

**ONTARIO
SUPERIOR COURT OF JUSTICE**

BETWEEN:

DUCA FINANCIAL SERVICES CREDIT UNION LTD.

Applicant

and

**ASHCROFT HOMES – 101 RICHMOND ROAD INC.,
ASHCROFT HOMES – 108 RICHMOND ROAD INC., and ASHCROFT
HOMES – 111 RICHMOND ROAD INC.**

Respondents

**APPLICATION UNDER SUBSECTION 243(1) OF THE BANKRUPTCY AND
INSOLVENCY ACT, R.S.C. 1985, c. B-3, AS AMENDED, AND SECTION 101 OF THE
COURTS OF JUSTICE ACT, R.S.O. 1990, c. C.43, AS AMENDED**

**RESPONDING MOTION RECORD OF
DUCA FINANCIAL SERVICES CREDIT UNION LTD.
(Re: Motion returnable September 3rd, 2024)**

Date: August 28 th , 2024	BLANEY MCMURTRY LLP Barristers & Solicitors 2 Queen Street East, Suite 1500 Toronto ON M5C 3G5 Timothy R. Dunn (LSO #34249I) Tel: (416) 597-4880 Email: tdunn@blaney.com Stephen Gaudreau (LSO #65895M) Tel: (416) 596-4285 Email: sgaudreau@blaney.com Lawyers for the Applicant
To:	Service List

**Service List
as at August 15, 2024**

TO:	<p>BLANEY MCMURTRY LLP Barristers & Solicitors 2 Queen Street East, Suite 1500 Toronto, ON, M5C 3G5</p> <p>Timothy R. Dunn Tel: 416-597-4880 tdunn@blaney.com</p> <p>Stephen Gaudreau Tel: 416-596-4285 sgaudreau@blaney.com <i>Counsel to the Applicant</i></p>
AND TO:	<p>MANN LAWYERS LLP 300-11 Holland Avenue Ottawa, ON K1Y 4S1</p> <p>K. Scott McLean Tel: 613-369-0375 scott.mclean@mannlawyers.com</p> <p>Sarah DelVillano Tel: 613-369-0372 sarah.delvillano@mannlawyers.com <i>Counsel to the Respondents, Ashcroft Homes – 101 Richmond Road Inc., Ashcroft Homes – 108 Richmond Road Inc., and Ashcroft Homes – 111 Richmond Road Inc.</i></p>
AND TO:	<p>MANN LAWYERS LLP 300-11 Holland Avenue Ottawa, ON K1Y 4S1</p> <p>K. Scott McLean Tel: 613-369-0375 scott.mclean@mannlawyers.com <i>Counsel to David Choo, Guarantor</i></p>

AND TO:	<p>DENTONS CANADA LLP 77 King Street West, Suite 400 Toronto-Dominion Centre Toronto, ON M5K 0A1</p> <p>John Salmas Tel: 416-863-4737 john.salmas@dentons.com</p> <p>Sara-Ann Wilson Tel: 416-863-4402 sara.wilson@dentons.com</p> <p>Fraser Mackinnon Blair Tel: 613-783-9647 fraser.mackinnon.blair@dentons.com</p> <p><i>Counsel to BDO Canada Limited, in its capacity as the Court-appointed receiver of Ashcroft Homes – 101 Richmond Road Inc., Ashcroft Homes – 108 Richmond Road Inc. and Ashcroft Homes – 111 Richmond Road Inc.</i></p>
AND TO:	<p>BDO CANADA LIMITED 222 Bay Street, Suite 2200 Toronto, ON, M5K 1H1</p> <p>Matthew Marchand Tel: 416-865-0111 mmarchand@bdo.ca</p> <p><i>The Receiver</i></p>
AND TO:	<p>MCMILLAN LLP Brookfield Place 181 Bay Street, Suite 4400 Toronto, ON M5J 2T3</p> <p>Tushara Weerasooriya Tel: 416-865-7890 tushara.weerasooriya@mcmillan.ca</p> <p>Jeffrey Levine Tel: 416-865-7048 jeffrey.levine@mcmillan.ca</p> <p><i>Counsel for Royal Bank of Canada, Creditor</i></p>

AND TO:	OFFICE OF THE SUPERINTENDENT OF BANKRUPTCY CANADA 151 Yonge St., Fourth Floor Toronto, ON M5C 2W7 osbservice-bsfservice@ised-isde.gc.ca
AND TO:	DEPARTMENT OF JUSTICE Ontario Regional Office 120 Adelaide Street West, Suite 400 Toronto, ON M5H 1T1 AGC-PGC.Toronto-Tax-Fiscal@justice.gc.ca
AND TO:	MINISTRY OF FINANCE Ministry of the Attorney General (Ontario) 6-33 King St West Oshawa, ON L1H 8H5 Civil Law Division - Legal Services Branch steven.groeneveld@ontario.ca Collections Branch – Bankruptcy and Insolvency Unit Tel: 1-866-668-8297 insolvency.unit@ontario.ca
AND TO:	CANADIAN IMPERIAL BANK OF COMMERCE 595 Bay Street, 5th Floor Toronto, ON M5G 2C2 <i>Creditor</i>

Email List

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TAB 1

Court File No.: CV-24-00095337-0000

**ONTARIO
SUPERIOR COURT OF JUSTICE**

B E T W E E N:

DUCA FINANCIAL SERVICES CREDIT UNION LTD.

Applicant

and

ASHCROFT HOMES – 101 RICHMOND ROAD INC.,
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HOMES – 111 RICHMOND ROAD INC.

Respondents

APPLICATION UNDER SUBSECTION 243(1) OF THE *BANKRUPTCY AND INSOLVENCY*
ACT, R.S.C. 1985, c. B-3, AS AMENDED, AND SECTION 101 OF THE *COURTS OF*
JUSTICE ACT, R.S.O. 1990, c. C.43, AS AMENDED

**AFFIDAVIT OF CHONG ZHAN
(Sworn August 28, 2024)**

I, **CHONG ZHAN**, of the City of Toronto, in the Province of Ontario MAKE OATH
AND SAY:

1. I am an Account Manager in the Special Assets group of DUCA Financial Services Credit Union Ltd. (“**DUCA**”). As a result, I have personal knowledge of the matters to which I hereinafter depose save and except where I refer to matters based on information and belief, in which case I verily believe that information to be true.

2. Unless otherwise stated, and for consistency, the defined terms in this affidavit are ascribed the same meaning as the defined terms in the First Report of the Receiver dated August 21, 2024 (“**Receiver’s First Report**”).

3. This affidavit is sworn in response to the Receiver's proposed Sales Process of Ashcroft's assets and their proposed revised and restated Receivership Order.

4. DUCA supports the Sales Process and the Receiver's proposed revised and restated Receivership Order as described in its Notice of Motion dated August 19, 2024, and the Receiver's First Report.

5. This affidavit will specifically address the issue of the "Additional Real Properties" as that term is defined at paragraph 9 of the Receiver's First Report, and set out DUCA's position that the Additional Real Properties ought to form part of the Sales Process.

The Additional Real Properties

6. To the best of DUCA's knowledge, it first became aware of the existence of the Additional Real Properties on August 21, 2024, when Receiver's counsel advised counsel to DUCA that their real estate department had identified additional PINs owned by 108RR and 111RR.

7. Based on my discussions with DUCA's counsel, I understand that the Receiver, Receiver's counsel, and DUCA's counsel have performed additional investigations into these Additional Real Properties and have discovered the following, and where applicable, I have included an exhibit which forms the basis of these findings:

- a. The Additional Real Properties comprise of eighteen (18) parking spots, three (3) storage lockers, and two (2) bike spots. They are located in the Richmond Buildings, save and except for two storage lockers owned by 111RR which are located at 360 Patricia Avenue, Ottawa. Attached hereto and marked as **Exhibit "A"** is a chart setting out the Additional Real Properties, the type of real property,

the address where they are located, and their ownership. Attached hereto and marked as **Exhibit “B”** are the condominium plans setting out the location of each of the Additional Real Properties (highlighted in yellow) inside their respective condominium.

- b. There are no encumbrances registered to title of any of the Additional Real Properties. Attached hereto and marked as **Exhibit “C”** are parcel abstracts dated August 20, 2024, for each of the Additional Real Properties.
- c. 111RR and 108RR, as applicable, are the original, and only, legal owners of the Additional Real Properties (save and except for the 360 Patricia Avenue properties that appear to have been transferred at some point but 111RR remains as owner). I understand that this is set out in the parcel abstracts.
- d. The Additional Real Properties can be sold/conveyed separately as they each have their own individual PIN in fee simple. However, the Receiver is currently determining whether tenants at the Real Property (i.e., the properties that are currently subject to a registered DUCA charge and part of the proposed Sales Process) are currently occupying any of the Additional Real Properties, including whether any of the Additional Real Properties are included as part of any lease that will be subject to the Sales Process.

DUCA’s Position on the Additional Real Properties

8. As further detailed in the Affidavit of Ivan Bogdanovich sworn April 23, 2024, filed in support of the Receivership Application, Ashcroft granted DUCA expansive security over all of

its assets, including a first in priority general security agreement (“**GSA**”) against each of the Ashcroft debtors. Indeed, each of the GSAs provided for, and contemplated, that the Ashcroft debtors granted a mortgage against all of their real property (which I believe would include the Additional Real Properties). Section 1.1 of the GSA states as follows (which is the same uniform language for each of the GSAs granted by the Ashcroft debtors):

ASHCROFT HOMES – 108 RICHMOND ROAD INC. (the “Debtor”) hereby grants to DUCA FINANCIAL SERVICES CREDIT UNION LTD. (the “Secured Party”) a security interest (the “Security Interest”) in the present and future undertaking and property, both real and personal, of the Debtor (collectively the “Collateral”) and as further general and continuing security for the payment and performance of the Indebtedness, the Debtor hereby assigns the Collateral to the Secured Party and mortgages and charges the Collateral as and by way of a fixed and specified mortgage and charge to the Secured Party.

Attached hereto and marked as **Exhibits “D”, “E”, and “F”** are copies of each of the GSAs, which were also filed and relied upon by DUCA’s in their application to appoint the Receiver.

9. In addition, it is DUCA’s position that the Additional Real Properties already falls within the Receiver’s purview to include them in the Sales Process for the following reasons:

- a. Pursuant to paragraph 2 of the Receivership Order, BDO was appointed as Receiver over “all of the assets, undertakings, and properties of the Debtors acquired for, or used in relation to a business carried on by the Debtors, including all proceeds thereof (the “**Property**”)”; and,
- b. Pursuant to subsections 3(j) and (k) of the Receivership Order, the Receiver is empowered and authorized to market and sell (subject to the restrictions set out in the Receivership Order) the Property.

10. Moreover, on a practical and commercial level, DUCA's above position is enhanced for the following non-exhaustive reasons:

- a. In the event the Receiver determines that certain of the parking spots/lockers/bike spots that comprise the Additional Real Properties are being occupied/used by tenants of the Real Property then it could result in a situation whereby the Receiver will be attempting to sell the tenanted Real Property without the parking spot/locker/bike rack that is being used by that tenant. This would make the Real Property less marketable, and indeed, may stop a sale altogether as a reasonable buyer would not want to purchase real property that is subject to a lease without ownership of all the elements of the lease (i.e., parking spot/locker/bike). As such, should this be the case when the Receiver continues its investigations, those Additional Real Properties should be part of the Sales Process;
- b. In the event none of the Additional Real Properties are "tied" to a tenanted Real Property, then the Receiver, in consultation with the Colliers Brokerage, should determine whether the Real Property has a better chance of maximizing recovery if it is "packaged" with any of the Additional Real Properties for sale. For example, it may be the case that a dwelling unit is more marketable if it is sold with a parking space and locker. If that is the case, then the Receiver ought to have the flexibility, and the availability, of the Additional Real Properties to be part of the Sales Process;
- c. In the event the Receiver and/or Colliers Brokerage is of the view that "packaging" the Real Property with Additional Real Properties will not maximize recovery, the

Receiver and/or Colliers Brokerage still ought to have the option to sell the Additional Real Properties, if in their view, it will satisfy the debt owing to Ashcroft's creditors;

- d. On a practical basis, the Receiver is going to market and sell the Real Property. If the Receiver is successful, and does not also sell the Additional Real Properties, then Ashcroft will be left with parking spots/lockers/bike racks in condominiums where it does not own any dwelling units. This could also be a breach of the condominiums bylaws, declaration, and rules – although I have not conducted a review of those rules;
 - e. None of the Additional Real Properties are encumbered. DUCA has a first in priority GSA against all of the Ashcroft entities, which specifically allows for a mortgage against the Additional Real Properties, and which gives DUCA first priority to the proceeds of the Additional Real Properties. As such, there should be no issues with priorities and the proceeds of sale upon the sale of the Additional Real Properties.
11. At the end of the day, the Receiver ought to be granted the flexibility to sell Ashcroft's assets in an efficient manner to maximize recovery for all stakeholders. That is part of its mandate. Permitting the Receiver to include the Additional Real Properties, should it determine that is the best course of action, will achieve this objective.

Conclusion

12. The Receivership Order should be amended and restated to specifically include the Additional Real Properties as part of that Order to remove any doubt of the Receiver's authorization to sell those properties. This will also permit the Receiver to register the Receivership Order against the Additional Real Properties to avoid them being further encumbered and preserve the assets to be included in the Sales Process as the Receiver deems appropriate.

13. This Affidavit is sworn in support of the Sales Process and the inclusion of the Additional Real Properties in the Sales Process, and for no improper purpose.

SWORN REMOTELY BEFORE ME BY)
 Chong Zhan at the City of Toronto, in Province)
 of Ontario, and I being of the City of Toronto, in)
 the Province of Ontario, on this 28th day of)
 August 2024, in accordance with O. Reg. 431/20)
 Administering Oath or Declaration Remotely.)



 A Commissioner for Taking Affidavits
Stephen Gaudreau



Chong Zhan

This is Exhibit “A” referred to in the Responding Affidavit of Chong Zhan affirmed remotely this 28th day of August 2024.

A handwritten signature in black ink, reading "Stephen Gaudreau". The signature is written in a cursive, flowing style.

Commissioner for Taking Affidavits (or as may be)

STEPHEN GAUDREAU

LEGAL DESCRIPTIONS OF ADDITIONAL REAL PROPERTIES

Registered Owner: Ashcroft Homes – 108 Richmond Road Inc.			
#	Legal Description	Municipal Address	Type of Real Property
1.	UNIT 47, LEVEL 4, OTTAWA-CARLETON STANDARD CONDOMINIUM PLAN NO. 963 AND ITS APPURTENANT INTEREST; SUBJECT TO EASEMENTS AS SET OUT IN SCHEDULE A AS IN OC1653772; CITY OF OTTAWA, being all of PIN 15963-0099 (LT), in LRO #4.	108 Richmond Rd, 88,98,108 Richmond Rd Ottawa, Ontario K1Z 0B3	Storage Locker

Registered Owner: Ashcroft Homes – 111 Richmond Road Inc.			
#	Legal Description	Municipal Address	Type of Real Property
1.	UNIT 1, LEVEL A, OTTAWA-CARLETON STANDARD CONDOMINIUM PLAN NO. 889 AND ITS APPURTENANT INTEREST; SUBJECT TO EASEMENTS AS SET OUT IN SCHEDULE A AS IN OC1315688; CITY OF OTTAWA, being all of PIN 15889-0113 (LT), in LRO #4.	101 Richmond Rd, Ottawa, Ontario K1Z 0A6	Parking Spot
2.	UNIT 2, LEVEL A, OTTAWA-CARLETON STANDARD CONDOMINIUM PLAN NO. 889 AND ITS APPURTENANT INTEREST; SUBJECT TO EASEMENTS AS SET OUT IN SCHEDULE A AS IN OC1315688; CITY OF OTTAWA, being all of PIN 15889-0114 (LT), in LRO #4.	101 Richmond Rd, Ottawa, Ontario K1Z 0A6	Parking Spot
3.	UNIT 3, LEVEL A, OTTAWA-CARLETON STANDARD CONDOMINIUM PLAN NO. 889 AND ITS APPURTENANT INTEREST; SUBJECT TO EASEMENTS AS SET OUT IN SCHEDULE A AS IN OC1315688; CITY OF OTTAWA, being all of PIN 15889-0115 (LT), in LRO #4.	101 Richmond Rd, Ottawa, Ontario K1Z 0A6	Parking Spot
4.	UNIT 4, LEVEL A, OTTAWA-CARLETON STANDARD CONDOMINIUM PLAN NO. 889 AND ITS APPURTENANT	101 Richmond Rd, Ottawa, Ontario	Parking Spot

	INTEREST; SUBJECT TO EASEMENTS AS SET OUT IN SCHEDULE A AS IN OC1315688; CITY OF OTTAWA, being all of PIN 15889-0116 (LT), in LRO #4.	K1Z 0A6	
5.	UNIT 5, LEVEL A, OTTAWA-CARLETON STANDARD CONDOMINIUM PLAN NO. 889 AND ITS APPURTENANT INTEREST; SUBJECT TO EASEMENTS AS SET OUT IN SCHEDULE A AS IN OC1315688; CITY OF OTTAWA, being all of PIN 15889-0117 (LT), in LRO #4.	101 Richmond Rd, Ottawa, Ontario K1Z 0A6	Parking Spot
6.	UNIT 10, LEVEL A, OTTAWA-CARLETON STANDARD CONDOMINIUM PLAN NO. 889 AND ITS APPURTENANT INTEREST; SUBJECT TO EASEMENTS AS SET OUT IN SCHEDULE A AS IN OC1315688; CITY OF OTTAWA, being all of PIN 15889-0122 (LT), in LRO #4.	101 Richmond Rd, Ottawa, Ontario K1Z 0A6	Parking Spot
7.	UNIT 11, LEVEL A, OTTAWA-CARLETON STANDARD CONDOMINIUM PLAN NO. 889 AND ITS APPURTENANT INTEREST; SUBJECT TO EASEMENTS AS SET OUT IN SCHEDULE A AS IN OC1315688; CITY OF OTTAWA, being all of PIN 15889-0123 (LT), in LRO #4.	101 Richmond Rd, Ottawa, Ontario K1Z 0A6	Parking Spot
8.	UNIT 12, LEVEL A, OTTAWA-CARLETON STANDARD CONDOMINIUM PLAN NO. 889 AND ITS APPURTENANT INTEREST; SUBJECT TO EASEMENTS AS SET OUT IN SCHEDULE A AS IN OC1315688; CITY OF OTTAWA, being all of PIN 15889-0124 (LT), in LRO #4.	101 Richmond Rd, Ottawa, Ontario K1Z 0A6	Parking Spot
9.	UNIT 13, LEVEL A, OTTAWA-CARLETON STANDARD CONDOMINIUM PLAN NO. 889 AND ITS APPURTENANT INTEREST; SUBJECT TO EASEMENTS AS SET OUT IN SCHEDULE A AS IN OC1315688; CITY OF OTTAWA, being all of PIN 15889-0125 (LT), in LRO #4.	101 Richmond Rd, Ottawa, Ontario K1Z 0A6	Parking Spot
10.	UNIT 14, LEVEL A, OTTAWA-CARLETON STANDARD CONDOMINIUM PLAN NO. 889 AND ITS APPURTENANT INTEREST; SUBJECT TO EASEMENTS AS SET OUT IN SCHEDULE A AS IN OC1315688; CITY OF OTTAWA, being all of PIN 15889-0126 (LT), in LRO #4.	101 Richmond Rd, Ottawa, Ontario K1Z 0A6	Parking Spot

11.	UNIT 15, LEVEL A, OTTAWA-CARLETON STANDARD CONDOMINIUM PLAN NO. 889 AND ITS APPURTENANT INTEREST; SUBJECT TO EASEMENTS AS SET OUT IN SCHEDULE A AS IN OC1315688; CITY OF OTTAWA, being all of PIN 15889-0127 (LT), in LRO #4.	101 Richmond Rd, Ottawa, Ontario K1Z 0A6	Parking Spot
12.	UNIT 16, LEVEL A, OTTAWA-CARLETON STANDARD CONDOMINIUM PLAN NO. 889 AND ITS APPURTENANT INTEREST; SUBJECT TO EASEMENTS AS SET OUT IN SCHEDULE A AS IN OC1315688; CITY OF OTTAWA, being all of PIN 15889-0128 (LT), in LRO #4.	101 Richmond Rd, Ottawa, Ontario K1Z 0A6	Parking Spot
13.	UNIT 17, LEVEL A, OTTAWA-CARLETON STANDARD CONDOMINIUM PLAN NO. 889 AND ITS APPURTENANT INTEREST; SUBJECT TO EASEMENTS AS SET OUT IN SCHEDULE A AS IN OC1315688; CITY OF OTTAWA, being all of PIN 15889-0129 (LT), in LRO #4.	101 Richmond Rd, Ottawa, Ontario K1Z 0A6	Parking Spot
14.	UNIT 18, LEVEL A, OTTAWA-CARLETON STANDARD CONDOMINIUM PLAN NO. 889 AND ITS APPURTENANT INTEREST; SUBJECT TO EASEMENTS AS SET OUT IN SCHEDULE A AS IN OC1315688; CITY OF OTTAWA, being all of PIN 15889-0130 (LT), in LRO #4.	101 Richmond Rd, Ottawa, Ontario K1Z 0A6	Parking Spot
15.	UNIT 19, LEVEL A, OTTAWA-CARLETON STANDARD CONDOMINIUM PLAN NO. 889 AND ITS APPURTENANT INTEREST; SUBJECT TO EASEMENTS AS SET OUT IN SCHEDULE A AS IN OC1315688; CITY OF OTTAWA, being all of PIN 15889-0131 (LT), in LRO #4.	101 Richmond Rd, Ottawa, Ontario K1Z 0A6	Parking Spot
16.	UNIT 20, LEVEL A, OTTAWA-CARLETON STANDARD CONDOMINIUM PLAN NO. 889 AND ITS APPURTENANT INTEREST; SUBJECT TO EASEMENTS AS SET OUT IN SCHEDULE A AS IN OC1315688; CITY OF OTTAWA, being all of PIN 15889-0132 (LT), in LRO #4.	101 Richmond Rd, Ottawa, Ontario K1Z 0A6	Parking Spot
17.	UNIT 52, LEVEL B, OTTAWA-CARLETON STANDARD CONDOMINIUM PLAN NO. 889 AND ITS APPURTENANT INTEREST; SUBJECT TO EASEMENTS AS SET OUT IN SCHEDULE	101 Richmond Rd, Ottawa, Ontario K1Z 0A6	Parking Spot

	A AS IN OC1315688; CITY OF OTTAWA, being all of PIN 15889-0225 (LT), in LRO #4.		
18.	UNIT 125, LEVEL C, OTTAWA-CARLETON STANDARD CONDOMINIUM PLAN NO. 889 AND ITS APPURTENANT INTEREST; SUBJECT TO EASEMENTS AS SET OUT IN SCHEDULE A AS IN OC1315688; CITY OF OTTAWA, being all of PIN 15889-0367 (LT), in LRO #4.	101 Richmond Rd, Ottawa, Ontario K1Z 0A6	Bicycle Spot
19.	UNIT 133, LEVEL C, OTTAWA-CARLETON STANDARD CONDOMINIUM PLAN NO. 889 AND ITS APPURTENANT INTEREST; SUBJECT TO EASEMENTS AS SET OUT IN SCHEDULE A AS IN OC1315688; CITY OF OTTAWA, being all of PIN 15889-0375 (LT), in LRO #4.	101 Richmond Rd, Ottawa, Ontario K1Z 0A6	Bicycle Spot
20.	UNIT 110, LEVEL B, OTTAWA-CARLETON STANDARD CONDOMINIUM PLAN NO. 937 AND ITS APPURTENANT INTEREST; SUBJECT TO EASEMENTS AS SET OUT IN SCHEDULE A AS IN OC1551657; CITY OF OTTAWA, being all of PIN 15937-0360 (LT), in LRO #4.	360 Patricia Ave, Ottawa, Ontario K1Z 0A8	Storage Locker
21.	UNIT 55, LEVEL D, OTTAWA-CARLETON STANDARD CONDOMINIUM PLAN NO. 937 AND ITS APPURTENANT INTEREST; SUBJECT TO EASEMENTS AS SET OUT IN SCHEDULE A AS IN OC1551657; CITY OF OTTAWA, being all of PIN 15937-0536 (LT), in LRO #4.	360 Patricia Ave, Ottawa, Ontario K1Z 0A8	Storage Locker

This is Exhibit “B” referred to in the Responding Affidavit of Chong Zhan affirmed remotely this 28th day of August 2024.

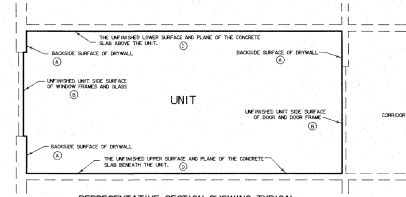
A handwritten signature in black ink, reading "Stephen Gaudreau". The signature is written in a cursive, flowing style.

Commissioner for Taking Affidavits (or as may be)

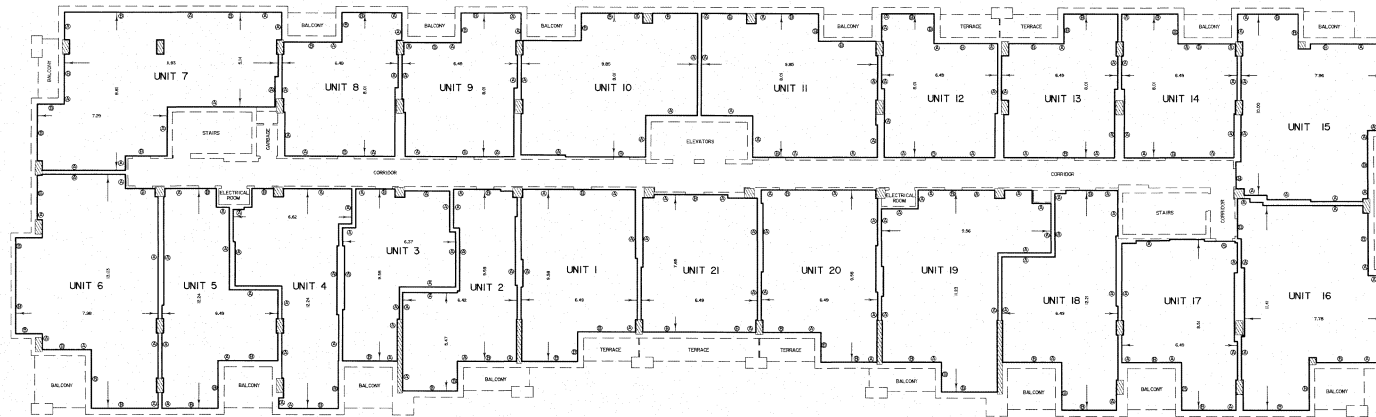
STEPHEN GAUDREAU

[illegible]

2:000000000-0110 101 Richmond Road Condominium Unit 101 (2008-01-10)



REPRESENTATIVE SECTION SHOWING TYPICAL
UNIT BOUNDARIES (1-20) LEVEL 2
(NOT TO SCALE)



PART 1 OF 4 PARTS
SHEET 2 OF 9 SHEETS

OTTAWA-CARLETON STANDARD
CONDOMINIUM PLAN No. 989

LEVEL 2
UNITS 1 TO 21 BOTH INCLUSIVE

Registered in the Land Registry Office for the Land Titles Division of
Ontario-Carleton (No. 4) at 11:15 AM on the 13th day of December 2011.

J. R. Wood
Representative for Land Registry

SURVEYOR'S CERTIFICATE

- I certify that:
- This Survey and Plan are correct and in accordance with the Condominium Act, 1998, the Survey Act, the Surveyors Act, the Land Titles Act and the regulations made under them.
 - The Survey was completed on the 6th day of September, 2011.
 - The diagrams of the Units shown on this plan are substantially accurate.

Dec 6th 2011
DATE
David Wylie
DAVID WYLIE
ONTOARIO LAND SURVEYOR
DECLARATION REGISTERED AS NUMBER DC 12156-88

SCALE 1:100
MMM GEOMATICS ONTARIO LIMITED
ONTOARIO LAND SURVEYORS
2011

METRIC
DISTANCES SHOWN ON THIS PLAN ARE IN METRES AND CAN
BE CONVERTED TO FEET BY DIVIDING BY 0.3048.

NOTES
UNIT DEFINITION
THE WORKSHOWN CONTROLS THE EXTENT AND LOCATION OF THE
PARTICULARS DESCRIBED IN A SEPARATE "V" OF THE DECLARATION.

THE AREA NOT DESIGNATED AS UNITS IS THE COMMON ELEMENT.

LEGEND
UNIT 2
UNIT 1
LEVEL A
LEVEL B
LEVEL C

UNIT 2
UNIT 1
LEVEL A
LEVEL B
LEVEL C

UNIT 2
UNIT 1
LEVEL A
LEVEL B
LEVEL C

UNIT 2
UNIT 1
LEVEL A
LEVEL B
LEVEL C

UNIT 2
UNIT 1
LEVEL A
LEVEL B
LEVEL C

UNIT 2
UNIT 1
LEVEL A
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LEVEL C

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UNIT 2
UNIT 1
LEVEL A
LEVEL B
LEVEL C

UNIT 2
UNIT 1
LEVEL A
LEVEL B
LEVEL C

UNIT 2
UNIT 1
LEVEL A
LEVEL B
LEVEL C

CERTIFICATE OF DECLARANT

THIS IS TO CERTIFY THAT THE PROPERTY INCLUDED IN THIS PLAN HAS
BEEN Laid OUT INTO UNITS AND COMMON ELEMENTS IN ACCORDANCE WITH
THE ACT AND REGULATIONS.

DECLARANT: ASKROFT HOMES - 101 RICHMOND ROAD INC.
DATED AT OTTAWA ON THE 6th day of Dec 2011.

J. R. Wood
J. R. WOOD
ONTOARIO LAND SURVEYOR

I HAVE THE AUTHORITY TO SIGN THE CORPORATION

MMM Geomatics
Ontario Limited
20-08-817-102
Drawing Number:
20-08-817-102

2011-08-01
Date
2011-08-01
Date

2011-08-01
Date
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Date

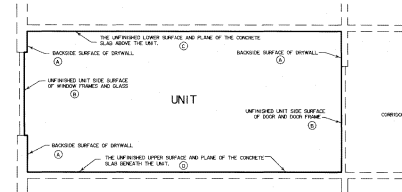
2011-08-01
Date
2011-08-01
Date

27-00000000-0117-101 Building/Structural/Plumbing Description, 101 Richmond Road, Ottawa

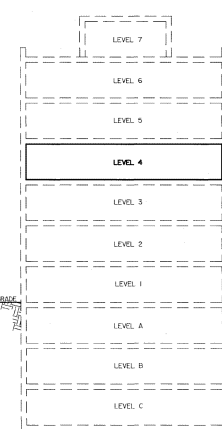
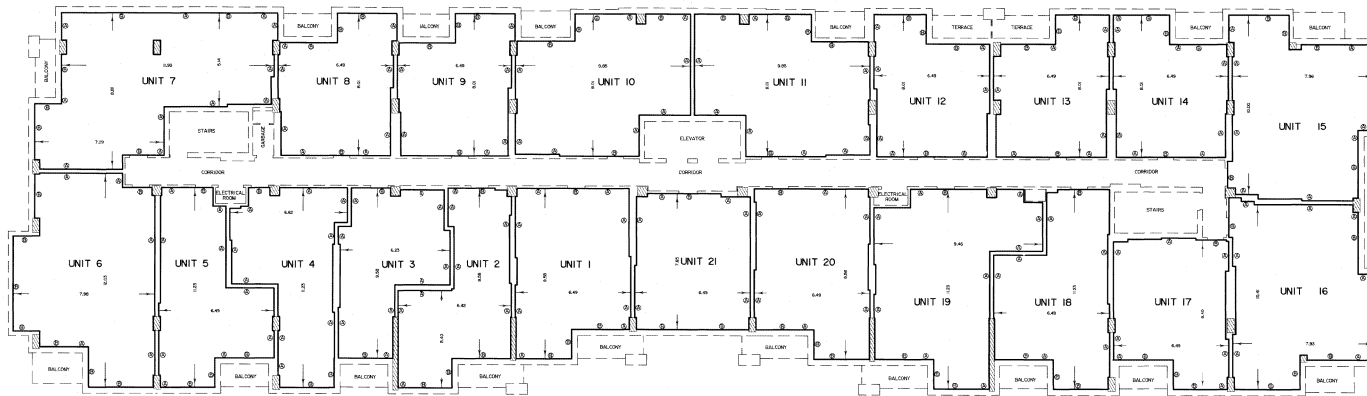
PART I OF 4 PARTS
SHEET 4 OF 9 SHEETSOTTAWA-CARLETON STANDARD
CONDOMINIUM PLAN No. 4399LEVEL 4
UNITS 1 TO 21 BOTH INCLUSIVERegistered in the Land Registry Office for the Land Titles Division of
Ontario Carleton No. 41 on 30th day of the 12th day of December 2011.Representative of Land Register
SURVEYOR'S CERTIFICATE

- I certify that:
1. This Survey and Plan are correct and in accordance with the Condominium Act, 1980, the Survey Act, the Surveyors Act, the Land Titles Act and the Regulations made under them;
 2. The Survey was completed on the 6th day of September, 2011.
 3. The diagrams of the Units shown on this plan are substantially accurate.

Dec 6th 2011
DATE
DECLARATION REGISTERED AS NUMBER: OC 13151658



REPRESENTATIVE SECTION SHOWING TYPICAL
UNIT BOUNDARIES (1-21) LEVEL 4
(NOT TO SCALE)



SCALE 1:100
MMM Geomatics (Ontario) Limited
ONTARIO LAND SURVEYORS
2011

METRIC
DISTANCES SHOWN ON THIS PLAN ARE IN METRES AND CAN
BE CONVERTED TO FEET BY DIVIDING BY 0.3048.

NOTES
UNIT DEFINITION
THE NEAREST WALLS, THE EXTERIOR AND LOCATIONS OF THE
PARTS, AND WALLS IN GENERAL TO THE REGISTRATION.
THE AREA NOT DEMONSTRATED AS UNITS IS THE COMMON ELEMENTS.

LEGEND
① DENOTES COLUMN OF SKYFALL, NOT PART OF UNIT.
② DENOTES THE PACKAGE SURFACE OF THE VISIBLE SKYFALL, ON THE EXTERIOR
WALLS, CORNER LINES, SKYFALL WALLS, CORNER LINES, CORNER
COLUMNS, WALLS, SKYFALL WALLS, CORNER LINES, CORNER
ELEMENTS, INCLUDING PIPE CHASES AND GLASS AND WALLS
BENEATH THE UNIT FROM THE SKYFALL AND THE SKYFALL CHASE
PIPE CHASE.
③ DENOTES THE UNFINISHED UNIT SIDE SURFACE OF WINDOW AND WINDOW
FRAMES AND THE UNFINISHED UNIT SIDE SURFACE OF THE SKYFALL
CHASE.
④ DENOTES THE UNFINISHED UNIT SIDE SURFACE OF THE SKYFALL CHASE
SURFACE OF EXTERIOR WALLS AND EXTERIOR CORNER FRAMES AND THE
UNIT SIDE SURFACE OF SKYFALL CHASE FRAMES.
⑤ DENOTES THE UNFINISHED UPPER SURFACE AND PLANE OF THE CONCRETE
SLAB ABOVE THE UNIT.

REPRESENTATIVE SECTION SHOWING THE
RELATIONSHIP OF ALL LEVELS
(NOT TO SCALE)

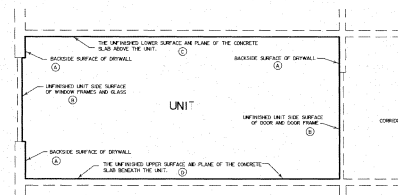
CERTIFICATE OF DECLARANT
THIS IS TO CERTIFY THAT THE PROPERTY SHOWN ON THIS PLAN IS
BUILT UPON LAND UNITS AND COMMON ELEMENTS IN ACCORDANCE WITH
THE INSTRUCTIONS.

DECLARANT: ASHCROFT HOMES - 101 RICHMOND ROAD, OTTAWA

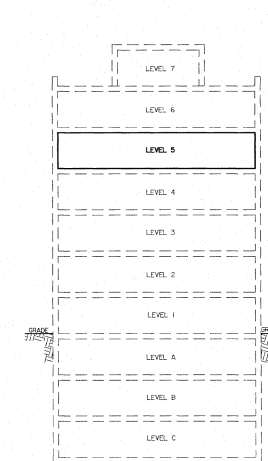
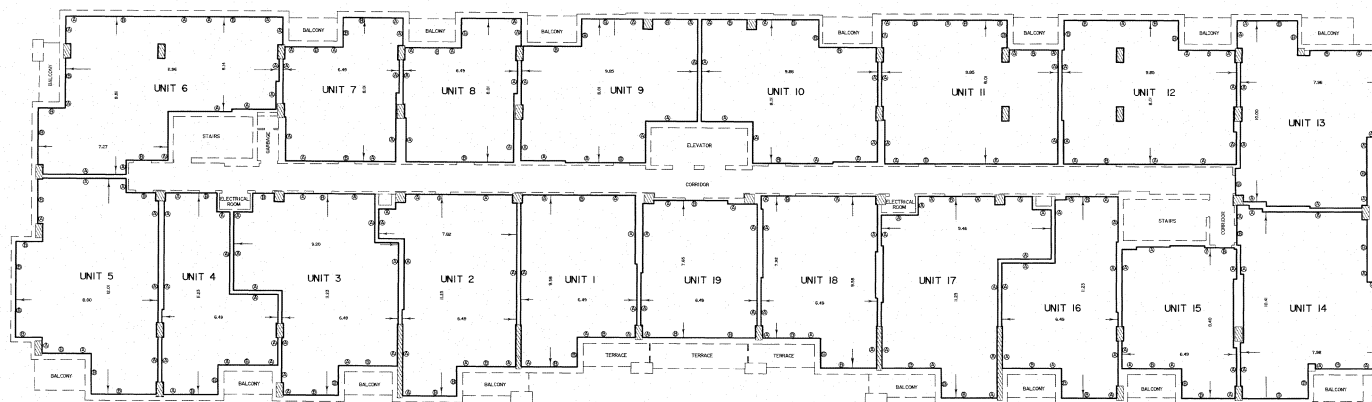
DATED AT OTTAWA THIS 6th DAY OF Dec 2011.

DAVID CHEN (PROFESSIONAL)
I HAVE THE AUTHORITY TO SIGN THE CERTIFICATION.

MMM Geomatics (Ontario) Limited
Drawing Number: 20-08-0117-104
101 Richmond Road, Ottawa, Ontario, Canada
Tel: 613-736-7200 Fax: 613-736-0710
E-mail: info@mmmgeo.com
Web: www.mmmgeo.com
Date: 2011-09-06
Drawn by: J. Chen
Checked by: J. Chen
Scale: 1:100
Sheet: 4 of 9



REPRESENTATIVE SECTION SHOWING TYPICAL
UNIT BOUNDARIES (I-19) LEVEL 5
(NOT TO SCALE)



SCALE 1:100

MM GEOMATICS ONTARIO LIMITED
ONTARIO LAND SURVEYORS

METRIC
DISTANCES SHOWN ON THIS PLAN ARE IN METRES AND CAN
BE CONVERTED TO FEET BY DIVIDING BY 0.3048.

NOTES

UNIT DEFINITION

THE MONUMENTS CONTROLLING THE EXTENT AND LOCATION OF THE UNITS ARE THE WALLS, THE FLOORS AND THE CEILINGS AS MORE PARTICULARLY DESCRIBED IN SCHEDULE "C" OF THE DECLARATION.

THE AREA NOT DESIGNATED AS UNITS IS THE COMMON ELEMENTS.

LEGEND

- ① GROUND
- ② CONCRETE
- ③ CONCRETE
- ④ COLUMN OR BEAM/RAIL, NOT PART OF UNIT
- ⑤ THE BACKSIDE SURFACE OF THE VERTICAL DIVIDER, THE EXTERIOR WALLS OF CONCRETE LOADING DOCKS OR OF CONCRETE COLUMNS. WALLS DERIVED FROM THE UNITS FROM THE COMMON ELEMENTS INCLUDING TYPE CHARGE CLOSURE AND WALL SEPARATING WALLS FROM OTHER UNITS AND PRODUCTION WALLS.
- ⑥ THE UNFINISHED UNIT SIDE SURFACE OF WINDOWING AND HANDRAILS, AND HAND SURFACE OF THE WINDOW GLASS IN THE EXTERIOR WALLS OF THE UNITS AND/OR THE UNFINISHED UNIT SURFACE OF EXTERIOR DOORS AND EXTERIOR WALLS OF THE UNITS. THE UNFINISHED UNIT SIDE SURFACE OF GLASS PARTS THEREIN.
- ⑦ THE UNFINISHED LOWER SURFACE AND PLANE OF THE CONCRETE SLAB ABOVE THE UNIT.
- ⑧ THE UNFINISHED LOWER SURFACE AND PLANE OF THE CONCRETE SLAB BENEATH THE UNIT.

CERTIFICATE OF DECLARANT

THIS IS TO CERTIFY THAT THE PROPERTY INCLUDED IN THIS PLAN HAS BEEN LAID OUT INTO UNITS AND COMMON ELEMENTS IN ACCORDANCE WITH

NEW ARMITAGE ASHCROFT HOMES - 101 RICHMOND ROAD, INC.

6. D. 6.

DATED AT OTTAWA THIS 6 DAY OF DEC 1952

2025 RELEASE UNDER E.O. 14176

I HAVE THE AUTHORITY TO BIND THE CORPORATION


**MMM Geomatics
Ontario Limited**

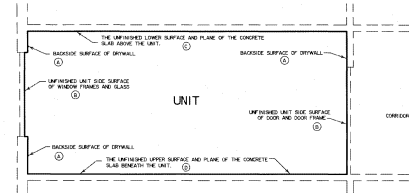
Ontario
Land
Surveyors

1145 Hunt Club Road	Suite 300
Ph. 613-736-7700	Fax 613-736-8710

P.D. 88 Orig. By: C.E.W. P.B.

Obj. File Name: DESCRIPTION_131 RECORDING ROAD.DWG

2:000000000-1117-101 Suburban Affairs/Condo Development/DESCRIPTION, 161 RICHMOND ROAD 010



REPRESENTATIVE SECTION SHOWING TYPICAL
UNIT BOUNDARIES (11-16) LEVEL 6
(NOT TO SCALE)

PART 1 OF 4 PARTS
SHEET 6 OF 9 SHEETS

OTTAWA-CARLETON STANDARD
CONDOMINIUM PLAN No. 8884

LEVEL 6
UNITS 1 TO 16 BOTH INCLUSIVE
Registered in the Land Registry Office for the Land Titles Division of
Ontario Carleton No. W 2-0-01-000 on the 13th day of December 2011.

J. Robillard
Representative for Land Registrar

SURVEYOR'S CERTIFICATE

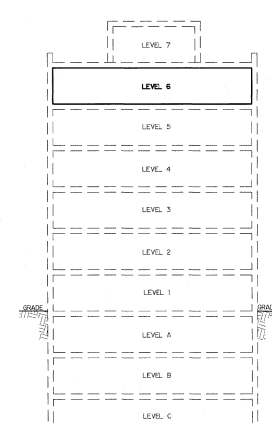
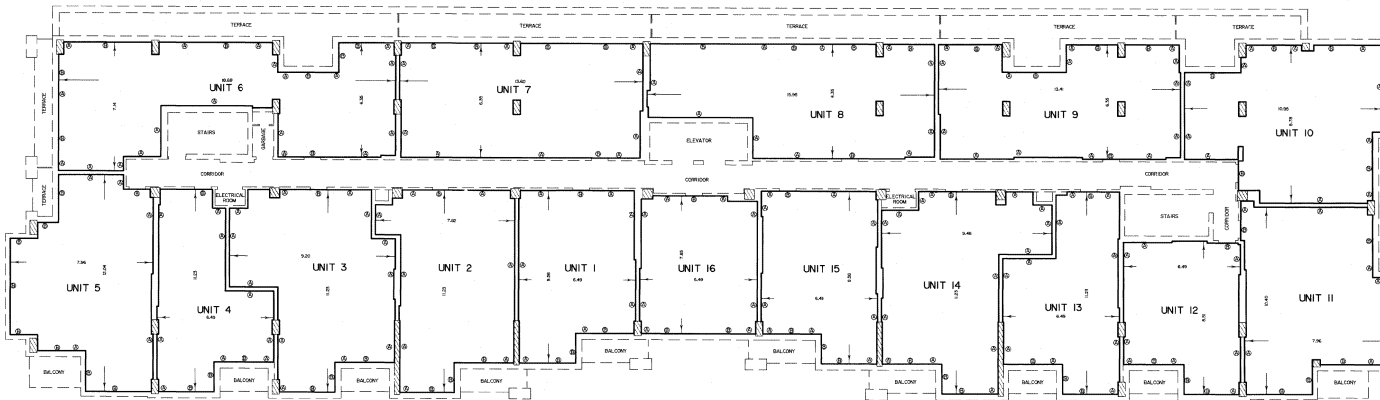
I certify that:

1. This Survey and Plan are correct and in accordance with the Condominium Act (1980), the Survey Act, the Surveyors Act, the Land Titles Act and the regulations made under them.
2. The Survey was completed on the 6th day of September, 2011.
3. The diagrams of the Units shown in this plan are substantially accurate.

Dec. 6th 2011

David Duro
Surveyor

DECLARATION REGISTERED AS NUMBER: CC-# 131567



REPRESENTATIVE SECTION SHOWING THE
RELATIONSHIP OF ALL LEVELS
(NOT TO SCALE)

SCALE 1:100

MMM GEOMATICS (ONTARIO) LIMITED
ON-CALL LAND SURVEYORS
2011

METRIC
DISTANCES SHOWN ON THIS PLAN ARE IN METRES AND CAN
BE CONVERTED TO FEET BY DIVIDING BY 0.3048.

NOTES

THE DIMENSIONS CONTROLLING THE EXTENT AND LOCATION OF THE
UNITS ARE THE WALLS, THE FLOORS AND THE CEILING. SEE ALSO
PARTICULARLY DESCRIBED IN SCHEDULE "C" OF THE DECLARATION.
THE AREA NOT DESIGNATED AS UNITS IS THE COMMON ELEMENT.

LEGEND

- ① DENOTES COLUMN OR DRYWALL NOT PART OF UNIT
- ② DENOTES THE UNFINISHED SURFACE OF THE EXTERIOR DRYWALL ON THE EXTERIOR WALLS OF THE UNIT
- ③ DENOTES THE UNFINISHED SURFACE OF THE EXTERIOR DRYWALL ON THE EXTERIOR WALLS OF THE UNIT
- ④ DENOTES THE UNFINISHED SURFACE OF THE EXTERIOR DRYWALL ON THE EXTERIOR WALLS OF THE UNIT
- ⑤ DENOTES THE UNFINISHED SURFACE OF THE EXTERIOR DRYWALL ON THE EXTERIOR WALLS OF THE UNIT
- ⑥ DENOTES THE UNFINISHED SURFACE OF THE EXTERIOR DRYWALL ON THE EXTERIOR WALLS OF THE UNIT
- ⑦ DENOTES THE UNFINISHED SURFACE OF THE EXTERIOR DRYWALL ON THE EXTERIOR WALLS OF THE UNIT
- ⑧ DENOTES THE UNFINISHED SURFACE OF THE EXTERIOR DRYWALL ON THE EXTERIOR WALLS OF THE UNIT
- ⑨ DENOTES THE UNFINISHED SURFACE OF THE EXTERIOR DRYWALL ON THE EXTERIOR WALLS OF THE UNIT
- ⑩ DENOTES THE UNFINISHED SURFACE OF THE EXTERIOR DRYWALL ON THE EXTERIOR WALLS OF THE UNIT
- ⑪ DENOTES THE UNFINISHED SURFACE OF THE EXTERIOR DRYWALL ON THE EXTERIOR WALLS OF THE UNIT
- ⑫ DENOTES THE UNFINISHED SURFACE OF THE EXTERIOR DRYWALL ON THE EXTERIOR WALLS OF THE UNIT
- ⑬ DENOTES THE UNFINISHED SURFACE OF THE EXTERIOR DRYWALL ON THE EXTERIOR WALLS OF THE UNIT
- ⑭ DENOTES THE UNFINISHED SURFACE OF THE EXTERIOR DRYWALL ON THE EXTERIOR WALLS OF THE UNIT
- ⑮ DENOTES THE UNFINISHED SURFACE OF THE EXTERIOR DRYWALL ON THE EXTERIOR WALLS OF THE UNIT
- ⑯ DENOTES THE UNFINISHED SURFACE OF THE EXTERIOR DRYWALL ON THE EXTERIOR WALLS OF THE UNIT
- ⑰ DENOTES THE UNFINISHED SURFACE OF THE EXTERIOR DRYWALL ON THE EXTERIOR WALLS OF THE UNIT
- ⑱ DENOTES THE UNFINISHED SURFACE OF THE EXTERIOR DRYWALL ON THE EXTERIOR WALLS OF THE UNIT
- ⑲ DENOTES THE UNFINISHED SURFACE OF THE EXTERIOR DRYWALL ON THE EXTERIOR WALLS OF THE UNIT
- ⑳ DENOTES THE UNFINISHED SURFACE OF THE EXTERIOR DRYWALL ON THE EXTERIOR WALLS OF THE UNIT
- ㉑ DENOTES THE UNFINISHED SURFACE OF THE EXTERIOR DRYWALL ON THE EXTERIOR WALLS OF THE UNIT
- ㉒ DENOTES THE UNFINISHED SURFACE OF THE EXTERIOR DRYWALL ON THE EXTERIOR WALLS OF THE UNIT
- ㉓ DENOTES THE UNFINISHED SURFACE OF THE EXTERIOR DRYWALL ON THE EXTERIOR WALLS OF THE UNIT
- ㉔ DENOTES THE UNFINISHED SURFACE OF THE EXTERIOR DRYWALL ON THE EXTERIOR WALLS OF THE UNIT
- ㉕ DENOTES THE UNFINISHED SURFACE OF THE EXTERIOR DRYWALL ON THE EXTERIOR WALLS OF THE UNIT
- ㉖ DENOTES THE UNFINISHED SURFACE OF THE EXTERIOR DRYWALL ON THE EXTERIOR WALLS OF THE UNIT
- ㉗ DENOTES THE UNFINISHED SURFACE OF THE EXTERIOR DRYWALL ON THE EXTERIOR WALLS OF THE UNIT
- ㉘ DENOTES THE UNFINISHED SURFACE OF THE EXTERIOR DRYWALL ON THE EXTERIOR WALLS OF THE UNIT
- ㉙ DENOTES THE UNFINISHED SURFACE OF THE EXTERIOR DRYWALL ON THE EXTERIOR WALLS OF THE UNIT
- ㉚ DENOTES THE UNFINISHED SURFACE OF THE EXTERIOR DRYWALL ON THE EXTERIOR WALLS OF THE UNIT
- ㉛ DENOTES THE UNFINISHED SURFACE OF THE EXTERIOR DRYWALL ON THE EXTERIOR WALLS OF THE UNIT
- ㉜ DENOTES THE UNFINISHED SURFACE OF THE EXTERIOR DRYWALL ON THE EXTERIOR WALLS OF THE UNIT
- ㉝ DENOTES THE UNFINISHED SURFACE OF THE EXTERIOR DRYWALL ON THE EXTERIOR WALLS OF THE UNIT
- ㉞ DENOTES THE UNFINISHED SURFACE OF THE EXTERIOR DRYWALL ON THE EXTERIOR WALLS OF THE UNIT
- ㉟ DENOTES THE UNFINISHED SURFACE OF THE EXTERIOR DRYWALL ON THE EXTERIOR WALLS OF THE UNIT
- ㊱ DENOTES THE UNFINISHED SURFACE OF THE EXTERIOR DRYWALL ON THE EXTERIOR WALLS OF THE UNIT
- ㊲ DENOTES THE UNFINISHED SURFACE OF THE EXTERIOR DRYWALL ON THE EXTERIOR WALLS OF THE UNIT
- ㊳ DENOTES THE UNFINISHED SURFACE OF THE EXTERIOR DRYWALL ON THE EXTERIOR WALLS OF THE UNIT
- ㊴ DENOTES THE UNFINISHED SURFACE OF THE EXTERIOR DRYWALL ON THE EXTERIOR WALLS OF THE UNIT
- ㊵ DENOTES THE UNFINISHED SURFACE OF THE EXTERIOR DRYWALL ON THE EXTERIOR WALLS OF THE UNIT
- ㊶ DENOTES THE UNFINISHED SURFACE OF THE EXTERIOR DRYWALL ON THE EXTERIOR WALLS OF THE UNIT
- ㊷ DENOTES THE UNFINISHED SURFACE OF THE EXTERIOR DRYWALL ON THE EXTERIOR WALLS OF THE UNIT
- ㊸ DENOTES THE UNFINISHED SURFACE OF THE EXTERIOR DRYWALL ON THE EXTERIOR WALLS OF THE UNIT
- ㊹ DENOTES THE UNFINISHED SURFACE OF THE EXTERIOR DRYWALL ON THE EXTERIOR WALLS OF THE UNIT
- ㊺ DENOTES THE UNFINISHED SURFACE OF THE EXTERIOR DRYWALL ON THE EXTERIOR WALLS OF THE UNIT
- ㊻ DENOTES THE UNFINISHED SURFACE OF THE EXTERIOR DRYWALL ON THE EXTERIOR WALLS OF THE UNIT
- ㊼ DENOTES THE UNFINISHED SURFACE OF THE EXTERIOR DRYWALL ON THE EXTERIOR WALLS OF THE UNIT
- ㊽ DENOTES THE UNFINISHED SURFACE OF THE EXTERIOR DRYWALL ON THE EXTERIOR WALLS OF THE UNIT
- ㊾ DENOTES THE UNFINISHED SURFACE OF THE EXTERIOR DRYWALL ON THE EXTERIOR WALLS OF THE UNIT
- ㊿ DENOTES THE UNFINISHED SURFACE OF THE EXTERIOR DRYWALL ON THE EXTERIOR WALLS OF THE UNIT

CERTIFICATE OF DECLARANT

THIS IS TO CERTIFY THAT THE PROPERTY INCLUDED IN THIS DECLARATION
IS THE PROPERTY OF THE DECLARANT AND IS NOT THE PROPERTY OF ANY OTHER
PERSON OR ENTITY.

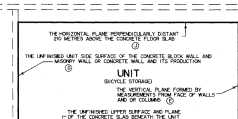
DECLARANT: ASPECT HOMES - 161 RICHMOND ROAD INC.

DATED AT OTTAWA THIS 6th DAY OF DEC 2011.

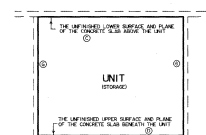
David Duro
David Duro (President)

I HAVE THE AUTHORITY TO SIGN THE DECLARATION.

MMM Geomatics (Ontario) Limited
20-08-017-106
1149 Hunt Club Road
Box 503-200-000
Ottawa, Ontario K1V 0Y7
Tel: 613-238-2750
Fax: 613-238-2750
E-mail: info@mmm-geo.com
Web: www.mmm-geo.com
P.O. Box: 100
Ottawa, Ontario K1V 0Y7
Tel: 613-238-2750
Fax: 613-238-2750
E-mail: info@mmm-geo.com
Web: www.mmm-geo.com




TYPICAL SECTION "D-D" TO SHOW
EXTENT OF UNITS 51 TO 61 INCLUSIVE LEVEL



TYPICAL SECTION "E-E" TO SHOW
EXTENT OF UNITS 30, 31, 42, 43, 44.

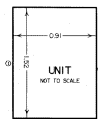



MMM Geomatics Ontario Limited

1145 Hunt Club Road Ph: 613-736-7200		Suite 500 Fax: 613-736-8710		Ottawa, Ontario K1V 9Y3 email: ottr@ermm.ca	
P.O. Box: 88		Dep. By: C.E.W. P.B.		Priority: M.M. P.B. D.W.	
Job Number: 2000-817-000-000				Est. Size: 1/50	
Dep. File Name: DESCRIPTION_01 (C:\BROWSE\ROAD\2000)				Tab Name: LEVEL	

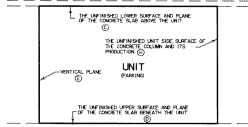


DETAIL "B"
NOT TO SCALE

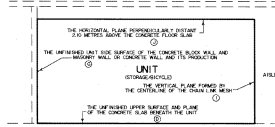


DETAIL "A"

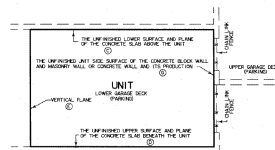
TYPICAL DIMENSIONS OF
UNITS 53 TO 63 INCLUSIVE AND
UNITS 65, 66, 67 AND 68



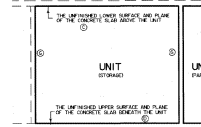
TYPICAL SECTION "A-A" TO SHOW
EXTENT OF UNITS 1 TO 52 BOTH INCLUSIVE, LEVEL "B"
(NOT TO SCALE)



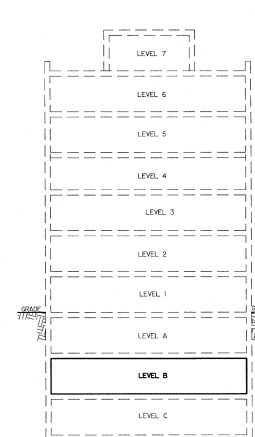
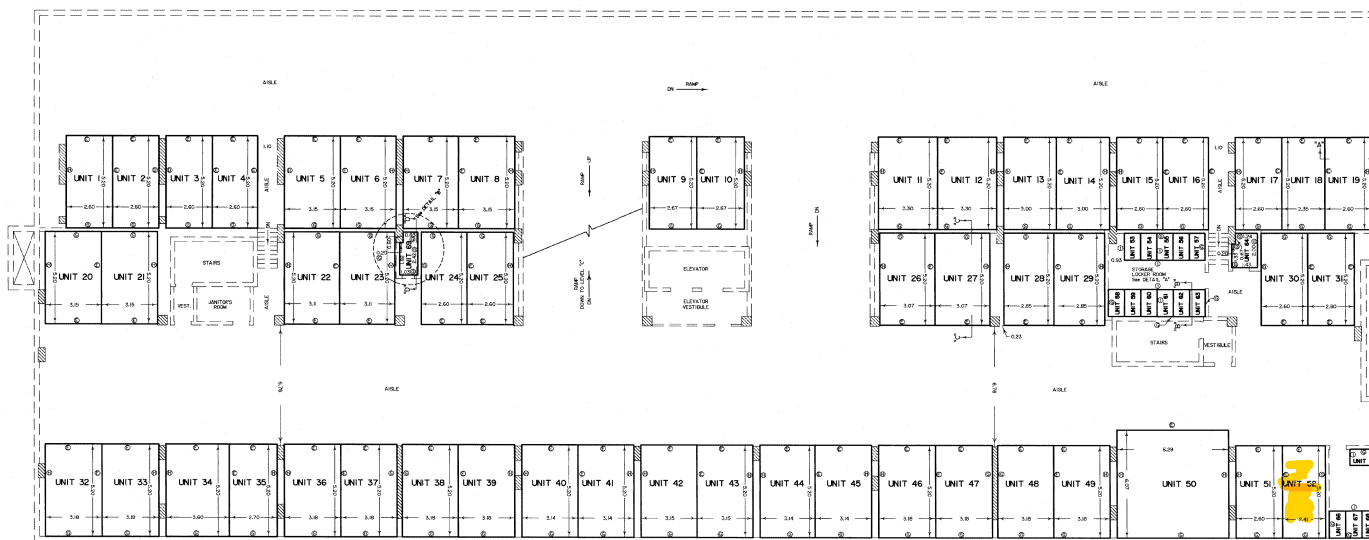
TYPICAL SECTION "B-B" TO SHOW EXTENT OF
UNITS 53 TO 63 BOTH INCLUSIVE AND
UNITS 65, 66, 67 AND 68, LEVEL "B"
(NOT TO SCALE)



TYPICAL SECTION "C-C" TO SHOW EXTENT OF UNIT
APPLICABLE TO UNITS 20 TO 31 LEVEL "B"
(NOT TO SCALE)



TYPICAL SECTION "D-D" TO SHOW
EXTENT OF UNITS 64 AND 69, LEVEL "B"
(NOT TO SCALE)



REPRESENTATIVE SECTION SHOWING THE
RELATIONSHIP OF ALL LEVELS

OTTAWA-CARLETON STANDARD
CONDOMINIUM PLAN No. 889

LEVEL B UNITS 1 TO 69 BOTH INCLUSIVE	
---	--

Registered in the Land Registry Office for the Land Titles Division of
Ottawa-Carleton (No. 4) at 4:16 o'clock on the 13 day of December, 2011.

Representative of J. Robillard
Land Registrar

SURVEYOR'S CERTIFICATE

I certify that:

1. This Survey and Plan are correct and in accordance with the Condominium Act, 1998, the Surveys Act, the Surveyors Act, the Land Titles Act and the regulations made under them.
2. The Survey was completed on the 6th day of September, 2011.
3. The diagrams of the Units shown on this plan are substantially accurate.

Dec 6, 2011

DECLARATION REGISTERED AS NUMBER OC 1315688

SCALE 1:100









0 1 2 3 4 6 10 metres
MMG MATICS ONTARIO LIMITED
ONTARIO LAND SURVEYORS

METRIC
DISTANCES SHOWN ON THIS PLAN ARE IN METRES AND CAN
BE CONVERTED TO FEET BY DIVIDING BY 0.3048.

NOTES

UNIT DEFINITION
THE MONUMENTS CONTROLLING THE EXTENT AND LOCATION OF THE UNITS ARE THE WALLS, THE FLOORS AND THE CEILINGS AS MORE PARTICULARLY DESCRIBED IN SCHEDULE "C" OF THE DECLARATION.

LEGEND

- | | | |
|---|------------|--|
|  | DEFINITION | THE LINE INDICED LOWER SURFACE AND PLANE OF THE CONCRETE SLAB ABOVE THE UNIT. |
|  | DEFINITION | THE LINE INDICED UPPER SURFACE AND PLANE OF THE CONCRETE SLAB BELOW THE UNIT. |
|  | DEFINITION | THE VERTICAL FACE ESTABLISHED BY MEASUREMENTS FROM THE FACE OF WALLS, JOINTS OR COLUMNS. |
|  | DEFINITION | THE UNIT FINISHED UPPER SIDE SURFACE OF THE CONCRETE BLOCK WALL AND MASONRY WALL OR CONCRETE WALL, AND ITS PRODUCTION. |
|  | DEFINITION | THE UNIT FINISHED LOWER SIDE SURFACE OF THE CONCRETE COLUMN AND ITS PRODUCTION. |
|  | DEFINITION | THE VERTICAL PLANE FORMED BY THE CENTERLINE OF THE CHAIN LINES. |
|  | DEFINITION | THE HORIZONTAL PLANE, PERPENDICULARLY DISTANT 2.0 METERS ABOVE THE CONCRETE FLOOR SLAB. |
|  | DEFINITION | CONCRETE OF THE WALL, NOT PART OF UNIT. |

CERTIFICATE OF DECLARANT

THIS IS TO CERTIFY THAT THE PROPERTY INCLUDED IN THIS PLAN HAS BEEN LAID-OUT INTO UNITS AND COMMON ELEMENTS IN ACCORDANCE WITH MY INSTRUCTIONS.

DEVELOPER: A SHORSET HOMES - 10 RICHMOND ROAD INC

DECLARANT: ASHCROFT HOMES - 104 RICHMOND ROAD INC.

DATE OF DEPOSIT 6 Dec

11

Scott

I HAVE THE AUTHORITY TO SANO THE CORPORATION

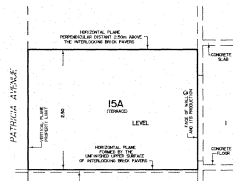
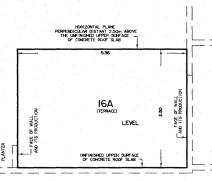
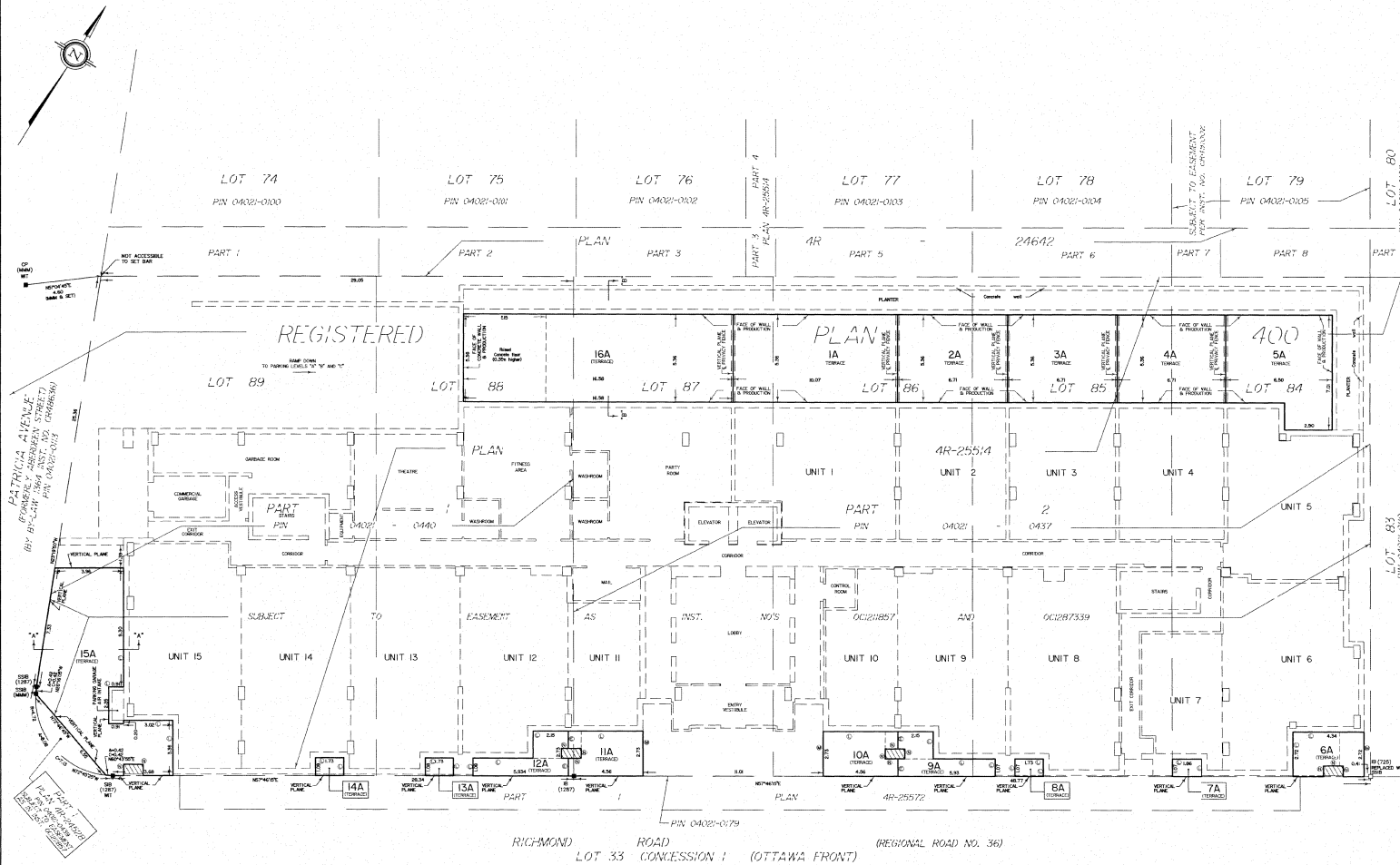
 MMM Group

 Ontario Limited		Land Surveyors	20-08-0117-B
1145 Hunt Club Road P.O. 613-736-7200	Suite 500 Fax 613-736-8710	Ottawa, Ontario K1M 0Y3 email: oltf@ontario.ca	
P.O. Code: 88	Orig. By: N.E.W. / P.S.	City/Prov: M.M. / P.S. / D.W.	
Job Number: 2008-017-003-000		Plan Scale: 1:500	

PART 2 OF 4 PARTS
SHEET 1 OF 2 SHEETS

OTTAWA-CARLETON STANDARD
CONDOMINIUM PLAN No. 989

2-UT0020000-1117-01 Ottawa-Carleton Standard Condominium Development, 11- Richmond Road, 2001



PLAN OF SURVEY OF
SHOWING THE EXTENT AND
LOCATION OF EXCLUSIVE USE
PORTIONS OF THE COMMON
ELEMENT ON LEVEL 1
SCALE 1:100

MMM Geomatics (ONTARIO) LIMITED
REGISTERED LAND SURVEYOR
2001

METRIC
DISTANCES SHOWN ON THIS PLAN ARE IN METRES AND CAN
BE CONVERTED TO FEET BY DIVIDING BY 0.3048

LEGEND & NOTES

1. IDENTIFIED REFERENCE POINTS, WITH ZONE 8 NAD83 COORDINATES, TO BE USED TO ESTABLISH THE EXCLUSIVE USE PORTIONS OF THE COMMON ELEMENTS.

BEARING NOTE

BEARING NOTE: THE BEARING OF THE EXCLUSIVE USE PORTIONS OF THE COMMON ELEMENTS IS BEARING 100.00°.

POINT ID	NORTHING	EASTING
1	4500000.00	1000000.00
2	4500000.00	1000000.00
3	4500000.00	1000000.00
4	4500000.00	1000000.00
5	4500000.00	1000000.00
6	4500000.00	1000000.00
7	4500000.00	1000000.00
8	4500000.00	1000000.00
9	4500000.00	1000000.00
10	4500000.00	1000000.00
11	4500000.00	1000000.00
12	4500000.00	1000000.00
13	4500000.00	1000000.00
14	4500000.00	1000000.00
15	4500000.00	1000000.00

SURVEYOR'S CERTIFICATE

I, THE SURVEYOR, HAVE ACCURATELY SHOWN THE EXTENT AND LOCATION OF THE EXCLUSIVE USE PORTIONS OF THE COMMON ELEMENTS.

DATED THIS 10th DAY OF DEC 2001

MMM Geomatics (ONTARIO) LIMITED
20-08-0117-EX102

1140 Main Street, Suite 300, Ottawa, Ontario, K1V 0Y3
Tel: 613-763-7700 Fax: 613-763-6710 Email: info@mmm-geo.com

Point ID: 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15

North Arrow: 100.00°

Scale: 1:100

Sheet: 1 of 2

Project: 20-08-0117-EX102

Client: Ottawa-Carleton Standard Condominium Development

Drawn By: J. B. B. B.

Checked By: J. B. B. B.

Scale: 1:100

Sheet: 1 of 2

Project: 20-08-0117-EX102

Client: Ottawa-Carleton Standard Condominium Development

Drawn By: J. B. B. B.

Checked By: J. B. B. B.

Scale: 1:100

Sheet: 1 of 2

Project: 20-08-0117-EX102

Client: Ottawa-Carleton Standard Condominium Development

Drawn By: J. B. B. B.

Checked By: J. B. B. B.

Scale: 1:100

Sheet: 1 of 2

Project: 20-08-0117-EX102

Client: Ottawa-Carleton Standard Condominium Development

Drawn By: J. B. B. B.

Checked By: J. B. B. B.

Scale: 1:100

Sheet: 1 of 2

Project: 20-08-0117-EX102

Client: Ottawa-Carleton Standard Condominium Development

Drawn By: J. B. B. B.

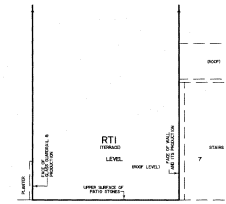
Checked By: J. B. B. B.

Scale: 1:100

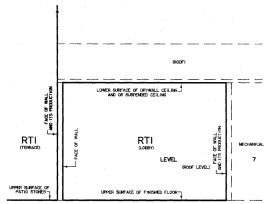
Sheet: 1 of 2

PART 2 OF 4 PARTS
SHEET 2 OF 2 SHEETS

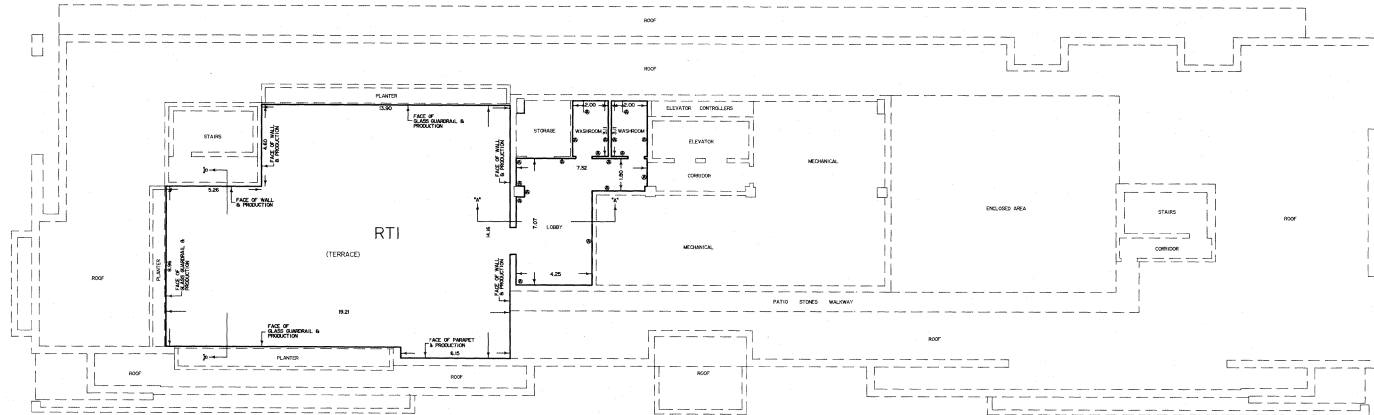
OTTAWA-CARLETON STANDARD
CONDOMINIUM PLAN No. 889



SECTION "B-B"
NOT TO SCALE



SECTION "A-A"
NOT TO SCALE



PLAN OF SURVEY
SHOWING THE EXTENT AND
LOCATION OF EXCLUSIVE USE
PORTIONS OF THE COMMON
ELEMENT ON LEVEL 7
SCALE 1:100

MMM Geomatics (Ontario) Limited
ONTARIO LAND SURVEYORS
2001

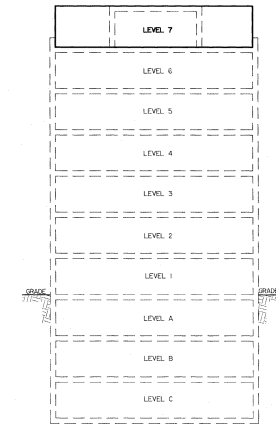
METRIC
DISTANCES SHOWN ON THIS PLAN ARE IN METRES AND CAN
BE CONVERTED TO FEET BY DIVIDING BY 0.3048.

LEGEND
① INDICATES FACE OF EXTERIOR WALL AND ITS PROJECTION

SURVEYOR'S CERTIFICATE

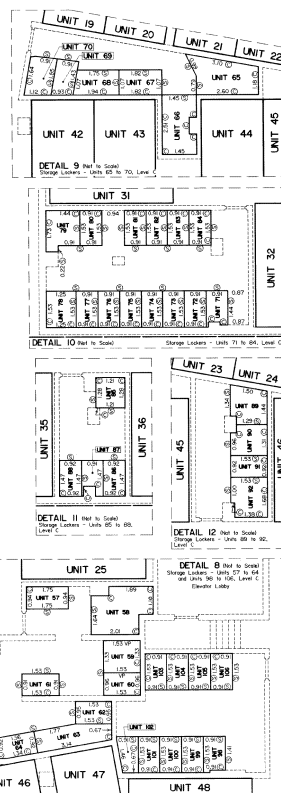
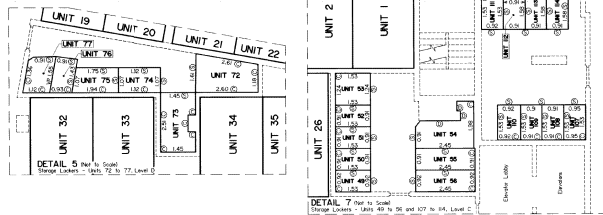
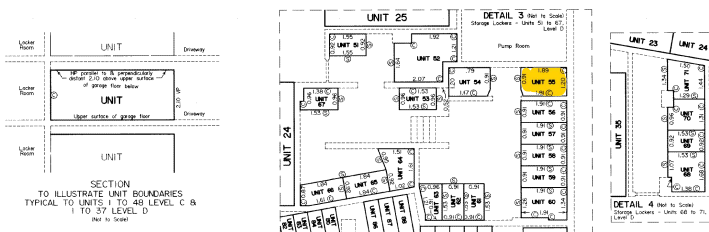
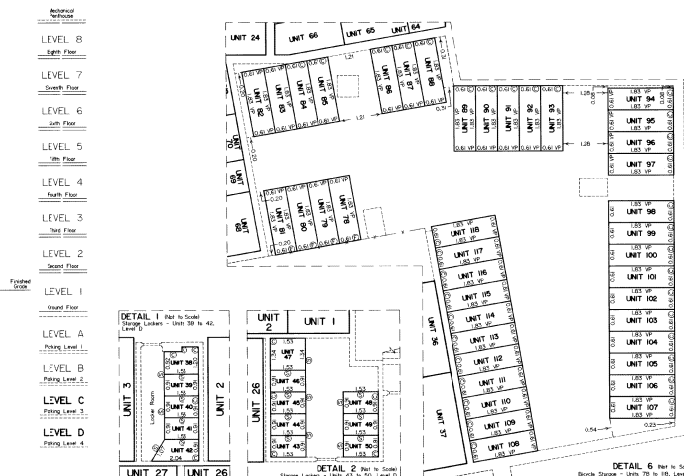
I CERTIFY THAT:
1. THIS PLAN OF SURVEY ACCURATELY SHOWS THE EXTENT AND LOCATION
OF THE EXCLUSIVE USE PORTIONS OF THE COMMON ELEMENTS.

DATED THIS 4th DAY OF DECEMBER 2011 *Donna M. M. M.*
DONNA M. M. M.
Ontario Land Surveyor



REPRESENTATIVE SECTION SHOWING THE
RELATIONSHIP OF ALL LEVELS
NOT TO SCALE

MMM Geomatics (Ontario) Limited
Drawing Number: 20-08-0117-ROOFEX
11141 Finch Ave. East, Suite 100, Oakville, Ontario L7L 1B7
Ph: 905-709-2200 Fax: 905-709-4710 email: info@mmm.ca
Personnel: [blank] Title: [blank] Title: [blank]
Job Number: 2008-0117-ROOFEX Title: [blank]
Drawing Name: 0000000001-11141 FINCH AVE. EAST Title: [blank]

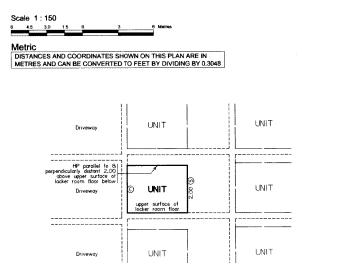


SURVEYOR'S CERTIFICATE
I CERTIFY THAT:

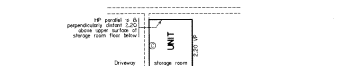
1. This survey and plan are correct and in accordance with the Condominium Act, 1998, the Surveys Act, the Surveyors Act and the Land Titles Act and the regulations made under them.
2. The survey was completed on the 3rd day of January, 2014.
3. The diagrams of the units shown on this plan are substantially accurate.

DECLARATION REGISTERED AS NUMBER: *QC 1551657*

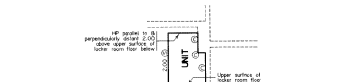
PLAN OF SURVEY OF
GENERAL CONFIGURATION OF BUILDING AND EXTENT OF UNIT
LIMITS ON LEVELS C AND D



SECTION
TO ILLUSTRATE UNIT BOUNDARIES
TYPICAL TO UNITS 49 TO 114 LEVEL C &
UNITS 38 TO 77 LEVEL D



SECTION
TO ILLUSTRATE UNIT BOUNDARIES
TYPICAL TO UNITS 78 TO IIB LEVEL D
(Not to Scale)




SECTION
TO ILLUSTRATE UNIT BOUNDARIES
TYPICAL TO UNITS 59, 60, 62 AND 63
LEVEL C & UNIT 64 LEVEL D


CERTIFICATE OF DECLARANT

THIS IS TO CERTIFY that the property included in this plan has been laid out into units and common elements in accordance with its instructions.

DECLARANT:
Dated this 6th day
of June, 2014.

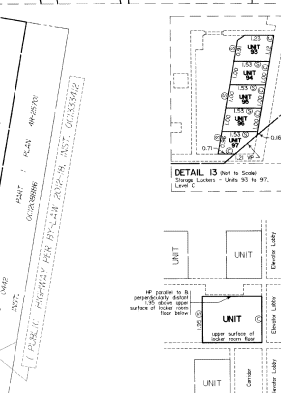
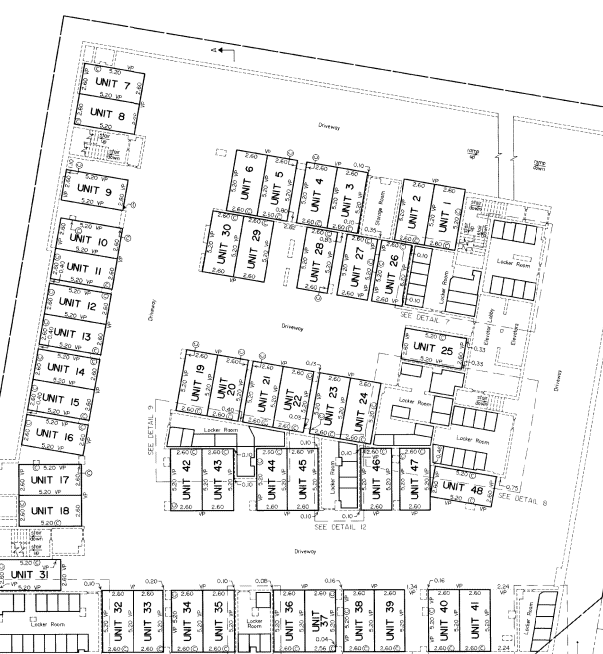
Ashcroft Homes - 111 Richmond Road Inc.

per _____
David Choo (President)
I have authority to bind the Corporation.

NOTES AND LEGEND


	denotes	Property limit
—	"	Unit boundary
—	"	Common Elements, NOT Part of Unit
—	"	Face of structural walls
VP	"	Vertical Plane
HP	"	Horizontal Plane
C	"	Face of concrete wall or column
S	"	Centrelines of metal screens
D	"	Unit side surface of drywall
A	"	See SECTION A-A

The documents controlling the extent and location of the units are the walls, the floors and the ceilings as more particularly described in the Declaration. (See Schedule C).

ANNIS, O'SULLIVAN, VOLLEBECK LTD.
 14 Concourse Suite 500
 Naperville, IL 60563
 Phone: (630) 727-0800 Fax: (630) 727-1079
 Email: Anniss@anniss.com

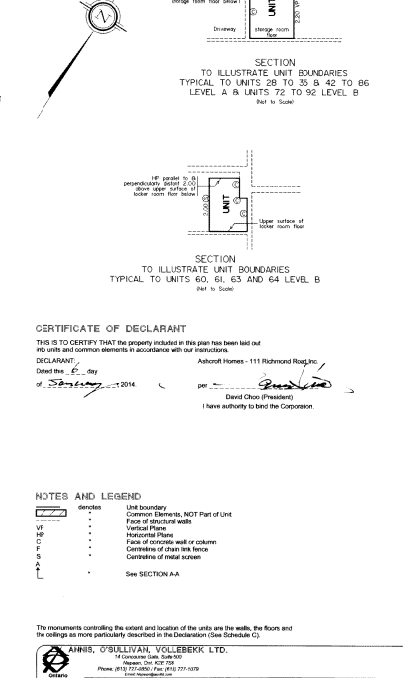
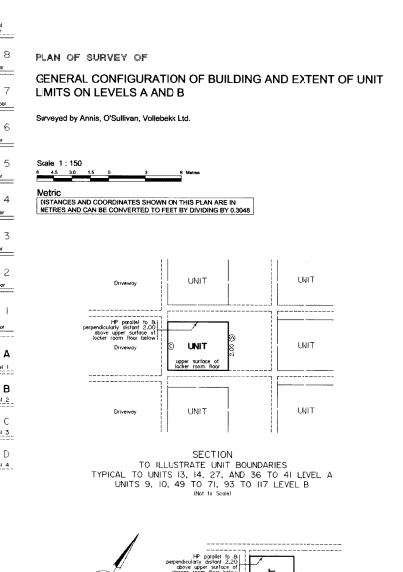
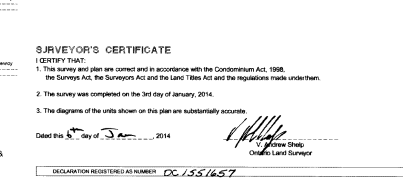
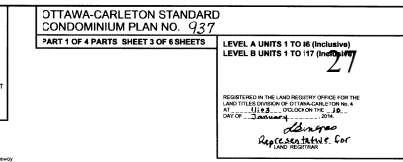


NOTES AND LEGEND

	derotes	Property limit
—	"	Unit boundary
—	"	Common Elements, NOT Part of Unit
—	"	Face of structural walls
VP	"	Vertical Plane
HP	"	Horizontal Plane
C	"	Face of concrete wall or column
S	"	Centrelines of metal screens
D	"	Unit side surface of drywall
A	"	See SECTION A-A

The documents controlling the extent and location of the units are the walls, the floors and the ceilings as more particularly described in the Declaration. (See Schedule C).

ANNIS, O'SULLIVAN, VOLLEBECK LTD.
 14 Concourse Suite 500
 Naperville, IL 60563
 Phone: (630) 727-0800 Fax: (630) 727-1079
 Email: Anniss@anniss.com



PART 1 IS HEREBY APPROVED AND PARTS 2, 3 AND 4 EXEMPTED UNDER SECTION 9 OF THE CONDOMINIUM ACT AND SECTION 11 OF THE PLANNING ACT BY THE CITY OF OTTAWA, THIS 6 DAY OF January, 2014.

JOHN L. WESSER, GENERAL MANAGER
PLANNING AND GROWTH MANAGEMENT DEPARTMENT
PLANNING AND INFRASTRUCTURE PORTFOLIO
CITY OF OTTAWA

SURVEYOR'S CERTIFICATE

- I CERTIFY THAT:
- This survey and plan are correct and in accordance with the Condominium Act, 1998, the Survey Act, the Surveyors Act and the Land Titles Act and the regulations made under them.
 - The survey was completed on the 3rd day of January, 2014.
 - The diagrams of the units shown on this plan are substantially accurate.

Dated this 6 day of January, 2014

David Choe
Ontario Land Surveyor

DECLARATION REGISTERED AS NUMBER: 02-1551637

PLAN OF SURVEY OF
GENERAL CONFIGURATION OF BUILDING AND EXTENT OF UNIT
LIMITS ON LEVEL 2

Surveyed by Anna, O'Sullivan, Vollebæk Ltd.

Scale 1:150

Metric

DISTANCES AND COORDINATES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048

CERTIFICATE OF DECLARANT

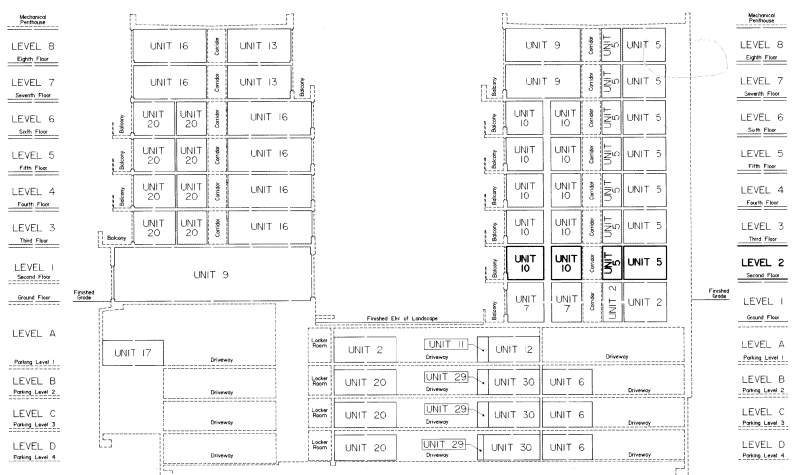
THIS IS TO CERTIFY THAT the property included in this plan has been laid out into units and common elements in accordance with our instructions.

DECLARANT:
Dated this 6 day of January, 2014.

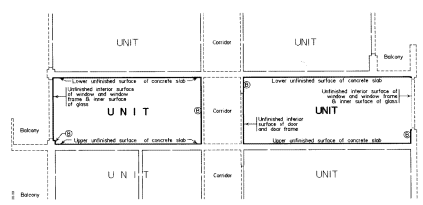
per David Choe (President)
I have authority to bind the Corporation.

NOTES AND LEGEND

- Unit Boundary
Common Elements, NOT Part of Unit
Face of structural walls
Vertical Plane
Horizontal Plane
Backside surface of drywall
See SECTION I-A



SECTION A-A
TO ILLUSTRATE THE RELATIONSHIP OF LEVELS



SECTION
TYPICAL TO UNITS 1 TO 8 LEVEL 1 AND ALL UNITS ON LEVELS 2 TO 8 (ALL INCLUSIVE)
(Not to Scale)



LEVEL 2 - SECOND FLOOR

PART 1 IS HEREBY APPROVED AND PARTS 2, 3 AND 4 EXEMPTED UNDER SECTION 9 OF THE CONDOMINIUM ACT AND SECTION 51 OF THE PLANNING ACT BY THE CITY OF OTTAWA THIS 26 DAY OF JANUARY 2014

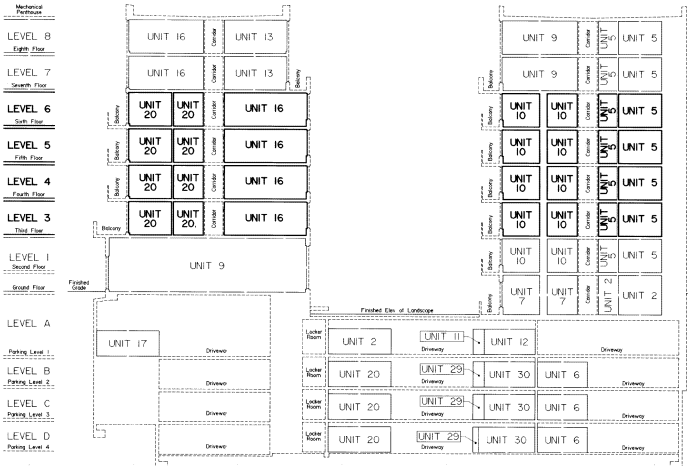
JOHN L. MOSE, GENERAL MANAGER
PLANNING AND GROWTH MANAGEMENT DEPARTMENT
CITY OF OTTAWA

OTTAWA-CARLETON STANDARD
CONDOMINIUM PLAN NO. 937
PART 1 OF 4 PARTS SHEET 5 OF 6 SHEETS

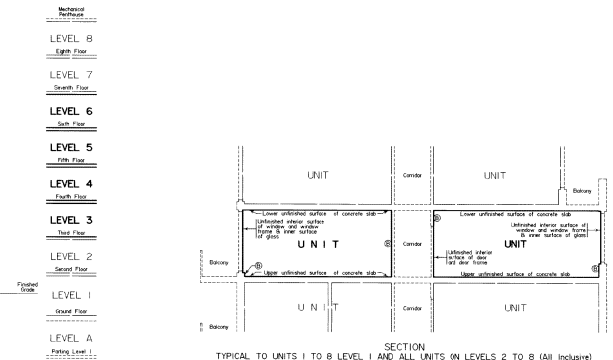
LEVEL 3 UNITS 1 TO 25 (inclusive)
LEVELS 4 TO 6 UNITS 1 TO 25 (inclusive)

29

REGISTERED IN THE LAND REGISTRY OFFICE FOR THE
LAND TITLES DIVISION OF OTTAWA-CARLETON AS A
P.L.S.B. OUTSIDE IN THE ... 16
DAY OF ... 2014
Representative for
LAND REGISTRY



SECTION A-A
TO ILLUSTRATE THE RELATIONSHIP OF LEVELS



TYPICAL TO UNITS 1 TO 8 LEVEL 1 AND ALL UNITS ON LEVELS 2 TO 8 (All Inclusive)
Ref. to Sheet

SURVEYOR'S CERTIFICATE

- I CERTIFY THAT:
- The survey and plan are correct and in accordance with the Condominium Act, 1980, the Survey Act, the Surveyors Act and the regulations made under them.
 - The survey was completed on the 3rd day of January, 2014.
 - The diagrams of the units shown on this plan are substantially accurate.

Dated this 3rd day of January, 2014

[Signature]
Ontario Land Surveyor

DECLARATION REGISTERED AS NUMBER: OC1531657

PLAN OF SURVEY OF
GENERAL CONFIGURATION OF BUILDING AND EXTENT OF UNIT
LIMITS ON LEVELS 3 TO 6 (INCLUSIVE)

Surveyed by Annis, O'Sullivan, Vollebek Ltd.

Scale 1:150

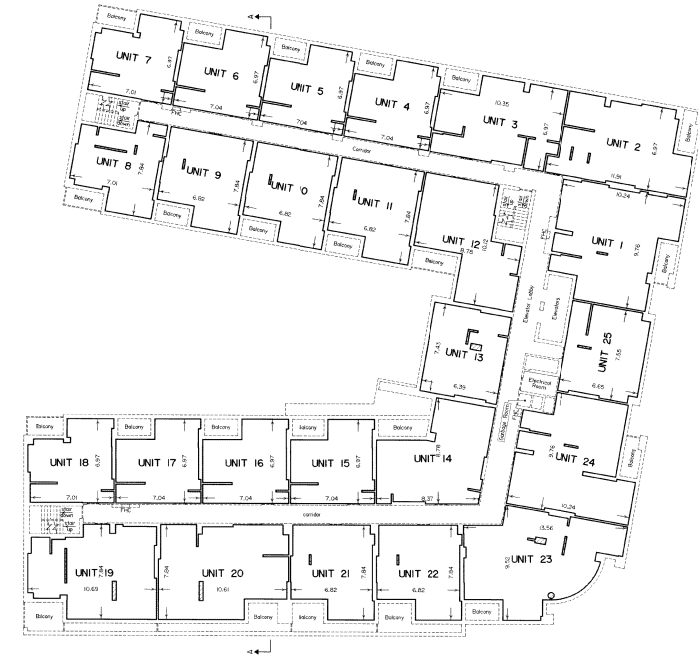
Metric
DIMENSIONS AND COORDINATES SHOWN ON THIS PLAN ARE IN
METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048

CERTIFICATE OF DECLARANT

THIS IS TO CERTIFY THAT the property included in this plan has been laid out
in units and common elements in accordance with our instructions.
DECLARANT: Ashford Homes - 111 Richmond Road Inc.
Dated this 6th day of September, 2014, per *[Signature]*
David Cook (President)
I have authority to bind the Corporation.

NOTES AND LEGEND

- Unit boundary
Common Elements, NOT Part of Unit
Face of structural walls
Vertical Plane
Horizontal Plane
Backside surface of diaphragm
See SECTION A-A



LEVEL 3 - THIRD FLOOR



LEVELS 4 TO 6 - FOURTH TO SIXTH FLOOR

The monuments controlling the extent and location of the units are the walls, the floor and the ceilings as more particularly described in the Declaration (See Schedule C).

ANNIS, O'SULLIVAN, VOLLEBEK LTD.
1000 Avenue Road, Suite 300
Ottawa, ON K2P 1H8
Phone: (613) 271-8800 Fax: (613) 271-1070
E-mail: annis@annisvollebek.com

PART 1 IS HEREBY APPROVED AND PARTS 2, 3 AND 4 REMITTED UNDER SECTION 9 OF THE CONDOMINIUM ACT AND SECTION 51 OF THE PLANNING ACT BY THE CITY OF OTTAWA. THIS DAY OF January, 2014.

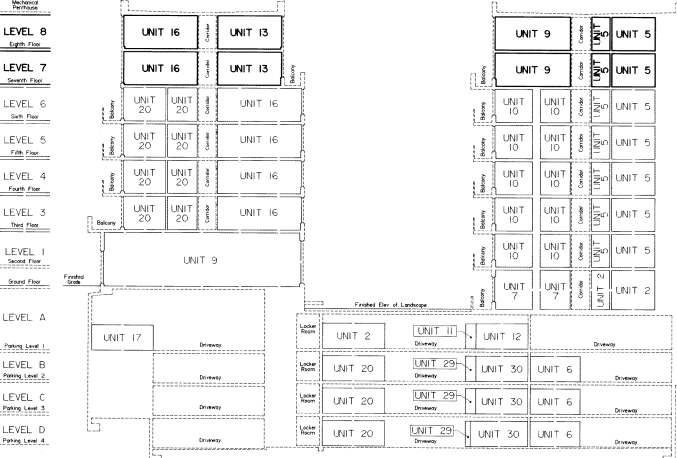
JOHN L. MOORE, GENERAL MANAGER
PLANNING AND URBAN MANAGEMENT DEPARTMENT
CITY OF OTTAWA

OTTAWA-CARLETON STANDARD
CONDOMINIUM PLAN NO. 937
PART 1 OF 4 PARTS SHEET 6 OF 6 SHEETS

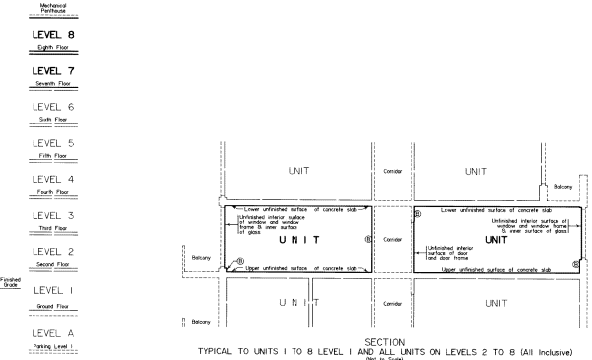
LEVEL 7 UNITS 1 TO 20 (including UNIT 8 UNITS 1 TO 20) (including UNIT 8)

REGISTERED IN THE LAND REGISTRY OFFICE FOR THE CITY OF OTTAWA ON THE 10 DAY OF January, 2014.

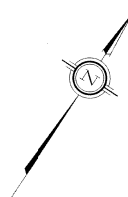
Deputy Registrar for Land Registry



SECTION A-A
TO ILLUSTRATE THE RELATIONSHIP OF LEVELS



SECTION
TYPICAL TO UNITS 1 TO 8 LEVEL 1 AND ALL UNITS ON LEVELS 2 TO 8 (ALL INCLUSIVE)
Ref. to South



SURVEYOR'S CERTIFICATE

I CERTIFY THAT:
1. The survey and plan are correct and in accordance with the Condominium Act, 1998, the Survey Act, the Surveyors Act and the Land Titles Act and the regulations made under them.
2. The survey was completed on the 3rd day of January, 2014.
3. The diagrams of the units shown on this plan are substantially accurate.

Dated this 3rd day of January, 2014

Deputy Registrar for Land Registry

DECLARATION REGISTERED AS NUMBER: DC 1351657

PLAN OF SURVEY OF

GENERAL CONFIGURATION OF BUILDING AND EXTENT OF UNIT LIMITS ON LEVELS 7 AND 8

Surveyed by Annis, O'Sullivan, Vollebek Ltd.

Scale: 1:150

Distances and coordinates shown on this plan are in metres and can be converted to feet by dividing by 0.3048

CERTIFICATE OF DECLARANT

THIS IS TO CERTIFY THAT the property related to this plan has been laid out into units and common elements in accordance with our instructions.

DECLARANT:
Dated this 3rd day of January, 2014.

Annis, O'Sullivan, Vollebek Ltd.
per David Choo (President)
I have authority to bind the Corporation.

NOTES AND LEGEND

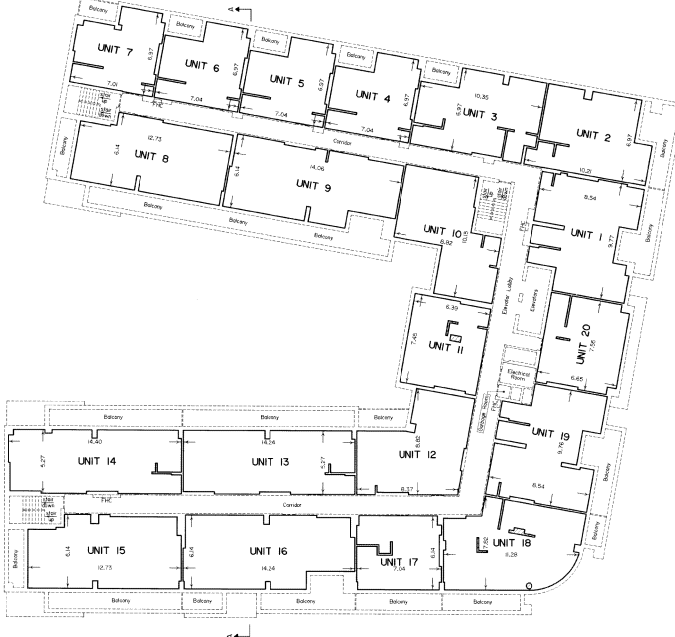
- Unit boundary
- Common Elements, NOT Part of Unit
- Face of structural walls
- Vertical Plane
- Horizontal Plane
- Beckside surface of street
- See SECTION A-A

The monuments controlling the extent and location of the units are the walls, the floors and the ceilings as more particularly described in the Declaration (See Schedule C).

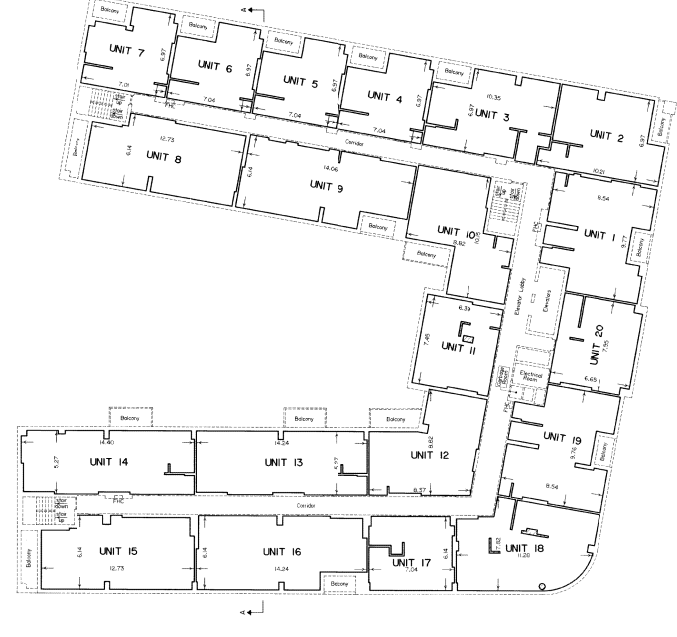
ANNIS, O'SULLIVAN, VOLLEBEK LTD.
1000 Avenue Road, Suite 100
Ottawa, Ontario K1S 1X6
Phone: 416-222-0000 Fax: 416-222-1010
www.annisov.com

Scale: 1:150

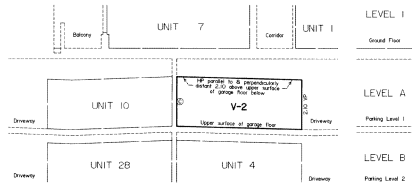
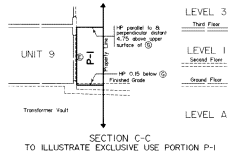
Distances and coordinates shown on this plan are in metres and can be converted to feet by dividing by 0.3048



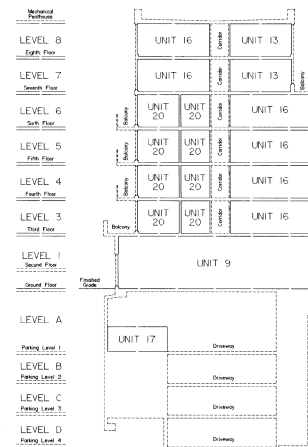
LEVEL 7 - SEVENTH FLOOR



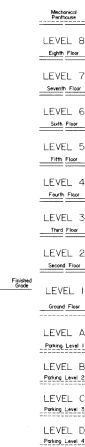
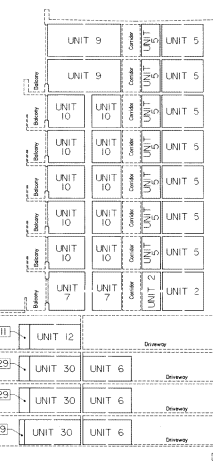
LEVEL 8 - EIGHTH FLOOR



SECTION D-D
TO ILLUSTRATE EXCLUSIVE USE PORTIONS V-1 TO V-16 (ALL INCLUSIVE)
(NOT TO SCALE)



SECTION A-A
TO ILLUSTRATE THE RELATIONSHIP OF LEVELS

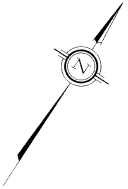


PLAN OF SURVEY OF
EXTENT AND LOCATION OF
EXCLUSIVE USE PORTIONS OF
THE COMMON ELEMENTS ON
LEVELS A & 1

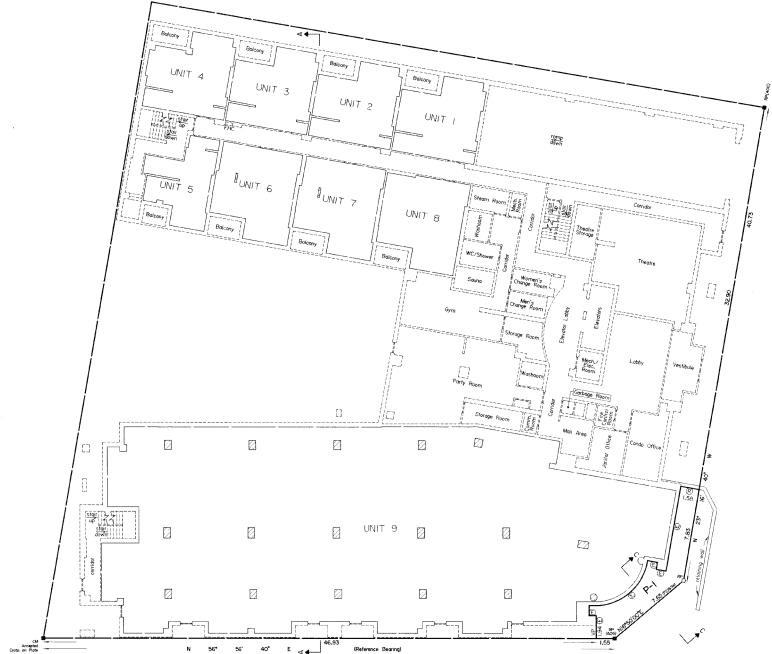
Surveyed by Anna, O'Sullivan, Vollebæk Ltd.

Scale 1:150

Metric
DISTANCES AND COORDINATES SHOWN ON THIS PLAN ARE IN
METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048



LEVEL A - PARKING LEVEL P1



LEVEL 1 - GROUND FLOOR

NOTES AND LEGEND

- (1) - denotes Survey Monument Planted
- denotes Survey Monument Found
- denotes Boundary of exclusive use portion
- denotes Property line
- denotes Face of structural wall
- denotes Unit boundary
- denotes Common Elements, NOT Part of Unit
- denotes Rock Flag
- denotes Concrete Monument
- denotes Anna, O'Sullivan, Vollebæk Ltd.
- denotes Vertical Plane
- denotes Horizontal Plane
- denotes Face of wall and its projection across openings
- denotes Face of concrete wall
- denotes Unfinished surface of retaining wall
- denotes Unfinished surface of ground floor concrete floor slab

SURVEYOR'S CERTIFICATE
EXCLUSIVE USE COMMON ELEMENTS

I CERTIFY THAT this plan of survey accurately shows the extent and location of the exclusive use portions of the common elements.

Dated this 15th day of May, 2014

Boundaries of exclusive use portions of the common elements are straight lines unless noted otherwise.

Distances shown on this plan are ground distances and can be converted to grid distances by multiplying by the conversion scale factor of 0.9999.

Bearings are RTM grid, derived from continuous GPS observations from monument A to B, shown herein, having a bearing of N 58° 56' 47" E and are referred to the Central Meridian of NAD 83 (1983) (North American Datum of 1983).

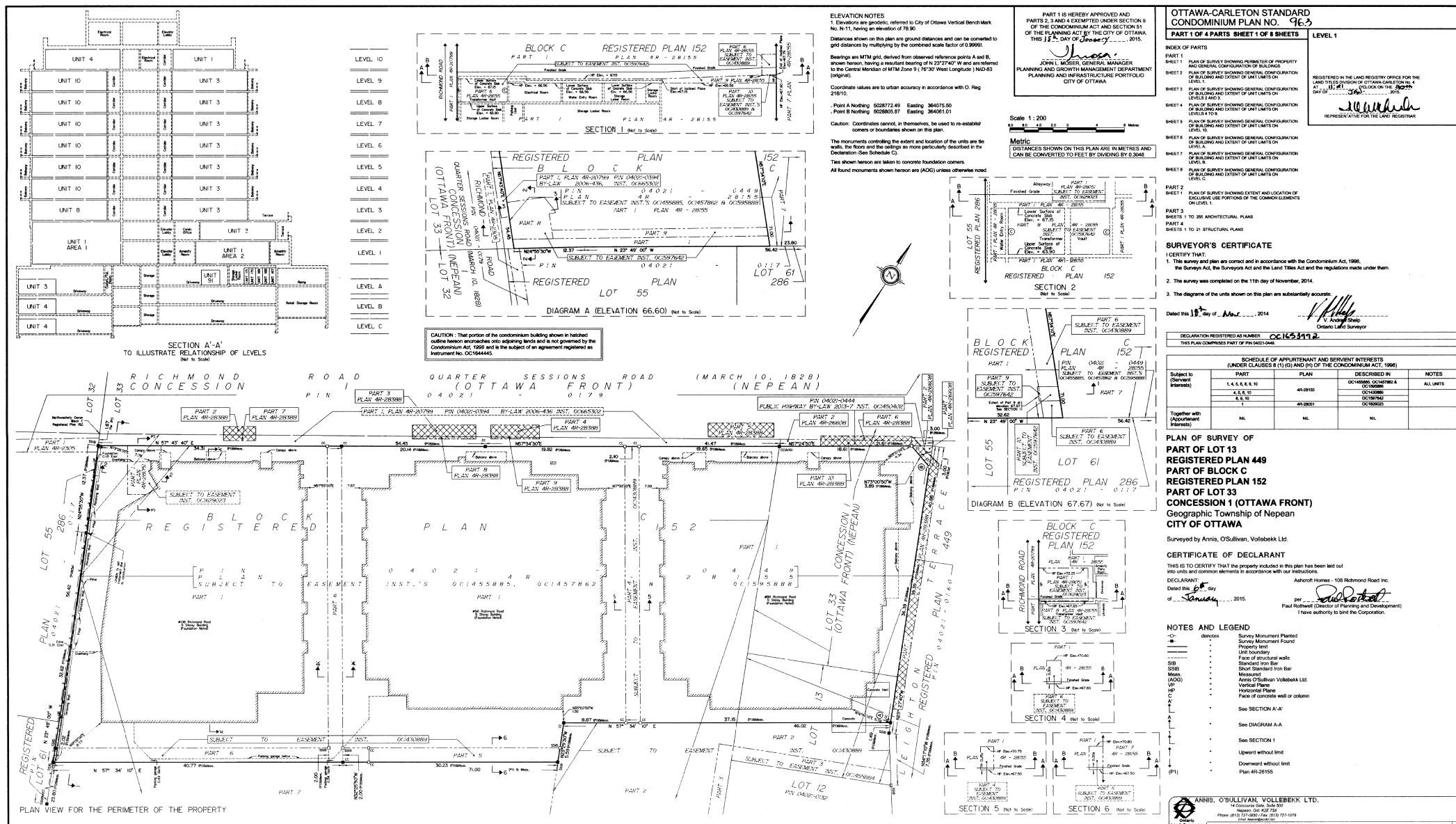
For bearing computations, a rotation of 0° 0' 20" clockwise was applied to bearings on Plan 461-17893.

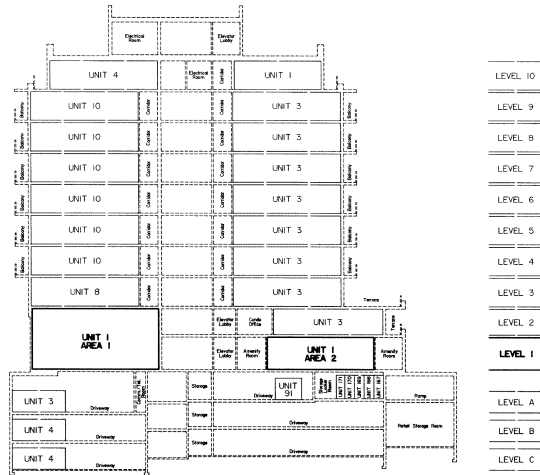
Coordinate values are to urban accuracy in accordance with O. Reg. 216/10.

Point A Northing: 5028731.01 Easting: 363088.21

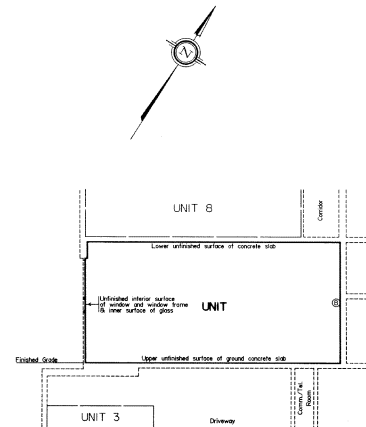
Point B Northing: 5028731.18 Easting: 363088.11

Caution: Coordinates cannot, in themselves, be used to re-establish corners or boundaries shown on this plan.

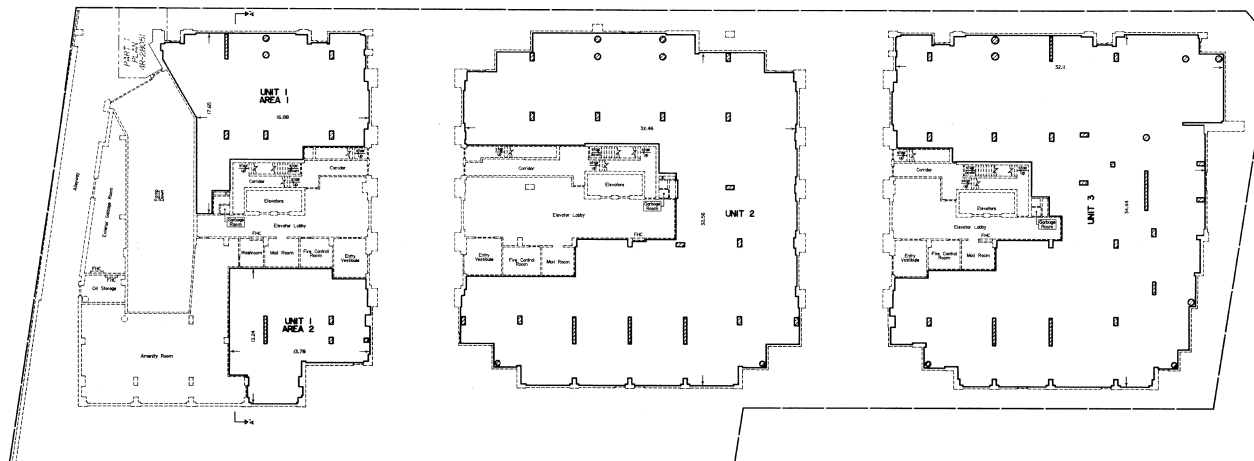




SECTION A'-A'
TO ILLUSTRATE RELATIONSHIP OF LEVELS
(Not to Scale)



SECTION
TO ILLUSTRATE UNIT BOUNDARIES TYPICAL TO
UNITS 1 TO 3 (Inclusive) LEVEL 1
(Not to Scale)



LEVEL 1 - Ground Floor

PART 1 IS HEREBY APPROVED AND PARTS 2, 3 AND 4 EXEMPTED UNDER SECTION 9 OF THE CONDOMINIUM ACT AND SECTION 51 OF THE PLANNING ACT BY THE CITY OF OTTAWA, THIS 15th DAY OF January, 2015.

John L. Moser
JOHN L. MOSER, GENERAL MANAGER
PLANNING AND GROWTH MANAGEMENT DEPARTMENT
CITY OF OTTAWA

OTTAWA-CARLETON STANDARD
CONDOMINIUM PLAN NO. 963

PART 1 OF 4 PARTS SHEET 2 OF 8 SHEETS

LEVEL 1 UNITS 1, 2 AND 3

REGISTERED IN THE LAND REGISTRY OFFICE FOR THE
LAND TITLE DIVISION OF OTTAWA-CARLETON NO. 4
AT 31.01.2015
DATE OF 31.01.2015
Michael
REPRESENTATIVE FOR THE LAND REGISTRY

SURVEYOR'S CERTIFICATE

- I CERTIFY THAT:
1. This survey and plan are correct and in accordance with the Condominium Act, 1998, the Survey Act, the Surveyors Act and the Land Titles Act and the regulations made under them.
 2. The survey was completed on the 11th day of November, 2014.
 3. The diagrams of the units shown on this plan are substantially accurate.

Dated this 19th day of Nov, 2014

DECLARATION REGISTERED AS NUMBER CC165772

PLAN OF SURVEY OF

GENERAL CONFIGURATION OF BUILDING AND EXTENT OF UNIT LIMITS ON LEVEL 1

Surveyed by Annis, O'Sullivan, Vollebakk Ltd.

Scale 1:150

Metric

DISTANCES AND COORDINATES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048

CERTIFICATE OF DECLARANT

THIS IS TO CERTIFY THAT the property included in this plan has been laid out into units and common elements in accordance with our instructions.

DECLARANT:

Dated this 16th day of January, 2015.

Ashtcroft Homes - 108 Richmond Road Inc.

per *Paul Rothwell*
Paul Rothwell (Director of Planning and Development)
I have authority to bind the Corporation.

NOTES AND LEGEND

- | | | |
|---|-----------------------------------|----------------|
| — | denotes | Property limit |
| — | Unit boundary | |
| — | Common Elements, NOT Part of Unit | |
| — | Face of structural walls | |
| — | Backside surface of drywall | |
| — | See SECTION A'-A' | |

ELEVATION NOTES

1. Elevations are geoidic, referred to City of Ottawa Vertical Bench Mark No. N-11, having an elevation of 78.90. Distances shown on this plan are ground distances and can be converted to grid distances by multiplying by the combined scale factor of 0.99995.

Bearings are MTM grid, derived from observed reference points A and B, shown hereon, having a resultant bearing of N 23°27'40" W and are referred to the Central Meridian of MTM Zone 9 (76°30' West Longitude) NAD-83 (original).

Coordinate values are to urban accuracy in accordance with O. Reg. 216/10.

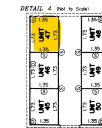
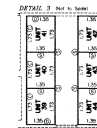
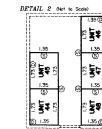
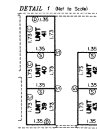
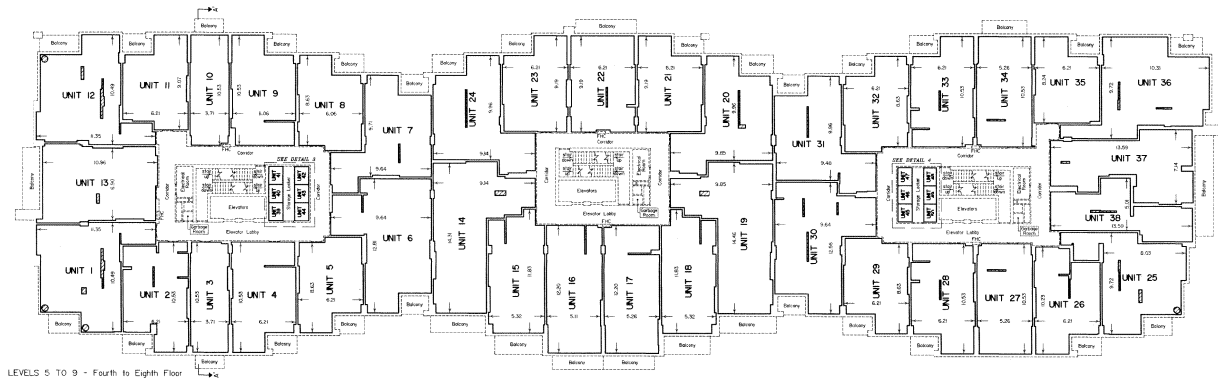
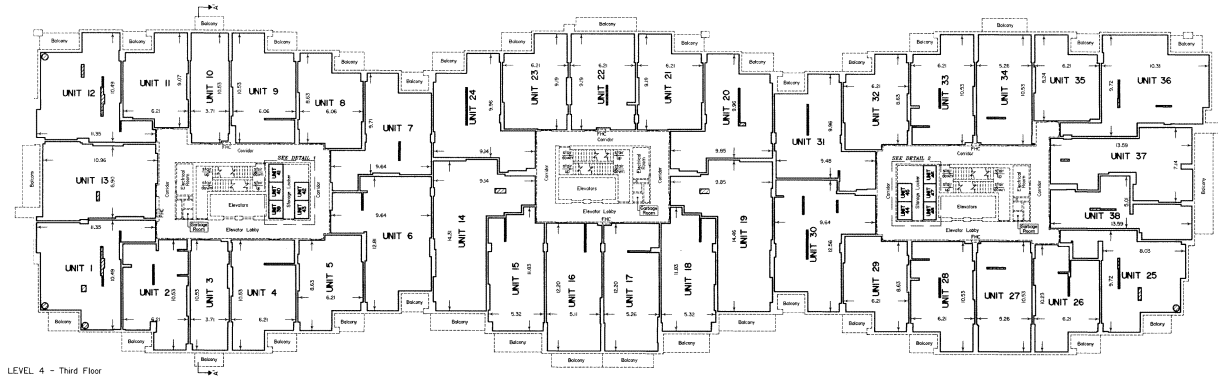
Point A Northing 5028772.49 Easting 364075.50

Point B Northing 5028905.87 Easting 364061.01

Cautions: Coordinates cannot, in themselves, be used to re-establish corners or boundaries shown on this plan.

The monuments controlling the extent and location of the units are the walls, the floors and the ceilings as more particularly described in the Declaration (See Schedule C).

ANNIS, O'SULLIVAN, VOLLEBEKK LTD.
14 December 2014, 2:00 PM
Revision: 002, R27, 7/18
Phone: (613) 721-0800 Fax: (613) 721-1079
Email: info@anniso.com
LAW OFFICES (613) 721-0800 Fax: (613) 721-1079



PART 1.6 HEREBY APPROVED AND
PARTS 1.3 AND 1.4 EXEMPTED UNDER SECTION 9
OF THE CONDOMINIUM ACT AND SECTION 34
OF THE REGULATION MADE UNDER THAT ACT
THIS 12th DAY OF January, 2015.

ANNE L. O'SULLIVAN, M.B.A.
PLANNING AND GROWTH MANAGEMENT DEPARTMENT
CITY OF OTTAWA

OTTAWA-CARLETON STANDARD
CONDOMINIUM PLAN NO. 965
PART 1 OF 4 PARTS SHEET 4 OF 8 SHEETS

LEVEL 4 UNITS 1 TO 48 (Inclusive)
LEVEL 5 TO 9 (Inclusive)
UNITS 1 TO 50 (Inclusive)

REGISTERED IN THE LAND REGISTRY OFFICE FOR THE
CITY OF OTTAWA ON 12/01/2015 AT 10:34 AM
BY 3411

SURVEYOR'S CERTIFICATE

1. This survey and plan are made and in accordance with the Condominium Act, 1980.

2. The survey was completed on the 11th day of November, 2014.

3. The signature of the units shown on this plan are substantially accurate.

Dated this 11th day of Nov. 2014.

DECLARATION REGISTERED AS NUMBER: 965/15-072

PLAN OF SURVEY OF GENERAL CONFIGURATION OF BUILDING AND EXTENT OF UNIT LIMITS ON LEVELS 4 TO 9

Surveyed by Anne, O'Sullivan, Valleeberg Ltd.

Scale: 1:100

Metric
DISTANCES AND COORDINATES SHOWN ON THIS PLAN ARE IN
METRES AND SHALL BE CONSIDERED TO BE IN ACCORDANCE WITH S.O. 1983

CERTIFICATE OF DECLARATION

THIS IS TO CERTIFY that the property interest in this plan has been laid out
into lots and common elements in accordance with our declaration.
DECLARATION: Anne, O'Sullivan, Valleeberg Ltd.
Dated this 11th day of Nov. 2014. Paul Fontaine (Director of Planning and Development)
I have authority to bind the Corporation.

NOTES AND LEGEND

- Unit boundary
- Common element
- Face of structural walls
- Structural member of frame
- Common element
- Unit and portion of common
- Face of common wall or column
- See SECTION A-A

ELEVATION NOTES

1. Elevations are provided, referred to City of Ottawa Vertical Bench Mark No. 11, having an elevation of 18.80.
Distances shown on this plan are ground distances and can be converted to grid distances by multiplying by the
conversion factor of 0.9998.

Readings are in MTR and derived from internal reference points A and B, shown hereon. Having a recorded bearing of
N 23° 27' 47" W and are referred to the Centre Meridian of MTM Zone 18 UTM (WGS 84) (NAD 83) (geoid).

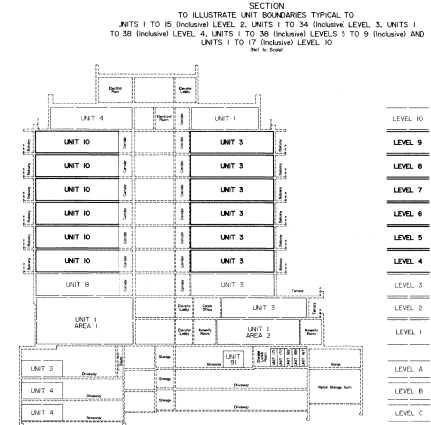
Coordinates values are to 10th accuracy in accordance with O. Reg. 216/03.

Point A Northing: 508714.00 Easting: 34071.00
Point B Northing: 508855.67 Easting: 34081.01

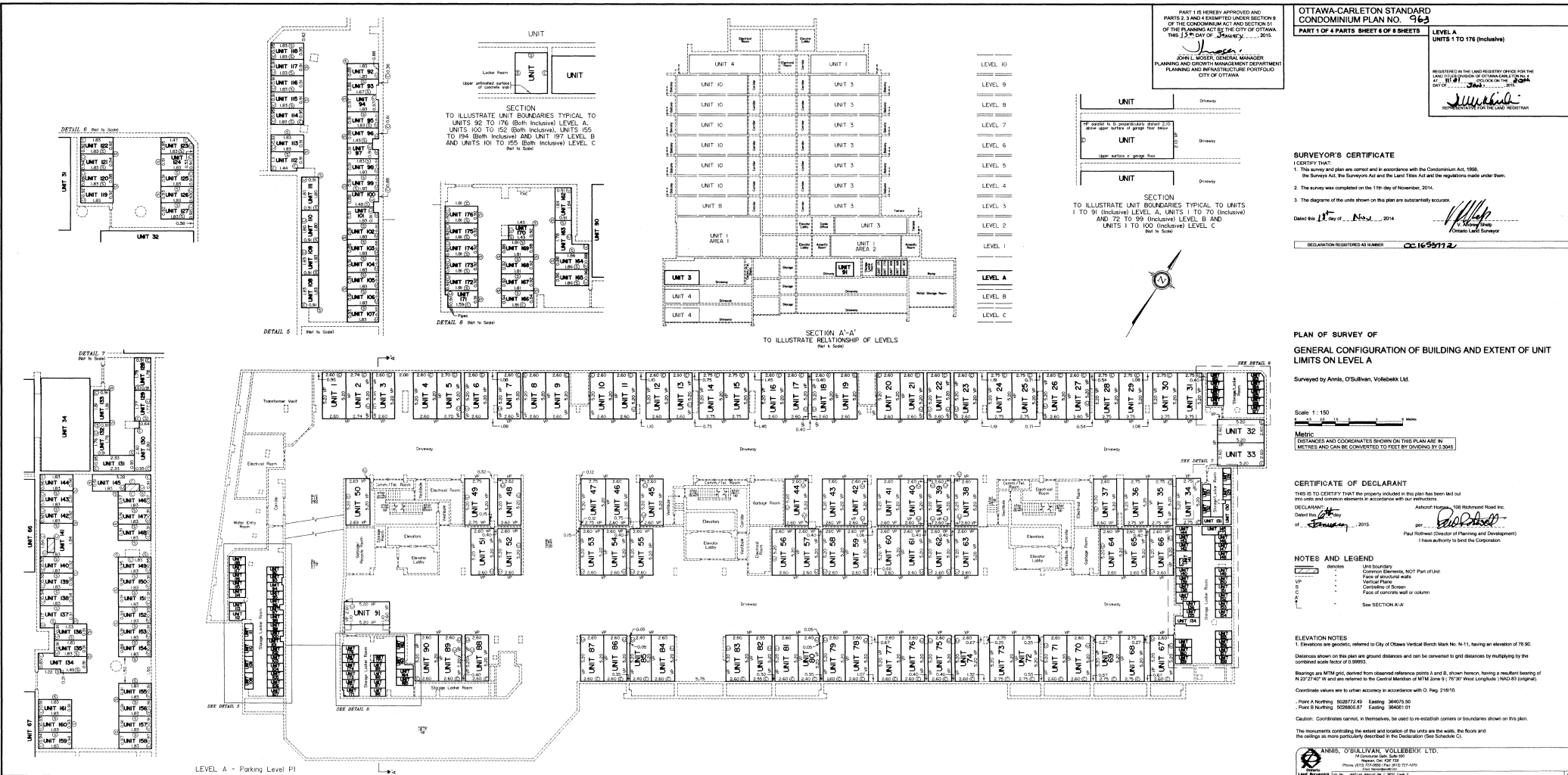
Caution: Coordinates cannot, or otherwise be used to re-establish corners or boundaries shown on this plan.

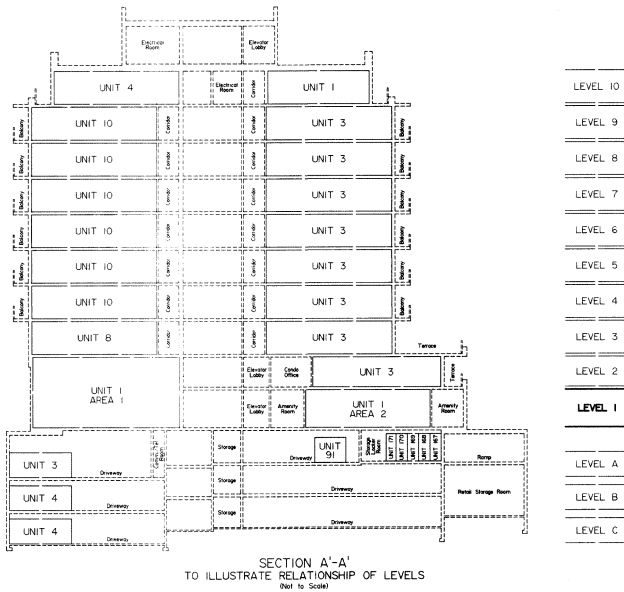
The information contained in this plan is the property of Anne, O'Sullivan, Valleeberg Ltd. and shall be kept confidential and shall not be disclosed to any third party without the written consent of Anne, O'Sullivan, Valleeberg Ltd.

ANNE, O'SULLIVAN, VALLEEBOG LTD.
1400 Avenue Road, Suite 100
Ottawa, Ontario K1N 6N5
Phone: (613) 733-1111 Fax: (613) 733-1112
Email: info@aosv.com Website: www.aosv.com



TO ILLUSTRATE UNIT BOUNDARIES TYPICAL TO
UNITS 1 TO 10 (Inclusive) LEVEL 2, UNITS 1 TO 34 (Inclusive) LEVEL 3, UNITS 1
TO 38 (Inclusive) LEVEL 4, UNITS 1 TO 38 (Inclusive) LEVELS 5 TO 9 (Inclusive) AND
UNITS 1 TO 17 (Inclusive) LEVEL 10

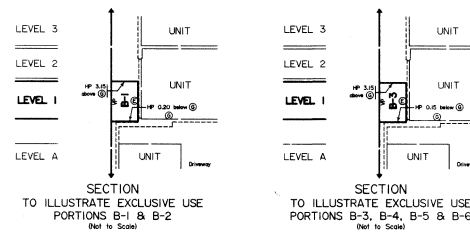




PLAN OF SURVEY OF

EXTENT AND LOCATION OF EXCLUSIVE USE PORTIONS OF THE COMMON ELEMENTS ON LEVEL 1

Surveyed by Annis, O'Sullivan, Vollebakk Ltd.



NOTES AND LEGEND

—	Boundary of exclusive use portion
- - -	Property limit
—	Face of structural walls
- - -	Unit boundary
- - -	Common Elements, NOT Part of Unit
VP	Vertical Plane
HP	Horizontal Plane
E	Exterior face of wall and its projection across openings
G	Upper unfinished surface of ground floor slab
R	Face of concrete retaining wall
A-A'	See SECTION A-A'

SURVEYOR'S CERTIFICATE EXCLUSIVE USE COMMON ELEMENTS

I CERTIFY THAT this plan of survey accurately shows the extent and location of the exclusive use portions of the common elements.

Dated this 18th day of Nov, 2014

V. Andrew Sheip
Ontario Land Surveyor

ELEVATION NOTES

1. Elevations are geodetic, referred to City of Ottawa Vertical Bench Mark No. N-11, having an elevation of 78.90. Distances shown on this plan are ground distances and can be converted to grid distances by multiplying by the combined scale factor of 0.99993.

Bearings are MTM grid, derived from observed reference points A and B, shown hereon, having a resultant bearing of N 23°27'40" W and are referred to the Central Meridian of MTM Zone 9 (78°30' West Longitude) NAD-83 (original).

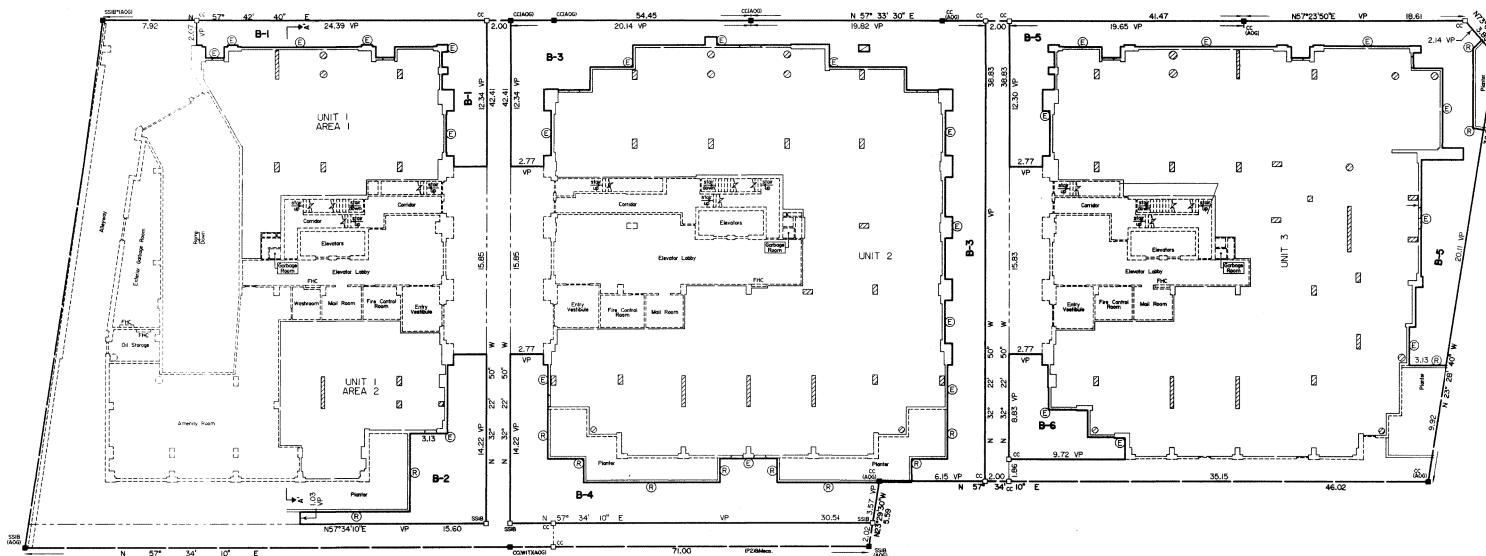
Coordinate values are to urban accuracy in accordance with O. Reg. 216/10.

Point A Northing: 5028772.49 Easting: 364075.50
Point B Northing: 5028805.87 Easting: 364061.01

Caution: Coordinates cannot, in themselves, be used to re-establish corners or boundaries shown on this plan, unless noted otherwise.

Boundaries of exclusive use portions of the common elements are straight lines unless noted otherwise.

ANNIS, O'SULLIVAN, VOLLEBEKK LTD.
14 Connaught Gate, Suite 600
Nepean, ON K2E 1S8
Phone: (613) 727-0850 / Fax: (613) 727-1079
Email: info@annissolvol.com
Land Surveyors (Reg. No. 10501-1, August 28, 2012) Code 7



This is Exhibit “C” referred to in the Responding Affidavit of Chong Zhan affirmed remotely this 28th day of August 2024.

A handwritten signature in black ink, reading "Stephen Gaudreau". The signature is written in a cursive, flowing style.

Commissioner for Taking Affidavits (or as may be)

STEPHEN GAUDREAU

LAND
REGISTRY
OFFICE #4

15889-0116 (LT)

PAGE 1 OF 3
PREPARED FOR Yincai01
ON 2024/08/20 AT 16:24:31

* 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

UNIT 4, LEVEL A, OTTAWA-CARLETON STANDARD CONDOMINIUM PLAN NO. 889 AND ITS APPURTENANT INTEREST; SUBJECT TO EASEMENTS AS SET OUT IN SCHEDULE A AS IN OC1315688; CITY OF OTTAWA

FOR THE PURPOSE OF THE QUALIFIER THE DATE OF REGISTRATION OF ABSOLUTE TITLE IS 2011/08/12.

RECENTLY:

CONDOMINIUM FROM 04021-0441

CAPACITY SHARE

PIN CREATION DATE:

2011/12/19

ASHCROFT HOMES - 111 RICHMOND ROAD INC.

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/ CHKD
** PRINTOUT	INCLUDES ALL	DOCUMENT TYPES AND	DELETED INSTRUMENTS	SINCE 2011/12/19 **		
**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.	**			
NS166319	1982/10/21	AGREEMENT		*** DELETED AGAINST THIS PROPERTY ***	THE CORPORATION OF THE CITY OF OTTAWA	
OC1019422	2009/08/21	APL ANNEX REST COV		2057391 ONTARIO INC. 2208413 ONTARIO INC.		C
	REMARKS: NO EXPIRY					
OC1019423	2009/08/21	CHARGE		*** DELETED AGAINST THIS PROPERTY *** 2057391 ONTARIO INC. 2208413 ONTARIO INC.	BANK OF MONTREAL	
OC1019424	2009/08/21	NO ASSGN RENT GEN		*** DELETED AGAINST THIS PROPERTY *** 2057391 ONTARIO INC.	BANK OF MONTREAL	
	REMARKS: OC1019423					
OC1045516	2009/10/30	NOTICE	\$1	CITY OF OTTAWA	2057391 ONTARIO INC.	C
OC1045517	2009/10/30	NOTICE	\$1	CITY OF OTTAWA	2057391 ONTARIO INC.	C
OC1053873	2009/11/24	CHARGE		*** DELETED AGAINST THIS PROPERTY *** ASHCROFT HOMES - 101 RICHMOND ROAD INC.	LOMBARD GENERAL INSURANCE COMPANY OF CANADA	
OC1073912	2010/01/28	POSTPONEMENT		*** DELETED AGAINST THIS PROPERTY *** BANK OF MONTREAL	CITY OF OTTAWA	
	REMARKS: OC1019423 TO OC1045516					
OC1076458	2010/02/04	CHARGE		*** DELETED AGAINST THIS PROPERTY *** ASHCROFT HOMES - 101 RICHMOND ROAD INC.	BANK OF MONTREAL	

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
OC1079689	2010/02/18	POSTPONEMENT		*** DELETED AGAINST THIS PROPERTY *** BANK OF MONTREAL	CITY OF OTTAWA	
		REMARKS: OC1019423 TO OC1045517				
OC1143850	2010/08/04	NOTICE		*** DELETED AGAINST THIS PROPERTY *** ASHCROFT HOMES - 101 RICHMOND ROAD INC.	BANK OF MONTREAL	
		REMARKS: OC1019423				
OC1143851	2010/08/04	NOTICE		*** DELETED AGAINST THIS PROPERTY *** ASHCROFT HOMES - 101 RICHMOND ROAD INC.	BANK OF MONTREAL	
OC1211857	2011/03/02	TRANSFER EASEMENT	\$2	ASHCROFT HOMES - 101 RICHMOND ROAD INC.	ROGERS COMMUNICATIONS INC.	C
OC1284760	2011/09/19	NOTICE		*** DELETED AGAINST THIS PROPERTY *** ASHCROFT HOMES - 101 RICHMOND ROAD INC.	BANK OF MONTREAL	
		REMARKS: OC1019423				
OC1284761	2011/09/19	NOTICE		*** DELETED AGAINST THIS PROPERTY *** ASHCROFT HOMES - 101 RICHMOND ROAD INC.	BANK OF MONTREAL	
		REMARKS: OC1076458				
OC1287339	2011/09/26	TRANSFER EASEMENT	\$1	ASHCROFT HOMES - 101 RICHMOND ROAD INC.	BELL CANADA	C
OC1310251	2011/11/28	NOTICE	\$1	CITY OF OTTAWA	ASHCROFT HOMES - 101 RICHMOND ROAD INC.	C
OC1310872	2011/11/30	NOTICE	\$1	CITY OF OTTAWA	ASHCROFT HOMES - 101 RICHMOND ROAD INC.	C
		REMARKS: NO EXPIRY DATE				
OC1310873	2011/11/30	POSTPONEMENT		*** DELETED AGAINST THIS PROPERTY *** BANK OF MONTREAL	CITY OF OTTAWA	
		REMARKS: OC1019423 TO OC1310872				
OC1310874	2011/11/30	POSTPONEMENT		*** DELETED AGAINST THIS PROPERTY *** LOMBARD GENERAL INSURANCE COMPANY OF CANADA	CITY OF OTTAWA	
		REMARKS: OC1053873 TO OC1310872				
OC1310875	2011/11/30	POSTPONEMENT		*** DELETED AGAINST THIS PROPERTY *** BANK OF MONTREAL	CITY OF OTTAWA	
		REMARKS: OC1076458 TO OC1310872				
OCCP889	2011/12/13	STANDARD CONDO PLN				C
OC1315688	2011/12/13	CONDO DECLARATION		ASHCROFT HOMES - 101 RICHMOND ROAD INC.		C

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

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

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/ CHKD
OC1321378	2012/01/04	CONDO BYLAW/98		ASHCROFT HOMES- 101 RICHMOND ROAD INC.		C
	REMARKS: BY-LAW	NO. 1.				
OC1323756	2012/01/12	CONDO BYLAW/98		ASHCROFT HOMES - 101 RICHMOND ROAD INC.		C
	REMARKS: BYLAW	NO. 2				
OC1337947	2012/03/01	APL CH NAME INST		*** COMPLETELY DELETED *** LOMBARD GENERAL INSURANCE COMPANY OF CANADA	NORTHBRIDGE GENERAL INSURANCE CORPORATION	
	REMARKS: OC1053	873.				
OC1340477	2012/03/09	DISCH OF CHARGE		*** COMPLETELY DELETED *** BANK OF MONTREAL		
	REMARKS: OC1019	423.				
OC1340505	2012/03/09	DISCH OF CHARGE		*** COMPLETELY DELETED *** BANK OF MONTREAL		
	REMARKS: OC1076	458.				
OC1439752	2012/12/18	DISCH OF CHARGE		*** COMPLETELY DELETED *** NORTHBRIDGE GENERAL INSURANCE CORPORATION		
	REMARKS: OC1053	873.				
OC1695284	2015/06/29	CONDO BYLAW/98		OTTAWA-CARLETON STANDARD CONDOMINIUM CORPORATION NO. 889		C
	REMARKS: BY-LAW	NO. 3				
OC2033994	2018/09/11	CONDO AMENDMENT		OTTAWA-CARLETON STANDARD CONDOMINIUM CORPORARION NO.889		C
	REMARKS: OC1315	688. OCCP889.				
OC2063359	2018/12/12	APL (GENERAL)		*** COMPLETELY DELETED *** CITY OF OTTAWA		
	REMARKS: RELEASE	NS166319				
OC2198148	2020/03/04	CONDO BYLAW/98		OTTAWA-CARLETON STANDARD CONDOMINIUM CORPORATION NO. 889		C
	REMARKS: OTTAWA-CARLETON STANDARD CONDOMINIUM CORPORATION	NO. 889 BY.LAW NO.4				
OC2673150	2024/03/01	APL CH NAME OWNER		ASHCROFT HOMES - 101 RICHMOND ROAD INC.	ASHCROFT HOMES - 111 RICHMOND ROAD INC.	C

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

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

PROPERTY DESCRIPTION:

UNIT 5, LEVEL A, OTTAWA-CARLETON STANDARD CONDOMINIUM PLAN NO. 889 AND ITS APPURTENANT INTEREST; SUBJECT TO EASEMENTS AS SET OUT IN SCHEDULE A AS IN OC1315688; CITY OF OTTAWA

PROPERTY REMARKS:

FOR THE PURPOSE OF THE QUALIFIER THE DATE OF REGISTRATION OF ABSOLUTE TITLE IS 2011/08/12.

ESTATE/QUALIFIER:

FEE SIMPLE
LT ABSOLUTE PLUS

RECENTLY:

CONDOMINIUM FROM 04021-0441

PIN CREATION DATE:

2011/12/19

OWNERS' NAMES

ASHCROFT HOMES - 111 RICHMOND ROAD INC.

CAPACITY SHARE

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/ CHKD
** PRINTOUT	INCLUDES ALL	DOCUMENT TYPES AND	DELETED INSTRUMENTS	SINCE 2011/12/19 **		
**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. **				
NS166319	1982/10/21	AGREEMENT		*** DELETED AGAINST THIS PROPERTY ***	THE CORPORATION OF THE CITY OF OTTAWA	C
OC1019422	2009/08/21	APL ANNEX REST COV		2057391 ONTARIO INC. 2208413 ONTARIO INC.		
REMARKS: NO EXPIRY						
OC1019423	2009/08/21	CHARGE		*** DELETED AGAINST THIS PROPERTY *** 2057391 ONTARIO INC. 2208413 ONTARIO INC.	BANK OF MONTREAL	
OC1019424	2009/08/21	NO ASSGN RENT GEN		*** DELETED AGAINST THIS PROPERTY *** 2057391 ONTARIO INC.	BANK OF MONTREAL	C
REMARKS: OC1019423						
OC1045516	2009/10/30	NOTICE	\$1	CITY OF OTTAWA	2057391 ONTARIO INC.	
OC1045517	2009/10/30	NOTICE	\$1	CITY OF OTTAWA	2057391 ONTARIO INC.	
OC1053873	2009/11/24	CHARGE		*** DELETED AGAINST THIS PROPERTY *** ASHCROFT HOMES - 101 RICHMOND ROAD INC.	LOMBARD GENERAL INSURANCE COMPANY OF CANADA	C
OC1073912	2010/01/28	POSTPONEMENT		*** DELETED AGAINST THIS PROPERTY *** BANK OF MONTREAL	CITY OF OTTAWA	
REMARKS: OC1019423 TO OC1045516						
OC1076458	2010/02/04	CHARGE		*** DELETED AGAINST THIS PROPERTY *** ASHCROFT HOMES - 101 RICHMOND ROAD INC.	BANK OF MONTREAL	

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
OC1079689	2010/02/18	POSTPONEMENT		*** DELETED AGAINST THIS PROPERTY *** BANK OF MONTREAL	CITY OF OTTAWA	
		REMARKS: OC1019423 TO OC1045517				
OC1143850	2010/08/04	NOTICE		*** DELETED AGAINST THIS PROPERTY *** ASHCROFT HOMES - 101 RICHMOND ROAD INC.	BANK OF MONTREAL	
		REMARKS: OC1019423				
OC1143851	2010/08/04	NOTICE		*** DELETED AGAINST THIS PROPERTY *** ASHCROFT HOMES - 101 RICHMOND ROAD INC.	BANK OF MONTREAL	
OC1211857	2011/03/02	TRANSFER EASEMENT	\$2	ASHCROFT HOMES - 101 RICHMOND ROAD INC.	ROGERS COMMUNICATIONS INC.	C
OC1284760	2011/09/19	NOTICE		*** DELETED AGAINST THIS PROPERTY *** ASHCROFT HOMES - 101 RICHMOND ROAD INC.	BANK OF MONTREAL	
		REMARKS: OC1019423				
OC1284761	2011/09/19	NOTICE		*** DELETED AGAINST THIS PROPERTY *** ASHCROFT HOMES - 101 RICHMOND ROAD INC.	BANK OF MONTREAL	
		REMARKS: OC1076458				
OC1287339	2011/09/26	TRANSFER EASEMENT	\$1	ASHCROFT HOMES - 101 RICHMOND ROAD INC.	BELL CANADA	C
OC1310251	2011/11/28	NOTICE	\$1	CITY OF OTTAWA	ASHCROFT HOMES - 101 RICHMOND ROAD INC.	C
OC1310872	2011/11/30	NOTICE	\$1	CITY OF OTTAWA	ASHCROFT HOMES - 101 RICHMOND ROAD INC.	C
		REMARKS: NO EXPIRY DATE				
OC1310873	2011/11/30	POSTPONEMENT		*** DELETED AGAINST THIS PROPERTY *** BANK OF MONTREAL	CITY OF OTTAWA	
		REMARKS: OC1019423 TO OC1310872				
OC1310874	2011/11/30	POSTPONEMENT		*** DELETED AGAINST THIS PROPERTY *** LOMBARD GENERAL INSURANCE COMPANY OF CANADA	CITY OF OTTAWA	
		REMARKS: OC1053873 TO OC1310872				
OC1310875	2011/11/30	POSTPONEMENT		*** DELETED AGAINST THIS PROPERTY *** BANK OF MONTREAL	CITY OF OTTAWA	
		REMARKS: OC1076458 TO OC1310872				
OCCP889	2011/12/13	STANDARD CONDO PLN				C
OC1315688	2011/12/13	CONDO DECLARATION		ASHCROFT HOMES - 101 RICHMOND ROAD INC.		C

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

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

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/ CHKD
OC1321378	2012/01/04	CONDO BYLAW/98		ASHCROFT HOMES- 101 RICHMOND ROAD INC.		C
	REMARKS: BY-LAW	NO. 1.				
OC1323756	2012/01/12	CONDO BYLAW/98		ASHCROFT HOMES - 101 RICHMOND ROAD INC.		C
	REMARKS: BYLAW	NO. 2				
OC1337947	2012/03/01	APL CH NAME INST		*** COMPLETELY DELETED *** LOMBARD GENERAL INSURANCE COMPANY OF CANADA	NORTHBRIDGE GENERAL INSURANCE CORPORATION	
	REMARKS: OC1053	873.				
OC1340477	2012/03/09	DISCH OF CHARGE		*** COMPLETELY DELETED *** BANK OF MONTREAL		
	REMARKS: OC1019	423.				
OC1340505	2012/03/09	DISCH OF CHARGE		*** COMPLETELY DELETED *** BANK OF MONTREAL		
	REMARKS: OC1076	458.				
OC1439752	2012/12/18	DISCH OF CHARGE		*** COMPLETELY DELETED *** NORTHBRIDGE GENERAL INSURANCE CORPORATION		
	REMARKS: OC1053	873.				
OC1695284	2015/06/29	CONDO BYLAW/98		OTTAWA-CARLETON STANDARD CONDOMINIUM CORPORATION NO. 889		C
	REMARKS: BY-LAW	NO. 3				
OC2033994	2018/09/11	CONDO AMENDMENT		OTTAWA-CARLETON STANDARD CONDOMINIUM CORPORARION NO.889		C
	REMARKS: OC1315	688. OCCP889.				
OC2063359	2018/12/12	APL (GENERAL)		*** COMPLETELY DELETED *** CITY OF OTTAWA		
	REMARKS: RELEASE	NS166319				
OC2198148	2020/03/04	CONDO BYLAW/98		OTTAWA-CARLETON STANDARD CONDOMINIUM CORPORATION NO. 889		C
	REMARKS: OTTAWA-CARLETON STANDARD CONDOMINIUM CORPORATION	NO. 889 BY.LAW NO.4				
OC2673150	2024/03/01	APL CH NAME OWNER		ASHCROFT HOMES - 101 RICHMOND ROAD INC.	ASHCROFT HOMES - 111 RICHMOND ROAD INC.	C

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

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

PROPERTY DESCRIPTION:

UNIT 10, LEVEL A, OTTAWA-CARLETON STANDARD CONDOMINIUM PLAN NO. 889 AND ITS APPURTENANT INTEREST; SUBJECT TO EASEMENTS AS SET OUT IN SCHEDULE A AS IN OC1315688; CITY OF OTTAWA

PROPERTY REMARKS:

FOR THE PURPOSE OF THE QUALIFIER THE DATE OF REGISTRATION OF ABSOLUTE TITLE IS 2011/08/12.

ESTATE/QUALIFIER:

FEE SIMPLE
LT ABSOLUTE PLUS

RECENTLY:

CONDOMINIUM FROM 04021-0441

PIN CREATION DATE:

2011/12/19

OWNERS' NAMES

ASHCROFT HOMES - 111 RICHMOND ROAD INC.

CAPACITY SHARE

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/ CHKD
** PRINTOUT	INCLUDES ALL	DOCUMENT TYPES AND	DELETED INSTRUMENTS	SINCE 2011/12/19 **		
**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. **				
NS166319	1982/10/21	AGREEMENT		*** DELETED AGAINST THIS PROPERTY ***	THE CORPORATION OF THE CITY OF OTTAWA	C
OC1019422	2009/08/21	APL ANNEX REST COV		2057391 ONTARIO INC. 2208413 ONTARIO INC.		
REMARKS: NO EXPIRY						
OC1019423	2009/08/21	CHARGE		*** DELETED AGAINST THIS PROPERTY *** 2057391 ONTARIO INC. 2208413 ONTARIO INC.	BANK OF MONTREAL	
OC1019424	2009/08/21	NO ASSGN RENT GEN		*** DELETED AGAINST THIS PROPERTY *** 2057391 ONTARIO INC.	BANK OF MONTREAL	C
REMARKS: OC1019423						
OC1045516	2009/10/30	NOTICE	\$1	CITY OF OTTAWA	2057391 ONTARIO INC.	
OC1045517	2009/10/30	NOTICE	\$1	CITY OF OTTAWA	2057391 ONTARIO INC.	
OC1053873	2009/11/24	CHARGE		*** DELETED AGAINST THIS PROPERTY *** ASHCROFT HOMES - 101 RICHMOND ROAD INC.	LOMBARD GENERAL INSURANCE COMPANY OF CANADA	C
OC1073912	2010/01/28	POSTPONEMENT		*** DELETED AGAINST THIS PROPERTY *** BANK OF MONTREAL	CITY OF OTTAWA	
REMARKS: OC1019423 TO OC1045516						
OC1076458	2010/02/04	CHARGE		*** DELETED AGAINST THIS PROPERTY *** ASHCROFT HOMES - 101 RICHMOND ROAD INC.	BANK OF MONTREAL	

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
OC1079689	2010/02/18	POSTPONEMENT		*** DELETED AGAINST THIS PROPERTY *** BANK OF MONTREAL	CITY OF OTTAWA	
		REMARKS: OC1019423 TO OC1045517				
OC1143850	2010/08/04	NOTICE		*** DELETED AGAINST THIS PROPERTY *** ASHCROFT HOMES - 101 RICHMOND ROAD INC.	BANK OF MONTREAL	
		REMARKS: OC1019423				
OC1143851	2010/08/04	NOTICE		*** DELETED AGAINST THIS PROPERTY *** ASHCROFT HOMES - 101 RICHMOND ROAD INC.	BANK OF MONTREAL	
OC1211857	2011/03/02	TRANSFER EASEMENT	\$2	ASHCROFT HOMES - 101 RICHMOND ROAD INC.	ROGERS COMMUNICATIONS INC.	C
OC1284760	2011/09/19	NOTICE		*** DELETED AGAINST THIS PROPERTY *** ASHCROFT HOMES - 101 RICHMOND ROAD INC.	BANK OF MONTREAL	
		REMARKS: OC1019423				
OC1284761	2011/09/19	NOTICE		*** DELETED AGAINST THIS PROPERTY *** ASHCROFT HOMES - 101 RICHMOND ROAD INC.	BANK OF MONTREAL	
		REMARKS: OC1076458				
OC1287339	2011/09/26	TRANSFER EASEMENT	\$1	ASHCROFT HOMES - 101 RICHMOND ROAD INC.	BELL CANADA	C
OC1310251	2011/11/28	NOTICE	\$1	CITY OF OTTAWA	ASHCROFT HOMES - 101 RICHMOND ROAD INC.	C
OC1310872	2011/11/30	NOTICE	\$1	CITY OF OTTAWA	ASHCROFT HOMES - 101 RICHMOND ROAD INC.	C
		REMARKS: NO EXPIRY DATE				
OC1310873	2011/11/30	POSTPONEMENT		*** DELETED AGAINST THIS PROPERTY *** BANK OF MONTREAL	CITY OF OTTAWA	
		REMARKS: OC1019423 TO OC1310872				
OC1310874	2011/11/30	POSTPONEMENT		*** DELETED AGAINST THIS PROPERTY *** LOMBARD GENERAL INSURANCE COMPANY OF CANADA	CITY OF OTTAWA	
		REMARKS: OC1053873 TO OC1310872				
OC1310875	2011/11/30	POSTPONEMENT		*** DELETED AGAINST THIS PROPERTY *** BANK OF MONTREAL	CITY OF OTTAWA	
		REMARKS: OC1076458 TO OC1310872				
OCCP889	2011/12/13	STANDARD CONDO PLN				C
OC1315688	2011/12/13	CONDO DECLARATION		ASHCROFT HOMES - 101 RICHMOND ROAD INC.		C

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

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

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/ CHKD
OC1321378	2012/01/04	CONDO BYLAW/98		ASHCROFT HOMES- 101 RICHMOND ROAD INC.		C
	REMARKS: BY-LAW	NO. 1.				
OC1323756	2012/01/12	CONDO BYLAW/98		ASHCROFT HOMES - 101 RICHMOND ROAD INC.		C
	REMARKS: BYLAW	NO. 2				
OC1337947	2012/03/01	APL CH NAME INST		*** COMPLETELY DELETED *** LOMBARD GENERAL INSURANCE COMPANY OF CANADA	NORTHBRIDGE GENERAL INSURANCE CORPORATION	
	REMARKS: OC1053	873.				
OC1340477	2012/03/09	DISCH OF CHARGE		*** COMPLETELY DELETED *** BANK OF MONTREAL		
	REMARKS: OC1019	423.				
OC1340505	2012/03/09	DISCH OF CHARGE		*** COMPLETELY DELETED *** BANK OF MONTREAL		
	REMARKS: OC1076	458.				
OC1439752	2012/12/18	DISCH OF CHARGE		*** COMPLETELY DELETED *** NORTHBRIDGE GENERAL INSURANCE CORPORATION		
	REMARKS: OC1053	873.				
OC1695284	2015/06/29	CONDO BYLAW/98		OTTAWA-CARLETON STANDARD CONDOMINIUM CORPORATION NO. 889		C
	REMARKS: BY-LAW	NO. 3				
OC2033994	2018/09/11	CONDO AMENDMENT		OTTAWA-CARLETON STANDARD CONDOMINIUM CORPORARION NO.889		C
	REMARKS: OC1315	688. OCCP889.				
OC2063359	2018/12/12	APL (GENERAL)		*** COMPLETELY DELETED *** CITY OF OTTAWA		
	REMARKS: RELEASE	NS166319				
OC2198148	2020/03/04	CONDO BYLAW/98		OTTAWA-CARLETON STANDARD CONDOMINIUM CORPORATION NO. 889		C
	REMARKS: OTTAWA-CARLETON STANDARD CONDOMINIUM CORPORATION	NO. 889 BY.LAW NO.4				
OC2673150	2024/03/01	APL CH NAME OWNER		ASHCROFT HOMES - 101 RICHMOND ROAD INC.	ASHCROFT HOMES - 111 RICHMOND ROAD INC.	C

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

PROPERTY DESCRIPTION:UNIT 11, LEVEL A, OTTAWA-CARLETON STANDARD CONDOMINIUM PLAN NO. 889 AND ITS APPURTENANT INTEREST; SUBJECT TO EASEMENTS AS SET OUT IN SCHEDULE A AS IN OC1315688; CITY OF OTTAWA

PROPERTY REMARKS:FOR THE PURPOSE OF THE QUALIFIER THE DATE OF REGISTRATION OF ABSOLUTE TITLE IS 2011/08/12.

ESTATE/QUALIFIER:RECENTLY:PIN CREATION DATE:

FEE SIMPLE
LT ABSOLUTE PLUS

CONDOMINIUM FROM 04021-04412011/12/19

OWNERS' NAMESCAPACITY SHARE

ASHCROFT HOMES - 111 RICHMOND ROAD INC.

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/ CHKD
** PRINTOUT	INCLUDES ALL	DOCUMENT TYPES AND	DELETED INSTRUMENTS	SINCE 2011/12/19 **		
**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.	**			
NS166319	1982/10/21	AGREEMENT		*** DELETED AGAINST THIS PROPERTY ***	THE CORPORATION OF THE CITY OF OTTAWA	
OC1019422	2009/08/21	APL ANNEX REST COV		2057391 ONTARIO INC. 2208413 ONTARIO INC.		C
	REMARKS: NO EXPIRY					
OC1019423	2009/08/21	CHARGE		*** DELETED AGAINST THIS PROPERTY *** 2057391 ONTARIO INC. 2208413 ONTARIO INC.	BANK OF MONTREAL	
OC1019424	2009/08/21	NO ASSGN RENT GEN		*** DELETED AGAINST THIS PROPERTY *** 2057391 ONTARIO INC.	BANK OF MONTREAL	
	REMARKS: OC1019423					
OC1045516	2009/10/30	NOTICE	\$1	CITY OF OTTAWA	2057391 ONTARIO INC.	C
OC1045517	2009/10/30	NOTICE	\$1	CITY OF OTTAWA	2057391 ONTARIO INC.	C
OC1053873	2009/11/24	CHARGE		*** DELETED AGAINST THIS PROPERTY *** ASHCROFT HOMES - 101 RICHMOND ROAD INC.	LOMBARD GENERAL INSURANCE COMPANY OF CANADA	
OC1073912	2010/01/28	POSTPONEMENT		*** DELETED AGAINST THIS PROPERTY *** BANK OF MONTREAL	CITY OF OTTAWA	
	REMARKS: OC1019423 TO OC1045516					
OC1076458	2010/02/04	CHARGE		*** DELETED AGAINST THIS PROPERTY *** ASHCROFT HOMES - 101 RICHMOND ROAD INC.	BANK OF MONTREAL	

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
OC1079689	2010/02/18	POSTPONEMENT		*** DELETED AGAINST THIS PROPERTY *** BANK OF MONTREAL	CITY OF OTTAWA	
		REMARKS: OC1019423 TO OC1045517				
OC1143850	2010/08/04	NOTICE		*** DELETED AGAINST THIS PROPERTY *** ASHCROFT HOMES - 101 RICHMOND ROAD INC.	BANK OF MONTREAL	
		REMARKS: OC1019423				
OC1143851	2010/08/04	NOTICE		*** DELETED AGAINST THIS PROPERTY *** ASHCROFT HOMES - 101 RICHMOND ROAD INC.	BANK OF MONTREAL	
OC1211857	2011/03/02	TRANSFER EASEMENT	\$2	ASHCROFT HOMES - 101 RICHMOND ROAD INC.	ROGERS COMMUNICATIONS INC.	C
OC1284760	2011/09/19	NOTICE		*** DELETED AGAINST THIS PROPERTY *** ASHCROFT HOMES - 101 RICHMOND ROAD INC.	BANK OF MONTREAL	
		REMARKS: OC1019423				
OC1284761	2011/09/19	NOTICE		*** DELETED AGAINST THIS PROPERTY *** ASHCROFT HOMES - 101 RICHMOND ROAD INC.	BANK OF MONTREAL	
		REMARKS: OC1076458				
OC1287339	2011/09/26	TRANSFER EASEMENT	\$1	ASHCROFT HOMES - 101 RICHMOND ROAD INC.	BELL CANADA	C
OC1310251	2011/11/28	NOTICE	\$1	CITY OF OTTAWA	ASHCROFT HOMES - 101 RICHMOND ROAD INC.	C
OC1310872	2011/11/30	NOTICE	\$1	CITY OF OTTAWA	ASHCROFT HOMES - 101 RICHMOND ROAD INC.	C
		REMARKS: NO EXPIRY DATE				
OC1310873	2011/11/30	POSTPONEMENT		*** DELETED AGAINST THIS PROPERTY *** BANK OF MONTREAL	CITY OF OTTAWA	
		REMARKS: OC1019423 TO OC1310872				
OC1310874	2011/11/30	POSTPONEMENT		*** DELETED AGAINST THIS PROPERTY *** LOMBARD GENERAL INSURANCE COMPANY OF CANADA	CITY OF OTTAWA	
		REMARKS: OC1053873 TO OC1310872				
OC1310875	2011/11/30	POSTPONEMENT		*** DELETED AGAINST THIS PROPERTY *** BANK OF MONTREAL	CITY OF OTTAWA	
		REMARKS: OC1076458 TO OC1310872				
OCCP889	2011/12/13	STANDARD CONDO PLN				C
OC1315688	2011/12/13	CONDO DECLARATION		ASHCROFT HOMES - 101 RICHMOND ROAD INC.		C

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

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

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/ CHKD
OC1321378	2012/01/04	CONDO BYLAW/98		ASHCROFT HOMES- 101 RICHMOND ROAD INC.		C
	REMARKS: BY-LAW	NO. 1.				
OC1323756	2012/01/12	CONDO BYLAW/98		ASHCROFT HOMES - 101 RICHMOND ROAD INC.		C
	REMARKS: BYLAW	NO. 2				
OC1337947	2012/03/01	APL CH NAME INST		*** COMPLETELY DELETED *** LOMBARD GENERAL INSURANCE COMPANY OF CANADA	NORTHBRIDGE GENERAL INSURANCE CORPORATION	
	REMARKS: OC1053	873.				
OC1340477	2012/03/09	DISCH OF CHARGE		*** COMPLETELY DELETED *** BANK OF MONTREAL		
	REMARKS: OC1019	423.				
OC1340505	2012/03/09	DISCH OF CHARGE		*** COMPLETELY DELETED *** BANK OF MONTREAL		
	REMARKS: OC1076	458.				
OC1439752	2012/12/18	DISCH OF CHARGE		*** COMPLETELY DELETED *** NORTHBRIDGE GENERAL INSURANCE CORPORATION		
	REMARKS: OC1053	873.				
OC1695284	2015/06/29	CONDO BYLAW/98		OTTAWA-CARLETON STANDARD CONDOMINIUM CORPORATION NO. 889		C
	REMARKS: BY-LAW	NO. 3				
OC2033994	2018/09/11	CONDO AMENDMENT		OTTAWA-CARLETON STANDARD CONDOMINIUM CORPORARION NO.889		C
	REMARKS: OC1315	688. OCCP889.				
OC2063359	2018/12/12	APL (GENERAL)		*** COMPLETELY DELETED *** CITY OF OTTAWA		
	REMARKS: RELEASE	NS166319				
OC2198148	2020/03/04	CONDO BYLAW/98		OTTAWA-CARLETON STANDARD CONDOMINIUM CORPORATION NO. 889		C
	REMARKS: OTTAWA-CARLETON STANDARD CONDOMINIUM CORPORATION	NO. 889 BY.LAW NO.4				
OC2673150	2024/03/01	APL CH NAME OWNER		ASHCROFT HOMES - 101 RICHMOND ROAD INC.	ASHCROFT HOMES - 111 RICHMOND ROAD INC.	C

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LAND
REGISTRY
OFFICE #4

15889-0124 (LT)

PAGE 1 OF 3
PREPARED FOR Yincai01
ON 2024/08/20 AT 16:22:23

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

PROPERTY DESCRIPTION: UNIT 12, LEVEL A, OTTAWA-CARLETON STANDARD CONDOMINIUM PLAN NO. 889 AND ITS APPURTENANT INTEREST; SUBJECT TO EASEMENTS AS SET OUT IN SCHEDULE A AS IN OC1315688; CITY OF OTTAWA

PROPERTY REMARKS: FOR THE PURPOSE OF THE QUALIFIER THE DATE OF REGISTRATION OF ABSOLUTE TITLE IS 2011/08/12.

ESTATE/QUALIFIER: FEE SIMPLE
LT ABSOLUTE PLUS

RECENTLY: CONDOMINIUM FROM 04021-0441

PIN CREATION DATE: 2011/12/19

OWNERS' NAMES CAPACITY SHARE
ASHCROFT HOMES - 111 RICHMOND ROAD INC.

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/ CHKD
** PRINTOUT	INCLUDES ALL	DOCUMENT TYPES AND	DELETED INSTRUMENTS	SINCE 2011/12/19 **		
**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.	**			
NS166319	1982/10/21	AGREEMENT		*** DELETED AGAINST THIS PROPERTY ***	THE CORPORATION OF THE CITY OF OTTAWA	
OC1019422	2009/08/21	APL ANNEX REST COV		2057391 ONTARIO INC. 2208413 ONTARIO INC.		C
	REMARKS: NO EXPIRY					
OC1019423	2009/08/21	CHARGE		*** DELETED AGAINST THIS PROPERTY *** 2057391 ONTARIO INC. 2208413 ONTARIO INC.	BANK OF MONTREAL	
OC1019424	2009/08/21	NO ASSGN RENT GEN		*** DELETED AGAINST THIS PROPERTY *** 2057391 ONTARIO INC.	BANK OF MONTREAL	
	REMARKS: OC1019423					
OC1045516	2009/10/30	NOTICE	\$1	CITY OF OTTAWA	2057391 ONTARIO INC.	C
OC1045517	2009/10/30	NOTICE	\$1	CITY OF OTTAWA	2057391 ONTARIO INC.	C
OC1053873	2009/11/24	CHARGE		*** DELETED AGAINST THIS PROPERTY *** ASHCROFT HOMES - 101 RICHMOND ROAD INC.	LOMBARD GENERAL INSURANCE COMPANY OF CANADA	
OC1073912	2010/01/28	POSTPONEMENT		*** DELETED AGAINST THIS PROPERTY *** BANK OF MONTREAL	CITY OF OTTAWA	
	REMARKS: OC1019423 TO OC1045516					
OC1076458	2010/02/04	CHARGE		*** DELETED AGAINST THIS PROPERTY *** ASHCROFT HOMES - 101 RICHMOND ROAD INC.	BANK OF MONTREAL	

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

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/ CHKD
OC1079689	2010/02/18	POSTPONEMENT		*** DELETED AGAINST THIS PROPERTY *** BANK OF MONTREAL	CITY OF OTTAWA	
		REMARKS: OC1019423 TO OC1045517				
OC1143850	2010/08/04	NOTICE		*** DELETED AGAINST THIS PROPERTY *** ASHCROFT HOMES - 101 RICHMOND ROAD INC.	BANK OF MONTREAL	
		REMARKS: OC1019423				
OC1143851	2010/08/04	NOTICE		*** DELETED AGAINST THIS PROPERTY *** ASHCROFT HOMES - 101 RICHMOND ROAD INC.	BANK OF MONTREAL	
OC1211857	2011/03/02	TRANSFER EASEMENT	\$2	ASHCROFT HOMES - 101 RICHMOND ROAD INC.	ROGERS COMMUNICATIONS INC.	C
OC1284760	2011/09/19	NOTICE		*** DELETED AGAINST THIS PROPERTY *** ASHCROFT HOMES - 101 RICHMOND ROAD INC.	BANK OF MONTREAL	
		REMARKS: OC1019423				
OC1284761	2011/09/19	NOTICE		*** DELETED AGAINST THIS PROPERTY *** ASHCROFT HOMES - 101 RICHMOND ROAD INC.	BANK OF MONTREAL	
		REMARKS: OC1076458				
OC1287339	2011/09/26	TRANSFER EASEMENT	\$1	ASHCROFT HOMES - 101 RICHMOND ROAD INC.	BELL CANADA	C
OC1310251	2011/11/28	NOTICE	\$1	CITY OF OTTAWA	ASHCROFT HOMES - 101 RICHMOND ROAD INC.	C
OC1310872	2011/11/30	NOTICE	\$1	CITY OF OTTAWA	ASHCROFT HOMES - 101 RICHMOND ROAD INC.	C
		REMARKS: NO EXPIRY DATE				
OC1310873	2011/11/30	POSTPONEMENT		*** DELETED AGAINST THIS PROPERTY *** BANK OF MONTREAL	CITY OF OTTAWA	
		REMARKS: OC1019423 TO OC1310872				
OC1310874	2011/11/30	POSTPONEMENT		*** DELETED AGAINST THIS PROPERTY *** LOMBARD GENERAL INSURANCE COMPANY OF CANADA	CITY OF OTTAWA	
		REMARKS: OC1053873 TO OC1310872				
OC1310875	2011/11/30	POSTPONEMENT		*** DELETED AGAINST THIS PROPERTY *** BANK OF MONTREAL	CITY OF OTTAWA	
		REMARKS: OC1076458 TO OC1310872				
OCCP889	2011/12/13	STANDARD CONDO PLN				C
OC1315688	2011/12/13	CONDO DECLARATION		ASHCROFT HOMES - 101 RICHMOND ROAD INC.		C

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

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

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/ CHKD
OC1321378	2012/01/04	CONDO BYLAW/98		ASHCROFT HOMES- 101 RICHMOND ROAD INC.		C
	REMARKS: BY-LAW	NO. 1.				
OC1323756	2012/01/12	CONDO BYLAW/98		ASHCROFT HOMES - 101 RICHMOND ROAD INC.		C
	REMARKS: BYLAW	NO. 2				
OC1337947	2012/03/01	APL CH NAME INST		*** COMPLETELY DELETED *** LOMBARD GENERAL INSURANCE COMPANY OF CANADA	NORTHBRIDGE GENERAL INSURANCE CORPORATION	
	REMARKS: OC1053	873.				
OC1340477	2012/03/09	DISCH OF CHARGE		*** COMPLETELY DELETED *** BANK OF MONTREAL		
	REMARKS: OC1019	423.				
OC1340505	2012/03/09	DISCH OF CHARGE		*** COMPLETELY DELETED *** BANK OF MONTREAL		
	REMARKS: OC1076	458.				
OC1439752	2012/12/18	DISCH OF CHARGE		*** COMPLETELY DELETED *** NORTHBRIDGE GENERAL INSURANCE CORPORATION		
	REMARKS: OC1053	873.				
OC1695284	2015/06/29	CONDO BYLAW/98		OTTAWA-CARLETON STANDARD CONDOMINIUM CORPORATION NO. 889		C
	REMARKS: BY-LAW	NO. 3				
OC2033994	2018/09/11	CONDO AMENDMENT		OTTAWA-CARLETON STANDARD CONDOMINIUM CORPORARION NO.889		C
	REMARKS: OC1315	688. OCCP889.				
OC2063359	2018/12/12	APL (GENERAL)		*** COMPLETELY DELETED *** CITY OF OTTAWA		
	REMARKS: RELEASE	NS166319				
OC2198148	2020/03/04	CONDO BYLAW/98		OTTAWA-CARLETON STANDARD CONDOMINIUM CORPORATION NO. 889		C
	REMARKS: OTTAWA-CARLETON STANDARD CONDOMINIUM CORPORATION	NO. 889 BY.LAW NO.4				
OC2673150	2024/03/01	APL CH NAME OWNER		ASHCROFT HOMES - 101 RICHMOND ROAD INC.	ASHCROFT HOMES - 111 RICHMOND ROAD INC.	C

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

PROPERTY DESCRIPTION:

UNIT 13, LEVEL A, OTTAWA-CARLETON STANDARD CONDOMINIUM PLAN NO. 889 AND ITS APPURTENANT INTEREST; SUBJECT TO EASEMENTS AS SET OUT IN SCHEDULE A AS IN OC1315688; CITY OF OTTAWA

PROPERTY REMARKS:

FOR THE PURPOSE OF THE QUALIFIER THE DATE OF REGISTRATION OF ABSOLUTE TITLE IS 2011/08/12.

ESTATE/QUALIFIER:

FEE SIMPLE
LT ABSOLUTE PLUS

RECENTLY:

CONDOMINIUM FROM 04021-0441

PIN CREATION DATE:

2011/12/19

OWNERS' NAMES

ASHCROFT HOMES - 111 RICHMOND ROAD INC.

CAPACITY SHARE

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/ CHKD
** PRINTOUT	INCLUDES ALL	DOCUMENT TYPES AND	DELETED INSTRUMENTS	SINCE 2011/12/19 **		
**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. **			
NS166319	1982/10/21	AGREEMENT		*** DELETED AGAINST THIS PROPERTY ***	THE CORPORATION OF THE CITY OF OTTAWA	C
OC1019422	2009/08/21	APL ANNEX REST COV		2057391 ONTARIO INC. 2208413 ONTARIO INC.		
REMARKS: NO EXPIRY						
OC1019423	2009/08/21	CHARGE		*** DELETED AGAINST THIS PROPERTY *** 2057391 ONTARIO INC. 2208413 ONTARIO INC.	BANK OF MONTREAL	
OC1019424	2009/08/21	NO ASSGN RENT GEN		*** DELETED AGAINST THIS PROPERTY *** 2057391 ONTARIO INC.	BANK OF MONTREAL	C
REMARKS: OC1019423						
OC1045516	2009/10/30	NOTICE	\$1	CITY OF OTTAWA	2057391 ONTARIO INC.	
OC1045517	2009/10/30	NOTICE	\$1	CITY OF OTTAWA	2057391 ONTARIO INC.	
OC1053873	2009/11/24	CHARGE		*** DELETED AGAINST THIS PROPERTY *** ASHCROFT HOMES - 101 RICHMOND ROAD INC.	LOMBARD GENERAL INSURANCE COMPANY OF CANADA	C
OC1073912	2010/01/28	POSTPONEMENT		*** DELETED AGAINST THIS PROPERTY *** BANK OF MONTREAL	CITY OF OTTAWA	
REMARKS: OC1019423 TO OC1045516						
OC1076458	2010/02/04	CHARGE		*** DELETED AGAINST THIS PROPERTY *** ASHCROFT HOMES - 101 RICHMOND ROAD INC.	BANK OF MONTREAL	

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
OC1079689	2010/02/18	POSTPONEMENT		*** DELETED AGAINST THIS PROPERTY *** BANK OF MONTREAL	CITY OF OTTAWA	
		REMARKS: OC1019423 TO OC1045517				
OC1143850	2010/08/04	NOTICE		*** DELETED AGAINST THIS PROPERTY *** ASHCROFT HOMES - 101 RICHMOND ROAD INC.	BANK OF MONTREAL	
		REMARKS: OC1019423				
OC1143851	2010/08/04	NOTICE		*** DELETED AGAINST THIS PROPERTY *** ASHCROFT HOMES - 101 RICHMOND ROAD INC.	BANK OF MONTREAL	
OC1211857	2011/03/02	TRANSFER EASEMENT	\$2	ASHCROFT HOMES - 101 RICHMOND ROAD INC.	ROGERS COMMUNICATIONS INC.	C
OC1284760	2011/09/19	NOTICE		*** DELETED AGAINST THIS PROPERTY *** ASHCROFT HOMES - 101 RICHMOND ROAD INC.	BANK OF MONTREAL	
		REMARKS: OC1019423				
OC1284761	2011/09/19	NOTICE		*** DELETED AGAINST THIS PROPERTY *** ASHCROFT HOMES - 101 RICHMOND ROAD INC.	BANK OF MONTREAL	
		REMARKS: OC1076458				
OC1287339	2011/09/26	TRANSFER EASEMENT	\$1	ASHCROFT HOMES - 101 RICHMOND ROAD INC.	BELL CANADA	C
OC1310251	2011/11/28	NOTICE	\$1	CITY OF OTTAWA	ASHCROFT HOMES - 101 RICHMOND ROAD INC.	C
OC1310872	2011/11/30	NOTICE	\$1	CITY OF OTTAWA	ASHCROFT HOMES - 101 RICHMOND ROAD INC.	C
		REMARKS: NO EXPIRY DATE				
OC1310873	2011/11/30	POSTPONEMENT		*** DELETED AGAINST THIS PROPERTY *** BANK OF MONTREAL	CITY OF OTTAWA	
		REMARKS: OC1019423 TO OC1310872				
OC1310874	2011/11/30	POSTPONEMENT		*** DELETED AGAINST THIS PROPERTY *** LOMBARD GENERAL INSURANCE COMPANY OF CANADA	CITY OF OTTAWA	
		REMARKS: OC1053873 TO OC1310872				
OC1310875	2011/11/30	POSTPONEMENT		*** DELETED AGAINST THIS PROPERTY *** BANK OF MONTREAL	CITY OF OTTAWA	
		REMARKS: OC1076458 TO OC1310872				
OCCP889	2011/12/13	STANDARD CONDO PLN				C
OC1315688	2011/12/13	CONDO DECLARATION		ASHCROFT HOMES - 101 RICHMOND ROAD 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.

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/ CHKD
OC1321378	2012/01/04	CONDO BYLAW/98		ASHCROFT HOMES- 101 RICHMOND ROAD INC.		C
	REMARKS: BY-LAW	NO. 1.				
OC1323756	2012/01/12	CONDO BYLAW/98		ASHCROFT HOMES - 101 RICHMOND ROAD INC.		C
	REMARKS: BYLAW	NO. 2				
OC1337947	2012/03/01	APL CH NAME INST		*** COMPLETELY DELETED *** LOMBARD GENERAL INSURANCE COMPANY OF CANADA	NORTHBRIDGE GENERAL INSURANCE CORPORATION	
	REMARKS: OC1053	873.				
OC1340477	2012/03/09	DISCH OF CHARGE		*** COMPLETELY DELETED *** BANK OF MONTREAL		
	REMARKS: OC1019	423.				
OC1340505	2012/03/09	DISCH OF CHARGE		*** COMPLETELY DELETED *** BANK OF MONTREAL		
	REMARKS: OC1076	458.				
OC1439752	2012/12/18	DISCH OF CHARGE		*** COMPLETELY DELETED *** NORTHBRIDGE GENERAL INSURANCE CORPORATION		
	REMARKS: OC1053	873.				
OC1695284	2015/06/29	CONDO BYLAW/98		OTTAWA-CARLETON STANDARD CONDOMINIUM CORPORATION NO. 889		C
	REMARKS: BY-LAW	NO. 3				
OC2033994	2018/09/11	CONDO AMENDMENT		OTTAWA-CARLETON STANDARD CONDOMINIUM CORPORARION NO.889		C
	REMARKS: OC1315	688. OCCP889.				
OC2063359	2018/12/12	APL (GENERAL)		*** COMPLETELY DELETED *** CITY OF OTTAWA		
	REMARKS: RELEASE	NS166319				
OC2198148	2020/03/04	CONDO BYLAW/98		OTTAWA-CARLETON STANDARD CONDOMINIUM CORPORATION NO. 889		C
	REMARKS: OTTAWA-CARLETON STANDARD CONDOMINIUM CORPORATION	NO. 889 BY.LAW NO.4				
OC2673150	2024/03/01	APL CH NAME OWNER		ASHCROFT HOMES - 101 RICHMOND ROAD INC.	ASHCROFT HOMES - 111 RICHMOND ROAD INC.	C

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LAND
REGISTRY
OFFICE #4

15889-0126 (LT)

PAGE 1 OF 3
PREPARED FOR Yincai01
ON 2024/08/20 AT 16:20:10

* 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

UNIT 14, LEVEL A, OTTAWA-CARLETON STANDARD CONDOMINIUM PLAN NO. 889 AND ITS APPURTENANT INTEREST; SUBJECT TO EASEMENTS AS SET OUT IN SCHEDULE A AS IN OC1315688; CITY OF OTTAWA

FOR THE PURPOSE OF THE QUALIFIER THE DATE OF REGISTRATION OF ABSOLUTE TITLE IS 2011/08/12.

RECENTLY:

CONDOMINIUM FROM 04021-0441

CAPACITY SHARE

PIN CREATION DATE:

2011/12/19

ASHCROFT HOMES - 111 RICHMOND ROAD INC.

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/ CHKD
** PRINTOUT	INCLUDES ALL	DOCUMENT TYPES AND	DELETED INSTRUMENTS	SINCE 2011/12/19 **		
**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. **				
NS166319	1982/10/21	AGREEMENT		*** DELETED AGAINST THIS PROPERTY ***	THE CORPORATION OF THE CITY OF OTTAWA	
OC1019422	2009/08/21	APL ANNEX REST COV		2057391 ONTARIO INC. 2208413 ONTARIO INC.		C
	REMARKS: NO EXPIRY					
OC1019423	2009/08/21	CHARGE		*** DELETED AGAINST THIS PROPERTY *** 2057391 ONTARIO INC. 2208413 ONTARIO INC.	BANK OF MONTREAL	
OC1019424	2009/08/21	NO ASSGN RENT GEN		*** DELETED AGAINST THIS PROPERTY *** 2057391 ONTARIO INC.	BANK OF MONTREAL	
	REMARKS: OC1019423					
OC1045516	2009/10/30	NOTICE	\$1	CITY OF OTTAWA	2057391 ONTARIO INC.	C
OC1045517	2009/10/30	NOTICE	\$1	CITY OF OTTAWA	2057391 ONTARIO INC.	C
OC1053873	2009/11/24	CHARGE		*** DELETED AGAINST THIS PROPERTY *** ASHCROFT HOMES - 101 RICHMOND ROAD INC.	LOMBARD GENERAL INSURANCE COMPANY OF CANADA	
OC1073912	2010/01/28	POSTPONEMENT		*** DELETED AGAINST THIS PROPERTY *** BANK OF MONTREAL	CITY OF OTTAWA	
	REMARKS: OC1019423 TO OC1045516					
OC1076458	2010/02/04	CHARGE		*** DELETED AGAINST THIS PROPERTY *** ASHCROFT HOMES - 101 RICHMOND ROAD INC.	BANK OF MONTREAL	

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REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/ CHKD
OC1079689	2010/02/18	POSTPONEMENT		*** DELETED AGAINST THIS PROPERTY *** BANK OF MONTREAL	CITY OF OTTAWA	
	REMARKS: OC1019423 TO OC1045517					
OC1143850	2010/08/04	NOTICE		*** DELETED AGAINST THIS PROPERTY *** ASHCROFT HOMES - 101 RICHMOND ROAD INC.	BANK OF MONTREAL	
	REMARKS: OC1019423					
OC1143851	2010/08/04	NOTICE		*** DELETED AGAINST THIS PROPERTY *** ASHCROFT HOMES - 101 RICHMOND ROAD INC.	BANK OF MONTREAL	
OC1211857	2011/03/02	TRANSFER EASEMENT	\$2	ASHCROFT HOMES - 101 RICHMOND ROAD INC.	ROGERS COMMUNICATIONS INC.	C
OC1284760	2011/09/19	NOTICE		*** DELETED AGAINST THIS PROPERTY *** ASHCROFT HOMES - 101 RICHMOND ROAD INC.	BANK OF MONTREAL	
	REMARKS: OC1019423					
OC1284761	2011/09/19	NOTICE		*** DELETED AGAINST THIS PROPERTY *** ASHCROFT HOMES - 101 RICHMOND ROAD INC.	BANK OF MONTREAL	
	REMARKS: OC1076458					
OC1287339	2011/09/26	TRANSFER EASEMENT	\$1	ASHCROFT HOMES - 101 RICHMOND ROAD INC.	BELL CANADA	C
OC1310251	2011/11/28	NOTICE	\$1	CITY OF OTTAWA	ASHCROFT HOMES - 101 RICHMOND ROAD INC.	C
OC1310872	2011/11/30	NOTICE	\$1	CITY OF OTTAWA	ASHCROFT HOMES - 101 RICHMOND ROAD INC.	C
	REMARKS: NO EXPIRY DATE					
OC1310873	2011/11/30	POSTPONEMENT		*** DELETED AGAINST THIS PROPERTY *** BANK OF MONTREAL	CITY OF OTTAWA	
	REMARKS: OC1019423 TO OC1310872					
OC1310874	2011/11/30	POSTPONEMENT		*** DELETED AGAINST THIS PROPERTY *** LOMBARD GENERAL INSURANCE COMPANY OF CANADA	CITY OF OTTAWA	
	REMARKS: OC1053873 TO OC1310872					
OC1310875	2011/11/30	POSTPONEMENT		*** DELETED AGAINST THIS PROPERTY *** BANK OF MONTREAL	CITY OF OTTAWA	
	REMARKS: OC1076458 TO OC1310872					
OCCP889	2011/12/13	STANDARD CONDO PLN				C
OC1315688	2011/12/13	CONDO DECLARATION		ASHCROFT HOMES - 101 RICHMOND ROAD INC.		C

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REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/ CHKD
OC1321378	2012/01/04	CONDO BYLAW/98		ASHCROFT HOMES- 101 RICHMOND ROAD INC.		C
		REMARKS: BY-LAW NO. 1.				
OC1323756	2012/01/12	CONDO BYLAW/98		ASHCROFT HOMES - 101 RICHMOND ROAD INC.		C
		REMARKS: BYLAW NO. 2				
OC1337947	2012/03/01	APL CH NAME INST		*** COMPLETELY DELETED *** LOMBARD GENERAL INSURANCE COMPANY OF CANADA	NORTHBRIDGE GENERAL INSURANCE CORPORATION	
		REMARKS: OC1053873.				
OC1340477	2012/03/09	DISCH OF CHARGE		*** COMPLETELY DELETED *** BANK OF MONTREAL		
		REMARKS: OC1019423.				
OC1340505	2012/03/09	DISCH OF CHARGE		*** COMPLETELY DELETED *** BANK OF MONTREAL		
		REMARKS: OC1076458.				
OC1439752	2012/12/18	DISCH OF CHARGE		*** COMPLETELY DELETED *** NORTHBRIDGE GENERAL INSURANCE CORPORATION		
		REMARKS: OC1053873.				
OC1695284	2015/06/29	CONDO BYLAW/98		OTTAWA-CARLETON STANDARD CONDOMINIUM CORPORATION NO. 889		C
		REMARKS: BY-LAW NO. 3				
OC2033994	2018/09/11	CONDO AMENDMENT		OTTAWA-CARLETON STANDARD CONDOMINIUM CORPORARION NO.889		C
		REMARKS: OC1315688. OCCP889.				
OC2063359	2018/12/12	APL (GENERAL)		*** COMPLETELY DELETED *** CITY OF OTTAWA		
		REMARKS: RELEASE NS166319				
OC2198148	2020/03/04	CONDO BYLAW/98		OTTAWA-CARLETON STANDARD CONDOMINIUM CORPORATION NO. 889		C
		REMARKS: OTTAWA-CARLETON STANDARD CONDOMINIUM CORPORATION NO. 889 BY.LAW NO.4				
OC2673150	2024/03/01	APL CH NAME OWNER		ASHCROFT HOMES - 101 RICHMOND ROAD INC.	ASHCROFT HOMES - 111 RICHMOND ROAD INC.	C

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

PROPERTY DESCRIPTION:

UNIT 15, LEVEL A, OTTAWA-CARLETON STANDARD CONDOMINIUM PLAN NO. 889 AND ITS APPURTENANT INTEREST; SUBJECT TO EASEMENTS AS SET OUT IN SCHEDULE A AS IN OC1315688; CITY OF OTTAWA

PROPERTY REMARKS:

FOR THE PURPOSE OF THE QUALIFIER THE DATE OF REGISTRATION OF ABSOLUTE TITLE IS 2011/08/12.

ESTATE/QUALIFIER:

FEE SIMPLE
LT ABSOLUTE PLUS

RECENTLY:

CONDOMINIUM FROM 04021-0441

PIN CREATION DATE:

2011/12/19

OWNERS' NAMES

ASHCROFT HOMES - 111 RICHMOND ROAD INC.

CAPACITY SHARE

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/ CHKD
** PRINTOUT	INCLUDES ALL	DOCUMENT TYPES AND	DELETED INSTRUMENTS	SINCE 2011/12/19 **		
**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. **			
NS166319	1982/10/21	AGREEMENT		*** DELETED AGAINST THIS PROPERTY ***	THE CORPORATION OF THE CITY OF OTTAWA	C
OC1019422	2009/08/21	APL ANNEX REST COV		2057391 ONTARIO INC. 2208413 ONTARIO INC.		
REMARKS: NO EXPIRY						
OC1019423	2009/08/21	CHARGE		*** DELETED AGAINST THIS PROPERTY *** 2057391 ONTARIO INC. 2208413 ONTARIO INC.	BANK OF MONTREAL	
OC1019424	2009/08/21	NO ASSGN RENT GEN		*** DELETED AGAINST THIS PROPERTY *** 2057391 ONTARIO INC.	BANK OF MONTREAL	C
REMARKS: OC1019423						
OC1045516	2009/10/30	NOTICE	\$1	CITY OF OTTAWA	2057391 ONTARIO INC.	
OC1045517	2009/10/30	NOTICE	\$1	CITY OF OTTAWA	2057391 ONTARIO INC.	
OC1053873	2009/11/24	CHARGE		*** DELETED AGAINST THIS PROPERTY *** ASHCROFT HOMES - 101 RICHMOND ROAD INC.	LOMBARD GENERAL INSURANCE COMPANY OF CANADA	C
OC1073912	2010/01/28	POSTPONEMENT		*** DELETED AGAINST THIS PROPERTY *** BANK OF MONTREAL	CITY OF OTTAWA	
REMARKS: OC1019423 TO OC1045516						
OC1076458	2010/02/04	CHARGE		*** DELETED AGAINST THIS PROPERTY *** ASHCROFT HOMES - 101 RICHMOND ROAD INC.	BANK OF MONTREAL	

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LAND
REGISTRY
OFFICE #4

15889-0127 (LT)

PAGE 2 OF 3
PREPARED FOR Yincai01
ON 2024/08/20 AT 16:19:12

* 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
OC1079689	2010/02/18	POSTPONEMENT		*** DELETED AGAINST THIS PROPERTY *** BANK OF MONTREAL	CITY OF OTTAWA	
		REMARKS: OC1019423 TO OC1045517				
OC1143850	2010/08/04	NOTICE		*** DELETED AGAINST THIS PROPERTY *** ASHCROFT HOMES - 101 RICHMOND ROAD INC.	BANK OF MONTREAL	
		REMARKS: OC1019423				
OC1143851	2010/08/04	NOTICE		*** DELETED AGAINST THIS PROPERTY *** ASHCROFT HOMES - 101 RICHMOND ROAD INC.	BANK OF MONTREAL	
OC1211857	2011/03/02	TRANSFER EASEMENT	\$2	ASHCROFT HOMES - 101 RICHMOND ROAD INC.	ROGERS COMMUNICATIONS INC.	C
OC1284760	2011/09/19	NOTICE		*** DELETED AGAINST THIS PROPERTY *** ASHCROFT HOMES - 101 RICHMOND ROAD INC.	BANK OF MONTREAL	
		REMARKS: OC1019423				
OC1284761	2011/09/19	NOTICE		*** DELETED AGAINST THIS PROPERTY *** ASHCROFT HOMES - 101 RICHMOND ROAD INC.	BANK OF MONTREAL	
		REMARKS: OC1076458				
OC1287339	2011/09/26	TRANSFER EASEMENT	\$1	ASHCROFT HOMES - 101 RICHMOND ROAD INC.	BELL CANADA	C
OC1310251	2011/11/28	NOTICE	\$1	CITY OF OTTAWA	ASHCROFT HOMES - 101 RICHMOND ROAD INC.	C
OC1310872	2011/11/30	NOTICE	\$1	CITY OF OTTAWA	ASHCROFT HOMES - 101 RICHMOND ROAD INC.	C
		REMARKS: NO EXPIRY DATE				
OC1310873	2011/11/30	POSTPONEMENT		*** DELETED AGAINST THIS PROPERTY *** BANK OF MONTREAL	CITY OF OTTAWA	
		REMARKS: OC1019423 TO OC1310872				
OC1310874	2011/11/30	POSTPONEMENT		*** DELETED AGAINST THIS PROPERTY *** LOMBARD GENERAL INSURANCE COMPANY OF CANADA	CITY OF OTTAWA	
		REMARKS: OC1053873 TO OC1310872				
OC1310875	2011/11/30	POSTPONEMENT		*** DELETED AGAINST THIS PROPERTY *** BANK OF MONTREAL	CITY OF OTTAWA	
		REMARKS: OC1076458 TO OC1310872				
OCCP889	2011/12/13	STANDARD CONDO PLN				C
OC1315688	2011/12/13	CONDO DECLARATION		ASHCROFT HOMES - 101 RICHMOND ROAD INC.		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
OC1321378	2012/01/04	CONDO BYLAW/98		ASHCROFT HOMES- 101 RICHMOND ROAD INC.		C
	REMARKS: BY-LAW	NO. 1.				
OC1323756	2012/01/12	CONDO BYLAW/98		ASHCROFT HOMES - 101 RICHMOND ROAD INC.		C
	REMARKS: BYLAW	NO. 2				
OC1337947	2012/03/01	APL CH NAME INST		*** COMPLETELY DELETED *** LOMBARD GENERAL INSURANCE COMPANY OF CANADA	NORTHBRIDGE GENERAL INSURANCE CORPORATION	
	REMARKS: OC1053	873.				
OC1340477	2012/03/09	DISCH OF CHARGE		*** COMPLETELY DELETED *** BANK OF MONTREAL		
	REMARKS: OC1019	423.				
OC1340505	2012/03/09	DISCH OF CHARGE		*** COMPLETELY DELETED *** BANK OF MONTREAL		
	REMARKS: OC1076	458.				
OC1439752	2012/12/18	DISCH OF CHARGE		*** COMPLETELY DELETED *** NORTHBRIDGE GENERAL INSURANCE CORPORATION		
	REMARKS: OC1053	873.				
OC1695284	2015/06/29	CONDO BYLAW/98		OTTAWA-CARLETON STANDARD CONDOMINIUM CORPORATION NO. 889		C
	REMARKS: BY-LAW	NO. 3				
OC2033994	2018/09/11	CONDO AMENDMENT		OTTAWA-CARLETON STANDARD CONDOMINIUM CORPORARION NO.889		C
	REMARKS: OC1315	688. OCCP889.				
OC2063359	2018/12/12	APL (GENERAL)		*** COMPLETELY DELETED *** CITY OF OTTAWA		
	REMARKS: RELEASE	NS166319				
OC2198148	2020/03/04	CONDO BYLAW/98		OTTAWA-CARLETON STANDARD CONDOMINIUM CORPORATION NO. 889		C
	REMARKS: OTTAWA-CARLETON STANDARD CONDOMINIUM CORPORATION	NO. 889 BY.LAW NO.4				
OC2673150	2024/03/01	APL CH NAME OWNER		ASHCROFT HOMES - 101 RICHMOND ROAD INC.	ASHCROFT HOMES - 111 RICHMOND ROAD INC.	C

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

LAND
REGISTRY
OFFICE #4

15889-0128 (LT)

PAGE 1 OF 3
PREPARED FOR Yincai01
ON 2024/08/20 AT 16:18:41

* 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

UNIT 16, LEVEL A, OTTAWA-CARLETON STANDARD CONDOMINIUM PLAN NO. 889 AND ITS APPURTENANT INTEREST; SUBJECT TO EASEMENTS AS SET OUT IN SCHEDULE A AS IN OC1315688; CITY OF OTTAWA

FOR THE PURPOSE OF THE QUALIFIER THE DATE OF REGISTRATION OF ABSOLUTE TITLE IS 2011/08/12.

RECENTLY:

CONDOMINIUM FROM 04021-0441

CAPACITY SHARE

PIN CREATION DATE:

2011/12/19

ASHCROFT HOMES - 111 RICHMOND ROAD INC.

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/ CHKD
** PRINTOUT	INCLUDES ALL	DOCUMENT TYPES AND	DELETED INSTRUMENTS	SINCE 2011/12/19 **		
**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.	**			
NS166319	1982/10/21	AGREEMENT		*** DELETED AGAINST THIS PROPERTY ***	THE CORPORATION OF THE CITY OF OTTAWA	
OC1019422	2009/08/21	APL ANNEX REST COV		2057391 ONTARIO INC. 2208413 ONTARIO INC.		C
	REMARKS: NO EXPIRY					
OC1019423	2009/08/21	CHARGE		*** DELETED AGAINST THIS PROPERTY *** 2057391 ONTARIO INC. 2208413 ONTARIO INC.	BANK OF MONTREAL	
OC1019424	2009/08/21	NO ASSGN RENT GEN		*** DELETED AGAINST THIS PROPERTY *** 2057391 ONTARIO INC.	BANK OF MONTREAL	
	REMARKS: OC1019423					
OC1045516	2009/10/30	NOTICE	\$1	CITY OF OTTAWA	2057391 ONTARIO INC.	C
OC1045517	2009/10/30	NOTICE	\$1	CITY OF OTTAWA	2057391 ONTARIO INC.	C
OC1053873	2009/11/24	CHARGE		*** DELETED AGAINST THIS PROPERTY *** ASHCROFT HOMES - 101 RICHMOND ROAD INC.	LOMBARD GENERAL INSURANCE COMPANY OF CANADA	
OC1073912	2010/01/28	POSTPONEMENT		*** DELETED AGAINST THIS PROPERTY *** BANK OF MONTREAL	CITY OF OTTAWA	
	REMARKS: OC1019423 TO OC1045516					
OC1076458	2010/02/04	CHARGE		*** DELETED AGAINST THIS PROPERTY *** ASHCROFT HOMES - 101 RICHMOND ROAD INC.	BANK OF MONTREAL	

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 #4

15889-0128 (LT)

PAGE 2 OF 3
PREPARED FOR Yincai01
ON 2024/08/20 AT 16:18:41

* 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
OC1079689	2010/02/18	POSTPONEMENT		*** DELETED AGAINST THIS PROPERTY *** BANK OF MONTREAL	CITY OF OTTAWA	
	REMARKS: OC1019423 TO OC1045517					
OC1143850	2010/08/04	NOTICE		*** DELETED AGAINST THIS PROPERTY *** ASHCROFT HOMES - 101 RICHMOND ROAD INC.	BANK OF MONTREAL	
	REMARKS: OC1019423					
OC1143851	2010/08/04	NOTICE		*** DELETED AGAINST THIS PROPERTY *** ASHCROFT HOMES - 101 RICHMOND ROAD INC.	BANK OF MONTREAL	
OC1211857	2011/03/02	TRANSFER EASEMENT	\$2	ASHCROFT HOMES - 101 RICHMOND ROAD INC.	ROGERS COMMUNICATIONS INC.	C
OC1284760	2011/09/19	NOTICE		*** DELETED AGAINST THIS PROPERTY *** ASHCROFT HOMES - 101 RICHMOND ROAD INC.	BANK OF MONTREAL	
	REMARKS: OC1019423					
OC1284761	2011/09/19	NOTICE		*** DELETED AGAINST THIS PROPERTY *** ASHCROFT HOMES - 101 RICHMOND ROAD INC.	BANK OF MONTREAL	
	REMARKS: OC1076458					
OC1287339	2011/09/26	TRANSFER EASEMENT	\$1	ASHCROFT HOMES - 101 RICHMOND ROAD INC.	BELL CANADA	C
OC1310251	2011/11/28	NOTICE	\$1	CITY OF OTTAWA	ASHCROFT HOMES - 101 RICHMOND ROAD INC.	C
OC1310872	2011/11/30	NOTICE	\$1	CITY OF OTTAWA	ASHCROFT HOMES - 101 RICHMOND ROAD INC.	C
	REMARKS: NO EXPIRY DATE					
OC1310873	2011/11/30	POSTPONEMENT		*** DELETED AGAINST THIS PROPERTY *** BANK OF MONTREAL	CITY OF OTTAWA	
	REMARKS: OC1019423 TO OC1310872					
OC1310874	2011/11/30	POSTPONEMENT		*** DELETED AGAINST THIS PROPERTY *** LOMBARD GENERAL INSURANCE COMPANY OF CANADA	CITY OF OTTAWA	
	REMARKS: OC1053873 TO OC1310872					
OC1310875	2011/11/30	POSTPONEMENT		*** DELETED AGAINST THIS PROPERTY *** BANK OF MONTREAL	CITY OF OTTAWA	
	REMARKS: OC1076458 TO OC1310872					
OCCP889	2011/12/13	STANDARD CONDO PLN				C
OC1315688	2011/12/13	CONDO DECLARATION		ASHCROFT HOMES - 101 RICHMOND ROAD INC.		C

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

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/ CHKD
OC1321378	2012/01/04	CONDO BYLAW/98		ASHCROFT HOMES- 101 RICHMOND ROAD INC.		C
	REMARKS: BY-LAW	NO. 1.				
OC1323756	2012/01/12	CONDO BYLAW/98		ASHCROFT HOMES - 101 RICHMOND ROAD INC.		C
	REMARKS: BYLAW	NO. 2				
OC1337947	2012/03/01	APL CH NAME INST		*** COMPLETELY DELETED *** LOMBARD GENERAL INSURANCE COMPANY OF CANADA	NORTHBRIDGE GENERAL INSURANCE CORPORATION	
	REMARKS: OC1053	873.				
OC1340477	2012/03/09	DISCH OF CHARGE		*** COMPLETELY DELETED *** BANK OF MONTREAL		
	REMARKS: OC1019	423.				
OC1340505	2012/03/09	DISCH OF CHARGE		*** COMPLETELY DELETED *** BANK OF MONTREAL		
	REMARKS: OC1076	458.				
OC1439752	2012/12/18	DISCH OF CHARGE		*** COMPLETELY DELETED *** NORTHBRIDGE GENERAL INSURANCE CORPORATION		
	REMARKS: OC1053	873.				
OC1695284	2015/06/29	CONDO BYLAW/98		OTTAWA-CARLETON STANDARD CONDOMINIUM CORPORATION NO. 889		C
	REMARKS: BY-LAW	NO. 3				
OC2033994	2018/09/11	CONDO AMENDMENT		OTTAWA-CARLETON STANDARD CONDOMINIUM CORPORARION NO.889		C
	REMARKS: OC1315	688. OCCP889.				
OC2063359	2018/12/12	APL (GENERAL)		*** COMPLETELY DELETED *** CITY OF OTTAWA		
	REMARKS: RELEASE	NS166319				
OC2198148	2020/03/04	CONDO BYLAW/98		OTTAWA-CARLETON STANDARD CONDOMINIUM CORPORATION NO. 889		C
	REMARKS: OTTAWA-CARLETON STANDARD CONDOMINIUM CORPORATION	NO. 889 BY.LAW NO.4				
OC2673150	2024/03/01	APL CH NAME OWNER		ASHCROFT HOMES - 101 RICHMOND ROAD INC.	ASHCROFT HOMES - 111 RICHMOND ROAD INC.	C

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

PROPERTY DESCRIPTION:

UNIT 17, LEVEL A, OTTAWA-CARLETON STANDARD CONDOMINIUM PLAN NO. 889 AND ITS APPURTENANT INTEREST; SUBJECT TO EASEMENTS AS SET OUT IN SCHEDULE A AS IN OC1315688; CITY OF OTTAWA

PROPERTY REMARKS:

FOR THE PURPOSE OF THE QUALIFIER THE DATE OF REGISTRATION OF ABSOLUTE TITLE IS 2011/08/12.

ESTATE/QUALIFIER:

FEE SIMPLE
LT ABSOLUTE PLUS

RECENTLY:

CONDOMINIUM FROM 04021-0441

PIN CREATION DATE:

2011/12/19

OWNERS' NAMES

ASHCROFT HOMES - 111 RICHMOND ROAD INC.

CAPACITY

SHARE

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/ CHKD
** PRINTOUT INCLUDES ALL DOCUMENT TYPES (DELETED INSTRUMENTS NOT INCLUDED) **						
**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. **						
OC1019422	2009/08/21	APL ANNEX REST COV		2057391 ONTARIO INC. 2208413 ONTARIO INC.		C
REMARKS: NO EXPIRY						
OC1045516	2009/10/30	NOTICE	\$1	CITY OF OTTAWA	2057391 ONTARIO INC.	C
OC1045517	2009/10/30	NOTICE	\$1	CITY OF OTTAWA	2057391 ONTARIO INC.	C
OC1211857	2011/03/02	TRANSFER EASEMENT	\$2	ASHCROFT HOMES - 101 RICHMOND ROAD INC.	ROGERS COMMUNICATIONS INC.	C
OC1287339	2011/09/26	TRANSFER EASEMENT	\$1	ASHCROFT HOMES - 101 RICHMOND ROAD INC.	BELL CANADA	C
OC1310251	2011/11/28	NOTICE	\$1	CITY OF OTTAWA	ASHCROFT HOMES - 101 RICHMOND ROAD INC.	C
OC1310872	2011/11/30	NOTICE	\$1	CITY OF OTTAWA	ASHCROFT HOMES - 101 RICHMOND ROAD INC.	C
REMARKS: NO EXPIRY DATE						
OCCP889	2011/12/13	STANDARD CONDO PLN				C
OC1315688	2011/12/13	CONDO DECLARATION		ASHCROFT HOMES - 101 RICHMOND ROAD INC.		C
OC1321378	2012/01/04	CONDO BYLAW/98		ASHCROFT HOMES- 101 RICHMOND ROAD INC.		C
REMARKS: BY-LAW NO. 1.						
OC1323756	2012/01/12	CONDO BYLAW/98		ASHCROFT HOMES - 101 RICHMOND ROAD INC.		C
REMARKS: BYLAW NO. 2						

NOTE: ADJOINING PROPERTIES SHOULD BE INVESTIGATED TO ASCERTAIN DESCRIPTIVE INCONSISTENCIES, IF ANY, WITH DESCRIPTION REPRESENTED FOR THIS PROPERTY.
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REGISTRY
OFFICE #4

15889-0129 (LT)

PAGE 2 OF 2
PREPARED FOR Yincai01
ON 2024/08/20 AT 11:46:35

* 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
OC1695284	2015/06/29	CONDO BYLAW/98		OTTAWA-CARLETON STANDARD CONDOMINIUM CORPORATION NO. 889		C
		REMARKS: BY-LAW NO. 3				
OC2033994	2018/09/11	CONDO AMENDMENT		OTTAWA-CARLETON STANDARD CONDOMINIUM CORPORARION NO.889		C
		REMARKS: OC1315688. OCCP889.				
OC2198148	2020/03/04	CONDO BYLAW/98		OTTAWA-CARLETON STANDARD CONDOMINIUM CORPORATION NO. 889		C
		REMARKS: OTTAWA-CARLETON STANDARD CONDOMINIUM CORPORATION NO. 889 BY.LAW NO.4				
OC2673150	2024/03/01	APL CH NAME OWNER		ASHCROFT HOMES - 101 RICHMOND ROAD INC.	ASHCROFT HOMES - 111 RICHMOND ROAD INC.	C

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LAND
REGISTRY
OFFICE #4

15889-0130 (LT)

PAGE 1 OF 2
PREPARED FOR Yincai01
ON 2024/08/20 AT 11:43:49

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

PROPERTY DESCRIPTION:

UNIT 18, LEVEL A, OTTAWA-CARLETON STANDARD CONDOMINIUM PLAN NO. 889 AND ITS APPURTENANT INTEREST; SUBJECT TO EASEMENTS AS SET OUT IN SCHEDULE A AS IN OC1315688; CITY OF OTTAWA

PROPERTY REMARKS:

FOR THE PURPOSE OF THE QUALIFIER THE DATE OF REGISTRATION OF ABSOLUTE TITLE IS 2011/08/12.

ESTATE/QUALIFIER:

FEE SIMPLE
LT ABSOLUTE PLUS

RECENTLY:

CONDOMINIUM FROM 04021-0441

PIN CREATION DATE:

2011/12/19

OWNERS' NAMES

ASHCROFT HOMES - 111 RICHMOND ROAD INC.

CAPACITY

SHARE

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/ CHKD
** PRINTOUT INCLUDES ALL DOCUMENT TYPES (DELETED INSTRUMENTS NOT INCLUDED) **						
**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. **						
OC1019422	2009/08/21	APL ANNEX REST COV		2057391 ONTARIO INC. 2208413 ONTARIO INC.		C
REMARKS: NO EXPIRY						
OC1045516	2009/10/30	NOTICE	\$1	CITY OF OTTAWA	2057391 ONTARIO INC.	C
OC1045517	2009/10/30	NOTICE	\$1	CITY OF OTTAWA	2057391 ONTARIO INC.	C
OC1211857	2011/03/02	TRANSFER EASEMENT	\$2	ASHCROFT HOMES - 101 RICHMOND ROAD INC.	ROGERS COMMUNICATIONS INC.	C
OC1287339	2011/09/26	TRANSFER EASEMENT	\$1	ASHCROFT HOMES - 101 RICHMOND ROAD INC.	BELL CANADA	C
OC1310251	2011/11/28	NOTICE	\$1	CITY OF OTTAWA	ASHCROFT HOMES - 101 RICHMOND ROAD INC.	C
OC1310872	2011/11/30	NOTICE	\$1	CITY OF OTTAWA	ASHCROFT HOMES - 101 RICHMOND ROAD INC.	C
REMARKS: NO EXPIRY DATE						
OCCP889	2011/12/13	STANDARD CONDO PLN				C
OC1315688	2011/12/13	CONDO DECLARATION		ASHCROFT HOMES - 101 RICHMOND ROAD INC.		C
OC1321378	2012/01/04	CONDO BYLAW/98		ASHCROFT HOMES- 101 RICHMOND ROAD INC.		C
REMARKS: BY-LAW NO. 1.						
OC1323756	2012/01/12	CONDO BYLAW/98		ASHCROFT HOMES - 101 RICHMOND ROAD INC.		C
REMARKS: BYLAW NO. 2						

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

LAND
REGISTRY
OFFICE #4

15889-0130 (LT)

PAGE 2 OF 2
PREPARED FOR Yincai01
ON 2024/08/20 AT 11:43:49

* 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
OC1695284	2015/06/29	CONDO BYLAW/98		OTTAWA-CARLETON STANDARD CONDOMINIUM CORPORATION NO. 889		C
		REMARKS: BY-LAW NO. 3				
OC2033994	2018/09/11	CONDO AMENDMENT		OTTAWA-CARLETON STANDARD CONDOMINIUM CORPORARION NO.889		C
		REMARKS: OC1315688. OCCP889.				
OC2198148	2020/03/04	CONDO BYLAW/98		OTTAWA-CARLETON STANDARD CONDOMINIUM CORPORATION NO. 889		C
		REMARKS: OTTAWA-CARLETON STANDARD CONDOMINIUM CORPORATION NO. 889 BY.LAW NO.4				
OC2673150	2024/03/01	APL CH NAME OWNER		ASHCROFT HOMES - 101 RICHMOND ROAD INC.	ASHCROFT HOMES - 111 RICHMOND ROAD INC.	C

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

PROPERTY DESCRIPTION:

UNIT 19, LEVEL A, OTTAWA-CARLETON STANDARD CONDOMINIUM PLAN NO. 889 AND ITS APPURTENANT INTEREST; SUBJECT TO EASEMENTS AS SET OUT IN SCHEDULE A AS IN OC1315688; CITY OF OTTAWA

PROPERTY REMARKS:

FOR THE PURPOSE OF THE QUALIFIER THE DATE OF REGISTRATION OF ABSOLUTE TITLE IS 2011/08/12.

ESTATE/QUALIFIER:

FEE SIMPLE
LT ABSOLUTE PLUS

RECENTLY:

CONDOMINIUM FROM 04021-0441

PIN CREATION DATE:

2011/12/19

OWNERS' NAMES

ASHCROFT HOMES - 111 RICHMOND ROAD INC.

CAPACITY

SHARE

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/ CHKD
** PRINTOUT INCLUDES ALL DOCUMENT TYPES (DELETED INSTRUMENTS NOT INCLUDED) **						
**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. **						
OC1019422	2009/08/21	APL ANNEX REST COV		2057391 ONTARIO INC. 2208413 ONTARIO INC.		C
REMARKS: NO EXPIRY						
OC1045516	2009/10/30	NOTICE	\$1	CITY OF OTTAWA	2057391 ONTARIO INC.	C
OC1045517	2009/10/30	NOTICE	\$1	CITY OF OTTAWA	2057391 ONTARIO INC.	C
OC1211857	2011/03/02	TRANSFER EASEMENT	\$2	ASHCROFT HOMES - 101 RICHMOND ROAD INC.	ROGERS COMMUNICATIONS INC.	C
OC1287339	2011/09/26	TRANSFER EASEMENT	\$1	ASHCROFT HOMES - 101 RICHMOND ROAD INC.	BELL CANADA	C
OC1310251	2011/11/28	NOTICE	\$1	CITY OF OTTAWA	ASHCROFT HOMES - 101 RICHMOND ROAD INC.	C
OC1310872	2011/11/30	NOTICE	\$1	CITY OF OTTAWA	ASHCROFT HOMES - 101 RICHMOND ROAD INC.	C
REMARKS: NO EXPIRY DATE						
OCCP889	2011/12/13	STANDARD CONDO PLN				C
OC1315688	2011/12/13	CONDO DECLARATION		ASHCROFT HOMES - 101 RICHMOND ROAD INC.		C
OC1321378	2012/01/04	CONDO BYLAW/98		ASHCROFT HOMES- 101 RICHMOND ROAD INC.		C
REMARKS: BY-LAW NO. 1.						
OC1323756	2012/01/12	CONDO BYLAW/98		ASHCROFT HOMES - 101 RICHMOND ROAD INC.		C
REMARKS: BYLAW NO. 2						

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 #4

15889-0131 (LT)

PAGE 2 OF 2
PREPARED FOR Yincai01
ON 2024/08/20 AT 11:45:09

* 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
OC1695284	2015/06/29	CONDO BYLAW/98		OTTAWA-CARLETON STANDARD CONDOMINIUM CORPORATION NO. 889		C
		REMARKS: BY-LAW NO. 3				
OC2033994	2018/09/11	CONDO AMENDMENT		OTTAWA-CARLETON STANDARD CONDOMINIUM CORPORARION NO.889		C
		REMARKS: OC1315688. OCCP889.				
OC2198148	2020/03/04	CONDO BYLAW/98		OTTAWA-CARLETON STANDARD CONDOMINIUM CORPORATION NO. 889		C
		REMARKS: OTTAWA-CARLETON STANDARD CONDOMINIUM CORPORATION NO. 889 BY.LAW NO.4				
OC2673150	2024/03/01	APL CH NAME OWNER		ASHCROFT HOMES - 101 RICHMOND ROAD INC.	ASHCROFT HOMES - 111 RICHMOND ROAD INC.	C

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

LAND
REGISTRY
OFFICE #4

15889-0132 (LT)

PAGE 1 OF 3
PREPARED FOR Yincai01
ON 2024/08/20 AT 16:11:45

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

PROPERTY DESCRIPTION: UNIT 20, LEVEL A, OTTAWA-CARLETON STANDARD CONDOMINIUM PLAN NO. 889 AND ITS APPURTENANT INTEREST; SUBJECT TO EASEMENTS AS SET OUT IN SCHEDULE A AS IN OC1315688; CITY OF OTTAWA

PROPERTY REMARKS: FOR THE PURPOSE OF THE QUALIFIER THE DATE OF REGISTRATION OF ABSOLUTE TITLE IS 2011/08/12.

ESTATE/QUALIFIER: FEE SIMPLE
LT ABSOLUTE PLUS

RECENTLY: CONDOMINIUM FROM 04021-0441

PIN CREATION DATE: 2011/12/19

OWNERS' NAMES CAPACITY SHARE
ASHCROFT HOMES - 111 RICHMOND ROAD INC.

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/ CHKD
** PRINTOUT	INCLUDES ALL	DOCUMENT TYPES AND	DELETED INSTRUMENTS	SINCE 2011/12/19 **		
**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.	**			
NS166319	1982/10/21	AGREEMENT		*** DELETED AGAINST THIS PROPERTY ***	THE CORPORATION OF THE CITY OF OTTAWA	
OC1019422	2009/08/21	APL ANNEX REST COV		2057391 ONTARIO INC. 2208413 ONTARIO INC.		C
	REMARKS: NO EXPIRY					
OC1019423	2009/08/21	CHARGE		*** DELETED AGAINST THIS PROPERTY *** 2057391 ONTARIO INC. 2208413 ONTARIO INC.	BANK OF MONTREAL	
OC1019424	2009/08/21	NO ASSGN RENT GEN		*** DELETED AGAINST THIS PROPERTY *** 2057391 ONTARIO INC.	BANK OF MONTREAL	
	REMARKS: OC1019423					
OC1045516	2009/10/30	NOTICE	\$1	CITY OF OTTAWA	2057391 ONTARIO INC.	C
OC1045517	2009/10/30	NOTICE	\$1	CITY OF OTTAWA	2057391 ONTARIO INC.	C
OC1053873	2009/11/24	CHARGE		*** DELETED AGAINST THIS PROPERTY *** ASHCROFT HOMES - 101 RICHMOND ROAD INC.	LOMBARD GENERAL INSURANCE COMPANY OF CANADA	
OC1073912	2010/01/28	POSTPONEMENT		*** DELETED AGAINST THIS PROPERTY *** BANK OF MONTREAL	CITY OF OTTAWA	
	REMARKS: OC1019423 TO OC1045516					
OC1076458	2010/02/04	CHARGE		*** DELETED AGAINST THIS PROPERTY *** ASHCROFT HOMES - 101 RICHMOND ROAD INC.	BANK OF MONTREAL	

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
OC1079689	2010/02/18	POSTPONEMENT		*** DELETED AGAINST THIS PROPERTY *** BANK OF MONTREAL	CITY OF OTTAWA	
		REMARKS: OC1019423 TO OC1045517				
OC1143850	2010/08/04	NOTICE		*** DELETED AGAINST THIS PROPERTY *** ASHCROFT HOMES - 101 RICHMOND ROAD INC.	BANK OF MONTREAL	
		REMARKS: OC1019423				
OC1143851	2010/08/04	NOTICE		*** DELETED AGAINST THIS PROPERTY *** ASHCROFT HOMES - 101 RICHMOND ROAD INC.	BANK OF MONTREAL	
OC1211857	2011/03/02	TRANSFER EASEMENT	\$2	ASHCROFT HOMES - 101 RICHMOND ROAD INC.	ROGERS COMMUNICATIONS INC.	C
OC1284760	2011/09/19	NOTICE		*** DELETED AGAINST THIS PROPERTY *** ASHCROFT HOMES - 101 RICHMOND ROAD INC.	BANK OF MONTREAL	
		REMARKS: OC1019423				
OC1284761	2011/09/19	NOTICE		*** DELETED AGAINST THIS PROPERTY *** ASHCROFT HOMES - 101 RICHMOND ROAD INC.	BANK OF MONTREAL	
		REMARKS: OC1076458				
OC1287339	2011/09/26	TRANSFER EASEMENT	\$1	ASHCROFT HOMES - 101 RICHMOND ROAD INC.	BELL CANADA	C
OC1310251	2011/11/28	NOTICE	\$1	CITY OF OTTAWA	ASHCROFT HOMES - 101 RICHMOND ROAD INC.	C
OC1310872	2011/11/30	NOTICE	\$1	CITY OF OTTAWA	ASHCROFT HOMES - 101 RICHMOND ROAD INC.	C
		REMARKS: NO EXPIRY DATE				
OC1310873	2011/11/30	POSTPONEMENT		*** DELETED AGAINST THIS PROPERTY *** BANK OF MONTREAL	CITY OF OTTAWA	
		REMARKS: OC1019423 TO OC1310872				
OC1310874	2011/11/30	POSTPONEMENT		*** DELETED AGAINST THIS PROPERTY *** LOMBARD GENERAL INSURANCE COMPANY OF CANADA	CITY OF OTTAWA	
		REMARKS: OC1053873 TO OC1310872				
OC1310875	2011/11/30	POSTPONEMENT		*** DELETED AGAINST THIS PROPERTY *** BANK OF MONTREAL	CITY OF OTTAWA	
		REMARKS: OC1076458 TO OC1310872				
OCCP889	2011/12/13	STANDARD CONDO PLN				C
OC1315688	2011/12/13	CONDO DECLARATION		ASHCROFT HOMES - 101 RICHMOND ROAD INC.		C

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

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/ CHKD
OC1321378	2012/01/04	CONDO BYLAW/98		ASHCROFT HOMES- 101 RICHMOND ROAD INC.		C
	REMARKS: BY-LAW	NO. 1.				
OC1323756	2012/01/12	CONDO BYLAW/98		ASHCROFT HOMES - 101 RICHMOND ROAD INC.		C
	REMARKS: BYLAW	NO. 2				
OC1337947	2012/03/01	APL CH NAME INST		*** COMPLETELY DELETED *** LOMBARD GENERAL INSURANCE COMPANY OF CANADA	NORTHBRIDGE GENERAL INSURANCE CORPORATION	
	REMARKS: OC1053	873.				
OC1340477	2012/03/09	DISCH OF CHARGE		*** COMPLETELY DELETED *** BANK OF MONTREAL		
	REMARKS: OC1019	423.				
OC1340505	2012/03/09	DISCH OF CHARGE		*** COMPLETELY DELETED *** BANK OF MONTREAL		
	REMARKS: OC1076	458.				
OC1439752	2012/12/18	DISCH OF CHARGE		*** COMPLETELY DELETED *** NORTHBRIDGE GENERAL INSURANCE CORPORATION		
	REMARKS: OC1053	873.				
OC1695284	2015/06/29	CONDO BYLAW/98		OTTAWA-CARLETON STANDARD CONDOMINIUM CORPORATION NO. 889		C
	REMARKS: BY-LAW	NO. 3				
OC2033994	2018/09/11	CONDO AMENDMENT		OTTAWA-CARLETON STANDARD CONDOMINIUM CORPORARION NO.889		C
	REMARKS: OC1315	688. OCCP889.				
OC2063359	2018/12/12	APL (GENERAL)		*** COMPLETELY DELETED *** CITY OF OTTAWA		
	REMARKS: RELEASE	NS166319				
OC2198148	2020/03/04	CONDO BYLAW/98		OTTAWA-CARLETON STANDARD CONDOMINIUM CORPORATION NO. 889		C
	REMARKS: OTTAWA-CARLETON STANDARD CONDOMINIUM CORPORATION	NO. 889 BY.LAW NO.4				
OC2673150	2024/03/01	APL CH NAME OWNER		ASHCROFT HOMES - 101 RICHMOND ROAD INC.	ASHCROFT HOMES - 111 RICHMOND ROAD INC.	C

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

PROPERTY DESCRIPTION:

UNIT 52, LEVEL B, OTTAWA-CARLETON STANDARD CONDOMINIUM PLAN NO. 889 AND ITS APPURTENANT INTEREST; SUBJECT TO EASEMENTS AS SET OUT IN SCHEDULE A AS IN OC1315688; CITY OF OTTAWA

PROPERTY REMARKS:

FOR THE PURPOSE OF THE QUALIFIER THE DATE OF REGISTRATION OF ABSOLUTE TITLE IS 2011/08/12.

ESTATE/QUALIFIER:

FEE SIMPLE
LT ABSOLUTE PLUS

RECENTLY:

CONDOMINIUM FROM 04021-0441

PIN CREATION DATE:

2011/12/19

OWNERS' NAMES

ASHCROFT HOMES - 111 RICHMOND ROAD INC.

CAPACITY SHARE

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/ CHKD
** PRINTOUT	INCLUDES ALL	DOCUMENT TYPES AND	DELETED INSTRUMENTS	SINCE 2011/12/19 **		
**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. **				
NS166319	1982/10/21	AGREEMENT		*** DELETED AGAINST THIS PROPERTY ***	THE CORPORATION OF THE CITY OF OTTAWA	C
OC1019422	2009/08/21	APL ANNEX REST COV		2057391 ONTARIO INC. 2208413 ONTARIO INC.		
REMARKS: NO EXPIRY						
OC1019423	2009/08/21	CHARGE		*** DELETED AGAINST THIS PROPERTY *** 2057391 ONTARIO INC. 2208413 ONTARIO INC.	BANK OF MONTREAL	
OC1019424	2009/08/21	NO ASSGN RENT GEN		*** DELETED AGAINST THIS PROPERTY *** 2057391 ONTARIO INC.	BANK OF MONTREAL	C
REMARKS: OC1019423						
OC1045516	2009/10/30	NOTICE	\$1	CITY OF OTTAWA	2057391 ONTARIO INC.	
OC1045517	2009/10/30	NOTICE	\$1	CITY OF OTTAWA	2057391 ONTARIO INC.	
OC1053873	2009/11/24	CHARGE		*** DELETED AGAINST THIS PROPERTY *** ASHCROFT HOMES - 101 RICHMOND ROAD INC.	LOMBARD GENERAL INSURANCE COMPANY OF CANADA	
OC1073912	2010/01/28	POSTPONEMENT		*** DELETED AGAINST THIS PROPERTY *** BANK OF MONTREAL	CITY OF OTTAWA	
REMARKS: OC1019423 TO OC1045516						
OC1076458	2010/02/04	CHARGE		*** DELETED AGAINST THIS PROPERTY *** ASHCROFT HOMES - 101 RICHMOND ROAD INC.	BANK OF MONTREAL	

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

LAND
REGISTRY
OFFICE #4

15889-0225 (LT)

PAGE 2 OF 3
PREPARED FOR Yincai01
ON 2024/08/20 AT 16:11:07

* 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
OC1079689	2010/02/18	POSTPONEMENT		*** DELETED AGAINST THIS PROPERTY *** BANK OF MONTREAL	CITY OF OTTAWA	
		REMARKS: OC1019423 TO OC1045517				
OC1143850	2010/08/04	NOTICE		*** DELETED AGAINST THIS PROPERTY *** ASHCROFT HOMES - 101 RICHMOND ROAD INC.	BANK OF MONTREAL	
		REMARKS: OC1019423				
OC1143851	2010/08/04	NOTICE		*** DELETED AGAINST THIS PROPERTY *** ASHCROFT HOMES - 101 RICHMOND ROAD INC.	BANK OF MONTREAL	
OC1211857	2011/03/02	TRANSFER EASEMENT	\$2	ASHCROFT HOMES - 101 RICHMOND ROAD INC.	ROGERS COMMUNICATIONS INC.	C
OC1284760	2011/09/19	NOTICE		*** DELETED AGAINST THIS PROPERTY *** ASHCROFT HOMES - 101 RICHMOND ROAD INC.	BANK OF MONTREAL	
		REMARKS: OC1019423				
OC1284761	2011/09/19	NOTICE		*** DELETED AGAINST THIS PROPERTY *** ASHCROFT HOMES - 101 RICHMOND ROAD INC.	BANK OF MONTREAL	
		REMARKS: OC1076458				
OC1287339	2011/09/26	TRANSFER EASEMENT	\$1	ASHCROFT HOMES - 101 RICHMOND ROAD INC.	BELL CANADA	C
OC1310251	2011/11/28	NOTICE	\$1	CITY OF OTTAWA	ASHCROFT HOMES - 101 RICHMOND ROAD INC.	C
OC1310872	2011/11/30	NOTICE	\$1	CITY OF OTTAWA	ASHCROFT HOMES - 101 RICHMOND ROAD INC.	C
		REMARKS: NO EXPIRY DATE				
OC1310873	2011/11/30	POSTPONEMENT		*** DELETED AGAINST THIS PROPERTY *** BANK OF MONTREAL	CITY OF OTTAWA	
		REMARKS: OC1019423 TO OC1310872				
OC1310874	2011/11/30	POSTPONEMENT		*** DELETED AGAINST THIS PROPERTY *** LOMBARD GENERAL INSURANCE COMPANY OF CANADA	CITY OF OTTAWA	
		REMARKS: OC1053873 TO OC1310872				
OC1310875	2011/11/30	POSTPONEMENT		*** DELETED AGAINST THIS PROPERTY *** BANK OF MONTREAL	CITY OF OTTAWA	
		REMARKS: OC1076458 TO OC1310872				
OCCP889	2011/12/13	STANDARD CONDO PLN				C
OC1315688	2011/12/13	CONDO DECLARATION		ASHCROFT HOMES - 101 RICHMOND ROAD INC.		C

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REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/ CHKD
OC1321378	2012/01/04	CONDO BYLAW/98		ASHCROFT HOMES- 101 RICHMOND ROAD INC.		C
	REMARKS: BY-LAW	NO. 1.				
OC1323756	2012/01/12	CONDO BYLAW/98		ASHCROFT HOMES - 101 RICHMOND ROAD INC.		C
	REMARKS: BYLAW	NO. 2				
OC1337947	2012/03/01	APL CH NAME INST		*** COMPLETELY DELETED *** LOMBARD GENERAL INSURANCE COMPANY OF CANADA	NORTHBRIDGE GENERAL INSURANCE CORPORATION	
	REMARKS: OC1053	873.				
OC1340477	2012/03/09	DISCH OF CHARGE		*** COMPLETELY DELETED *** BANK OF MONTREAL		
	REMARKS: OC1019	423.				
OC1340505	2012/03/09	DISCH OF CHARGE		*** COMPLETELY DELETED *** BANK OF MONTREAL		
	REMARKS: OC1076	458.				
OC1439752	2012/12/18	DISCH OF CHARGE		*** COMPLETELY DELETED *** NORTHBRIDGE GENERAL INSURANCE CORPORATION		
	REMARKS: OC1053	873.				
OC1695284	2015/06/29	CONDO BYLAW/98		OTTAWA-CARLETON STANDARD CONDOMINIUM CORPORATION NO. 889		C
	REMARKS: BY-LAW	NO. 3				
OC2033994	2018/09/11	CONDO AMENDMENT		OTTAWA-CARLETON STANDARD CONDOMINIUM CORPORARION NO.889		C
	REMARKS: OC1315	688. OCCP889.				
OC2063359	2018/12/12	APL (GENERAL)		*** COMPLETELY DELETED *** CITY OF OTTAWA		
	REMARKS: RELEASE	NS166319				
OC2198148	2020/03/04	CONDO BYLAW/98		OTTAWA-CARLETON STANDARD CONDOMINIUM CORPORATION NO. 889		C
	REMARKS: OTTAWA-CARLETON STANDARD CONDOMINIUM CORPORATION	NO. 889 BY.LAW NO.4				
OC2673150	2024/03/01	APL CH NAME OWNER		ASHCROFT HOMES - 101 RICHMOND ROAD INC.	ASHCROFT HOMES - 111 RICHMOND ROAD 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 125, LEVEL C, OTTAWA-CARLETON STANDARD CONDOMINIUM PLAN NO. 889 AND ITS APPURTENANT INTEREST; SUBJECT TO EASEMENTS AS SET OUT IN SCHEDULE A AS IN OC1315688; CITY OF OTTAWA

PROPERTY REMARKS:

FOR THE PURPOSE OF THE QUALIFIER THE DATE OF REGISTRATION OF ABSOLUTE TITLE IS 2011/08/12.

ESTATE/QUALIFIER:

FEE SIMPLE
LT ABSOLUTE PLUS

RECENTLY:

CONDOMINIUM FROM 04021-0441

PIN CREATION DATE:

2011/12/19

OWNERS' NAMES

ASHCROFT HOMES - 111 RICHMOND ROAD INC.

CAPACITY SHARE

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/ CHKD
** PRINTOUT	INCLUDES ALL	DOCUMENT TYPES AND	DELETED INSTRUMENTS	SINCE 2011/12/19 **		
**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. **			
NS166319	1982/10/21	AGREEMENT		*** DELETED AGAINST THIS PROPERTY ***	THE CORPORATION OF THE CITY OF OTTAWA	C
OC1019422	2009/08/21	APL ANNEX REST COV		2057391 ONTARIO INC. 2208413 ONTARIO INC.		
REMARKS: NO EXPIRY						
OC1019423	2009/08/21	CHARGE		*** DELETED AGAINST THIS PROPERTY *** 2057391 ONTARIO INC. 2208413 ONTARIO INC.	BANK OF MONTREAL	
OC1019424	2009/08/21	NO ASSGN RENT GEN		*** DELETED AGAINST THIS PROPERTY *** 2057391 ONTARIO INC.	BANK OF MONTREAL	C
REMARKS: OC1019423						
OC1045516	2009/10/30	NOTICE	\$1	CITY OF OTTAWA	2057391 ONTARIO INC.	
OC1045517	2009/10/30	NOTICE	\$1	CITY OF OTTAWA	2057391 ONTARIO INC.	
OC1053873	2009/11/24	CHARGE		*** DELETED AGAINST THIS PROPERTY *** ASHCROFT HOMES - 101 RICHMOND ROAD INC.	LOMBARD GENERAL INSURANCE COMPANY OF CANADA	
OC1073912	2010/01/28	POSTPONEMENT		*** DELETED AGAINST THIS PROPERTY *** BANK OF MONTREAL	CITY OF OTTAWA	
REMARKS: OC1019423 TO OC1045516						
OC1076458	2010/02/04	CHARGE		*** DELETED AGAINST THIS PROPERTY *** ASHCROFT HOMES - 101 RICHMOND ROAD INC.	BANK OF MONTREAL	

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REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/ CHKD
OC1079689	2010/02/18	POSTPONEMENT		*** DELETED AGAINST THIS PROPERTY *** BANK OF MONTREAL	CITY OF OTTAWA	
		REMARKS: OC1019423 TO OC1045517				
OC1143850	2010/08/04	NOTICE		*** DELETED AGAINST THIS PROPERTY *** ASHCROFT HOMES - 101 RICHMOND ROAD INC.	BANK OF MONTREAL	
		REMARKS: OC1019423				
OC1143851	2010/08/04	NOTICE		*** DELETED AGAINST THIS PROPERTY *** ASHCROFT HOMES - 101 RICHMOND ROAD INC.	BANK OF MONTREAL	
OC1211857	2011/03/02	TRANSFER EASEMENT	\$2	ASHCROFT HOMES - 101 RICHMOND ROAD INC.	ROGERS COMMUNICATIONS INC.	C
OC1284760	2011/09/19	NOTICE		*** DELETED AGAINST THIS PROPERTY *** ASHCROFT HOMES - 101 RICHMOND ROAD INC.	BANK OF MONTREAL	
		REMARKS: OC1019423				
OC1284761	2011/09/19	NOTICE		*** DELETED AGAINST THIS PROPERTY *** ASHCROFT HOMES - 101 RICHMOND ROAD INC.	BANK OF MONTREAL	
		REMARKS: OC1076458				
OC1287339	2011/09/26	TRANSFER EASEMENT	\$1	ASHCROFT HOMES - 101 RICHMOND ROAD INC.	BELL CANADA	C
OC1310251	2011/11/28	NOTICE	\$1	CITY OF OTTAWA	ASHCROFT HOMES - 101 RICHMOND ROAD INC.	C
OC1310872	2011/11/30	NOTICE	\$1	CITY OF OTTAWA	ASHCROFT HOMES - 101 RICHMOND ROAD INC.	C
		REMARKS: NO EXPIRY DATE				
OC1310873	2011/11/30	POSTPONEMENT		*** DELETED AGAINST THIS PROPERTY *** BANK OF MONTREAL	CITY OF OTTAWA	
		REMARKS: OC1019423 TO OC1310872				
OC1310874	2011/11/30	POSTPONEMENT		*** DELETED AGAINST THIS PROPERTY *** LOMBARD GENERAL INSURANCE COMPANY OF CANADA	CITY OF OTTAWA	
		REMARKS: OC1053873 TO OC1310872				
OC1310875	2011/11/30	POSTPONEMENT		*** DELETED AGAINST THIS PROPERTY *** BANK OF MONTREAL	CITY OF OTTAWA	
		REMARKS: OC1076458 TO OC1310872				
OCCP889	2011/12/13	STANDARD CONDO PLN				C
OC1315688	2011/12/13	CONDO DECLARATION		ASHCROFT HOMES - 101 RICHMOND ROAD INC.		C

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REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/ CHKD
OC1321378	2012/01/04	CONDO BYLAW/98		ASHCROFT HOMES- 101 RICHMOND ROAD INC.		C
	REMARKS: BY-LAW	NO. 1.				
OC1323756	2012/01/12	CONDO BYLAW/98		ASHCROFT HOMES - 101 RICHMOND ROAD INC.		C
	REMARKS: BYLAW	NO. 2				
OC1337947	2012/03/01	APL CH NAME INST		*** COMPLETELY DELETED *** LOMBARD GENERAL INSURANCE COMPANY OF CANADA	NORTHBRIDGE GENERAL INSURANCE CORPORATION	
	REMARKS: OC1053	873.				
OC1340477	2012/03/09	DISCH OF CHARGE		*** COMPLETELY DELETED *** BANK OF MONTREAL		
	REMARKS: OC1019	423.				
OC1340505	2012/03/09	DISCH OF CHARGE		*** COMPLETELY DELETED *** BANK OF MONTREAL		
	REMARKS: OC1076	458.				
OC1439752	2012/12/18	DISCH OF CHARGE		*** COMPLETELY DELETED *** NORTHBRIDGE GENERAL INSURANCE CORPORATION		
	REMARKS: OC1053	873.				
OC1695284	2015/06/29	CONDO BYLAW/98		OTTAWA-CARLETON STANDARD CONDOMINIUM CORPORATION NO. 889		C
	REMARKS: BY-LAW	NO. 3				
OC2033994	2018/09/11	CONDO AMENDMENT		OTTAWA-CARLETON STANDARD CONDOMINIUM CORPORARION NO.889		C
	REMARKS: OC1315	688. OCCP889.				
OC2063359	2018/12/12	APL (GENERAL)		*** COMPLETELY DELETED *** CITY OF OTTAWA		
	REMARKS: RELEASE	NS166319				
OC2198148	2020/03/04	CONDO BYLAW/98		OTTAWA-CARLETON STANDARD CONDOMINIUM CORPORATION NO. 889		C
	REMARKS: OTTAWA-CARLETON STANDARD CONDOMINIUM CORPORATION	NO. 889 BY.LAW NO.4				
OC2673150	2024/03/01	APL CH NAME OWNER		ASHCROFT HOMES - 101 RICHMOND ROAD INC.	ASHCROFT HOMES - 111 RICHMOND ROAD INC.	C

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LAND
REGISTRY
OFFICE #4

15889-0375 (LT)

PAGE 1 OF 3
PREPARED FOR Yincai01
ON 2024/08/20 AT 16:09:07

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

PROPERTY DESCRIPTION:

UNIT 133, LEVEL C, OTTAWA-CARLETON STANDARD CONDOMINIUM PLAN NO. 889 AND ITS APPURTENANT INTEREST; SUBJECT TO EASEMENTS AS SET OUT IN SCHEDULE A AS IN OC1315688; CITY OF OTTAWA

PROPERTY REMARKS:

FOR THE PURPOSE OF THE QUALIFIER THE DATE OF REGISTRATION OF ABSOLUTE TITLE IS 2011/08/12.

ESTATE/QUALIFIER:

FEE SIMPLE
LT ABSOLUTE PLUS

RECENTLY:

CONDOMINIUM FROM 04021-0441

PIN CREATION DATE:

2011/12/19

OWNERS' NAMES

ASHCROFT HOMES - 111 RICHMOND ROAD INC.

CAPACITY

SHARE

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/ CHKD
** PRINTOUT	INCLUDES ALL	DOCUMENT TYPES AND	DELETED INSTRUMENTS	SINCE 2011/12/19 **		
**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.	**			
NS166319	1982/10/21	AGREEMENT		*** DELETED AGAINST THIS PROPERTY ***	THE CORPORATION OF THE CITY OF OTTAWA	
OC1019422	2009/08/21	APL ANNEX REST COV		2057391 ONTARIO INC. 2208413 ONTARIO INC.		C
	REMARKS: NO EXPIRY					
OC1019423	2009/08/21	CHARGE		*** DELETED AGAINST THIS PROPERTY *** 2057391 ONTARIO INC. 2208413 ONTARIO INC.	BANK OF MONTREAL	
OC1019424	2009/08/21	NO ASSGN RENT GEN		*** DELETED AGAINST THIS PROPERTY *** 2057391 ONTARIO INC.	BANK OF MONTREAL	
	REMARKS: OC1019423					
OC1045516	2009/10/30	NOTICE	\$1	CITY OF OTTAWA	2057391 ONTARIO INC.	C
OC1045517	2009/10/30	NOTICE	\$1	CITY OF OTTAWA	2057391 ONTARIO INC.	C
OC1053873	2009/11/24	CHARGE		*** DELETED AGAINST THIS PROPERTY *** ASHCROFT HOMES - 101 RICHMOND ROAD INC.	LOMBARD GENERAL INSURANCE COMPANY OF CANADA	
OC1073912	2010/01/28	POSTPONEMENT		*** DELETED AGAINST THIS PROPERTY *** BANK OF MONTREAL	CITY OF OTTAWA	
	REMARKS: OC1019423 TO OC1045516					
OC1076458	2010/02/04	CHARGE		*** DELETED AGAINST THIS PROPERTY *** ASHCROFT HOMES - 101 RICHMOND ROAD INC.	BANK OF MONTREAL	

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

LAND
REGISTRY
OFFICE #4

15889-0375 (LT)

PAGE 2 OF 3
PREPARED FOR Yincai01
ON 2024/08/20 AT 16:09:07

* 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
OC1079689	2010/02/18	POSTPONEMENT		*** DELETED AGAINST THIS PROPERTY *** BANK OF MONTREAL	CITY OF OTTAWA	
		REMARKS: OC1019423 TO OC1045517				
OC1143850	2010/08/04	NOTICE		*** DELETED AGAINST THIS PROPERTY *** ASHCROFT HOMES - 101 RICHMOND ROAD INC.	BANK OF MONTREAL	
		REMARKS: OC1019423				
OC1143851	2010/08/04	NOTICE		*** DELETED AGAINST THIS PROPERTY *** ASHCROFT HOMES - 101 RICHMOND ROAD INC.	BANK OF MONTREAL	
OC1211857	2011/03/02	TRANSFER EASEMENT	\$2	ASHCROFT HOMES - 101 RICHMOND ROAD INC.	ROGERS COMMUNICATIONS INC.	C
OC1284760	2011/09/19	NOTICE		*** DELETED AGAINST THIS PROPERTY *** ASHCROFT HOMES - 101 RICHMOND ROAD INC.	BANK OF MONTREAL	
		REMARKS: OC1019423				
OC1284761	2011/09/19	NOTICE		*** DELETED AGAINST THIS PROPERTY *** ASHCROFT HOMES - 101 RICHMOND ROAD INC.	BANK OF MONTREAL	
		REMARKS: OC1076458				
OC1287339	2011/09/26	TRANSFER EASEMENT	\$1	ASHCROFT HOMES - 101 RICHMOND ROAD INC.	BELL CANADA	C
OC1310251	2011/11/28	NOTICE	\$1	CITY OF OTTAWA	ASHCROFT HOMES - 101 RICHMOND ROAD INC.	C
OC1310872	2011/11/30	NOTICE	\$1	CITY OF OTTAWA	ASHCROFT HOMES - 101 RICHMOND ROAD INC.	C
		REMARKS: NO EXPIRY DATE				
OC1310873	2011/11/30	POSTPONEMENT		*** DELETED AGAINST THIS PROPERTY *** BANK OF MONTREAL	CITY OF OTTAWA	
		REMARKS: OC1019423 TO OC1310872				
OC1310874	2011/11/30	POSTPONEMENT		*** DELETED AGAINST THIS PROPERTY *** LOMBARD GENERAL INSURANCE COMPANY OF CANADA	CITY OF OTTAWA	
		REMARKS: OC1053873 TO OC1310872				
OC1310875	2011/11/30	POSTPONEMENT		*** DELETED AGAINST THIS PROPERTY *** BANK OF MONTREAL	CITY OF OTTAWA	
		REMARKS: OC1076458 TO OC1310872				
OCCP889	2011/12/13	STANDARD CONDO PLN				C
OC1315688	2011/12/13	CONDO DECLARATION		ASHCROFT HOMES - 101 RICHMOND ROAD INC.		C

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

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/ CHKD
OC1321378	2012/01/04	CONDO BYLAW/98		ASHCROFT HOMES- 101 RICHMOND ROAD INC.		C
	REMARKS: BY-LAW	NO. 1.				
OC1323756	2012/01/12	CONDO BYLAW/98		ASHCROFT HOMES - 101 RICHMOND ROAD INC.		C
	REMARKS: BYLAW	NO. 2				
OC1337947	2012/03/01	APL CH NAME INST		*** COMPLETELY DELETED *** LOMBARD GENERAL INSURANCE COMPANY OF CANADA	NORTHBRIDGE GENERAL INSURANCE CORPORATION	
	REMARKS: OC1053	873.				
OC1340477	2012/03/09	DISCH OF CHARGE		*** COMPLETELY DELETED *** BANK OF MONTREAL		
	REMARKS: OC1019	423.				
OC1340505	2012/03/09	DISCH OF CHARGE		*** COMPLETELY DELETED *** BANK OF MONTREAL		
	REMARKS: OC1076	458.				
OC1439752	2012/12/18	DISCH OF CHARGE		*** COMPLETELY DELETED *** NORTHBRIDGE GENERAL INSURANCE CORPORATION		
	REMARKS: OC1053	873.				
OC1695284	2015/06/29	CONDO BYLAW/98		OTTAWA-CARLETON STANDARD CONDOMINIUM CORPORATION NO. 889		C
	REMARKS: BY-LAW	NO. 3				
OC2033994	2018/09/11	CONDO AMENDMENT		OTTAWA-CARLETON STANDARD CONDOMINIUM CORPORARION NO.889		C
	REMARKS: OC1315	688. OCCP889.				
OC2063359	2018/12/12	APL (GENERAL)		*** COMPLETELY DELETED *** CITY OF OTTAWA		
	REMARKS: RELEASE	NS166319				
OC2198148	2020/03/04	CONDO BYLAW/98		OTTAWA-CARLETON STANDARD CONDOMINIUM CORPORATION NO. 889		C
	REMARKS: OTTAWA-CARLETON STANDARD CONDOMINIUM CORPORATION	NO. 889 BY.LAW NO.4				
OC2673150	2024/03/01	APL CH NAME OWNER		ASHCROFT HOMES - 101 RICHMOND ROAD INC.	ASHCROFT HOMES - 111 RICHMOND ROAD INC.	C

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PROPERTY DESCRIPTION:

UNIT 110, LEVEL B, OTTAWA-CARLETON STANDARD CONDOMINIUM PLAN NO. 937 AND ITS APPURTENANT INTEREST; SUBJECT TO EASEMENTS AS SET OUT IN SCHEDULE A AS IN OC1551657; CITY OF OTTAWA

PROPERTY REMARKS:

FOR THE PURPOSE OF THE QUALIFIER THE DATE OF REGISTRATION OF ABSOLUTE TITLE IS 2013/01/09.

ESTATE/QUALIFIER:

FEE SIMPLE
LT ABSOLUTE PLUS

RECENTLY:

CONDOMINIUM FROM 04021-0446

PIN CREATION DATE:

2014/01/24

OWNERS' NAMES

ASHCROFT HOMES - 111 RICHMOND ROAD INC.

CAPACITY SHARE

ROWN

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/CHKD
** PRINTOUT INCLUDES ALL DOCUMENT TYPES AND DELETED INSTRUMENTS SINCE 2014/01/24 **						
**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. **						
OC1019422	2009/08/21	APL ANNEX REST COV		2057391 ONTARIO INC. 2208413 ONTARIO INC.		C
REMARKS: NO EXPIRY						
OC1143773	2010/08/04	CHARGE		*** DELETED AGAINST THIS PROPERTY *** 2208413 ONTARIO INC.	BANK OF MONTREAL	
OC1143848	2010/08/04	NO ASSGN RENT GEN		*** DELETED AGAINST THIS PROPERTY *** 2208413 ONTARIO INC.	BANK OF MONTREAL	
REMARKS: OC1143773						
OC1208886	2011/02/18	TRANSFER EASEMENT	\$2	ASHCROFT HOMES - 111 RICHMOND ROAD INC.	ROGERS COMMUNICATIONS INC.	C
OC1212031	2011/03/02	CHARGE		*** DELETED AGAINST THIS PROPERTY *** ASHCROFT HOMES - 111 RICHMOND ROAD INC.	LOMBARD GENERAL INSURANCE COMPANY OF CANADA	
OC1228340	2011/04/28	NO ASSGN RENT GEN		*** DELETED AGAINST THIS PROPERTY *** ASHCROFT HOMES - 111 RICHMOND ROAD INC.	BANK OF MONTREAL	
REMARKS: OC1143773						
OC1284762	2011/09/19	NOTICE		*** DELETED AGAINST THIS PROPERTY *** ASHCROFT HOMES - 111 RICHMOND ROAD INC.	BANK OF MONTREAL	
REMARKS: OC1143773						
OC1319165	2011/12/22	NOTICE	\$1	CITY OF OTTAWA	ASHCROFT HOMES - 111 RICHMOND ROAD INC.	C
OC1319166	2011/12/22	NOTICE	\$1	CITY OF OTTAWA	ASHCROFT HOMES - 111 RICHMOND ROAD INC.	C

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REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/ CHKD
OC1319167	2011/12/22	POSTPONEMENT		*** DELETED AGAINST THIS PROPERTY *** BANK OF MONTREAL	CITY OF OTTAWA	
		REMARKS: OC1143773 TO OC1319165				
OC1319169	2011/12/22	POSTPONEMENT		*** DELETED AGAINST THIS PROPERTY *** LOMBARD GENERAL INSURANCE COMPANY OF CANADA	CITY OF OTTAWA	
		REMARKS: OC1212031 TO OC1319165				
OC1319170	2011/12/22	POSTPONEMENT		*** DELETED AGAINST THIS PROPERTY *** BANK OF MONTREAL	CITY OF OTTAWA	
		REMARKS: OC1143773 TO OC1319166				
OC1319172	2011/12/22	POSTPONEMENT		*** DELETED AGAINST THIS PROPERTY *** LOMBARD GENERAL INSURANCE COMPANY OF CANADA	CITY OF OTTAWA	
		REMARKS: OC1212031 TO OC1319166				
OC1437730	2012/12/11	CHARGE		*** DELETED AGAINST THIS PROPERTY *** ASHCROFT HOMES - 111 RICHMOND ROAD INC.	CANADIAN IMPERIAL BANK OF COMMERCE	
OC1515779	2013/09/04	NOTICE	\$1	CITY OF OTTAWA	ASHCROFT HOMES-111 RICHMOND ROAD INC.	C
OC1515780	2013/09/04	NOTICE	\$1	CITY OF OTTAWA	ASHCROFT HOMES-111 RICHMOND ROAD INC.	C
OC1515781	2013/09/04	POSTPONEMENT		*** DELETED AGAINST THIS PROPERTY *** NORTHBRIDGE GENERAL INSURANCE CORPORATION	CITY OF OTTAWA	
		REMARKS: OC1212031 TO OC1515780				
OC1525809	2013/10/04	APL CH NAME INST		*** DELETED AGAINST THIS PROPERTY *** LOMBARD GENERAL INSURANCE COMPANY OF CANADA	NORTHBRIDGE GENERAL INSURANCE CORPORATION	
		REMARKS: OC1212031.				
OC1528574	2013/10/16	NOTICE	\$14	CITY OF OTTAWA	ASHCROFT HOMES - 111 RICHMOND ROAD INC.	C
OC1532364	2013/10/29	POSTPONEMENT		*** DELETED AGAINST THIS PROPERTY *** BANK OF MONTREAL	CITY OF OTTAWA	
		REMARKS: OC1143773 TO OC1515780				
OC1532365	2013/10/29	POSTPONEMENT		*** DELETED AGAINST THIS PROPERTY *** CANADIAN IMPERIAL BANK OF COMMERCE	CITY OF OTTAWA	
		REMARKS: OC1437730 TO OC1515780				
OCCP937	2014/01/10	STANDARD CONDO PLN				C
OC1551657	2014/01/10	CONDO DECLARATION		ASHCROFT HOMES - 111 RICHMOND ROAD INC.		C

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LAND
REGISTRY
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15937-0360 (LT)

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PREPARED FOR Yincai01
ON 2024/08/20 AT 16:05:01

* 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
OC1555361	2014/01/28	CONDO BYLAW/98	\$70	OTTAWA-CARLETON STANDARD CONDOMINIUM CORPORATION NO. 937		C
REMARKS: BYLAW		NO.1				
OC1555362	2014/01/28	CONDO BYLAW/98	\$70	OTTAWA-CARLETON STANDARD CONDOMINIUM CORPORATION NO. 937		C
REMARKS: BYLAW		NO.2				
OC1583229	2014/05/28	CONSTRUCTION LIEN		*** COMPLETELY DELETED *** 8176850 CANADA INC.		
OC1589156	2014/06/16	DIS CONSTRUCT LIEN		*** COMPLETELY DELETED *** 8176850 CANADA INC.		
REMARKS: OC1583		229.				
OC1592926	2014/06/27	TRANSFER		*** COMPLETELY DELETED *** ASHCROFT HOMES - 111 RICHMOND ROAD INC.	NICOLI, NELLO ANTHONY HAYES, MARY ALICE KATHERINE	
OC1592927	2014/06/27	CHARGE		*** COMPLETELY DELETED *** NICOLI, NELLO ANTHONY HAYES, MARY ALICE KATHERINE	CIBC MORTGAGES INC.	
OC1635592	2014/11/07	DISCH OF CHARGE		*** COMPLETELY DELETED *** BANK OF MONTREAL		
REMARKS: OC1143		773.				
OC1648931	2014/12/24	DISCH OF CHARGE		*** COMPLETELY DELETED *** LOMBARD GENERAL INSURANCE COMPANY OF CANADA		
REMARKS: OC1212		031.				
OC1648943	2014/12/24	DISCH OF CHARGE		*** COMPLETELY DELETED *** CANADIAN IMPERIAL BANK OF COMMERCE		
REMARKS: OC1437		730.				
OC1731676	2015/10/19	CONDO BYLAW/98		OTTAWA-CARLETON STANDARD CONDOMINIUM CORPORATION NO. 937		C
REMARKS: BY-LAW		NO. 3				
OC1731680	2015/10/19	CONDO BYLAW/98		OTTAWA-CARLETON STANDARD CONDOMINIUM CORPORATION NO. 937		C
REMARKS: BY-LAW		NO. 4				
OC1759827	2016/01/28	CONDO BYLAW/98		OTTAWA-CARLETON STANDARD CONDOMINIUM CORPORATION NO. 937		C
REMARKS: BY-LAW		NO. 5				
OC1760726	2016/01/29	TRANSFER	\$29,900	HAYES, MARY ALICE KATHERINE	ASHCROFT HOMES - 111 RICHMOND ROAD INC.	C

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15937-0360 (LT)

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PREPARED FOR Yincai01
ON 2024/08/20 AT 16:05:01

* 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
OC1951117	2017/11/20	CONDO BYLAW/98		NICOLI, NELLO ANTHONY		
	REMARKS: BY-LAW	NO. 6		OTTAWA-CARLETON STANDARD CONDOMINIUM CORPORATION NO. 937		C
OC2268780	2020/10/15	DISCH OF CHARGE		*** COMPLETELY DELETED ***		
	REMARKS: OC1592	927.		CIBC MORTGAGES INC.		
OC2273323	2020/10/27	CONDO BYLAW/98		OTTAWA-CARLETON STANDARD CONDOMINIUM CORPORATION NO. 937		C
	REMARKS: BY-LAW	NO. 7				

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LAND
REGISTRY
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15937-0536 (LT)

PAGE 1 OF 2
PREPARED FOR Yincai01
ON 2024/08/20 AT 15:54:31

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

PROPERTY DESCRIPTION:	UNIT 55, LEVEL D, OTTAWA-CARLETON STANDARD CONDOMINIUM PLAN NO. 937 AND ITS APPURTENANT INTEREST; SUBJECT TO EASEMENTS AS SET OUT IN SCHEDULE A AS IN OC1551657; CITY OF OTTAWA		
PROPERTY REMARKS:	FOR THE PURPOSE OF THE QUALIFIER THE DATE OF REGISTRATION OF ABSOLUTE TITLE IS 2013/01/09.		
ESTATE/QUALIFIER:	RECENTLY:	PIN CREATION DATE:	
FEE SIMPLE	CONDOMINIUM FROM 04021-0446	2014/01/24	
LT ABSOLUTE PLUS			
OWNERS' NAMES	CAPACITY	SHARE	
ASHCROFT HOMES - 111 RICHMOND ROAD INC.	ROWN		

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/CHKD
** PRINTOUT INCLUDES ALL DOCUMENT TYPES (DELETED INSTRUMENTS NOT INCLUDED) **						
**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. **						
OC1019422	2009/08/21	APL ANNEX REST COV		2057391 ONTARIO INC. 2208413 ONTARIO INC.		C
REMARKS: NO EXPIRY						
OC1208886	2011/02/18	TRANSFER EASEMENT	\$2	ASHCROFT HOMES - 111 RICHMOND ROAD INC.	ROGERS COMMUNICATIONS INC.	C
OC1319165	2011/12/22	NOTICE	\$1	CITY OF OTTAWA	ASHCROFT HOMES - 111 RICHMOND ROAD INC.	C
OC1319166	2011/12/22	NOTICE	\$1	CITY OF OTTAWA	ASHCROFT HOMES - 111 RICHMOND ROAD INC.	C
OC1515779	2013/09/04	NOTICE	\$1	CITY OF OTTAWA	ASHCROFT HOMES-111 RICHMOND ROAD INC.	C
OC1515780	2013/09/04	NOTICE	\$1	CITY OF OTTAWA	ASHCROFT HOMES-111 RICHMOND ROAD INC.	C
OC1528574	2013/10/16	NOTICE	\$14	CITY OF OTTAWA	ASHCROFT HOMES - 111 RICHMOND ROAD INC.	C
OCCP937	2014/01/10	STANDARD CONDO PLN				C
OC1551657	2014/01/10	CONDO DECLARATION		ASHCROFT HOMES - 111 RICHMOND ROAD INC.		C
OC1555361	2014/01/28	CONDO BYLAW/98	\$70	OTTAWA-CARLETON STANDARD CONDOMINIUM CORPORATION NO. 937		C
REMARKS: BYLAW NO.1						
OC1555362	2014/01/28	CONDO BYLAW/98	\$70	OTTAWA-CARLETON STANDARD CONDOMINIUM CORPORATION NO. 937		C
REMARKS: BYLAW NO.2						
OC1731676	2015/10/19	CONDO BYLAW/98		OTTAWA-CARLETON STANDARD CONDOMINIUM CORPORATION NO. 937		C

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15937-0536 (LT)

PAGE 2 OF 2
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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
OC1731680	2015/10/19	CONDO BYLAW/98		OTTAWA-CARLETON STANDARD CONDOMINIUM CORPORATION NO. 937		C
OC1759827	2016/01/28	CONDO BYLAW/98		OTTAWA-CARLETON STANDARD CONDOMINIUM CORPORATION NO. 937		C
OC1951117	2017/11/20	CONDO BYLAW/98		OTTAWA-CARLETON STANDARD CONDOMINIUM CORPORATION NO. 937		C
OC2165226	2019/11/14	TRANSFER	\$1	THOMAS, DOUGLAS	ASHCROFT HOMES - 111 RICHMOND ROAD INC.	C
OC2273323	2020/10/27	CONDO BYLAW/98		OTTAWA-CARLETON STANDARD CONDOMINIUM CORPORATION NO. 937		C

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

PROPERTY DESCRIPTION:

UNIT 47, LEVEL 4, OTTAWA-CARLETON STANDARD CONDOMINIUM PLAN NO. 963 AND ITS APPURTENANT INTEREST; SUBJECT TO EASEMENTS AS SET OUT IN SCHEDULE A AS IN OC1653772; CITY OF OTTAWA

PROPERTY REMARKS:

FOR THE PURPOSE OF THE QUALIFIER THE DATE OF REGISTRATION OF ABSOLUTE TITLE IS 2014/05/16.

ESTATE/QUALIFIER:

FEE SIMPLE
LT ABSOLUTE PLUS

RECENTLY:

CONDOMINIUM FROM 04021-0450

PIN CREATION DATE:

2015/01/22

OWNERS' NAMES

ASHCROFT HOMES - 108 RICHMOND ROAD INC.

CAPACITY SHARE

ROWN

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/ CHKD
** PRINTOUT INCLUDES ALL DOCUMENT TYPES (DELETED INSTRUMENTS NOT INCLUDED) **						
**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. **						
OC1337058	2012/02/28	BYLAW		CITY OF OTTAWA		C
REMARKS: DESIGNATED AS BEING OF CULTURAL HERITAGE VALUE OR INTEREST						
OC1430889	2012/11/21	TRANSFER EASEMENT	\$1	2218388 ONTARIO INC.	CITY OF OTTAWA	C
OC1430891	2012/11/21	NOTICE	\$1	CITY OF OTTAWA	2218388 ONTARIO INC.	C
OC1430893	2012/11/21	NOTICE	\$1	CITY OF OTTAWA	2218388 ONTARIO INC.	C
OC1455885	2013/02/26	TRANSFER EASEMENT	\$1	ASHCROFT HOMES - 108 RICHMOND ROAD INC.	BELL CANADA	C
REMARKS: PLANNING ACT STATEMENTS.						
OC1457862	2013/03/05	TRANSFER EASEMENT	\$2	ASHCROFT HOMES - 108 RICHMOND ROAD INC.	ROGERS COMMUNICATIONS INC.	C
OC1579690	2014/05/14	NOTICE	\$2	ASHCROFT HOMES - 108 RICHMOND ROAD INC.	ASHCROFT HOMES - 108 RICHMOND ROAD INC.	C
OC1584767	2014/06/02	NOTICE	\$1	CITY OF OTTAWA	ASHCROFT HOMES-108 RICHMOND ROAD INC.	C
REMARKS: PARTS 3 TO 9 ON 4R-26608						
OC1595888	2014/07/07	TRANSFER EASEMENT	\$1	ASHCROFT HOMES - 108 RICHMOND ROAD INC.	ENBRIDGE GAS DISTRIBUTION INC.	C
REMARKS: PLANNING ACT STATEMENTS.						
OC1597642	2014/07/11	TRANSFER EASEMENT	\$1	ASHCROFT HOMES - 108 RICHMOND ROAD INC.	HYDRO OTTAWA LIMITED	C
REMARKS: PLANNING ACT STATEMENTS.						
4R28051	2014/07/14	PLAN REFERENCE				C

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REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/ CHKD
4R28155	2014/08/21	PLAN REFERENCE				C
OC1629023	2014/10/17	TRANSFER EASEMENT	\$1	ASHCROFT HOMES - 108 RICHMOND ROAD INC.	CITY OF OTTAWA	C
OC1644445	2014/12/09	NOTICE	\$1	CITY OF OTTAWA	ASHCROFT HOMES-108 RICHMOND ROAD INC.	C
OC1648853	2014/12/24	NOTICE	\$1	CITY OF OTTAWA	ASHCROFT HOMES - 108 RICHMOND ROAD INC.	C
REMARKS: OC1430891						
OCCP963	2015/01/20	STANDARD CONDO PLN				C
OC1653772	2015/01/20	CONDO DECLARATION		ASHCROFT HOMES - 108 RICHMOND ROAD INC.		C
OC1657667	2015/02/05	CONDO BYLAW/98		OTTAWA-CARLETON STANDARD CONDOMINIUM CORPORATION NO. 963		C
REMARKS: BY-LAW NO. 1						
OC1657672	2015/02/05	CONDO BYLAW/98		OTTAWA-CARLETON STANDARD CONDOMINIUM CORPORATION NO. 963		C
REMARKS: BY-LAW NO. 2						
OC2136645	2019/08/29	CONDO BYLAW/98		OTTAWA-CARLETON STANDARD CONDOMINIUM CORPORATION NO. 963		C
REMARKS: BY-LAW NO. 3						
OC2248090	2020/08/21	CONDO BYLAW/98		OTTAWA-CARLETON STANDARD CONDOMINIUM CORPORATION NO. 963		C
REMARKS: BY-LAW NO. 4						
OC2423097	2021/11/15	TRANSFER	\$2	NGUYEN, CAO-ANH	ASHCROFT HOMES - 108 RICHMOND ROAD INC.	C

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

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

This is Exhibit “D” referred to in the Responding Affidavit of Chong Zhan affirmed remotely this 28th day of August 2024.

A handwritten signature in black ink, reading "Stephen Gaudreau". The signature is written in a cursive, flowing style.

Commissioner for Taking Affidavits (or as may be)

STEPHEN GAUDREAU



GENERAL SECURITY AGREEMENT

THIS AGREEMENT DATED as of this 21st of December, 2018.

1. SECURITY INTEREST

1.1 For value received, ASHCROFT HOMES – 101 RICHMOND ROAD INC. (the “**Debtor**”) hereby grants to DUCA FINANCIAL SERVICES CREDIT UNION LTD. (the “**Secured Party**”) a security interest (the “**Security Interest**”) in the present and future undertaking and property, both real and personal, of the Debtor (collectively the “**Collateral**”) and as further general and continuing security for the payment and performance of the Indebtedness, the Debtor hereby assigns the Collateral to the Secured Party and mortgages and charges the Collateral as and by way of a fixed and specified mortgage and charge to the Secured Party. Without limiting the generality of the foregoing, Collateral shall include all the right, title and interest that the Debtor now has or may hereafter have, be possessed of, be entitled to, or acquire in all property of the following kinds: all goods (including all parts, accessories, attachments, special tools, additions and accessions thereto), accounts, chattel paper, documents of title (whether negotiable or not), equipment, instruments, intangibles, inventory, money and securities and in all proceeds and renewals thereof, accretions thereto and substitutions therefor and including the following:

- ☒ all inventory of whatever kind and wherever situated;
- ☒ all equipment (other than inventory) of whatever kind and wherever situated, including all machinery, tools, apparatus, plant, furniture, fixtures and vehicles of whatsoever nature or kind;
- ☒ all accounts and book debts and generally all debts, dues, claims, choses in action and demands of every nature and kind howsoever arising or secured including guarantees, indemnities, letters of credit and advices of credit, which are now due, owing or accruing or growing due to or owned by or which may hereafter become due, owing or accruing or growing due to or owned by the Debtor (hereinafter collectively called “**Debts**”);
- ☒ all deeds, documents, writings, papers, books of account and other books relating to or being records of Debts, chattel paper or documents of title or by which such are or may hereafter be secured, evidenced, acknowledged or made payable;
- ☒ all contractual rights, licences and insurance claims and all goodwill, patents, trademarks, copyrights, and other intellectual property and industrial property and any rights of renewal or extension thereof;

- ☒ all monies other than trust monies lawfully belonging to others; and
- ☒ all property described in any schedule now or hereafter annexed hereto.

- 1.2 The Security Interest granted hereby shall not extend or apply to and the Collateral shall not include the last day of the term of any lease or agreement therefor but upon the enforcement of the Security Interest the Debtor shall stand possessed of such last day in trust to assign the same to any person acquiring such term, including, without limitation, the Secured Party.
- 1.3 The terms "accessions", "account", "chattel paper", "document of title", "equipment", "goods", "instrument", "intangible", "inventory", "money", "personal property", "proceeds" and "security" whenever used herein have the meanings given to those terms in the *Personal Property Security Act* (Ontario) (the "**P.P.S.A.**"). Provided always that the term "goods" when used herein shall not include "consumer goods" of the Debtor as that term is defined in the P.P.S.A., and the term "inventory" when used herein shall include livestock and the young thereof after conception, crops that become growing crops, fish after they are caught, minerals or hydrocarbons after they are extracted and timber after it is cut. Any reference herein to the "Collateral" shall, unless the context otherwise requires, be deemed a reference to the "Collateral or any part thereof".

2. INDEBTEDNESS SECURED

- 2.1 The Security Interest granted hereby secures payment and performance of any and all obligations, indebtedness and liability of the Debtor to the Secured Party (including interest thereon) present or future, direct or indirect, absolute or contingent, matured or not, extended or renewed, wheresoever and howsoever incurred and any ultimate unpaid balance thereof and whether the same is at any time and from time to time reduced and thereafter increased or entirely extinguished and thereafter incurred again and whether the Debtor be bound alone or with another or others and whether as principal or surety (hereinafter collectively called the "**Indebtedness**"). If the Security Interest in the Collateral is not sufficient, in the event of default, to satisfy all Indebtedness of the Debtor, the Debtor acknowledges and agrees that the Debtor shall continue to be liable for any Indebtedness remaining outstanding and the Secured Party shall be entitled to pursue full payment thereof.

3. REPRESENTATIONS AND WARRANTIES OF DEBTOR

- 3.1 The Debtor represents and warrants and so long as this Agreement remains in effect shall be deemed to continuously represent and warrant that,
- (a) the Collateral is genuine and owned by the Debtor free of all security interests, mortgages, liens, claims, charges or other encumbrances (hereinafter collectively called "**Encumbrances**"), save for the Security Interest and those Encumbrances approved in writing, prior to their creation or assumption, by the Secured Party (hereinafter collectively called "**Permitted Encumbrances**"); provided, that nothing in the foregoing definition of "Permitted Encumbrances" or otherwise in this Agreement shall (i) be construed as evidencing an intention or agreement on the

part of the Secured Party that the Security Interest or the Indebtedness be or have been subordinated to any such Permitted Encumbrances; or (ii) cause any such subordination to occur.

- (b) to the best of the knowledge, information and belief of the Debtor, (i) each Debt, chattel paper and instrument constituting the Collateral is enforceable in accordance with its terms against the party obligated to pay the same (the "**Account Debtor**"), and the amount represented by the Debtor to the Secured Party from time to time as owing by each Account Debtor or by all Account Debtors will be the correct amount actually and unconditionally owing by such Account Debtor or Account Debtors, except for normal cash discounts where applicable; and (ii) no Account Debtor now has any defence, set off, claims or counterclaim against the Debtor which can be asserted against the Secured Party, whether in any proceeding to enforce the Collateral or otherwise; and
- (c) the locations specified in Schedule "A" attached hereto as to the location of the business operations and records of the Debtor are accurate and complete and, with respect to goods (including inventory) constituting the Collateral, the locations specified in Schedule "A" are accurate and complete, save for goods in transit to such locations and inventory on lease or consignment; and all fixtures or goods about to become fixtures and all crops and all oil, gas or other minerals to be extracted and all timber to be cut which forms part of the Collateral will be situated at one of such locations.

4. COVENANTS OF DEBTOR

4.1 So long as this Agreement remains in effect the Debtor covenants and agrees,

- (a) to defend the Collateral against the claims and demands of all other parties claiming the same or an interest therein; to keep the Collateral free from all Encumbrances, except for the Security Interest and the Permitted Encumbrances; and not to sell, exchange, transfer, assign, lease, or otherwise dispose of the Collateral or any interest therein without the prior written consent of the Secured Party; provided always that, until default, the Debtor may, in the ordinary course of the Debtor's business, sell or lease inventory and, subject to section 7.01 hereof, use monies available to the Debtor and the Debtor may sell or otherwise dispose of equipment which has become worn out or damaged or otherwise unsuitable for its purpose on condition that the Debtor shall substitute therefor, subject to the Security Interest, property of equal or greater value so that the Collateral shall not thereby be in any way reduced or impaired;
- (b) to notify the Secured Party in writing promptly of,
 - (i) any change in the information contained herein relating to the Debtor, the Debtor's business or the Collateral;
 - (ii) the details of any significant acquisition of Collateral;
 - (iii) the details of any claims or litigation affecting the Debtor or the Collateral;

- (iv) any significant loss of or damage to the Collateral;
 - (v) any material default by any Account Debtor in payment or other performance of its obligations with respect to the Collateral; and
 - (vi) the return to or repossession by the Debtor of the Collateral;
- (c) to keep the Collateral in good order, condition and repair and not to use the Collateral in violation of the provisions of this Agreement or any other agreement relating to the Collateral or any policy insuring the Collateral or any applicable statute, law, by-law, rule, regulation or ordinance;
- (d) to do, execute, acknowledge and deliver such financing statements, financing change statements and further assignments, transfers, documents, acts, matters, information and things as may be reasonably requested by the Secured Party with respect to the Collateral in order to give effect to this agreement and to pay all costs for searches and filings in connection therewith;
- (e) to pay all taxes, rates, levies, assessments and other charges of every nature which may be lawfully levied, assessed or imposed against or in respect of the Debtor or the Collateral as and when the same become due and payable;
- (f) to insure the Collateral for such periods, in such amounts, on such terms and against loss or damage by fire and such other risks as the Secured Party shall reasonably direct with loss payable to the Secured Party and the Debtor, as insureds, as their respective interests may appear, and to pay all premiums therefor;
- (g) to prevent the Collateral, save inventory sold or leased as permitted hereby, from being or becoming an accession to other property not charged by this Agreement;
- (h) to carry on and conduct the business of the Debtor in a proper and efficient manner and so as to protect and preserve the Collateral and to keep, in accordance with generally accepted accounting principles, consistently applied, proper books of account for the Debtor's business as well as accurate and complete records concerning the Collateral, and mark in the manner specified by the Secured Party from time to time any and all such records and the Collateral at the Secured Party's request so as to indicate the Security Interest; and
- (i) to deliver to the Secured Party from time to time promptly upon request,
- (i) any documents of title, instruments, securities and chattel paper constituting, representing or relating to the Collateral;
 - (ii) all books of account and all records, ledgers, reports, correspondence, schedules, documents, statements, lists and other writings relating to the Collateral for the purpose of inspecting, auditing or copying the same;
 - (iii) all financial statements prepared by or for the Debtor regarding the Debtor's business;

- (iv) all policies and certificates of insurance relating to the Collateral; and
- (v) such information concerning the Collateral, the Debtor and the Debtor's business and affairs as the Secured Party may reasonably request.

5. USE AND VERIFICATION OF COLLATERAL

- 5.1 Subject to compliance with the Debtor's covenants contained herein and section 7.01 hereof, the Debtor may, until default, possess, operate, collect, use and enjoy and deal with the Collateral in the ordinary course of the Debtor's business in any manner not inconsistent with the provisions hereof; provided always that the Secured Party shall have the right at any time and from time to time to verify the existence and state of the Collateral in any manner the Secured Party may consider appropriate and the Debtor agrees to furnish all assistance and information and to perform all such acts as the Secured Party may reasonably request in connection therewith and for such purpose to grant to the Secured Party or its agents access to all places where the Collateral may be located and to all premises occupied by the Debtor.

6. SECURITIES

- 6.1 If the Collateral at any time includes shares in any affiliates of the Debtor, the Debtor authorizes the Secured Party to transfer the same or any part thereof into its own name or that of its nominee. If the Collateral at any time includes Securities, other than shares in any affiliates of the Debtor, the Debtor authorizes the Secured Party, upon default, to transfer the same or any part thereof into its own name or that of its nominee so that the Secured Party or its nominee may appear of record as the sole owner thereof. After any transfer as aforesaid, the Debtor waives all right to receive any notices or communications received by the Secured Party or its nominee as such registered owner. Subject to the foregoing, upon the request of the Secured Party, the Debtor will instruct the issuer, clearing agency, custodian or nominee to make an entry in its records of the Secured Party's security interest in the Securities so as to effect delivery to and possession by the Secured Party of those securities.

7. COLLECTION OF DEBTS

- 7.1 Before or after default under this Agreement, the Secured Party may notify all or any Account Debtors of the Security Interest and may also direct such Account Debtors to make all payments on the Collateral to the Secured Party. The Debtor acknowledges that any payments on or other proceeds of the Collateral received by the Debtor from Account Debtors, whether before or after notification of this Security Interest to Account Debtors and whether before or after default under this Agreement, shall be received and held by the Debtor in trust for the Secured Party and shall be turned over to the Secured Party upon request.

8. INCOME FROM AND INTEREST ON COLLATERAL

- 8.1 Until default, the Debtor reserves the right to receive any monies constituting income from or interest on the Collateral and if the Secured Party receives any such monies prior to default, the Secured Party shall either credit same against the Indebtedness or pay

the same promptly to the Debtor.

- 8.2 After default, the Debtor will not request or receive any monies constituting income from or interest on the Collateral and if the Debtor receives any such monies, without any request by the Secured Party, the Debtor will pay the same promptly to the Secured Party.

9. INCREASES, PROFITS, PAYMENTS OR DISTRIBUTIONS

- 9.1 Whether or not default has occurred, the Debtor authorizes the Secured Party,
- (a) to receive any increase in or profits on the Collateral (other than money) and to hold the same as part of the Collateral. Money so received shall be treated as income for the purposes of sections 8.01 and 8.02 hereof and dealt with accordingly; and
 - (b) to receive any payment or distribution upon redemption or retirement or upon dissolution and liquidation of the issuer of the Collateral; to surrender such Collateral in exchange therefor; and to hold any such payment or distribution as part of the Collateral.
- 9.2 If the Debtor receives any such increase or profits (other than money) or payments or distributions, the Debtor will deliver the same promptly to the Secured Party to be held by the Secured Party as herein provided.

10. DISPOSITION OF MONIES

- 10.1 Subject to any applicable mandatory requirements of the P.P.S.A., all monies collected or received by the Secured Party pursuant to or in exercise of any right it possesses with respect to the Collateral shall be applied or reapplied on account of the Indebtedness in such manner as the Secured Party deems best in its sole discretion or, in the discretion of the Secured Party, may be held unappropriated in a collateral account or released to the Debtor, all without prejudice to the liability of the Debtor or the rights of the Secured Party hereunder, and any surplus shall be accounted for as required by law.

11. EVENTS OF DEFAULT

- 11.1 The happening of any of the following events or conditions shall constitute default hereunder which is herein referred to as “**default**”:
- (a) the non-payment when due, whether by acceleration or otherwise, of any principal or interest forming part of the Indebtedness or the failure of the Debtor to observe or perform any obligation, covenant, term, provision or condition contained in this Agreement or any other agreement between the Debtor and the Secured Party;
 - (b) the death of or a declaration of incompetency by a court of competent jurisdiction with respect to an individual Debtor;

- (c) the bankruptcy or insolvency of the Debtor; the filing against the Debtor of a petition in bankruptcy; the making of an authorized assignment or proposal for the benefit of Secured Partys by the Debtor; the appointment of a receiver or trustee for the Debtor or for any assets of the Debtor; or the institution by or against the Debtor of any other type of insolvency proceeding under the *Bankruptcy and Insolvency Act* (Canada) or otherwise;
- (d) the institution by or against the Debtor of any formal or informal proceeding for the dissolution or liquidation of, settlement of claims against or winding up of affairs of the Debtor;
- (e) if any Encumbrance affecting the Collateral becomes enforceable against the Collateral;
- (f) if the Debtor ceases or threatens to cease to carry on business or makes or agrees to make a bulk sale of assets without complying with applicable law or commits or threatens to commit an act of bankruptcy;
- (g) if any execution, sequestration, extent or other process of any court becomes enforceable against the Debtor or if a distress or analogous process is levied upon the assets of the Debtor or any part thereof; or
- (h) if any certificate, statement, representation, warranty or audit report heretofore or hereafter furnished by or on behalf of the Debtor pursuant to or in connection with this Agreement, or otherwise (including the representations and warranties contained herein) or as an inducement to the Secured Party to extend any credit to or to enter into this Agreement or any other agreement with the Debtor, proves to have been false or inaccurate in any material respect at the time as of which the facts therein set forth were stated or certified, or proves to have omitted any substantial contingent or unliquidated liability or claim against the Debtor; or if upon the date of execution of this Agreement, there shall have been any material adverse change in any of the facts disclosed by any such certificate, representation, statement, warranty or audit report, which change shall not have been disclosed to the Secured Party at or prior to the time of such execution.

12. ACCELERATION

- 12.1 The Secured Party, in its sole discretion, may declare all or any part of the Indebtedness which is not by its terms payable on demand, to be immediately due and payable without demand or notice of any kind, in the event of default, or if the Secured Party in good faith believes and has commercially reasonable grounds to believe that a material adverse change has occurred in the financial and business position of the Debtor. The provisions of this section 12.01 are not intended in any way to affect any right of the Secured Party with respect to Indebtedness which may now or hereafter be payable on demand.

13. REMEDIES

- 13.1 Upon default, the Secured Party may appoint or reappoint by instrument in writing, any person or persons, whether an officer or officers or an employee or employees of the

Secured Party or not, to be a receiver (hereinafter called a "**Receiver**", which term when used herein shall include a receiver and manager) of the Collateral (including any interest, income or profits therefrom) and may remove any Receiver so appointed and appoint another in his stead. Any Receiver shall, so far as concerns responsibility for his acts, be deemed the agent of the Debtor and not the Secured Party, and the Secured Party shall not be in any way responsible for any misconduct, negligence, or non-feasance on the part of any Receiver, his servants, agents or employees. Subject to the provisions of the instrument appointing him, any Receiver shall have power to take possession of the Collateral, to preserve the Collateral or its value, to carry on or concur in carrying on all or any part of the business of the Debtor and to sell, lease or otherwise dispose of or concur in selling, leasing or otherwise disposing of the Collateral. To facilitate the foregoing powers, any Receiver may, to the exclusion of all others including the Debtor, enter upon by peaceable or forcible means at any time of the day or night, use and occupy all premises owned or occupied by the Debtor wherein the Collateral may be situated, maintain the Collateral upon such premises, borrow money on a secured or unsecured basis and use the Collateral directly in carrying on the Debtor's business or as security for loans or advances to enable him to carry on the Debtor's business or otherwise, as the Receiver shall, in his discretion, determine. Except as may be otherwise directed by the Secured Party, all monies received from time to time by any Receiver in carrying out his appointment shall be received in trust for and paid over to the Secured Party. Every Receiver may, in the discretion of the Secured Party, be vested with all or any of the rights and powers of the Secured Party.

- 13.2 Upon default, the Secured Party may, either directly or through its agents or nominees, exercise all the powers and rights given to a Receiver by virtue of section 13.01 hereof.
- 13.3 The Secured Party may take possession of, collect, demand, sue on, enforce, recover and receive the Collateral and give valid and binding receipts and discharges therefor and in respect thereof and, upon default, the Secured Party may sell, lease or otherwise dispose of the Collateral in such manner, at such time or times and place or places, for such consideration and upon such terms and conditions as to the Secured Party may seem reasonable.
- 13.4 In addition to those rights granted herein and in any other agreement now or hereafter in effect between the Debtor and the Secured Party and in addition to any other rights the Secured Party may have at law or in equity, the Secured Party shall have, both before and after default, all rights and remedies of a secured party under the P.P.S.A. Provided always, that the Secured Party shall not be liable or accountable for any failure to exercise its remedies, take possession of, collect, enforce, realize, sell, lease or otherwise dispose of the Collateral or to institute any proceedings for such purposes. Furthermore, the Secured Party shall have no obligation to take any steps to preserve rights against prior parties to any instrument or chattel paper, whether Collateral or proceeds and whether or not in the Secured Party's possession, and shall not be liable or accountable for failure to do so.
- 13.5 The Debtor acknowledges that the Secured Party or any Receiver appointed by it may take possession of the Collateral wherever it may be located and by any method permitted by law, and the Debtor agrees upon request from the Secured Party or any Receiver to

assemble and deliver possession of the Collateral at such place or places as directed.

- 13.6 In the event of default, the Debtor agrees to pay all costs, charges and expenses reasonably incurred by the Secured Party or any Receiver appointed by it, whether directly or for services rendered (including reasonable solicitors' and auditors' costs, other legal expenses and Receiver remuneration), in operating the Debtor's accounts, in enforcing this Agreement, taking and maintaining custody of, preserving, repairing, processing, preparing for dispositions and disposing of the Collateral and in enforcing or collecting Indebtedness and all such costs, charges and expenses together with any monies owing as a result of any borrowing by the Secured Party or any Receiver appointed by it, as permitted hereby, shall be a first charge on the proceeds of realization, collection or disposition of the Collateral and shall be secured hereby.
- 13.7 Unless the Collateral in question is perishable, the Secured Party believes on reasonable grounds that the Collateral in question will decline speedily in value, the Collateral in question is of the type customarily sold on a recognized market, the cost and storage of the Collateral is disproportionately large relative to its value or a court of competent jurisdiction orders otherwise, the Secured Party will give the Debtor such notice, if any, of the date, time and place of any public sale or of the date after which any private disposition of the Collateral is to be made, as may be required by the P.P.S.A

14. MISCELLANEOUS

- 14.1 The Debtor hereby authorizes the Secured Party to file such financing statements, financing change statements and other documents and do such acts, matters and things (including completing and adding schedules hereto identifying the Collateral or any permitted Encumbrances affecting the Collateral or identifying the locations at which the Debtor's business is carried on and the Collateral and records relating thereto are situate) as the Secured Party may deem appropriate to perfect on an ongoing basis and continue the Security Interest, to protect and preserve the Collateral and to realize upon the Security Interest and the Debtor hereby irrevocably constitutes and appoints any officer or director from time to time of the Secured Party the true and lawful attorney of the Debtor, with full power of substitution, to do any of the foregoing in the name of the Debtor whenever and wherever it may be deemed necessary or expedient.
- 14.2 Without limiting any other right of the Secured Party, whenever Indebtedness is immediately due and payable or the Secured Party has the right to declare Indebtedness to be immediately due and payable (whether or not it has so declared), the Secured Party may, in its sole discretion, set off against such Indebtedness any and all monies then owed to the Debtor by the Secured Party in any capacity, whether or not due, and the Secured Party shall be deemed to have exercised such right of setoff immediately at the time of making its decision to do so, even though any charge therefor is made or entered on the Secured Party's records subsequent thereto.
- 14.3 Upon the Debtor's failure to perform any of its duties hereunder, the Secured Party may, but shall not be obligated to do so, perform any or all of such duties, and the Debtor shall pay to the Secured Party, forthwith upon written demand therefor, an amount equal to the expense incurred by the Secured Party in so doing plus interest thereon from the date such expense is incurred until it is paid at the rate of 18% per annum.

- 14.4 The Secured Party may grant extensions of time and other indulgences, take and give up security, accept compositions, compound, compromise, settle, grant releases and discharges and otherwise deal with the Debtor, debtors of the Debtor, sureties and others and with the Collateral and other security as the Secured Party may see fit without prejudice to the liability of the Debtor or the Secured Party's right to hold and realize the Security Interest. Furthermore, after default, the Secured Party may demand, collect and sue on the Collateral in either the Debtor's or the Secured Party's name, at the Secured Party's option, and may endorse the Debtor's name on any and all cheques, commercial paper, and any other instruments pertaining to or constituting the Collateral.
- 14.5 No delay or omission by the Secured Party in exercising any right or remedy hereunder or with respect to any Indebtedness shall operate as a waiver thereof or of any other right or remedy, and no single or partial exercise thereof shall preclude any other or further exercise thereof or the exercise of any other right or remedy. Furthermore, the Secured Party may remedy any default by the Debtor hereunder or with respect to any Indebtedness in any reasonable manner without waiving the default remedied and without waiving any other prior or subsequent default by the Debtor. All rights and remedies of the Secured Party granted or recognized herein are cumulative and may be exercised at any time and from time to time independently or in combination.
- 14.6 The Debtor waives protest, notice of protest, notice of presentment and notice of dishonour of any instrument constituting the Collateral at any time held by the Secured Party on which the Debtor is in any way liable and subject to section 13.07 hereof, notice of any other action taken by the Secured Party.
- 14.7 This Agreement shall enure to the benefit of and be binding upon the parties hereto and their respective heirs, estate trustees, personal legal representatives, successors and assigns. In any action brought by an assignee of this Agreement and the Security Interest or any part thereof to enforce any rights hereunder, the Debtor shall not assert against the assignee any claim or defence which the Debtor now has or hereafter may have against the Secured Party.
- 14.8 Save for any schedules which may be added hereto pursuant to the provisions hereof, no modification, variation or amendment of any provision of this Agreement shall be made except by a written agreement, executed by the parties hereto and no waiver of any provision hereof shall be effective unless in writing.
- 14.9 Subject to the requirements of section 13.07 hereof, whenever either party hereto is required or entitled to notify or direct the other or to make a demand or request upon the other, such notice, direction, demand or request shall be in writing and shall be sufficiently given if delivered by mail to the party for whom it is intended at the last known address of such party or if sent by prepaid registered mail addressed to the party for whom it is intended at the last known address of such party. Either party may notify the other pursuant hereto of any change in its address to be used for the purposes hereof.
- 14.10 This Agreement and the security created hereby is in addition to and not in substitution for any other security now or hereafter held by the Secured Party and is and is intended to be a continuing Agreement and shall remain in full force and effect until all Indebtedness contracted for or created, and any extensions or renewals thereof, together with interest

accruing thereon shall be paid in full and this Agreement is discharged. If all the Indebtedness has been paid and satisfied and the Debtor has otherwise observed and performed all its obligations under this Agreement and is not then in default hereunder, then the Secured Party shall at the request and expense of the Debtor release and discharge the Security Interest and execute and deliver such deeds and other instruments as shall be requisite therefor.

- 14.11 In this Agreement (a) words denoting the singular include the plural and vice versa and words denoting any gender include all genders; (b) the word "including" shall mean "including, without limitation,"; (c) any reference to a statute shall mean the statute in force as at the date hereof, together with all regulations promulgated thereunder, as the same may be amended, re-enacted, consolidated and/or replaced from time to time, and any successor statute thereto; (d) reference to the Debtor, the Secured Party and any other person shall include their respective heirs, estate trustees, personal legal representatives, successors and assigns; (e) the division of this Agreement into separate Sections, Subsections and Schedules, and the insertion of headings is for convenience of reference only and shall not affect the construction or interpretation of this Agreement; (f) the Secured Party's right to give or withhold any consent or approval, make any determination or exercise any discretion shall be exercised by the Secured Party acting reasonably unless otherwise expressly provided, except that following default the Secured Party shall be entitled to exercise the same in its sole discretion; (g) if more than one person is named as, or otherwise becomes liable for or assumes the obligations and liabilities of the Debtor, then the obligations and liabilities of all such persons shall be joint and several; (h) time shall be of the essence; and (i) all obligations of the Debtor in this Agreement will be deemed to be covenants by the Debtor in favour of the Secured Party.
- 14.12 In the event any provisions of this Agreement shall be deemed invalid or void, in whole or in part, by any court of competent jurisdiction, the remaining terms and provisions of this Agreement shall remain in full force and effect.
- 14.13 Nothing herein contained shall in any way obligate the Secured Party to grant, continue, renew, extend time for payment of or accept anything which constitutes or would constitute Indebtedness.
- 14.14 The Security Interest created hereby shall attach when this Agreement is signed by the Debtor and delivered to the Secured Party. The Debtor and the Secured Party acknowledge that value has been given and the Debtor has rights in the Collateral.
- 14.15 The Debtor acknowledges and agrees that in the event it amalgamates with any other company or companies it is the intention of the parties hereto that the term "Debtor" when used herein shall apply to each of the amalgamating companies and to the amalgamated company, such that the Security Interest granted hereby,
- (a) shall extend to "Collateral" (as that term is herein defined) owned by each of the amalgamating companies and the amalgamated company at the time of amalgamation and to any "Collateral" thereafter owned or acquired by the amalgamated company; and

- (b) shall secure the "Indebtedness" (as that term is herein defined) of each of the amalgamating companies and the amalgamated company to the Secured Party at the time of amalgamation and any "Indebtedness" of the amalgamated company to the Secured Party thereafter arising. The Security Interest shall attach to "Collateral" owned by each company amalgamating with the Debtor, and by the amalgamated company, at the time of amalgamation, and shall attach to any "Collateral" thereafter owned or acquired by the amalgamated company when such becomes owned or is acquired.

- 14.16 This Agreement and the transactions evidenced hereby shall be governed by and construed in accordance with the laws of the Province of Ontario as the same may from time to time be in effect, including, where applicable, the P.P.S.A.

15. COPY OF AGREEMENT

- 15.1 The Debtor hereby acknowledges receipt of a copy of this Agreement and all financing statements in respect hereof. In the event that the Secured Party pays to the Debtor any penalties pursuant to subsection 46(7) of the P.P.S.A. then the Debtor shall indemnify and hold harmless the Secured Party from all costs, expenses, penalties or charges arising in connection with any action by or on behalf of the Debtor pursuant to subsection 46(7) of the P.P.S.A.

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DATED as of the date first written above.

ASHCROFT HOMES – 101 RICHMOND ROAD INC.

Per: 

Name: David Choo

Title: President

I have authority to bind the corporation.

#00012

SCHEDULE "A"
(Locations)

1. **Business Locations**

91, 93, 95, 97 and 99 Richmond Road, Units 6-10, Level 1, Ottawa, Ontario
103 Richmond Road, Units 11 – 15, Level 1, Ottawa, Ontario
101 Richmond Road, Unit 320, Ottawa, Ontario
18 Antares Drive, Ottawa, Ontario K2E 1A9

2. **Location of Records relating to Collateral**

91, 93, 95, 97 and 99 Richmond Road, Units 6-10, Level 1, Ottawa, Ontario
103 Richmond Road, Units 11 – 15, Level 1, Ottawa, Ontario
101 Richmond Road, Unit 320, Ottawa, Ontario
18 Antares Drive, Ottawa, Ontario K2E 1A9

3. **Locations of Collateral**

91, 93, 95, 97 and 99 Richmond Road, Units 6-10, Level 1, Ottawa, Ontario
103 Richmond Road, Units 11 – 15, Level 1, Ottawa, Ontario
101 Richmond Road, Unit 320, Ottawa, Ontario
18 Antares Drive, Ottawa, Ontario K2E 1A9

This is Exhibit “E” referred to in the Responding Affidavit of Chong Zhan affirmed remotely this 28th day of August 2024.

A handwritten signature in black ink, reading "Stephen Gaudreau". The signature is written in a cursive, flowing style.

Commissioner for Taking Affidavits (or as may be)

STEPHEN GAUDREAU



GENERAL SECURITY AGREEMENT

THIS AGREEMENT DATED as of this 21st of December, 2018.

1. SECURITY INTEREST

1.1 For value received, ASHCROFT HOMES – 108 RICHMOND ROAD INC. (the “**Debtor**”) hereby grants to DUCA FINANCIAL SERVICES CREDIT UNION LTD. (the “**Secured Party**”) a security interest (the “**Security Interest**”) in the present and future undertaking and property, both real and personal, of the Debtor (collectively the “**Collateral**”) and as further general and continuing security for the payment and performance of the Indebtedness, the Debtor hereby assigns the Collateral to the Secured Party and mortgages and charges the Collateral as and by way of a fixed and specified mortgage and charge to the Secured Party. Without limiting the generality of the foregoing, Collateral shall include all the right, title and interest that the Debtor now has or may hereafter have, be possessed of, be entitled to, or acquire in all property of the following kinds: all goods (including all parts, accessories, attachments, special tools, additions and accessions thereto), accounts, chattel paper, documents of title (whether negotiable or not), equipment, instruments, intangibles, inventory, money and securities and in all proceeds and renewals thereof, accretions thereto and substitutions therefor and including the following:

- ☒ all inventory of whatever kind and wherever situated;
- ☒ all equipment (other than inventory) of whatever kind and wherever situated, including all machinery, tools, apparatus, plant, furniture, fixtures and vehicles of whatsoever nature or kind;
- ☒ all accounts and book debts and generally all debts, dues, claims, choses in action and demands of every nature and kind howsoever arising or secured including guarantees, indemnities, letters of credit and advices of credit, which are now due, owing or accruing or growing due to or owned by or which may hereafter become due, owing or accruing or growing due to or owned by the Debtor (hereinafter collectively called “**Debts**”);
- ☒ all deeds, documents, writings, papers, books of account and other books relating to or being records of Debts, chattel paper or documents of title or by which such are or may hereafter be secured, evidenced, acknowledged or made payable;
- ☒ all contractual rights, licences and insurance claims and all goodwill, patents, trademarks, copyrights, and other intellectual property and industrial property and any rights of renewal or extension thereof;

- ☒ all monies other than trust monies lawfully belonging to others; and
- ☒ all property described in any schedule now or hereafter annexed hereto.

- 1.2 The Security Interest granted hereby shall not extend or apply to and the Collateral shall not include the last day of the term of any lease or agreement therefor but upon the enforcement of the Security Interest the Debtor shall stand possessed of such last day in trust to assign the same to any person acquiring such term, including, without limitation, the Secured Party.
- 1.3 The terms "accessions", "account", "chattel paper", "document of title", "equipment", "goods", "instrument", "intangible", "inventory", "money", "personal property", "proceeds" and "security" whenever used herein have the meanings given to those terms in the *Personal Property Security Act* (Ontario) (the "**P.P.S.A.**"). Provided always that the term "goods" when used herein shall not include "consumer goods" of the Debtor as that term is defined in the P.P.S.A., and the term "inventory" when used herein shall include livestock and the young thereof after conception, crops that become growing crops, fish after they are caught, minerals or hydrocarbons after they are extracted and timber after it is cut. Any reference herein to the "Collateral" shall, unless the context otherwise requires, be deemed a reference to the "Collateral or any part thereof".

2. INDEBTEDNESS SECURED

- 2.1 The Security Interest granted hereby secures payment and performance of any and all obligations, indebtedness and liability of the Debtor to the Secured Party (including interest thereon) present or future, direct or indirect, absolute or contingent, matured or not, extended or renewed, wheresoever and howsoever incurred and any ultimate unpaid balance thereof and whether the same is at any time and from time to time reduced and thereafter increased or entirely extinguished and thereafter incurred again and whether the Debtor be bound alone or with another or others and whether as principal or surety (hereinafter collectively called the "**Indebtedness**"). If the Security Interest in the Collateral is not sufficient, in the event of default, to satisfy all Indebtedness of the Debtor, the Debtor acknowledges and agrees that the Debtor shall continue to be liable for any Indebtedness remaining outstanding and the Secured Party shall be entitled to pursue full payment thereof.

3. REPRESENTATIONS AND WARRANTIES OF DEBTOR

- 3.1 The Debtor represents and warrants and so long as this Agreement remains in effect shall be deemed to continuously represent and warrant that,
- (a) the Collateral is genuine and owned by the Debtor free of all security interests, mortgages, liens, claims, charges or other encumbrances (hereinafter collectively called "**Encumbrances**"), save for the Security Interest and those Encumbrances approved in writing, prior to their creation or assumption, by the Secured Party (hereinafter collectively called "**Permitted Encumbrances**"); provided, that nothing in the foregoing definition of "Permitted Encumbrances" or otherwise in this Agreement shall (i) be construed as evidencing an intention or agreement on the

part of the Secured Party that the Security Interest or the Indebtedness be or have been subordinated to any such Permitted Encumbrances; or (ii) cause any such subordination to occur.

- (b) to the best of the knowledge, information and belief of the Debtor, (i) each Debt, chattel paper and instrument constituting the Collateral is enforceable in accordance with its terms against the party obligated to pay the same (the “**Account Debtor**”), and the amount represented by the Debtor to the Secured Party from time to time as owing by each Account Debtor or by all Account Debtors will be the correct amount actually and unconditionally owing by such Account Debtor or Account Debtors, except for normal cash discounts where applicable; and (ii) no Account Debtor now has any defence, set off, claims or counterclaim against the Debtor which can be asserted against the Secured Party, whether in any proceeding to enforce the Collateral or otherwise; and
- (c) the locations specified in Schedule “A” attached hereto as to the location of the business operations and records of the Debtor are accurate and complete and, with respect to goods (including inventory) constituting the Collateral, the locations specified in Schedule “A” are accurate and complete, save for goods in transit to such locations and inventory on lease or consignment; and all fixtures or goods about to become fixtures and all crops and all oil, gas or other minerals to be extracted and all timber to be cut which forms part of the Collateral will be situated at one of such locations.

4. COVENANTS OF DEBTOR

4.1 So long as this Agreement remains in effect the Debtor covenants and agrees,

- (a) to defend the Collateral against the claims and demands of all other parties claiming the same or an interest therein; to keep the Collateral free from all Encumbrances, except for the Security Interest and the Permitted Encumbrances; and not to sell, exchange, transfer, assign, lease, or otherwise dispose of the Collateral or any interest therein without the prior written consent of the Secured Party; provided always that, until default, the Debtor may, in the ordinary course of the Debtor's business, sell or lease inventory and, subject to section 7.01 hereof, use monies available to the Debtor and the Debtor may sell or otherwise dispose of equipment which has become worn out or damaged or otherwise unsuitable for its purpose on condition that the Debtor shall substitute therefor, subject to the Security Interest, property of equal or greater value so that the Collateral shall not thereby be in any way reduced or impaired;
- (b) to notify the Secured Party in writing promptly of,
 - (i) any change in the information contained herein relating to the Debtor, the Debtor's business or the Collateral;
 - (ii) the details of any significant acquisition of Collateral;
 - (iii) the details of any claims or litigation affecting the Debtor or the Collateral;

- (iv) any significant loss of or damage to the Collateral;
 - (v) any material default by any Account Debtor in payment or other performance of its obligations with respect to the Collateral; and
 - (vi) the return to or repossession by the Debtor of the Collateral;
- (c) to keep the Collateral in good order, condition and repair and not to use the Collateral in violation of the provisions of this Agreement or any other agreement relating to the Collateral or any policy insuring the Collateral or any applicable statute, law, by-law, rule, regulation or ordinance;
- (d) to do, execute, acknowledge and deliver such financing statements, financing change statements and further assignments, transfers, documents, acts, matters, information and things as may be reasonably requested by the Secured Party with respect to the Collateral in order to give effect to this agreement and to pay all costs for searches and filings in connection therewith;
- (e) to pay all taxes, rates, levies, assessments and other charges of every nature which may be lawfully levied, assessed or imposed against or in respect of the Debtor or the Collateral as and when the same become due and payable;
- (f) to insure the Collateral for such periods, in such amounts, on such terms and against loss or damage by fire and such other risks as the Secured Party shall reasonably direct with loss payable to the Secured Party and the Debtor, as insureds, as their respective interests may appear, and to pay all premiums therefor;
- (g) to prevent the Collateral, save inventory sold or leased as permitted hereby, from being or becoming an accession to other property not charged by this Agreement;
- (h) to carry on and conduct the business of the Debtor in a proper and efficient manner and so as to protect and preserve the Collateral and to keep, in accordance with generally accepted accounting principles, consistently applied, proper books of account for the Debtor's business as well as accurate and complete records concerning the Collateral, and mark in the manner specified by the Secured Party from time to time any and all such records and the Collateral at the Secured Party's request so as to indicate the Security Interest; and
- (i) to deliver to the Secured Party from time to time promptly upon request,
- (i) any documents of title, instruments, securities and chattel paper constituting, representing or relating to the Collateral;
 - (ii) all books of account and all records, ledgers, reports, correspondence, schedules, documents, statements, lists and other writings relating to the Collateral for the purpose of inspecting, auditing or copying the same;
 - (iii) all financial statements prepared by or for the Debtor regarding the Debtor's business;

- (iv) all policies and certificates of insurance relating to the Collateral; and
- (v) such information concerning the Collateral, the Debtor and the Debtor's business and affairs as the Secured Party may reasonably request.

5. USE AND VERIFICATION OF COLLATERAL

- 5.1 Subject to compliance with the Debtor's covenants contained herein and section 7.01 hereof, the Debtor may, until default, possess, operate, collect, use and enjoy and deal with the Collateral in the ordinary course of the Debtor's business in any manner not inconsistent with the provisions hereof; provided always that the Secured Party shall have the right at any time and from time to time to verify the existence and state of the Collateral in any manner the Secured Party may consider appropriate and the Debtor agrees to furnish all assistance and information and to perform all such acts as the Secured Party may reasonably request in connection therewith and for such purpose to grant to the Secured Party or its agents access to all places where the Collateral may be located and to all premises occupied by the Debtor.

6. SECURITIES

- 6.1 If the Collateral at any time includes shares in any affiliates of the Debtor, the Debtor authorizes the Secured Party to transfer the same or any part thereof into its own name or that of its nominee. If the Collateral at any time includes Securities, other than shares in any affiliates of the Debtor, the Debtor authorizes the Secured Party, upon default, to transfer the same or any part thereof into its own name or that of its nominee so that the Secured Party or its nominee may appear of record as the sole owner thereof. After any transfer as aforesaid, the Debtor waives all right to receive any notices or communications received by the Secured Party or its nominee as such registered owner. Subject to the foregoing, upon the request of the Secured Party, the Debtor will instruct the issuer, clearing agency, custodian or nominee to make an entry in its records of the Secured Party's security interest in the Securities so as to effect delivery to and possession by the Secured Party of those securities.

7. COLLECTION OF DEBTS

- 7.1 Before or after default under this Agreement, the Secured Party may notify all or any Account Debtors of the Security Interest and may also direct such Account Debtors to make all payments on the Collateral to the Secured Party. The Debtor acknowledges that any payments on or other proceeds of the Collateral received by the Debtor from Account Debtors, whether before or after notification of this Security Interest to Account Debtors and whether before or after default under this Agreement, shall be received and held by the Debtor in trust for the Secured Party and shall be turned over to the Secured Party upon request.

8. INCOME FROM AND INTEREST ON COLLATERAL

- 8.1 Until default, the Debtor reserves the right to receive any monies constituting income from or interest on the Collateral and if the Secured Party receives any such monies prior to default, the Secured Party shall either credit same against the Indebtedness or pay

the same promptly to the Debtor.

- 8.2 After default, the Debtor will not request or receive any monies constituting income from or interest on the Collateral and if the Debtor receives any such monies, without any request by the Secured Party, the Debtor will pay the same promptly to the Secured Party.

9. INCREASES, PROFITS, PAYMENTS OR DISTRIBUTIONS

- 9.1 Whether or not default has occurred, the Debtor authorizes the Secured Party,
- (a) to receive any increase in or profits on the Collateral (other than money) and to hold the same as part of the Collateral. Money so received shall be treated as income for the purposes of sections 8.01 and 8.02 hereof and dealt with accordingly; and
 - (b) to receive any payment or distribution upon redemption or retirement or upon dissolution and liquidation of the issuer of the Collateral; to surrender such Collateral in exchange therefor; and to hold any such payment or distribution as part of the Collateral.
- 9.2 If the Debtor receives any such increase or profits (other than money) or payments or distributions, the Debtor will deliver the same promptly to the Secured Party to be held by the Secured Party as herein provided.

10. DISPOSITION OF MONIES

- 10.1 Subject to any applicable mandatory requirements of the P.P.S.A., all monies collected or received by the Secured Party pursuant to or in exercise of any right it possesses with respect to the Collateral shall be applied or reapplied on account of the Indebtedness in such manner as the Secured Party deems best in its sole discretion or, in the discretion of the Secured Party, may be held unappropriated in a collateral account or released to the Debtor, all without prejudice to the liability of the Debtor or the rights of the Secured Party hereunder, and any surplus shall be accounted for as required by law.

11. EVENTS OF DEFAULT

- 11.1 The happening of any of the following events or conditions shall constitute default hereunder which is herein referred to as “**default**”:
- (a) the non-payment when due, whether by acceleration or otherwise, of any principal or interest forming part of the Indebtedness or the failure of the Debtor to observe or perform any obligation, covenant, term, provision or condition contained in this Agreement or any other agreement between the Debtor and the Secured Party;
 - (b) the death of or a declaration of incompetency by a court of competent jurisdiction with respect to an individual Debtor;

- (c) the bankruptcy or insolvency of the Debtor; the filing against the Debtor of a petition in bankruptcy; the making of an authorized assignment or proposal for the benefit of Secured Partys by the Debtor; the appointment of a receiver or trustee for the Debtor or for any assets of the Debtor; or the institution by or against the Debtor of any other type of insolvency proceeding under the *Bankruptcy and Insolvency Act* (Canada) or otherwise;
- (d) the institution by or against the Debtor of any formal or informal proceeding for the dissolution or liquidation of, settlement of claims against or winding up of affairs of the Debtor;
- (e) if any Encumbrance affecting the Collateral becomes enforceable against the Collateral;
- (f) if the Debtor ceases or threatens to cease to carry on business or makes or agrees to make a bulk sale of assets without complying with applicable law or commits or threatens to commit an act of bankruptcy;
- (g) if any execution, sequestration, extent or other process of any court becomes enforceable against the Debtor or if a distress or analogous process is levied upon the assets of the Debtor or any part thereof; or
- (h) if any certificate, statement, representation, warranty or audit report heretofore or hereafter furnished by or on behalf of the Debtor pursuant to or in connection with this Agreement, or otherwise (including the representations and warranties contained herein) or as an inducement to the Secured Party to extend any credit to or to enter into this Agreement or any other agreement with the Debtor, proves to have been false or inaccurate in any material respect at the time as of which the facts therein set forth were stated or certified, or proves to have omitted any substantial contingent or unliquidated liability or claim against the Debtor; or if upon the date of execution of this Agreement, there shall have been any material adverse change in any of the facts disclosed by any such certificate, representation, statement, warranty or audit report, which change shall not have been disclosed to the Secured Party at or prior to the time of such execution.

12. ACCELERATION

- 12.1 The Secured Party, in its sole discretion, may declare all or any part of the Indebtedness which is not by its terms payable on demand, to be immediately due and payable without demand or notice of any kind, in the event of default, or if the Secured Party in good faith believes and has commercially reasonable grounds to believe that a material adverse change has occurred in the financial and business position of the Debtor. The provisions of this section 12.01 are not intended in any way to affect any right of the Secured Party with respect to Indebtedness which may now or hereafter be payable on demand.

13. REMEDIES

- 13.1 Upon default, the Secured Party may appoint or reappoint by instrument in writing, any person or persons, whether an officer or officers or an employee or employees of the

Secured Party or not, to be a receiver (hereinafter called a “**Receiver**”, which term when used herein shall include a receiver and manager) of the Collateral (including any interest, income or profits therefrom) and may remove any Receiver so appointed and appoint another in his stead. Any Receiver shall, so far as concerns responsibility for his acts, be deemed the agent of the Debtor and not the Secured Party, and the Secured Party shall not be in any way responsible for any misconduct, negligence, or non-feasance on the part of any Receiver, his servants, agents or employees. Subject to the provisions of the instrument appointing him, any Receiver shall have power to take possession of the Collateral, to preserve the Collateral or its value, to carry on or concur in carrying on all or any part of the business of the Debtor and to sell, lease or otherwise dispose of or concur in selling, leasing or otherwise disposing of the Collateral. To facilitate the foregoing powers, any Receiver may, to the exclusion of all others including the Debtor, enter upon by peaceable or forcible means at any time of the day or night, use and occupy all premises owned or occupied by the Debtor wherein the Collateral may be situated, maintain the Collateral upon such premises, borrow money on a secured or unsecured basis and use the Collateral directly in carrying on the Debtor's business or as security for loans or advances to enable him to carry on the Debtor's business or otherwise, as the Receiver shall, in his discretion, determine. Except as may be otherwise directed by the Secured Party, all monies received from time to time by any Receiver in carrying out his appointment shall be received in trust for and paid over to the Secured Party. Every Receiver may, in the discretion of the Secured Party, be vested with all or any of the rights and powers of the Secured Party.

- 13.2 Upon default, the Secured Party may, either directly or through its agents or nominees, exercise all the powers and rights given to a Receiver by virtue of section 13.01 hereof.
- 13.3 The Secured Party may take possession of, collect, demand, sue on, enforce, recover and receive the Collateral and give valid and binding receipts and discharges therefor and in respect thereof and, upon default, the Secured Party may sell, lease or otherwise dispose of the Collateral in such manner, at such time or times and place or places, for such consideration and upon such terms and conditions as to the Secured Party may seem reasonable.
- 13.4 In addition to those rights granted herein and in any other agreement now or hereafter in effect between the Debtor and the Secured Party and in addition to any other rights the Secured Party may have at law or in equity, the Secured Party shall have, both before and after default, all rights and remedies of a secured party under the P.P.S.A. Provided always, that the Secured Party shall not be liable or accountable for any failure to exercise its remedies, take possession of, collect, enforce, realize, sell, lease or otherwise dispose of the Collateral or to institute any proceedings for such purposes. Furthermore, the Secured Party shall have no obligation to take any steps to preserve rights against prior parties to any instrument or chattel paper, whether Collateral or proceeds and whether or not in the Secured Party's possession, and shall not be liable or accountable for failure to do so.
- 13.5 The Debtor acknowledges that the Secured Party or any Receiver appointed by it may take possession of the Collateral wherever it may be located and by any method permitted by law, and the Debtor agrees upon request from the Secured Party or any Receiver to

assemble and deliver possession of the Collateral at such place or places as directed.

- 13.6 In the event of default, the Debtor agrees to pay all costs, charges and expenses reasonably incurred by the Secured Party or any Receiver appointed by it, whether directly or for services rendered (including reasonable solicitors' and auditors' costs, other legal expenses and Receiver remuneration), in operating the Debtor's accounts, in enforcing this Agreement, taking and maintaining custody of, preserving, repairing, processing, preparing for dispositions and disposing of the Collateral and in enforcing or collecting Indebtedness and all such costs, charges and expenses together with any monies owing as a result of any borrowing by the Secured Party or any Receiver appointed by it, as permitted hereby, shall be a first charge on the proceeds of realization, collection or disposition of the Collateral and shall be secured hereby.
- 13.7 Unless the Collateral in question is perishable, the Secured Party believes on reasonable grounds that the Collateral in question will decline speedily in value, the Collateral in question is of the type customarily sold on a recognized market, the cost and storage of the Collateral is disproportionately large relative to its value or a court of competent jurisdiction orders otherwise, the Secured Party will give the Debtor such notice, if any, of the date, time and place of any public sale or of the date after which any private disposition of the Collateral is to be made, as may be required by the P.P.S.A

14. MISCELLANEOUS

- 14.1 The Debtor hereby authorizes the Secured Party to file such financing statements, financing change statements and other documents and do such acts, matters and things (including completing and adding schedules hereto identifying the Collateral or any permitted Encumbrances affecting the Collateral or identifying the locations at which the Debtor's business is carried on and the Collateral and records relating thereto are situate) as the Secured Party may deem appropriate to perfect on an ongoing basis and continue the Security Interest, to protect and preserve the Collateral and to realize upon the Security Interest and the Debtor hereby irrevocably constitutes and appoints any officer or director from time to time of the Secured Party the true and lawful attorney of the Debtor, with full power of substitution, to do any of the foregoing in the name of the Debtor whenever and wherever it may be deemed necessary or expedient.
- 14.2 Without limiting any other right of the Secured Party, whenever Indebtedness is immediately due and payable or the Secured Party has the right to declare Indebtedness to be immediately due and payable (whether or not it has so declared), the Secured Party may, in its sole discretion, set off against such Indebtedness any and all monies then owed to the Debtor by the Secured Party in any capacity, whether or not due, and the Secured Party shall be deemed to have exercised such right of setoff immediately at the time of making its decision to do so, even though any charge therefor is made or entered on the Secured Party's records subsequent thereto.
- 14.3 Upon the Debtor's failure to perform any of its duties hereunder, the Secured Party may, but shall not be obligated to do so, perform any or all of such duties, and the Debtor shall pay to the Secured Party, forthwith upon written demand therefor, an amount equal to the expense incurred by the Secured Party in so doing plus interest thereon from the date such expense is incurred until it is paid at the rate of 18% per annum.

- 14.4 The Secured Party may grant extensions of time and other indulgences, take and give up security, accept compositions, compound, compromise, settle, grant releases and discharges and otherwise deal with the Debtor, debtors of the Debtor, sureties and others and with the Collateral and other security as the Secured Party may see fit without prejudice to the liability of the Debtor or the Secured Party's right to hold and realize the Security Interest. Furthermore, after default, the Secured Party may demand, collect and sue on the Collateral in either the Debtor's or the Secured Party's name, at the Secured Party's option, and may endorse the Debtor's name on any and all cheques, commercial paper, and any other instruments pertaining to or constituting the Collateral.
- 14.5 No delay or omission by the Secured Party in exercising any right or remedy hereunder or with respect to any Indebtedness shall operate as a waiver thereof or of any other right or remedy, and no single or partial exercise thereof shall preclude any other or further exercise thereof or the exercise of any other right or remedy. Furthermore, the Secured Party may remedy any default by the Debtor hereunder or with respect to any Indebtedness in any reasonable manner without waiving the default remedied and without waiving any other prior or subsequent default by the Debtor. All rights and remedies of the Secured Party granted or recognized herein are cumulative and may be exercised at any time and from time to time independently or in combination.
- 14.6 The Debtor waives protest, notice of protest, notice of presentment and notice of dishonour of any instrument constituting the Collateral at any time held by the Secured Party on which the Debtor is in any way liable and subject to section 13.07 hereof, notice of any other action taken by the Secured Party.
- 14.7 This Agreement shall enure to the benefit of and be binding upon the parties hereto and their respective heirs, estate trustees, personal legal representatives, successors and assigns. In any action brought by an assignee of this Agreement and the Security Interest or any part thereof to enforce any rights hereunder, the Debtor shall not assert against the assignee any claim or defence which the Debtor now has or hereafter may have against the Secured Party.
- 14.8 Save for any schedules which may be added hereto pursuant to the provisions hereof, no modification, variation or amendment of any provision of this Agreement shall be made except by a written agreement, executed by the parties hereto and no waiver of any provision hereof shall be effective unless in writing.
- 14.9 Subject to the requirements of section 13.07 hereof, whenever either party hereto is required or entitled to notify or direct the other or to make a demand or request upon the other, such notice, direction, demand or request shall be in writing and shall be sufficiently given if delivered by mail to the party for whom it is intended at the last known address of such party or if sent by prepaid registered mail addressed to the party for whom it is intended at the last known address of such party. Either party may notify the other pursuant hereto of any change in its address to be used for the purposes hereof.
- 14.10 This Agreement and the security created hereby is in addition to and not in substitution for any other security now or hereafter held by the Secured Party and is and is intended to be a continuing Agreement and shall remain in full force and effect until all Indebtedness contracted for or created, and any extensions or renewals thereof, together with interest

accruing thereon shall be paid in full and this Agreement is discharged. If all the Indebtedness has been paid and satisfied and the Debtor has otherwise observed and performed all its obligations under this Agreement and is not then in default hereunder, then the Secured Party shall at the request and expense of the Debtor release and discharge the Security Interest and execute and deliver such deeds and other instruments as shall be requisite therefor.

- 14.11 In this Agreement (a) words denoting the singular include the plural and vice versa and words denoting any gender include all genders; (b) the word "including" shall mean "including, without limitation, "; (c) any reference to a statute shall mean the statute in force as at the date hereof, together with all regulations promulgated thereunder, as the same may be amended, re-enacted, consolidated and/or replaced from time to time, and any successor statute thereto; (d) reference to the Debtor, the Secured Party and any other person shall include their respective heirs, estate trustees, personal legal representatives, successors and assigns; (e) the division of this Agreement into separate Sections, Subsections and Schedules, and the insertion of headings is for convenience of reference only and shall not affect the construction or interpretation of this Agreement; (f) the Secured Party's right to give or withhold any consent or approval, make any determination or exercise any discretion shall be exercised by the Secured Party acting reasonably unless otherwise expressly provided, except that following default the Secured Party shall be entitled to exercise the same in its sole discretion; (g) if more than one person is named as, or otherwise becomes liable for or assumes the obligations and liabilities of the Debtor, then the obligations and liabilities of all such persons shall be joint and several; (h) time shall be of the essence; and (i) all obligations of the Debtor in this Agreement will be deemed to be covenants by the Debtor in favour of the Secured Party.
- 14.12 In the event any provisions of this Agreement shall be deemed invalid or void, in whole or in part, by any court of competent jurisdiction, the remaining terms and provisions of this Agreement shall remain in full force and effect.
- 14.13 Nothing herein contained shall in any way obligate the Secured Party to grant, continue, renew, extend time for payment of or accept anything which constitutes or would constitute Indebtedness.
- 14.14 The Security Interest created hereby shall attach when this Agreement is signed by the Debtor and delivered to the Secured Party. The Debtor and the Secured Party acknowledge that value has been given and the Debtor has rights in the Collateral.
- 14.15 The Debtor acknowledges and agrees that in the event it amalgamates with any other company or companies it is the intention of the parties hereto that the term "Debtor" when used herein shall apply to each of the amalgamating companies and to the amalgamated company, such that the Security Interest granted hereby,
- (a) shall extend to "Collateral" (as that term is herein defined) owned by each of the amalgamating companies and the amalgamated company at the time of amalgamation and to any "Collateral" thereafter owned or acquired by the amalgamated company; and

- (b) shall secure the "Indebtedness" (as that term is herein defined) of each of the amalgamating companies and the amalgamated company to the Secured Party at the time of amalgamation and any "Indebtedness" of the amalgamated company to the Secured Party thereafter arising. The Security Interest shall attach to "Collateral" owned by each company amalgamating with the Debtor, and by the amalgamated company, at the time of amalgamation, and shall attach to any "Collateral" thereafter owned or acquired by the amalgamated company when such becomes owned or is acquired.

- 14.16 This Agreement and the transactions evidenced hereby shall be governed by and construed in accordance with the laws of the Province of Ontario as the same may from time to time be in effect, including, where applicable, the P.P.S.A.

15. COPY OF AGREEMENT

- 15.1 The Debtor hereby acknowledges receipt of a copy of this Agreement and all financing statements in respect hereof. In the event that the Secured Party pays to the Debtor any penalties pursuant to subsection 46(7) of the P.P.S.A. then the Debtor shall indemnify and hold harmless the Secured Party from all costs, expenses, penalties or charges arising in connection with any action by or on behalf of the Debtor pursuant to subsection 46(7) of the P.P.S.A.

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DATED as of the date first written above.

ASHCROFT HOMES – 108 RICHMOND ROAD INC.

Per: 

Name: David Choo

Title: President

I have authority to bind the corporation.

#00020

SCHEDULE "A"
(Locations)

1. **Business Locations**

88 Richmond Road, Unit 1, Level 1 and Units 104, 313, 510, 513 and 810, Ottawa, Ontario, 98 Richmond Road, Unit 2, Level 1 and Units 503 and 802, Ottawa, Ontario and 108 Richmond Road, Unit 3, Level 1 and Units 106, 406 and 607, Ottawa, Ontario

18 Antares Drive, Ottawa, Ontario K2E 1A9

2. **Location of Records relating to Collateral**

88 Richmond Road, Unit 1, Level 1 and Units 104, 313, 510, 513 and 810, Ottawa, Ontario, 98 Richmond Road, Unit 2, Level 1 and Units 503 and 802, Ottawa, Ontario and 108 Richmond Road, Unit 3, Level 1 and Units 106, 406 and 607, Ottawa, Ontario

18 Antares Drive, Ottawa, Ontario K2E 1A9

3. **Locations of Collateral**

88 Richmond Road, Unit 1, Level 1 and Units 104, 313, 510, 513 and 810, Ottawa, Ontario, 98 Richmond Road, Unit 2, Level 1 and Units 503 and 802, Ottawa, Ontario and 108 Richmond Road, Unit 3, Level 1 and Units 106, 406 and 607, Ottawa, Ontario

18 Antares Drive, Ottawa, Ontario K2E 1A9

This is Exhibit “F” referred to in the Responding Affidavit of Chong Zhan affirmed remotely this 28th day of August 2024.

A handwritten signature in black ink, reading "Stephen Gaudreau". The signature is written in a cursive, flowing style.

Commissioner for Taking Affidavits (or as may be)

STEPHEN GAUDREAU



GENERAL SECURITY AGREEMENT

THIS AGREEMENT DATED as of this 21st of December, 2018.

1. SECURITY INTEREST

1.1 For value received, ASHCROFT HOMES – 111 RICHMOND ROAD INC. (the “**Debtor**”) hereby grants to DUCA FINANCIAL SERVICES CREDIT UNION LTD. (the “**Secured Party**”) a security interest (the “**Security Interest**”) in the present and future undertaking and property, both real and personal, of the Debtor (collectively the “**Collateral**”) and as further general and continuing security for the payment and performance of the Indebtedness, the Debtor hereby assigns the Collateral to the Secured Party and mortgages and charges the Collateral as and by way of a fixed and specified mortgage and charge to the Secured Party. Without limiting the generality of the foregoing, Collateral shall include all the right, title and interest that the Debtor now has or may hereafter have, be possessed of, be entitled to, or acquire in all property of the following kinds: all goods (including all parts, accessories, attachments, special tools, additions and accessions thereto), accounts, chattel paper, documents of title (whether negotiable or not), equipment, instruments, intangibles, inventory, money and securities and in all proceeds and renewals thereof, accretions thereto and substitutions therefor and including the following:

- ☒ all inventory of whatever kind and wherever situated;
- ☒ all equipment (other than inventory) of whatever kind and wherever situated, including all machinery, tools, apparatus, plant, furniture, fixtures and vehicles of whatsoever nature or kind;
- ☒ all accounts and book debts and generally all debts, dues, claims, choses in action and demands of every nature and kind howsoever arising or secured including guarantees, indemnities, letters of credit and advices of credit, which are now due, owing or accruing or growing due to or owned by or which may hereafter become due, owing or accruing or growing due to or owned by the Debtor (hereinafter collectively called “**Debts**”);
- ☒ all deeds, documents, writings, papers, books of account and other books relating to or being records of Debts, chattel paper or documents of title or by which such are or may hereafter be secured, evidenced, acknowledged or made payable;
- ☒ all contractual rights, licences and insurance claims and all goodwill, patents, trademarks, copyrights, and other intellectual property and industrial property and any rights of renewal or extension thereof;

- ☒ all monies other than trust monies lawfully belonging to others; and
- ☒ all property described in any schedule now or hereafter annexed hereto.

- 1.2 The Security Interest granted hereby shall not extend or apply to and the Collateral shall not include the last day of the term of any lease or agreement therefor but upon the enforcement of the Security Interest the Debtor shall stand possessed of such last day in trust to assign the same to any person acquiring such term, including, without limitation, the Secured Party.
- 1.3 The terms "accessions", "account", "chattel paper", "document of title", "equipment", "goods", "instrument", "intangible", "inventory", "money", "personal property", "proceeds" and "security" whenever used herein have the meanings given to those terms in the *Personal Property Security Act* (Ontario) (the "**P.P.S.A.**"). Provided always that the term "goods" when used herein shall not include "consumer goods" of the Debtor as that term is defined in the P.P.S.A., and the term "inventory" when used herein shall include livestock and the young thereof after conception, crops that become growing crops, fish after they are caught, minerals or hydrocarbons after they are extracted and timber after it is cut. Any reference herein to the "Collateral" shall, unless the context otherwise requires, be deemed a reference to the "Collateral or any part thereof".

2. INDEBTEDNESS SECURED

- 2.1 The Security Interest granted hereby secures payment and performance of any and all obligations, indebtedness and liability of the Debtor to the Secured Party (including interest thereon) present or future, direct or indirect, absolute or contingent, matured or not, extended or renewed, wheresoever and howsoever incurred and any ultimate unpaid balance thereof and whether the same is at any time and from time to time reduced and thereafter increased or entirely extinguished and thereafter incurred again and whether the Debtor be bound alone or with another or others and whether as principal or surety (hereinafter collectively called the "**Indebtedness**"). If the Security Interest in the Collateral is not sufficient, in the event of default, to satisfy all Indebtedness of the Debtor, the Debtor acknowledges and agrees that the Debtor shall continue to be liable for any Indebtedness remaining outstanding and the Secured Party shall be entitled to pursue full payment thereof.

3. REPRESENTATIONS AND WARRANTIES OF DEBTOR

- 3.1 The Debtor represents and warrants and so long as this Agreement remains in effect shall be deemed to continuously represent and warrant that,
- (a) the Collateral is genuine and owned by the Debtor free of all security interests, mortgages, liens, claims, charges or other encumbrances (hereinafter collectively called "**Encumbrances**"), save for the Security Interest and those Encumbrances approved in writing, prior to their creation or assumption, by the Secured Party (hereinafter collectively called "**Permitted Encumbrances**"); provided, that nothing in the foregoing definition of "Permitted Encumbrances" or otherwise in this Agreement shall (i) be construed as evidencing an intention or agreement on the

part of the Secured Party that the Security Interest or the Indebtedness be or have been subordinated to any such Permitted Encumbrances; or (ii) cause any such subordination to occur.

- (b) to the best of the knowledge, information and belief of the Debtor, (i) each Debt, chattel paper and instrument constituting the Collateral is enforceable in accordance with its terms against the party obligated to pay the same (the "**Account Debtor**"), and the amount represented by the Debtor to the Secured Party from time to time as owing by each Account Debtor or by all Account Debtors will be the correct amount actually and unconditionally owing by such Account Debtor or Account Debtors, except for normal cash discounts where applicable; and (ii) no Account Debtor now has any defence, set off, claims or counterclaim against the Debtor which can be asserted against the Secured Party, whether in any proceeding to enforce the Collateral or otherwise; and
- (c) the locations specified in Schedule "A" attached hereto as to the location of the business operations and records of the Debtor are accurate and complete and, with respect to goods (including inventory) constituting the Collateral, the locations specified in Schedule "A" are accurate and complete, save for goods in transit to such locations and inventory on lease or consignment; and all fixtures or goods about to become fixtures and all crops and all oil, gas or other minerals to be extracted and all timber to be cut which forms part of the Collateral will be situated at one of such locations.

4. COVENANTS OF DEBTOR

4.1 So long as this Agreement remains in effect the Debtor covenants and agrees,

- (a) to defend the Collateral against the claims and demands of all other parties claiming the same or an interest therein; to keep the Collateral free from all Encumbrances, except for the Security Interest and the Permitted Encumbrances; and not to sell, exchange, transfer, assign, lease, or otherwise dispose of the Collateral or any interest therein without the prior written consent of the Secured Party; provided always that, until default, the Debtor may, in the ordinary course of the Debtor's business, sell or lease inventory and, subject to section 7.01 hereof, use monies available to the Debtor and the Debtor may sell or otherwise dispose of equipment which has become worn out or damaged or otherwise unsuitable for its purpose on condition that the Debtor shall substitute therefor, subject to the Security Interest, property of equal or greater value so that the Collateral shall not thereby be in any way reduced or impaired;
- (b) to notify the Secured Party in writing promptly of,
 - (i) any change in the information contained herein relating to the Debtor, the Debtor's business or the Collateral;
 - (ii) the details of any significant acquisition of Collateral;
 - (iii) the details of any claims or litigation affecting the Debtor or the Collateral;

- (iv) any significant loss of or damage to the Collateral;
 - (v) any material default by any Account Debtor in payment or other performance of its obligations with respect to the Collateral; and
 - (vi) the return to or repossession by the Debtor of the Collateral;
- (c) to keep the Collateral in good order, condition and repair and not to use the Collateral in violation of the provisions of this Agreement or any other agreement relating to the Collateral or any policy insuring the Collateral or any applicable statute, law, by-law, rule, regulation or ordinance;
- (d) to do, execute, acknowledge and deliver such financing statements, financing change statements and further assignments, transfers, documents, acts, matters, information and things as may be reasonably requested by the Secured Party with respect to the Collateral in order to give effect to this agreement and to pay all costs for searches and filings in connection therewith;
- (e) to pay all taxes, rates, levies, assessments and other charges of every nature which may be lawfully levied, assessed or imposed against or in respect of the Debtor or the Collateral as and when the same become due and payable;
- (f) to insure the Collateral for such periods, in such amounts, on such terms and against loss or damage by fire and such other risks as the Secured Party shall reasonably direct with loss payable to the Secured Party and the Debtor, as insureds, as their respective interests may appear, and to pay all premiums therefor;
- (g) to prevent the Collateral, save inventory sold or leased as permitted hereby, from being or becoming an accession to other property not charged by this Agreement;
- (h) to carry on and conduct the business of the Debtor in a proper and efficient manner and so as to protect and preserve the Collateral and to keep, in accordance with generally accepted accounting principles, consistently applied, proper books of account for the Debtor's business as well as accurate and complete records concerning the Collateral, and mark in the manner specified by the Secured Party from time to time any and all such records and the Collateral at the Secured Party's request so as to indicate the Security Interest; and
- (i) to deliver to the Secured Party from time to time promptly upon request,
- (i) any documents of title, instruments, securities and chattel paper constituting, representing or relating to the Collateral;
 - (ii) all books of account and all records, ledgers, reports, correspondence, schedules, documents, statements, lists and other writings relating to the Collateral for the purpose of inspecting, auditing or copying the same;
 - (iii) all financial statements prepared by or for the Debtor regarding the Debtor's business;

- (iv) all policies and certificates of insurance relating to the Collateral; and
- (v) such information concerning the Collateral, the Debtor and the Debtor's business and affairs as the Secured Party may reasonably request.

5. USE AND VERIFICATION OF COLLATERAL

- 5.1 Subject to compliance with the Debtor's covenants contained herein and section 7.01 hereof, the Debtor may, until default, possess, operate, collect, use and enjoy and deal with the Collateral in the ordinary course of the Debtor's business in any manner not inconsistent with the provisions hereof; provided always that the Secured Party shall have the right at any time and from time to time to verify the existence and state of the Collateral in any manner the Secured Party may consider appropriate and the Debtor agrees to furnish all assistance and information and to perform all such acts as the Secured Party may reasonably request in connection therewith and for such purpose to grant to the Secured Party or its agents access to all places where the Collateral may be located and to all premises occupied by the Debtor.

6. SECURITIES

- 6.1 If the Collateral at any time includes shares in any affiliates of the Debtor, the Debtor authorizes the Secured Party to transfer the same or any part thereof into its own name or that of its nominee. If the Collateral at any time includes Securities, other than shares in any affiliates of the Debtor, the Debtor authorizes the Secured Party, upon default, to transfer the same or any part thereof into its own name or that of its nominee so that the Secured Party or its nominee may appear of record as the sole owner thereof. After any transfer as aforesaid, the Debtor waives all right to receive any notices or communications received by the Secured Party or its nominee as such registered owner. Subject to the foregoing, upon the request of the Secured Party, the Debtor will instruct the issuer, clearing agency, custodian or nominee to make an entry in its records of the Secured Party's security interest in the Securities so as to effect delivery to and possession by the Secured Party of those securities.

7. COLLECTION OF DEBTS

- 7.1 Before or after default under this Agreement, the Secured Party may notify all or any Account Debtors of the Security Interest and may also direct such Account Debtors to make all payments on the Collateral to the Secured Party. The Debtor acknowledges that any payments on or other proceeds of the Collateral received by the Debtor from Account Debtors, whether before or after notification of this Security Interest to Account Debtors and whether before or after default under this Agreement, shall be received and held by the Debtor in trust for the Secured Party and shall be turned over to the Secured Party upon request.

8. INCOME FROM AND INTEREST ON COLLATERAL

- 8.1 Until default, the Debtor reserves the right to receive any monies constituting income from or interest on the Collateral and if the Secured Party receives any such monies prior to default, the Secured Party shall either credit same against the Indebtedness or pay

the same promptly to the Debtor.

- 8.2 After default, the Debtor will not request or receive any monies constituting income from or interest on the Collateral and if the Debtor receives any such monies, without any request by the Secured Party, the Debtor will pay the same promptly to the Secured Party.

9. INCREASES, PROFITS, PAYMENTS OR DISTRIBUTIONS

- 9.1 Whether or not default has occurred, the Debtor authorizes the Secured Party,
- (a) to receive any increase in or profits on the Collateral (other than money) and to hold the same as part of the Collateral. Money so received shall be treated as income for the purposes of sections 8.01 and 8.02 hereof and dealt with accordingly; and
 - (b) to receive any payment or distribution upon redemption or retirement or upon dissolution and liquidation of the issuer of the Collateral; to surrender such Collateral in exchange therefor; and to hold any such payment or distribution as part of the Collateral.
- 9.2 If the Debtor receives any such increase or profits (other than money) or payments or distributions, the Debtor will deliver the same promptly to the Secured Party to be held by the Secured Party as herein provided.

10. DISPOSITION OF MONIES

- 10.1 Subject to any applicable mandatory requirements of the P.P.S.A., all monies collected or received by the Secured Party pursuant to or in exercise of any right it possesses with respect to the Collateral shall be applied or reapplied on account of the Indebtedness in such manner as the Secured Party deems best in its sole discretion or, in the discretion of the Secured Party, may be held unappropriated in a collateral account or released to the Debtor, all without prejudice to the liability of the Debtor or the rights of the Secured Party hereunder, and any surplus shall be accounted for as required by law.

11. EVENTS OF DEFAULT

- 11.1 The happening of any of the following events or conditions shall constitute default hereunder which is herein referred to as “**default**”:
- (a) the non-payment when due, whether by acceleration or otherwise, of any principal or interest forming part of the Indebtedness or the failure of the Debtor to observe or perform any obligation, covenant, term, provision or condition contained in this Agreement or any other agreement between the Debtor and the Secured Party;
 - (b) the death of or a declaration of incompetency by a court of competent jurisdiction with respect to an individual Debtor;

- (c) the bankruptcy or insolvency of the Debtor; the filing against the Debtor of a petition in bankruptcy; the making of an authorized assignment or proposal for the benefit of Secured Partys by the Debtor; the appointment of a receiver or trustee for the Debtor or for any assets of the Debtor; or the institution by or against the Debtor of any other type of insolvency proceeding under the *Bankruptcy and Insolvency Act* (Canada) or otherwise;
- (d) the institution by or against the Debtor of any formal or informal proceeding for the dissolution or liquidation of, settlement of claims against or winding up of affairs of the Debtor;
- (e) if any Encumbrance affecting the Collateral becomes enforceable against the Collateral;
- (f) if the Debtor ceases or threatens to cease to carry on business or makes or agrees to make a bulk sale of assets without complying with applicable law or commits or threatens to commit an act of bankruptcy;
- (g) if any execution, sequestration, extent or other process of any court becomes enforceable against the Debtor or if a distress or analogous process is levied upon the assets of the Debtor or any part thereof; or
- (h) if any certificate, statement, representation, warranty or audit report heretofore or hereafter furnished by or on behalf of the Debtor pursuant to or in connection with this Agreement, or otherwise (including the representations and warranties contained herein) or as an inducement to the Secured Party to extend any credit to or to enter into this Agreement or any other agreement with the Debtor, proves to have been false or inaccurate in any material respect at the time as of which the facts therein set forth were stated or certified, or proves to have omitted any substantial contingent or unliquidated liability or claim against the Debtor; or if upon the date of execution of this Agreement, there shall have been any material adverse change in any of the facts disclosed by any such certificate, representation, statement, warranty or audit report, which change shall not have been disclosed to the Secured Party at or prior to the time of such execution.

12. ACCELERATION

- 12.1 The Secured Party, in its sole discretion, may declare all or any part of the Indebtedness which is not by its terms payable on demand, to be immediately due and payable without demand or notice of any kind, in the event of default, or if the Secured Party in good faith believes and has commercially reasonable grounds to believe that a material adverse change has occurred in the financial and business position of the Debtor. The provisions of this section 12.01 are not intended in any way to affect any right of the Secured Party with respect to Indebtedness which may now or hereafter be payable on demand.

13. REMEDIES

- 13.1 Upon default, the Secured Party may appoint or reappoint by instrument in writing, any person or persons, whether an officer or officers or an employee or employees of the

Secured Party or not, to be a receiver (hereinafter called a "**Receiver**", which term when used herein shall include a receiver and manager) of the Collateral (including any interest, income or profits therefrom) and may remove any Receiver so appointed and appoint another in his stead. Any Receiver shall, so far as concerns responsibility for his acts, be deemed the agent of the Debtor and not the Secured Party, and the Secured Party shall not be in any way responsible for any misconduct, negligence, or non-feasance on the part of any Receiver, his servants, agents or employees. Subject to the provisions of the instrument appointing him, any Receiver shall have power to take possession of the Collateral, to preserve the Collateral or its value, to carry on or concur in carrying on all or any part of the business of the Debtor and to sell, lease or otherwise dispose of or concur in selling, leasing or otherwise disposing of the Collateral. To facilitate the foregoing powers, any Receiver may, to the exclusion of all others including the Debtor, enter upon by peaceable or forcible means at any time of the day or night, use and occupy all premises owned or occupied by the Debtor wherein the Collateral may be situated, maintain the Collateral upon such premises, borrow money on a secured or unsecured basis and use the Collateral directly in carrying on the Debtor's business or as security for loans or advances to enable him to carry on the Debtor's business or otherwise, as the Receiver shall, in his discretion, determine. Except as may be otherwise directed by the Secured Party, all monies received from time to time by any Receiver in carrying out his appointment shall be received in trust for and paid over to the Secured Party. Every Receiver may, in the discretion of the Secured Party, be vested with all or any of the rights and powers of the Secured Party.

- 13.2 Upon default, the Secured Party may, either directly or through its agents or nominees, exercise all the powers and rights given to a Receiver by virtue of section 13.01 hereof.
- 13.3 The Secured Party may take possession of, collect, demand, sue on, enforce, recover and receive the Collateral and give valid and binding receipts and discharges therefor and in respect thereof and, upon default, the Secured Party may sell, lease or otherwise dispose of the Collateral in such manner, at such time or times and place or places, for such consideration and upon such terms and conditions as to the Secured Party may seem reasonable.
- 13.4 In addition to those rights granted herein and in any other agreement now or hereafter in effect between the Debtor and the Secured Party and in addition to any other rights the Secured Party may have at law or in equity, the Secured Party shall have, both before and after default, all rights and remedies of a secured party under the P.P.S.A. Provided always, that the Secured Party shall not be liable or accountable for any failure to exercise its remedies, take possession of, collect, enforce, realize, sell, lease or otherwise dispose of the Collateral or to institute any proceedings for such purposes. Furthermore, the Secured Party shall have no obligation to take any steps to preserve rights against prior parties to any instrument or chattel paper, whether Collateral or proceeds and whether or not in the Secured Party's possession, and shall not be liable or accountable for failure to do so.
- 13.5 The Debtor acknowledges that the Secured Party or any Receiver appointed by it may take possession of the Collateral wherever it may be located and by any method permitted by law, and the Debtor agrees upon request from the Secured Party or any Receiver to

assemble and deliver possession of the Collateral at such place or places as directed.

- 13.6 In the event of default, the Debtor agrees to pay all costs, charges and expenses reasonably incurred by the Secured Party or any Receiver appointed by it, whether directly or for services rendered (including reasonable solicitors' and auditors' costs, other legal expenses and Receiver remuneration), in operating the Debtor's accounts, in enforcing this Agreement, taking and maintaining custody of, preserving, repairing, processing, preparing for dispositions and disposing of the Collateral and in enforcing or collecting Indebtedness and all such costs, charges and expenses together with any monies owing as a result of any borrowing by the Secured Party or any Receiver appointed by it, as permitted hereby, shall be a first charge on the proceeds of realization, collection or disposition of the Collateral and shall be secured hereby.
- 13.7 Unless the Collateral in question is perishable, the Secured Party believes on reasonable grounds that the Collateral in question will decline speedily in value, the Collateral in question is of the type customarily sold on a recognized market, the cost and storage of the Collateral is disproportionately large relative to its value or a court of competent jurisdiction orders otherwise, the Secured Party will give the Debtor such notice, if any, of the date, time and place of any public sale or of the date after which any private disposition of the Collateral is to be made, as may be required by the P.P.S.A

14. MISCELLANEOUS

- 14.1 The Debtor hereby authorizes the Secured Party to file such financing statements, financing change statements and other documents and do such acts, matters and things (including completing and adding schedules hereto identifying the Collateral or any permitted Encumbrances affecting the Collateral or identifying the locations at which the Debtor's business is carried on and the Collateral and records relating thereto are situate) as the Secured Party may deem appropriate to perfect on an ongoing basis and continue the Security Interest, to protect and preserve the Collateral and to realize upon the Security Interest and the Debtor hereby irrevocably constitutes and appoints any officer or director from time to time of the Secured Party the true and lawful attorney of the Debtor, with full power of substitution, to do any of the foregoing in the name of the Debtor whenever and wherever it may be deemed necessary or expedient.
- 14.2 Without limiting any other right of the Secured Party, whenever Indebtedness is immediately due and payable or the Secured Party has the right to declare Indebtedness to be immediately due and payable (whether or not it has so declared), the Secured Party may, in its sole discretion, set off against such Indebtedness any and all monies then owed to the Debtor by the Secured Party in any capacity, whether or not due, and the Secured Party shall be deemed to have exercised such right of setoff immediately at the time of making its decision to do so, even though any charge therefor is made or entered on the Secured Party's records subsequent thereto.
- 14.3 Upon the Debtor's failure to perform any of its duties hereunder, the Secured Party may, but shall not be obligated to do so, perform any or all of such duties, and the Debtor shall pay to the Secured Party, forthwith upon written demand therefor, an amount equal to the expense incurred by the Secured Party in so doing plus interest thereon from the date such expense is incurred until it is paid at the rate of 18% per annum.

- 14.4 The Secured Party may grant extensions of time and other indulgences, take and give up security, accept compositions, compound, compromise, settle, grant releases and discharges and otherwise deal with the Debtor, debtors of the Debtor, sureties and others and with the Collateral and other security as the Secured Party may see fit without prejudice to the liability of the Debtor or the Secured Party's right to hold and realize the Security Interest. Furthermore, after default, the Secured Party may demand, collect and sue on the Collateral in either the Debtor's or the Secured Party's name, at the Secured Party's option, and may endorse the Debtor's name on any and all cheques, commercial paper, and any other instruments pertaining to or constituting the Collateral.
- 14.5 No delay or omission by the Secured Party in exercising any right or remedy hereunder or with respect to any Indebtedness shall operate as a waiver thereof or of any other right or remedy, and no single or partial exercise thereof shall preclude any other or further exercise thereof or the exercise of any other right or remedy. Furthermore, the Secured Party may remedy any default by the Debtor hereunder or with respect to any Indebtedness in any reasonable manner without waiving the default remedied and without waiving any other prior or subsequent default by the Debtor. All rights and remedies of the Secured Party granted or recognized herein are cumulative and may be exercised at any time and from time to time independently or in combination.
- 14.6 The Debtor waives protest, notice of protest, notice of presentment and notice of dishonour of any instrument constituting the Collateral at any time held by the Secured Party on which the Debtor is in any way liable and subject to section 13.07 hereof, notice of any other action taken by the Secured Party.
- 14.7 This Agreement shall enure to the benefit of and be binding upon the parties hereto and their respective heirs, estate trustees, personal legal representatives, successors and assigns. In any action brought by an assignee of this Agreement and the Security Interest or any part thereof to enforce any rights hereunder, the Debtor shall not assert against the assignee any claim or defence which the Debtor now has or hereafter may have against the Secured Party.
- 14.8 Save for any schedules which may be added hereto pursuant to the provisions hereof, no modification, variation or amendment of any provision of this Agreement shall be made except by a written agreement, executed by the parties hereto and no waiver of any provision hereof shall be effective unless in writing.
- 14.9 Subject to the requirements of section 13.07 hereof, whenever either party hereto is required or entitled to notify or direct the other or to make a demand or request upon the other, such notice, direction, demand or request shall be in writing and shall be sufficiently given if delivered by mail to the party for whom it is intended at the last known address of such party or if sent by prepaid registered mail addressed to the party for whom it is intended at the last known address of such party. Either party may notify the other pursuant hereto of any change in its address to be used for the purposes hereof.
- 14.10 This Agreement and the security created hereby is in addition to and not in substitution for any other security now or hereafter held by the Secured Party and is and is intended to be a continuing Agreement and shall remain in full force and effect until all Indebtedness contracted for or created, and any extensions or renewals thereof, together with interest

accruing thereon shall be paid in full and this Agreement is discharged. If all the Indebtedness has been paid and satisfied and the Debtor has otherwise observed and performed all its obligations under this Agreement and is not then in default hereunder, then the Secured Party shall at the request and expense of the Debtor release and discharge the Security Interest and execute and deliver such deeds and other instruments as shall be requisite therefor.

- 14.11 In this Agreement (a) words denoting the singular include the plural and vice versa and words denoting any gender include all genders; (b) the word "including" shall mean "including, without limitation,"; (c) any reference to a statute shall mean the statute in force as at the date hereof, together with all regulations promulgated thereunder, as the same may be amended, re-enacted, consolidated and/or replaced from time to time, and any successor statute thereto; (d) reference to the Debtor, the Secured Party and any other person shall include their respective heirs, estate trustees, personal legal representatives, successors and assigns; (e) the division of this Agreement into separate Sections, Subsections and Schedules, and the insertion of headings is for convenience of reference only and shall not affect the construction or interpretation of this Agreement; (f) the Secured Party's right to give or withhold any consent or approval, make any determination or exercise any discretion shall be exercised by the Secured Party acting reasonably unless otherwise expressly provided, except that following default the Secured Party shall be entitled to exercise the same in its sole discretion; (g) if more than one person is named as, or otherwise becomes liable for or assumes the obligations and liabilities of the Debtor, then the obligations and liabilities of all such persons shall be joint and several; (h) time shall be of the essence; and (i) all obligations of the Debtor in this Agreement will be deemed to be covenants by the Debtor in favour of the Secured Party.
- 14.12 In the event any provisions of this Agreement shall be deemed invalid or void, in whole or in part, by any court of competent jurisdiction, the remaining terms and provisions of this Agreement shall remain in full force and effect.
- 14.13 Nothing herein contained shall in any way obligate the Secured Party to grant, continue, renew, extend time for payment of or accept anything which constitutes or would constitute Indebtedness.
- 14.14 The Security Interest created hereby shall attach when this Agreement is signed by the Debtor and delivered to the Secured Party. The Debtor and the Secured Party acknowledge that value has been given and the Debtor has rights in the Collateral.
- 14.15 The Debtor acknowledges and agrees that in the event it amalgamates with any other company or companies it is the intention of the parties hereto that the term "Debtor" when used herein shall apply to each of the amalgamating companies and to the amalgamated company, such that the Security Interest granted hereby,
- (a) shall extend to "Collateral" (as that term is herein defined) owned by each of the amalgamating companies and the amalgamated company at the time of amalgamation and to any "Collateral" thereafter owned or acquired by the amalgamated company; and

- (b) shall secure the "Indebtedness" (as that term is herein defined) of each of the amalgamating companies and the amalgamated company to the Secured Party at the time of amalgamation and any "Indebtedness" of the amalgamated company to the Secured Party thereafter arising. The Security Interest shall attach to "Collateral" owned by each company amalgamating with the Debtor, and by the amalgamated company, at the time of amalgamation, and shall attach to any "Collateral" thereafter owned or acquired by the amalgamated company when such becomes owned or is acquired.

- 14.16 This Agreement and the transactions evidenced hereby shall be governed by and construed in accordance with the laws of the Province of Ontario as the same may from time to time be in effect, including, where applicable, the P.P.S.A.

15. COPY OF AGREEMENT

- 15.1 The Debtor hereby acknowledges receipt of a copy of this Agreement and all financing statements in respect hereof. In the event that the Secured Party pays to the Debtor any penalties pursuant to subsection 46(7) of the P.P.S.A. then the Debtor shall indemnify and hold harmless the Secured Party from all costs, expenses, penalties or charges arising in connection with any action by or on behalf of the Debtor pursuant to subsection 46(7) of the P.P.S.A.

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DATED as of the date first written above.

ASHCROFT HOMES – 111 RICHMOND ROAD INC.

Per: 

Name: David Choo

Title: President

I have authority to bind the corporation.

#00028

SCHEDULE "A"
(Locations)

1. **Business Locations**

111 Richmond Road (also known as 360 Patricia Avenue), Units 102, 103, 104, 107, 201, 206, 211, 324 and 820, Ottawa, Ontario and 121 Richmond Road, Unit 9, Ottawa, Ontario

18 Antares Drive, Ottawa, Ontario K2E 1A9

2. **Location of Records relating to Collateral**

111 Richmond Road (also known as 360 Patricia Avenue), Units 102, 103, 104, 107, 201, 206, 211, 324 and 820, Ottawa, Ontario and 121 Richmond Road, Unit 9, Ottawa, Ontario

18 Antares Drive, Ottawa, Ontario K2E 1A9

3. **Locations of Collateral**

111 Richmond Road (also known as 360 Patricia Avenue), Units 102, 103, 104, 107, 201, 206, 211, 324 and 820, Ottawa, Ontario and 121 Richmond Road, Unit 9, Ottawa, Ontario

18 Antares Drive, Ottawa, Ontario K2E 1A9

DUCA FINANCIAL SERVICES CREDIT UNION LTD.	-and-	ASHCROFT HOMES – 101 RICHMOND ROAD INC., ASHCROFT HOMES – 108 RICHMOND ROAD INC., and ASHCROFT HOMES – 111 RICHMOND ROAD INC.
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Applicant	Respondents
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	ONTARIO SUPERIOR COURT OF JUSTICE PROCEEDING COMMENCED AT OTTAWA
	AFFIDAVIT OF CHONG ZHAN
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DUCA FINANCIAL SERVICES
CREDIT UNION LTD.

-and-

ASHCROFT HOMES – 101 RICHMOND ROAD INC.,
ASHCROFT HOMES – 108 RICHMOND ROAD INC.,
and ASHCROFT HOMES – 111 RICHMOND ROAD
INC.

Applicant

Respondents

Email address of parties to be served: See Service List

ONTARIO
SUPERIOR COURT OF JUSTICE

PROCEEDING COMMENCED AT OTTAWA

**RESPONDING MOTION RECORD OF
DUCA FINANCIAL SERVICES CREDIT UNION LTD.
(Re: Motion returnable September 3rd, 2024)**

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