	C
ER1512501	2023/02/07	TRANSFER		*** DELETED AGAINST THIS PROPERTY *** SHERWOOD FOREST SQUARE LTD.	SF SQUARE GP CORP. SF SQUARE LP	
ER1515675	2023/03/06	CHARGE PARTNERSHIP		*** COMPLETELY DELETED *** SF SQUARE GP CORP. SF SQUARE LP	BAGGATAWAY INVESTMENTS INC.	

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REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/ CHKD
ER1515676	2023/03/06	NO ASSGN RENT GEN		*** COMPLETELY DELETED *** SF SQUARE GP CORP. SF SQUARE LP	BAGGATAWAY INVESTMENTS INC.	
	REMARKS: ER1515675.					
ER1517196	2023/03/17	CHARGE PARTNERSHIP		*** DELETED AGAINST THIS PROPERTY *** SF SQUARE GP CORP. SF SQUARE LP	KINGSETT MORTGAGE CORPORATION	
ER1517200	2023/03/17	NO ASSGN RENT GEN		*** DELETED AGAINST THIS PROPERTY *** SF SQUARE GP CORP. SF SQUARE LP	KINGSETT MORTGAGE CORPORATION	
	REMARKS: ER1517196.					
ER1517257	2023/03/17	DISCH OF CHARGE		*** COMPLETELY DELETED *** BAGGATAWAY INVESTMENTS INC.		
	REMARKS: ER1515675.					
ER1517602	2023/03/21	DISCH OF CHARGE		*** COMPLETELY DELETED *** CANADIAN IMPERIAL BANK OF COMMERCE		
	REMARKS: ER1232789.					
ER1526110	2023/05/24	CONDO AMENDMENT		SF SQUARE GP CORP. SF SQUARE LP		C
	REMARKS: ER1271382. CONDO926. AMENDMENT TO DECLARATION CREATING A PHASE					
ER1546830	2023/09/28	APL (GENERAL)		*** COMPLETELY DELETED *** SF SQUARE GP CORP.		
	REMARKS: DELETE ER1272865					
ER1576923	2024/05/16	CHARGE PARTNERSHIP	\$54,997,590	SF SQUARE GP CORP. SF SQUARE LP	COMPUTERSHARE TRUST COMPANY OF CANADA	C
ER1576926	2024/05/16	NO ASSGN RENT GEN		SF SQUARE GP CORP. SF SQUARE LP	COMPUTERSHARE TRUST COMPANY OF CANADA	C
	REMARKS: ER1576923.					
ER1577016	2024/05/16	DISCH OF CHARGE		*** COMPLETELY DELETED *** KINGSETT MORTGAGE CORPORATION		
	REMARKS: ER1517196.					
ER1605632	2024/11/27	CONDO AMENDMENT		MIDDLESEX STANDARD CONDOMINIUM CORPORATION NO. 926		C
	REMARKS: ER1271382. CONDO926.					

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REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/ CHKD
ER1609786	2024/12/20	CHARGE PARTNERSHIP		*** COMPLETELY DELETED *** SF SQUARE GP CORP. SF SQUARE LP	GLENGARRY FARM FINANCE CORPORATION	
ER1609790	2024/12/20	NO ASSGN RENT GEN		*** COMPLETELY DELETED *** SF SQUARE GP CORP. SF SQUARE LP	GLENGARRY FARM FINANCE CORPORATION	
ER1610820	2025/01/06	LR'S ORDER		LAND REGISTRAR, MIDDLESEX LAND REGISTRY OFFICE		C
ER1627242	2025/05/09	DISCH OF CHARGE		*** COMPLETELY DELETED *** GLENGARRY FARM FINANCE CORPORATION		
ER1627455	2025/05/09	TRANS PARTNERSHIP	\$650,000	SF SQUARE GP CORP. SF SQUARE LP	OEF THE W NOMINEE INC.	C

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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:	UNIT 111, LEVEL 1, MIDDLESEX STANDARD CONDOMINIUM PLAN NO. 926 AND ITS APPURTENANT INTEREST; SUBJECT TO AND TOGETHER WITH EASEMENTS AS SET OUT IN SCHEDULE A AS IN ER1421276; CITY OF LONDON		
PROPERTY REMARKS:	FOR THE PURPOSE OF THE QUALIFIER THE DATE OF REGISTRATION OF ABSOLUTE TITLE IS 2019/08/21.		
ESTATE/QUALIFIER:	RECENTLY:	PIN CREATION DATE:	
FEE SIMPLE LT ABSOLUTE PLUS	CONDOMINIUM FROM 08064-3498	2021/11/25	
OWNERS' NAMES	CAPACITY	SHARE	
OEF THE W NOMINEE INC.			

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/ CHKD
** PRINTOUT INCLUDES ALL DOCUMENT TYPES AND DELETED INSTRUMENTS SINCE 2021/11/25 **						
**SUBJECT TO SUBSECTION 44(1) OF THE LAND TITLES ACT, EXCEPT PARAGRAPHS 3 AND 14 AND *						
** PROVINCIAL SUCCESSION DUTIES AND EXCEPT PARAGRAPH 11 AND ESCHEATS OR FORFEITURE **						
** TO THE CROWN UP TO THE DATE OF REGISTRATION WITH AN ABSOLUTE TITLE. **						
118887	1959/04/09	BYLAW				C
CORRECTIONS: 'THIS INSTRUMENT' WAS DELETED FROM PROPERTY 08072-0175 IN ERROR AND WAS RE-INSTATED ON 1992/03/17 BY BRUCE BURT.						
286285	1969/05/14	BYLAW				C
ER1204834	2018/11/14	NOTICE	\$2	THE CORPORATION OF THE CITY OF LONDON	SHERWOOD FOREST SQUARE LTD.	C
ER1232789	2019/05/08	CHARGE		*** DELETED AGAINST THIS PROPERTY *** SHERWOOD FOREST SQUARE LTD.	CANADIAN IMPERIAL BANK OF COMMERCE	
ER1232790	2019/05/08	NO ASSGN RENT GEN		*** DELETED AGAINST THIS PROPERTY *** SHERWOOD FOREST SQUARE LTD.	CANADIAN IMPERIAL BANK OF COMMERCE	
REMARKS: ER1232789						
ER1236664	2019/05/31	TRANSFER EASEMENT	\$2	SHERWOOD FOREST SQUARE LTD.	ROGERS COMMUNICATIONS INC.	C
ER1236666	2019/05/31	POSTPONEMENT		*** DELETED AGAINST THIS PROPERTY *** CANADIAN IMPERIAL BANK OF COMMERCE	ROGERS COMMUNICATIONS INC.	
REMARKS: ER1232789 TO ER1236664						
ER1258121	2019/09/16	NOTICE		*** DELETED AGAINST THIS PROPERTY *** SHERWOOD FOREST SQUARE LTD.	CANADIAN IMPERIAL BANK OF COMMERCE	
REMARKS: ER1232789						
ER1258402	2019/09/17	TRANSFER EASEMENT	\$2	SHERWOOD FOREST SQUARE LTD.	LONDON HYDRO INC.	C
ER1258404	2019/09/17	POSTPONEMENT		*** DELETED AGAINST THIS PROPERTY *** CANADIAN IMPERIAL BANK OF COMMERCE	LONDON HYDRO INC.	

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PAGE 2 OF 4
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REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/ CHKD
		REMARKS: ER1232789 TO ER1258402				
ER1263254	2019/10/09	TRANSFER EASEMENT	\$2	SHERWOOD FOREST SQUARE LTD.	ENBRIDGE GAS INC.	C
ER1263255	2019/10/09	POSTPONEMENT		*** DELETED AGAINST THIS PROPERTY *** CANADIAN IMPERIAL BANK OF COMMERCE	ENBRIDGE GAS INC.	
		REMARKS: ER1232789 TO ER1263254				
CONDO926	2019/11/15	STANDARD CONDO PLN				C
ER1271382	2019/11/15	CONDO DECLARATION		SHERWOOD FOREST SQUARE LTD.		C
ER1272863	2019/11/22	CONDO BYLAW/98		MIDDLESEX STANDARD CONDOMINIUM CORPORATION NO. 926		C
		REMARKS: BYLAW NO. 1				
ER1272865	2019/11/22	NOTICE		*** DELETED AGAINST THIS PROPERTY *** MIDDLESEX STANDARD CONDOMINIUM CORPORATION NO. 926	SHERWOOD FOREST SQUARE LTD.	
ER1287086	2020/02/07	NOTICE	\$2	THE CORPORATION OF THE CITY OF LONDON	SHERWOOD FOREST SQUARE LTD.	C
		REMARKS: ER1204834				
ER1287090	2020/02/07	POSTPONEMENT		*** DELETED AGAINST THIS PROPERTY *** CANADIAN IMPERIAL BANK OF COMMERCE	THE CORPORATION OF THE CITY OF LONDON	
		REMARKS: ER1232789 TO ER1287086				
ER1343314	2020/12/16	CONDO AMENDMENT		SHERWOOD FOREST SQUARE LTD.		C
		REMARKS: ER1271382. CONDO926. AMENDMENT TO DECLARATION CREATING A PHASE				
ER1362966	2021/03/24	CONDO AMENDMENT		SHERWOOD FOREST SQUARE LTD.		C
		REMARKS: ER1271382. CONDO926. AMENDMENT TO DECLARATION CREATING A PHASE				
ER1421276	2021/11/23	CONDO AMENDMENT		SHERWOOD FOREST SQUARE LTD.		C
		REMARKS: ER1271382. CONDO926. AMENDMENT TO DECLARATION CREATING A PHASE				
ER1421961	2021/11/25	NOTICE	\$2	MIDDLESEX STANDARD CONDOMINIUM CORPORATION NO. 926	SHERWOOD FOREST SQUARE LTD.	C
ER1512501	2023/02/07	TRANSFER		*** DELETED AGAINST THIS PROPERTY *** SHERWOOD FOREST SQUARE LTD.	SF SQUARE GP CORP. SF SQUARE LP	
ER1515675	2023/03/06	CHARGE PARTNERSHIP		*** COMPLETELY DELETED *** SF SQUARE GP CORP. SF SQUARE LP	BAGGATAWAY INVESTMENTS INC.	

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PAGE 3 OF 4
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REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/ CHKD
ER1515676	2023/03/06	NO ASSGN RENT GEN		*** COMPLETELY DELETED *** SF SQUARE GP CORP. SF SQUARE LP	BAGGATAWAY INVESTMENTS INC.	
	REMARKS: ER1515675.					
ER1517196	2023/03/17	CHARGE PARTNERSHIP		*** DELETED AGAINST THIS PROPERTY *** SF SQUARE GP CORP. SF SQUARE LP	KINGSETT MORTGAGE CORPORATION	
ER1517200	2023/03/17	NO ASSGN RENT GEN		*** DELETED AGAINST THIS PROPERTY *** SF SQUARE GP CORP. SF SQUARE LP	KINGSETT MORTGAGE CORPORATION	
	REMARKS: ER1517196.					
ER1517257	2023/03/17	DISCH OF CHARGE		*** COMPLETELY DELETED *** BAGGATAWAY INVESTMENTS INC.		
	REMARKS: ER1515675.					
ER1517602	2023/03/21	DISCH OF CHARGE		*** COMPLETELY DELETED *** CANADIAN IMPERIAL BANK OF COMMERCE		
	REMARKS: ER1232789.					
ER1526110	2023/05/24	CONDO AMENDMENT		SF SQUARE GP CORP. SF SQUARE LP		C
	REMARKS: ER1271382. CONDO926. AMENDMENT TO DECLARATION CREATING A PHASE					
ER1546830	2023/09/28	APL (GENERAL)		*** COMPLETELY DELETED *** SF SQUARE GP CORP.		
	REMARKS: DELETE ER1272865					
ER1576923	2024/05/16	CHARGE PARTNERSHIP	\$54,997,590	SF SQUARE GP CORP. SF SQUARE LP	COMPUTERSHARE TRUST COMPANY OF CANADA	C
ER1576926	2024/05/16	NO ASSGN RENT GEN		SF SQUARE GP CORP. SF SQUARE LP	COMPUTERSHARE TRUST COMPANY OF CANADA	C
	REMARKS: ER1576923.					
ER1577016	2024/05/16	DISCH OF CHARGE		*** COMPLETELY DELETED *** KINGSETT MORTGAGE CORPORATION		
	REMARKS: ER1517196.					
ER1605632	2024/11/27	CONDO AMENDMENT		MIDDLESEX STANDARD CONDOMINIUM CORPORATION NO. 926		C
	REMARKS: ER1271382. CONDO926.					

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
ER1609786	2024/12/20	CHARGE PARTNERSHIP		*** COMPLETELY DELETED *** SF SQUARE GP CORP. SF SQUARE LP	GLENGARRY FARM FINANCE CORPORATION	
ER1609790	2024/12/20	NO ASSGN RENT GEN		*** COMPLETELY DELETED *** SF SQUARE GP CORP. SF SQUARE LP	GLENGARRY FARM FINANCE CORPORATION	
ER1610820	2025/01/06	LR'S ORDER		LAND REGISTRAR, MIDDLESEX LAND REGISTRY OFFICE		C
ER1627242	2025/05/09	DISCH OF CHARGE		*** COMPLETELY DELETED *** GLENGARRY FARM FINANCE CORPORATION		
ER1627457	2025/05/09	TRANS PARTNERSHIP	\$650,000	SF SQUARE GP CORP. SF SQUARE LP	OEF THE W NOMINEE INC.	C

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REGISTRY
OFFICE #33

09529-0352 (LT)

PAGE 1 OF 4
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ON 2025/08/19 AT 15:27:02

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

PROPERTY DESCRIPTION: UNIT 113, LEVEL 1, MIDDLESEX STANDARD CONDOMINIUM PLAN NO. 926 AND ITS APPURTENANT INTEREST; SUBJECT TO AND TOGETHER WITH EASEMENTS AS SET OUT IN SCHEDULE A AS IN ER1421276; CITY OF LONDON

PROPERTY REMARKS: FOR THE PURPOSE OF THE QUALIFIER THE DATE OF REGISTRATION OF ABSOLUTE TITLE IS 2019/08/21.

ESTATE/QUALIFIER:
FEE SIMPLE
LT ABSOLUTE PLUS

OWNERS' NAMES
OEF THE W NOMINEE INC.

RECENTLY:
CONDOMINIUM FROM 08064-3498

CAPACITY SHARE

PIN CREATION DATE:
2021/11/25

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/ CHKD
** PRINTOUT INCLUDES ALL DOCUMENT TYPES AND DELETED INSTRUMENTS SINCE 2021/11/25 **						
**SUBJECT TO SUBSECTION 44(1) OF THE LAND TITLES ACT, EXCEPT PARAGRAPHS 3 AND 14 AND *						
** PROVINCIAL SUCCESSION DUTIES AND EXCEPT PARAGRAPH 11 AND ESCHEATS OR FORFEITURE **						
** TO THE CROWN UP TO THE DATE OF REGISTRATION WITH AN ABSOLUTE TITLE. **						
118887	1959/04/09	BYLAW				C
CORRECTIONS: 'THIS INSTRUMENT' WAS DELETED FROM PROPERTY 08072-0175 IN ERROR AND WAS RE-INSTATED ON 1992/03/17 BY BRUCE BURT.						
286285	1969/05/14	BYLAW				C
ER1204834	2018/11/14	NOTICE	\$2	THE CORPORATION OF THE CITY OF LONDON	SHERWOOD FOREST SQUARE LTD.	C
ER1232789	2019/05/08	CHARGE		*** DELETED AGAINST THIS PROPERTY *** SHERWOOD FOREST SQUARE LTD.	CANADIAN IMPERIAL BANK OF COMMERCE	
ER1232790	2019/05/08	NO ASSGN RENT GEN		*** DELETED AGAINST THIS PROPERTY *** SHERWOOD FOREST SQUARE LTD.	CANADIAN IMPERIAL BANK OF COMMERCE	
REMARKS: ER1232789						
ER1236664	2019/05/31	TRANSFER EASEMENT	\$2	SHERWOOD FOREST SQUARE LTD.	ROGERS COMMUNICATIONS INC.	C
ER1236666	2019/05/31	POSTPONEMENT		*** DELETED AGAINST THIS PROPERTY *** CANADIAN IMPERIAL BANK OF COMMERCE	ROGERS COMMUNICATIONS INC.	
REMARKS: ER1232789 TO ER1236664						
ER1258121	2019/09/16	NOTICE		*** DELETED AGAINST THIS PROPERTY *** SHERWOOD FOREST SQUARE LTD.	CANADIAN IMPERIAL BANK OF COMMERCE	
REMARKS: ER1232789						
ER1258402	2019/09/17	TRANSFER EASEMENT	\$2	SHERWOOD FOREST SQUARE LTD.	LONDON HYDRO INC.	C
ER1258404	2019/09/17	POSTPONEMENT		*** DELETED AGAINST THIS PROPERTY *** CANADIAN IMPERIAL BANK OF COMMERCE	LONDON HYDRO INC.	

NOTE: ADJOINING PROPERTIES SHOULD BE INVESTIGATED TO ASCERTAIN DESCRIPTIVE INCONSISTENCIES, IF ANY, WITH DESCRIPTION REPRESENTED FOR THIS PROPERTY.
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REGISTRY
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09529-0352 (LT)

PAGE 2 OF 4
PREPARED FOR RECON LLP
ON 2025/08/19 AT 15:27:02

* 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
		REMARKS: ER1232789 TO ER1258402				
ER1263254	2019/10/09	TRANSFER EASEMENT	\$2	SHERWOOD FOREST SQUARE LTD.	ENBRIDGE GAS INC.	C
ER1263255	2019/10/09	POSTPONEMENT		*** DELETED AGAINST THIS PROPERTY *** CANADIAN IMPERIAL BANK OF COMMERCE	ENBRIDGE GAS INC.	
		REMARKS: ER1232789 TO ER1263254				
CONDO926	2019/11/15	STANDARD CONDO PLN				C
ER1271382	2019/11/15	CONDO DECLARATION		SHERWOOD FOREST SQUARE LTD.		C
ER1272863	2019/11/22	CONDO BYLAW/98		MIDDLESEX STANDARD CONDOMINIUM CORPORATION NO. 926		C
		REMARKS: BYLAW NO. 1				
ER1272865	2019/11/22	NOTICE		*** DELETED AGAINST THIS PROPERTY *** MIDDLESEX STANDARD CONDOMINIUM CORPORATION NO. 926	SHERWOOD FOREST SQUARE LTD.	
ER1287086	2020/02/07	NOTICE	\$2	THE CORPORATION OF THE CITY OF LONDON	SHERWOOD FOREST SQUARE LTD.	C
		REMARKS: ER1204834				
ER1287090	2020/02/07	POSTPONEMENT		*** DELETED AGAINST THIS PROPERTY *** CANADIAN IMPERIAL BANK OF COMMERCE	THE CORPORATION OF THE CITY OF LONDON	
		REMARKS: ER1232789 TO ER1287086				
ER1343314	2020/12/16	CONDO AMENDMENT		SHERWOOD FOREST SQUARE LTD.		C
		REMARKS: ER1271382. CONDO926. AMENDMENT TO DECLARATION CREATING A PHASE				
ER1362966	2021/03/24	CONDO AMENDMENT		SHERWOOD FOREST SQUARE LTD.		C
		REMARKS: ER1271382. CONDO926. AMENDMENT TO DECLARATION CREATING A PHASE				
ER1421276	2021/11/23	CONDO AMENDMENT		SHERWOOD FOREST SQUARE LTD.		C
		REMARKS: ER1271382. CONDO926. AMENDMENT TO DECLARATION CREATING A PHASE				
ER1421961	2021/11/25	NOTICE	\$2	MIDDLESEX STANDARD CONDOMINIUM CORPORATION NO. 926	SHERWOOD FOREST SQUARE LTD.	C
ER1512501	2023/02/07	TRANSFER		*** DELETED AGAINST THIS PROPERTY *** SHERWOOD FOREST SQUARE LTD.	SF SQUARE GP CORP. SF SQUARE LP	
ER1515675	2023/03/06	CHARGE PARTNERSHIP		*** COMPLETELY DELETED *** SF SQUARE GP CORP. SF SQUARE LP	BAGGATAWAY INVESTMENTS INC.	

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REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/ CHKD
ER1515676	2023/03/06	NO ASSGN RENT GEN		*** COMPLETELY DELETED *** SF SQUARE GP CORP. SF SQUARE LP	BAGGATAWAY INVESTMENTS INC.	
	REMARKS: ER1515675.					
ER1517196	2023/03/17	CHARGE PARTNERSHIP		*** DELETED AGAINST THIS PROPERTY *** SF SQUARE GP CORP. SF SQUARE LP	KINGSETT MORTGAGE CORPORATION	
ER1517200	2023/03/17	NO ASSGN RENT GEN		*** DELETED AGAINST THIS PROPERTY *** SF SQUARE GP CORP. SF SQUARE LP	KINGSETT MORTGAGE CORPORATION	
	REMARKS: ER1517196.					
ER1517257	2023/03/17	DISCH OF CHARGE		*** COMPLETELY DELETED *** BAGGATAWAY INVESTMENTS INC.		
	REMARKS: ER1515675.					
ER1517602	2023/03/21	DISCH OF CHARGE		*** COMPLETELY DELETED *** CANADIAN IMPERIAL BANK OF COMMERCE		
	REMARKS: ER1232789.					
ER1526110	2023/05/24	CONDO AMENDMENT		SF SQUARE GP CORP. SF SQUARE LP		C
	REMARKS: ER1271382. CONDO926. AMENDMENT TO DECLARATION CREATING A PHASE					
ER1546830	2023/09/28	APL (GENERAL)		*** COMPLETELY DELETED *** SF SQUARE GP CORP.		
	REMARKS: DELETE ER1272865					
ER1576923	2024/05/16	CHARGE PARTNERSHIP	\$54,997,590	SF SQUARE GP CORP. SF SQUARE LP	COMPUTERSHARE TRUST COMPANY OF CANADA	C
ER1576926	2024/05/16	NO ASSGN RENT GEN		SF SQUARE GP CORP. SF SQUARE LP	COMPUTERSHARE TRUST COMPANY OF CANADA	C
	REMARKS: ER1576923.					
ER1577016	2024/05/16	DISCH OF CHARGE		*** COMPLETELY DELETED *** KINGSETT MORTGAGE CORPORATION		
	REMARKS: ER1517196.					
ER1605632	2024/11/27	CONDO AMENDMENT		MIDDLESEX STANDARD CONDOMINIUM CORPORATION NO. 926		C
	REMARKS: ER1271382. CONDO926.					

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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
ER1609786	2024/12/20	CHARGE PARTNERSHIP		*** COMPLETELY DELETED *** SF SQUARE GP CORP. SF SQUARE LP	GLENGARRY FARM FINANCE CORPORATION	
ER1609790	2024/12/20	NO ASSGN RENT GEN		*** COMPLETELY DELETED *** SF SQUARE GP CORP. SF SQUARE LP	GLENGARRY FARM FINANCE CORPORATION	
ER1610820	2025/01/06	LR'S ORDER		LAND REGISTRAR, MIDDLESEX LAND REGISTRY OFFICE		C
ER1627242	2025/05/09	DISCH OF CHARGE		*** COMPLETELY DELETED *** GLENGARRY FARM FINANCE CORPORATION		
ER1627460	2025/05/09	TRANS PARTNERSHIP	\$650,000	SF SQUARE GP CORP. SF SQUARE LP	OEF THE W NOMINEE INC.	C

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PAGE 1 OF 4
PREPARED FOR RECON LLP
ON 2025/08/19 AT 15:27:01

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

PROPERTY DESCRIPTION:	UNIT 112, LEVEL 1, MIDDLESEX STANDARD CONDOMINIUM PLAN NO. 926 AND ITS APPURTENANT INTEREST; SUBJECT TO AND TOGETHER WITH EASEMENTS AS SET OUT IN SCHEDULE A AS IN ER1421276; CITY OF LONDON		
PROPERTY REMARKS:	FOR THE PURPOSE OF THE QUALIFIER THE DATE OF REGISTRATION OF ABSOLUTE TITLE IS 2019/08/21.		
ESTATE/QUALIFIER:	RECENTLY:	PIN CREATION DATE:	
FEE SIMPLE LT ABSOLUTE PLUS	CONDOMINIUM FROM 08064-3498	2021/11/25	
OWNERS' NAMES	CAPACITY	SHARE	
OEF THE W NOMINEE INC.			

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/ CHKD
** PRINTOUT INCLUDES ALL DOCUMENT TYPES AND DELETED INSTRUMENTS SINCE 2021/11/25 **						
**SUBJECT TO SUBSECTION 44(1) OF THE LAND TITLES ACT, EXCEPT PARAGRAPHS 3 AND 14 AND *						
** PROVINCIAL SUCCESSION DUTIES AND EXCEPT PARAGRAPH 11 AND ESCHEATS OR FORFEITURE **						
** TO THE CROWN UP TO THE DATE OF REGISTRATION WITH AN ABSOLUTE TITLE. **						
118887	1959/04/09	BYLAW				C
CORRECTIONS: 'THIS INSTRUMENT' WAS DELETED FROM PROPERTY 08072-0175 IN ERROR AND WAS RE-INSTATED ON 1992/03/17 BY BRUCE BURT.						
286285	1969/05/14	BYLAW				C
ER1204834	2018/11/14	NOTICE	\$2	THE CORPORATION OF THE CITY OF LONDON	SHERWOOD FOREST SQUARE LTD.	C
ER1232789	2019/05/08	CHARGE		*** DELETED AGAINST THIS PROPERTY *** SHERWOOD FOREST SQUARE LTD.	CANADIAN IMPERIAL BANK OF COMMERCE	
ER1232790	2019/05/08	NO ASSGN RENT GEN		*** DELETED AGAINST THIS PROPERTY *** SHERWOOD FOREST SQUARE LTD.	CANADIAN IMPERIAL BANK OF COMMERCE	
REMARKS: ER1232789						
ER1236664	2019/05/31	TRANSFER EASEMENT	\$2	SHERWOOD FOREST SQUARE LTD.	ROGERS COMMUNICATIONS INC.	C
ER1236666	2019/05/31	POSTPONEMENT		*** DELETED AGAINST THIS PROPERTY *** CANADIAN IMPERIAL BANK OF COMMERCE	ROGERS COMMUNICATIONS INC.	
REMARKS: ER1232789 TO ER1236664						
ER1258121	2019/09/16	NOTICE		*** DELETED AGAINST THIS PROPERTY *** SHERWOOD FOREST SQUARE LTD.	CANADIAN IMPERIAL BANK OF COMMERCE	
REMARKS: ER1232789						
ER1258402	2019/09/17	TRANSFER EASEMENT	\$2	SHERWOOD FOREST SQUARE LTD.	LONDON HYDRO INC.	C
ER1258404	2019/09/17	POSTPONEMENT		*** DELETED AGAINST THIS PROPERTY *** CANADIAN IMPERIAL BANK OF COMMERCE	LONDON HYDRO INC.	

NOTE: ADJOINING PROPERTIES SHOULD BE INVESTIGATED TO ASCERTAIN DESCRIPTIVE INCONSISTENCIES, IF ANY, WITH DESCRIPTION REPRESENTED FOR THIS PROPERTY.
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09529-0351 (LT)

PAGE 2 OF 4
PREPARED FOR RECON LLP
ON 2025/08/19 AT 15:27:01

* 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
		REMARKS: ER1232789 TO ER1258402				
ER1263254	2019/10/09	TRANSFER EASEMENT	\$2	SHERWOOD FOREST SQUARE LTD.	ENBRIDGE GAS INC.	C
ER1263255	2019/10/09	POSTPONEMENT		*** DELETED AGAINST THIS PROPERTY *** CANADIAN IMPERIAL BANK OF COMMERCE	ENBRIDGE GAS INC.	
		REMARKS: ER1232789 TO ER1263254				
CONDO926	2019/11/15	STANDARD CONDO PLN				C
ER1271382	2019/11/15	CONDO DECLARATION		SHERWOOD FOREST SQUARE LTD.		C
ER1272863	2019/11/22	CONDO BYLAW/98		MIDDLESEX STANDARD CONDOMINIUM CORPORATION NO. 926		C
		REMARKS: BYLAW NO. 1				
ER1272865	2019/11/22	NOTICE		*** DELETED AGAINST THIS PROPERTY *** MIDDLESEX STANDARD CONDOMINIUM CORPORATION NO. 926	SHERWOOD FOREST SQUARE LTD.	
ER1287086	2020/02/07	NOTICE	\$2	THE CORPORATION OF THE CITY OF LONDON	SHERWOOD FOREST SQUARE LTD.	C
		REMARKS: ER1204834				
ER1287090	2020/02/07	POSTPONEMENT		*** DELETED AGAINST THIS PROPERTY *** CANADIAN IMPERIAL BANK OF COMMERCE	THE CORPORATION OF THE CITY OF LONDON	
		REMARKS: ER1232789 TO ER1287086				
ER1343314	2020/12/16	CONDO AMENDMENT		SHERWOOD FOREST SQUARE LTD.		C
		REMARKS: ER1271382. CONDO926. AMENDMENT TO DECLARATION CREATING A PHASE				
ER1362966	2021/03/24	CONDO AMENDMENT		SHERWOOD FOREST SQUARE LTD.		C
		REMARKS: ER1271382. CONDO926. AMENDMENT TO DECLARATION CREATING A PHASE				
ER1421276	2021/11/23	CONDO AMENDMENT		SHERWOOD FOREST SQUARE LTD.		C
		REMARKS: ER1271382. CONDO926. AMENDMENT TO DECLARATION CREATING A PHASE				
ER1421961	2021/11/25	NOTICE	\$2	MIDDLESEX STANDARD CONDOMINIUM CORPORATION NO. 926	SHERWOOD FOREST SQUARE LTD.	C
ER1512501	2023/02/07	TRANSFER		*** DELETED AGAINST THIS PROPERTY *** SHERWOOD FOREST SQUARE LTD.	SF SQUARE GP CORP. SF SQUARE LP	
ER1515675	2023/03/06	CHARGE PARTNERSHIP		*** COMPLETELY DELETED *** SF SQUARE GP CORP. SF SQUARE LP	BAGGATAWAY INVESTMENTS INC.	

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REGISTRY
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09529-0351 (LT)

PAGE 3 OF 4
PREPARED FOR RECON LLP
ON 2025/08/19 AT 15:27:01

* 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
ER1515676	2023/03/06	NO ASSGN RENT GEN		*** COMPLETELY DELETED *** SF SQUARE GP CORP. SF SQUARE LP	BAGGATAWAY INVESTMENTS INC.	
	REMARKS: ER1515675.					
ER1517196	2023/03/17	CHARGE PARTNERSHIP		*** DELETED AGAINST THIS PROPERTY *** SF SQUARE GP CORP. SF SQUARE LP	KINGSETT MORTGAGE CORPORATION	
ER1517200	2023/03/17	NO ASSGN RENT GEN		*** DELETED AGAINST THIS PROPERTY *** SF SQUARE GP CORP. SF SQUARE LP	KINGSETT MORTGAGE CORPORATION	
	REMARKS: ER1517196.					
ER1517257	2023/03/17	DISCH OF CHARGE		*** COMPLETELY DELETED *** BAGGATAWAY INVESTMENTS INC.		
	REMARKS: ER1515675.					
ER1517602	2023/03/21	DISCH OF CHARGE		*** COMPLETELY DELETED *** CANADIAN IMPERIAL BANK OF COMMERCE		
	REMARKS: ER1232789.					
ER1526110	2023/05/24	CONDO AMENDMENT		SF SQUARE GP CORP. SF SQUARE LP		C
	REMARKS: ER1271382. CONDO926. AMENDMENT TO DECLARATION CREATING A PHASE					
ER1546830	2023/09/28	APL (GENERAL)		*** COMPLETELY DELETED *** SF SQUARE GP CORP.		
	REMARKS: DELETE ER1272865					
ER1576923	2024/05/16	CHARGE PARTNERSHIP	\$54,997,590	SF SQUARE GP CORP. SF SQUARE LP	COMPUTERSHARE TRUST COMPANY OF CANADA	C
ER1576926	2024/05/16	NO ASSGN RENT GEN		SF SQUARE GP CORP. SF SQUARE LP	COMPUTERSHARE TRUST COMPANY OF CANADA	C
	REMARKS: ER1576923.					
ER1577016	2024/05/16	DISCH OF CHARGE		*** COMPLETELY DELETED *** KINGSETT MORTGAGE CORPORATION		
	REMARKS: ER1517196.					
ER1605632	2024/11/27	CONDO AMENDMENT		MIDDLESEX STANDARD CONDOMINIUM CORPORATION NO. 926		C
	REMARKS: ER1271382. CONDO926.					

NOTE: ADJOINING PROPERTIES SHOULD BE INVESTIGATED TO ASCERTAIN DESCRIPTIVE INCONSISTENCIES, IF ANY, WITH DESCRIPTION REPRESENTED FOR THIS PROPERTY.
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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
ER1609786	2024/12/20	CHARGE PARTNERSHIP		*** COMPLETELY DELETED *** SF SQUARE GP CORP. SF SQUARE LP	GLENGARRY FARM FINANCE CORPORATION	C
ER1609790	2024/12/20	NO ASSGN RENT GEN		*** COMPLETELY DELETED *** SF SQUARE GP CORP. SF SQUARE LP	GLENGARRY FARM FINANCE CORPORATION	
REMARKS: ER1609786.						
ER1610820	2025/01/06	LR'S ORDER		LAND REGISTRAR, MIDDLESEX LAND REGISTRY OFFICE		
REMARKS: ER1343314, ER1362966						
ER1627242	2025/05/09	DISCH OF CHARGE		*** COMPLETELY DELETED *** GLENGARRY FARM FINANCE CORPORATION		
REMARKS: ER1609786.						
ER1627459	2025/05/09	TRANS PARTNERSHIP	\$650,000	SF SQUARE GP CORP. SF SQUARE LP	OEF THE W NOMINEE INC.	C
REMARKS: PLANNING ACT STATEMENTS.						

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09529-0001 (LT)

PAGE 1 OF 6
PREPARED FOR RECON LLP
ON 2025/08/19 AT 15:24:34

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

PROPERTY DESCRIPTION: UNIT 1, LEVEL 1, MIDDLESEX STANDARD CONDOMINIUM PLAN NO. 926 AND ITS APPURTENANT INTEREST; SUBJECT TO AND TOGETHER WITH EASEMENTS AS SET OUT IN SCHEDULE A AS IN ER1271382; CITY OF LONDON

PROPERTY REMARKS: FOR THE PURPOSE OF THE QUALIFIER THE DATE OF REGISTRATION OF ABSOLUTE TITLE IS 2019/08/21.

ESTATE/QUALIFIER: FEE SIMPLE
LT ABSOLUTE PLUS

RECENTLY: CONDOMINIUM FROM 08064-3472

PIN CREATION DATE: 2019/11/19

OWNERS' NAMES OEF THE W NOMINEE INC.

CAPACITY **SHARE**

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/ CHKD
** PRINTOUT INCLUDES ALL DOCUMENT TYPES AND DELETED INSTRUMENTS SINCE 2019/11/19 **						
**SUBJECT TO SUBSECTION 44(1) OF THE LAND TITLES ACT, EXCEPT PARAGRAPHS 3 AND 14 AND *						
** PROVINCIAL SUCCESSION DUTIES AND EXCEPT PARAGRAPH 11 AND ESCHEATS OR FORFEITURE **						
** TO THE CROWN UP TO THE DATE OF REGISTRATION WITH AN ABSOLUTE TITLE. **						
118887	1959/04/09	BYLAW				C
CORRECTIONS: 'THIS INSTRUMENT' WAS DELETED FROM PROPERTY 08072-0175 IN ERROR AND WAS RE-INSTATED ON 1992/03/17 BY BRUCE BURT.						
286285	1969/05/14	BYLAW				C
ER1204834	2018/11/14	NOTICE	\$2	THE CORPORATION OF THE CITY OF LONDON	SHERWOOD FOREST SQUARE LTD.	C
ER1230416	2019/04/25	CHARGE		*** DELETED AGAINST THIS PROPERTY *** SHERWOOD FOREST SQUARE LTD.	HARBOUREDGE MORTGAGE INVESTMENT CORPORATION	
ER1232789	2019/05/08	CHARGE		*** DELETED AGAINST THIS PROPERTY *** SHERWOOD FOREST SQUARE LTD.	CANADIAN IMPERIAL BANK OF COMMERCE	
ER1232790	2019/05/08	NO ASSGN RENT GEN		*** DELETED AGAINST THIS PROPERTY *** SHERWOOD FOREST SQUARE LTD.	CANADIAN IMPERIAL BANK OF COMMERCE	
REMARKS: ER1232789						
ER1234185	2019/05/16	POSTPONEMENT		*** DELETED AGAINST THIS PROPERTY *** HARBOUREDGE MORTGAGE INVESTMENT CORPORATION	CANADIAN IMPERIAL BANK OF COMMERCE	
REMARKS: ER1230416 TO ER1232789 & ER1232790						
ER1236664	2019/05/31	TRANSFER EASEMENT	\$2	SHERWOOD FOREST SQUARE LTD.	ROGERS COMMUNICATIONS INC.	C
ER1236665	2019/05/31	POSTPONEMENT		*** DELETED AGAINST THIS PROPERTY *** HARBOUREDGE MORTGAGE INVESTMENT CORPORATION	ROGERS COMMUNICATIONS INC.	
REMARKS: ER1230416 TO ER1236664						
ER1236666	2019/05/31	POSTPONEMENT		*** DELETED AGAINST THIS PROPERTY ***		

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PAGE 2 OF 6
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REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/ CHKD
ER1258121	2019/09/16	NOTICE		CANADIAN IMPERIAL BANK OF COMMERCE	ROGERS COMMUNICATIONS INC.	
ER1258122	2019/09/16	POSTPONEMENT		SHERWOOD FOREST SQUARE LTD.	CANADIAN IMPERIAL BANK OF COMMERCE	
ER1258402	2019/09/17	TRANSFER EASEMENT	\$2	SHERWOOD FOREST SQUARE LTD.	LONDON HYDRO INC.	C
ER1258403	2019/09/17	POSTPONEMENT		SHERWOOD FOREST SQUARE LTD.	LONDON HYDRO INC.	
ER1258404	2019/09/17	POSTPONEMENT		CANADIAN IMPERIAL BANK OF COMMERCE	LONDON HYDRO INC.	
ER1263254	2019/10/09	TRANSFER EASEMENT	\$2	SHERWOOD FOREST SQUARE LTD.	ENBRIDGE GAS INC.	C
ER1263255	2019/10/09	POSTPONEMENT		CANADIAN IMPERIAL BANK OF COMMERCE	ENBRIDGE GAS INC.	
ER1263256	2019/10/09	POSTPONEMENT		HARBOUREDGE MORTGAGE INVESTMENT CORPORATION	ENBRIDGE GAS INC.	
CONDO926	2019/11/15	STANDARD CONDO PLN				C
ER1271382	2019/11/15	CONDO DECLARATION		SHERWOOD FOREST SQUARE LTD.		C
ER1272863	2019/11/22	CONDO BYLAW/98		MIDDLESEX STANDARD CONDOMINIUM CORPORATION NO. 926		C
ER1272864	2019/11/22	NOTICE	\$2	MIDDLESEX STANDARD CONDOMINIUM CORPORATION NO. 926	SHERWOOD FOREST SQUARE LTD.	C
ER1272865	2019/11/22	NOTICE		MIDDLESEX STANDARD CONDOMINIUM CORPORATION NO. 926	SHERWOOD FOREST SQUARE LTD.	

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PAGE 3 OF 6
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ON 2025/08/19 AT 15:24:34

* 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
ER1274641	2019/11/29	TRANSFER	\$2	*** COMPLETELY DELETED *** SHERWOOD FOREST SQUARE LTD.	SHERWOOD FOREST SQUARE LTD. 2716219 ONTARIO LTD.	C
ER1275422	2019/12/03	CHARGE		*** COMPLETELY DELETED *** SHERWOOD FOREST SQUARE LTD. 2716219 ONTARIO LTD.	FIRST NATIONAL FINANCIAL GP CORPORATION	
ER1275423	2019/12/03	NO ASSGN RENT GEN		*** COMPLETELY DELETED *** SHERWOOD FOREST SQUARE LTD. 2716219 ONTARIO LTD.	FIRST NATIONAL FINANCIAL GP CORPORATION	
REMARKS: ER1275422						
ER1275424	2019/12/03	DISCH OF CHARGE		*** COMPLETELY DELETED *** HARBOUREDGE MORTGAGE INVESTMENT CORPORATION		
REMARKS: ER1230416.						
ER1275689	2019/12/05	DISCH OF CHARGE		*** COMPLETELY DELETED *** CANADIAN IMPERIAL BANK OF COMMERCE		
REMARKS: ER1232789.						
ER1287085	2020/02/07	NOTICE		THE CORPORATION OF THE CITY OF LONDON	SHERWOOD FOREST SQUARE LTD. 2716219 ONTARIO LTD.	
REMARKS: ER1204834						
ER1287087	2020/02/07	POSTPONEMENT		*** COMPLETELY DELETED *** FIRST NATIONAL FINANCIAL GP CORPORATION	THE CORPORATION OF THE CITY OF LONDON	
REMARKS: ER1275422 TO ER1287085						
ER1337358	2020/11/19	TRANSFER		*** COMPLETELY DELETED *** SHERWOOD FOREST SQUARE LTD. 2716219 ONTARIO LTD.	SF SQUARE GP CORP. SF SQUARE LP	
CORRECTIONS: PARTY TO NAME CHANGED FROM SF SQUARE LP. TO SF SQUARE LP ON 2023/03/02 AT 11:09 BY STONGE, MIMI.						
ER1337359	2020/11/19	NO ASSGN RENT GEN		*** COMPLETELY DELETED *** SF SQUARE GP CORP. SF SQUARE LP	FIRST NATIONAL FINANCIAL GP CORPORATION	
REMARKS: ER1275422.						
ER1343314	2020/12/16	CONDO AMENDMENT		SHERWOOD FOREST SQUARE LTD.		C
REMARKS: ER1271382. CONDO926. AMENDMENT TO DECLARATION CREATING A PHASE						
ER1345685	2020/12/24	CHARGE PARTNERSHIP		*** COMPLETELY DELETED ***		

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PAGE 4 OF 6
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REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/ CHKD
ER1345686	2020/12/24	NO ASSGN RENT GEN		SF SQUARE GP CORP. SF SQUARE LP. *** COMPLETELY DELETED *** SF SQUARE GP CORP. SF SQUARE LP.	ROSSI, FREDY ROSSI, FREDY	C
ER1362966	2021/03/24	CONDO AMENDMENT		SHERWOOD FOREST SQUARE LTD.		
ER1365297	2021/04/01	TRANSFER OF CHARGE		*** COMPLETELY DELETED *** ROSSI, FREDY	ROSSI, FREDY ROSSI, MEGHAN MAPLE TERRAZZO MARBLE & TILE INC. FUSION TERRAZZO SYSTEMS INC.	
ER1414042	2021/10/25	DISCH OF CHARGE		*** COMPLETELY DELETED *** ROSSI, FREDY ROSSI, MEGHAN MAPLE TERRAZZO MARBLE & TILE INC. FUSION TERRAZZO SYSTEMS INC.		
ER1421276	2021/11/23	CONDO AMENDMENT		SHERWOOD FOREST SQUARE LTD.		C
ER1515330	2023/03/02	LR'S ORDER		LAND REGISTRAR, MIDDLESEX LAND REGISTRY OFFICE		C
ER1515671	2023/03/06	CHARGE PARTNERSHIP		*** COMPLETELY DELETED *** SF SQUARE GP CORP. SF SQUARE LP	BAGGATAWAY INVESTMENTS INC.	
ER1515672	2023/03/06	NO ASSGN RENT GEN		*** COMPLETELY DELETED *** SF SQUARE GP CORP. SF SQUARE LP	BAGGATAWAY INVESTMENTS INC.	
ER1517196	2023/03/17	CHARGE PARTNERSHIP		*** DELETED AGAINST THIS PROPERTY *** SF SQUARE GP CORP. SF SQUARE LP	KINGSETT MORTGAGE CORPORATION	

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REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/ CHKD
ER1517200	2023/03/17	NO ASSGN RENT GEN	\$54,997,590	*** DELETED AGAINST THIS PROPERTY *** SF SQUARE GP CORP. SF SQUARE LP	KINGSETT MORTGAGE CORPORATION	C
REMARKS: ER1517196.						
ER1517255	2023/03/17	DISCH OF CHARGE		*** COMPLETELY DELETED *** BAGGATAWAY INVESTMENTS INC.		
REMARKS: ER1515671.						
ER1517324	2023/03/20	DISCH OF CHARGE		*** COMPLETELY DELETED *** FIRST NATIONAL FINANCIAL GP CORPORATION		
REMARKS: ER1275422.						
ER1526110	2023/05/24	CONDO AMENDMENT		SF SQUARE GP CORP. SF SQUARE LP		
REMARKS: ER1271382. CONDO926. AMENDMENT TO DECLARATION CREATING A PHASE						
ER1546830	2023/09/28	APL (GENERAL)		*** COMPLETELY DELETED *** SF SQUARE GP CORP.		
REMARKS: DELETE ER1272865						
ER1576923	2024/05/16	CHARGE PARTNERSHIP	\$54,997,590	SF SQUARE GP CORP. SF SQUARE LP	COMPUTERSHARE TRUST COMPANY OF CANADA	C
ER1576926	2024/05/16	NO ASSGN RENT GEN		SF SQUARE GP CORP. SF SQUARE LP	COMPUTERSHARE TRUST COMPANY OF CANADA	C
REMARKS: ER1576923.						
ER1577016	2024/05/16	DISCH OF CHARGE		*** COMPLETELY DELETED *** KINGSETT MORTGAGE CORPORATION		
REMARKS: ER1517196.						
ER1605632	2024/11/27	CONDO AMENDMENT		MIDDLESEX STANDARD CONDOMINIUM CORPORATION NO. 926		C
REMARKS: ER1271382. CONDO926.						
ER1609786	2024/12/20	CHARGE PARTNERSHIP	\$54,997,590	*** COMPLETELY DELETED *** SF SQUARE GP CORP. SF SQUARE LP	GLENGARRY FARM FINANCE CORPORATION	
ER1609790	2024/12/20	NO ASSGN RENT GEN		*** COMPLETELY DELETED *** SF SQUARE GP CORP. SF SQUARE LP	GLENGARRY FARM FINANCE CORPORATION	
REMARKS: ER1609786.						

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REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/ CHKD
ER1627242	2025/05/09	DISCH OF CHARGE	\$650,000	*** COMPLETELY DELETED *** GLENGARRY FARM FINANCE CORPORATION	OEF THE W NOMINEE INC.	C
ER1627249	2025/05/09	TRANS PARTNERSHIP		SF SQUARE GP CORP. SF SQUARE LP		

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PAGE 1 OF 6
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ON 2025/08/19 AT 15:24:38

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

PROPERTY DESCRIPTION: UNIT 2, LEVEL 1, MIDDLESEX STANDARD CONDOMINIUM PLAN NO. 926 AND ITS APPURTENANT INTEREST; SUBJECT TO AND TOGETHER WITH EASEMENTS AS SET OUT IN SCHEDULE A AS IN ER1271382; CITY OF LONDON

PROPERTY REMARKS: FOR THE PURPOSE OF THE QUALIFIER THE DATE OF REGISTRATION OF ABSOLUTE TITLE IS 2019/08/21.

ESTATE/QUALIFIER:
FEE SIMPLE
LT ABSOLUTE PLUS

OWNERS' NAMES
OEF THE W NOMINEE INC.

RECENTLY:
CONDOMINIUM FROM 08064-3472

CAPACITY SHARE

PIN CREATION DATE:
2019/11/19

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/ CHKD
** PRINTOUT INCLUDES ALL DOCUMENT TYPES AND DELETED INSTRUMENTS SINCE 2019/11/19 **						
**SUBJECT TO SUBSECTION 44(1) OF THE LAND TITLES ACT, EXCEPT PARAGRAPHS 3 AND 14 AND *						
** PROVINCIAL SUCCESSION DUTIES AND EXCEPT PARAGRAPH 11 AND ESCHEATS OR FORFEITURE **						
** TO THE CROWN UP TO THE DATE OF REGISTRATION WITH AN ABSOLUTE TITLE. **						
118887	1959/04/09	BYLAW				C
CORRECTIONS: 'THIS INSTRUMENT' WAS DELETED FROM PROPERTY 08072-0175 IN ERROR AND WAS RE-INSTATED ON 1992/03/17 BY BRUCE BURT.						
286285	1969/05/14	BYLAW				C
ER1204834	2018/11/14	NOTICE	\$2	THE CORPORATION OF THE CITY OF LONDON	SHERWOOD FOREST SQUARE LTD.	C
ER1230416	2019/04/25	CHARGE		*** DELETED AGAINST THIS PROPERTY *** SHERWOOD FOREST SQUARE LTD.	HARBOUREDGE MORTGAGE INVESTMENT CORPORATION	
ER1232789	2019/05/08	CHARGE		*** DELETED AGAINST THIS PROPERTY *** SHERWOOD FOREST SQUARE LTD.	CANADIAN IMPERIAL BANK OF COMMERCE	
ER1232790	2019/05/08	NO ASSGN RENT GEN		*** DELETED AGAINST THIS PROPERTY *** SHERWOOD FOREST SQUARE LTD.	CANADIAN IMPERIAL BANK OF COMMERCE	
REMARKS: ER1232789						
ER1234185	2019/05/16	POSTPONEMENT		*** DELETED AGAINST THIS PROPERTY *** HARBOUREDGE MORTGAGE INVESTMENT CORPORATION	CANADIAN IMPERIAL BANK OF COMMERCE	
REMARKS: ER1230416 TO ER1232789 & ER1232790						
ER1236664	2019/05/31	TRANSFER EASEMENT	\$2	SHERWOOD FOREST SQUARE LTD.	ROGERS COMMUNICATIONS INC.	C
ER1236665	2019/05/31	POSTPONEMENT		*** DELETED AGAINST THIS PROPERTY *** HARBOUREDGE MORTGAGE INVESTMENT CORPORATION	ROGERS COMMUNICATIONS INC.	
REMARKS: ER1230416 TO ER1236664						
ER1236666	2019/05/31	POSTPONEMENT		*** DELETED AGAINST THIS PROPERTY ***		

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PAGE 2 OF 6
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REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/ CHKD
ER1258121	2019/09/16	NOTICE		CANADIAN IMPERIAL BANK OF COMMERCE	ROGERS COMMUNICATIONS INC.	
ER1258122	2019/09/16	POSTPONEMENT		SHERWOOD FOREST SQUARE LTD.	CANADIAN IMPERIAL BANK OF COMMERCE	
ER1258402	2019/09/17	TRANSFER EASEMENT	\$2	SHERWOOD FOREST SQUARE LTD.	LONDON HYDRO INC.	C
ER1258403	2019/09/17	POSTPONEMENT		SHERWOOD FOREST SQUARE LTD.	LONDON HYDRO INC.	
ER1258404	2019/09/17	POSTPONEMENT		CANADIAN IMPERIAL BANK OF COMMERCE	LONDON HYDRO INC.	
ER1263254	2019/10/09	TRANSFER EASEMENT	\$2	SHERWOOD FOREST SQUARE LTD.	ENBRIDGE GAS INC.	C
ER1263255	2019/10/09	POSTPONEMENT		CANADIAN IMPERIAL BANK OF COMMERCE	ENBRIDGE GAS INC.	
ER1263256	2019/10/09	POSTPONEMENT		HARBOUREDGE MORTGAGE INVESTMENT CORPORATION	ENBRIDGE GAS INC.	
CONDO926	2019/11/15	STANDARD CONDO PLN				C
ER1271382	2019/11/15	CONDO DECLARATION		SHERWOOD FOREST SQUARE LTD.		C
ER1272863	2019/11/22	CONDO BYLAW/98		MIDDLESEX STANDARD CONDOMINIUM CORPORATION NO. 926		C
ER1272864	2019/11/22	NOTICE	\$2	MIDDLESEX STANDARD CONDOMINIUM CORPORATION NO. 926	SHERWOOD FOREST SQUARE LTD.	C
ER1272865	2019/11/22	NOTICE		MIDDLESEX STANDARD CONDOMINIUM CORPORATION NO. 926	SHERWOOD FOREST SQUARE LTD.	

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PAGE 3 OF 6
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REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/ CHKD
ER1274641	2019/11/29	TRANSFER	\$2	*** COMPLETELY DELETED *** SHERWOOD FOREST SQUARE LTD.	SHERWOOD FOREST SQUARE LTD. 2716219 ONTARIO LTD.	C
ER1275422	2019/12/03	CHARGE		*** COMPLETELY DELETED *** SHERWOOD FOREST SQUARE LTD. 2716219 ONTARIO LTD.	FIRST NATIONAL FINANCIAL GP CORPORATION	
ER1275423	2019/12/03	NO ASSGN RENT GEN		*** COMPLETELY DELETED *** SHERWOOD FOREST SQUARE LTD. 2716219 ONTARIO LTD.	FIRST NATIONAL FINANCIAL GP CORPORATION	
REMARKS: ER1275422						
ER1275424	2019/12/03	DISCH OF CHARGE		*** COMPLETELY DELETED *** HARBOUREDGE MORTGAGE INVESTMENT CORPORATION		
REMARKS: ER1230416.						
ER1275689	2019/12/05	DISCH OF CHARGE		*** COMPLETELY DELETED *** CANADIAN IMPERIAL BANK OF COMMERCE		
REMARKS: ER1232789.						
ER1287085	2020/02/07	NOTICE		THE CORPORATION OF THE CITY OF LONDON	SHERWOOD FOREST SQUARE LTD. 2716219 ONTARIO LTD.	
REMARKS: ER1204834						
ER1287087	2020/02/07	POSTPONEMENT		*** COMPLETELY DELETED *** FIRST NATIONAL FINANCIAL GP CORPORATION	THE CORPORATION OF THE CITY OF LONDON	
REMARKS: ER1275422 TO ER1287085						
ER1337358	2020/11/19	TRANSFER		*** COMPLETELY DELETED *** SHERWOOD FOREST SQUARE LTD. 2716219 ONTARIO LTD.	SF SQUARE GP CORP. SF SQUARE LP	
CORRECTIONS: PARTY TO NAME CHANGED FROM SF SQUARE LP. TO SF SQUARE LP ON 2023/03/02 AT 11:09 BY STONGE, MIMI.						
ER1337359	2020/11/19	NO ASSGN RENT GEN		*** COMPLETELY DELETED *** SF SQUARE GP CORP. SF SQUARE LP	FIRST NATIONAL FINANCIAL GP CORPORATION	
REMARKS: ER1275422.						
ER1343314	2020/12/16	CONDO AMENDMENT		SHERWOOD FOREST SQUARE LTD.		C
REMARKS: ER1271382. CONDO926. AMENDMENT TO DECLARATION CREATING A PHASE						
ER1345685	2020/12/24	CHARGE PARTNERSHIP		*** COMPLETELY DELETED ***		

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PAGE 4 OF 6
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REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/ CHKD
ER1345686	2020/12/24	NO ASSGN RENT GEN		SF SQUARE GP CORP. SF SQUARE LP. *** COMPLETELY DELETED *** SF SQUARE GP CORP. SF SQUARE LP.	ROSSI, FREDY ROSSI, FREDY	
ER1362966	2021/03/24	CONDO AMENDMENT		SHERWOOD FOREST SQUARE LTD.		C
ER1365297	2021/04/01	TRANSFER OF CHARGE		*** COMPLETELY DELETED *** ROSSI, FREDY	ROSSI, FREDY ROSSI, MEGHAN MAPLE TERRAZZO MARBLE & TILE INC. FUSION TERRAZZO SYSTEMS INC.	
ER1414042	2021/10/25	DISCH OF CHARGE		*** COMPLETELY DELETED *** ROSSI, FREDY ROSSI, MEGHAN MAPLE TERRAZZO MARBLE & TILE INC. FUSION TERRAZZO SYSTEMS INC.		
ER1421276	2021/11/23	CONDO AMENDMENT		SHERWOOD FOREST SQUARE LTD.		C
ER1515330	2023/03/02	LR'S ORDER		LAND REGISTRAR, MIDDLESEX LAND REGISTRY OFFICE		C
ER1515671	2023/03/06	CHARGE PARTNERSHIP		*** COMPLETELY DELETED *** SF SQUARE GP CORP. SF SQUARE LP	BAGGATAWAY INVESTMENTS INC.	
ER1515672	2023/03/06	NO ASSGN RENT GEN		*** COMPLETELY DELETED *** SF SQUARE GP CORP. SF SQUARE LP	BAGGATAWAY INVESTMENTS INC.	
ER1517196	2023/03/17	CHARGE PARTNERSHIP		*** DELETED AGAINST THIS PROPERTY *** SF SQUARE GP CORP. SF SQUARE LP	KINGSETT MORTGAGE CORPORATION	

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REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/ CHKD
ER1517200	2023/03/17	NO ASSGN RENT GEN	\$54,997,590	*** DELETED AGAINST THIS PROPERTY *** SF SQUARE GP CORP. SF SQUARE LP	KINGSETT MORTGAGE CORPORATION	C
REMARKS: ER1517196.						
ER1517255	2023/03/17	DISCH OF CHARGE		*** COMPLETELY DELETED *** BAGGATAWAY INVESTMENTS INC.		
REMARKS: ER1515671.						
ER1517324	2023/03/20	DISCH OF CHARGE		*** COMPLETELY DELETED *** FIRST NATIONAL FINANCIAL GP CORPORATION		
REMARKS: ER1275422.						
ER1526110	2023/05/24	CONDO AMENDMENT		SF SQUARE GP CORP. SF SQUARE LP		
REMARKS: ER1271382. CONDO926. AMENDMENT TO DECLARATION CREATING A PHASE						
ER1546830	2023/09/28	APL (GENERAL)		*** COMPLETELY DELETED *** SF SQUARE GP CORP.		
REMARKS: DELETE ER1272865						
ER1576923	2024/05/16	CHARGE PARTNERSHIP	\$54,997,590	SF SQUARE GP CORP. SF SQUARE LP	COMPUTERSHARE TRUST COMPANY OF CANADA	C
ER1576926	2024/05/16	NO ASSGN RENT GEN		SF SQUARE GP CORP. SF SQUARE LP	COMPUTERSHARE TRUST COMPANY OF CANADA	C
REMARKS: ER1576923.						
ER1577016	2024/05/16	DISCH OF CHARGE		*** COMPLETELY DELETED *** KINGSETT MORTGAGE CORPORATION		
REMARKS: ER1517196.						
ER1605632	2024/11/27	CONDO AMENDMENT		MIDDLESEX STANDARD CONDOMINIUM CORPORATION NO. 926		C
REMARKS: ER1271382. CONDO926.						
ER1609786	2024/12/20	CHARGE PARTNERSHIP	\$54,997,590	*** COMPLETELY DELETED *** SF SQUARE GP CORP. SF SQUARE LP	GLENGARRY FARM FINANCE CORPORATION	
ER1609790	2024/12/20	NO ASSGN RENT GEN		*** COMPLETELY DELETED *** SF SQUARE GP CORP. SF SQUARE LP	GLENGARRY FARM FINANCE CORPORATION	
REMARKS: ER1609786.						

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REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/ CHKD
ER1627242	2025/05/09	DISCH OF CHARGE	\$650,000	*** COMPLETELY DELETED *** GLENGARRY FARM FINANCE CORPORATION	OEF THE W NOMINEE INC.	C
REMARKS: ER1609786.						
ER1627250	2025/05/09	TRANS PARTNERSHIP		SF SQUARE GP CORP. SF SQUARE LP		
REMARKS: PLANNING ACT STATEMENTS.						

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PAGE 1 OF 6
PREPARED FOR RECON LLP
ON 2025/08/19 AT 15:24:41

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

PROPERTY DESCRIPTION: UNIT 3, LEVEL 1, MIDDLESEX STANDARD CONDOMINIUM PLAN NO. 926 AND ITS APPURTENANT INTEREST; SUBJECT TO AND TOGETHER WITH EASEMENTS AS SET OUT IN SCHEDULE A AS IN ER1271382; CITY OF LONDON

PROPERTY REMARKS: FOR THE PURPOSE OF THE QUALIFIER THE DATE OF REGISTRATION OF ABSOLUTE TITLE IS 2019/08/21.

ESTATE/QUALIFIER:
FEE SIMPLE
LT ABSOLUTE PLUS

OWNERS' NAMES
OEF THE W NOMINEE INC.

RECENTLY:
CONDOMINIUM FROM 08064-3472

CAPACITY SHARE

PIN CREATION DATE:
2019/11/19

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/ CHKD
~~** PRINTOUT~~	~~INCLUDES ALL~~	~~DOCUMENT TYPES AND~~	~~DELETED INSTRUMENTS~~	~~SINCE 2019/11/19 **~~		
~~**SUBJECT TO~~	~~SUBSECTION~~	~~44(1) OF THE LAND~~	~~TITLES ACT, EXCEPT~~	~~PARAGRAPHS 3 AND 14 AND *~~		
~~**~~	~~PROVINCIAL~~	~~SUCCESSION DUTIES AND~~	~~EXCEPT PARAGRAPH 11~~	~~AND ESCHEATS OR FORFEITURE **~~		
~~**~~	~~TO THE CROWN~~	~~UP TO THE DATE OF~~	~~REGISTRATION WITH AN~~	~~ABSOLUTE TITLE. **~~		
118887	1959/04/09	BYLAW				C
		~~CORRECTIONS: 'THIS INSTRUMENT' WAS~~	~~DELETED FROM PROPERTY~~	~~08072-0175 IN ERROR AND WAS RE-INSTATED ON 1992/03/17 BY BRUCE BURT.~~		
286285	1969/05/14	BYLAW				C
ER1204834	2018/11/14	NOTICE	\$2	THE CORPORATION OF THE CITY OF LONDON	SHERWOOD FOREST SQUARE LTD.	C
ER1230416	2019/04/25	CHARGE		*** DELETED AGAINST THIS PROPERTY *** SHERWOOD FOREST SQUARE LTD.	HARBOUREDGE MORTGAGE INVESTMENT CORPORATION	
ER1232789	2019/05/08	CHARGE		*** DELETED AGAINST THIS PROPERTY *** SHERWOOD FOREST SQUARE LTD.	CANADIAN IMPERIAL BANK OF COMMERCE	
ER1232790	2019/05/08	NO ASSGN RENT GEN		*** DELETED AGAINST THIS PROPERTY *** SHERWOOD FOREST SQUARE LTD.	CANADIAN IMPERIAL BANK OF COMMERCE	
		~~REMARKS: ER1232789~~				
ER1234185	2019/05/16	POSTPONEMENT		*** DELETED AGAINST THIS PROPERTY *** HARBOUREDGE MORTGAGE INVESTMENT CORPORATION	CANADIAN IMPERIAL BANK OF COMMERCE	
		~~REMARKS: ER1230416 TO ER1232789 & ER1232790~~				
ER1236664	2019/05/31	TRANSFER EASEMENT	\$2	SHERWOOD FOREST SQUARE LTD.	ROGERS COMMUNICATIONS INC.	C
ER1236665	2019/05/31	POSTPONEMENT		*** DELETED AGAINST THIS PROPERTY *** HARBOUREDGE MORTGAGE INVESTMENT CORPORATION	ROGERS COMMUNICATIONS INC.	
		~~REMARKS: ER1230416 TO ER1236664~~				
ER1236666	2019/05/31	POSTPONEMENT		*** DELETED AGAINST THIS PROPERTY ***		

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PAGE 2 OF 6
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REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/ CHKD
ER1258121	2019/09/16	NOTICE		CANADIAN IMPERIAL BANK OF COMMERCE	ROGERS COMMUNICATIONS INC.	
ER1258122	2019/09/16	POSTPONEMENT		SHERWOOD FOREST SQUARE LTD.	CANADIAN IMPERIAL BANK OF COMMERCE	
ER1258402	2019/09/17	TRANSFER EASEMENT	\$2	SHERWOOD FOREST SQUARE LTD.	LONDON HYDRO INC.	C
ER1258403	2019/09/17	POSTPONEMENT		SHERWOOD FOREST SQUARE LTD.	LONDON HYDRO INC.	
ER1258404	2019/09/17	POSTPONEMENT		CANADIAN IMPERIAL BANK OF COMMERCE	LONDON HYDRO INC.	
ER1263254	2019/10/09	TRANSFER EASEMENT	\$2	SHERWOOD FOREST SQUARE LTD.	ENBRIDGE GAS INC.	C
ER1263255	2019/10/09	POSTPONEMENT		CANADIAN IMPERIAL BANK OF COMMERCE	ENBRIDGE GAS INC.	
ER1263256	2019/10/09	POSTPONEMENT		HARBOUREDGE MORTGAGE INVESTMENT CORPORATION	ENBRIDGE GAS INC.	
CONDO926	2019/11/15	STANDARD CONDO PLN				C
ER1271382	2019/11/15	CONDO DECLARATION		SHERWOOD FOREST SQUARE LTD.		C
ER1272863	2019/11/22	CONDO BYLAW/98		MIDDLESEX STANDARD CONDOMINIUM CORPORATION NO. 926		C
ER1272864	2019/11/22	NOTICE	\$2	MIDDLESEX STANDARD CONDOMINIUM CORPORATION NO. 926	SHERWOOD FOREST SQUARE LTD.	C
ER1272865	2019/11/22	NOTICE		MIDDLESEX STANDARD CONDOMINIUM CORPORATION NO. 926	SHERWOOD FOREST SQUARE LTD.	

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REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/ CHKD
ER1274641	2019/11/29	TRANSFER	\$2	*** COMPLETELY DELETED *** SHERWOOD FOREST SQUARE LTD.	SHERWOOD FOREST SQUARE LTD. 2716219 ONTARIO LTD.	C
ER1275422	2019/12/03	CHARGE		*** COMPLETELY DELETED *** SHERWOOD FOREST SQUARE LTD. 2716219 ONTARIO LTD.	FIRST NATIONAL FINANCIAL GP CORPORATION	
ER1275423	2019/12/03	NO ASSGN RENT GEN		*** COMPLETELY DELETED *** SHERWOOD FOREST SQUARE LTD. 2716219 ONTARIO LTD.	FIRST NATIONAL FINANCIAL GP CORPORATION	
REMARKS: ER1275422						
ER1275424	2019/12/03	DISCH OF CHARGE		*** COMPLETELY DELETED *** HARBOUREDGE MORTGAGE INVESTMENT CORPORATION		
REMARKS: ER1230416.						
ER1275689	2019/12/05	DISCH OF CHARGE		*** COMPLETELY DELETED *** CANADIAN IMPERIAL BANK OF COMMERCE		
REMARKS: ER1232789.						
ER1287085	2020/02/07	NOTICE		THE CORPORATION OF THE CITY OF LONDON	SHERWOOD FOREST SQUARE LTD. 2716219 ONTARIO LTD.	
REMARKS: ER1204834						
ER1287087	2020/02/07	POSTPONEMENT		*** COMPLETELY DELETED *** FIRST NATIONAL FINANCIAL GP CORPORATION	THE CORPORATION OF THE CITY OF LONDON	
REMARKS: ER1275422 TO ER1287085						
ER1337358	2020/11/19	TRANSFER		*** COMPLETELY DELETED *** SHERWOOD FOREST SQUARE LTD. 2716219 ONTARIO LTD.	SF SQUARE GP CORP. SF SQUARE LP	
CORRECTIONS: PARTY TO NAME CHANGED FROM SF SQUARE LP. TO SF SQUARE LP ON 2023/03/02 AT 11:09 BY STONGE, MIMI.						
ER1337359	2020/11/19	NO ASSGN RENT GEN		*** COMPLETELY DELETED *** SF SQUARE GP CORP. SF SQUARE LP	FIRST NATIONAL FINANCIAL GP CORPORATION	
REMARKS: ER1275422.						
ER1343314	2020/12/16	CONDO AMENDMENT		SHERWOOD FOREST SQUARE LTD.		C
REMARKS: ER1271382. CONDO926. AMENDMENT TO DECLARATION CREATING A PHASE						
ER1345685	2020/12/24	CHARGE PARTNERSHIP		*** COMPLETELY DELETED ***		

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REGISTRY
OFFICE #33

09529-0003 (LT)

PAGE 4 OF 6
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ON 2025/08/19 AT 15:24:41

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REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/ CHKD
ER1345686	2020/12/24	NO ASSGN RENT GEN		SF SQUARE GP CORP. SF SQUARE LP. *** COMPLETELY DELETED *** SF SQUARE GP CORP. SF SQUARE LP.	ROSSI, FREDY ROSSI, FREDY	
ER1362966	2021/03/24	CONDO AMENDMENT		SHERWOOD FOREST SQUARE LTD.		C
ER1365297	2021/04/01	TRANSFER OF CHARGE		*** COMPLETELY DELETED *** ROSSI, FREDY	ROSSI, FREDY ROSSI, MEGHAN MAPLE TERRAZZO MARBLE & TILE INC. FUSION TERRAZZO SYSTEMS INC.	
ER1414042	2021/10/25	DISCH OF CHARGE		*** COMPLETELY DELETED *** ROSSI, FREDY ROSSI, MEGHAN MAPLE TERRAZZO MARBLE & TILE INC. FUSION TERRAZZO SYSTEMS INC.		
ER1421276	2021/11/23	CONDO AMENDMENT		SHERWOOD FOREST SQUARE LTD.		C
ER1515330	2023/03/02	LR'S ORDER		LAND REGISTRAR, MIDDLESEX LAND REGISTRY OFFICE		C
ER1515671	2023/03/06	CHARGE PARTNERSHIP		*** COMPLETELY DELETED *** SF SQUARE GP CORP. SF SQUARE LP	BAGGATAWAY INVESTMENTS INC.	
ER1515672	2023/03/06	NO ASSGN RENT GEN		*** COMPLETELY DELETED *** SF SQUARE GP CORP. SF SQUARE LP	BAGGATAWAY INVESTMENTS INC.	
ER1517196	2023/03/17	CHARGE PARTNERSHIP		*** DELETED AGAINST THIS PROPERTY *** SF SQUARE GP CORP. SF SQUARE LP	KINGSETT MORTGAGE CORPORATION	

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REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/ CHKD
ER1517200	2023/03/17	NO ASSGN RENT GEN	\$54,997,590	*** DELETED AGAINST THIS PROPERTY *** SF SQUARE GP CORP. SF SQUARE LP	KINGSETT MORTGAGE CORPORATION	C
REMARKS: ER1517196.						
ER1517255	2023/03/17	DISCH OF CHARGE		*** COMPLETELY DELETED *** BAGGATAWAY INVESTMENTS INC.		
REMARKS: ER1515671.						
ER1517324	2023/03/20	DISCH OF CHARGE		*** COMPLETELY DELETED *** FIRST NATIONAL FINANCIAL GP CORPORATION		
REMARKS: ER1275422.						
ER1526110	2023/05/24	CONDO AMENDMENT		SF SQUARE GP CORP. SF SQUARE LP		
REMARKS: ER1271382. CONDO926. AMENDMENT TO DECLARATION CREATING A PHASE						
ER1546830	2023/09/28	APL (GENERAL)		*** COMPLETELY DELETED *** SF SQUARE GP CORP.		
REMARKS: DELETE ER1272865						
ER1576923	2024/05/16	CHARGE PARTNERSHIP	\$54,997,590	SF SQUARE GP CORP. SF SQUARE LP	COMPUTERSHARE TRUST COMPANY OF CANADA	C
ER1576926	2024/05/16	NO ASSGN RENT GEN		SF SQUARE GP CORP. SF SQUARE LP	COMPUTERSHARE TRUST COMPANY OF CANADA	C
REMARKS: ER1576923.						
ER1577016	2024/05/16	DISCH OF CHARGE		*** COMPLETELY DELETED *** KINGSETT MORTGAGE CORPORATION		
REMARKS: ER1517196.						
ER1605632	2024/11/27	CONDO AMENDMENT		MIDDLESEX STANDARD CONDOMINIUM CORPORATION NO. 926		C
REMARKS: ER1271382. CONDO926.						
ER1609786	2024/12/20	CHARGE PARTNERSHIP	\$54,997,590	*** COMPLETELY DELETED *** SF SQUARE GP CORP. SF SQUARE LP	GLENGARRY FARM FINANCE CORPORATION	
ER1609790	2024/12/20	NO ASSGN RENT GEN		*** COMPLETELY DELETED *** SF SQUARE GP CORP. SF SQUARE LP	GLENGARRY FARM FINANCE CORPORATION	
REMARKS: ER1609786.						

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REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/ CHKD
ER1627242	2025/05/09	DISCH OF CHARGE	\$650,000	*** COMPLETELY DELETED *** GLENGARRY FARM FINANCE CORPORATION	OEF THE W NOMINEE INC.	C
REMARKS: ER1609786.						
ER1627251	2025/05/09	TRANS PARTNERSHIP		SF SQUARE GP CORP. SF SQUARE LP		
REMARKS: PLANNING ACT STATEMENTS.						

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APPENDIX "F"

From: [Todd Neill](#)
To: [Scott Schweyer](#)
Cc: [Scott Reid](#)
Subject: FW: Revision to forbearance agreement and direction of funds at W closing
Date: Thursday, November 28, 2024 8:26:51 AM
Attachments: [image001.png](#)
[SF Square LP - Void Cheque.pdf](#)
[image002.png](#)

Hi Scott,

Here is the account to direct the funds once everything is settled. Thanks

Todd Neill, CMA, CPA
Chief Financial Officer | Reid's Heritage Properties
1515 Gordon Street, Suite 203 , Guelph, ON. N1L 1C9
Tel: 519.654.9099 ext. 554 | Cell: 519.239.9245



BUILDING PROFITABLE PARTNERSHIPS

reidsproperties.com

From: Scott Reid <scott@reidsproperties.com>
Sent: November 27, 2024 3:59 PM
To: Todd Neill <tneill@reidsproperties.com>
Subject: Fw: Revision to forbearance agreement and direction of funds at W closing

FYI. Not sure where you want to direct the funds

Get [Outlook for iOS](#)

From: Scott Schweyer <sschweyer@cookhomes.ca>
Sent: Wednesday, November 27, 2024 3:57:27 PM
To: William Thompson <wthompson@rcllp.ca>
Cc: Scott Reid <scott@reidsproperties.com>; Ian Cook <icook@cookhomes.ca>
Subject: Revision to forbearance agreement and direction of funds at W closing

Hi William,

Thanks for talking.

As discussed, we will be loaning RHH (or whichever legal name is in the forbearance agreement) \$300,000 to assist with November obligations. You confirmed it was easiest

to update the forbearance agreement and ensure the amount is paid on the closing of W.

He would like to have the money transferred by late tomorrow so this is last minute to make the revisions and sign off on it.

Let us know what is possible on your end to help with this.

Take care,

Scott

Scott Schweyer

COO, Cook Group

695 Rupert Street, Unit B, Waterloo, Ontario N2V 1Z5

P: 519-746-6244 ext 36 | **M:** 519-748-7710 | **E:** sschweyer@cookhomes.ca

www.cookhomes.ca



APPENDIX "G"

STATEMENT OF ADJUSTMENTS		
RE: SF SQUARE LP, by its general partner, SF SQUARE GP CORP. (the "Vendor") sale of the property municipally known as 130, 140, 160, 170, 180 and 190 Sherwood Forest Square, London, Ontario (the "Property") to OEF THE W L.P., by its general partner, OEF STUDENT HOUSING GP INC. (the "Purchaser") in relation to Agreement of Purchase and Sale dated the 12th day of November, 2024 between the Vendor and Purchaser for the Property, as amended from time to time (the "Agreement of Purchase and Sale") CLOSING: May 9, 2025		
Closing: May 9, 2025	CREDIT PURCHASER	CREDIT VENDOR
Purchase Price less Chattels - Exhibit K to APS		\$ 98,540,120.00
Chattels - Exhibit K to APS		\$ 1,459,880.00
First Deposit Paid by Purchaser	\$1,500,000.00	
Second Deposit Paid by Purchaser	\$1,500,000.00	
Interest on Deposits - Credit Purchaser	\$41,919.49	
H.S.T. is exempt from the sale of the Property - No Adjustment		
Assumption of the MCAP Mortgage (in favour of Computershare Trust Company of Canada registered as Instrument No. ER1413581) as per Agreement of Purchase and Sale (this amount includes: Principal balance, April 2025 Interest, May 2025 interest, NSF Fee, Late Charges up to May 9, 2025 - PER DIEM IS \$798.74)		
CREDIT PURCHASER	\$ 11,584,037.02	
Assumption of the Kingsett Mortgage (in favour of Computershare Trust Company of Canada registered as Instrument No. ER1576923) as per Agreement of Purchase and Sale (this amount includes: Principal balance, April 2025 Interest, May 2025 interest, Late Charges and outstanding fees up to May 9, 2025 - PER DIEM IS \$5,994.70)		
CREDIT PURCHASER	\$ 54,597,590.83	

Water, Gas and Hydro Utility Adjustments - Final meter readings are set up. To be adjusted at a later date, if necessary.					
Realty Taxes					
Estimated taxes for 2025 (2024 final taxes of \$481,864.11 + estimated increase of 7.66% = \$518,774.90)			\$	518,774.90	
Vendor's share for	128 days			181,926.54	
Paid by (see below):				207,490.72	
1st interim instalment paid by Vendor: \$103,743.12					
2nd interim instalment paid by Vendor via Realty Tax Holdback: \$103,747.60					
CREDIT VENDOR					25,564.18
Residential Tenancy Rents - Current Month for May 2025 - Exhibit B to APS					
130 Sherwood Forest				102,245.00	
170 Sherwood Forest				102,105.00	
180 Sherwood Forest				128,150.00	
160 Sherwood Forest				134,991.00	
140 Sherwood Forest				119,825.00	
Monthly amount			\$	587,316.00	
Vendor's share for	8 days			151,565.42	
CREDIT PURCHASER				435,750.58	
Parking Tenancy Rents - Current Month May, 2025 - SUMMER - See Schedule 1					
May 2025 amount			\$	393.33	
Vendor's share for	8 days			101.50	
CREDIT PURCHASER					291.83
Parking Tenancy Rents - June, 2025 forward - SUMMER- See Schedule 1					
Totals for months post-closing.			\$	1,991.71	
CREDIT PURCHASER					1,991.71
Parking Tenancy Rents - Post-Closing - FALL - See Schedule 1					
Totals for months post-closing.			\$	3,744.00	
CREDIT PURCHASER					3,744.00

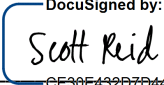
Storage Locker Tenancy Rents - Current Month May, 2025 - See Schedule 1					
Monthly amount		\$	142.86		
Vendor's share for	8 days		36.87		
CREDIT PURCHASER				105.99	
Storage Locker Tenancy Rents - June, 2025 forward - See Schedule 1					
Totals for months post-closing.		\$	385.72		
CREDIT PURCHASER				385.72	
Prepaid Rents (Last Month Rent) - Exhibit B to APS					
130 Sherwood Forest			116,210.00		
170 Sherwood Forest			104,155.00		
180 Sherwood Forest			141,515.00		
160 Sherwood Forest			160,666.00		
140 Sherwood Forest			144,475.00		
			667,021.00		
CREDIT PURCHASER				667,021.00	
Interest on Prepaid Rents (Last Month Rent) Total					
\$667,021.00 x 2.50% = \$16,675.52					
CREDIT PURCHASER				16,675.52	
Other Deposits (not provided by PD cheques) and Key Deposits					
Guarantor Funds for Rent Deposits other than Last Month Rent - See Schedule 3					
			459,016.24		
Key Deposits - See Exhibit B to APS					
			116,000.00		
			575,016.24		
CREDIT PURCHASER				575,016.24	
Free Rents/Concessions - Current Month May, 2025 - See Schedule 2					
Monthly amount			780.00		
Vendor's share for	8 days		201.29		
CREDIT PURCHASER				578.71	
Free Rents/Concessions - June 2025 forward - See Schedule 2					
Totals for months post-closing.			2,340.00		
CREDIT PURCHASER				2,340.00	

Wyse Meter Solutions Inc. -					
Submetering Invoice for the month of					
May 2025					
Monthly amount		830.55			
Vendor's share for	8 days	214.34			
Purchaser will pay May invoice					
CREDIT PURCHASER			214.34		
May 2025 Estimated Monthly Invoices - See Schedule 5					
Platinum Fire Equipment Inc. (monthly inspections)		771.79			
Transdev/Voyago (monthly shuttle service fee)		12,848.10			
Waste Management (monthly fee)		4,656.40			
SWAN Dust Control		549.90			
Edward & Sons, Complete Property Maintenance		2,056.78			
JDI Cleaning Services (monthly fee)		4,068.00			
Delta Elevator (monthly fee)		1,955.45			
Van Houtte Coffee Services (monthly service)		226.00			
Security Guard Group (monthly fee average)		1,800.00			
Mailchimp (monthly average)		45.00			
Rogers Internet		15,237.64			
Rogers Phone		901.16			
Specialty Answering (monthly fee average)		178.00			
R3 Integrators Inc. (A-5.5 months = \$273.46, B-2 months = \$99.44, Amenity-3 months = \$142.38, E-4 months 24 days=\$237.88, F-1 month 14 days =\$72.17, D-4 months 12 days=\$218.13)		1,042.96			
Paid by Vendor for month of closing			46,337.18		
Vendor's share for	8 days	11,957.98			
CREDIT VENDOR				34,379.20	
Debt Fee Overages					
Related to the mortgage assumption					
CREDIT PURCHASER			5,500.00		
Seller's Realty Tax Arrears Holdback to be held in Purchaser's lawyer's trust account (125% of the Seller's Tax Arrears as set out on the Tax Certificates)					
CREDIT PURCHASER			195,078.41		
2025/2026 NRI Holdback - to be held by the Purchaser's lawyer and invested as per the Agreement of Purchase and Sale					
CREDIT PURCHASER			3,000,000.00		
Subtotals			\$ 74,128,241.39	\$ 100,059,943.38	

BALANCE DUE ON CLOSING	\$ 25,931,701.99	
Totals	\$ 100,059,943.38	\$ 100,059,943.38
E. & O.E.		

5/9/2025
DATE: _____

SF SQUARE GP CORP. in its capacity as general partner of SF SQUARE LP

Per: 

Name: Scott O. Reid
Title: Secretary

APPENDIX "H"

**ONTARIO
SUPERIOR COURT OF JUSTICE**

**IN THE MATTER OF THE *BANKRUPTCY AND
INSOLVENCY ACT*, RSC 1985, c B-3, AS AMENDED**

**AND IN THE MATTER OF THE BANKRUPTCY OF SF SQUARE GP CORP OF THE CITY
OF GUELPH, IN THE PROVINCE OF ONTARIO**

REPLY MOTION RECORD OF THE TRUSTEE IN BANKRUPTCY
(Returnable May 20, 2026)
(RE: Order for Direction to Pay)

February 25, 2026

RECONSTRUCT LLP
80 Richmond Street West
Suite 1700
Toronto, ON M5H 2A4

Caitlin Fell LSO No. 60091H
cfell@reconllp.com
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Julien Gosset LSO No. 93234T
jgosset@reconllp.com
Tel: 437.881.1639

**Lawyers for BDO Canada Limited, in
its capacity as the Trustee in
Bankruptcy**

TO: THE SERVICE LIST

**ONTARIO
SUPERIOR COURT OF JUSTICE**

**IN THE MATTER OF THE *BANKRUPTCY AND
INSOLVENCY ACT*, RSC 1985, c B-3, AS AMENDED**

**AND IN THE MATTER OF THE BANKRUPTCY OF SF SQUARE GP CORP OF THE CITY
OF GUELPH, IN THE PROVINCE OF ONTARIO**

INDEX

TAB	DOCUMENT
1.	Fourth Report of the Trustee dated February 25, 2026
	Appendix "A" – Proofs of Claim of Level 3 Parties dated October 28, 2025
	Appendix "B" – General Security Agreements between Sherwood Forest Square Ltd. and Level 3 Capital Management Inc. dated December 1, 2022, and July 5, 2023
	Appendix "C" – Square GP Corp.'s Statement of Affairs dated May 30, 2025
	Appendix "D" – List of Secure Creditors of Sherwood Forest Square Ltd.
	Appendix "E" – List of Secured Creditors of SF Square LP
	Appendix "F" – iMessages between Mr. Cameron and Mr. Reid between May 22, 2025 to June 20, 2025
	Appendix "G" – Email thread between BDO, Mr. Reid, and Mr. Cameron dated June 6 to June 22, 2022
	Appendix "H" – Email thread between BDO and B. Cameron between December 11, 2025, and January 12, 2026, and attached SF Square LP Transactions by Account as at December 31, 2025

Bankruptcy Court File No.: BK-25-03230607-0035
Estate File No.: 35-3230607

**ONTARIO
SUPERIOR COURT OF JUSTICE
(IN BANKRUPTCY & INSOLVENCY)**

**IN THE MATTER OF THE BANKRUPTCY AND INSOLVENCY
ACT, R.S.C 1985, c. B-3, AS AMENDED**

**AND IN THE MATTER OF THE BANKRUPTCY OF
SF SQUARE GP CORP., OF THE CITY OF GUELPH,
IN THE PROVINCE OF ONTARIO**

**FOURTH REPORT OF BDO CANADA LIMITED,
IN ITS CAPACITY AS TRUSTEE
February 25, 2026**

TABLE OF CONTENTS

INTRODUCTION & BACKGROUND	1
PURPOSE	2
TERMS OF REFERENCE.....	2
ANALYSIS	2
Promissory Notes and GSAs	2
Lack of Consideration.....	4
Sale of The W Property Did Not Render Square GP Solvent.....	6
Competing Claims and Effect on Creditor Recoveries	7
Assertions Regarding Estate Administration, and Other Inaccuracies.....	9

Appendices

Appendix A - Proofs of Claim of Level 3 Parties dated October 28, 2025

Appendix B - General Security Agreements between Sherwood Forest Square Ltd. and Level 3 Capital Management Inc. dated December 1, 2022 and July 5, 2023

Appendix C - Square GP Corp.'s Statement of Affairs dated May 30, 2025

Appendix D - List of Secured Creditors of Sherwood Forest Square Ltd.

Appendix E - List of Secured Creditors of SF Square LP

Appendix F - iMessages between B. Cameron and S. Reid dated May 22, 2025 to June 20, 2025

Appendix G - Email thread between BDO, S. Reid, and B. Cameron dated June 6, 2025 to June 22, 2022

Appendix H - Email thread between BDO and B. Cameron dated December 11, 2025 to January 12, 2026, and attached SF Square LP Transactions by Account as at December 31, 2025

INTRODUCTION & BACKGROUND

1. On May 30, 2025, SF Square GP Corp. ("**Square GP**" or the "**Debtor**") filed an assignment in bankruptcy pursuant to the *Bankruptcy and Insolvency Act*, RSC 1985, c B-3 (the "**BIA**"). BDO Canada Limited ("**BDO**") was appointed as the trustee (the "**Trustee**") of the estate of the bankrupt (the "**Estate**"). The appointment was affirmed by the creditors of Square GP at the first meeting of creditors on June 20, 2025.
2. The Debtor is the general partner of SF Square LP ("**Square LP**"). Upon the Debtor's bankruptcy, the property, assets, and undertakings of Square LP vested in the Trustee.
3. The Trustee brought a motion, returnable May 20, 2026, seeking an order that among other things:
 - (a) declares that the "direction to pay" executed by Square LP, by its general partner Square GP ("**SF Square**") on January 10, 2025, directing its legal counsel to pay \$4.7 million from future property sale proceeds to the Level 3 Parties (as defined below) (the "**Direction to Pay**") is revocable or otherwise invalid, and orders that the funds to which the Direction to Pay relates (the "**Direction to Pay Funds**") be released by the Trustee from the segregated bank account for the benefit of the Estate and, subject to calling and adjudicating claims, distributed in accordance with the priorities established by the BIA; and
 - (b) declares that five transfers of funds made to each of Level 3 Capital Management Inc., Andrew Long, Kent McDonell, and 2796068 Ontario Inc. (collectively, the "**Level 3 Parties**") by Square GP in December 2024 (the "**December Transfers**", collectively, with the Direction to Pay, the "**Impugned Transactions**") are voidable, and orders the return of those monies to the Trustee for the benefit of the Estate.

4. In response, the Level 3 Parties served their Responding Motion Record on February 4, 2026 (the “**Responding Motion Record**”).

PURPOSE

5. The primary purpose of this report is to address certain issues raised in the three affidavits in the Responding Motion Record, all as affirmed on February 4, 2026 by Damien Lowry (the “**Lowry Affidavit**”), Andrew Long (the “**Long Affidavit**”), and Ben Cameron (the “**Cameron Affidavit**”).
6. Capitalized terms not defined herein have the same meaning given to them in the Third Report of BDO Canada Limited, in its capacity as trustee, dated December 16, 2025 (the “**Third Report**”).

TERMS OF REFERENCE

7. In preparing this Fourth Report, the Trustee has relied upon audited and unaudited financial information, the records of Sherwood Forest Square Ltd. (“**Sherwood**”), Square GP, and Square LP, other information available to the Trustee and, where appropriate, discussions with various parties.

ANALYSIS

Promissory Notes and GSAs

8. Paragraphs 14 and 15 of the Lowry Affidavit note that the Level 3 Parties filed financing statements against SF Square and that the financing statements were registered against SF Square to perfect their security interests. Notwithstanding this assertion, SF Square was not indebted to the Level 3 Parties, nor was there security granted by SF Square to the Level 3 Parties to perfect.

9. The Lowry Affidavit refers to promissory notes, guarantees, and general security agreements that were provided to the Level 3 Parties. As evidence of this, Mr. Lowry attaches as Exhibit "F" a table summarizing the promissory notes but does not attach the promissory notes nor the general security agreements themselves.
10. The only promissory notes in favour of any of the Level 3 Parties that the Trustee has been able to identify are those attached to the Third Report as Appendix "D". They are all signed by RHH Rental Properties Ltd. ("**RHH**") and guaranteed by Sherwood. None are signed or guaranteed by SF Square.
11. The Level 3 Parties submitted formal proofs of claim (Form 31) to the Trustee on November 3, 2025, asserting secured claims against the Estate totaling \$4,205,000 (the "**Proofs of Claim**"). The Proofs of Claim did not attach any loan or security documents issued by SF Square in favour of any of the Level 3 Parties. Copies of the Proofs of Claim are attached hereto as **Appendix "A"**.
12. The Trustee obtained two general security agreements between Sherwood and Level 3 Capital Management Inc. One general security agreement is dated December 1, 2022. One is dated July 5, 2023. Copies of these agreements, which were not attached to the Level 3 Parties' Proofs of Claim or Responding Motion Record, are attached as **Appendix "B"**. These are the only security agreements that have been produced to the Trustee involving any of the Level 3 Parties.
13. Based on the above, the Level 3 Parties are not secured creditors of Square LP or Square GP, nor are they unsecured creditors. Accordingly, there is no basis for the Level 3 Parties to be entitled to the Direction to Pay Funds.

Lack of Consideration

14. At paragraph 7(d) of the Lowry Affidavit, Mr. Lowry asserts that the Direction to Pay was supported by consideration in the form of “an agreement signed between SF Square and the Level 3 Parties for the provision of services”. Mr. Lowry points to two documents in support of this contention; Exhibits “G” and “H” to his affidavit sworn June 16, 2025 in the Level 3 Application (the “**First Lowry Affidavit**”).
15. Exhibit “G” is a handwritten note signed by Andrew Long, Mr. Lowry, and Scott Reid dated October 17, 2024, which states: “We have agreed [indecipherable] guarantee 3.3 million on the sole [sic] of the “W” in London – owned by SF Square LP”. The note does not indicate in what capacity or on behalf of what entity Mr. Reid was signing the note.
16. Exhibit “H” is an email dated October 18, 2024 from Mr. Reid to Mr. Long and Mr. Lowry. The email is sent by Mr. Reid in his capacity as CEO of Reid’s Heritage Properties. It includes the following:

Per our conversation yesterday:

- 3.3M CAD to be set aside or otherwise directed to you (Damien, Andrew, Kent) from the sale of the W, provided the waiver is signed by Brookfield the end of October
- In exchange for this you (Andrew) agree to work with me to manage investor expectations and I agree to work collaboratively with you on putting together an exit strategy on various properties or assets as required

With the news yesterday and the expected progress today on the LOC, we also agreed that if that came through in the short term that there would be effectively no need for the foregoing as the payments back to you and all investors would start immediately.

17. The Trustee consulted with Mr. Reid regarding these documents and Mr. Lowry’s claims. Mr. Reid advises:

- (a) At the time, Mr. Reid was attempting to placate various investors across his different companies and ventures, while he awaited the arrival of further anticipated outside funds;
 - (b) The handwritten note attached as Exhibit "G" to the First Lowry Affidavit was signed after Mr. Lowry attended at Mr. Reid's office and refused to leave without a "deal";
 - (c) The Level 3 Parties were not retained to provide any financial or consulting services to Mr. Reid or any of his companies, and the reference to such services being provided was "made up". By this, the Trustee understands Mr. Reid to mean that the services were referenced in an attempt to appear as consideration for the payment the Level 3 Parties were attempting to obtain, and that there was no actual intention to provide such services and no such services were formally provided; and
 - (d) Mr. Long and Mr. Lowry were not threatening litigation against Mr. Reid or his companies. They were more generally threatening to make Mr. Reid's life "miserable". If Mr. Reid agreed to fast track the return of the Level 3 Parties' investment they would instead support him as allies in discussions with other investors across Mr. Reid's various companies and ventures.
18. The Trustee has not been able to identify any engagement documentation, invoices, dockets, correspondence, work product, or other documentation indicating that financial or consulting services were provided by any of the Level 3 Parties to SF Square (or, indeed, any other entity controlled by Mr. Reid).
19. Mr. Reid further advises the Trustee that the Level 3 Parties did not make any specific legal threat at the time of what Mr. Lowry refers to as the Initial Irrevocable Direction.

20. Again, the Trustee has not been able to identify any debt or security obligation owed by SF Square to any of the Level 3 Parties.

Sale of The W Property Did Not Render Square GP Solvent

21. At paragraph 7(g) of the Lowry Affidavit, Mr. Lowry states that after the sale of The W London by SF Square and the paying out all of the mortgages, SF Square would clear \$30 million in surplus funds. This is inaccurate.
22. The sale of the Property did not yield \$30 million in surplus funds for SF Square. As set out in the Closing Statement of Adjustments for the sale of The W that was attached as Appendix “C” to the Third Report of the Trustee, the \$33.9 million that was credited to the vendor on closing was disbursed or withheld as follows:
- (a) Glengarry Farm Finance Corporation received \$15 million to satisfy a second mortgage;
 - (b) the purchaser retained \$3 million as a Net Rental Income holdback;
 - (c) the purchaser was credited \$435,750 for its share of May 2025 rents collected by Square LP;
 - (d) the purchaser was credited \$1.2 million to cover tenant deposits;
 - (e) \$916,000 was disbursed in financing and professional fees; and
 - (f) the purchaser kept a \$1.5 million post-closing holdback, scheduled for potential release in May 2026.
23. As indicated in the letter sent from counsel to Robson Carpenter to counsel to the Level 3 Parties attached as Exhibit T to Mr. Lowry’s affidavit of June 16, 2025 (which is attached

as Exhibit “A” to the Lowry Affidavit), the net proceeds from the sale of The W were \$11,450,156.39.

24. Through inadvertence, the incorrect version of Square GP’s Statement of Affairs was attached to the Third Report as Appendix “G”. The correct and final version is attached hereto as **Appendix “C”**. As per the Statement of Affairs, following the sale of The W, Square GP had \$12,422,035.50 in liabilities by May 30, 2025.

Competing Claims and Effect on Creditor Recoveries

25. As a result of the manner in which funds, investments, and assets were moved around numerous companies affiliated with SF Square—while investor security largely remained *in situ* at the particular company investors invested with—unravelling the proper and equitable distribution of assets to investors and other creditors of SF Square and the broader enterprise is and will be a complex process. The Trustee is continuing to work through that process. The Trustee presently understands, as it relates to The W London development:

- (a) many investors to whom The W was marketed as an investment opportunity invested their money in exchange for promissory notes from RHH, with secured guarantees from RHH’s subsidiary, Sherwood. Other investors may have invested in Sherwood directly and had their investments secured by Sherwood;
- (b) the Property was initially held by Sherwood, where many investors were secured;
- (c) for reasons that are unclear, but may relate to navigating the development through restrictions under the *Condominium Act*, 1998, SO 1998, c 19, a GP/LP subsidiary was founded under Sherwood (SF Square), and as buildings of The W development were completed, they were transferred into SF Square;

- (d) generally secured creditors of Sherwood were not given any further security at the SF Square level;
 - (e) the Trustee has not yet identified any cash consideration that was provided to Sherwood by SF Square for the transfers of The W;
 - (f) for reasons that are unclear, during the same period, intercompany debt owed by SF Square to Sherwood was converted into equity in the form of units of Square LP; and
 - (g) additional investors were introduced at the SF Square level, and were secured against the assets of SF Square.
26. The Trustee is continuing to gather information regarding these events and analyze how remaining assets should be distributed. The Trustee will need to understand the creditor mix and how to administer the proceeds equitably given the factual circumstances of both SF Square and Sherwood.
27. What is apparent is that there are creditors at multiple levels of this enterprise who will lay claim to the proceeds from the sale of The W. A list of the secured creditors of Sherwood per the company includes 81 creditors and \$44,602,435 in secured claims (which have not yet been verified by the Trustee). That list is attached hereto as **Appendix “D”**.
28. A list of the secured creditors of SF Square per the company includes 15 creditors and \$3,087,000 in secured claims (which have not yet been verified by the Trustee). That list is attached hereto as **Appendix “E”**.
29. The investigation and administration of these claims should take place in an orderly manner within the bankruptcy process. Ordering that \$4.7 million of the proceeds from the sale of The W be paid to the Level 3 Parties—only one of whom appears to even be

secured, and only at the Sherwood entity—would pre-empt that process and enable the Level 3 Parties to effectively jump the queue of creditors at both SF Square and Sherwood.

30. The Level 3 Parties' claims should be considered and determined as part of the process to determine the claims of the other creditors to those same proceeds.

Assertions Regarding Estate Administration, and Other Inaccuracies

31. The affidavits of Mr. Lowry, Mr. Long, and Mr. Cameron make a number of assertions regarding the administration of the estate and the Trustee's financial reporting. While largely irrelevant to the issues on this motion, those assertions contain a number of inaccuracies, including:

- (a) At paragraph 7 of the Lowry Affidavit, Mr. Lowry alleges that the Trustee "asserts that they were unaware of the claims of the Level 3 Parties until after the assignment in bankruptcy." Mr. Lowry mischaracterizes the Trustee's statement. Paragraph 13 of the Notice of Motion states only that the Trustee became aware of specific "suspected financial irregularities" following the May 30, 2025 assignment in bankruptcy. The text does not contain any assertion regarding the Trustee's prior awareness of the Level 3 Parties' claims;
- (b) At paragraph 10 of the Lowry Affidavit, Mr. Lowry suggests that the Trustee took the position that Sherwood owns Square LP. This is not accurate and is misleading. The Trustee has repeatedly stated that Sherwood owns the general partner Square GP—something which is not controversial—including at paragraph 2 of the First Report of BDO Canada Limited, in its capacity as Trustee dated June 19, 2025, paragraph 6 of the Trustee's Notice of Motion dated December 9, 2025, and paragraph 11 of the Trustee's Notice of Motion dated December 16, 2025.

Paragraph 2 of the Third Report refers to Sherwood being the owner of “Square”, which in the circumstances is clearly a reference to Square GP;

- (c) Also at Paragraph 10 of the Lowry Affidavit, Mr. Lowry claims that Futurelands Ltd. (“**Futurelands**”) holds a 50% interest in Sherwood, and that the Trustee incorrectly asserts that RHH owns 100% of Sherwood. Mr. Lowry relies on an organizational chart appended to the Trustee's Preliminary Report, which contained a mapping error depicting a 50% ownership line from Futurelands to Sherwood. The text of the Preliminary Report, however, clearly and consistently identifies RHH as the 100% owner of Sherwood, which is correct. This is also stated at paragraph 7 of the Trustee’s Notice of Motion dated December 9, 2025, and paragraph 12 of the Trustee’s Notice of Motion dated December 16, 2025;
- (d) At paragraph 16 of the Cameron Affidavit, Mr. Cameron suggests that there was an approximately \$400,000 reduction in a debt owed to Square GP by Horizen Developments GP Corp. (“**Horizen**”), a related company, as seen in two documents issued by the receiver for Horizen, in September 2025 and December 2025. The reason for this is that, for reasons unclear to the Trustee, the debt shown on the September document was a combination of the amount owed to Square GP (\$216,634) and an amount owed to Sherwood (\$397,264). The December document shows the amount owed to Square GP on its own. In addition, the Trustee has reasonable grounds to believe that given Horizen’s receivership, Square GP is likely to recover materially less than even the \$216,634 amount from Horizen;
- (e) Also at paragraph 16 of the Cameron Affidavit, Mr. Cameron questions why a \$2.8 million payment by Square GP to a related company, ADJ Holdings Inc. (“**ADJ**”), is not accounted for as a future Square GP receivable due from Horizen. The

Trustee understands that the transfer to ADJ was made to repay funding extended by ADJ to pay down KingSett Mortgage Corporation, which had extended financing including in respect of The W London. As Square GP was effectively repaying financing it had benefitted from, it is not anticipated that there will be some further receivable coming to Square GP in respect of this transfer;

- (f) At paragraph 20 of the Cameron Affidavit, Mr. Cameron deposes that he was cut off from information regarding the receivership of Sherwood or the assignment of Square GP into bankruptcy. The Trustee understands this is not accurate. Mr. Reid has informed the Trustee that he was in touch with Mr. Cameron in April and May of 2025 regarding the corporate group's deteriorating finances and potential receivership, and in June and July 2025 regarding the various receivership and bankruptcy proceedings. While much of that correspondence was with counsel and is privileged, attached as **Appendix "F"** are non-privileged iMessages between Mr. Cameron and Mr. Reid that provide independent corroboration for Mr. Reid's version of events. The date on the first message is partially cut off but is May 22, 2025.

Also attached, as **Appendix "G"** is a copy of an email thread from June 6, 2025 to June 22, 2025 involving BDO (in its capacity as receiver for Sherwood), Mr. Reid, and Mr. Cameron, relating to a letter of credit being held by the City of London relating to The W (with attached screenshot of a text message exchange between Mr. Cameron and an employee of RHH). The email is redacted for privilege (the Trustee forwarding a copy of the email to its counsel).

In addition, the fact that Mr. Reid and Mr. Cameron were in touch during this period was pointed out to Mr. Cameron in correspondence from the Trustee on January 12, 2026, in which the Trustee wrote:

Notwithstanding we have not yet spoken or asked for any information from you, we understand that you have been kept apprised of the developments since the outset of these proceedings until at least July 2025, as per emails and text messages between yourself, Scott Reid, company counsel, and others.

Mr. Cameron did not deny this characterization. Attached as **Appendix “H”** is a copy of the Trustee’s email exchange with Mr. Cameron.

With that being said, in the course of reviewing past correspondence that may have involved Mr. Cameron, it came to the Trustee’s attention that the copy of the Directors’ resolution assigning Square GP into bankruptcy that is in the Trustee’s possession is not signed by Mr. Cameron. The Trustee has been advised by Mr. Reid that Mr. Cameron was advised of the resolution at the time but it appears that his signature was not actually obtained on the resolution. The Trustee understands that Square GP would have been assigned into bankruptcy in any event by BDO in its capacity as the receiver of Sherwood (the 100% owner of Square GP). As apparent from the Statement of Affairs, Square GP was insolvent at the relevant time;

- (g) At paragraph 21 of the Cameron Affidavit, Mr. Cameron complains that the Trustee has not requested that Mr. Cameron provide information or assistance to the Estate. Such assistance was not requested because, thus far, it has not been determined that such assistance is necessary. The Trustee has received one email from Mr. Cameron from December 2025 offering assistance and making certain inquiries. The Trustee responded to Mr. Cameron’s email in the thread attached as Appendix “E”.

The Trustee did send a demand letter to Mr. Cameron for amounts owed to Square GP by Mr. Cameron and his company Futurelands (discussed at sub-paragraph (i)

below). As of the date of this Report, no response has been received from Mr. Cameron or Futurelands;

- (h) At paragraph 23 of the Cameron Affidavit and paragraphs 11 to 13 of the Long Affidavit, the deponents question transactions involving an entity controlled by Mr. Reid named Belleville Apartments Inc. ("**Belleville Apartments**"), specifically noting that a \$110,000 payment was made to BDO from this account. This amount was paid to BDO in its former capacity as trustee for RHH for fees and costs related to administration of the RHH estate. Unused amounts were provided to the succeeding trustee for that estate, Deloitte LLP. At the First Meeting of Creditors of RHH on July 7, 2025, the Trustee explicitly disclosed that the estate administration was initially funded via a third-party fee guarantee from Belleville Apartments. To be clear, the amounts did not relate to BDO's role in respect of the within Estate;
- (i) At paragraphs 26 and 27 of the Cameron Affidavit, Mr. Cameron characterizes a request by the Trustee in its January 12, 2026 email to Mr. Cameron for payment of outstanding employee advances as a threat designed to keep him quiet. The request was a standard collection demand requesting \$173,875.00. Square's general ledger records this amount as outstanding "Employee Advances" owed by Mr. Cameron, comprising multiple transfers made between March 2023 and January 2025. This email is part of the thread attached as Appendix "H". Mr. Cameron has not responded to it; and
- (j) At paragraphs 15 and 16 of the Long Affidavit, Mr. Long deposes that the Trustee made a "misleading entry" in the Supplement to the First Report by "alleging that... 'one of the Level 3 Applicants,' had received \$5,172,586.58 from the bankrupt as a payout." As discussed in the July 2, 2025 Supplement to the First Report, Mr.

Long and his company, AJDL Investments Inc., received commissions for Mr. Long's involvement in introducing investors to projects related to RHH in the amount of \$5,172,586.58. This total was calculated directly from the corporate group's QuickBooks ledgers, 2022 T5013 tax records, and unit subscription agreements. This consideration was provided to Mr. Long and AJDL Investments Inc. from various entities relating to Mr. Reid.

**BDO CANADA LIMITED
IN ITS CAPACITY AS TRUSTEE OF THE ESTATE
OF SQUARE GP CORP.
AND NOT IN ITS PERSONAL OR CORPORATE
CAPACITY**



Per: _____

**Clark Lonergan, CPA, CA, CIRP, LIT
Senior Vice-President**

APPENDIX "A"

Form 31

Proof of Claim

(Sections 50.1, 81.5, 81.6, subsections 65.2(4), 81.2(1), 81.3(8), 81.4(8), 102(2), 124(2), 128(1), and paragraphs 51(1)(e) and 66.14(b) of the Act)

The creditor's preference is to receive all notices and correspondence regarding this claim at the following address *and/or* email address (a mailing address must be provided in all cases):

Address:	350-1111 Melville St. Vancouver BC V6E 3V6
Facsimile:	
Email:	lowry.damien@gmail.com
Contact person name or position:	Damien Lowry, President
Telephone number for contact person:	778-995-7265

***SUBMITTED IN THE ABUNDANCE OF CAUTION AND
WITHOUT PREJUDICE TO ALL OTHER CLAIMS AND RIGHTS***

In the matter of the bankruptcy (or the proposal or the receivership) of **SF SQUARE GP. CORP.**, (name of debtor) of **GUELPH, ONTARIO** (city and province) and the claim of **LEVEL 3 CAPITAL MANAGEMENT INC.**, creditor.

I, **DAMIEN LOWRY**, (name of creditor or representative of the creditor), of **VANCOUVER, BRITISH COLUMBIA** (city and province), do hereby certify:

1. That I am a creditor of the above-named debtor (or that I am the **PRESIDENT** (state position or title) of **LEVEL 3 CAPITAL MANAGEMENT INC.** (name of creditor or representative of the creditor) and that I am authorized to represent and (if the creditor is a corporation) that I have authority to bind the creditor of the above-named debtor).

2. That I have knowledge of all of the circumstances connected with the claim referred to below.

3. That the debtor was, at the date of bankruptcy (or the date of the receivership or, in the case of a proposal, the date of the notice of intention or of the proposal, if no notice of intention was filed), namely the **30th** day of **MAY, 2025**, and still is, indebted to the creditor in the sum of **\$2,905,000.00**, as specified in the statement of account (or affidavit) attached and marked Schedule "A", after deducting any counterclaims to which the debtor is entitled. Any debt payable in a currency other than Canadian currency was converted to Canadian currency as of the date of bankruptcy (or the date of the receivership or, in the case of a proposal, the date of the notice of intention or of the proposal, if no notice of intention was filed).

(The attached statement of account or affidavit must specify the supporting documents or other evidence in support of the claim)

4. That, to the best of my knowledge, this debt has never been (or this debt has been or part of this debt has been) statute-barred as determined under the relevant legislation.

5. That payment for this debt by the debtor to the creditor has been due (or has been in default) since the **1st** day of **DECEMBER, 2022**, and that the last payment, if any, on this debt by the debtor to the creditor was made on the **15th** day of **FEBRUARY, 2025**, and/or that the last acknowledgement, if any, of liability for this debt by the debtor to the creditor was made on the **4th** day of **MARCH, 2025**, as follows:

(Give full particulars of the claim, including its history, any acknowledgement or legal action)

Form 31 - Continued

6. (Check and complete appropriate category)

☐ **A. Unsecured claim of \$ _**

(Other than as a customer contemplated by section 262 of the Act)

That in respect of this debt, I do not hold any assets of the debtor as security and:

(Check appropriate description)

- ☐ Regarding the amount of \$ _, I do not claim a right to a priority.
- ☐ Regarding the amount of \$ _, I claim a right to a priority under paragraph 136(1)(d) of the Act *(Complete paragraph 6E below.)*
- ☐ Regarding the amount of \$ _, I claim a right to a priority under paragraph 136(1)(d.01) of the Act.
- ☐ Regarding the amount of \$ _, I claim a right to a priority under paragraph 136(1)(d.02) of the Act.
- ☐ Regarding the amount of \$ _, I claim a right to a priority under paragraph 136(1)(d.1) of the Act.
- ☐ Regarding the amount of \$ _, I claim a right to a priority under paragraph 136(1)(e) of the Act.
- ☐ Regarding the amount of \$ _, I claim a right to a priority under paragraph 136(1)(f) of the Act.
- ☐ Regarding the amount of \$ _, I claim a right to a priority under paragraph 136(1)(g) of the Act.
- ☐ Regarding the amount of \$ _, I claim a right to a priority under paragraph 136(1)(i) of the Act.

(Set out on an attached sheet details to support priority claim)

☐ **B. Claim of Lessor for disclaimer of a lease of \$ _**

That I make a claim under subsection 65.2(4) of the Act, the particulars of which are as follows:

(Give full particulars of the claim, including the calculations upon which the claim is based)

☐ **C. Secured claim of \$ 2,905,000.00**

That in respect of this debt, I hold assets of the debtor valued at \$ _ as security, the particulars of which are as follows:

Registration of a Financing Statement registered with the Ontario Ministry of Consumer and Business Affairs pursuant to the Personal Property Security Act, R.S.O. 1990, c. P.10, on 05/13/ 2025 as Instrument Number 516204513 *(Give full particulars of the security, including the date on which the security was given and the value at which you assess the security, and attach a copy of the security documents)*

A trustee may, pursuant to subsection 128(3) of the Act, redeem a security on payment to the secured creditor of the debt or the value of the security as assessed, in the proof of security, by the secured creditor.

Form 31 - Continued

☐ **D. Claim by Farmer, Fisherman or Aquaculturist of \$ _**

That I make a claim under subsection 81.2(1) of the Act for the unpaid amount of \$ _
(Attach a copy of sales agreement and delivery receipts)

☐ **E. Claim by Wage Earner of \$ _**

- ☐ That I make a claim under subsection 81.3(8) of the Act in the amount of \$ _
- ☐ That I make a claim under subsection 81.4(8) of the Act in the amount of \$ _

☐ **F. Claim by Pension Plan for unpaid amount of \$ _**

- ☐ That I make a claim under section 81.5 of the Act in the amount of \$ _
- ☐ That I make a claim under section 81.6 of the Act in the amount of \$ _

☐ **G. Claim against Director of \$ _**

(To be completed when a proposal provides for the compromise of claims against directors)

That I make a claim under subsection 50(13) of the Act, the particulars of which are as follows:
(Give full particulars of the claim, including the calculations upon which the claim is based)

☐ **H. Claim of a Customer of a Bankrupt Securities Firm of \$ _**

That I make a claim as a customer for net equity as contemplated by section 262 of the Act, the particulars of which are as follows:

(Give full particulars of the claim, including the calculations upon which the claim is based)

7. That, to the best of my knowledge, I am (or the above-named creditor is) (or am not or is not) related to the debtor within the meaning of section 4 of the Act, and have (or has) (or have not or has not) dealt with the debtor in a non-arm's-length manner.

8. That the following are the payments that I have received from the debtor, the credits that I have allowed to the debtor, and the transfers at undervalue within the meaning of section 2 of the Act that I have been privy to or a party to with the debtor within the three months (or, if the creditor and the debtor are related within the meaning of section 4 of the Act or were not dealing with each other at arm's length, within the 12 months) immediately before the date of the initial bankruptcy event within the meaning of section 2 of the Act:

(Provide details of payments, credits and transfers at undervalue)

Form 31 - Concluded

9. *(Applicable only in the case of the bankruptcy of an individual)*

- ☐ Whenever the trustee reviews the financial situation of a bankrupt to redetermine whether or not the bankrupt is required to make payments under section 68 of the Act, I request to be informed, pursuant to subsection 68(4) of the Act, of the new fixed amount or of the fact that there is no longer surplus income.
- ☐ I request that a copy of the report filed by the trustee regarding the bankrupt's application for discharge pursuant to subsection 170(1) of the Act be sent to the above address.

Warning: Subsection 201(1) of the Act provides for the imposition of severe penalties in the event that a creditor or person claiming to be a creditor makes any false claim, proof, declaration or statement of account.

Dated at Toronto, this 28th Day of October 2025.



Damien Lowry (Oct 29, 2025 19:24:52 EDT)

Signature of creditor or representative

NOTE: If an affidavit is attached, it must have been made before a person qualified to take affidavits.

Form 31

Proof of Claim

(Sections 50.1, 81.5, 81.6, subsections 65.2(4), 81.2(1), 81.3(8), 81.4(8), 102(2), 124(2), 128(1), and paragraphs 51(1)(e) and 66.14(b) of the Act)

The creditor's preference is to receive all notices and correspondence regarding this claim at the following address *and/or* email address (a mailing address must be provided in all cases):

Address:	16951 The Gore Rd Caledon L7E 0X5
Facsimile:	
Email:	Kent_mcdonell@hotmail.com
Contact person name or position:	Kent McDonell
Telephone number for contact person:	519-830-5368

***SUBMITTED IN THE ABUNDANCE OF CAUTION AND
WITHOUT PREJUDICE TO ALL OTHER CLAIMS AND RIGHTS***

In the matter of the bankruptcy (or the proposal or the receivership) of **SF SQUARE GP. CORP.**,
(name of debtor) of **GUELPH, ONTARIO** (city and province) and the claim of **KENT
MCDONELL**, creditor.

I, **KENT MCDONELL**, (name of creditor or representative of the creditor), of **TORONTO,
ONTARIO** (city and province), do hereby certify:

1. That I am a creditor of the above-named debtor (or that I am the _____ (state position or title) of _____ (name of creditor or representative of the creditor) and that I am authorized to represent and (if the creditor is a corporation) that I have authority to bind the creditor of the above-named debtor).

2. That I have knowledge of all of the circumstances connected with the claim referred to below.

3. That the debtor was, at the date of bankruptcy (or the date of the receivership or, in the case of a proposal, the date of the notice of intention or of the proposal, if no notice of intention was filed), namely the **30th** day of **MAY, 2022**, and still is, indebted to the creditor in the sum of **\$1,000,000.00**, as specified in the statement of account (or affidavit) attached and marked Schedule "A", after deducting any counterclaims to which the debtor is entitled. Any debt payable in a currency other than Canadian currency was converted to Canadian currency as of the date of bankruptcy (or the date of the receivership or, in the case of a proposal, the date of the notice of intention or of the proposal, if no notice of intention was filed).

(The attached statement of account or affidavit must specify the supporting documents or other evidence in support of the claim)

4. That, to the best of my knowledge, this debt has never been (or this debt has been or part of this debt has been) statute-barred as determined under the relevant legislation.

5. That payment for this debt by the debtor to the creditor has been due (or has been in default) since the **1st** day of **DECEMBER, 2022**, and that the last payment, if any, on this debt by the debtor to the creditor was made on the **15th** day of **FEBRUARY, 2025**, and/or that the last acknowledgement, if any, of liability for this debt by the debtor to the creditor was made on the **4th** day of **MARCH, 2025**, as follows:

(Give full particulars of the claim, including its history, any acknowledgement or legal action)

Form 31 - Continued

6. (Check and complete appropriate category)

☐ **A. Unsecured claim of \$ _**

(Other than as a customer contemplated by section 262 of the Act)

That in respect of this debt, I do not hold any assets of the debtor as security and:

(Check appropriate description)

- ☐ Regarding the amount of \$ _, I do not claim a right to a priority.
- ☐ Regarding the amount of \$ _, I claim a right to a priority under paragraph 136(1)(d) of the Act (Complete paragraph 6E below.)
- ☐ Regarding the amount of \$ _, I claim a right to a priority under paragraph 136(1)(d.01) of the Act.
- ☐ Regarding the amount of \$ _, I claim a right to a priority under paragraph 136(1)(d.02) of the Act.
- ☐ Regarding the amount of \$ _, I claim a right to a priority under paragraph 136(1)(d.1) of the Act.
- ☐ Regarding the amount of \$ _, I claim a right to a priority under paragraph 136(1)(e) of the Act.
- ☐ Regarding the amount of \$ _, I claim a right to a priority under paragraph 136(1)(f) of the Act.
- ☐ Regarding the amount of \$ _, I claim a right to a priority under paragraph 136(1)(g) of the Act.
- ☐ Regarding the amount of \$ _, I claim a right to a priority under paragraph 136(1)(i) of the Act.

(Set out on an attached sheet details to support priority claim)

☐ **B. Claim of Lessor for disclaimer of a lease of \$ _**

That I make a claim under subsection 65.2(4) of the Act, the particulars of which are as follows:

(Give full particulars of the claim, including the calculations upon which the claim is based)

☐ **C. Secured claim of \$ 1,000,000.00**

That in respect of this debt, I hold assets of the debtor valued at \$ as security, the particulars of which are as follows:

Registration of a Financing Statement registered with the Ontario Ministry of Consumer and Business Affairs pursuant to the Personal Property Security Act, R.S.O. 1990, c. P.10, on 05/13/2025 as Instrument Number 516204513 (Give full particulars of the security, including the date on which the security was given and the value at which you assess the security, and attach a copy of the security documents)

A trustee may, pursuant to subsection 128(3) of the Act, redeem a security on payment to the secured creditor of the debt or the value of the security as assessed, in the proof of security, by the secured creditor.

Form 31 - Continued

☐ **D. Claim by Farmer, Fisherman or Aquaculturist of \$ _**

That I make a claim under subsection 81.2(1) of the Act for the unpaid amount of \$ _
(Attach a copy of sales agreement and delivery receipts)

☐ **E. Claim by Wage Earner of \$ _**

- ☐ That I make a claim under subsection 81.3(8) of the Act in the amount of \$ _
- ☐ That I make a claim under subsection 81.4(8) of the Act in the amount of \$ _

☐ **F. Claim by Pension Plan for unpaid amount of \$ _**

- ☐ That I make a claim under section 81.5 of the Act in the amount of \$ _
- ☐ That I make a claim under section 81.6 of the Act in the amount of \$ _

☐ **G. Claim against Director of \$ _**

(To be completed when a proposal provides for the compromise of claims against directors)

That I make a claim under subsection 50(13) of the Act, the particulars of which are as follows:
(Give full particulars of the claim, including the calculations upon which the claim is based)

☐ **H. Claim of a Customer of a Bankrupt Securities Firm of \$ _**

That I make a claim as a customer for net equity as contemplated by section 262 of the Act, the particulars of which are as follows:

(Give full particulars of the claim, including the calculations upon which the claim is based)

7. That, to the best of my knowledge, I am (or the above-named creditor is) (or am not or is not) related to the debtor within the meaning of section 4 of the Act, and have (or has) (or have not or has not) dealt with the debtor in a non-arm's-length manner.

8. That the following are the payments that I have received from the debtor, the credits that I have allowed to the debtor, and the transfers at undervalue within the meaning of section 2 of the Act that I have been privy to or a party to with the debtor within the three months (or, if the creditor and the debtor are related within the meaning of section 4 of the Act or were not dealing with each other at arm's length, within the 12 months) immediately before the date of the initial bankruptcy event within the meaning of section 2 of the Act:

(Provide details of payments, credits and transfers at undervalue)

Form 31 - Concluded

9. *(Applicable only in the case of the bankruptcy of an individual)*

- ☐ Whenever the trustee reviews the financial situation of a bankrupt to redetermine whether or not the bankrupt is required to make payments under section 68 of the Act, I request to be informed, pursuant to subsection 68(4) of the Act, of the new fixed amount or of the fact that there is no longer surplus income.
- ☐ I request that a copy of the report filed by the trustee regarding the bankrupt's application for discharge pursuant to subsection 170(1) of the Act be sent to the above address.

Warning: Subsection 201(1) of the Act provides for the imposition of severe penalties in the event that a creditor or person claiming to be a creditor makes any false claim, proof, declaration or statement of account.

Dated at Toronto, this 28th day of October, 2025.


Kent M. (Oct 30, 2025 14:17:10 EDT)
Signature of creditor or representative

NOTE: If an affidavit is attached, it must have been made before a person qualified to take affidavits.

Form 31

Proof of Claim

(Sections 50.1, 81.5, 81.6, subsections 65.2(4), 81.2(1), 81.3(8), 81.4(8), 102(2), 124(2), 128(1), and paragraphs 51(1)(e) and 66.14(b) of the Act)

The creditor's preference is to receive all notices and correspondence regarding this claim at the following address *and/or* email address (a mailing address must be provided in all cases):

Address:	31 Whetstone Cres., Guelph, On. N1L 1T3
Facsimile:	
Email:	ajdlinvest@gmail.com
Contact person name or position:	Andrew Long, President
Telephone number for contact person:	519-841-9005

***SUBMITTED IN THE ABUNDANCE OF CAUTION AND
WITHOUT PREJUDICE TO ALL OTHER CLAIMS AND RIGHTS***

In the matter of the bankruptcy (or the proposal or the receivership) of **SF SQUARE GP. CORP.**, (name of debtor) of **GUELPH, ONTARIO** (city and province) and the claim of **27960680 ONTARIO LTD.**, creditor.

I, **ANDREW LONG**, (name of creditor or representative of the creditor), of **TORONTO, ONTARIO** (city and province), do hereby certify:

1. That I am a creditor of the above-named debtor (or that I am the **PRESIDENT** (state position or title) of **27960680 ONTARIO LTD.** (name of creditor or representative of the creditor) and that I am authorized to represent and (if the creditor is a corporation) that I have authority to bind the creditor of the above-named debtor).

2. That I have knowledge of all of the circumstances connected with the claim referred to below.

3. That the debtor was, at the date of bankruptcy (or the date of the receivership or, in the case of a proposal, the date of the notice of intention or of the proposal, if no notice of intention was filed), namely the **30th** day of **MAY, 2022**, and still is, indebted to the creditor in the sum of **\$300,000.00**, as specified in the statement of account (or affidavit) attached and marked Schedule "A", after deducting any counterclaims to which the debtor is entitled. Any debt payable in a currency other than Canadian currency was converted to Canadian currency as of the date of bankruptcy (or the date of the receivership or, in the case of a proposal, the date of the notice of intention or of the proposal, if no notice of intention was filed).

(The attached statement of account or affidavit must specify the supporting documents or other evidence in support of the claim)

4. That, to the best of my knowledge, this debt has never been (or this debt has been or part of this debt has been) statute-barred as determined under the relevant legislation.

5. That payment for this debt by the debtor to the creditor has been due (or has been in default) since the **1st** day of **DECEMBER, 2022**, and that the last payment, if any, on this debt by the debtor to the creditor was made on the **15th** day of **FEBRUARY, 2025**, and/or that the last acknowledgement, if any, of liability for this debt by the debtor to the creditor was made on the **4th** day of **MARCH, 2025**, as follows:

(Give full particulars of the claim, including its history, any acknowledgement or legal action)

Form 31 - Continued

6. (Check and complete appropriate category)

☐ **A. Unsecured claim of \$ _**

(Other than as a customer contemplated by section 262 of the Act)

That in respect of this debt, I do not hold any assets of the debtor as security and:

(Check appropriate description)

- ☐ Regarding the amount of \$ _, I do not claim a right to a priority.
- ☐ Regarding the amount of \$ _, I claim a right to a priority under paragraph 136(1)(d) of the Act *(Complete paragraph 6E below.)*
- ☐ Regarding the amount of \$ _, I claim a right to a priority under paragraph 136(1)(d.01) of the Act.
- ☐ Regarding the amount of \$ _, I claim a right to a priority under paragraph 136(1)(d.02) of the Act.
- ☐ Regarding the amount of \$ _, I claim a right to a priority under paragraph 136(1)(d.1) of the Act.
- ☐ Regarding the amount of \$ _, I claim a right to a priority under paragraph 136(1)(e) of the Act.
- ☐ Regarding the amount of \$ _, I claim a right to a priority under paragraph 136(1)(f) of the Act.
- ☐ Regarding the amount of \$ _, I claim a right to a priority under paragraph 136(1)(g) of the Act.
- ☐ Regarding the amount of \$ _, I claim a right to a priority under paragraph 136(1)(i) of the Act.

(Set out on an attached sheet details to support priority claim)

☐ **B. Claim of Lessor for disclaimer of a lease of \$ _**

That I make a claim under subsection 65.2(4) of the Act, the particulars of which are as follows:

(Give full particulars of the claim, including the calculations upon which the claim is based)

☐ **C. Secured claim of \$ 300,000.00**

That in respect of this debt, I hold assets of the debtor valued at \$ _ as security, the particulars of which are as follows:

Registration of a Financing Statement registered with the Ontario Ministry of Consumer and Business Affairs pursuant to the Personal Property Security Act, R.S.O. 1990, c. P.10, on 05/13/2025 as Instrument Number 516204513 *(Give full particulars of the security, including the date on which the security was given and the value at which you assess the security, and attach a copy of the security documents)*

A trustee may, pursuant to subsection 128(3) of the Act, redeem a security on payment to the secured creditor of the debt or the value of the security as assessed, in the proof of security, by the secured creditor.

Form 31 - Continued

☐ **D. Claim by Farmer, Fisherman or Aquaculturist of \$ _**

That I make a claim under subsection 81.2(1) of the Act for the unpaid amount of \$ _
(Attach a copy of sales agreement and delivery receipts)

☐ **E. Claim by Wage Earner of \$ _**

- ☐ That I make a claim under subsection 81.3(8) of the Act in the amount of \$ _
- ☐ That I make a claim under subsection 81.4(8) of the Act in the amount of \$ _

☐ **F. Claim by Pension Plan for unpaid amount of \$ _**

- ☐ That I make a claim under section 81.5 of the Act in the amount of \$ _
- ☐ That I make a claim under section 81.6 of the Act in the amount of \$ _

☐ **G. Claim against Director of \$ _**

(To be completed when a proposal provides for the compromise of claims against directors)

That I make a claim under subsection 50(13) of the Act, the particulars of which are as follows:
(Give full particulars of the claim, including the calculations upon which the claim is based)

☐ **H. Claim of a Customer of a Bankrupt Securities Firm of \$ _**

That I make a claim as a customer for net equity as contemplated by section 262 of the Act, the particulars of which are as follows:

(Give full particulars of the claim, including the calculations upon which the claim is based)

7. That, to the best of my knowledge, I am (or the above-named creditor is) (or am not or is not) related to the debtor within the meaning of section 4 of the Act, and have (or has) (or have not or has not) dealt with the debtor in a non-arm's-length manner.

8. That the following are the payments that I have received from the debtor, the credits that I have allowed to the debtor, and the transfers at undervalue within the meaning of section 2 of the Act that I have been privy to or a party to with the debtor within the three months (or, if the creditor and the debtor are related within the meaning of section 4 of the Act or were not dealing with each other at arm's length, within the 12 months) immediately before the date of the initial bankruptcy event within the meaning of section 2 of the Act:

(Provide details of payments, credits and transfers at undervalue)

Form 31 - Concluded

9. *(Applicable only in the case of the bankruptcy of an individual)*

- ☐ Whenever the trustee reviews the financial situation of a bankrupt to redetermine whether or not the bankrupt is required to make payments under section 68 of the Act, I request to be informed, pursuant to subsection 68(4) of the Act, of the new fixed amount or of the fact that there is no longer surplus income.
- ☐ I request that a copy of the report filed by the trustee regarding the bankrupt's application for discharge pursuant to subsection 170(1) of the Act be sent to the above address.

Warning: Subsection 201(1) of the Act provides for the imposition of severe penalties in the event that a creditor or person claiming to be a creditor makes any false claim, proof, declaration or statement of account.

Dated at Toronto, this 28th day of October 2025.

Andrew Long

Andrew Long (Oct 29, 2025 19:22:12 EDT)

Signature of creditor or representative

NOTE: If an affidavit is attached, it must have been made before a person qualified to take affidavits.

APPENDIX "B"

GENERAL SECURITY AGREEMENT

THIS AGREEMENT is made December 1, 2022,

BETWEEN: SHERWOOD FOREST SQUARE LTD, a corporation incorporated under the laws of Ontario
(the "Corporation")

AND: Level 3 Capital Management Inc
(the "Lender")

RECITALS:

1. The Corporation is now or may hereafter become indebted or otherwise liable to the Lender pursuant to the provisions of a promissory note dated the date hereof (the "Note") issued by RHH Rental Properties Ltd. in favour of the Lender and guaranteed by the Corporation.
2. The Lender has requested, and the Corporation has agreed to provide the Lender with, a security interest on certain assets of the Corporation as contemplated in this Agreement.

NOW THEREFORE in consideration of the sum of \$1.00 and for other good and valuable consideration (the receipt and sufficiency of which are hereby acknowledged), the Corporation agrees with the Lender as follows:

Article 1 - INTERPRETATION

- 1.1 **Definitions** In this Agreement the following words and phrases have the following meanings:
- (a) **"this Agreement", "hereto", "herein", "hereof", "hereby", "hereunder"** and any similar expressions refer to this Agreement and the Schedules hereto as they may be amended or supplemented from time to time, and not to any particular Article, section or other portion hereof or thereof;
 - (b) **"Business Day"** means any day, other than Saturday, Sunday or any statutory holiday in the Province of Ontario;
 - (c) **"Collateral"** means all of the undertaking, property and assets of the Corporation subject to, or intended to be subject to, the Security Interest, and

any reference to “Collateral” shall be deemed to be a reference to “Collateral or any part thereof” except where otherwise specifically provided;

- (d) **“Event of Default”** has the meaning attributed to such term in section 8.1;
- (e) **“Lien”** means any mortgage, pledge, charge, assignment, security interest, hypothec, lien or other encumbrance, including, without limitation, any agreement to give any of the foregoing, or any conditional sale or other title retention agreement;
- (f) **“Obligations”** means all of the obligations, liabilities and indebtedness of the Corporation to the Lender from time to time, whether present or future, absolute or contingent, liquidated or unliquidated, of whatsoever nature or kind, in any currency or otherwise, arising in connection with the Note and the performance and observance by the Corporation of all agreements, warranties, representations, covenants and conditions made pursuant to this Agreement;
- (g) **“Permitted Liens”** means the Security Interest, those Liens existing at the date hereof and any Lien which arises hereafter which is permitted by the terms of this Agreement;
- (h) **“Person”** means any individual, partnership, limited partnership, joint venture, syndicate, sole proprietorship, company or corporation with or without share capital, unincorporated association, trust, trustee, executor, administrator or other legal personal representative, regulatory body or agency, government or governmental agency, authority or entity however designated or constituted;
- (i) **“PPSA”** means the *Personal Property Security Act* (Ontario) as amended from time to time and any Act substituted therefor and amendments thereto;
- (j) **“Prime Rate”** means, at any time, the annual rate of interest which Royal Bank of Canada establishes at its principal office in Toronto as the reference rate of interest to determine interest rates it will charge at such time for demand loans in Canadian dollars made to its customers in Canada and which it refers to as its “prime rate of interest”, such rate to be adjusted automatically and without the necessity of any notice to the Corporation upon each change to such rate;
- (k) **“Receiver”** means any of a receiver, manager, receiver-manager and receiver and manager; and
- (l) **“Security Interest”** has the meaning attributed to such term in section 2.1.

- 1.2 **Capitalized Terms** Unless otherwise defined in this Agreement, all capitalized terms will have the meanings given to those terms in the PPSA.
- 1.3 **Headings, Table of Contents, Gender and Number** The inclusion of headings and a table of contents in this Agreement is for convenience of reference only and shall not affect the construction or interpretation hereof. In this Agreement, unless the context requires otherwise, words importing the singular include the plural and vice versa and words importing gender include all genders. Whenever in this Agreement a particular Article, section or other portion thereof is referred to then, unless otherwise indicated, such reference pertains to the particular Article, section or portion thereof contained herein.
- 1.4 **Currency** All amounts in this Agreement are stated and shall be paid in Canadian currency.

Article 2 - SECURITY INTEREST

- 2.1 **Creation of Security Interest** As continuing security for the repayment, performance and satisfaction of the Obligations of the Corporation to the Lender, and subject to sections 2.2 and 2.3 hereof, the Corporation hereby grants to the Lender, by way of security interest, mortgage, pledge, charge, assignment and hypothec, a security interest (the "Security Interest") in the undertaking of the Corporation and in:
- (a) all Goods (including without limitation all parts, accessories, attachments, additions and Accessions thereto) whether or not such Goods are now or hereafter become fixtures, all Accounts, all Chattel Paper, all Documents of Title (whether negotiable or not), all Instruments, all Intangibles, all Money and all Investment Property, and all other personal property, if any, in each case now owned or hereafter acquired by or on behalf of the Corporation or in respect of which the Corporation now or hereafter has any right, title or interest (including, without limitation, such as may be returned to or repossessed by the Corporation) and including, without limitation, all contracts, licenses, computer software, warranties, ownership certificates, manuals, publications, books, statements of account, bills, invoices, letters and other documents or records in any form evidencing or relating to any of the foregoing property;
 - (b) all renewals of, accretions to and substitutions for any of the property described in clause 2.1(a); and
 - (c) all Proceeds (including Proceeds of Proceeds) of any of the property described in clauses 2.1(a) and 2.1(b).

- 2.2 **Exception for Last Day of Leases** The Security Interest granted hereby does not and shall not extend to, and Collateral shall not include, the last day of the term of any lease or sub-lease, oral or written, or any agreement therefor, now held or hereafter acquired by the Corporation, but upon the sale of the leasehold interest or any part thereof the Corporation shall stand possessed of such last day in trust to assign the same as the Lender shall direct.
- 2.3 **Exception for Contractual Rights** The Security Interest granted hereby does not and shall not extend to, and Collateral shall not include, any agreement, right, franchise, license or permit (the “contractual rights”) to which the Corporation is a party or of which the Corporation has the benefit, to the extent that the creation of the Security Interest therein would constitute a breach of the terms of or permit any Person to terminate the contractual rights, but the Corporation shall hold its interest therein in trust for the Lender and shall assign such contractual rights to the Lender forthwith upon obtaining the consent of the other party thereto. The Corporation agrees that it shall, upon the request of the Lender, use all commercially reasonable efforts to obtain any consent required to permit any contractual rights to be subjected to the Security Interest.
- 2.4 **Attachment** The attachment of the Security Interest has not been postponed and the Security Interest shall attach to any particular Collateral as soon as the Corporation has rights in such Collateral.
- 2.5 **Proceeds in Trust** The Corporation will, and will be deemed to, hold all Proceeds separate and in trust for the benefit of the Lender until the Obligations have been paid, performed and satisfied in full.

Article 3 – OBLIGATIONS SECURED

- 3.1 **Obligations Secured** The Security Interest granted hereby secures payment, performance and satisfaction of the Obligations.

Article 4 REPRESENTATIONS AND WARRANTIES

- 4.1 **Representations and Warranties** The Corporation represents and warrants, and so long as this Agreement remains in effect shall be deemed continuously to represent and warrant, that:
- (a) it is duly incorporated and validly existing under the laws of its jurisdiction of incorporation and has the corporate power and capacity to own its properties and assets and to carry on its business as presently carried on by it, it has the corporate power and capacity to enter into this Agreement and to do all acts and

things as are required or contemplated hereunder to be done, observed and performed by it;

- (b) it has taken all necessary corporate action to authorize the execution, delivery and performance of this Agreement;
- (c) there is no unanimous shareholder agreement which restricts, in whole or in part, the powers of the directors of the Corporation to manage or supervise the business and affairs of the Corporation;
- (d) the entering into of this Agreement and the performance by the Corporation of its obligations hereunder does not and will not contravene, breach or result in any default under the articles, by-laws, constating documents or other organizational documents of the Corporation or under any mortgage, lease, agreement or other legally binding instrument, license, permit or law to which the Corporation is a party or by which the Corporation or any of its properties or assets may be bound and will not result in or permit the acceleration of the maturity of any indebtedness, liability or obligation of the Corporation under any mortgage, lease, agreement or other legally binding instrument of or affecting the Corporation;
- (e) no authorization, consent or approval of, or filing with or notice to, any Person is required in connection with the execution, delivery or performance of this Agreement by the Corporation; and
- (f) except as disclosed in writing to the Lender, there is no court, administrative, regulatory or similar proceeding (whether civil, quasi-criminal, or criminal); arbitration or other dispute settlement procedure; investigation or enquiry by any government body; or any similar matter or proceeding (collectively "proceedings") against or involving the Corporation (whether in progress or threatened) which, if determined adversely to the Corporation, would materially adversely affect its business, property, financial condition or prospects or its ability to perform any of the provisions of this Agreement; no event has occurred which might give rise to any proceedings and there is no judgment, decree, injunction, rule, award or order of any governmental body outstanding against the Corporation which has or may have a material adverse effect on its business, property, financial condition or prospects.

Article 5 - - COVENANTS AND AGREEMENTS OF THE PARTIES

5.1 **General Agreements of Corporation** The Corporation agrees that it shall:

- (a) pay or satisfy all Obligations when due;
- (b) carry on and conduct its business in a proper and efficient manner and so as to protect and preserve the Collateral and shall keep, in accordance with generally accepted accounting principles, consistently applied, proper books of account for its business and accurate and complete records concerning Collateral, and shall mark any and all such records and Collateral at the Lender's request so as to indicate the existence of the Security Interest;
- (c) pay all taxes, rates, levies, assessments and other charges of every kind which may be lawfully levied, assessed or imposed against or in respect of it or Collateral as and when the same become due and payable;
- (d) not change its name without giving prior written notice to the Lender of the new name and the date upon which such change of name is to take effect;
- (e) do, execute, acknowledge and deliver such financing statements and further assignments, transfers, documents, acts, matters and things (including further Schedules to this Agreement) as may be reasonably requested by the Lender or with respect to Collateral in order to give effect to this Agreement; and
- (f) ensure that the representations and warranties set forth in section 4.1 shall be true and correct at all times.

5.2 **Permitted Dealings with Collateral** The Corporation may at any time, without the consent of the Lender:

- (a) sell, assign, transfer, exchange, lease, consign or otherwise dispose of Inventory in the ordinary course of its business;
- (b) sell or otherwise dispose of such part of its Equipment which is no longer necessary or useful in connection with its business or which has become worn out or obsolete or unsuitable for the purpose for which it was intended; and
- (c) collect Accounts in the ordinary course of its business.

5.3 **Expenses** The Corporation shall pay to the Lender on demand all of the Lender's reasonable costs, charges and expenses (including, without limitation, legal fees on a solicitor and his own client basis and Receiver's fees) in connection with the preparation, registration or amendment of this Agreement, the perfection or preservation of the Security Interest, the enforcement by any means of any of the provisions hereof or the exercise of any rights, powers or remedies hereunder,

including, without limitation, all such costs, charges and expenses in connection with taking possession of Collateral, carrying on the Corporation's business, collecting the Corporation's accounts and taking custody of, preserving, repairing, processing, preparing for disposition and disposing of Collateral, together with interest on such costs, charges and expenses from the dates incurred to the date of payment at the Prime Rate.

5.4 **Insurance** The Corporation shall obtain and maintain, at its own expense, insurance against loss or damage to the Collateral.

5.5 **Agreements of Lender** The Lender agrees that the Lender will:

- (a) execute such documentation as is necessary to ensure that the Corporation may grant similar security as is granted to the Lender hereunder to other lenders who are loaning money to the Corporation and to ensure that such security will rank pari passu with the security granted by the Corporation to the Lender hereunder as amended from time to time. Without limiting the generality of the foregoing, the Lender specifically consents to the Corporation obtaining additional financing from other lenders and agrees to execute a pari passu agreement with such other lenders to give effect to this paragraph; and
- (b) postpone the security granted to the Lender hereunder to any security granted to a lender providing construction and/or servicing financing in respect of the Property.

Article 6 - COLLECTION OF DEBTS

6.1 **Collection of Debts** After the occurrence of an Event of Default, the Lender may give notice of the Security Interest to any Person obligated to pay any debt or liability constituting Collateral and may also direct such Person to make all payments on account of any such debt or liability to the Lender. The Corporation acknowledges that any payments received by the Corporation from such Persons, whether before or after notification of the Security Interest to such Persons and whether before or after the occurrence of an Event of Default, shall be received and held by the Corporation in trust, or as agent in the Province of Quebec, for the Lender and shall be turned over to the Lender upon request.

6.2 **Application of Funds** Except where the Corporation, when not in default hereunder, so directs in writing at the time of payment, all money collected or received by the Lender in respect of the Collateral may be applied on account of such parts of the Obligations as the Lender in its sole discretion determines, or may be held unappropriated in a

collateral account, or in the discretion of the Lender may be released to the Corporation, all without prejudice to the Lender's rights against the Corporation.

Article 7 - EVENTS OF DEFAULT

7.1 **Events of Default** The Corporation is in default under this Agreement upon the occurrence of any of the following events, each of which shall constitute an Event of Default:

- (a) the Corporation defaults in payment when due of all or any part of the Obligations;
- (b) any representation and warranty of the Corporation contained in this Agreement proves to be untrue;
- (c) the Corporation admits its inability to pay its debts generally as they become due or otherwise acknowledges its insolvency;
- (d) except to the extent permitted by the Lender in writing, the Corporation or any other Person institutes any proceeding or takes any corporate action or executes any agreement to authorize its participation in or commencement of any proceeding:
 - (i) seeking to adjudicate it a bankrupt or insolvent;
 - (ii) seeking liquidation, dissolution, winding up, reorganization, arrangement, protection, relief or composition of it or any of its property or debt, or making a proposal with respect to it under any law relating to bankruptcy, insolvency, reorganization or compromise of debts or other similar laws (including, without limitation, any application under the *Companies' Lenders Arrangement Act* (Canada) or any reorganization, arrangement or compromise of debt under the laws of the jurisdiction of incorporation of the Corporation); or
 - (iii) seeking appointment of a receiver, trustee, agent, custodian or other similar official for it or for any substantial part of its properties and assets or for any part of the Collateral;
- (e) any proceeding is commenced against or affecting the Corporation:
 - (i) seeking to adjudicate it a bankrupt or insolvent;

- (ii) seeking liquidation, dissolution, winding up, reorganization, arrangement, protection, relief or composition of it or any of its property or debt or making a proposal with respect to it under any law relating to bankruptcy, insolvency, reorganization or compromise of debts or other similar laws (including, without limitation, any reorganization, arrangement or compromise of debt under the laws of the jurisdiction of incorporation of Corporation); or
- (iii) seeking appointment of a receiver, trustee, agent, custodian or other similar official for it or for any substantial part of its properties and assets or for any part of the Collateral;

and such proceeding is not being contested in good faith by appropriate proceedings or, if so contested remains outstanding, undismissed and unstayed more than 30 days from the institution of such first mentioned proceeding provided, however, that notwithstanding any such 30 day period shall not have elapsed, an Event of Default shall be deemed to have occurred if such proceeding remains outstanding and, after the date of commencement of such proceeding, the Corporation does not satisfy a payroll obligation; or

- (f) any Lender of the Corporation or any other Person shall privately appoint a receiver, trustee or similar official for any substantial part of the Corporation's properties and assets or for any part of the Collateral; or
- (g) if any execution, distress or other enforcement process, whether by court order or otherwise, becomes enforceable against any property of the Corporation.

Article 8 - REMEDIES

8.1 **Appointment of Receiver** Upon the occurrence of an Event of Default, the Lender may appoint by instrument any Person, whether an officer or an employee of the Lender or not, to be any of a receiver, manager, receiver-manager and receiver and manager (a "Receiver") of Collateral and may remove any Receiver so appointed and appoint another in place of such Receiver in the same manner. Any such Receiver shall be deemed the agent of the Corporation and not of the Lender for the purpose of (i) carrying on and managing the business and affairs of the Corporation, and (ii) establishing liability for all acts or omissions of the Receiver while acting as such, and the Lender shall not be in any way responsible for any acts or omissions on the part of any such Receiver, its officers, employees and agents. The Corporation hereby irrevocably authorizes the Lender to give instructions to the Receiver relating to the performance of its duties. The Corporation hereby irrevocably waives any right it may

have now or in the future under any applicable law, including, without limitation, the PPSA, to make application to a court for the removal, replacement or discharge of the Receiver or for directions on any matter relating to the duties of the Receiver (unless such duties are not being performed in a commercially reasonable manner) or in respect of the Receiver's accounts or remuneration or in respect of any other matter.

Subject to the provisions of the instrument appointing it, any such Receiver shall have the power to take possession of Collateral, to preserve Collateral or its value in such manner as it considers appropriate, to carry on or concur in carrying on all or any part of the business of the Corporation and to sell, lease or otherwise dispose of or concur in selling, leasing or otherwise disposing of Collateral in such manner and on such terms as it considers to be commercially reasonable. To facilitate the foregoing powers, any such Receiver may enter upon, use and occupy all premises owned or occupied by the Corporation wherein Collateral may be situate to the exclusion of all others to the extent permitted by law, including the Corporation, maintain Collateral upon such premises, borrow money on a secured or unsecured basis, incur reasonable expenses in the exercise of the rights, powers and remedies set out in this Agreement and use Collateral directly in carrying on the Corporation's business or as security for loans or advances to enable it to carry on the Corporation's business or otherwise, as such Receiver shall, in its discretion, determine. In addition, the Receiver shall have the following rights, powers and remedies:

- (a) to make payments to Persons having prior rights or Liens on properties on which the Corporation may hold a Lien and to Persons having prior rights or Liens on the Collateral; and
- (b) to demand, commence, continue or defend proceedings in the name of the Lender or of the Receiver or in the name of the Corporation for the purpose of protecting, seizing, collecting, realizing or obtaining possession or payment of the Collateral and to give effectual receipts and discharges therefor.

Except as may be otherwise directed by the Lender, all Proceeds received from time to time by such Receiver in carrying out its appointment shall be received in trust for and paid over to the Lender. Every such Receiver may, in the discretion of the Lender, be vested with all or any of the rights and powers of the Lender.

- 8.2 **Exercise of Remedies by Lender** Upon the occurrence of an Event of Default, the Lender may, either directly or through its agents or nominees, exercise all the powers and rights available to a Receiver by virtue of section 8.1. In addition to the rights granted in this Agreement and in any other agreement now or hereafter in effect between the Corporation and the Lender and in addition to any other rights the Lender

may have at law or in equity or otherwise, the Lender shall have, both before and after the occurrence of an Event of Default, all rights and remedies of a secured party under the PPSA.

- 8.3 **Possession of Collateral** The Corporation acknowledges that the Lender or any Receiver appointed by it may take possession of Collateral wherever it may be located and by any method permitted by law and the Corporation agrees upon request from the Lender or any such Receiver to assemble and deliver possession of Collateral at such place or places as directed.
- 8.4 **Remedies Not Exclusive** All rights, powers and remedies of the Lender under this Agreement may be exercised separately or in combination and shall be in addition to, and not in substitution for, any other security now or hereafter held by the Lender and any other rights, powers and remedies of the Lender however created or arising. No single or partial exercise by the Lender of any of the rights, powers and remedies under this Agreement or under any other security now or hereafter held by the Lender shall preclude any other and further exercise of any other right, power or remedy pursuant to this Agreement or any other security or at law, in equity or otherwise. The Lender shall at all times have the right to proceed against Collateral or any other security in such order and in such manner as it shall determine without waiving any rights, powers or remedies which the Lender may have with respect to this Agreement or any other security or at law, in equity or otherwise. No delay or omission by the Lender in exercising any right, power or remedy hereunder or otherwise shall operate as a waiver thereof or of any other right, power or remedy.
- 8.5 **Notice of Sale** Unless required by law, neither the Lender nor any Receiver appointed by it shall be required to give the Corporation any notice of any sale, lease or other disposition of the Collateral, the date, time and place of any public sale of Collateral or the date after which any private disposition of Collateral is to be made.
- 8.6 **Collection of Debts** Before or after the occurrence of an Event of Default, the Lender may give notice of the Security Interest to any Person obligated to pay any debt or liability constituting Collateral and may also direct such Person to make all payments on account of any such debt or liability to the Lender. The Corporation acknowledges that any payments received by the Corporation from such Persons, whether before or after notification of the Security Interest to such Persons and whether before or after the occurrence of an Event of Default, shall be received and held by the Corporation in trust for the Lender and shall be turned over to the Lender upon request.
- 8.7 **Application of Funds** All money collected or received by the Lender in respect of the Collateral may be applied on account of such parts of the Obligations as the Lender in its

sole discretion determines, or may be held unappropriated in a collateral account, or in the discretion of the Lender may be released to the Corporation, all without prejudice to the Lender's rights against the Corporation.

- 8.8 **Corporation Liable for Deficiency** The Corporation shall remain liable to the Lender for any deficiency after the proceeds of any sale, lease or disposition of Collateral are received by the Lender.
- 8.9 **Exclusion of Liability of Lender and Receiver** The Lender shall not, nor shall any Receiver appointed by it, be liable for any failure to exercise its rights, powers or remedies arising hereunder or otherwise, including without limitation any failure to take possession of, collect, enforce, realize, sell, lease or otherwise dispose of, preserve or protect the Collateral, to carry on all or any part of the business of the Corporation relating to the Collateral or to take any steps or proceedings for any such purposes. Neither the Lender nor any Receiver appointed by it shall have any obligation to take any steps or proceedings to preserve rights against prior parties to or in respect of Collateral including without limitation any Instrument, Chattel Paper or Securities, whether or not in the Lender's or the Receiver's possession, and neither the Lender nor any Receiver appointed by it shall be liable for failure to do so. Subject to the foregoing, the Lender shall use reasonable care in the custody and preservation of the Collateral in its possession.
- 8.10 **Indemnity** The Corporation shall indemnify and save the Lender harmless from any and all costs, expenses, liabilities and damages which may be incurred by the Lender in connection with the Collateral and the enforcement of its rights hereunder, save only any costs, expenses, liabilities or damages resulting from any wilful misconduct or gross negligence by the Lender or its servants or agents.

Article 9 - APPLICATION OF PROCEEDS

- 9.1 **Application of Proceeds** The Proceeds arising from the enforcement of the Security Interest as a result of the possession by the Lender or the Receiver of the Collateral or from any sale, lease or other disposition of, or realization of security on, the Collateral (except following acceptance of Collateral in satisfaction of the Obligations) shall be applied by the Lender or the Receiver in the following order, except to the extent otherwise required by law:
- (a) first, in payment of the Lender's reasonable costs, charges and expenses (including legal fees on a solicitor and his own client basis) incurred in the exercise of all or any of the rights, powers or remedies granted to it under this Agreement, and in payment of the reasonable remuneration of the Receiver, if

any, and the reasonable costs, charges and expenses incurred by the Receiver, if any, in the exercise of all or any of the rights, powers or remedies granted under this Agreement;

- (b) second, in payment of amounts paid by the Lender or the Receiver pursuant to clause 8.1(a);
- (c) third, in payment of all money borrowed or advanced by the Lender or the Receiver, if any, pursuant to the exercise of the rights, powers or remedies set out in this Agreement and any interest thereon;
- (d) fourth, in payment of the remainder of the Obligations in such order of application as the Lender may determine;
- (e) fifth, subject to sections 9.2 and 9.3, to any Person who has a security interest in Collateral that is subordinate to that of the Lender and whose interest,
 - (i) was perfected by possession, the continuance of which was prevented by the Lender or the Receiver taking possession of Collateral, or
 - (ii) was, immediately before the sale, lease or other disposition by the Lender or the Receiver, perfected by registration;
- (f) sixth, subject to sections 9.2 and 9.3, to any other Person with an interest in such Proceeds who has delivered a written notice to the Lender or the Receiver of the interest before the distribution of such Proceeds; and
- (g) last, subject to sections 9.2 and 9.3, to the Corporation or any other Person who is known by the Lender or the Receiver to be an owner of the Collateral.

9.2 **Proof of Interest** The Lender or the Receiver may require any Person mentioned in clauses 9.1(e), 9.1(f) or 9.1(g) to furnish proof of that Person's interest, and unless the proof is furnished within ten days after demand by the Lender or the Receiver, the Lender or the Receiver need not pay over any portion of the Proceeds referred to therein to such Person.

9.3 **Payment Into Court** Where there is a question as to who is entitled to receive payment under clauses 9.1(e), 9.1(f) or 9.1(g), the Lender or the Receiver may pay the Proceeds referred to therein into court.

9.4 **Monies Actually Received** The Corporation shall be entitled to be credited only with the actual Proceeds arising from the possession, sale, lease or other disposition of, or

realization of security on, the Collateral when received by the Lender or the Receiver and such actual Proceeds shall mean all amounts received in cash by the Lender or the Receiver upon such possession, sale, lease or other disposition of, or realization of security on, the Collateral.

- 9.5 **Indemnity** The Corporation shall indemnify and save the Lender harmless from any and all costs, expenses, liabilities and damages which may be incurred by the Lender in connection with the Collateral and the enforcement of its rights hereunder, save only any costs, expenses, liabilities or damages resulting from any wilful misconduct or gross negligence by the Lender or its servants or agents.

Article 10 - GENERAL

- 10.1 **Dealings with Others** The Lender may grant extensions of time and other indulgences, take and give up security, accept compositions, make settlements, grant releases and discharges and otherwise deal with the Corporation, borrowers of the Corporation, sureties and other Persons and with Collateral and other security as the Lender sees fit, without prejudice to the liability of the Corporation to the Lender or the rights, powers and remedies of the Lender under this Agreement.
- 10.2 **Perfection of Security** The Corporation authorizes the Lender to file such financing statements and other documents and do such acts, matters and things as the Lender may consider appropriate to perfect and continue the Security Interest, to protect and preserve the interest of the Lender in Collateral and to realize upon the Security Interest.
- 10.3 **Discharge** Upon payment, performance and satisfaction in full of the Obligations and upon written request by the Corporation, the Lender shall, at the Corporation's expense, execute and deliver to the Corporation such documents as may reasonably be required to discharge the Security Interest created by this Agreement.
- 10.4 **Invalidity of Provisions** Each of the provisions contained in this Agreement is distinct and severable and a declaration of invalidity or unenforceability of any such provision or part thereof by a court of competent jurisdiction shall not affect the validity or enforceability of any other provision hereof.
- 10.5 **Waiver, Amendment** Except as expressly provided in this Agreement, no amendment or waiver of this Agreement shall be binding unless executed in writing by the party to be bound thereby. No waiver of any provision of this Agreement shall constitute a waiver of any other provision nor shall any waiver of any provision of this Agreement constitute a continuing waiver unless otherwise expressly provided.

10.6 **Communication** Any notice or other communication, including a demand or a direction, required or permitted to be given hereunder shall be in writing and shall be given by prepaid first-class mail, by facsimile or other means of electronic communication or by hand-delivery as hereinafter provided. Any such notice or other communication, if mailed by prepaid first-class mail at any time other than during or within three business days (which will exclude Saturdays, Sundays and statutory holidays in the Province of Ontario) prior to a general discontinuance of postal service due to strike, lockout or otherwise, shall be deemed to have been received on the fourth business day after the post-marked date thereof, or if sent by facsimile or other means of electronic communication, shall be deemed to have been received on the business day following the sending, or if delivered by hand shall be deemed to have been received at the time it is delivered to the applicable address noted below either to the individual designated below or to a senior employee of the addressee at such address with responsibility for matters to which the information relates. Notice of change of address shall also be governed by this section. In the event of a general discontinuance of postal service due to strike, lock-out or otherwise, notices or other communications shall be delivered by hand or sent by facsimile or other means of electronic communication and shall be deemed to have been received in accordance with the foregoing. Notice and other communications shall be addressed as follows:

(a) if to the Lender:

Email:

(b) if to the Corporation:

Sherwood Forest Square Ltd
1515 Gordon Street, Suite 203
Guelph, Ontario
N1L 1C9
Attention: Todd Neill
Email: tneill@reidsproperties.com

Notwithstanding the foregoing, if the PPSA requires that a notice or other communication be given in a specified manner, then any such notice or communication shall be given in such manner.

10.7 **Successors and Assigns** This Agreement shall be binding on the Corporation and its successors and shall enure to the benefit of the Lender and its successors and assigns.

This Agreement shall be assignable by the Lender free of any set-off, counter-claim or equities between the Corporation and the Lender, and the Corporation shall not assert against an assignee of the Lender any claim or defense that the Corporation has against the Lender.

10.8 **Governing Law, Attornment and Facsimile** This Agreement shall be governed by and construed in accordance with the laws of the Province of Ontario and the laws of Canada applicable therein and the Corporation hereby irrevocably attorns to the jurisdiction of the courts of Ontario. This Agreement may be transmitted by facsimile or other electronic transmission and the reproduction of signatures will be deemed to be original and legally binding.

10.9 **Copy Received** The Corporation hereby acknowledges receipt of a copy of this Agreement and a copy of any financing statement/verification statement registered under the PPSA in respect of the Security Interest. **IN WITNESS WHEREOF** the parties have executed this Agreement as of the date first written above.

SHERWOOD FOREST SQUARE LTD



By: Scott Reid, Secretary

Level 3 Capital Management Inc

By: Damien Lowry

GENERAL SECURITY AGREEMENT

THIS AGREEMENT is made July 5, 2023,

BETWEEN: SHERWOOD FOREST SQUARE LTD, a corporation incorporated under the laws of Ontario
(the "Corporation")

AND: Level 3 Capital Management Inc
(the "Lender")

RECITALS:

1. The Corporation is now or may hereafter become indebted or otherwise liable to the Lender pursuant to the provisions of a promissory note dated the date hereof (the "Note") issued by RHH Rental Properties Ltd. in favour of the Lender and guaranteed by the Corporation.
2. The Lender has requested, and the Corporation has agreed to provide the Lender with, a security interest on certain assets of the Corporation as contemplated in this Agreement.

NOW THEREFORE in consideration of the sum of \$1.00 and for other good and valuable consideration (the receipt and sufficiency of which are hereby acknowledged), the Corporation agrees with the Lender as follows:

Article 1 - INTERPRETATION

- 1.1 **Definitions** In this Agreement the following words and phrases have the following meanings:
- (a) **"this Agreement", "hereto", "herein", "hereof", "hereby", "hereunder"** and any similar expressions refer to this Agreement and the Schedules hereto as they may be amended or supplemented from time to time, and not to any particular Article, section or other portion hereof or thereof;
 - (b) **"Business Day"** means any day, other than Saturday, Sunday or any statutory holiday in the Province of Ontario;
 - (c) **"Collateral"** means all of the undertaking, property and assets of the Corporation subject to, or intended to be subject to, the Security Interest, and

any reference to “Collateral” shall be deemed to be a reference to “Collateral or any part thereof” except where otherwise specifically provided;

- (d) **“Event of Default”** has the meaning attributed to such term in section 8.1;
- (e) **“Lien”** means any mortgage, pledge, charge, assignment, security interest, hypothec, lien or other encumbrance, including, without limitation, any agreement to give any of the foregoing, or any conditional sale or other title retention agreement;
- (f) **“Obligations”** means all of the obligations, liabilities and indebtedness of the Corporation to the Lender from time to time, whether present or future, absolute or contingent, liquidated or unliquidated, of whatsoever nature or kind, in any currency or otherwise, arising in connection with the Note and the performance and observance by the Corporation of all agreements, warranties, representations, covenants and conditions made pursuant to this Agreement;
- (g) **“Permitted Liens”** means the Security Interest, those Liens existing at the date hereof and any Lien which arises hereafter which is permitted by the terms of this Agreement;
- (h) **“Person”** means any individual, partnership, limited partnership, joint venture, syndicate, sole proprietorship, company or corporation with or without share capital, unincorporated association, trust, trustee, executor, administrator or other legal personal representative, regulatory body or agency, government or governmental agency, authority or entity however designated or constituted;
- (i) **“PPSA”** means the *Personal Property Security Act* (Ontario) as amended from time to time and any Act substituted therefor and amendments thereto;
- (j) **“Prime Rate”** means, at any time, the annual rate of interest which Royal Bank of Canada establishes at its principal office in Toronto as the reference rate of interest to determine interest rates it will charge at such time for demand loans in Canadian dollars made to its customers in Canada and which it refers to as its “prime rate of interest”, such rate to be adjusted automatically and without the necessity of any notice to the Corporation upon each change to such rate;
- (k) **“Receiver”** means any of a receiver, manager, receiver-manager and receiver and manager; and
- (l) **“Security Interest”** has the meaning attributed to such term in section 2.1.

- 1.2 **Capitalized Terms** Unless otherwise defined in this Agreement, all capitalized terms will have the meanings given to those terms in the PPSA.
- 1.3 **Headings, Table of Contents, Gender and Number** The inclusion of headings and a table of contents in this Agreement is for convenience of reference only and shall not affect the construction or interpretation hereof. In this Agreement, unless the context requires otherwise, words importing the singular include the plural and vice versa and words importing gender include all genders. Whenever in this Agreement a particular Article, section or other portion thereof is referred to then, unless otherwise indicated, such reference pertains to the particular Article, section or portion thereof contained herein.
- 1.4 **Currency** All amounts in this Agreement are stated and shall be paid in Canadian currency.

Article 2 - SECURITY INTEREST

- 2.1 **Creation of Security Interest** As continuing security for the repayment, performance and satisfaction of the Obligations of the Corporation to the Lender, and subject to sections 2.2 and 2.3 hereof, the Corporation hereby grants to the Lender, by way of security interest, mortgage, pledge, charge, assignment and hypothec, a security interest (the "Security Interest") in the undertaking of the Corporation and in:
- (a) all Goods (including without limitation all parts, accessories, attachments, additions and Accessions thereto) whether or not such Goods are now or hereafter become fixtures, all Accounts, all Chattel Paper, all Documents of Title (whether negotiable or not), all Instruments, all Intangibles, all Money and all Investment Property, and all other personal property, if any, in each case now owned or hereafter acquired by or on behalf of the Corporation or in respect of which the Corporation now or hereafter has any right, title or interest (including, without limitation, such as may be returned to or repossessed by the Corporation) and including, without limitation, all contracts, licenses, computer software, warranties, ownership certificates, manuals, publications, books, statements of account, bills, invoices, letters and other documents or records in any form evidencing or relating to any of the foregoing property;
 - (b) all renewals of, accretions to and substitutions for any of the property described in clause 2.1(a); and
 - (c) all Proceeds (including Proceeds of Proceeds) of any of the property described in clauses 2.1(a) and 2.1(b).

- 2.2 **Exception for Last Day of Leases** The Security Interest granted hereby does not and shall not extend to, and Collateral shall not include, the last day of the term of any lease or sub-lease, oral or written, or any agreement therefor, now held or hereafter acquired by the Corporation, but upon the sale of the leasehold interest or any part thereof the Corporation shall stand possessed of such last day in trust to assign the same as the Lender shall direct.
- 2.3 **Exception for Contractual Rights** The Security Interest granted hereby does not and shall not extend to, and Collateral shall not include, any agreement, right, franchise, license or permit (the “contractual rights”) to which the Corporation is a party or of which the Corporation has the benefit, to the extent that the creation of the Security Interest therein would constitute a breach of the terms of or permit any Person to terminate the contractual rights, but the Corporation shall hold its interest therein in trust for the Lender and shall assign such contractual rights to the Lender forthwith upon obtaining the consent of the other party thereto. The Corporation agrees that it shall, upon the request of the Lender, use all commercially reasonable efforts to obtain any consent required to permit any contractual rights to be subjected to the Security Interest.
- 2.4 **Attachment** The attachment of the Security Interest has not been postponed and the Security Interest shall attach to any particular Collateral as soon as the Corporation has rights in such Collateral.
- 2.5 **Proceeds in Trust** The Corporation will, and will be deemed to, hold all Proceeds separate and in trust for the benefit of the Lender until the Obligations have been paid, performed and satisfied in full.

Article 3 – OBLIGATIONS SECURED

- 3.1 **Obligations Secured** The Security Interest granted hereby secures payment, performance and satisfaction of the Obligations.

Article 4 REPRESENTATIONS AND WARRANTIES

- 4.1 **Representations and Warranties** The Corporation represents and warrants, and so long as this Agreement remains in effect shall be deemed continuously to represent and warrant, that:
- (a) it is duly incorporated and validly existing under the laws of its jurisdiction of incorporation and has the corporate power and capacity to own its properties and assets and to carry on its business as presently carried on by it, it has the corporate power and capacity to enter into this Agreement and to do all acts and

things as are required or contemplated hereunder to be done, observed and performed by it;

- (b) it has taken all necessary corporate action to authorize the execution, delivery and performance of this Agreement;
- (c) there is no unanimous shareholder agreement which restricts, in whole or in part, the powers of the directors of the Corporation to manage or supervise the business and affairs of the Corporation;
- (d) the entering into of this Agreement and the performance by the Corporation of its obligations hereunder does not and will not contravene, breach or result in any default under the articles, by-laws, constating documents or other organizational documents of the Corporation or under any mortgage, lease, agreement or other legally binding instrument, license, permit or law to which the Corporation is a party or by which the Corporation or any of its properties or assets may be bound and will not result in or permit the acceleration of the maturity of any indebtedness, liability or obligation of the Corporation under any mortgage, lease, agreement or other legally binding instrument of or affecting the Corporation;
- (e) no authorization, consent or approval of, or filing with or notice to, any Person is required in connection with the execution, delivery or performance of this Agreement by the Corporation; and
- (f) except as disclosed in writing to the Lender, there is no court, administrative, regulatory or similar proceeding (whether civil, quasi-criminal, or criminal); arbitration or other dispute settlement procedure; investigation or enquiry by any government body; or any similar matter or proceeding (collectively "proceedings") against or involving the Corporation (whether in progress or threatened) which, if determined adversely to the Corporation, would materially adversely affect its business, property, financial condition or prospects or its ability to perform any of the provisions of this Agreement; no event has occurred which might give rise to any proceedings and there is no judgment, decree, injunction, rule, award or order of any governmental body outstanding against the Corporation which has or may have a material adverse effect on its business, property, financial condition or prospects.

Article 5 - - COVENANTS AND AGREEMENTS OF THE PARTIES

5.1 **General Agreements of Corporation** The Corporation agrees that it shall:

- (a) pay or satisfy all Obligations when due;
- (b) carry on and conduct its business in a proper and efficient manner and so as to protect and preserve the Collateral and shall keep, in accordance with generally accepted accounting principles, consistently applied, proper books of account for its business and accurate and complete records concerning Collateral, and shall mark any and all such records and Collateral at the Lender's request so as to indicate the existence of the Security Interest;
- (c) pay all taxes, rates, levies, assessments and other charges of every kind which may be lawfully levied, assessed or imposed against or in respect of it or Collateral as and when the same become due and payable;
- (d) not change its name without giving prior written notice to the Lender of the new name and the date upon which such change of name is to take effect;
- (e) do, execute, acknowledge and deliver such financing statements and further assignments, transfers, documents, acts, matters and things (including further Schedules to this Agreement) as may be reasonably requested by the Lender or with respect to Collateral in order to give effect to this Agreement; and
- (f) ensure that the representations and warranties set forth in section 4.1 shall be true and correct at all times.

5.2 **Permitted Dealings with Collateral** The Corporation may at any time, without the consent of the Lender:

- (a) sell, assign, transfer, exchange, lease, consign or otherwise dispose of Inventory in the ordinary course of its business;
- (b) sell or otherwise dispose of such part of its Equipment which is no longer necessary or useful in connection with its business or which has become worn out or obsolete or unsuitable for the purpose for which it was intended; and
- (c) collect Accounts in the ordinary course of its business.

5.3 **Expenses** The Corporation shall pay to the Lender on demand all of the Lender's reasonable costs, charges and expenses (including, without limitation, legal fees on a solicitor and his own client basis and Receiver's fees) in connection with the preparation, registration or amendment of this Agreement, the perfection or preservation of the Security Interest, the enforcement by any means of any of the provisions hereof or the exercise of any rights, powers or remedies hereunder,

including, without limitation, all such costs, charges and expenses in connection with taking possession of Collateral, carrying on the Corporation's business, collecting the Corporation's accounts and taking custody of, preserving, repairing, processing, preparing for disposition and disposing of Collateral, together with interest on such costs, charges and expenses from the dates incurred to the date of payment at the Prime Rate.

5.4 **Insurance** The Corporation shall obtain and maintain, at its own expense, insurance against loss or damage to the Collateral.

5.5 **Agreements of Lender** The Lender agrees that the Lender will:

- (a) execute such documentation as is necessary to ensure that the Corporation may grant similar security as is granted to the Lender hereunder to other lenders who are loaning money to the Corporation and to ensure that such security will rank pari passu with the security granted by the Corporation to the Lender hereunder as amended from time to time. Without limiting the generality of the foregoing, the Lender specifically consents to the Corporation obtaining additional financing from other lenders and agrees to execute a pari passu agreement with such other lenders to give effect to this paragraph; and
- (b) postpone the security granted to the Lender hereunder to any security granted to a lender providing construction and/or servicing financing in respect of the Property.

Article 6 - COLLECTION OF DEBTS

6.1 **Collection of Debts** After the occurrence of an Event of Default, the Lender may give notice of the Security Interest to any Person obligated to pay any debt or liability constituting Collateral and may also direct such Person to make all payments on account of any such debt or liability to the Lender. The Corporation acknowledges that any payments received by the Corporation from such Persons, whether before or after notification of the Security Interest to such Persons and whether before or after the occurrence of an Event of Default, shall be received and held by the Corporation in trust, or as agent in the Province of Quebec, for the Lender and shall be turned over to the Lender upon request.

6.2 **Application of Funds** Except where the Corporation, when not in default hereunder, so directs in writing at the time of payment, all money collected or received by the Lender in respect of the Collateral may be applied on account of such parts of the Obligations as the Lender in its sole discretion determines, or may be held unappropriated in a

collateral account, or in the discretion of the Lender may be released to the Corporation, all without prejudice to the Lender's rights against the Corporation.

Article 7 - EVENTS OF DEFAULT

7.1 **Events of Default** The Corporation is in default under this Agreement upon the occurrence of any of the following events, each of which shall constitute an Event of Default:

- (a) the Corporation defaults in payment when due of all or any part of the Obligations;
- (b) any representation and warranty of the Corporation contained in this Agreement proves to be untrue;
- (c) the Corporation admits its inability to pay its debts generally as they become due or otherwise acknowledges its insolvency;
- (d) except to the extent permitted by the Lender in writing, the Corporation or any other Person institutes any proceeding or takes any corporate action or executes any agreement to authorize its participation in or commencement of any proceeding:
 - (i) seeking to adjudicate it a bankrupt or insolvent;
 - (ii) seeking liquidation, dissolution, winding up, reorganization, arrangement, protection, relief or composition of it or any of its property or debt, or making a proposal with respect to it under any law relating to bankruptcy, insolvency, reorganization or compromise of debts or other similar laws (including, without limitation, any application under the *Companies' Lenders Arrangement Act* (Canada) or any reorganization, arrangement or compromise of debt under the laws of the jurisdiction of incorporation of the Corporation); or
 - (iii) seeking appointment of a receiver, trustee, agent, custodian or other similar official for it or for any substantial part of its properties and assets or for any part of the Collateral;
- (e) any proceeding is commenced against or affecting the Corporation:
 - (i) seeking to adjudicate it a bankrupt or insolvent;

- (ii) seeking liquidation, dissolution, winding up, reorganization, arrangement, protection, relief or composition of it or any of its property or debt or making a proposal with respect to it under any law relating to bankruptcy, insolvency, reorganization or compromise of debts or other similar laws (including, without limitation, any reorganization, arrangement or compromise of debt under the laws of the jurisdiction of incorporation of Corporation); or
- (iii) seeking appointment of a receiver, trustee, agent, custodian or other similar official for it or for any substantial part of its properties and assets or for any part of the Collateral;

and such proceeding is not being contested in good faith by appropriate proceedings or, if so contested remains outstanding, undismissed and unstayed more than 30 days from the institution of such first mentioned proceeding provided, however, that notwithstanding any such 30 day period shall not have elapsed, an Event of Default shall be deemed to have occurred if such proceeding remains outstanding and, after the date of commencement of such proceeding, the Corporation does not satisfy a payroll obligation; or

- (f) any Lender of the Corporation or any other Person shall privately appoint a receiver, trustee or similar official for any substantial part of the Corporation's properties and assets or for any part of the Collateral; or
- (g) if any execution, distress or other enforcement process, whether by court order or otherwise, becomes enforceable against any property of the Corporation.

Article 8 - REMEDIES

8.1 **Appointment of Receiver** Upon the occurrence of an Event of Default, the Lender may appoint by instrument any Person, whether an officer or an employee of the Lender or not, to be any of a receiver, manager, receiver-manager and receiver and manager (a "Receiver") of Collateral and may remove any Receiver so appointed and appoint another in place of such Receiver in the same manner. Any such Receiver shall be deemed the agent of the Corporation and not of the Lender for the purpose of (i) carrying on and managing the business and affairs of the Corporation, and (ii) establishing liability for all acts or omissions of the Receiver while acting as such, and the Lender shall not be in any way responsible for any acts or omissions on the part of any such Receiver, its officers, employees and agents. The Corporation hereby irrevocably authorizes the Lender to give instructions to the Receiver relating to the performance of its duties. The Corporation hereby irrevocably waives any right it may

have now or in the future under any applicable law, including, without limitation, the PPSA, to make application to a court for the removal, replacement or discharge of the Receiver or for directions on any matter relating to the duties of the Receiver (unless such duties are not being performed in a commercially reasonable manner) or in respect of the Receiver's accounts or remuneration or in respect of any other matter.

Subject to the provisions of the instrument appointing it, any such Receiver shall have the power to take possession of Collateral, to preserve Collateral or its value in such manner as it considers appropriate, to carry on or concur in carrying on all or any part of the business of the Corporation and to sell, lease or otherwise dispose of or concur in selling, leasing or otherwise disposing of Collateral in such manner and on such terms as it considers to be commercially reasonable. To facilitate the foregoing powers, any such Receiver may enter upon, use and occupy all premises owned or occupied by the Corporation wherein Collateral may be situate to the exclusion of all others to the extent permitted by law, including the Corporation, maintain Collateral upon such premises, borrow money on a secured or unsecured basis, incur reasonable expenses in the exercise of the rights, powers and remedies set out in this Agreement and use Collateral directly in carrying on the Corporation's business or as security for loans or advances to enable it to carry on the Corporation's business or otherwise, as such Receiver shall, in its discretion, determine. In addition, the Receiver shall have the following rights, powers and remedies:

- (a) to make payments to Persons having prior rights or Liens on properties on which the Corporation may hold a Lien and to Persons having prior rights or Liens on the Collateral; and
- (b) to demand, commence, continue or defend proceedings in the name of the Lender or of the Receiver or in the name of the Corporation for the purpose of protecting, seizing, collecting, realizing or obtaining possession or payment of the Collateral and to give effectual receipts and discharges therefor.

Except as may be otherwise directed by the Lender, all Proceeds received from time to time by such Receiver in carrying out its appointment shall be received in trust for and paid over to the Lender. Every such Receiver may, in the discretion of the Lender, be vested with all or any of the rights and powers of the Lender.

- 8.2 **Exercise of Remedies by Lender** Upon the occurrence of an Event of Default, the Lender may, either directly or through its agents or nominees, exercise all the powers and rights available to a Receiver by virtue of section 8.1. In addition to the rights granted in this Agreement and in any other agreement now or hereafter in effect between the Corporation and the Lender and in addition to any other rights the Lender

may have at law or in equity or otherwise, the Lender shall have, both before and after the occurrence of an Event of Default, all rights and remedies of a secured party under the PPSA.

- 8.3 **Possession of Collateral** The Corporation acknowledges that the Lender or any Receiver appointed by it may take possession of Collateral wherever it may be located and by any method permitted by law and the Corporation agrees upon request from the Lender or any such Receiver to assemble and deliver possession of Collateral at such place or places as directed.
- 8.4 **Remedies Not Exclusive** All rights, powers and remedies of the Lender under this Agreement may be exercised separately or in combination and shall be in addition to, and not in substitution for, any other security now or hereafter held by the Lender and any other rights, powers and remedies of the Lender however created or arising. No single or partial exercise by the Lender of any of the rights, powers and remedies under this Agreement or under any other security now or hereafter held by the Lender shall preclude any other and further exercise of any other right, power or remedy pursuant to this Agreement or any other security or at law, in equity or otherwise. The Lender shall at all times have the right to proceed against Collateral or any other security in such order and in such manner as it shall determine without waiving any rights, powers or remedies which the Lender may have with respect to this Agreement or any other security or at law, in equity or otherwise. No delay or omission by the Lender in exercising any right, power or remedy hereunder or otherwise shall operate as a waiver thereof or of any other right, power or remedy.
- 8.5 **Notice of Sale** Unless required by law, neither the Lender nor any Receiver appointed by it shall be required to give the Corporation any notice of any sale, lease or other disposition of the Collateral, the date, time and place of any public sale of Collateral or the date after which any private disposition of Collateral is to be made.
- 8.6 **Collection of Debts** Before or after the occurrence of an Event of Default, the Lender may give notice of the Security Interest to any Person obligated to pay any debt or liability constituting Collateral and may also direct such Person to make all payments on account of any such debt or liability to the Lender. The Corporation acknowledges that any payments received by the Corporation from such Persons, whether before or after notification of the Security Interest to such Persons and whether before or after the occurrence of an Event of Default, shall be received and held by the Corporation in trust for the Lender and shall be turned over to the Lender upon request.
- 8.7 **Application of Funds** All money collected or received by the Lender in respect of the Collateral may be applied on account of such parts of the Obligations as the Lender in its

sole discretion determines, or may be held unappropriated in a collateral account, or in the discretion of the Lender may be released to the Corporation, all without prejudice to the Lender's rights against the Corporation.

- 8.8 **Corporation Liable for Deficiency** The Corporation shall remain liable to the Lender for any deficiency after the proceeds of any sale, lease or disposition of Collateral are received by the Lender.
- 8.9 **Exclusion of Liability of Lender and Receiver** The Lender shall not, nor shall any Receiver appointed by it, be liable for any failure to exercise its rights, powers or remedies arising hereunder or otherwise, including without limitation any failure to take possession of, collect, enforce, realize, sell, lease or otherwise dispose of, preserve or protect the Collateral, to carry on all or any part of the business of the Corporation relating to the Collateral or to take any steps or proceedings for any such purposes. Neither the Lender nor any Receiver appointed by it shall have any obligation to take any steps or proceedings to preserve rights against prior parties to or in respect of Collateral including without limitation any Instrument, Chattel Paper or Securities, whether or not in the Lender's or the Receiver's possession, and neither the Lender nor any Receiver appointed by it shall be liable for failure to do so. Subject to the foregoing, the Lender shall use reasonable care in the custody and preservation of the Collateral in its possession.
- 8.10 **Indemnity** The Corporation shall indemnify and save the Lender harmless from any and all costs, expenses, liabilities and damages which may be incurred by the Lender in connection with the Collateral and the enforcement of its rights hereunder, save only any costs, expenses, liabilities or damages resulting from any wilful misconduct or gross negligence by the Lender or its servants or agents.

Article 9 - APPLICATION OF PROCEEDS

- 9.1 **Application of Proceeds** The Proceeds arising from the enforcement of the Security Interest as a result of the possession by the Lender or the Receiver of the Collateral or from any sale, lease or other disposition of, or realization of security on, the Collateral (except following acceptance of Collateral in satisfaction of the Obligations) shall be applied by the Lender or the Receiver in the following order, except to the extent otherwise required by law:
- (a) first, in payment of the Lender's reasonable costs, charges and expenses (including legal fees on a solicitor and his own client basis) incurred in the exercise of all or any of the rights, powers or remedies granted to it under this Agreement, and in payment of the reasonable remuneration of the Receiver, if

any, and the reasonable costs, charges and expenses incurred by the Receiver, if any, in the exercise of all or any of the rights, powers or remedies granted under this Agreement;

- (b) second, in payment of amounts paid by the Lender or the Receiver pursuant to clause 8.1(a);
- (c) third, in payment of all money borrowed or advanced by the Lender or the Receiver, if any, pursuant to the exercise of the rights, powers or remedies set out in this Agreement and any interest thereon;
- (d) fourth, in payment of the remainder of the Obligations in such order of application as the Lender may determine;
- (e) fifth, subject to sections 9.2 and 9.3, to any Person who has a security interest in Collateral that is subordinate to that of the Lender and whose interest,
 - (i) was perfected by possession, the continuance of which was prevented by the Lender or the Receiver taking possession of Collateral, or
 - (ii) was, immediately before the sale, lease or other disposition by the Lender or the Receiver, perfected by registration;
- (f) sixth, subject to sections 9.2 and 9.3, to any other Person with an interest in such Proceeds who has delivered a written notice to the Lender or the Receiver of the interest before the distribution of such Proceeds; and
- (g) last, subject to sections 9.2 and 9.3, to the Corporation or any other Person who is known by the Lender or the Receiver to be an owner of the Collateral.

9.2 **Proof of Interest** The Lender or the Receiver may require any Person mentioned in clauses 9.1(e), 9.1(f) or 9.1(g) to furnish proof of that Person's interest, and unless the proof is furnished within ten days after demand by the Lender or the Receiver, the Lender or the Receiver need not pay over any portion of the Proceeds referred to therein to such Person.

9.3 **Payment Into Court** Where there is a question as to who is entitled to receive payment under clauses 9.1(e), 9.1(f) or 9.1(g), the Lender or the Receiver may pay the Proceeds referred to therein into court.

9.4 **Monies Actually Received** The Corporation shall be entitled to be credited only with the actual Proceeds arising from the possession, sale, lease or other disposition of, or

realization of security on, the Collateral when received by the Lender or the Receiver and such actual Proceeds shall mean all amounts received in cash by the Lender or the Receiver upon such possession, sale, lease or other disposition of, or realization of security on, the Collateral.

- 9.5 **Indemnity** The Corporation shall indemnify and save the Lender harmless from any and all costs, expenses, liabilities and damages which may be incurred by the Lender in connection with the Collateral and the enforcement of its rights hereunder, save only any costs, expenses, liabilities or damages resulting from any wilful misconduct or gross negligence by the Lender or its servants or agents.

Article 10 - GENERAL

- 10.1 **Dealings with Others** The Lender may grant extensions of time and other indulgences, take and give up security, accept compositions, make settlements, grant releases and discharges and otherwise deal with the Corporation, borrowers of the Corporation, sureties and other Persons and with Collateral and other security as the Lender sees fit, without prejudice to the liability of the Corporation to the Lender or the rights, powers and remedies of the Lender under this Agreement.
- 10.2 **Perfection of Security** The Corporation authorizes the Lender to file such financing statements and other documents and do such acts, matters and things as the Lender may consider appropriate to perfect and continue the Security Interest, to protect and preserve the interest of the Lender in Collateral and to realize upon the Security Interest.
- 10.3 **Discharge** Upon payment, performance and satisfaction in full of the Obligations and upon written request by the Corporation, the Lender shall, at the Corporation's expense, execute and deliver to the Corporation such documents as may reasonably be required to discharge the Security Interest created by this Agreement.
- 10.4 **Invalidity of Provisions** Each of the provisions contained in this Agreement is distinct and severable and a declaration of invalidity or unenforceability of any such provision or part thereof by a court of competent jurisdiction shall not affect the validity or enforceability of any other provision hereof.
- 10.5 **Waiver, Amendment** Except as expressly provided in this Agreement, no amendment or waiver of this Agreement shall be binding unless executed in writing by the party to be bound thereby. No waiver of any provision of this Agreement shall constitute a waiver of any other provision nor shall any waiver of any provision of this Agreement constitute a continuing waiver unless otherwise expressly provided.

- 10.6 **Communication** Any notice or other communication, including a demand or a direction, required or permitted to be given hereunder shall be in writing and shall be given by prepaid first-class mail, by facsimile or other means of electronic communication or by hand-delivery as hereinafter provided. Any such notice or other communication, if mailed by prepaid first-class mail at any time other than during or within three business days (which will exclude Saturdays, Sundays and statutory holidays in the Province of Ontario) prior to a general discontinuance of postal service due to strike, lockout or otherwise, shall be deemed to have been received on the fourth business day after the post-marked date thereof, or if sent by facsimile or other means of electronic communication, shall be deemed to have been received on the business day following the sending, or if delivered by hand shall be deemed to have been received at the time it is delivered to the applicable address noted below either to the individual designated below or to a senior employee of the addressee at such address with responsibility for matters to which the information relates. Notice of change of address shall also be governed by this section. In the event of a general discontinuance of postal service due to strike, lock-out or otherwise, notices or other communications shall be delivered by hand or sent by facsimile or other means of electronic communication and shall be deemed to have been received in accordance with the foregoing. Notice and other communications shall be addressed as follows:

(a) if to the Lender:

Email:

(b) if to the Corporation:

Sherwood Forest Square Ltd
1515 Gordon Street, Suite 203
Guelph, Ontario
N1L 1C9
Attention: Todd Neill
Email: tneill@reidsproperties.com

Notwithstanding the foregoing, if the PPSA requires that a notice or other communication be given in a specified manner, then any such notice or communication shall be given in such manner.

- 10.7 **Successors and Assigns** This Agreement shall be binding on the Corporation and its successors and shall enure to the benefit of the Lender and its successors and assigns.

This Agreement shall be assignable by the Lender free of any set-off, counter-claim or equities between the Corporation and the Lender, and the Corporation shall not assert against an assignee of the Lender any claim or defense that the Corporation has against the Lender.

10.8 **Governing Law, Attornment and Facsimile** This Agreement shall be governed by and construed in accordance with the laws of the Province of Ontario and the laws of Canada applicable therein and the Corporation hereby irrevocably attorns to the jurisdiction of the courts of Ontario. This Agreement may be transmitted by facsimile or other electronic transmission and the reproduction of signatures will be deemed to be original and legally binding.

10.9 **Copy Received** The Corporation hereby acknowledges receipt of a copy of this Agreement and a copy of any financing statement/verification statement registered under the PPSA in respect of the Security Interest. **IN WITNESS WHEREOF** the parties have executed this Agreement as of the date first written above.

SHERWOOD FOREST SQUARE LTD



By: Scott Reid, Secretary

Level 3 Capital Management Inc

By: Damien Lowry

APPENDIX "C"

District of: Ontario
Division No. 05 - London
Court No.
Estate No.

☒ Original

☐ Amended

-- Form 78 --

Statement of Affairs (Corporate Bankruptcy)
(Subsection 49(2) and Paragraph 158(d) of the Act / subsections 50(2) and 62(1) of the Act)

In the Matter of the Bankruptcy of
SF Square GP Corp.
of the City of Guelph, in the Province of Ontario

To the bankrupt:

You are required to carefully and accurately complete this form and the applicable attachments showing the state of your affairs on the date of the bankruptcy, on the 30th day of May 2025. When completed, this form and the applicable attachments will constitute the Statement of Affairs and must be verified by oath or solemn declaration by a duly authorized director, if the bankrupt is a corporation, or by yourself, in other cases.

Give reasons for the bankrupt's/debtor's financial difficulty (Select all that apply and provide details):

- | | | | | |
|--|--|---|--|--|
| ☒ Negative market conditions; | ☐ Foreign Exchange Fluctuations; | ☒ Economic Downturn; | ☐ Poor Financial Performance; | ☐ Legal Matters (Provide details); |
| ☒ Lack of Working Capital/Funding; | ☐ Competition; | ☐ Legislated or Regulatory Restrictions; | ☐ Natural Disaster; | ☐ Increased Cost of Doing Business; |
| ☐ Overhead Increasing; | ☒ Faulty Infrastructure or Business Model; | ☐ Unsuccessful Marketing Initiatives; | ☐ Personal Issues; | ☐ Poor Management; |
| ☐ Faulty Accounting; | ☐ Tax Liabilities; | ☐ Labour; | ☐ Other (Please specify). | |

Provide relevant details:

ASSETS	
(totals from the list of assets as stated and estimated by bankrupt/debtor)	
1. Cash on hand	0.00
2. Deposits in financial institutions	0.00
3. Accounts receivable and other receivables	
Total amount	1.00
Estimated realizable value	1.00
4. Inventory	0.00
5. Trade fixtures, etc.	0.00
6. Livestock	0.00
7. Machinery and equipment	0.00
8. Real property or immovables	0.00
9. Furniture	0.00
10. Intangible assets (intellectual properties, licences, cryptocurrencies, digital tokens, etc.)	0.00
11. Vehicles	0.00
12. Securities (shares, bonds, debentures, etc.)	0.00
13. Other property	11,450,156.39
Total of lines 1 to 13	11,450,157.39
If bankrupt is a corporation, add:	
Amount of subscribed capital	0.00
Amount paid on capital	0.00
Balance subscribed and unpaid	0.00
Estimated to produce	0.00
Total assets	11,450,157.39
Deficiency	-971,878.11
Total value of assets located outside Canada included in lines 1 to 13	0.00

LIABILITIES	
(totals from the list of liabilities as stated and estimated by bankrupt/debtor)	
1. Secured creditors	3,087,004.00
2. Preferred creditors, securities, and priorities	0.00
3. Unsecured creditors	9,335,031.50
4. Contingent, trust claims or other liabilities estimated to be provable for	0.00
Total liabilities	12,422,035.50
Surplus	971,878.11

List of Assets

Arrange by Nature of asset and number consecutively

No.	Nature of asset ¹	Address/Location	Asset located outside Canada	Details	Percentage of bankrupt's/debtor's interest	Total value of the bankrupt's/debtor's interest	Estimated realizable value	Equity or Surplus	Placeholder (values on this line are for notification)
501	Other personal property	n/a	☐	Other - Proceeds from the sale of Real Property held in trust with legal counsel vesting in the Trustee	100.00	11,450,156.39	11,450,156.39	8,363,152.39	☐
1301	Accounts receivable	1515 Gordon Street, Suite 203, Guelph, ON, N1L 1C9	☐	Debts Due - Business - \$7,540,749.88-RHH Rental Properties Ltd.	100.00	1.00	1.00	1.00	☐
Total						11,450,157.39	11,450,157.39		

¹ Choose one option for each item: Cash on hand; Deposits in financial institutions; Accounts receivable and other receivables; Inventory; Trade fixtures, etc.; Livestock; Machinery and equipment; Residential rental property; Commercial building; Industrial building; Land; Immovable industrial equipment; Other real property; Furniture; Intangible assets (intellectual properties, licences, cryptocurrencies, digital tokens, etc.); Vehicles; Securities (shares, bonds, debentures, etc.); Bills of exchange, promissory note, etc.; Tax refunds; Other personal property.

DocuSigned by:

Scott Reid

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Scott Reid

30-May-2025

Date

FORM 78 -- Continued

List of Liabilities

No.	Name of creditor or claimant	Address	Nature of liability ²	Details	Date given/ incurred	Amount of Claim					Asset securing the liability	Ground for the right to a priority ³	Estimated surplus or (deficit) from security	Placeholder (values on this line are for notification only)
						Unsecured	Secured	Preferred/Priorities	Contingent, trust claims or other liabilities	Total amount of claim				
1	2034261 Ontario Inc	--	Accounts payable	Accounts Payable	30-May-2025	0.00	100,000.00	0.00	0.00	100,000.00	501		0.00	☐
2	2226292 Ontario Inc	--	Accounts payable	Accounts Payable	30-May-2025	0.00	225,000.00	0.00	0.00	225,000.00	501		0.00	☐
3	ADJ HOLDINGS INC.	2068 PIPER LANE London ON N5V 3N6	Bank Loans except real property mortgage	Loans	30-May-2025	0.00	1.00	0.00	0.00	1.00	501		8,363,152.39	☐
4	Andrew Long, Kent McDonell, 2796068 Ontario Inc. and Level 3 Capital Manageme nt Inc.	c/o Rousseau Mazzuca LLP 65 Queen St. West, Suite 1000 Toronto ON M5H 2M5	Accounts payable	Accounts payable		5,300,000.00	0.00	0.00	0.00	5,300,000.00			0.00	☐
5	Angela MacDonell	--	Accounts payable	Accounts Payable	30-May-2025	0.00	200,000.00	0.00	0.00	200,000.00	501		0.00	☐
6	Angelo and Elena Cremasco	--	Accounts payable	Accounts Payable	30-May-2025	0.00	100,000.00	0.00	0.00	100,000.00	501		0.00	☐
7	Chad MacDonell	--	Accounts payable	Accounts Payable	30-May-2025	0.00	250,000.00	0.00	0.00	250,000.00	501		0.00	☐
8	COMPUTE RSHARE TRUST COMPANY OF CANADA	C/O MCAP FINANCIAL LIMITED PARTNER SHIP 400-200 KING STREET WEST Toronto ON M5H 3T4	Accounts payable	Loans	30-May-2025	0.00	1.00	0.00	0.00	1.00	501		0.00	☐
9	Cooper	--	Accounts payable	Accounts Payable		480.00	0.00	0.00	0.00	480.00			0.00	☐
10	CRA - Tax - Ontario	Shawiniga n-Sud National Verification and Collection Centre 4695 Shawiniga n-Sud Blvd Shawiniga n-Sud QC G9P 5H9	Corporate taxes	Taxes		1.00	0.00	0.00	0.00	1.00			0.00	☐
11	Dan and Brenda Collins	--	Accounts payable	Accounts Payable	30-May-2025	0.00	300,000.00	0.00	0.00	300,000.00	501		0.00	☐

DocuSigned by:

Scott Reid

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Scott Reid

30-May-2025

Date

FORM 78 -- Continued

List of Liabilities

No.	Name of creditor or claimant	Address	Nature of liability ²	Details	Date given/ incurred	Amount of Claim					Asset securing the liability	Ground for the right to a priority ³	Estimated surplus or (deficit) from security	Place-holder (values on this line are for notification only)
						Unsecured	Secured	Preferred/Priorities	Contingent, trust claims or other liabilities	Total amount of claim				
12	Development Engineering (London) Limited	41 Adelaide St N, U71 London ON N6B 3P4	Bank Loans except real property mortgage	Accounts Payable		810.78	0.00	0.00	0.00	810.78			0.00	☐
13	DH Collins Holdings	-- --	Accounts payable	Accounts Payable	30-May-2025	0.00	100,000.00	0.00	0.00	100,000.00	501		0.00	☐
14	Domus Inc	295 Weber Street North Suite 7 Waterloo ON N2J 3H8	Accounts payable	Accounts Payable		560,000.00	0.00	0.00	0.00	560,000.00			0.00	☐
15	Gallagher Insurance	20 Erb St W, Suite 100 Waterloo ON N2L 1T2	Accounts payable	Accounts Payable		168,557.94	0.00	0.00	0.00	168,557.94			0.00	☐
16	Gino Martinello	-- --	Accounts payable	Accounts Payable	30-May-2025	0.00	600,000.00	0.00	0.00	600,000.00	501		0.00	☐
17	GLENGARRY FARM FINANCE CORPORATION	25 KING STREET WEST, SUITE 2800 Toronto ON M5L 2A1	Accounts payable	Loans	30-May-2025	0.00	1.00	0.00	0.00	1.00	501		0.00	☐
18	Holman's Welding Limited	697 Railroad St Mount Brydges ON N0L 1W0	Accounts payable	Accounts Payable		1,695.00	0.00	0.00	0.00	1,695.00			0.00	☐
19	Intralinks, Inc.	PO Box 392134 Pittsburgh PA 15251-9134 USA	Accounts payable	Accounts Payable		13,725.61	0.00	0.00	0.00	13,725.61			0.00	☐
20	Julie and Jason Borghese	-- --	Accounts payable	Accounts Payable	30-May-2025	0.00	200,000.00	0.00	0.00	200,000.00	501		0.00	☐
21	Kingsett Mortgage Corporation	Scotia Plaza, 40 King Street West Toronto ON M5H 3Y2	Shares and subscribed capital	Loans	30-May-2025	0.00	1.00	0.00	0.00	1.00	501		0.00	☐

DocuSigned by:

Scott Reid

CE30E432D7D4442

Scott Reid

30-May-2025

Date

List of Liabilities

No.	Name of creditor or claimant	Address	Nature of liability ²	Details	Date given/ incurred	Amount of Claim					Asset securing the liability	Ground for the right to a priority ³	Estimated surplus or (deficit) from security	Place-holder (values on this line are for notification only)
						Unsecured	Secured	Preferred/Priorities	Contingent, trust claims or other liabilities	Total amount of claim				
22	KPMG LLP, T4348	120 Victoria St S, Suite 600 Kitchener ON N2G 0E1	Accounts payable	Accounts Payable		13,729.50	0.00	0.00	0.00	13,729.50			0.00	☐
23	Marilyn MacDonell	--	Accounts payable	Accounts Payable	30-May-2025	0.00	230,000.00	0.00	0.00	230,000.00	501		0.00	☐
24	Mamey Thompson	--	Accounts payable	Accounts Payable	30-May-2025	0.00	90,000.00	0.00	0.00	90,000.00	501		0.00	☐
25	Melissa George	--	Accounts payable	Accounts Payable	30-May-2025	0.00	200,000.00	0.00	0.00	200,000.00	501		0.00	☐
26	Michael Lok	--	Accounts payable	Accounts Payable	30-May-2025	0.00	292,000.00	0.00	0.00	292,000.00	501		0.00	☐
27	Middlesex Paving & Maintenance	9919 Oxbow Drive, PO Box 2022 Komoka ON N0L 1R0	Accounts payable	Accounts Payable		7,627.50	0.00	0.00	0.00	7,627.50			0.00	☐
28	Paolo Ferrante	--	Accounts payable	Accounts Payable	30-May-2025	0.00	100,000.00	0.00	0.00	100,000.00	501		0.00	☐
29	RHH Rental Properties Ltd	1515 Gordon Street, Suite 203 Guelph ON N1L 1C9	Intercompany loans	Due to Related Parties		134,828.33	0.00	0.00	0.00	134,828.33			0.00	☐
30	Robson Carpenter	98 Stanley St Ayr ON N0B 1E0	Accounts payable	Accounts Payable		56,473.59	0.00	0.00	0.00	56,473.59			0.00	☐
31	Ro-Buck Contracting Limited	2326 Fanshawe Park Road E London ON N5X 4A2	Accounts payable	Accounts Payable		27,996.70	0.00	0.00	0.00	27,996.70			0.00	☐
32	Services FLO Inc.	2800 rue Louis-Lumiere, bureau 100 Quebec QC G1P 0A4	Accounts payable	Accounts Payable		3,616.00	0.00	0.00	0.00	3,616.00			0.00	☐
33	Sherri Korba	--	Accounts payable	Accounts Payable	30-May-2025	0.00	100,000.00	0.00	0.00	100,000.00	501		0.00	☐
34	Sherwood Forest Square Ltd.	20 Wellington Street East, Suite 500 Toronto ON M5E	Intercompany loans	Due to Related Parties		3,044,659.00	0.00	0.00	0.00	3,044,659.00			0.00	☐

DocuSigned by:

Scott Reid

CE30E432D7D442...
Scott Reid

30-May-2025

Date

List of Liabilities

No.	Name of creditor or claimant	Address	Nature of liability ²	Details	Date given/ incurred	Amount of Claim					Asset securing the liability	Ground for the right to a priority ³	Estimated surplus or (deficit) from security	Place-holder (values on this line are for notification only)
						Unsecured	Secured	Preferred/Priorities	Contingent, trust claims or other liabilities	Total amount of claim				
35	Wyse Meter Solutions Inc	7077 Keele St, Suite 201 Concord ON L4K 0B6	Accounts payable	Accounts Payable		830.55	0.00	0.00	0.00	830.55			0.00	☐
Total						9,335,031.50	3,087,004.00	0.00	0.00	12,422,035.50				

² Choose one option for each item: Accounts payable; Owed rent; Owed wages; Severance pay; Corporate taxes; Sales taxes; Employee source deductions; Litigation/legal costs and awards; Subordinated debenture; Bills of exchange; Promissory notes; Lien notes; Mortgages or hypothec on real or immovable property; Chattel mortgages or movable hypothec; General Security Agreement; Intercompany loans; Bank loans (except real property mortgage); Finance company loans; Shareholder loans; Shares and subscribed capital; Other claim or liability.

³ Choose one option for each item with a preferred or priority amount: Unpaid supplier; Farmer, fisherman or aquaculturist; Owed wages; Unpaid amount regarding pension plan; Municipal taxes; Rent; Customer of a bankrupt securities firm; Deemed trust in favour of the Crown; Priming charges and interim financing; Environmental liabilities; Other.

I, Scott Reid, of the City of Guelph in the Province of Ontario, do swear (or solemnly declare) that this statement and the attached lists are, to the best of my knowledge, a full, true and complete statement of the affairs of the Corporation on the 30th day of May 2025 and fully disclose all property of every description that is in my possession or that may devolve on me in accordance with the Act.

SWORN (or SOLEMNLY DECLARED) before me at the City of Toronto in the Province of Ontario, on this 30th day of May 2025.

DocuSigned by:

Scott Reid

CE30E432D7D4442

Scott Reid



Tony Montesano, Commissioner of Oaths
For the Province of Ontario
Expires December 21, 2026

Antonio Montesano, a Commissioner, etc.,
Province of Ontario, for BDO Canada LLP
and BDO Canada Limited, and
their subsidiaries, associates and affiliates.
Expires December 21, 2026.

Court No.

File No.

In the Matter of the Bankruptcy of
SF Square GP Corp.
of the City of Guelph, in the Province of Ontario

Form 78 (8R22)
Statement of affairs (Business bankruptcy)

Trustee: Clark Lonergan

License: 3836

Email:

BDO Canada Limited / BDO Canada Limitée -
Licensed Insolvency Trustee
20 Wellington St E, Suite 500
Toronto ON M5E 1C5
Phone: (416) 865-0210 Fax: (416) 865-0904

APPENDIX "D"

Sherwood Forest Square Ltd. - Secured Creditors List	Amount
2152683 Ontario Ltd	\$ 1,000,000
2243530 Ontario Inc	50,000
2363134 Ontario Inc	100,000
2363134 Ontario Inc	630,000
2475677 Ontario Inc	2,000,000
2498130 Ontario Inc	150,000
2697515 Ontario Inc	250,000
2838238 Ontario Inc	100,000
534452 Ontario Inc	1,000,000
554498 Ontario Inc	3,000,000
Al and Mary MacKinnon	400,000
Aldo and Gabriella Martone	1,000,000
Alexander Kelly	20,000
Ben & Iva Direnzo	500,000
Bianca Spatola	75,000
Brandan Gill	125,000
Brent and Dorothy McGinnis	800,000
Brola Inc	435,000
Bruce & Cynthia Kropf	100,000
Calvin and Cheryl Dickinson	100,000
Canadian Imperial Bank of Commerce	1
Cherry Wood Forest Holdings	13,000,000
Chris Hajt	200,000
CJ Cooper	12,000
Claudio Daniels	100,000
Computershare Trust Company of Canada c/o MCAP Financial Limited Partnership	1
Darryl Bower	300,000
David and Brenda Long	665,000
David Wood	197,748
Emily Peters	250,000
Eryn and Derek Konkle	650,000
Franco Scorziello	100,000
Franco Venturato	220,000
George Dreer	600,000
Graham Kerr	100,000
Graham Kerr	250,000
Heath Day	200,000
Hermoine Kim	300,000
Jacqueline Cruickshank	100,000
Janet Mulholland	100,000
Jason Jackman	220,000
Jennifer Drewlo	50,000
Joanne Lachance	280,000
John & Amanda McGrath	300,000
Joy Peters	200,000

Sherwood Forest Square Ltd. - Secured Creditors List	Amount
Joy Peters 500k	500,000
Joy Shuster	100,000
Julie McDonell Real Estate	100,000
KBC Timber Holdings Inc	100,000
Keith Langlois	50,000
Kelly Wilton Medical	300,000
Kent McDonell	600,000
Kessab Investments	5,000,000
Kessab Investments - 2	250,000
Kingsett Mortgage Corporation	1
Level 3 Capital Management	1,550,000
Linda MacKillop	150,000
Lucia and Victor Olave	100,000
Luzi & Maggiolo	100,000
Mario Direnzo	500,000
Marsh Construction	200,000
Melissa Direnzo	350,000
Michael & Ladonna Ireland	300,000
Michelangelo Maserollo	100,000
Mike Rafter	250,000
Nikolina Islic and Chad Hayden	100,000
Paul and Linda Brydges	130,000
Raelynn Kelly	20,000
RKSPM Investments Inc	1,000,000
Rob Grimer	300,000
Rob McMillan	100,000
Rob Price	200,000
Robert Cianci	100,000
Robert Kerr	100,000
Roussel Holdings	300,000
Ryan Gill	125,000
Sandra Fulton	200,000
Sandra Kerr	300,000
Sonia Direnzo	390,000
Steve Sarmazian	200,000
William Hajt	207,688
TOTAL	\$ 44,602,439

APPENDIX "E"

RHH Rental Properties Ltd
Transactions by Account
All Transactions

SF Square LP - Secured Creditors List	Amount
2034261 Ontario Inc	100,000.00
2228292 Ontario Inc	225,000.00
Angela MacDonell	200,000.00
Angelo and Elena Cremasco	100,000.00
Chad MacDonell	250,000.00
Dan and Brenda Collins	300,000.00
DH Collins Holdings	100,000.00
Gino Martinello	600,000.00
Julie and Jason Borghese	200,000.00
Marilyn MacDonell	230,000.00
Marney Thompson	90,000.00
Melissa George	200,000.00
Michael Lok	292,000.00
Paolo Ferrante	100,000.00
Sherri Korba	100,000.00
TOTAL	\$ 3,087,000.00

APPENDIX "F"

6/22/2025 1:01:04 PM

Ben Cameron (+15196714816)

Scott

I feel so bad that you have those BDO guys all up in your business today. I suspect they are cold fish to deal with.

Come on line. We all know the darkness in front of us if the line doesn't come through so if there ever was a time to keep the faith it's right now.

6/20/2025 10:33:54 AM

Ben Cameron (+15196714816)

Scott

Are you around for a call.

6/20/2025 10:36:18 AM

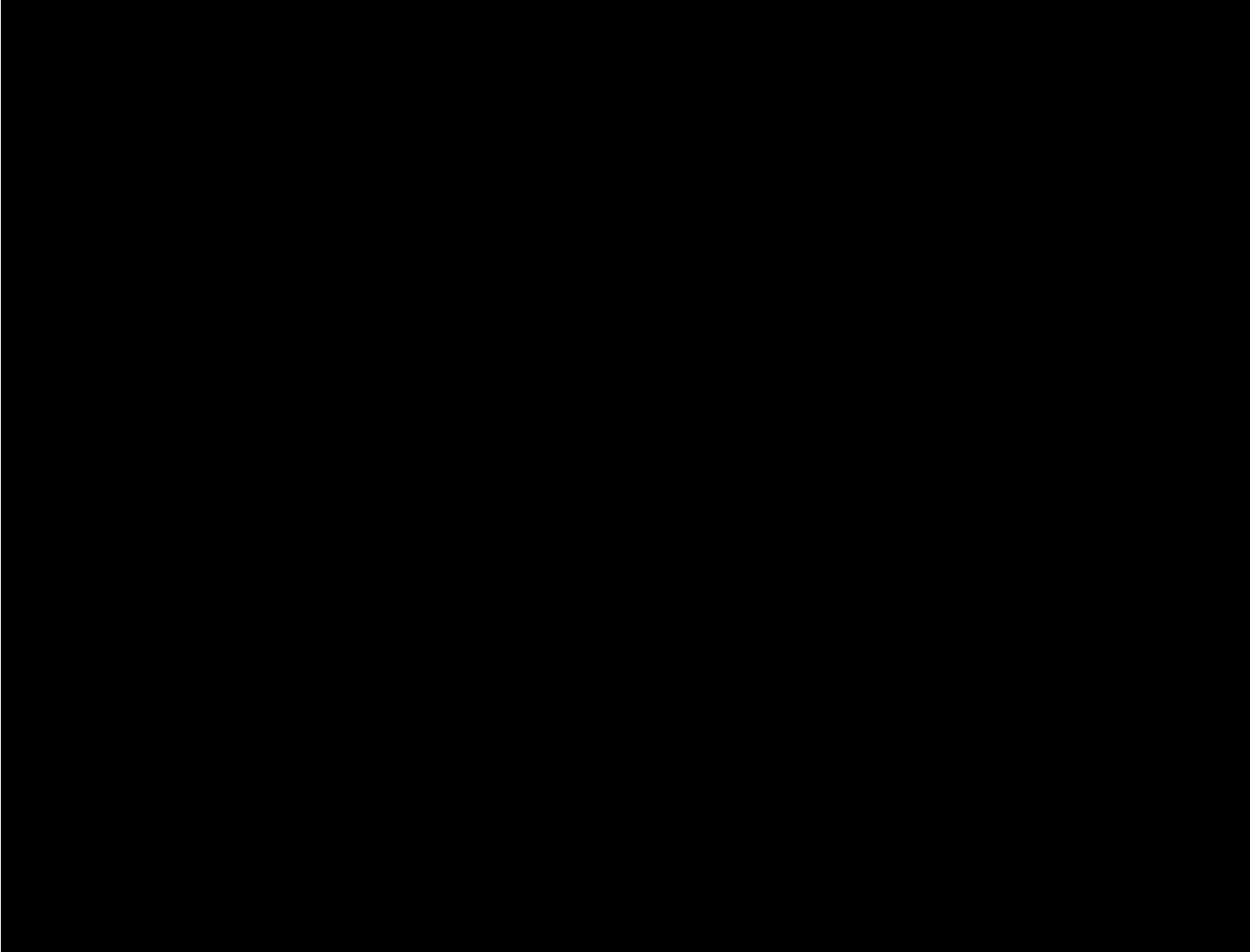
Hi Ben, I'm in the meeting of creditors for Sherwood Forest here in a few minutes and so it won't probably be till afternoon before I can call you as far as the funding goes. It still seems promising, but I don't have a specific date yet.

6/20/2025 10:40:01 AM

Ben Cameron (+15196714816)

Tough meeting. Please call this afternoon I would love to have a chat.

APPENDIX "G"



From: Scott Reid <scott@reidsproperties.com>

Sent: June 22, 2025 8:42 PM

To: Lonergan, Clark <clonergan@bdo.ca>; Melissa MacGregor <mmacgregor@reidsproperties.com>;
Todd Neill <tneill@reidsproperties.com>

Subject: [EXT] Fw: Sherwood Forest Square Ltd.

Get [Outlook for iOS](#)

From: ben cameron <bencameron@rogers.com>

Sent: Sunday, June 22, 2025 8:34:52 PM

To: Scott Reid <scott@reidsproperties.com>

Subject: Re: Sherwood Forest Square Ltd.

I picked up the letter of credit and drove it directly to CIBC and delivered it to the cibc office. I handed it to the lady that let me in the building and told her to give it to Brandon and she said she would give it to to Brandon. They have the letter. See attached text message between Melissa and myself on Dec. 4th.

Get [Outlook for iOS](#)

From: Scott Reid <scott@reidsproperties.com>
Sent: Sunday, June 22, 2025 8:05:08 PM
To: Ben Cameron <bencameron@rogers.com>
Subject: Fw: Sherwood Forest Square Ltd.

See below thanks. Need this dealt with asap

Get [Outlook for iOS](#)

From: Lonergan, Clark <clonergan@bdo.ca>
Sent: Sunday, June 22, 2025 7:42:41 PM
To: Scott Reid <scott@reidsproperties.com>; Melissa MacGregor <mmacgregor@reidsproperties.com>
Cc: Fritz, John <jfritz@bdo.ca>
Subject: FW: Sherwood Forest Square Ltd.

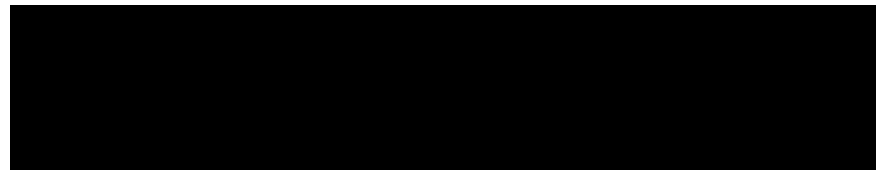
Scott can some one call Ben Cameron and asked what happened to the original letter of credit that he picked up from the City of London? It needs to get back to CIBC to collapse the GIC being held.

Thx
Clark

Clark Lonergan (He/Him), CPA, CA, CIRP, LIT
Partner/Senior Vice President, Business Restructuring & Turnaround Services
Financial Advisory Services
BDO Canada Limited, Toronto Centre FRS
Direct: 647 730 0934
Mobile: 416 844 0843
Clonergan@bdo.ca

20 Wellington E
Suite 500
Toronto, Ontario M5E 1C5
Canada
Tel: 416 865 0210
Fax: 416 865 0904
www.bdo.ca

[SIGN UP FOR OUR NEWSLETTER](#)



 Before you print think about the environment

From: Fritz, John <jfritz@bdo.ca>

Sent: June 9, 2025 5:34 PM
To: aserrano@london.ca
Cc: Lonergan, Clark <clonergan@bdo.ca>
Subject: FW: Sherwood Forest Square Ltd.

Ania,

Further to my email below, the Receiver has been advised by CIBC that they do not have any record of receiving via courier the original copy of the letter of credit with the attached cancellation letter. In addition to confirming the status of Letter of Credit # SGBT113176 (outlined below). Would you please advise as to the following regarding Letter of Credit # SGBT109070:

1. Was this Letter of Credit couriered to CIBC on or about November 15, 2024 and, if so, can you provide any tracking details; or
2. If the original Letter of Credit was not couriered to CIBC, the status of same (i.e. is this still in the City of London's possession).

Please advise at your earliest convenience,

John R. Fritz, LIT
Vice-President
BDO Canada Limited
Direct: (204)282-9716
jfritz@bdo.ca

201 Portage Avenue, 26th Floor
Winnipeg, MB R3B 3K6
Tel: (204)956-7200
Fax: (833)888-1678
www.bdo.ca

From: Fritz, John
Sent: June 6, 2025 6:28 PM
To: aserrano@london.ca
Cc: Lonergan, Clark <clonergan@bdo.ca>
Subject: Sherwood Forest Square Ltd.

Ania,

BDO Canada Limited was appointed by the Ontario Superior Court of Justice as receiver and manager (the "Receiver") of the assets, undertakings, and properties of Sherwood Forest Square Ltd. ("SFSL") on May 20, 2025 (the "Receivership Order"). The Receivership Order, and other publicly available information, can be accessed from the Receiver's website for the proceedings at: [Sherwood Forest Square Ltd. | BDO Canada](#).

The Receiver has been provided the attached correspondence between the City of London and CIBC regarding the 2nd and final security release pursuant to Letter of Credit # SGBT109070 held in relation to the 164 Sherwood Forest Square development agreement with SFSL.

The Receiver was made aware that the City of London holds an additional Letter of Credit # SGBT113176 for \$50,000. At your earliest convenience, would you please advise as to the status of this remaining Letter of Credit and what, if anything, remains outstanding prior to the City of London's

release of same.

Should a discussion be helpful, please do not hesitate to contact the undersigned (204)282-9716.

Regards,

John R. Fritz, LIT
Vice-President
BDO Canada Limited
Direct: (204)282-9716
jfritz@bdo.ca

201 Portage Avenue, 26th Floor
Winnipeg, MB R3B 3K6
Tel: (204)956-7200
Fax: (833)888-1678
www.bdo.ca

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APPENDIX "H"

From: Crawley, Peter <pcrawley@bdo.ca>
Sent: Monday, January 12, 2026 5:09:00 p.m.
To: bencameron@rogers.com <bencameron@rogers.com>
Cc: Loneragan, Clark <cloneragan@bdo.ca>
Subject: FW: [EXT] Sherwood Forest Square

Good afternoon Ben,

We're writing to respond to your email below.

As court appointed receiver of Sherwood Forest Square Ltd. ("SFSL") and trustee of the bankrupt estate of SF Square GP/LP ("Square"), we will contact parties for information as and when the need arises based on our review of the financial information of the respective insolvent estates. In our capacity as trustee of Square we have been working with and reporting to the inspectors on various matters and your name has not come up (yet).

However, if you have information that you feel we should be aware of as it relates to the identification and location of estate assets and reviewable transactions, you are welcome to submit same to us for evaluation at any time.

Notwithstanding we have not yet spoken or asked for any information from you, we understand that you have been kept apprised of the developments since the outset of these proceedings until at least July 2025, as per emails and text messages between yourself, Scott Reid, company counsel, and others.

With respect to the concerns about changes to the corporate profiles of SFSL and Square on the eve of insolvency, we think your complaints would be more aptly directed to William Thomson and Robson Carpenter LLP rather than BDO and the OSB. However, you may do whatever you feel is appropriate under the circumstances.

- The receivership was commenced by Kessab et al. and the Court issued the Order appointing BDO as receiver.
- SFSL is the controlling shareholder of Square and therefore has the ability to control the board of directors.
- As receiver of SFSL, BDO has de facto control of the Board and could have compelled Square into bankruptcy as the parties agreed that bankruptcy was the appropriate course of action to take given that the BIA provides the forum within which to adjudicate competing claims. However, Scott Reid voluntarily assigned Square into bankruptcy.

Also, our review of the financial statements of SF Square LP indicates that there is an amount due from you that is recorded in Employee Advances and totals \$173,875, comprised as follows:

- Mar 6, 2023 \$25,000.00
- Jun 8, 2023 \$25,425.00
- Oct 16, 2023 \$73,450.00
- Jan 9, 2025 \$50,000.00

A copy of the GL with amounts highlighted is attached for reference.

We ask that you (and/or Futurelands) kindly remit payment of \$173,875 to “BDO Canada Limited re SF Square LP” at your earliest convenience.

If you wish to set up a meeting to speak with us, we will make ourselves available.

Regards

Peter Crawley, MBA, CA, CPA, CIRP, LIT
Vice President, Business Restructuring & Turnaround Services
BDO CANADA LIMITED
Financial Advisory Services
Direct: 289.678.0243

From: ben cameron <bencameron@rogers.com>

Sent: December 11, 2025 1:48 PM

To: Lonergan, Clark <clonergan@bdo.ca>

Cc: Crawley, Peter <pcrawley@bdo.ca>

Subject: [EXT] Sherwood Forest Square

You don't often get email from bencameron@rogers.com. [Learn why this is important](#)

Good Afternoon Mr. Lonergan,

My name is Ben Cameron, and I previously served as President of Sherwood Forest Square Ltd. and SF Square Corp. I am reaching out because I am surprised that I have not been contacted for information regarding developments within these companies, particularly concerning the activities of Mr. Neill and Mr. Reid. As you are aware

One of the last communications I had with Mr. Reid was on April 26, when I joined a call and was unexpectedly met by a team of lawyers who informed me that BDO would be taking over all of the projects in which I was involved. Several weeks later, I learned—through a media article regarding Mr. Reid’s international financial dealings—that SF Square GP Corp. had entered bankruptcy. This was the first I had heard of it, which was both unexpected and deeply concerning.

Having now reviewed the corporate profiles for the Sherwood Forest/SF entities, I noted that Robson Carpenter updated the filings on April 29, just four days after being served. Are you aware of what changes were made, and have you contacted William Thompson to clarify the

updates? Given the circumstances, I am considering contacting the OSB to ensure there is proper oversight into what has transpired. It appears that many individuals had insight into these matters, yet I did not, despite my role. At no point did I receive as much as a phone call from BDO regarding how the closing was taking place with Brookfield and the subsequent bankruptcy filing by SFS Square and affiliate companies.

I had my entire life turned upside down from which I will likely never recover, but at the same time I would have been willing and able to assist early on, and I feel genuinely troubled for the families who have been harmed and for those who were unfairly blamed by Scott. I remain available to provide any information that may be useful. Ultimately, I would like to have a clear picture of how all of this took place so that I can finally understand how all these companies moved through the system without any contact with myself?

I am here to help if you have any questions with respect to some insight I can provide.

Regards,
Ben Cameron

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5:46 PM

2025-12-23

Accrual Basis

SF Square LP Transactions by Account

As of 31 December 2025

Type	Date	Num	Adj	Name	Memo	Class	Clr	Split	Debit	Credit	Balance
12800 · Employee Advances											0.00
General Journal	2023-02-28	2023-...		-MULTIPLE-				4100 · Rental ...	442,770.60		442,770.60
General Journal	2023-02-28	2023-...		-MULTIPLE-				4100 · Rental ...		68,908.60	373,862.00
General Journal	2023-03-06	2023-...			Baggataway Loan - B Cameron Holdback			24800 · Tena...	25,000.00		398,862.00
General Journal	2023-03-17	Kings...						2820 · Kingse...	1,000,000.00		1,398,862.00
Deposit	2023-03-23							1100 · CIBC B...		373,862.00	1,025,000.00
General Journal	2023-03-31	2023-...		Building A				4100 · Rental ...	351,526.33		1,376,526.33
Cheque	2023-04-01	20230...		Kingsett				1100 · CIBC B...		125,000.00	1,251,526.33
Deposit	2023-04-24				Deposit			1100 · CIBC B...		351,526.33	900,000.00
General Journal	2023-04-30	2023-...		-MULTIPLE-	-MULTIPLE-			4100 · Rental ...	468,626.11		1,368,626.11
General Journal	2023-04-30	2023-...		-MULTIPLE-	-MULTIPLE-			4100 · Rental ...		29,921.26	1,338,704.85
Cheque	2023-05-01	20230...		Kingsett				1100 · CIBC B...		125,000.00	1,213,704.85
Deposit	2023-05-25				Deposit			1100 · CIBC B...		438,704.85	775,000.00
Cheque	2023-06-01	20230...		Kingsett				1100 · CIBC B...		125,000.00	650,000.00
Cheque	2023-06-08	20230...		KPMG LLP, T...	BEN CAMERON			1100 · CIBC B...	25,425.00		675,425.00
Cheque	2023-07-04	20230...		Kingsett				1100 · CIBC B...		125,000.00	550,425.00
Cheque	2023-08-01	20230...		Kingsett				1100 · CIBC B...		125,000.00	425,425.00
Cheque	2023-09-01	20230...		Kingsett				1100 · CIBC B...		125,000.00	300,425.00
Cheque	2023-10-01	20231...		Kingsett				1100 · CIBC B...		125,000.00	175,425.00
Cheque	2023-10-16	20231...		KPMG LLP, T...	BEN CAMERON/FUTURELANDS			1100 · CIBC B...	73,450.00		248,875.00
Cheque	2023-11-01	20231...		Kingsett				1100 · CIBC B...		125,000.00	123,875.00
Cheque	2024-12-09	20241...		Glengarry Far...				1100 · CIBC B...	25,000.00		148,875.00
Deposit	2025-01-08				Glengarry Farms			1100 · CIBC B...		25,000.00	123,875.00
Cheque	2025-01-09	20250...		Ben CAmeron				1100 · CIBC B...	50,000.00		173,875.00
Total 12800 · Employee Advances									2,461,798.04	2,287,923.04	173,875.00
TOTAL									2,461,798.04	2,287,923.04	173,875.00

IN THE MATTER OF THE *BANKRUPTCY AND
INSOLVENCY ACT*, R.S.C. 1985, c. B-3, AS AMENDED

AND IN THE MATTER OF THE BANKRUPTCY OF SF
SQUARE GP CORP OF THE CITY
OF GUELPH, IN THE PROVINCE OF ONTARIO

Bankruptcy Court File No. BK-25-03230607-0035
Estate No. 35-3230607

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

Proceedings commenced at *Toronto*

**REPLY MOTION RECORD OF THE
TRUSTEE IN BANKRUPTCY**

RECONSTRUCT LLP
80 Richmond Street West
Suite 1700
Toronto, ON M5H 2A4

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**Lawyers for BDO Canada Limited, in its
capacity as the Trustee in Bankruptcy**