

COURT OF APPEAL FOR ONTARIO

B E T W E E N:

TANDIA FINANCIAL CREDIT UNION LIMITED

Applicant
(Respondent in appeal)

- and -

OSCAR BOLD INC.

Respondent
(Appellant)

**IN THE MATTER OF AN 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**

**MOTION RECORD OF THE MOVING PARTY,
TANDIA FINANCIAL CREDIT UNION LIMITED
(Motion to Quash)**

December 4, 2025

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 - O Consent to act as Receiver
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TAB 1

COURT OF APPEAL FOR ONTARIO

B E T W E E N:

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**NOTICE OF MOTION
(Motion To Quash Appeal)**

The Moving Party/Respondent in Appeal, Tandia Financial Credit Union Limited (“**Tandia**”), will make a motion to a panel of the Court of Appeal on a date to be fixed by the registrar at the courthouse, Osgoode Hall, 130 Queen Street West, Toronto, Ontario, M5H 2N5.

PROPOSED METHOD OF HEARING: The Motion is to be heard (*choose appropriate option*)

- In writing under subrule 37.12.1(1);
- In writing as an opposed motion under subrule 37.12.1(4);
- In person;
- By telephone conference;
- By video conference.

THE MOTION IS FOR:

- a) An order quashing the appeal (the “**Appeal**”) of Oscar Bold Inc. (the “**Debtor**”) commenced by notice of appeal dated November 3, 2025 (the “**Notice of Appeal**”);
- b) Tandia’s costs of this motion on a full indemnity basis, or other appropriate scale; and
- c) such further and other relief as to this Honourable Court may seem just.

THE GROUNDS FOR THE MOTION ARE:

1. Tandia moves to quash the Appeal commenced by the Debtor from the Order of Mr. Justice Bordin of the Ontario Superior Court of Justice dated October 23, 2025 (the “**Receivership Order**”) appointing BDO Canada Limited as receiver (in such capacity, the “**Receiver**”), without security, of all of the assets, properties and undertakings (collectively, the “**Property**”) of the Debtor, including, without limitation, the real property municipally known as 27 Bold Street, Hamilton, Ontario and legally described in PINs 18611-0001 (LT) to 18611-0032 (LT), inclusive (the “**Real Property**”).

2. The Appeal is brought pursuant to subsection 6(1)(b) of the *Courts of Justice Act* (“**CJA**”). However, the Debtor is not entitled to an appeal as of right under the CJA or under any other statute, and has failed to seek leave pursuant to subsection 193(e) of the *Bankruptcy and Insolvency Act* (“**BIA**”).

3. In any event, and in the alternative, leave to appeal ought to be denied.

Background:

4. The Debtor is the registered owner of the Real Property.

5. The Debtor is indebted to Tandia with respect to a certain credit facility (the “**Credit Facility**”) made available by Tandia to the Debtor pursuant to and under the terms of a Commitment Letter dated December 6, 2024, as subsequently amended, replaced, restated or supplemented pursuant to and under the terms of a Loan Amending Agreement dated January 15, 2025 and a Second Loan Amending Agreement dated January 22, 2025 and from time to time (collectively, the “**Credit Agreement**”).

6. As security for the Debtor’s obligations to Tandia, including, without limitation, under the Credit Agreement, the Debtor provided:

- a) a general security agreement dated January 27, 2025 (the “**GSA**”), which grants in favour of Tandia, among other things, a security interest in any and all of the property, assets and undertakings of the Debtor, registration in respect of which was duly made pursuant to the *Personal Property Security Act* (Ontario) (the “**PPSA**”);

- b) a Cash Collateral Agreement dated January 27, 2025, which assigns to Tandia a security interest in term deposits and/or guaranteed investment certificates in the amount of \$150,000 (the “**Cash Collateral**”), and entitles Tandia to take possession of and use same for repayment of the obligations owing to Tandia, which agreement was registered under the PPSA;
- c) a first-ranking charge collateral charge/mortgage in favour of Tandia, in the amount of \$11,650,000.00, in respect of the Real Property (the “**Charge**”), which was registered on title to the Real Property on January 27, 2025 pursuant to instrument number WE1779194;
- d) a General Assignments of Rents dated January 27, 2025, granted by the Debtor in respect of the Real Property, which was registered on title to the Real Property on January 27, 2025 pursuant to instrument number WE1779195,

(collectively, the “**Security**”).

7. Tandia is the only party with a registered security interest under the PPSA in respect of the Debtor.

8. The Security granted by the Debtor gives Tandia the contractual right to appoint a Receiver over the Property in the event of default by the Debtor.

9. The obligations of the Debtor in respect of the Credit Agreement are due and payable at the option of Tandia upon the occurrence of an Event of Default (as defined in the Credit Agreement) for any reason whatsoever. There have been one or more defaults under the Credit Agreement, including, without limitation, material monetary defaults. Specifically, the Debtor has

failed to make scheduled monthly payments of principal and interest on the date when they become due, and has failed to comply with one or more covenants.

10. Tandia subsequently delivered to the Debtor and the Guarantors a demand letter and a Notice of Intention to Enforce Security in accordance with section 244 of the BIA.

Appointment of the Receiver:

11. On September 30, 2025, Tandia brought an application for the Receivership Order, pursuant to subsection 243(1) of the BIA and section 101 of the CJA.

12. The application was initially scheduled to be heard on October 14, 2025. Mr. Justice Bordin adjourned the application to October 23, 2025, on a peremptory basis, to permit the Debtor to retain and instruct counsel.

13. In his Endorsement of October 14, 2025, Justice Bordin stated that the hearing of the application would proceed on October 23, 2025 “whether or not counsel is retained by the Respondent”.

14. At the return of the application on October 23, 2025, the Debtor requested a further adjournment. Counsel for the Debtor advised that they had been retained the night prior, on October 22, 2025.

15. Justice Bordin denied the Debtor’s request for an adjournment and granted the Receivership Order.

16. On November 3, 2025, the Debtor served the Notice of Appeal, purporting to commence an appeal as of right. In the Notice of Appeal, the Debtor seeks various relief, including an order

setting aside the Receivership Order.

17. The Notice of Appeal relies upon subsection 6(1)(b) of the CJA as the basis for this Honourable Court's purported jurisdiction to hear the appeal. This section is not applicable in these circumstances.

18. Further, the Debtor did not seek leave to commence an appeal pursuant to subsection 193(e) of the BIA. In any event, leave to appeal should be denied.

Leave to Appeal is Required to Appeal the Receivership Order:

19. The Receivership Order was granted pursuant to subsection 243(1) of the BIA and section 101 of the CJA. Accordingly, an appeal of the Receivership Order is governed by the appeal provisions of the BIA.

20. There is no appeal as of right from an order appointing a receiver under the BIA. The Debtor's appeal from the Receivership Order requires leave of this Honourable Court pursuant to subsection 193(e) of the BIA.

Jurisdiction of a Panel:

21. A panel of this Honourable Court has jurisdiction to hear this motion to quash and to grant the relief requested pursuant to:

- a) Rule 61.16(2.2) of the *Rules of Civil Procedure*; and
- b) Subsections 7(1) – (3) and 134(3) of the CJA.

Legislative Provisions:

22. Rules 37 and 61 of the *Rules of Civil Procedure*.
23. Section 193 of the BIA.
24. Rule 31 of the *Bankruptcy and Insolvency General Rules*.
25. Sections 6, 7, 19, and 134 of the CJA.
26. Such further and other grounds as counsel may advise and this Court may permit.

THE FOLLOWING DOCUMENTARY EVIDENCE will be used at the hearing of the Motion:

27. Affidavit of Dawood Khan sworn October 1, 2025;
28. Supplementary Affidavit of Dawood Khan sworn October 21, 2025;
29. Receivership Order of Justice Bordin dated October 23, 2025;
30. Endorsement of Justice Bordin dated October 23, 2025;
31. Notice of Appeal the Debtor; and
32. Such further and other evidence as the lawyers may advise and this Honourable Court may permit.

CERTIFICATE OF ESTIMATED TIME FOR ARGUMENT

Counsel for Tandia estimates that 1 hour will be required for its argument, not including reply.

December 4, 2025

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Court of Appeal File No. COA-25-CV-1502
Court File No. CV-25-00092187-0000

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Lawyers for Tandia Financial Credit Union Limited

TAB 2

**ONTARIO
SUPERIOR COURT OF JUSTICE**

THE HONOURABLE) TUESDAY, THE 23rd
JUSTICE BORDIN)
DAY OF OCTOBER, 2025

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**ORDER
(appointing Receiver)**

THIS APPLICATION made by the Applicant, Tandia Financial Credit Union, for an Order pursuant to section 243(1) of the *Bankruptcy and Insolvency Act*, R.S.C. 1985, c. B-3, as amended (the "**BIA**") and section 101 of the *Courts of Justice Act*, R.S.O. 1990, c. C.43, as amended (the "**CJA**") appointing BDO Canada Limited ("**BDO**") as receiver (in such capacity, the "**Receiver**") without security, of all of the assets, undertakings and properties of Oscar Bold Inc. (the "**Debtor**") acquired for, or used in relation to a business carried on by the Debtor, including the real property municipally known as 27 Bold Street, Hamilton, Ontario and legally described in PINs 18611-0001 (LT) to 18611-0032 (LT), inclusive (the "**Real Property**"),

including all proceeds thereof (collectively, the “**Property**”), was heard this day at 45 Main Street East, Hamilton, Ontario, L8N 2B7 by way of judicial videoconference.

ON READING the Application Record of the Applicant, including Affidavit of Dawood Khan sworn October 1, 2025 and the Exhibits thereto, and the Supplementary Application Record of the Applicant, including the Supplementary Affidavit of Dawood Khan Sworn October 20, 2025, and on hearing the submissions of counsel for the Applicant and all other counsel listed on the counsel slip, no one else appearing for any other person on the service list, although duly served as appears from the affidavit of service and on reading the consent of BDO to act as the Receiver,

SERVICE

1. **THIS COURT ORDERS** that the time for service of the Notice of Application and the Application Record is hereby abridged and validated so that this Application is properly returnable today and hereby dispenses with further service thereof.

APPOINTMENT

2. **THIS COURT ORDERS** that pursuant to section 243(1) of the BIA and section 101 of the CJA, BDO is hereby appointed Receiver, without security, of all of the Property of the Debtor, including, for greater certainty, the Real Property.

RECEIVER'S POWERS

3. **THIS COURT ORDERS** that the Receiver is hereby empowered and authorized, but not obligated, to act at once in respect of the Property and, without in any way limiting the generality of the foregoing, the Receiver is hereby expressly empowered and authorized to do any of the following where the Receiver considers it necessary or desirable:

- (a) to take possession of and exercise control over the Property and any and all proceeds, receipts and disbursements arising out of or from the Property;

- (b) to receive, preserve, and protect the Property, or any part or parts thereof, including, but not limited to, the changing of locks and security codes, the relocating of Property to safeguard it, the engaging of independent security personnel, the taking of physical inventories and the placement of such insurance coverage as may be necessary or desirable;
- (c) to manage, operate, and carry on the business of the Debtor, including the powers to enter into any agreements, incur any obligations in the ordinary course of business, cease to carry on all or any part of the business, or cease to perform any contracts of the Debtor;
- (d) to engage consultants, appraisers, agents, experts, auditors, accountants, managers, counsel and such other persons from time to time and on whatever basis, including on a temporary basis, to assist with the exercise of the Receiver's powers and duties, including without limitation those conferred by this Order;
- (e) to purchase or lease such machinery, equipment, inventories, supplies, premises or other assets to continue the business of the Debtor or any part or parts thereof;
- (f) to receive and collect all monies and accounts now owed or hereafter owing to the Debtor and to exercise all remedies of the Debtor in collecting such monies, including, without limitation, to enforce any security held by the Debtor;
- (g) to settle, extend or compromise any indebtedness owing to the Debtor;
- (h) to execute, assign, issue and endorse documents of whatever nature in respect of any of the Property, whether in the Receiver's name or in the name and on behalf of the Debtor, for any purpose pursuant to this Order;
- (i) to initiate, prosecute and continue the prosecution of any and all proceedings and to defend all proceedings now pending or hereafter

instituted with respect to the Debtor, the Property or the Receiver, and to settle or compromise any such proceedings. The authority hereby conveyed shall extend to such appeals or applications for judicial review in respect of any order or judgment pronounced in any such proceeding;

- (j) to market any or all of the Property, including advertising and soliciting offers in respect of the Property or any part or parts thereof and negotiating such terms and conditions of sale as the Receiver in its discretion may deem appropriate;
- (k) to sell, convey, transfer, lease or assign the Property or any part or parts thereof out of the ordinary course of business,
 - (i) without the approval of this Court in respect of any transaction not exceeding \$100,000, provided that the aggregate consideration for all such transactions does not exceed \$500,000; and
 - (ii) with the approval of this Court in respect of any transaction in which the purchase price or the aggregate purchase price exceeds the applicable amount set out in the preceding clause;

and, in each such case, notice under subsection 63(4) of the Ontario *Personal Property Security Act*, or section 31 of the Ontario *Mortgages Act*, as the case may be, shall not be required;

- (l) to apply for any vesting order or other orders necessary to convey the Property or any part or parts thereof to a purchaser or purchasers thereof, free and clear of any liens or encumbrances affecting such Property;
- (m) to report to, meet with and discuss with such affected Persons (as defined below) as the Receiver deems appropriate on all matters relating to the Property and the receivership, and to share information, subject to such terms as to confidentiality as the Receiver deems advisable;

- (n) to register a copy of this Order and any other Orders in respect of the Property against title to any of the Property;
- (o) to apply for any permits, licences, approvals or permissions as may be required by any governmental authority and any renewals thereof for and on behalf of and, if thought desirable by the Receiver, in the name of the Debtor;
- (p) to enter into agreements with any trustee in bankruptcy appointed in respect of the Debtor, including, without limiting the generality of the foregoing, the ability to enter into occupation agreements for any property owned or leased by the Debtor;
- (q) to exercise any shareholder, partnership, joint venture or other rights which the Debtor may have; and
- (r) to take any steps reasonably incidental to the exercise of these powers or the performance of any statutory obligations,

and in each case where the Receiver takes any such actions or steps, it shall be exclusively authorized and empowered to do so, to the exclusion of all other Persons (as defined below), including the Debtor, and without interference from any other Person.

LISTING OF THE REAL PROPERTIES

4. **THIS COURT ORDERS** that the Receiver may, without further order of this Court, enter into a listing agreement for the sale of the Real Property (the “**Listing Agreement**”) with a broker or realtor approved by the Receiver and to take such additional steps and execute such additional documents as may be necessary or desirable to implement the Listing Agreement.

DUTY TO PROVIDE ACCESS AND CO-OPERATION TO THE RECEIVER

5. **THIS COURT ORDERS** that (i) the Debtor, (ii) all of its current and former directors, officers, employees, agents, accountants, legal counsel and shareholders, and all other persons acting on its instructions or behalf, and (iii) all other individuals, firms, corporations, governmental bodies or agencies, or other entities having notice of this Order (all of the

foregoing, collectively, being "**Persons**" and each being a "**Person**") shall forthwith advise the Receiver of the existence of any Property in such Person's possession or control, shall grant immediate and continued access to the Property to the Receiver, and shall deliver all such Property to the Receiver upon the Receiver's request.

6. **THIS COURT ORDERS** that all Persons shall forthwith advise the Receiver of the existence of any books, documents, securities, contracts, orders, corporate and accounting records, and any other papers, records and information of any kind related to the business or affairs of the Debtor, and any computer programs, computer tapes, computer disks, or other data storage media containing any such information (the foregoing, collectively, the "**Records**") in that Person's possession or control, and shall provide to the Receiver or permit the Receiver to make, retain and take away copies thereof and grant to the Receiver unfettered access to and use of accounting, computer, software and physical facilities relating thereto, provided however that nothing in this paragraph 6 or in paragraph 7 of this Order shall require the delivery of Records, or the granting of access to Records, which may not be disclosed or provided to the Receiver due to the privilege attaching to solicitor-client communication or due to statutory provisions prohibiting such disclosure.

7. **THIS COURT ORDERS** that if any Records are stored or otherwise contained on a computer or other electronic system of information storage, whether by independent service provider or otherwise, all Persons in possession or control of such Records shall forthwith give unfettered access to the Receiver for the purpose of allowing the Receiver to recover and fully copy all of the information contained therein whether by way of printing the information onto paper or making copies of computer disks or such other manner of retrieving and copying the information as the Receiver in its discretion deems expedient, and shall not alter, erase or destroy any Records without the prior written consent of the Receiver. Further, for the purposes of this paragraph, all Persons shall provide the Receiver with all such assistance in gaining immediate access to the information in the Records as the Receiver may in its discretion require including providing the Receiver with instructions on the use of any computer or other system and providing the Receiver with any and all access codes, account names and account numbers that may be required to gain access to the information.

8. **THIS COURT ORDERS** that the Receiver shall provide each of the relevant landlords with notice of the Receiver's intention to remove any fixtures from any leased premises at least seven (7) days prior to the date of the intended removal. The relevant landlord shall be entitled to have a representative present in the leased premises to observe such removal and, if the landlord disputes the Receiver's entitlement to remove any such fixture under the provisions of the lease, such fixture shall remain on the premises and shall be dealt with as agreed between any applicable secured creditors, such landlord and the Receiver, or by further Order of this Court upon application by the Receiver on at least two (2) days' notice to such landlord and any such secured creditors.

NO PROCEEDINGS AGAINST THE RECEIVER

9. **THIS COURT ORDERS** that no proceeding or enforcement process in any court or tribunal (each, a "**Proceeding**"), shall be commenced or continued against the Receiver except with the written consent of the Receiver or with leave of this Court.

NO PROCEEDINGS AGAINST THE DEBTOR OR THE PROPERTY

10. **THIS COURT ORDERS** that no Proceeding against or in respect of the Debtor or the Property shall be commenced or continued except with the written consent of the Receiver or with leave of this Court and any and all Proceedings currently under way against or in respect of the Debtor or the Property are hereby stayed and suspended pending further Order of this Court.

NO EXERCISE OF RIGHTS OR REMEDIES

11. **THIS COURT ORDERS** that all rights and remedies against the Debtor, the Receiver, or affecting the Property, are hereby stayed and suspended except with the written consent of the Receiver or leave of this Court, provided however that this stay and suspension does not apply in respect of any "eligible financial contract" as defined in the BIA, and further provided that nothing in this paragraph shall (i) empower the Receiver or the Debtor to carry on any business which the Debtor is not lawfully entitled to carry on, (ii) exempt the Receiver or the Debtor from compliance with statutory or regulatory provisions relating to health, safety or the environment, (iii) prevent the filing of any registration to preserve or perfect a security interest, or (iv) prevent the registration of a claim for lien.

NO INTERFERENCE WITH THE RECEIVER

12. **THIS COURT ORDERS** that no Person shall discontinue, fail to honour, alter, interfere with, repudiate, terminate or cease to perform any right, renewal right, contract, agreement, licence or permit in favour of or held by the Debtor, without written consent of the Receiver or leave of this Court.

CONTINUATION OF SERVICES

13. **THIS COURT ORDERS** that all Persons having oral or written agreements with the Debtor or statutory or regulatory mandates for the supply of goods and/or services, including without limitation, all computer software, communication and other data services, centralized banking services, payroll services, insurance, transportation services, utility or other services to the Debtor are hereby restrained until further Order of this Court from discontinuing, altering, interfering with or terminating the supply of such goods or services as may be required by the Receiver, and that the Receiver shall be entitled to the continued use of the Debtor's current telephone numbers, facsimile numbers, internet addresses and domain names, provided in each case that the normal prices or charges for all such goods or services received after the date of this Order are paid by the Receiver in accordance with normal payment practices of the Debtor or such other practices as may be agreed upon by the supplier or service provider and the Receiver, or as may be ordered by this Court.

RECEIVER TO HOLD FUNDS

14. **THIS COURT ORDERS** that all funds, monies, cheques, instruments, and other forms of payments received or collected by the Receiver from and after the making of this Order from any source whatsoever, including without limitation the sale of all or any of the Property and the collection of any accounts receivable in whole or in part, whether in existence on the date of this Order or hereafter coming into existence, shall be deposited into one or more new accounts to be opened by the Receiver (the "**Post Receivership Accounts**") and the monies standing to the credit of such Post Receivership Accounts from time to time, net of any disbursements provided for herein, shall be held by the Receiver to be paid in accordance with the terms of this Order or any further Order of this Court.

EMPLOYEES

15. **THIS COURT ORDERS** that all employees of the Debtor shall remain the employees of the Debtor until such time as the Receiver, on the Debtor's behalf, may terminate the employment of such employees. The Receiver shall not be liable for any employee-related liabilities, including any successor employer liabilities as provided for in section 14.06(1.2) of the BIA, other than such amounts as the Receiver may specifically agree in writing to pay, or in respect of its obligations under sections 81.4(5) or 81.6(3) of the BIA or under the *Wage Earner Protection Program Act*.

PIPEDA

16. **THIS COURT ORDERS** that, pursuant to clause 7(3)(c) of the *Canada Personal Information Protection and Electronic Documents Act*, the Receiver shall disclose personal information of identifiable individuals to prospective purchasers or bidders for the Property and to their advisors, but only to the extent desirable or required to negotiate and attempt to complete one or more sales of the Property (each, a "**Sale**"). Each prospective purchaser or bidder to whom such personal information is disclosed shall maintain and protect the privacy of such information and limit the use of such information to its evaluation of the Sale, and if it does not complete a Sale, shall return all such information to the Receiver, or in the alternative destroy all such information. The purchaser of any Property shall be entitled to continue to use the personal information provided to it, and related to the Property purchased, in a manner which is in all material respects identical to the prior use of such information by the Debtor, and shall return all other personal information to the Receiver, or ensure that all other personal information is destroyed.

LIMITATION ON ENVIRONMENTAL LIABILITIES

17. **THIS COURT ORDERS** that nothing herein contained shall require the Receiver to occupy or to take control, care, charge, possession or management (separately and/or collectively, "**Possession**") of any of the Property that might be environmentally contaminated, might be a pollutant or a contaminant, or might cause or contribute to a spill, discharge, release or deposit of a substance contrary to any federal, provincial or other law respecting the protection, conservation, enhancement, remediation or rehabilitation of the environment or

relating to the disposal of waste or other contamination including, without limitation, the *Canadian Environmental Protection Act*, the *Ontario Environmental Protection Act*, the *Ontario Water Resources Act*, or the *Ontario Occupational Health and Safety Act* and regulations thereunder (the "**Environmental Legislation**"), provided however that nothing herein shall exempt the Receiver from any duty to report or make disclosure imposed by applicable Environmental Legislation. The Receiver shall not, as a result of this Order or anything done in pursuance of the Receiver's duties and powers under this Order, be deemed to be in Possession of any of the Property within the meaning of any Environmental Legislation, unless it is actually in possession.

LIMITATION ON THE RECEIVER'S LIABILITY

18. **THIS COURT ORDERS** that the Receiver shall incur no liability or obligation as a result of its appointment or the carrying out the provisions of this Order, including, but not limited to, any illness or bodily harm resulting from a party or parties contracting COVID-19, save and except for any gross negligence or wilful misconduct on its part, or in respect of its obligations under sections 81.4(5) or 81.6(3) of the BIA or under the *Wage Earner Protection Program Act*. Nothing in this Order shall derogate from the protections afforded the Receiver by section 14.06 of the BIA or by any other applicable legislation.

RECEIVER'S ACCOUNTS

19. **THIS COURT ORDERS** that the Receiver and counsel to the Receiver shall be paid their reasonable fees and disbursements, in each case at their standard rates and charges unless otherwise ordered by the Court on the passing of accounts, and that the Receiver and counsel to the Receiver shall be entitled to and are hereby granted a charge (the "**Receiver's Charge**") on the Property, as security for such fees and disbursements, both before and after the making of this Order in respect of these proceedings, and that the Receiver's Charge shall form a first charge on the Property in priority to all security interests, trusts, liens, charges and encumbrances, statutory or otherwise, in favour of any Person, but subject to sections 14.06(7), 81.4(4), and 81.6(2) of the BIA.

20. **THIS COURT ORDERS** that the Receiver and its legal counsel shall pass its accounts from time to time, and for this purpose the accounts of the Receiver and its legal counsel are hereby referred to a judge of the Commercial List of the Ontario Superior Court of Justice.

21. **THIS COURT ORDERS** that prior to the passing of its accounts, the Receiver shall be at liberty from time to time to apply reasonable amounts, out of the monies in its hands, against its fees and disbursements, including legal fees and disbursements, incurred at the standard rates and charges of the Receiver or its counsel, and such amounts shall constitute advances against its remuneration and disbursements when and as approved by this Court.

FUNDING OF THE RECEIVERSHIP

22. **THIS COURT ORDERS** that the Receiver be at liberty and it is hereby empowered to borrow by way of a revolving credit or otherwise, such monies from time to time as it may consider necessary or desirable, provided that the outstanding principal amount does not exceed \$200,000 (or such greater amount as this Court may by further Order authorize) at any time, at such rate or rates of interest as it deems advisable for such period or periods of time as it may arrange, for the purpose of funding the exercise of the powers and duties conferred upon the Receiver by this Order, including interim expenditures. The whole of the Property shall be and is hereby charged by way of a fixed and specific charge (the "**Receiver's Borrowings Charge**") as security for the payment of the monies borrowed, together with interest and charges thereon, in priority to all security interests, trusts, liens, charges and encumbrances, statutory or otherwise, in favour of any Person, but subordinate in priority to the Receiver's Charge and the charges as set out in sections 14.06(7), 81.4(4), and 81.6(2) of the BIA.

23. **THIS COURT ORDERS** that neither the Receiver's Borrowings Charge nor any other security granted by the Receiver in connection with its borrowings under this Order shall be enforced without leave of this Court.

24. **THIS COURT ORDERS** that the Receiver is at liberty and authorized to issue certificates substantially in the form annexed as **Schedule "A"** hereto (the "**Receiver's Certificates**") for any amount borrowed by it pursuant to this Order.

25. **THIS COURT ORDERS** that the monies from time to time borrowed by the Receiver pursuant to this Order or any further order of this Court and any and all Receiver's Certificates evidencing the same or any part thereof shall rank on a *pari passu* basis, unless otherwise agreed to by the holders of any prior issued Receiver's Certificates.

SERVICE AND NOTICE

26. **THIS COURT ORDERS** that the E-Service Protocol of the Commercial List (the "**Protocol**") is approved and adopted by reference herein and, in this proceeding, the service of documents made in accordance with the Protocol (which can be found on the Commercial List website at <https://www.ontariocourts.ca/scj/practice/regional-practice-directions/eservice-commercial>) shall be valid and effective service. Subject to Rule 17.05 of the *Rules of Civil Procedure* (the "**Rules**"), this Order shall constitute an order for substituted service pursuant to Rule 16.04 of the Rules. Subject to Rule 3.01(d) of the Rules and paragraph 21 of the Protocol, service of documents in accordance with the Protocol will be effective on transmission. This Court further orders that a Case Website shall be established in accordance with the Protocol with the following URL '<https://www.bdo.ca/services/financial-advisory-services/business-restructuring-turnaround-services/current-engagements>'.

27. **THIS COURT ORDERS** that if the service or distribution of documents in accordance with the Protocol is not practicable, the Receiver is at liberty to serve or distribute this Order, any other materials and orders in these proceedings, any notices or other correspondence, by forwarding true copies thereof by prepaid ordinary mail, courier, personal delivery or facsimile transmission to the Debtor's creditors or other interested parties at their respective addresses as last shown on the records of the Debtor and that any such service or distribution by courier, personal delivery or facsimile transmission shall be deemed to be received on the next business day following the date of forwarding thereof, or if sent by ordinary mail, on the third business day after mailing.

28. **THIS COURT ORDERS** that the Applicant, the Receiver and their respective counsel are at liberty to serve or distribute this Order, any other materials and orders as may be reasonably required in these proceedings, including any notices, or other correspondence, by forwarding true copies thereof by electronic message to the Debtor's creditors or other interested

parties and their advisors. For greater certainty, any such distribution or service shall be deemed to be in satisfaction of a legal or juridical obligation, and notice requirements within the meaning of clause 3(c) of the Electronic Commerce Protection Regulations, Reg. 81000-2-175 (SOR/DORS).

GENERAL

29. **THIS COURT ORDERS** that the Receiver may from time to time apply to this Court for advice and directions in the discharge of its powers and duties hereunder.

30. **THIS COURT ORDERS** that nothing in this Order shall prevent the Receiver from acting as a trustee in bankruptcy of the Debtor.

31. **THIS COURT HEREBY REQUESTS** the aid and recognition of any court, tribunal, regulatory or administrative body having jurisdiction in Canada or in the United States to give effect to this Order and to assist the Receiver and its agents in carrying out the terms of this Order. All courts, tribunals, regulatory and administrative bodies are hereby respectfully requested to make such orders and to provide such assistance to the Receiver, as an officer of this Court, as may be necessary or desirable to give effect to this Order or to assist the Receiver and its agents in carrying out the terms of this Order.

32. **THIS COURT ORDERS** that the Receiver be at liberty and is hereby authorized and empowered to apply to any court, tribunal, regulatory or administrative body, wherever located, for the recognition of this Order and for assistance in carrying out the terms of this Order, and that the Receiver is authorized and empowered to act as a representative in respect of the within proceedings for the purpose of having these proceedings recognized in a jurisdiction outside Canada.

33. **THIS COURT ORDERS** that the Applicant shall have its costs of this Application, up to and including entry and service of this Order, provided for by the terms of the Applicant's security or, if not so provided by the Applicant's security, then on a substantial indemnity basis to be paid by the Receiver from the Debtor's estate with such priority and at such time as this Court may determine.

34. **THIS COURT ORDERS** that any interested party may apply to this Court to vary or amend this Order on not less than seven (7) days' notice to the Receiver and to any other party likely to be affected by the order sought or upon such other notice, if any, as this Court may order.

35. **THIS COURT ORDERS AND DIRECTS** that, as soon as practicable, the Land Registry Office for the Land Titles Divisions of Wentworth (No. 62) accept this Order for registration on title to the Real Property described in **Schedule "B"** hereto.

36. **THIS COURT ORDERS** that this Order is effective from the date it is made and is enforceable without any need for entry or filing.

A handwritten signature in blue ink is written over a horizontal black line. The signature is stylized and appears to consist of the letters 'MR' followed by a flourish.

SCHEDULE "A"
RECEIVER CERTIFICATE

CERTIFICATE NO. _____

AMOUNT \$ _____

1. THIS IS TO CERTIFY that BDO Canada Limited, the receiver (the "**Receiver**") of the assets, undertakings and properties of Oscar Bold Inc. acquired for, or used in relation to a business carried on by the Debtor, including all proceeds thereof (collectively, the "**Property**") appointed by Order of the Ontario Superior Court of Justice (the "**Court**") dated the 23rd day of October, 2025 (the "**Order**") made in an action having Court file number CV-25-00092187-0000, has received as such Receiver from the holder of this certificate (the "**Lender**") the principal sum of \$ _____, being part of the total principal sum of \$ _____ which the Receiver is authorized to borrow under and pursuant to the Order.

2. The principal sum evidenced by this certificate is payable on demand by the Lender with interest thereon calculated and compounded [daily][monthly not in advance on the _____ day of each month] after the date hereof at a notional rate per annum equal to the rate of _____ per cent above the prime commercial lending rate of Bank of _____ from time to time.

3. Such principal sum with interest thereon is, by the terms of the Order, together with the principal sums and interest thereon of all other certificates issued by the Receiver pursuant to the Order or to any further order of the Court, a charge upon the whole of the Property, in priority to the security interests of any other person, but subject to the priority of the charges set out in the Order and in the *Bankruptcy and Insolvency Act*, and the right of the Receiver to indemnify itself out of such Property in respect of its remuneration and expenses.

4. All sums payable in respect of principal and interest under this certificate are payable at the main office of the Lender at Toronto, Ontario.

5. Until all liability in respect of this certificate has been terminated, no certificates creating charges ranking or purporting to rank in priority to this certificate shall be issued by the Receiver to any person other than the holder of this certificate without the prior written consent of the holder of this certificate.

6. The charge securing this certificate shall operate so as to permit the Receiver to deal with the Property as authorized by the Order and as authorized by any further or other order of the Court.

7. The Receiver does not undertake, and it is not under any personal liability, to pay any sum in respect of which it may issue certificates under the terms of the Order.

DATED the ____ day of _____, 20 ____.

BDO Canada Limited, solely in its capacity as
Receiver of the Property of Oscar Bold Inc., and
not in its personal capacity

Per: _____

Name:

Title:

SCHEDULE "B"

DESCRIPTION OF REAL PROPERTY

1. 18611-0001 (LT) - UNIT 1, LEVEL 1, WENTWORTH STANDARD CONDOMINIUM PLAN NO. 611 AND ITS APPURTENANT INTEREST; SUBJECT TO EASEMENTS AS SET OUT IN SCHEDULE A AS IN WE1537712; CITY OF HAMILTON
2. 18611-0002 (LT) - UNIT 2, LEVEL 1, WENTWORTH STANDARD CONDOMINIUM PLAN NO. 611 AND ITS APPURTENANT INTEREST; SUBJECT TO EASEMENTS AS SET OUT IN SCHEDULE A AS IN WE1537712; CITY OF HAMILTON
3. 18611-0003 (LT) - UNIT 3, LEVEL 1, WENTWORTH STANDARD CONDOMINIUM PLAN NO. 611 AND ITS APPURTENANT INTEREST; SUBJECT TO EASEMENTS AS SET OUT IN SCHEDULE A AS IN WE1537712; CITY OF HAMILTON
4. 18611-0004 (LT) - UNIT 4, LEVEL 1, WENTWORTH STANDARD CONDOMINIUM PLAN NO. 611 AND ITS APPURTENANT INTEREST; SUBJECT TO EASEMENTS AS SET OUT IN SCHEDULE A AS IN WE1537712; CITY OF HAMILTON
5. 18611-0005 (LT) - UNIT 5, LEVEL 1, WENTWORTH STANDARD CONDOMINIUM PLAN NO. 611 AND ITS APPURTENANT INTEREST; SUBJECT TO EASEMENTS AS SET OUT IN SCHEDULE A AS IN WE1537712; CITY OF HAMILTON
6. 18611-0006 (LT) - UNIT 6, LEVEL 1, WENTWORTH STANDARD CONDOMINIUM PLAN NO. 611 AND ITS APPURTENANT INTEREST; SUBJECT TO EASEMENTS AS SET OUT IN SCHEDULE A AS IN WE1537712; CITY OF HAMILTON
7. 18611-0007 (LT) - UNIT 7, LEVEL 1, WENTWORTH STANDARD CONDOMINIUM PLAN NO. 611 AND ITS APPURTENANT INTEREST; SUBJECT TO EASEMENTS AS SET OUT IN SCHEDULE A AS IN WE1537712; CITY OF HAMILTON
8. 18611-0008 (LT) - UNIT 8, LEVEL 1, WENTWORTH STANDARD CONDOMINIUM PLAN NO. 611 AND ITS APPURTENANT INTEREST; SUBJECT TO EASEMENTS AS SET OUT IN SCHEDULE A AS IN WE1537712; CITY OF HAMILTON
9. 18611-0009 (LT) - UNIT 1, LEVEL 2, WENTWORTH STANDARD CONDOMINIUM PLAN NO. 611 AND ITS APPURTENANT INTEREST; SUBJECT TO EASEMENTS AS SET OUT IN SCHEDULE A AS IN WE1537712; CITY OF HAMILTON
10. 18611-0010 (LT) - UNIT 2, LEVEL 2, WENTWORTH STANDARD CONDOMINIUM PLAN NO. 611 AND ITS APPURTENANT INTEREST; SUBJECT TO EASEMENTS AS SET OUT IN SCHEDULE A AS IN WE1537712; CITY OF HAMILTON
11. 18611-0011 (LT) - UNIT 3, LEVEL 2, WENTWORTH STANDARD CONDOMINIUM PLAN NO. 611 AND ITS APPURTENANT INTEREST; SUBJECT TO EASEMENTS AS SET OUT IN SCHEDULE A AS IN WE1537712; CITY OF HAMILTON

12. 18611-0012 (LT) - UNIT 4, LEVEL 2, WENTWORTH STANDARD CONDOMINIUM PLAN NO. 611 AND ITS APPURTENANT INTEREST; SUBJECT TO EASEMENTS AS SET OUT IN SCHEDULE A AS IN WE1537712; CITY OF HAMILTON
13. 18611-0013 (LT) - UNIT 5, LEVEL 2, WENTWORTH STANDARD CONDOMINIUM PLAN NO. 611 AND ITS APPURTENANT INTEREST; SUBJECT TO EASEMENTS AS SET OUT IN SCHEDULE A AS IN WE1537712; CITY OF HAMILTON
14. 18611-0014 (LT) - UNIT 6, LEVEL 2, WENTWORTH STANDARD CONDOMINIUM PLAN NO. 611 AND ITS APPURTENANT INTEREST; SUBJECT TO EASEMENTS AS SET OUT IN SCHEDULE A AS IN WE1537712; CITY OF HAMILTON
15. 18611-0015 (LT) - UNIT 7, LEVEL 2, WENTWORTH STANDARD CONDOMINIUM PLAN NO. 611 AND ITS APPURTENANT INTEREST; SUBJECT TO EASEMENTS AS SET OUT IN SCHEDULE A AS IN WE1537712; CITY OF HAMILTON
16. 18611-0016 (LT) - UNIT 8, LEVEL 2, WENTWORTH STANDARD CONDOMINIUM PLAN NO. 611 AND ITS APPURTENANT INTEREST; SUBJECT TO EASEMENTS AS SET OUT IN SCHEDULE A AS IN WE1537712; CITY OF HAMILTON
17. 18611-0017 (LT) - UNIT 1, LEVEL 3, WENTWORTH STANDARD CONDOMINIUM PLAN NO. 611 AND ITS APPURTENANT INTEREST; SUBJECT TO EASEMENTS AS SET OUT IN SCHEDULE A AS IN WE1537712; CITY OF HAMILTON
18. 18611-0018 (LT) - UNIT 2, LEVEL 3, WENTWORTH STANDARD CONDOMINIUM PLAN NO. 611 AND ITS APPURTENANT INTEREST; SUBJECT TO EASEMENTS AS SET OUT IN SCHEDULE A AS IN WE1537712; CITY OF HAMILTON
19. 18611-0019 (LT) - UNIT 3, LEVEL 3, WENTWORTH STANDARD CONDOMINIUM PLAN NO. 611 AND ITS APPURTENANT INTEREST; SUBJECT TO EASEMENTS AS SET OUT IN SCHEDULE A AS IN WE1537712; CITY OF HAMILTON
20. 18611-0020 (LT) - UNIT 4, LEVEL 3, WENTWORTH STANDARD CONDOMINIUM PLAN NO. 611 AND ITS APPURTENANT INTEREST; SUBJECT TO EASEMENTS AS SET OUT IN SCHEDULE A AS IN WE1537712; CITY OF HAMILTON
21. 18611-0021 (LT) - UNIT 5, LEVEL 3, WENTWORTH STANDARD CONDOMINIUM PLAN NO. 611 AND ITS APPURTENANT INTEREST; SUBJECT TO EASEMENTS AS SET OUT IN SCHEDULE A AS IN WE1537712; CITY OF HAMILTON
22. 18611-0022 (LT) - UNIT 6, LEVEL 3, WENTWORTH STANDARD CONDOMINIUM PLAN NO. 611 AND ITS APPURTENANT INTEREST; SUBJECT TO EASEMENTS AS SET OUT IN SCHEDULE A AS IN WE1537712; CITY OF HAMILTON
23. 18611-0023 (LT) - UNIT 7, LEVEL 3, WENTWORTH STANDARD CONDOMINIUM PLAN NO. 611 AND ITS APPURTENANT INTEREST; SUBJECT TO EASEMENTS AS SET OUT IN SCHEDULE A AS IN WE1537712; CITY OF HAMILTON

24. 18611-0024 (LT) - UNIT 8, LEVEL 3, WENTWORTH STANDARD CONDOMINIUM PLAN NO. 611 AND ITS APPURTENANT INTEREST; SUBJECT TO EASEMENTS AS SET OUT IN SCHEDULE A AS IN WE1537712; CITY OF HAMILTON
25. 18611-0025 (LT) - UNIT 1, LEVEL A, WENTWORTH STANDARD CONDOMINIUM PLAN NO. 611 AND ITS APPURTENANT INTEREST; SUBJECT TO EASEMENTS AS SET OUT IN SCHEDULE A AS IN WE1537712; CITY OF HAMILTON
26. 18611-0026 (LT) - UNIT 2, LEVEL A, WENTWORTH STANDARD CONDOMINIUM PLAN NO. 611 AND ITS APPURTENANT INTEREST; SUBJECT TO EASEMENTS AS SET OUT IN SCHEDULE A AS IN WE1537712; CITY OF HAMILTON
27. 18611-0027 (LT) - UNIT 3, LEVEL A, WENTWORTH STANDARD CONDOMINIUM PLAN NO. 611 AND ITS APPURTENANT INTEREST; SUBJECT TO EASEMENTS AS SET OUT IN SCHEDULE A AS IN WE1537712; CITY OF HAMILTON
28. 18611-0028 (LT) - UNIT 4, LEVEL A, WENTWORTH STANDARD CONDOMINIUM PLAN NO. 611 AND ITS APPURTENANT INTEREST; SUBJECT TO EASEMENTS AS SET OUT IN SCHEDULE A AS IN WE1537712; CITY OF HAMILTON
29. 18611-0029 (LT) - UNIT 5, LEVEL A, WENTWORTH STANDARD CONDOMINIUM PLAN NO. 611 AND ITS APPURTENANT INTEREST; SUBJECT TO EASEMENTS AS SET OUT IN SCHEDULE A AS IN WE1537712; CITY OF HAMILTON
30. 18611-0030 (LT) - UNIT 6, LEVEL A, WENTWORTH STANDARD CONDOMINIUM PLAN NO. 611 AND ITS APPURTENANT INTEREST; SUBJECT TO EASEMENTS AS SET OUT IN SCHEDULE A AS IN WE1537712; CITY OF HAMILTON
31. 18611-0031 (LT) - UNIT 7, LEVEL A, WENTWORTH STANDARD CONDOMINIUM PLAN NO. 611 AND ITS APPURTENANT INTEREST; SUBJECT TO EASEMENTS AS SET OUT IN SCHEDULE A AS IN WE1537712; CITY OF HAMILTON
32. 18611-0032 (LT) - UNIT 8, LEVEL A, WENTWORTH STANDARD CONDOMINIUM PLAN NO. 611 AND ITS APPURTENANT INTEREST; SUBJECT TO EASEMENTS AS SET OUT IN SCHEDULE A AS IN WE1537712; CITY OF HAMILTON

TANDIA FINANCIAL CREDIT UNION LIMITED
Applicant

- and -

OSCAR BOLD INC.
Respondent

Court File No. CV-25-00092187-0000

ONTARIO
SUPERIOR COURT OF JUSTICE

Proceedings commenced at Hamilton

ORDER
(appointing Receiver)

AIRD & BERLIS LLP

Brookfield Place
181 Bay Street, Suite 1800
Toronto, ON M5J 2T9

Kyle B. Plunkett (LSO #61044N)

Tel: (416) 865-3406

Email: kplunkett@airdberlis.com

Matilda Lici (LSO #79621D)

Tel: (416) 865-3428

Email: mlici@airdberlis.com

Lawyers for Tandia Financial Credit Union Limited

TAB 3

Superior Court of Justice
HAMILTON

Court File Number/Numéro de dossier du greffe
CV-25-00092187-0000

Civil Endorsement Sheet/
Page d'inscription

DATE: 23/10/2025

Plaintiff(s)/Applicant(s): TANDIA FINACIAL CREDIT UNION LTD.

Counsel: LICI, M (BDO AS A RECEIVER)

Defendant(s)/Respondent(s): OSCAR BOLD INC. – RICHARD HALL – Present

Counsel: TANGRI, SUMIT & ISAEV, NIKOL (SAL)

The respondent seeks another adjournment for counsel to get acquainted with the matter and advise the client. The respondent asserts there is little prejudice to the adjournment. The respondent was advised at the last appearance that this matter would proceed today whether or not counsel was retained. Based on Ms. Isaev's submissions, the respondent did not retain counsel until last night. No cogent basis for resisting the application was put forward by the respondent in submissions. There is a substantial amount outstanding. Prejudice cuts both ways in these cases. The respondent agreed to a contract allowing the appointment of a receiver on default. The adjournment is denied.

The applicant seeks the appointment of BDO as receiver without security of all the property of the respondent as set out in the materials. The respondent was served with the application materials on October 6, 2025. This matter was in court on October 14, 2025. Mr. Hall of the respondent attended. It was adjourned to today's date to proceed whether or not counsel was retained by the respondent.

The applicant granted credit facilities to the respondent. Pursuant to the credit agreement, the respondent provided security including a GSA, a collateral charge/mortgage, and a general assignment of rents. The respondent is in default, as defined by the credit agreement.

Notice of default was issued on September 2, 2025. A formal written demand was made on September 17, 2025. On September 19, 2025, the respondent expressed a willingness to enter into a forbearance agreement but has not responded to further communications regarding such an agreement. Default was conceded before me today.

There is no evidence of payment or refinancing in the works by the respondent. The respondent can obtain refinancing after the appointment of a receiver and can pay out its obligations.

As of September 3, 2025, \$11,775,839.68 is outstanding. The proposed receiver consents to the appointment.

I accept the law as set out in the applicant's factum.

The charge/mortgage and the GSA granted by the respondent to the applicant allows for the appointment of a receiver over the property of the respondent upon default. In such circumstances the burden on the applicant is relaxed and is not regarded as an extraordinary remedy as the applicant is merely seeking to enforce a term of an agreement between the parties. Neither urgency nor irreparable harm are required.

The applicant's materials satisfy me that the respondent is in default, there is a contractual right to appoint a receiver, and that having regard to all the factors applicable and the circumstances, including the nature of the property and the rights and interest of all parties in relation thereto, it is appropriate, just, and convenient to appoint a receiver.

Order to issue in accordance with the draft order signed by me and provided to counsel.



BORDIN J.

TAB 4

Superior Court of Justice
HAMILTON

Court File Number/Numéro de dossier du greffe
CV-25-00092187-0000

Civil Endorsement Sheet/
Page d'inscription

DATE: 14/10/2025

Plaintiff(s)/Applicant(s): TANDIA FINANCIAL CREDIT UNION LIMITED
Counsel: M. Lici

Defendant(s)/Respondent(s): OSCAR BOLD INC
Counsel: UNREPRESENTED

The applicant seeks the appointment of BDO as receiver without security of all the property of the respondent as set out in the materials. The respondent was served with the application materials on October 6, 2025. Mr. Hall of the respondent attended.

Mr. Hall for the respondent submits that he is trying to retain counsel. He acknowledges learning this morning that his office received the materials which were served personally on the respondent corporation on October 6, 2025. He seeks an adjournment to retain counsel for the corporation.

Mr. Hall was also served by email on Oct 6, 2025. He acknowledges that the email used is his email address. He did not read the email. He wanted to retain counsel. No responding materials have been filed.

The applicant opposes an adjournment. The applicant indicates issues with the financing go back several months. The applicant notes that on September 19, 2025, the respondent expressed a willingness to enter into a forbearance agreement but has not responded to further communications regarding such an agreement.

The applicant acknowledges the 10 day notice period required by the rules for applications. The 10 days has not yet passed. The application was short served.

In the circumstances. A short adjournment should be granted.

Mr. Hall was told that a corporation requires counsel or leave to have a non-lawyer represent the corporation which is difficult to obtain. He was advised that the court could only hear submissions based on affidavit evidence. He was told that the application would proceed whether or not the respondent had retained counsel.

The application is adjourned to October 23, 2025. It is to proceed whether or not counsel is retained by the respondent.



BORDIN J.

TAB 5

COA-25-CV-1502
Court File No.: CV-25-00092187-0000

COURT OF APPEAL FOR ONTARIO

B E T W E N:

TANDIA FINANCIAL CREDIT UNION LIMITED

Applicant
(Respondent in appeal)

- and -

OSCAR BOLD INC.

Respondent
(Appellant)

NOTICE OF APPEAL

THE RESPONDENT, OSCAR BOLD INC., APPEALS to the Court of Appeal for Ontario from the Endorsement and Order of Justice Bordin released on October 23 2025, heard on October 23, 2025, appointing *BDO Canada Limited* as receiver of all of the Appellant's assets, undertakings and properties pursuant to section 243(1) of the *Bankruptcy and Insolvency Act*, R.S.C. 1985, c. B-3, and section 101 of the *Courts of Justice Act*, R.S.O. 1990, c. C.43. at Hamilton Superior Court of Justice, 45 Main St East, Hamilton, Ontario L8N 2B7.

THE APPELLANT ASKS the court for an order:

1. That the appeal be allowed; and
2. The Endorsement/Order be set aside, and the Application be remitted back for a hearing of all issues to the Superior Court of Justice; and

3. An Order staying the operations of the Receivership Order pending determination of this Appeal pursuant to Rule 63.02 of the *Rules of Civil Procedure*.
4. The costs of this Appeal be awarded to the Appellant; and
5. Such further and other relief as the Honourable Justice deems just.

THE GROUNDS OF APPEAL are as follows:

OVERVIEW AND BACKGROUND

1. This appeal is brought as of right to the Ontario Court of Appeal pursuant to section 6(1)(b) of the *Courts of Justice Act*, as the Order appealed from is a final order disposing of the substantive rights of the Appellant by transferring control of all assets to a court-appointed receiver.
2. The Appellant retained counsel on the matter and at the time of proceeding for a brief adjournment the Application Judge refused the same even though counsel had only been recently retained and refused to address the merits of the hearing.

THE GROUNDS FOR THE APPEAL ARE AS FOLLOWS:

3. The Appellant attended the matter before Justice Bordin whereby an interim Order was entered to have the matter heard on October 23, 2025.
4. The Appellant diligently retained counsel, Sumit Tangri of Sumit Tangri Law Group however the Honourable Justice Bordin refused to allow counsel to make

submissions or an opportunity submit material.

5. A director and/or officer was in attendance at the hearing and though questions were asked by the Honourable Justice evidence was not allowed to address any concerns.
6. The matter proceeded without an ability the Appellant to make submissions on the matter.
7. The Honourable Justice made an error in fact and/or law in regard to not allowing a brief adjournment to submit submissions of the Appellant when there was a brief notice was provided.
8. The Honourable Justice made an error in fact and/or law denial of procedural fairness and natural justice:
 - a. The application judge erred in law by refusing the Appellant's request for a brief adjournment despite counsel having been retained only the night before the hearing, thereby depriving the Appellant of any meaningful opportunity to review the record, prepare evidence, or make full submissions.
9. The Honourable Justice made an error in fact and/or law error in principle in appointing a receiver:
 - a. The application judge failed to properly exercise discretion under section 243(1) of the BIA and section 101 of the CJA, by treating the existence of a contractual receivership clause as determinative and not considering the equitable and discretionary factors that govern such appointments.

- b. The judge adopted the applicant's submissions wholesale ("I accept the law as set out in the applicant's factum") without independent analysis or reasons.
 - c. The Honourable Justice failed to accept or hear evidence of the Appellant when there had been an opportunity to do so.
 - d. The Honourable Justice did not consider evidence of the communication and discussions between the Appellant and Respondent or communication regarding what was the intention of the parties in relation to ongoing discussions.
 - e. The Honourable Justice failed to provide an opportunity to make submissions to address the forbearance agreement and ongoing discussion of what the parties agreed.
10. The Honourable Justice made an error in fact and/or law for failure to consider alternatives and the factors of prejudice.
- a. The judge failed to consider less intrusive alternatives to receivership, such as allowing time for refinancing, particularly where the respondent had expressed willingness to negotiate forbearance.
 - b. The Honourable Justice failed to address an adjournment for brief adjournment to make submissions regarding prejudice as there was issues regarding prejudice for an adjournment.
11. The Honourable Justice made an error in fact and/or law in appointing a receiver under Bankruptcy and Insolvency Act s. 243(1) or Court of Justice Act s. 101.

12. The Honourable Justice made an error to consider factors in relation to the appointment of a receiver and/or allow submissions in this regard by the Appellant.
13. The Honourable Justice made an error in fact and/or law to consider or receive submissions if there was a default of the alleged mortgage or alternative remedies that maybe available.
14. The Honourable Justice made an error in fact and/or law regarding not allowing or addressing whether there was an urgency and factors in relation to other equitable and discretionary remedies available in relation to appointing a receiver.
15. The Honourable Justice made an error in fact and/or law regarding addressing the entire evidentiary record or failing to allow submissions to address those matters.
16. Such further and other grounds as counsel may advise and this Honourable Court may permit.

THE BASIS OF THE APPELLATE COURT'S JURISDICTION is as follows:

17. The Endorsement of Justice Bordin released October 23, 2025 is final order/judgment; and
18. Rule 61 and 63 of the *Rules of Civil Procedure*; and

19. Section 31 of the *Court of Justice Act*, R.S.O. 1990 C.C43;

20. Section 243(1) of the Bankruptcy and Insolvency Act

21. The Order of Justice Bordin dated October 23, 2025;

22. The Endorsement of Justice Bordin dated October 23, 2025

Endorsement of Justice Bordin;

23. Such further material as may be included in the Appellant's Appeal Book and Factum. and

24. Leave for appeal is not required.

November 3, 2025

SUMIT TANGRI LAW GROUP
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Tel: (905) 577-8294
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Solicitor for the Appellant

TO: Aird & Berlis LLP

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Attn: Matilda Lici LSO 79621D
mlici@airberlis.com

Lawyers for the Respondent, Tandia Financial Credit Union Limited

TANDIA FINANCIAL CREDIT UNION LIMITED
Applicant
(Respondent in appeal)

And

OSCAR BOLD INC.

Respondent
(Appellant)

Court File No.: CV-25-00092187-0000

**COURT OF APPEAL FOR
ONTARIO**

Proceeding commenced at
HAMILTON

NOTICE OF APPEAL

SUMIT TANGRI LAW GROUP
500-20 Hughson St. South
Hamilton, ON L8N 2A1

Sumit Tangri (LSO# 64258E)
Tel: (905) 577-8294
Email: sumit.tangri@stlaw.ca

Solicitors for the Appellant

TAB 6

**ONTARIO
SUPERIOR COURT OF JUSTICE**

B E T W E E N:

TANDIA FINANCIAL CREDIT UNION LIMITED

Applicant

- and -

OSCAR BOLD INC.

Respondent

**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 DAWOOD KHAN
(sworn October 1, 2025)**

I, **DAWOOD KHAN**, of the City of Mississauga, in the Province of Ontario, **MAKE
OATH AND SAY AS FOLLOWS:**

1. I am the Vice-President of Commercial Banking at Tandia Financial Credit Union (“**Tandia**”). Tandia is a senior secured creditor of Oscar Bold Inc. (the “**Debtor**”), and I am one of the persons at Tandia involved in the management of the Debtor’s accounts and loans. As such, I have personal knowledge of the matters to which I hereinafter depose. Where I do not have personal knowledge of the matters set out herein, I have stated the source of my information and, in all such cases, believe it to be true.

PURPOSE

2. I swear this Affidavit in support of Tandia's application for an Order appointing BDO Canada Limited ("**BDO**") as receiver (in such capacity, the "**Receiver**"), without security, of all of the assets, properties and undertakings (collectively, the "**Property**") of the Debtor acquired for or used in relation to a business or businesses carried on by the Debtor, including, without limitation, the real property municipally known as 27 Bold Street, Hamilton, Ontario and legally described in PINs 18611-0001 (LT) to 18611-0032 (LT), inclusive (the "**Real Property**").

THE PARTIES

3. Tandia is a credit union and is in the business of providing mortgage financing and other loans.

4. The Debtor is a corporation incorporated on October 17, 2024 pursuant to the *Business Corporations Act (Ontario)*, R.S.O. 1990, c. B.16, with its stated registered office at 3410 South Service Road, Suite 201, Burlington, Ontario, L7N 3T2. Carmen Campagnaro and Richard Hall are listed as the directors of the Debtor. Attached to this affidavit and marked as **Exhibit "A"** is a copy of the Corporate Profile Report of the Debtor.

5. The Debtor is a holding company, whose only material asset is the income-generating Real Property, which is comprised of 32 residential units. The Debtor generates revenue through collections of rent from tenants.

6. I understand that the Debtor is owned and/or controlled by Carmen Campagnaro and Richard Hall, individuals residing in Burlington, Ontario. Ms. Campagnaro and Mr. Hall are also the authorized representatives of the Debtor as it relates to its lending arrangements with Tandia.

7. The relationship between Tandia and the Debtor has deteriorated beyond repair, and Tandia has now lost confidence in the Debtor's ability to sustain its business and manage the Real Property. There are significant monetary defaults under the Credit Agreement (as defined below) as more particularly described below, and Tandia has little to no visibility with respect to Debtor's operations and financial circumstances.

CREDIT AGREEMENT AND SECURITY:

8. The Debtor is indebted to Tandia with respect to a certain credit facility (the "**Credit Facility**") made available by Tandia to the Debtor pursuant to and under the terms of a Commitment Letter dated December 6, 2024, as subsequently amended, replaced, restated or supplemented pursuant to and under the terms of a Loan Amending Agreement dated January 15, 2025 and a Second Loan Amending Agreement dated January 22, 2025 and from time to time (collectively, the "**Credit Agreement**"). A copy of the Credit Agreement (including the amendments) is attached hereto and marked as **Exhibit "B"**.

9. The Credit Facility was used to fund the Debtor's purchase of the Real Property from 27 Bold Street Inc., which transaction closed on or before January 24, 2025.

10. Pursuant to the Credit Agreement, with specific reference to page 2 under the heading "Repayment", the Debtor is obligated to make blended monthly payments in respect of the Credit Facility, consisting of principal and interest in the amount of \$67,847, based on a 360-month amortization period.

11. The Debtor's obligations to Tandia pursuant to the Credit Agreement are guaranteed by each of Richard Hall Family Holdings Ltd., Carmcorp Inc., Richard G. Hall and Carmen Campagnaro pursuant to the following guarantees:

- a) an unlimited Guarantee Agreement (the “**Corporate Guarantee**”) dated January 27, 2025 granted by Richard Hall Family Holdings Ltd. and Carmcorp Inc.;
- b) an unlimited Guarantee Agreement (the “**Personal Guarantee**”) dated January 27, 2025 granted by Richard G. Hall and Carmen Campagnaro;
- c) a Limited Recourse Guarantee and Securities Pledge Agreement dated January 27, 2025 granted by Carmcorp Inc.; and
- d) a Limited Recourse Guarantee and Securities Pledge Agreement dated January 27, 2025 granted by Richard Hall Family Holdings Ltd.,

(the “**Guarantors**” and together with the Debtor, the “**Credit Parties**”).

Copies of the Corporate Guarantee, the Personal Guarantee and the Limited Recourse Guarantees are collectively attached hereto and marked as **Exhibit “C”**.

12. As security for the Debtor’s obligations to Tandia, including, without limitation, under the Credit Agreement, the Debtor provided:

- a) a general security agreement dated January 27, 2025 (the “**GSA**”), which grants in favour of Tandia, among other things, a security interest in any and all of the property, assets and undertakings of the Debtor, registration in respect of which was duly made pursuant to the *Personal Property Security Act* (Ontario) (the “**PPSA**”), and which is attached hereto and marked as **Exhibit “D”**;
- b) a Cash Collateral Agreement dated January 27, 2025, which is attached hereto and marked as **Exhibit “E”**, and which assigns to Tandia a security interest in term

deposits and/or guaranteed investment certificates in the amount of \$150,000 (the “**Cash Collateral**”), and entitles Tandia to take possession of and use same for repayment of the obligations owing to Tandia, which agreement was registered under the PPSA;

- c) a collateral charge/mortgage in favour of Tandia, in the amount of \$11,650,000.00, in respect of the Real Property (the “**Charge**”), which was registered on title to the Real Property on January 27, 2025 pursuant to instrument number WE1779194, which is attached hereto and marked as **Exhibit “F”**;
 - d) a General Assignments of Rents dated January 27, 2025, granted by the Debtor in respect of the Real Property, which was registered on title to the Real Property on January 27, 2025 pursuant to instrument number WE1779195, a copy of which instrument is attached hereto and marked as **Exhibit “G”**,
- (collectively, the “**Security**”).

13. Copies of the parcel registers for the Real Property, current to September 30, 2025, are collectively attached hereto and marked as **Exhibit “H”**.

14. Tandia’s Charge is a first-ranking charge over the Real Property. S4T Strategic Inc. has also registered a subordinate charge over the Real Property in the amount of \$3,000,000 (the “**Subordinate Charge**”). The Subordinate Charge was not consented to by Tandia and, accordingly, is a breach of the Credit Agreement, as per page 6 of the Credit Agreement under the heading “Covenants”.

15. The terms of each of Charge provide that Tandia is entitled to move for the appointment of a receiver of the Real Property in the event of a default by the Debtor. Section 19 of the Charge terms provides:

The Chargee, at its option upon the occurrence of an Event of Default, may appoint or seek to have appointed the Monitor or Receiver, receiver and Manager, liquidator, or trustee in bankruptcy of the Chargor or the Mortgaged Premises or any part thereof.

16. Further, Section 22 of the Charge terms provides:

Upon the happening of any Event of Default, in addition to any other rights or remedies available to it hereunder or at common law or equity or pursuant to any statute, the Chargee shall have the following rights and powers:

...(d) to appoint by instrument in writing any person or persons to be a Receiver of all or any portion of the undertaking, property and assets of the Chargor forming the Mortgaged Premises and all rents, issues, incomes and profits to be derived therefrom; to fix the Receivers remuneration and from time to time to remove any Receiver so appointed and appoint another or others in this stead...

17. Lastly, the GSA granted by the Debtor allows Tandia to appoint a receiver over the Debtor's Property upon the occurrence of a default. Section 5.02 of the GSA provides:

At any time after the happening of any event by which the security hereby constituted becomes enforceable, Tandia shall have the following rights, powers and remedies:

(a) to appoint any person to be an agent or any person to be a receiver, manager or receiver and manager (herein called the "Receiver") of the Collateral and to remove any Receiver so appointed and to appoint another if Tandia so desires; it being agreed that any Receiver appointed pursuant to the provisions of this Agreement shall have all of the powers of Tandia hereunder, and in addition, shall have the power to carry on the business of the Debtor;

18. Tandia is the only party with a registered security interest under the PPSA in respect of the Debtor. A copy of the PPSA search for the Debtor with a currency of September 30, 2025 is attached hereto and marked as **Exhibit "I"**.

DEFAULTS AND DEMAND FOR PAYMENT:

19. The obligations of the Debtor in respect of the Credit Agreement are due and payable at the option of Tandia upon the occurrence of an Event of Default (as defined in the Credit Agreement) for any reason whatsoever. There have been one or more defaults under the Credit Agreement, including, without limitation, material monetary defaults. Specifically, the Debtor has failed to make scheduled monthly payments of principal and interest on the date when they become due, and has failed to comply with one or more covenants.

20. Following the defaults under the Credit Agreement, Tandia issued a default letter on September 2, 2025, outlining the defaults, namely, failing to remit monthly loan installments totaling \$196,772.25 and further encumbering the Real Property with the Subordinate Charge without Tandia's knowledge or consent. Tandia required the accrued loan installments to be paid immediately. A copy of the default letter is attached hereto and marked as **Exhibit "J"**.

21. In the face of persisting defaults, including ongoing monetary defaults, Tandia made formal written demand on the Debtor and the Guarantors for payment of the indebtedness owed to Tandia by letters dated September 4, 2025 (the "**Demands**"), which letter to the Debtor was accompanied by a notice of intention to enforce security (the "**BIA Notice**") delivered to the Debtor pursuant to subsection 244(1) of the BIA. Copies of the Demands and BIA Notice are attached hereto and marked as **Exhibit "K"**.

22. As set out in the Demands and the BIA Notice, a total of \$11,775,839.68 (exclusive of legal fees, disbursements and accruing interest) was owing by the Debtor to Tandia under the Credit Agreement as of September 3, 2025 (the "**Indebtedness**"). The Indebtedness continues to accrue.

23. Following the expiry of the ten (10) day statutory notice period under subsection 244(1) of the BIA, on or about September 17, 2025, Tandia applied the Cash Collateral against the Indebtedness, as it is entitled to do under the Cash Collateral Agreement. Section 4 of the Cash Collateral Agreement provides:

On or after Default Tandia may apply all or any of the Amounts by way of co-mingling of accounts or set off, against and in reduction or extinction of all or any part of the Liabilities, all as Tandia may see fit, whether or not those amounts are due and payable.

24. The Debtor had previously consented to the application of the Cash Collateral towards the Indebtedness. In an email dated September 3, 2025, a copy of which is attached and marked as **Exhibit “L”**, Richard Hall wrote to Tandia as follows:

Please accept my sincere apologies for the delayed communication — I was away due to a family emergency. I appreciate your understanding.

As you're aware, the building has faced significant challenges over the past several months following the unfortunate incident. This situation has placed considerable strain on our operations and financial flow, and we are currently working hard to stabilize and catch up on our obligations, including the payments due to Tandia.

We are reaching out to request some support from Tandia during this difficult period. As borrowers, we had previously provided a cash collateral of \$150,000 to cover any DSC (Debt Service Coverage) shortfalls. Given our current cash flow constraints, we kindly request that Tandia consider using a portion of this cash collateral to cover the outstanding payments temporarily.

We are confident that within the next couple of months, we will be back on track financially. At that point, we fully intend to replenish the collateral amount in full.

Your understanding and support during this time would be greatly appreciated. In the mean time, we have two pending closings that have rolled over from August that are delayed but still underway. As stated, I expect to cover 2 payments from these proceeds. We also have additional insurance receipts pending. In the upcoming short weeks, I expect to close these.

Thank you for your continued partnership.

[emphasis added in underline]

25. By way of email dated September 18, 2025, a copy of which is attached and marked as **Exhibit “M”**, Tandia notified the Debtor that it had applied the Cash Collateral to settle the outstanding arrears:

This is in reference to the attached demand letters that were sent earlier by our lawyer as well as by me. We have started the enforcement process and as a first step we had liquidated the cash collateral of \$150,000 and settled the overdue installments. We have also instructed our lawyer to take a Court date for appointment of a receiver.

26. Since the issuance of the Demands, the Credit Parties have failed or refused to (a) repay the Indebtedness in full or (b) enter into any arrangements acceptable to Tandia for the full repayment of the Indebtedness.

27. By email dated September 19, 2025, Tandia expressed a willingness to enter into a forbearance agreement with the Debtor, and forbear from taking any further steps to enforce on the Security pursuant to certain terms and conditions to be negotiated. A copy of Tandia’s email to Carmen Campagnaro and Richard Hall is attached and marked as **Exhibit “N”**.

28. As of the date of this Affidavit, Tandia has not received any response from the Credit Parties regarding its offer to forbear, nor any further update on the Debtor’s proposal to address the Indebtedness.

THE RATIONALE AND JUSTIFICATION FOR APPOINTMENT OF RECEIVER:

29. Despite the formal Demands, the Credit Parties have not made any attempt to repay the Indebtedness as required.

30. Furthermore, the Debtor has failed to provide any concrete plan to address their outstanding obligations to Tandia, through any agreement or otherwise.

31. The ten (10) day statutory period under subsection 244(1) of the BIA has expired.
32. The provisions of the Security allow for the appointment of a Receiver over the Property of the Debtor upon default.
33. The Debtor is in default of its obligations under the Credit Agreement and the Security, and at this stage, Tandia considers the only reasonable and prudent path forward is to take any and all steps necessary to protect the Property, and it is within Tandia's rights under the Security to do so.
34. As set out above, Tandia has provided the Debtor with sufficient opportunities to honour their obligations and it has failed to do so, including extending offers to forbear.
35. Tandia is of the view that the appointment of a receiver is just and equitable and is necessary for the protection of the interests of Tandia, as secured creditor, and other stakeholders, as it will provide stability and organized path to recovery.
36. Tandia proposes that BDO be appointed as Receiver, without security, over all of the assets, undertakings and properties of the Debtor. BDO is qualified to act as receiver and has consented to act as receiver if so appointed by the Court. A copy of BDO's consent is attached hereto and marked as **Exhibit "O"** to this Affidavit.
37. This Affidavit is thus made in support of the within application for the appointment of BDO as Receiver, and for no other improper purpose.

SWORN remotely by **DAWOOD KHAN**,
via videoconference, stated as being located
in the City of Toronto, in the Province of
Ontario, before me at the City of Toronto, in
the Province of Ontario, this 1st day of
October 2025, in accordance with O. Reg
431/20, Declaration Remotely.

DocuSigned by:
Matilda Lici

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Commissioner for Taking Affidavits
Matilda Lici

Signed by:
DAWOOD KHAN

635D25CD80A248F...
DAWOOD KHAN

This is Exhibit "A" of
the Affidavit of Dawood Khan
Sworn before me this 1st day of October 2025

DocuSigned by:

Matilda Lici

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A Commissioner, etc.

Matilda Lici



Profile Report

OSCAR BOLD INC. as of December 13, 2024

Act	Business Corporations Act
Type	Ontario Business Corporation
Name	OSCAR BOLD INC.
Ontario Corporation Number (OCN)	1001038246
Governing Jurisdiction	Canada - Ontario
Status	Active
Date of Incorporation	October 17, 2024
Registered or Head Office Address	3410 South Service Road, Suite 201, Burlington, Ontario, L7N 3T2, Canada

Certified a true copy of the record of the Ministry of Public and Business Service Delivery.

V. Quintanilla W.

Director/Registrar

This report sets out the most recent information filed on or after June 27, 1992 in respect of corporations and April 1, 1994 in respect of Business Names Act and Limited Partnerships Act filings and recorded in the electronic records maintained by the Ministry as of the date and time the report is generated, unless the report is generated for a previous date. If this report is generated for a previous date, the report sets out the most recent information filed and recorded in the electronic records maintained by the Ministry up to the "as of" date indicated on the report. Additional historical information may exist in paper or microfiche format.

Active Director(s)

Minimum Number of Directors 1
Maximum Number of Directors 10

Name CARMEN CAMPAGNARO
Address for Service 3410 South Service Road, Suite 200, Burlington, Ontario,
L7N 3T2, Canada
Resident Canadian Yes
Date Began October 17, 2024

Name RICHARD HALL
Address for Service 3410 South Service Road, Suite 200, Burlington, Ontario,
L7N 3T2, Canada
Resident Canadian Yes
Date Began October 17, 2024

Certified a true copy of the record of the Ministry of Public and Business Service Delivery.

V. Quintanilla W.

Director/Registrar

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Active Officer(s)

There are no active Officers currently on file for this corporation.

Certified a true copy of the record of the Ministry of Public and Business Service Delivery.

V. Quintanilla W.

Director/Registrar

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Corporate Name History

Name

OSCAR BOLD INC.

Effective Date

October 17, 2024

Certified a true copy of the record of the Ministry of Public and Business Service Delivery.

V. Quintanilla W.

Director/Registrar

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Active Business Names

This corporation does not have any active business names registered under the Business Names Act in Ontario.

Certified a true copy of the record of the Ministry of Public and Business Service Delivery.

V. Quintanilla W.

Director/Registrar

This report sets out the most recent information filed on or after June 27, 1992 in respect of corporations and April 1, 1994 in respect of Business Names Act and Limited Partnerships Act filings and recorded in the electronic records maintained by the Ministry as of the date and time the report is generated, unless the report is generated for a previous date. If this report is generated for a previous date, the report sets out the most recent information filed and recorded in the electronic records maintained by the Ministry up to the "as of" date indicated on the report. Additional historical information may exist in paper or microfiche format.

Expired or Cancelled Business Names

This corporation does not have any expired or cancelled business names registered under the Business Names Act in Ontario.

Certified a true copy of the record of the Ministry of Public and Business Service Delivery.

V. Quintanilla W.

Director/Registrar

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Document List

Filing Name

BCA - Articles of Incorporation

Effective Date

October 17, 2024

Certified a true copy of the record of the Ministry of Public and Business Service Delivery.

V. Quintanilla W.

Director/Registrar

This report sets out the most recent information filed on or after June 27, 1992 in respect of corporations and April 1, 1994 in respect of Business Names Act and Limited Partnerships Act filings and recorded in the electronic records maintained by the Ministry as of the date and time the report is generated, unless the report is generated for a previous date. If this report is generated for a previous date, the report sets out the most recent information filed and recorded in the electronic records maintained by the Ministry up to the "as of" date indicated on the report. Additional historical information may exist in paper or microfiche format.

This is Exhibit "B" of
the Affidavit of Dawood Khan
Sworn before me this 1st day of October 2025

DocuSigned by:

Matilda Lici

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A Commissioner, etc.

Matilda Lici



Tandia Financial Credit Union Limited
3455 North Service Road, Unit 100
Burlington, Ontario L7N 3G2

OSCAR BOLD INC

COMMITMENT LETTER

06-December-2024

Oscar Bold Inc.
3410 South Service Road, Suite 201
Burlington, ON L7N 3T2

Attention: Richard Hall & Carmen Campagnaro,

Tandia Financial Credit Union Limited carrying on business as Tandia ("**Tandia**") hereby offers the credit facilities described below (the "**Credit Facilities**") subject to the terms and conditions set forth below and in the attached Standard Terms and Conditions and Schedules (collectively, as amended, restated, supplemented or replaced from time to time, this "**Agreement**"). Unless otherwise provided, all dollar amounts are in Canadian currency.

The Standard Terms and Conditions attached hereto as Schedule A are an integral part of this Agreement. Capitalized terms used and not otherwise defined shall have the meanings set out in Schedule B attached hereto.

I. PARTIES

The following will be the borrowers and guarantors hereunder:

Borrower(s):	Oscar Bold Inc. (the " Borrower ")
Guarantor(s):	<ul style="list-style-type: none">• Richard Hall Family Holdings Ltd• Carmcorp Inc.• Richard Hall• Carmen Campagnaro [on a joint and several basis (collectively, the " Guarantor ")]
Additional Terms for the Parties:	Any Guarantor who is not an individual Person is referred to herein as a " Corporate Guarantor ". The Borrower and the Corporate Guarantor are referred to as the " Corporate Credit Parties ". The Borrower and the Guarantor are referred to as the " Credit Parties ".

I. CREDIT FACILITIES

Tandia hereby offers the following credit facilities, on and subject to the terms and conditions below, and as otherwise set out herein:

Facility #1: Collateral First Mortgage	
Facility Amount:	\$11,650,000 (the "Original Mortgage").
Mortgaged Property:	The lands and premises known as 27 Bold Street, Hamilton, ON. Property Identification Numbers: 171710258, 171710032, 186110001, 186110002, 186110003, 186110004, 186110005, 186110006, 186110007, 186110008, 186110009, 186110010, 186110011, 186110012, 186110013, 186110014, 186110015, 186110016, 186110017, 186110018, 186110019, 186110020, 186110021, 186110022, 186110023, 186110024, 186110025, 186110026, 186110027, 186110028, 186110029, 186110030, 186110031, 186110032
Availability:	Facility to be drawn down in full on the initial Drawdown Date.
Repayment:	In blended monthly payments of principal and interest of \$67,847 based on the Amortization specified below.
Prepayment:	Prepayment is permitted, subject to prepayment fee equal to three (3) month's interest on the balance being prepaid, all in accordance with the terms and conditions of Schedule A hereto.
Term:	24 months from the Drawdown Date for this facility.
Amortization:	360 months
Interest Rate:	5.80% per annum
Facility Specific Restrictions and Conditions:	<u>Sale/Transfer:</u> The Borrower shall not sell, transfer, distribute or otherwise encumber the Mortgaged Property without Tandia's prior written consent. Any such sale, transfer, distribution or encumbrance of the Mortgaged Property shall constitute an Event of Default.
	<u>Alterations:</u> The Borrower will not make any material changes, additions or alterations to the Mortgaged Property without Tandia's prior written consent. Any such material changes, additions or alterations to the Mortgaged Property shall constitute an Event of Default.
	<u>Inspections:</u> The Borrower will permit Tandia and any authorized representative of Tandia authorized by Tandia at all reasonable times to inspect the Mortgaged Property from time to time.

II. SPECIFIC TERMS AND CONDITIONS

Fees		
The Borrower shall pay to Tandia, the following fees in connection with Credit Facilities, in the amounts and frequency noted below:		
		\$10,000
Setup Fee:	\$58,250	\$10,000 already received. Remaining \$48,250 at the time of execution of the Commitment Letter. \$38,250 on closing
Annual Non-Refundable Review Fee:	\$5,000	Payable by the Borrower on each anniversary of this Agreement, or at such other time as may be agreed upon by the Borrower and Tandia, in an amount as Tandia may determine and notify the Borrower. The review fee(s) do not and shall not in any way obligate Tandia to grant, continue, renew or extend any of the Credit Facilities or any other credit or indebtedness
Late Reporting Fee:	\$1,000	In the event that the borrower shall fail to fulfill the reporting requirements of the Commitment Letter, a fee of \$1,000.00 will be due and payable monthly by the Borrower to the Credit Union for each of the first three months that the Borrower is in default of its Reporting Requirements obligation and thereafter shall be due and payable monthly at the rate of \$1,500.00 per month for each month that the Borrower remains in default

Security	
Security for the Borrowings and all other obligations of the Credit Parties (as applicable) to Tandia (collectively, the " Security Documents "), shall include the following, each of which shall be in form and substance satisfactory to Tandia:	
a)	General security agreement signed by the Borrower constituting a first ranking security interest in all Personal Property of the Borrower;
b)	Collateral mortgage in the amount of \$11,650,000 signed by the Borrower, including an assignment of rents, constituting a first fixed charge on the lands and improvements located at 27 Bold Street, Hamilton, ON. Property Identification Numbers: 171710258, 171710032, 186110001, 186110002, 186110003, 186110004, 186110005, 186110006, 186110007, 186110008, 186110009, 186110010, 186110011, 186110012, 186110013, 186110014, 186110015, 186110016, 186110017, 186110018, 186110019, 186110020, 186110021, 186110022, 186110023, 186110024, 186110025, 186110026, 186110027, 186110028, 186110029, 186110030, 186110031, 186110032
c)	Personal Guarantee and postponement of claim in an unlimited amount signed by Richard Hall & Carmen Campagnaro;
d)	Guarantee and postponement of claim in an unlimited amount supported by a site specific general security agreement constituting a first ranking security interest related to shares of Oscar Bold Inc. owned by Richard Hall Family Holdings Ltd & Carmcorp Inc.
e)	Cash collateral agreement signed by Richard Hall & Carmen Campagnaro assigning term deposits and/or guaranteed investment certificates in the amount of \$150,000;

f)	Certificate of insurance in respect of all policies of insurance of the Corporate Credit Parties evidencing fire and other perils coverage on the assets of the Borrower, showing Tandia as first loss payee and additional insured, and in accordance with Section 8 of Schedule A hereto;
g)	Postponement and assignment of claim;
h)	Environmental Warranty and Indemnity Agreement; and

CONDITIONS PRECEDENT TO FUNDING

In no event will the Credit Facilities or any part thereof be available unless all of the standard conditions precedent contained in Section 7 of Schedule A have been met, and Tandia has received the following, in form and substance satisfactory to Tandia:

a)	a duly executed copy of this Agreement;
b)	executed New Business Membership Application and related account opening documentation with acceptable forms of personal identification not less than three (3) business days prior to funding;
c)	an Environmental Questionnaire for the Mortgaged Property with results satisfactory to Tandia;
d)	Signed appraisal dated October 18, 2024 from Avison Young, with minimum value of \$17,850,000 for the Mortgaged Property with a corresponding transmittal letter addressed to Tandia;
e)	Borrower to provide Tenant Estoppel Certificates from at least 26 (80%) existing tenants to the Lender or its solicitor, in a form and substance satisfactory to the Lender and its Solicitor;
f)	Borrower to provide signed copy of Baseline Property Condition Assessment report dated November 15, 2024 for the Mortgaged Property with a corresponding transmittal letter addressed to Tandia;
g)	Borrower to provide Status Certificates and assignment of the Borrower's rights and voting rights under the Condominium agreement satisfactory to the Lender's Solicitor;
h)	confirmation that all government remittances (corporate income tax, GST/HST remittances) for the Corporate Credit Parties are current and up to date;
i)	Tandia shall have received such legal opinions as it may require from the Credit Parties' counsel, including with respect to the due authorization, execution, delivery and enforceability of the Financing Documents and related matters; and
j)	such other authorizations, approvals, opinions and documentation as Tandia may reasonably require.

FINANCIAL COVENANTS	
The Borrower shall:	
a)	<p>maintain Debt Service Coverage ratio of minimum 1.10:1 that would be measured as at the end of each fiscal year.</p> <p>The Borrower acknowledges and agrees that dividends and bonuses will only be paid and capital withdrawals from the corporation will only be made from cash flow surplus to the Debt Service Coverage as defined herein. For greater certainty, any and all withdrawals from the corporation will be included in the calculation of Debt Service Coverage as outlined below:</p> $\begin{array}{rcl} \text{Borrower NOI} & + & \text{Principal and interest payments on all long} \\ \text{minus} & & \text{term debt [and leases]} \\ \text{net withdrawals} & & \end{array} = \text{Debt Service Coverage}$ <p>1 For the purposes of the Debt Service Coverage calculation, the term withdrawal includes any withdrawal of funds from the corporation including, without limitation: dividends, bonuses, payments and/or advances to non-arm's length parties, repayment of loans to non-arm's length parties.</p>

REPORTING REQUIREMENTS	
The Corporate Credit Parties will provide the following to Tandia:	
a)	fiscal year-end financial statements of the Borrower and Corporate Credit Parties prepared on a Compilation Engagement basis, within 120 days of each fiscal year-end;
b)	confirmation that all taxes have been paid on the Mortgaged Property, and, in the event confirmation is not provided, Tandia will be entitled to obtain a tax certificate at the Borrower's expense;
c)	annual rent roll and executed leases for the Mortgaged Property;
d)	CRA Corporate Income Tax Notice of Assessment statements for the Borrower as evidence of payment of corporate income taxes when requested by Tandia;
e)	CRA GST/HST Notice of Assessment statements for the Borrower as evidence of payment of applicable GST/HST when requested by the Lender;
f)	The Personal Guarantor(s) to provide up to date personal net worth statements and CRA personal Notice of Assessment statements as evidence of payment of personal income taxes when requested by Tandia;
g)	such other financial and operating statements and reports as and when Tandia may reasonably require.

COVENANTS	
In addition to the positive covenants set out in Section 8 of Schedule A, each of the Credit Parties covenants and agrees with Tandia that they shall:	
a)	maintain membership with Tandia in good standing at all times while any portion of the Credit Facilities remain outstanding or committed; and

In addition to the positive covenants set out in Section 9 of Schedule A, each of the Credit Parties covenants and agrees with Tandia that, without the prior written consent of Tandia, they shall not:	
a)	allow, grant or provide other borrowings encumbrances or the like will be permitted over the Mortgaged Property without the consent of Tandia;
b)	amend its management or ownership structure or otherwise permit a Change of Control;
c)	make any investments, including, an acquisition (whether for cash, property, services, securities or otherwise) of shares, bonds, notes, debentures, partnership or other property interests or other securities of any other Person or any agreement to make any such acquisition;

EVENTS OF DEFAULT

Tandia may accelerate the payment of principal and interest under any committed Facility hereunder and cancel any undrawn portion of any committed Facility hereunder at any time after the occurrence of any one of the Events Default contained in Section 12 of Schedule A attached hereto.

LANGUAGE PREFERENCE

This Agreement has been drawn up in the English language at the request of all parties hereto. *Cet acte a été rédigé en langue Anglaise à la demande de toutes les parties.*

ACCEPTANCE

This Agreement is open for acceptance until December 10, 2024, after which date it will be null and void, unless extended in writing by Tandia.

COUNTERPARTS AND ELECTRONIC COMMUNICATIONS

This Agreement (and each Financing Document) may be signed by handwritten signature or electronically by using technology acceptable to Tandia. To evidence execution of this Agreement (or any other Financing Document), the Borrower(s) and Guarantor(s), as applicable, must deliver and return to Tandia an executed copy of each with the original handwritten signatures of each Credit Party's duly authorized signatories (or Electronic Signatures of such signatories if so permitted by Tandia) by physical delivery, or if so permitted by Tandia, by facsimile, email or other electronic delivery or transmission and such transmission shall constitute delivery of an executed copy this Agreement or relevant loan document. If a Credit Party uses Electronic Signature to indicate its agreement, it shall ensure that its Electronic Signature is attached to or associated with this Agreement (or such other Financing Document). This Agreement and each other loan document may be executed in one or more counterparts and signed as outlined above, each of which when so executed when taken together shall constitute one and the same agreement. Delivery of a handwritten or electronically-signed counterpart and electronic delivery (including by email transmission or transmission over an Electronic Signature platform acceptable to Tandia) are each as valid, enforceable, binding and effective.

TANDIA FINANCIAL CREDIT UNION LIMITED

By: Junaid Alam
Junaid Alam
Senior Commercial Account Manager

By: Muzzamal Zulfiqar
Muzzamal (Malik) Zulfiqar

[Acknowledgment Page Follows]

Acknowledgment & Acceptance

We hereby accept and acknowledge and agree to the terms and conditions of this Commitment Letter on this 11 day of December, 2024.


BORROWER:

Oscar Bold Inc.


By: 
Name:
Title:

CORPORATE GUARANTORS:

Richard Hall Family Holdings Ltd.


By: 
Name:
Title:

Carmcorp Inc.


By: 
Name:
Title:

PERSONAL GURANTORS:


Witness Name:)
)
)
)
)
)


Richard Hall


Witness Name:)
)
)
)
)


Carmen Campagnaro



SCHEDULE A
STANDARD TERMS AND CONDITIONS

1. Currency

All dollar amounts expressed in this Commitment Letter shall refer to Canadian dollars unless otherwise specified.

2. Currency Indemnity

Loans denominated in Canadian currency must be repaid with Canadian currency and loans denominated in United States currency must be repaid in United States currency and the Borrower shall indemnify Tandia for any loss suffered by Tandia if a loan denominated in United States currency is repaid with Canadian currency or vice versa, whether such payment is made pursuant to an order of a court or otherwise.¹

3. Evidence of Indebtedness

Tandia's accounts, books, and records constitute, in absence of manifest error, conclusive evidence of the advances made under the Credit Facilities, repayments on account thereof and the indebtedness of the Credit Parties, as applicable, to Tandia.

4. Authorization

Each of the Credit Parties, for good and valuable consideration, authorizes Tandia to accept email, fax and other electronic communications on behalf of the Credit Parties as full and sufficient authority to act in accordance with communications as received by Tandia from the Credit Parties. Each of the Credit Parties shall be bound by all such email, fax and other electronic communications from itself in the same manner and extent as if such communications were originally handwritten and signed by such Credit Party, and each of the Credit Parties shall hold Tandia at all times fully indemnified from all claims and demands in respect of all such instructions, in the event such telecopier and electronic communications, were made without authority or otherwise.

5. Interest, Fees and Payment

- (a) Interest on the daily balance of principal advanced under the Commitment Letter and remaining unpaid from time to time shall be payable by the Borrower as set out in the Commitment Letter both before and after maturity or default and judgment. At the discretion of Tandia, each payment under the Commitment Letter shall be applied first in payment of outstanding costs, expenses, fees and interest in each case, then due in accordance with the Commitment Letter and the balance, if any, shall be applied in reduction of outstanding principal in inverse order of maturity.
- (b) The fees collected by Tandia shall be its property as consideration for the time, effort and expense incurred by it in the review of documents and financial statements, and the Borrower acknowledges and agrees that the determination of these costs is not feasible and that the fees set out in the Commitment Letter represent a reasonable estimate of such costs.

¹ NTD: TBD if Tandia advances US\$ amounts

- (c) To the extent permitted by applicable law, any amounts which become payable to Tandia under the Commitment Letter or the Security Documents or the other Financing Documents and which are not paid when due shall accrue interest and be payable from the due date at an annual rate equal to Tandia's Prime Rate plus 5% per annum, compounded and payable monthly on the last day of each month, both before and after default and judgment, if no other interest rate is expressed for such amounts.
- (d) All payments by the Borrower to Tandia shall be made at the address of the branch of Tandia set out on the Commitment Letter or at such other place as Tandia may specify in writing from time to time. Any payment delivered or made to Tandia by 3:00 p.m. local time at the place where such payment is to be made shall be credited as of that day, but if made afterwards shall be credited as of the next Business Day.
- (e) Notwithstanding anything to the contrary contained in the Commitment Letter, Tandia may, in its discretion, make an advance under the Credit Facilities to pay any unpaid interest or fees which have become due under the terms of the Commitment Letter.
- (f) The obligation of the Credit Parties, as applicable, to make all payments under the Financing Documents shall be absolute and unconditional and shall not be limited or affected by any circumstance, including, without limitation:
 - (i) any set-off, compensation, counterclaim, recoupment, defense or other right which the Borrower or any Guarantor, as applicable, may have against Tandia or anyone else for any reason whatsoever; or
 - (ii) any insolvency, bankruptcy, reorganization or similar proceedings by or against the Borrower or any Guarantor, as applicable.
- (g) The imposition or collection of a fee does not constitute an express or implied waiver by Tandia of any Event of Default or of any of the terms or conditions of the lending arrangements, Security or rights arising from any Event of Default. Fees may be charged to the Borrower's deposit account when incurred.
- (h) For purposes of the *Interest Act* (Canada): (x) whenever any interest or fee under this Commitment Letter is calculated on the basis of a period of time other than a calendar year, such rate used in such calculation, when expressed as an annual rate, is equivalent to (A) such rate, multiplied by (B) the actual number of days in the calendar year in which the period for which such interest or fee is calculated ends, and divided by (C) the number of days in such period of time; (y) the principle of deemed reinvestment of interest shall not apply to any interest calculation under this Commitment Letter; and (z) the rates of interest stipulated in this Commitment Letter are intended to be nominal rates and not effective rates or yields.
- (i) If any provision of this Commitment Letter would oblige Borrower to make any payment of interest or other amount payable to Tandia in an amount or calculated at a rate which would be prohibited by applicable Law or would result in a receipt by Tandia of "interest" at a "criminal rate" (as such terms are construed under the Criminal Code (Canada)), then, notwithstanding such provision, such amount or rate shall be deemed to have been adjusted with retroactive effect to the maximum amount or rate of interest, as the case may be, as would not be so prohibited by applicable Law or so result in a receipt by Tandia of "interest" at a "criminal rate", such adjustment to be effected, to the extent necessary (but only to the extent necessary), first, by reducing the amount or rate of interest and thereafter, by reducing any fees, commissions, costs, expenses, premiums and other amounts required to be paid to Tandia which would constitute "interest" for purposes of section 347 of the Criminal Code (Canada).

- (j) Each of the Credit Parties confirms that it fully understands and is able to calculate the rate of interest applicable to each of the Credit Facilities based on the methodology for calculating per annum rates provided for in this Commitment Letter. Tandia agrees that if requested in writing by the Borrower it shall calculate the nominal and effective per annum rate of interest on any Borrowing outstanding at any time and provide such information to the Borrower promptly following such request; provided that any error in any such calculation, or any failure to provide such information on request, shall not relieve the Borrower or any other Credit Party of any of its obligations under this Commitment Letter or any other Financing Document, nor result in any liability to Tandia. Each Credit Party hereby irrevocably agrees not to plead or assert, whether by way of defence or otherwise, in any proceeding relating to the Financing Documents, that the interest payable under the Financing Documents and the calculation thereof has not been adequately disclosed to the Credit Parties, whether pursuant to Section 4 of the *Interest Act* (Canada) or any other applicable law or legal principle.

6. Prepayment

- (a) Revolving Facility: Whole or partial prepayment of a revolving facility is permitted at any time without prepayment fee or penalty unless otherwise stipulated herein, on not less than five (5) Business Days' written notice to Tandia.
- (b) Mortgages/Term Loans:
- (i) If the interest rate on the mortgage/term loan being prepaid is floating, prepayment in whole or in part of a facility is permitted at any time, on not less than five (5) Business Days' written notice to Tandia, and provided that the Borrower also pays a prepayment fee equal to three (3) months interest on the amount being prepaid.
- (ii) If the interest rate on the mortgage/term loan being prepaid is fixed:
- (1) the Borrower may make prepayments in addition to those required on the stipulated dates prior to the term maturity date not exceeding 10% (or such other amount as may be stipulated in the body of this Agreement of the original principal amount of the applicable facility, with such right being provided on a non-cumulative, such that if the Borrower does not use this privilege in a calendar year, the Borrower cannot carry forward this right of prepayment for that calendar year to any following calendar year; and
- (2) any additional prepayment above the 10% permitted under Section 6(b)(ii)(1) above may only be for the entire remaining balance of the applicable facility (including outstanding principal, interest, applicable expenses and discharge costs), and shall be subject to a prepayment fee equal to the greater of: (x) three months interest, based on the unpaid principal balance of the applicable facility as at the payout date, and (y) the interest rate differential, being an amount calculated by multiplying the difference between the existing annual interest rate applicable to the facility and the then current annual interest rate Tandia would achieve on a similar loan as at prepayment date, by the unpaid principal balance of the applicable facility as at the requested payout date, and calculated with respect to the remaining portion of the term of the facility.
- (c) All amounts prepaid hereunder shall be applied first against outstanding interest, fees and costs, and then against any principal balance payments, in inverse order of maturity.

- (d) The Borrower acknowledges and agrees that any prepayment fee payable hereunder is a genuine estimate of the costs that would accrue to Tandia on a prepayment of the applicable credit facility, that ascertaining actual damages of a prepayment would be extremely difficult or impractical and that the prepayment fees payable hereunder are reasonable in the circumstances. The parties hereto hereby acknowledge and agree that any prepayment fee payable hereunder by the Borrower[s] shall continue to be payable under or in connection with any bankruptcy or insolvency proceeding involving the Borrower[s] under the *Companies' Creditors Arrangement Act* (Canada), the *Bankruptcy and Insolvency Act* (Canada), the United States Bankruptcy Code or the *Winding Up and Restructuring Act* (Canada) or any other bankruptcy, insolvency or analogous Laws.

7. Standard Conditions Precedent

In addition to the conditions precedent previously set out, delivery, completion or receipt of the following shall be a condition precedent to each Borrowing hereunder:

- (a) the representations and warranties contained herein are and shall continue to be true and correct in every material respect as if made by the Credit Parties, as applicable, contemporaneously with the initial Borrowing, except to the extent specifically relating to an earlier date;
- (b) Tandia shall have received:
- (i) a copy of the Organizational Documents of each Corporate Credit Party, an incumbency certificate of each Corporate Credit Party and the resolutions of the board of directors of each Corporate Credit Party authorizing the execution, delivery and performance of the Financing Documents, certified in each case by a senior officer of the applicable Corporate Credit Party;
 - (ii) a certificate of status for each Corporate Credit Party or its equivalent from its jurisdiction of organization; and
 - (iii) such additional supporting documents as Tandia or its counsel may reasonably request;
- (c) Tandia shall have received the Security Documents duly executed by the issuer thereof and in form and substance satisfactory to Tandia, and the same shall have been registered, recorded or filed in all jurisdictions deemed necessary or advisable by Tandia and its counsel;
- (d) Tandia shall have received evidence of the receipt by the Credit Parties of all necessary consents and approvals required from any creditor, Governmental Authority or other person required for the entry into, execution and delivery of the this Agreement and all documents required in connection herewith, and the performance of their obligations hereunder and thereunder, satisfactory to Tandia;
- (e) except for Permitted Debt and indebtedness being repaid with the proceeds of the initial Borrowings, no Credit Party shall have any other indebtedness;
- (f) Tandia shall have received a request for any Borrowings as may be required in accordance with its standard practice;
- (g) Tandia or its counsel shall have received all searches as may be required by Tandia, including with respect to personal property, title to real property, taxes, corporate searches

- and other searches as may be required and the results of same shall be satisfactory to Tandia;
- (h) the Credit Parties shall be in compliance with all of the covenants, terms and conditions of this Agreement and the other Financing Documents;
 - (i) Tandia and its counsel shall have been paid all fees owing under or in connection with the Financing Documents as may then be due and payable;
 - (j) no Event of Default shall have occurred or would arise as a result of any Borrowing; and
 - (k) there shall not have occurred since the date hereof any change or development likely to have a Material Adverse Effect.

8. Positive Covenants

In addition to the covenants previously set out, each of the following shall apply until the Credit Facilities are repaid in full and cancelled, unless otherwise permitted by the prior written consent of Tandia, each of the Credit Parties shall:

- (a) make due and timely payment of the Obligations required to be paid by it under this Commitment Letter or any other Financing Document;
- (b) use the proceeds of the Credit Facilities only as contemplated under the purpose section of the Commitment Letter;
- (c) maintain its membership with Tandia while any portion of the facilities remains outstanding or committed. A minimum \$25.00 share deposit is required;
- (d) maintain all such records in connection with its business or affairs as may be desirable in accordance with prudent business practice and permit Tandia or associated agents access at all reasonable times to any premises where collateral covered by the Security Documents may be located and Tandia or its agents may inspect such collateral and all related documents and records;
- (e) advise Tandia of any change in the amount and the terms of any credit arrangement secured against any of their Property made with other lenders or any action taken by another lender to recover amounts secured against their Property outstanding with such other lender;
- (f) advise promptly after the happening of any event or circumstance which could result in a Material Adverse Effect or the occurrence of any Event of Default or default under the Commitment Letter;
- (g) inform Tandia of any actual or threatened litigation, dispute, arbitration or other proceeding that is uninsured, has a reasonable likelihood of an adverse determination and if adversely determined would reasonably be expected to have a Material Adverse Effect and furnish Tandia with copies of details of any litigation, dispute, arbitration or other proceeding, which would reasonably be expected to have a Material Adverse Effect;
- (h) engage in that portion of the business now conducted by it at all of its Real Property, carry on and conduct its business and operations at the Real Property in a proper, efficient and businesslike manner, in accordance with good business practice and do all things necessary to maintain in good standing its corporate or partnership existence, as the case may be, and preserve and keep all material agreements, rights, franchises, licenses,

operations, contracts or other arrangements relating to the Real Property in full force and effect except where the failure to keep or preserve would not reasonably be expected to have a Material Adverse Effect;

- (i) pay or discharge, or cause to be paid or discharged, before they become delinquent:
 - (i) all taxes imposed upon it or upon its income or profits or in respect of the business and file all material tax returns in respect thereof;
 - (ii) all lawful claims against it for labour, materials and supplies which may result in liens on the Real Property;
 - (iii) all taxes required to be paid in respect of any real property owned by the Credit Parties, and shall provide proof of payment of same to Tandia as receipts are obtained from the applicable municipality, and no less frequently than on an annual basis; and
 - (iv) all of its other obligations under any of its debt in an outstanding, where the failure to pay or discharge such obligation would permit the holder of such debt to cause such debt to become due prior to its stated maturity date;

provided, however that the Borrower shall not be required to pay or discharge, or to cause to be paid or discharged, any such amount so long as its validity or quantum is contested in good faith by appropriate proceedings, and a reserve has been established in its books and records in accordance with GAAP. If the Borrower fails to keep the tax payments referred to in Section 8(i)(iii) up to date, Tandia reserves the right to pay the taxes and to collect from the Borrower an amount sufficient to pay the taxes in full. If the Borrower fails to timely provide Tandia with evidence of payment status of the taxes referred to in paragraph Section 8(i)(iii), the Borrower authorizes Tandia to obtain the document from the municipality at the immediate sole cost and expense of the Borrower plus costs incurred;

- (j) maintain or cause to be maintained with reputable insurers satisfactory to Tandia, acting reasonably, comprehensive general liability insurance and insurance coverage against risk of loss or damage to its Property up to its full replacement value, and including public liability and damage to property of third parties, business interruption insurance, fire and extended peril insurance and boiler and machinery insurance, all in such amounts and otherwise covering such risks as are at all times satisfactory to Tandia, acting reasonably, and provide to Tandia, on an annual basis, evidence of coverage maintained by the Borrower. The Borrower shall, on an annual basis prior to the expiry or replacement of any insurance policy, send copies of all renewed or replacement policies to Tandia which policies shall provide for insurance coverage in types and amounts as would be maintained by a reasonable Person engaged in a business of a size and nature analogous to the business. Without limiting the generality of the foregoing, the Borrower shall maintain or cause to be maintained in good standing all insurance coverages reasonable and prudent for a business analogous to the business. Tandia shall be indicated in all insurance policies, as applicable, as a first loss payee and additional insured and all policies shall contain such clauses as Tandia requires, acting reasonably, for the protection of Tandia to the extent that it is available. If the Borrower fails to take out and keep in force such minimum insurance as is required hereunder, then Tandia may, but not be obliged to, take out and keep in force such insurance at the immediate sole cost and expense of the Borrower plus costs incurred, or use other means at its disposal under the terms of the Security Documents;
- (k) operate its business carried on at its Real Property in compliance with applicable Requirements of Environmental Law and operate its Real Property such that no obligation, including a clean-up or remedial obligation, shall arise under any Requirements of

Environmental Law, in each case to the extent that failure to do so could reasonably be expected to have a Material Adverse Effect, provided however, that if any such claim is made or any such obligation arises, the Borrower shall immediately satisfy or contest such claim or obligation at its own cost and expense. The Borrower shall promptly notify Tandia to the extent that it becomes aware of:

- (i) the existence of Hazardous Substance located on, above or below the surface of any Mortgaged Property (except those being stored, used or otherwise handled in compliance with applicable Requirements of Environmental Law), or contained in the soil or water constituting such land; or
 - (ii) the occurrence of any reportable release, spill, leak, emission, discharge, leaching, dumping or disposal of Hazardous Substances that has occurred on or from any Mortgaged Property,
 - (iii) in each case to the extent that failure to do so could have a Material Adverse Effect;
-
- (l) pay, at the Borrower's sole cost and expense, the entire cost of any environmental audit relating to its Real Property deemed necessary by Tandia in Tandia's sole discretion. Such audit shall be performed by a duly licensed auditor acceptable to Tandia. The scope of any environmental audit shall be at Tandia's sole discretion. The auditor performing the environmental audit, its employees and agents shall be granted full access to its Real Property and all buildings thereon to perform any testing or investigation deemed necessary by the auditor in the auditor's sole discretion;
 - (m) pay promptly all reasonable and documented fees and disbursements (including taxes thereon) incurred or paid by Tandia in connection with the preparation, negotiation, execution, delivery, maintenance, amendment and enforcement (including any workouts in connection with or in lieu of any enforcement) of the Financing Documents, and in connection with the consummation of the transactions contemplated by the Financing Documents, and including, without limitation, all court costs and all reasonable and documented fees and disbursements of lawyers, auditors, consultants and accountants;
 - (n) maintain, administer, fund and invest all Pension Plans and Welfare Plans relating to its business in compliance in all material respects with all applicable Law including any applicable pension and tax Law and shall provide Tandia with copies of all reports submitted to any Governmental Authority with respect to Pension Plans with a "defined benefit provision" as such term is defined in the *Income Tax Act* (Canada), concurrently with the delivery of such reports to such Governmental Authority;
 - (o) promptly, upon having knowledge, give notice to Tandia of:
 - (i) any notice of expropriation affecting any of its Real Property or any other Property in which an Encumbrance is granted in favour of Tandia;
 - (ii) any violation of any applicable Law which does or may have a Material Adverse Effect;
 - (iii) any default under any outstanding debt of the Borrower;
 - (iv) any termination prior to maturity, or non-renewal of or default under a material contract relating to its Real Property or any termination, lapse, rescission or default under a licence, in each case, that would reasonably be expected to have a Material Adverse Effect;

- (v) any damage to or destruction to its Real Property;
 - (vi) the receipt of insurance proceeds by the Borrower on account of its Real Property;
 - (vii) any material change or proposed material change in the business carried on at its Real Property;
 - (viii) any entering into of a material contract relating to its Real Property other than in the ordinary course of business; and
 - (ix) any material adverse change in, or material adverse amendment to, any material contract relating to its Real Property or termination of a material licence relating to its Real Property;
- (p) make due and timely payment of regular rent / lease payment on all Mortgaged Property that are rented / leased premises; and
- (q) execute any further instruments and take further action as Tandia reasonably requests to perfect or continue Tandia's Encumbrances in its Real Property, the Collateral or to effect the purposes of this Commitment Letter.

9. Negative Covenants

In addition to the covenants previously set out, each of the following shall apply until the Credit Facilities is repaid in full and cancelled, unless otherwise permitted by the prior written consent of Tandia, the Credit Parties shall not:

- (a) dispose of any Mortgaged Property except in accordance with the terms of the Commitment Letter;
- (b) operate the business carried on at its Real Property in a manner that would reasonably be expected to have a Material Adverse Effect;
- (c) consolidate, amalgamate or merge with any other Person, enter into any corporate reorganization or other transaction intended to effect or otherwise permit a change in its existing corporate or capital structure, liquidate, wind-up or dissolve itself, or permit any liquidation, winding-up or dissolution, or take any action in furtherance of any of the foregoing except for a Permitted Corporate Restructuring;
- (d) change its name without providing Tandia with thirty (30) days prior written notice thereof;
- (e) create, incur, assume or permit any debt to remain outstanding, other than Permitted Debt, or make any payments on account of any debt, other than trade payables in the ordinary course or payments expressly permitted hereunder or under Permitted Encumbrances or otherwise permitted pursuant to the Financing Documents;
- (f) give any Financial Assistance other than Financial Assistance in respect of Permitted Debt;
- (g) create, incur, assume or permit to exist any Encumbrance upon any of its Property, except Permitted Encumbrances;
- (h) make any change to its fiscal year without providing Tandia with thirty (30) days prior written notice thereof;

- (i) continue into any other jurisdiction without providing Tandia with thirty (30) days prior written notice thereof;
- (j) make any material change to the nature of its business;
- (k) move any Property from a jurisdiction in which the Encumbrance of the Security over such Property is perfected to a jurisdiction where that Encumbrance is not perfected or where, after a temporary period allowing for registration in such other jurisdiction, that Encumbrance could become unperfected, or suffer or permit in any other manner any of its Property to not be subject to that Encumbrance or to be or become located in a jurisdiction in which that Encumbrance is not perfected;
- (l) enter into any transaction or series of transactions, whether or not in the ordinary course of business, with any officer, director, shareholder, subsidiary or affiliate of the Borrower other than (i) upon terms and conditions that would be obtainable in a comparable arm's length transaction; (ii) transactions among the Credit Parties, as applicable; and (iii) transactions otherwise permitted by this Commitment Letter; or
- (m) take (or fail to take) any action, the result of which would be a Change of Control of the Borrower.

The Borrower(s) confirm(s) that it/they will (i) not, directly or indirectly, use any amounts advanced or seek advances under the Credit Facilities for any illegal purpose or (a) to fund any activity or business with any person or in any country or territory that is the subject or target of Sanctions or (b) in any manner that would result in a violation of Sanctions by any person (including any lender, advisor or otherwise) and (ii) not repay any amounts owing to Tandia using any funds derived directly or indirectly from any illegal or sanctionable activity, provided that this covenant shall be inapplicable only to the extent of any relevant violation of the *Foreign Extra-Territorial Measures Act* (Canada) or any similar applicable anti-boycott law or regulation.

10. Waiver

Tandia shall have the right to waive the delivery of any Security Documents or the performance of any term or condition of the Commitment Letter, and may advance all or any portion of the Credit Facilities prior to satisfaction of any of the aforesaid conditions precedent, but any such waiver by Tandia of any obligation or condition shall not constitute a waiver of such obligation or condition for any future advance.

11. Letters of Credit

Tandia shall have the discretion to restrict the maturity date of letters of credit.

12. Events of Default

Upon the occurrence of any one of the following events (an "**Event of Default**") the obligation of Tandia to make any further advances under the Credit Facilities shall terminate immediately and, Tandia may, by written notice to the Borrower, declare all the unpaid principal of and accrued interest for the Credit Facilities to be immediately due and payable whereupon the same shall become due and payable forthwith:

- (a) the Borrower or any Guarantor fails to make any payment of principal or interest when due pursuant to this Commitment Letter and such failure continues for three (3) business days;
- (b) there is a breach by the Borrower or any Guarantor of any other term, condition or covenant contained in this Commitment Letter or any other Financing Document and the failure is not remedied within five (5) days of the Borrower or Guarantor becoming aware of such breach;

- (c) a representation or warranty contained herein or any other Financing Document is incorrect in any material respect and such incorrectness continues for five (5) days after the Borrower or any Guarantor becomes aware of such incorrectness;
- (d) the failure of the Borrower or any Guarantor to:
 - (i) to make any payment when such payment is due and payable to any Person in relation to any debt following the expiry of any applicable cure period;
 - (ii) save as provided in Section 12(b) hereof, to observe or perform any other agreement or condition in relation to any debt to any Person, or contained in any instrument or agreement evidencing, securing or relating thereto, or any other event shall occur or condition exist, the effect of which default or other condition is to cause, or to permit the holder of such other debt to cause such debt to become due prior to its stated maturity date;

(it being agreed, for greater certainty that the obligations hereunder are cross defaulted to the agreements in respect of the other existing lenders to the Borrower and the Guarantors, subject to the limits set out above).

- (e) there occurs, in the sole discretion of Tandia:
 - (i) an event or circumstance that results in a Material Adverse Effect; or
 - (ii) a Change of Control;
- (f) any default occurs under any Security Document or under any other Financing Document and that default is not remedied within 5 days of the Borrower becoming aware of such failure;
- (g) default by the Borrower or any Guarantor under any other agreement, whether now or hereafter existing, with Tandia or in respect of any obligation to Tandia;
- (h) the cessation or proposed cessation of the business of the Borrower generally or the admission by the Borrower or any Guarantor of its or his inability to, or, its actual failure to, pay its or his debts generally as they become due;
- (i) the denial by the Borrower or any Guarantor of its obligations under any Financing Document, or the claim by the Borrower or any Guarantor that any of the Financing Documents is invalid or has been withdrawn in whole or in part;
- (j) the enactment of any legislation or the entering or obtaining of any decree or order of a court, statutory board or commission which renders any of the Financing Documents or any material provision of any of them unenforceable, unlawful or otherwise changed, if the Borrower or Guarantor does not, within thirty (30) days of receipt of notice of the Financing Document or material provision becoming unenforceable, unlawful or otherwise changed, replace the applicable Financing Document with a new agreement that is in form and substance satisfactory to Tandia in its sole discretion, acting reasonably, or amend the applicable Financing Document to the satisfaction of Tandia in its sole discretion, acting reasonably;
- (k) the entering or obtaining of a decree or order of a court of competent jurisdiction adjudging the Borrower or any Guarantor a bankrupt or insolvent, or approving as properly filed a petition seeking the winding-up of the Borrower or any Guarantor under the *Companies' Creditors Arrangement Act* (Canada), the *Bankruptcy and Insolvency Act* (Canada), the

United States Bankruptcy Code or the *Winding Up and Restructuring Act* (Canada) or any other bankruptcy, insolvency or analogous Laws or issuing sequestration or process of execution against any substantial part of the assets of the Borrower or any Guarantor or ordering the winding up or liquidation of its affairs unless the same is being contested actively and diligently in good faith by appropriate and timely proceedings and is dismissed, vacated or permanently stayed within fifteen (15) days of institution;

- (l) the making by the Borrower or any Guarantor of an assignment in bankruptcy, or any other assignment for the benefit of creditors, or any proposal under the *Bankruptcy and Insolvency Act* (Canada) or any comparable Law, or the seeking of relief under the *Companies' Creditors Arrangement Act* (Canada), the United States Bankruptcy Code, the *Winding Up and Restructuring Act* (Canada) or any other bankruptcy, insolvency or analogous Law, or where the Borrower or any Guarantor is adjudged bankrupt, files a petition or proposal to take advantage of any act of insolvency, consents to or acquiesces in the appointment of a trustee, receiver, receiver and manager, interim receiver, custodian, sequestrator or other Person with similar powers of itself or of all or any substantial portion of its assets, or files a petition or otherwise commences any proceeding seeking any reorganization, arrangement, composition or readjustment under any applicable bankruptcy, insolvency, moratorium, reorganization or other similar Law affecting creditors' rights or consents to the filing of such a petition except for a solvent reorganization or arrangement pursuant to a Permitted Corporate Restructuring;
- (m) the filing or instituting of any proceeding by or against the Borrower or any Guarantor seeking to have an order for relief entered against the Borrower or any Guarantor as debtor or to adjudicate it bankrupt or insolvent, or seeking liquidation, winding-up, reorganization, arrangement, adjustment or composition under any Law relating to bankruptcy, insolvency, reorganization or relief of debtors (including, without limitation, the *Bankruptcy and Insolvency Act* (Canada), the *Companies Creditors Arrangement Act* (Canada), the United States Bankruptcy Code and the *Winding-Up and Restructuring Act* (Canada)), or seeking appointment of a receiver, trustee, custodian or other similar official for the Borrower or any Guarantor or for any substantial part of its properties or assets unless the same is being contested actively and diligently in good faith by appropriate and timely proceedings and is dismissed, vacated or permanently stayed within sixty (60) days of institution;
- (n) the taking of possession by an Encumbrancer, by appointment of a receiver, receiver and manager, or otherwise, of Property of the Borrower or any Guarantor and such action is not being contested in good faith and by appropriate proceedings or, if so contested such possession or enforcement proceedings continue for more than thirty (30) days;
- (o) the entering or obtaining of a final judgment or decree for the payment of money due against the Borrower or any Guarantor if that judgment or decree is not vacated, discharged or stayed pending appeal within the applicable appeal period;
- (p) the institution of any steps by the Borrower or any Guarantor or any applicable regulatory authority to terminate a Pension Plan (wholly or in part) that has a "defined benefit provision" as defined in the *Income Tax Act* (Canada) if, as a result of such termination, the Borrower or any Guarantor may be required to make an additional contribution to such Pension Plan, or to incur an additional liability or obligation to such Pension Plan; or
- (q) the loss by any of the Security of its status as a valid and perfected first priority security interest subject only to Permitted Encumbrances, if the Borrower or any Guarantor has failed to remedy this default within the earlier of ten (10) days from the date:
 - (i) the Borrower or any Guarantor becomes aware, using reasonable due diligence of such default; and

- (ii) Tandia delivers written notice of the default to the Borrower or any Guarantor.

13. Remedies of Tandia

Rights and Remedies. Upon the occurrence and during the continuance of an Event of Default, Tandia may, without notice or demand, do any or all of the following:

- (a) declare all Obligations immediately due and payable;
- (b) stop advancing money or extending credit for Borrower's benefit under this Commitment Letter or under any other Financing Document between Borrower and Tandia;
- (c) pursuant to the Security Documents, verify the amount of, demand payment of and performance under, and collect any accounts and general intangibles, in each case, forming part of the Collateral, settle or adjust disputes and claims directly with account debtors with respect to accounts forming part of the Collateral for amounts on terms and in any order that Tandia considers advisable, and notify any Person owing the Borrower or any Guarantor accounts forming part of the Collateral of Tandia's security interest in such accounts. The Borrower and Guarantors shall collect all such payments in trust for Tandia and if requested by Tandia, immediately deliver the payments to Tandia in the form received from the account debtor, with proper endorsements for deposit;
- (d) make any payments and do any acts it considers necessary or reasonable to protect the Collateral and/or its Security in such Collateral. Borrower and Guarantors shall assemble the Collateral if Tandia requests and make it available as Tandia designates. Tandia may enter premises where the Collateral is located, take and maintain possession of any part of the Collateral, and pay, purchase, contest, or compromise any Encumbrance which appears to be prior or superior to its security interest in the Collateral and pay all expenses incurred. Borrower and each Guarantor grants Tandia a license to enter and occupy any of its premises, without charge, to exercise any of Tandia's rights or remedies;
- (e) apply to the Obligations any (i) balances and deposits of Borrower or any Guarantor it holds, or (ii) any amount held by Tandia owing to or for the credit or the account of the Borrower or any Guarantor;
- (f) seize, ship, reclaim, recover, store, finish, maintain, repair, prepare for sale, advertise for sale, and sell the Collateral;
- (g) place a "hold" on any account maintained with Tandia and/or deliver a notice of exclusive control, any entitlement order, or other directions or instructions pursuant to any control agreement or similar agreements providing control of any Collateral;
- (h) demand and receive possession of Borrower's and Guarantors' books and records forming part of the Collateral;
- (i) obtain from any court of competent jurisdiction an order for the sale or foreclosure of any or all of the Collateral;
- (j) appoint in writing a receiver or receiver and manager (a "**Receiver**") for all or any part of the Collateral who shall be vested with all of Tandia's rights and remedies under this Commitment Letter, at Law or in equity. Any such Receiver, with respect to responsibility for its acts, shall, to the extent permitted by applicable Law, be deemed to the agent of Tandia and not Tandia. Any such receiver or receivers so appointed shall have power:

- (i) to take possession of the Collateral or any part thereof and carry on the business of the Borrower or any Guarantor;
 - (ii) to borrow money required for the maintenance, preservation or protection of the Collateral or any part thereof or the carrying on of the business of the Borrower or any Guarantor;
 - (iii) to further charge the Collateral in priority to its Security as security for money so borrowed; and
 - (iv) to sell, lease or otherwise dispose of the whole or any part of the Collateral on such terms and conditions and in such manner as he shall determine.
- (k) obtain from any court of competent jurisdiction an order for the appointment of a Receiver or of any or all of the Collateral;
- (l) realize on any or all of the Collateral and sell, lease, assign, give options to purchase, or otherwise dispose of and deliver any or all of the Collateral (or contract to do any of the above), in one or more parcels at any public or private sale, on such terms and conditions as Tandia may deem advisable and at such prices as it may deem best; and
- (m) exercise all rights and remedies available to Tandia under the Financing Documents or at Law or equity, including all remedies provided under the *Personal Property Security Act* (Ontario) (including disposal of the Collateral pursuant to the terms thereof).

14. Representations

Each of the Credit Parties represents and warrants to Tandia that:

- (a) it has full power, authority and legal right to borrow in the manner and on the terms and conditions set out in this Commitment Letter and the other Financing Documents, to execute and deliver the acceptance of this Commitment Letter and to carry out the terms and conditions of this Commitment Letter and the other Financing Documents and each such document has been duly executed and delivered;
- (b) the execution and delivery of the acceptance of the Financing Documents and the carrying out of the terms of the Financing Documents do not violate any Law, do not violate any of its Organizational Documents, shall not result in the creation or imposition of any Encumbrance upon any of its Property other than as contemplated by the Financing Documents and have been (or will be) duly and validly authorized by it;
- (c) the Financing Documents as delivered are valid, binding and legally enforceable against it in accordance with their respective terms except to the extent that the enforcement thereof may be limited by bankruptcy, insolvency or similar Laws affecting the enforcement of creditor's rights generally;
- (d) no Event of Default has occurred and is continuing;
- (e) there are no labour matters, actions, suits or proceedings pending or threatened against it before any court or government department, commission, board or agency which, if determined adversely, would have a material adverse effect on its financial condition and it is not subject to any judgment, order, writ, injunction, decree or award, or to any restriction, rule or regulation (other than customary or ordinary course restrictions, rules and regulations consistent or similar with those imposed on other Persons engaged in

similar businesses) which would be reasonably be expected to have a Material Adverse Effect or which has not been stayed, or of which enforcement has not been suspended;

- (f) in the case of each Corporate Credit Party:
 - (i) it has been duly incorporated, formed, amalgamated, merged or continued, as the case may be, and is validly subsisting or in good standing, as the case may be, under the Laws of its jurisdiction of incorporation, formation, amalgamation, merger or continuance, as the case may be and it is duly qualified and has all required licenses to carry on its business in each jurisdiction in which the nature of its business requires qualification except where any failure to be so qualified or licensed would not reasonably be expected to have a Material Adverse Effect;
 - (ii) it has the power and authority to own its Property and carry on its business as currently conducted and as currently proposed to be conducted by it;
 - (iii) it has obtained, made, or taken all consents, approvals, authorizations, declarations, registrations, filings, notices and other actions whatsoever required in connection with the execution and delivery by it of each of the Financing Documents to which it is a party, and the consummation of the transactions contemplated in the Financing Documents;
- (g) it has filed, or caused to be filed, all income tax returns and other material returns in respect of taxes required to be filed, has either paid, or made adequate provision for the payment of, all taxes which are due and payable, or has accrued such amounts in its financial statements for the payment of such taxes, except for taxes which are not material in amount, and which are not delinquent or if delinquent are being contested in good faith and through appropriate proceedings, and there is no material action, suit, proceeding, investigation, audit or claim now pending, or to the best of its knowledge after due inquiry threatened by any Governmental Authority regarding any taxes, nor has it agreed to waive or extend any statute of limitations with respect to the payment or collection of taxes;
- (h) it does not have any debt secured against the Property, other than Permitted Debt and it has not made any agreement, arrangement or transactions between it, on the one hand, and any associate of, affiliate of or other Person not dealing at arm's length with it, on the other hand, is in existence at the date hereof other than on terms comparable to those negotiated with an arm's length third party;
- (i) it shall have as of closing good and marketable title to the Collateral subject to Permitted Encumbrances, and that, other than as disclosed to Tandia in writing, it is the registered title holder to all Collateral and there is Person with an interest, legal, beneficial or otherwise, in or to the Collateral;
- (j) it shall have as of closing peaceful and undisturbed possession of all Real Property and there is no pending or, to its knowledge after due inquiry, threatened condemnation or expropriation proceeding relating to any such Real Property. All of the Real Property and the structures thereon and other material tangible assets owned, leased or used by the Credit Parties in the conduct of the business located at such Real Property are, to the best of the knowledge of the Credit Parties, and except as disclosed in reports delivered to Tandia prior to the date of the initial advance:
 - (i) insured to the extent, and in a manner customary, in the industry in which the Credit Parties are engaged;

- (ii) as to the buildings on the Real Property, they are structurally sound with no known material defects and the Credit Parties have not received a notice from any Governmental Authority advising of any defects in the construction, state of repair or state of completion of any of the buildings or ordering or directing that any alterations, repairs, improvements or other work be done or relating to noncompliance with any building permit, building or land use by-law, ordinance or regulation or otherwise from any Governmental Authority which is the responsibility of the Credit Parties to correct and which remain outstanding;
 - (iii) in good operating condition and repair, subject to ordinary wear and tear and casualty;
 - (iv) not in need of material maintenance or repair except for ordinary, routine maintenance and repair the cost of which would not be material or as a result of casualty;
 - (v) sufficient for the operation of the business as presently conducted thereon; and
 - (vi) in conformity with all applicable Law and other requirements (including applicable zoning, environmental, motor vehicle safety, occupational safety and health Laws and regulations) relating thereto, except where the failure to comply or conform with any of the foregoing could not reasonably be expected to have a Material Adverse Effect;
- (k) no Person has any agreement or right to acquire an interest in or right of first refusal in respect of any Property or the Collateral.
 - (l) It maintains insurance which is in full force and effect and which complies in all material respects with all of the requirements of the Financing Documents;
 - (m) it has not violated or failed to comply with any applicable Law in any material manner, or any applicable order of any self-regulatory organization, or any judgment, decree or order of any court, applicable to the business except where any such violation or failure would not reasonably be expected to have a Material Adverse Effect
 - (n) the conduct of its business is in conformity with all Laws, except where such non-conformities could not reasonably be expected to have a Material Adverse Effect;
 - (o) it has not received any notice to the effect that, or otherwise been advised that, it is not in compliance with any applicable Law, and it does not know of any currently existing circumstances that are likely to result in the violation of any applicable Law, except, in each case, where such non-compliance or violation would not reasonably be expected to have a Material Adverse Effect;
 - (p) all financial statements which have been furnished to Tandia in connection with this Commitment Letter are complete in all material respects and such financial statements fairly present in all material respects the financial position of the Credit Parties, as applicable as of the dates referred to therein and have been prepared in accordance with GAAP;
 - (q) it has adopted all Pension Plans and Welfare Plans required by applicable Law and applicable collective bargaining agreements and each of such plans is in compliance in all material respects with such applicable Law and collective bargaining agreements (including, without limitation, all requirements relating to employee participation, funding,

- investment of funds, benefits and transactions with the Borrower and each Guarantor and Persons related to them);
- (r) it does not maintain nor is it obligated to contribute to any defined benefit Pension Plan;
 - (s) all information furnished by or on behalf of it to Tandia for purposes of, or in connection with, this Commitment Letter or any Financing Documents, or any other transaction contemplated by this Commitment Letter, including any information furnished in the future, is or will be true and accurate in all material respects on the date as of which such information is dated or certified, and not incomplete by omitting to state any material fact necessary to make such information not misleading at such time in light of then-current circumstances;
 - (t) there is no fact now known to it which has had, or could reasonably be expected to have, a Material Adverse Effect;
 - (u) all accounts of the Credit Parties that are due and owing for work or services performed or materials placed or furnished upon or in respect of the construction, completion, repair, renovation of the Real Property have been fully paid, and no Person is entitled to a lien under the *Construction Act* (Ontario) in respect of the Mortgaged Property;
 - (v) no Hazardous Substances are being stored on any of the Real Property or any adjacent property, nor have any such substances been stored or used on the Real Property or any adjacent property prior to its ownership, possession or control of the Real Property. Each of the Credit Parties agrees to provide written notice to Tandia immediately upon becoming aware that the Real Property or any adjacent property are being or have been contaminated with any Hazardous Substances. Each of the Credit Parties shall not permit any activities on the Real Property which directly or indirectly could result in the Real Property or any other property being contaminated with Hazardous Substances;
 - (w) except as disclosed in reports delivered to Tandia prior to the date of initial Borrowing, the Real Property does not contain any pollutants, dangerous substances, liquid waste, industrial waste, toxic substances, hazardous wastes, hazardous materials, Hazardous Substances or contaminants, and none of these substances have ever been released into the environment as a result of any of the activities conducted on the Real Property and future usage shall be limited to environmentally acceptable activities in compliance with all Requirements of Environmental Law;
 - (x) except as disclosed in reports disclosed to Tandia prior to the date of initial advance, there are no claims, actions, investigations, liens, prosecutions, notices, work orders, control orders, stop orders or directives, written or oral (collectively, "**Orders**") of any kind issued or pending by any third party, court or international, federal, provincial or municipal ministry, department or agency ("**Environmental Authority**") which enforce the Requirements of Environmental Laws with respect of any activities of the Credit Parties, or any Real Property, past or present, as they relate to any and all Requirements of Environmental Laws which could reasonably be expected to have a Material Adverse Effect and there are no circumstances, current or contemplated, which might give rise to any such Order; and
 - (y) except as disclosed in reports to Tandia delivered prior to the date of initial advance, the Real Property and its existing and prior uses comply and have at all times complied with Requirements of Environmental Laws.

The Credit Parties shall ensure that the representations and warranties above are true and correct at this time and upon any advance under the Credit Facilities.

15. Survival

The representations and warranties set out above shall be deemed to be repeated by the Credit Parties as of the date of each request for new advance by the Borrower except to the extent that such representation or warranty was given in respect of a specified date or period or where on or prior to such date:

- (a) the Borrower has advised Tandia in writing of a variation in any such representation or warranty; and
- (b) if such variation in the opinion of Tandia, is material to the Collateral or the liabilities, affairs, business, operations or condition (financial or otherwise) of the Credit Parties considered as a whole or could have, or be reasonably likely to result in, a Material Adverse Effect, Tandia has approved such variation.

All terms, conditions, representations and warranties of this letter shall survive the closing of the Credit Facilities contemplated and neither the preparation, nor registration or any documents related to the transaction shall bind Tandia to advance funds under this Commitment Letter or the other Financing Documents.

16. Waiver or Variation of Terms

No term or condition of the Commitment Letter or any other Financing Document may be waived or varied orally or by any course of conduct of any officer, employee or agent of Tandia. Any amendment to the Commitment Letter or any of the Financing Documents must be in writing and signed by a duly authorized officer of Tandia.

17. Credit Reporting

Each Credit Party consents to Tandia obtaining from any credit reporting agency or from any person such information as Tandia may require at any time, and consents to the disclosure at any time of any information concerning the Credit Parties to any credit grantor with whom the Credit Parties have financial relations or to any credit reporting agency.

18. Time of Essence

Time shall be of the essence of this Commitment Letter.

19. No Merger

It is understood and agreed that the execution and delivery of any of the Financing Documents shall in no way merge or extinguish this Commitment Letter or its terms and conditions. The terms and conditions of this Commitment Letter and the other Financing Documents shall continue in full force and effect.

20. General Indemnity

The Borrower and each Guarantor agrees to indemnify Tandia and its officers, directors, employees, solicitors, agents and affiliates, on a joint and several basis, from and against any and all claims, losses and liability arising or resulting from any of the Financing Documents. In no event shall Tandia be liable to the Borrower or any Guarantor for any direct, indirect or consequential damages arising under or in connection with any of the Financing Documents.

21. Successors and Assigns

This Commitment Letter and the other Financing Documents shall be binding upon and inure to the benefit of the parties hereto and their respective successors and permitted assigns. This Commitment Letter and

the other Financing Documents may not be assigned, transferred or otherwise disposed of by the Borrower or any Guarantor without the prior written consent of Tandia, which consent may be arbitrarily withheld. Tandia may, without notice to and without the consent of the Borrower or any Guarantor, but without any additional cost to the Borrower prior to the occurrence and during the continuance of an Event of Default, assign, syndicate, securitize, transfer or grant participation interests in the whole or any part of this Commitment Letter, the Credit Facilities, the Financing Documents and any and all right, title, benefits, remedies and obligations relating thereto. The Borrower and each Guarantor agrees to co-operate with Tandia in connection with any such assignment, syndication, securitization, transfer or grant of participation interests including, without limitation, the delivery of an estoppel certificate in a form satisfactory to Tandia.

22. Set Off

Tandia may (but shall not be obligated), at any time, to apply any credit balance, whether or not then due, to which the Borrower or any Guarantor is entitled towards satisfaction of the obligations of the Borrower or any Guarantor under any of the Financing Documents.

23. Increased Costs

The Borrower shall reimburse Tandia for any additional cost or reduction in income arising as a result of (i) the imposition of, or increase in, taxes on payments due to Tandia hereunder (other than taxes on the overall net income of Tandia), (ii) the imposition of, or increase in, any reserve or similar requirements, (iii) (i) the imposition of, or change in, any other condition affecting the Credit Facilities imposed by any applicable Law or the interpretation thereof.

24. Release of Information

The Borrower and each Guarantor, as applicable, hereby irrevocably authorizes and directs its accountant (the "**Accountant**") to deliver all financial statements and other financial information concerning it to Tandia and agrees that Tandia and the Accountant may communicate with each other as to its business and financial affairs.

25. Legal and Other Expenses

The Borrower(s) shall pay (i) all reasonable legal fees and disbursements (on a solicitor and own client basis) in respect of legal advice and services to or on behalf of Tandia in connection with the Credit Facilities including: the preparation, negotiation and settlement of the Agreement, the preparation, issue and registration of the Financing Documents together with any amendments or restatements thereto from time to time; the enforcement and preservation of Tandia's rights and remedies; searches from time to time, including in connection with any advance; and (ii) all reasonable fees and expenses relating to appraisals, insurance consultation, environmental investigation, credit reporting and other due diligence and to responding to demands of any Governmental Authority; whether or not the documentation is completed or any funds are advanced under the Credit Facilities.

26. Miscellaneous

Accounting terms shall (to the extent not defined in this Commitment Letter) be interpreted in accordance with GAAP and all financial statements and information provided shall be prepared in accordance with those principles. Unless otherwise specified herein, all amounts and values referred to in this Agreement shall be calculated in Canadian Dollars. Notwithstanding the foregoing, all payments made hereunder shall be made in the currency in respect of which the obligation requiring such payment arose. The division of this Agreement into Articles and Sections and the provision of a Table of Contents and the insertion of headings are for convenience of reference only and shall not affect the meaning or interpretation of this Agreement. All references to Sections, Subsections, Paragraphs, Articles and Schedules are to Sections, Subsections, Paragraphs and Articles of and Schedules to this Commitment Letter. The words "hereto", "herein", "hereof", "hereunder", "this Commitment Letter" and similar expressions mean and refer to this Commitment Letter. Where the context so requires, words importing the singular include the plural and vice versa, and words

importing gender include the masculine, feminine and neuter genders. The use of the term "including" in this Agreement shall be deemed to mean "including, without limitation". Whenever in this Agreement reference is made to a statute or regulations made pursuant to a statute, such reference shall, unless otherwise specified, be deemed to include all amendments to such statute or regulations from time to time and all statutes or regulations which may come into effect from time to time substantially in replacement for the said statutes or regulations

27. Conflict, Paramountcy

In the case of any inconsistency or conflict between the provisions of this Commitment Letter, and the provisions of the other Financing Documents, the provisions of this Commitment Letter shall prevail. In the event of any inconsistency or conflict between the terms of this Schedule A and the body of the Commitment Letter to which it is attached, the terms of the body of the Commitment Letter shall prevail and govern.

28. Governing Law

This Commitment Letter shall be governed by the laws of the Province of Ontario and the laws of Canada applicable therein. The parties hereto irrevocably submit to the non-exclusive jurisdiction of the courts of the Province of Ontario and hereby irrevocably agree that all claims in respect of such action or proceeding may be heard and determined in such court. The Credit Parties hereby irrevocably waive, to the fullest extent it may effectively do so, the defence of an inconvenient forum to the maintenance of such action or proceeding. The parties hereto hereby irrevocably consent to the service of any and all process in such action or proceeding by the delivery of such process to any Credit Parties at the address provided for in the Notices section below.

29. Consent to Disclosure

- (a) Each Credit Party consents to and acknowledges that it is aware that credit, financial and personal inquiries regarding each Credit Party and individuals connected to Credit Parties (including directors, officers, shareholders and individuals acting on behalf of a Credit Party) may be gathered, made, maintained and/or used at any time in connection with: (i) initial and ongoing credit assessment, (ii) any funding of the Credit Facilities by investors or participants or any assignment or sale of the Credit Facilities by Tandia, and (iii) the enforcement of any remedies that Tandia may have under the Credit Facilities, (iv) compliance and risk monitoring purposes and each Credit Party consents to the making of any such inquiries by or on behalf of Tandia and consents, without restriction and without further notice to or further consent of the such Credit Party, to disclosure of any such information to any prospective investor, participant, assignee or purchaser of all or any part of the Credit Facilities. Each Credit Party irrevocably waives, to the extent permitted under applicable law, any and all rights it may have to notice of or to prohibit such disclosure, including, without limitation, any right of privacy.
- (b) Tandia may collect, use, transfer and disclose information for the following purposes and as follows:
 - (i) Providing information respecting other services;
 - (ii) Taking any compliance action (including actions taken to comply with laws, international guidance, internal policies or procedures, requirements from judicial, administrative, law enforcement and regulatory authorities);
 - (iii) Conducting financial crime risk management activity, including verifying the identification of the Credit Party and related individuals, screening, monitoring and investigation activity;

- (iv) Judicial, administrative, public or regulatory bodies, as well as governments, tax, revenue and monetary authorities, examiners, monitors, securities or futures exchanges, courts, central banks or law enforcement bodies with jurisdiction over Tandia.
- (c) Tandia may collect, transfer and disclose information for these purposes from and to sub-contractors, agents and service providers within Canada and in other jurisdictions.
- (d) Before providing Tandia with personal information respecting any connected individual, the Credit Party will ensure that it has provided all necessary disclosures to, and obtained any necessary consents from, such individuals in connection with the collection, use and disclosure of such information by Tandia.

30. **Electronic Communications and Electronic Signatures**

- (a) Each Credit Party hereby authorizes Tandia to accept Electronic Communications and Electronic Signatures from the Credit Parties in relation to this Agreement and the other Financing Documents and hereby consent to receiving commercial electronic messages from and on behalf of Tandia and any agreement, instruction, document, information, disclosure, notice or other form of communication from Tandia by Electronic Communication.
- (b) Each Credit Party agrees that any Electronic Communication, including any Electronic Signature associated with such Electronic Communication, which Tandia receives from a Credit Party or in a Credit Party's name, or which appears to be from a Credit Party or in its name, will be considered to be duly authorized and binding upon that Credit Party (whether or not that Electronic Communication was actually from or authorized by that Credit Party) and Tandia will be authorized to rely and act upon any such Electronic Communication, including any Electronic Signature associated with the Electronic Communication, even if it differs in any way from any previous Electronic Communication sent to Tandia.
- (c) Each Credit Party acknowledges that: (i) the form, format and delivery of each Electronic Communication will permit it to retain, store and subsequently access and retrieve such Electronic Communication without the requirement of any specialized or proprietary equipment or software from Tandia; and (ii) it is each Credit Party's responsibility to acquire and maintain the necessary computer equipment and software to deliver, receive, store, retain and subsequently access each Electronic Communication.
- (d) Each Credit Party acknowledges and agrees that Tandia's methods of storing, maintaining and retrieving any Electronic Communication, including any Electronic Signatures associated with such Electronic Communication, and Tandia's data systems, maintain the integrity of the Electronic Communication. If, for any reason, an Electronic Communication stored in Tandia's data systems differ from a Credit Party's, such Credit Party acknowledges and agrees that the version stored on Tandia's data systems shall prevail over any inconsistency. In this regard, each Credit Party acknowledges and agrees that Electronic Communications maintained by Tandia will be admissible in any legal or other proceedings as conclusive evidence as to the contents of those Electronic Communications in the same manner as an original paper document, and that further proof of our records system integrity is not required (the integrity of Tandia's records system is hereby acknowledged and agreed by each Credit Party) and each Credit Party hereby waives any right to object to the introduction of any such Electronic Communications into evidence. To the fullest extent permitted by applicable law, each Credit Party waives any defence, or waiver of liability, based on the absence of a written document in paper format, signed manually. Each Credit Party will keep its own records of all Electronic

Communications for a period of 7 years (unless otherwise stipulated by local regulation) and will produce them to Tandia upon request.

- (e) At Tandia's discretion, it may require: (i) Electronic Communications be delivered using technology acceptable to Tandia including the use of a secure Electronic Signature, and (ii) any agreement, instruction, document, information, disclosure, notice or other form of communication from a Credit Party to be manually signed and/or delivered to Tandia in paper format. If Tandia requires that a Credit Party acknowledge its agreement to this Agreement or any Financing Document by clicking the appropriate button, the Credit Party will follow any instructions that Tandia provides to indicate the Credit Party's agreement (which may include typing the Credit Party's name and/or clicking "I Agree" or similar button).
- (f) When a Credit Party's handwritten or Electronic Signature is delivered by facsimile, email or other electronic or digital transmission, such transmission shall constitute delivery of an executed copy of this Agreement or relevant Financing Document. If a Credit Party uses an Electronic Signature to indicate its agreement, such Credit Party shall ensure that its Electronic Signature is attached to or associated with the relevant Electronic Communication.

31. Notices

Any notice, request or other communication contemplated herein which Tandia or a Credit Party may be required or may desire to give shall be in writing and may be sent either by electronic transmission (facsimile or email) or hand delivery or first class registered mail postage prepaid to, in the case of a Credit Party, the number or address for electronic communication that appears on Tandia's records, and to, in the case of Tandia, the number and address listed on the front page of this Agreement. Any such notice, request or other communication shall be deemed to have been effectively given, made and received: (a) transmitted with receipt confirmed in the case of electronic transmission if such transmission was made on or before 5:00 p.m. (Toronto time) on that Business Day, failing which it shall be deemed to have been effectively given, made and received on the next following Business Day, (ii) when received if sent by hand delivery on or before 5:00 p.m. (Toronto time) on a Business Day, failing which it shall be deemed to have been effectively given, made and received on the next following Business Day, or (iii) five (5) days after deposit in the mail if so mailed, but any notice, request or other communication to be given or made during a strike, lock-out or other labour disturbance at the post office or during an actual or threatened interruption in the mail service shall be hand delivered or sent by electronic transmission and not mailed. Any party hereto may change the address to which all notices, requests and other communications are to be sent to it by giving written notice of such address change to the other parties in conformity with this paragraph, but such change shall not be effective until notice of such change has been received by the other parties.

32. Joint and Several Obligations

If more than one Person, firm or corporation signs this Agreement as a Borrower, each party is jointly and severally liable hereunder, and Tandia may require payment of all amounts payable under this Agreement from any one of them, or a portion from each, but Tandia is released from any of its obligations by performing that obligation to any one of them.



Tandia Financial Credit Union Limited
3455 North Service Road, Unit 100
Burlington, Ontario L7N 3G2

SCHEDULE B – DEFINITIONS

For the purpose of the Commitment Letter (including the Schedules attached thereto), the following terms shall have the meanings indicated below:

"Borrowing" means each use of the Credit Facilities and all such usages outstanding at any time are **"Borrowings"**.

"Business Day" means any day other than a Saturday, Sunday, statutory holidays in the Province of Ontario or federally regulated holidays.

"Change of Control" means the failure of the shareholders or other equity holders of the Corporate Credit Parties as of the date of execution of this Commitment Letter to own the shares or other outstanding equity of the Credit Parties, or to have the right, directly or indirectly, to nominate or appoint a majority of the directors to the board of directors of the Corporate Credit Parties, by contract or otherwise.

"Collateral" means all Property subject to the Security Documents.

"Commitment Letter" means the letter from Tandia to the Borrower to which this Schedule is attached, together with this Schedule, and includes all amendments and replacements thereof.

"Corporate Distributions" means any payments to any shareholder or other equity holder, director or officer, or to any associate or holder of subordinated debt, or to any shareholder, director or officer of any associate or holder of subordinated debt, including, without limitation, bonuses, dividends, interest, salaries or repayment of debt or making of loans to any such Person, but excluding salaries to officers or other employees in the ordinary course of business;

"CRA" means the Canada Revenue Agency.

"Debt Service Coverage" means EBITDA of the Borrower *minus* all withdrawals *divided by* the principal and interest payments on all long-term debt and leases. For the purposes of the foregoing calculation, the term "withdrawals" shall include any withdrawal of funds from the Borrower including, without limitation, all dividends, bonuses, payments and/or advances to non-arm's length parties, repayment of loans to non-arm's length parties.

"Draw Period" means the period of time from the date of acceptance of the Commitment Letter to and including the day immediately preceding the Conversion Date.

"Drawdown Date" means the date of any Borrowing, or such other date that the Borrower and Tandia may mutually agree to in writing from time to time.

"Electronic Communication" means any agreement, instruction, document, information, disclosure, notice or other form of communication that is sent or stored by means of any electronic or other digital transmission.

"Electronic Signature" means a signature that consists of one or more letters, characters, numbers or other symbols in digital form incorporated in, attached to or associated with an Electronic Communication and includes a secure electronic signature as may be prescribed by applicable law or otherwise required by Tandia.

"Encumbrance" means, in respect of any Person or Property, any registration, mortgage, debenture, pledge, hypothec, lien, charge, trust deed, assignment by way of security, hypothecation or security interest granted or permitted by that Person or arising by operation of law, in respect of any of that Person's Property, or any consignment or capital lease of property by that Person as consignee or lessee or any other security agreement, trust or arrangement having the effect of security for the payment of any debt, liability or obligation, any agreements, leases, options, easements, rights of way, restrictions, executions, permissions, caveats, instruments or other encumbrances (including, without limitation, notices or other registrations in respect of any of the foregoing) against any Property or any part thereof and **"Encumbrances"**, **"Encumbrancer"**, **"Encumber"** and **"Encumbered"** shall have corresponding meanings.

"Financial Assistance" means, without duplication and with respect to any Person, all loans granted by that Person and contingent obligations incurred by that Person for the purpose of, or having the effect of, providing financial assistance to another Person or Persons, including, without limitation, letters of guarantee, letters of credit, legally binding comfort letters or indemnities issued in connection with them, endorsements of bills of exchange (other than for collection or deposit in the ordinary course of business), obligations to purchase assets regardless of the delivery or non-delivery of those assets and obligations to make advances or otherwise provide financial assistance to any other entity, and for greater certainty **"Financial Assistance"** shall include any guarantee of any third party lease obligations or any other obligation other than in the normal course of the business of the Borrower.

"Financing Documents" means the present Commitment Letter, the Security Documents and all other documents, instruments, certificates and contracts that the Borrower or an officer of the Borrower or a Guarantor or an officer of a Guarantor, as applicable, has signed and delivered in accordance herewith, directly or indirectly, or which are mentioned or contemplated in these presents or in such documents, instruments, certificates or contracts.

"GAAP" means, generally accepted accounting principles in effect in Canada from time to time applied consistently, including the International Financial Reporting Standards.

"Governmental Authority" means the government of any nation, province, territory, municipality, state or other political subdivision of any nation, any entity exercising executive, legislative, judicial, regulatory or administrative functions of or pertaining to government, or the application, enforcement, or interpretation of Law, including any central bank or other federal or provincial regulatory body.

"Guarantors" means any Person which, on the closing date or at any time thereafter, is required to become a guarantor of the Obligations of the Borrower to Tandia and **"Guarantor"** shall mean any one of them.

"Hazardous Substance" means any substance, product, waste, pollutant, material, chemical, contaminant, dangerous good, dangerous substance, liquid waste, industrial waste, radioactive waste, toxic substance, hazardous substance or material, ozone-depleting substance, or other material, including any constituent of any of them, which is or becomes listed, regulated, or addressed under any Requirements of Environmental Law, including, without limitation, asbestos, petroleum and polychlorinated biphenyls.

"Law" means all laws, (including the common law), by-laws, ordinances, rules, statutes, regulations, treaties, orders, rules, judgments and decrees, and all official directives, rules, guidelines, notices, approvals, orders, policies and other requirements of any Governmental Authority in each case having the force of law.

"Lease" means an advance of credit by Tandia to the Borrower by way of a **[Master Lease Agreement, Master Leasing Agreement, Leasing Schedule, Equipment Lease, Conditional Sales Contract]**, or pursuant to an Interim Funding Agreement or an Agency Agreement, in each case issued to the Borrower.²

² NTD: Tandia to advise how leases are documented

"Material Adverse Effect" means a material adverse effect or a series of adverse effects, none of which are material in and of itself but which, cumulatively, in the reasonable opinion of Tandia:

- (a) constitutes a material adverse change in the financial condition, business, properties or operations of the Borrower and the Corporate Guarantors, taken as a whole;
- (b) constitutes a material adverse change to the Secured Properties or the Collateral;
- (c) could materially impair the ability of the Borrower or the applicable Corporate Guarantor to timely and fully perform its obligations under any Financing Documents to which it is a party; or
- (d) could materially impair the ability of Tandia to receive the repayment of the Obligations in full and/or enforce its rights and remedies under any Financing Documents.

"Obligations" means the Credit Parties' obligations to pay when due any debts, principal, interest, fees, Tandia expenses, any prepayment penalty and other amounts each of the Credit Parties owes to Tandia now or later under this Commitment Letter, or the other Financing Documents, including, without limitation, all obligations relating to any credit card arrangements and interest accruing under the Financing Documents after insolvency proceedings begin and debts, liabilities, or obligations under the Financing Documents of the Borrower or a Guarantor assigned to Tandia, and to perform Tandia's or any Guarantor's duties under the Financing Documents.

"Organizational Documents" means, with respect to any Person, that Person's articles or other charter documents, by-laws, unanimous shareholder agreement, partnership agreement, limited partnership agreement, joint venture agreement, operating agreement or trust agreement, as applicable, and any and all other similar agreements, documents and instruments relative to that Person.

"Pension Plan" means a "pension plan" or "plan" which is subject to the funding requirements of the *Pension Benefits Act* (Ontario), the *Income Tax Act* (Canada), or applicable pension benefits legislation in any other jurisdiction which is applicable to the Borrower's employees.

"Permitted Corporate Restructuring" means any re-organization or restructuring of any one or more of the Borrower and the Corporate Guarantors and their subsidiaries (which re-organization or restructuring may involve, without limitation, amalgamations, mergers, consolidations, contributions to new subsidiaries, liquidations and wind-downs) provided that (A) after such re-organization or restructuring (i) the Secured Properties remain wholly-beneficially owned by the Borrower and legally owned by a Guarantor; (ii) the Guarantors remain, directly or indirectly, wholly-owned by the Borrower; and (iii) after giving effect to the re-organization or restructuring, the ability of the Borrower or the Corporate Guarantors to fully perform their respective obligations under the Financing Documents to which they are a party and repay the Obligations in full as they become due, is not materially and adversely affected; and (B) Tandia has received (i) prior written notice of such re-organization or restructuring (which notice shall contain details of the contemplated transaction) more than thirty (30) days before the contemplated transaction date; and (ii) officer's certificates, resolutions and constating documents in respect of the new / resulting entities, in form and substance satisfactory to Tandia.

"Permitted Debt" means:

- (a) Debt under the Financing Documents;
- (b) Debt in respect of purchase money security interests granted by the Borrower or any one of the Corporate Guarantors on the Collateral and under capital leases entered into by the Borrower or any one of the Corporate Guarantors relating to the Secured Properties in an outstanding amount not to exceed at any time \$500,000 in the aggregate;

- (c) Debt owing to other lenders provided such debt is not secured by an Encumbrance in and to any of the Secured Properties other than Permitted Encumbrances; and
- (d) Debt consented to in writing by Tandia.

"Permitted Encumbrances" means, with respect to any Person:

- (a) liens arising by operation of law for amounts not yet due or delinquent, minor encumbrances on real property such as easements and rights of way which do not materially detract from the value of such property, and security given to municipalities and similar public authorities when required by such authorities in connection with the operations of the Borrower in the ordinary course of business;
- (b) property estate taxes not yet due and payable, utility easements and other similar rights which, in Tandia's opinion, will not, in the aggregate, materially and adversely impair the marketability of the Mortgaged Property or the use of the Mortgaged Property for the purpose for which it is held and minor irregularities and defects in title approved by Tandia;
- (c) purchase money security interest as defined in the *Personal Property Security Act* (Ontario) in the personal property of the Borrower, in an aggregate amount not to exceed **[\$amount]**; and
- (d) security granted in favour of Tandia under the Security Documents.

"Person" is to be broadly interpreted and includes an individual, a corporation, a limited liability company, an unlimited liability company, a partnership, a limited partnership, a trust, an incorporated organization, a joint venture, the government of a country or any political subdivision of a country, or an agency or department of any such government, any other Governmental Authority and the executors, administrators or other legal representatives of an individual in such capacity.

"Personal Property" means all of the "personal property" of each Credit Party, as such term is defined in the *Personal Property Security Act* (Ontario) and includes chattel paper, documents of title, goods, instruments, intangibles, money, investment property and fixtures but does not include building materials that have been affixed to real property.

"Prime Rate" means the annual rate of interest which Tandia establishes as the reference rate of interest to determine interest rates it will charge at such time for residential loans in Canadian dollars, calculated daily and payable monthly, such rate to be adjusted automatically and without the necessity of any notice to the Borrower upon each change to such rate.

"Property" means, with respect to any Credit Party, all or any portion of that Credit Party's undertaking, property and assets, both real and personal, including, for greater certainty, any Personal Property, any Real Property, and any share in the capital of a corporation or ownership interest in any other Person.

"Real Property" means any Property of any Credit Party which is not Personal Property, and includes, for greater certainty, any freehold or leasehold interest in land or real estate.

"Requirements of Environmental Law" means all applicable Laws in any jurisdiction in which the Borrower has operations or assets, which relate to environmental or occupational health and safety matters relevant to the assets and undertaking of the Borrower and the intended uses thereof, including, without limitation, all Law relating to:

- (a) the protection, preservation or remediation of the natural environment (the air, land, surface water or groundwater);

- (b) solid, gaseous or liquid waste generation, handling, treatment, storage, disposal or transportation;
- (c) consumer, occupational or public safety and health; and
- (d) Hazardous Substances.

"Sanctions" means all economic or financial sanctions, sectoral sanctions, secondary sanctions or trade embargoes imposed, administered or enforced from time to time by (a) the government of Canada or the United States or (b) the United Nations Security Council, the European Union, any European Union member state, Her Majesty's Treasury of the United Kingdom, or any other relevant sanctions authority with jurisdiction over any Credit Party or any of their respective subsidiaries or affiliates.

"Welfare Plan" means any medical, health, hospitalization, disability, bonus, deferred compensation, share purchase, supplemental pension or retirement plan, insurance or other employee benefit or welfare plan, agreement or arrangement applicable to employees of the Borrower;

SCHEDULE C
FORM OF COMPLIANCE CERTIFICATE

(Borrower Letterhead)

Compliance Certificate

To: Tandia Financial Credit Union Limited.
3455 North Service Road
Unit 100
Burlington, Ontario
L7N 3G2

The undersigned, _____ [TITLE of AUTHORIZED OFFICER], of [NAME OF BORROWER(s)] ("**Borrower**"), pursuant to the provisions of the Commitment Letter dated as of [DATE], among, *inter alios*, Tandia and Borrower(s) (as amended, restated, supplemented, replaced or otherwise modified from time to time the "**Agreement**"), **DOES HEREBY CERTIFY** in [his/her] capacity as an authorized officer of Borrower(s) and not in [his/her] personal capacity that:

1. The Financial Statements attached hereto fairly and accurately represent the Credit Parties' financial condition at the end of the particular accounting period set out in such Financial Statements, as well as the Credit Parties' operating results during such accounting period, subject to year-end audit adjustments;
2. A review of such Financial Statements and of the activities of the Credit Parties' during the period covered by such Financial Statements has been made under my supervision with a view to determining whether the Credit Parties have fulfilled all of their obligations;
3. From the commencement of the accounting period set out in such Financial Statements to the date hereof:
 - (a) each of the Credit Parties has fulfilled each of its respective obligations under each of the Loan Documents to which it is a party;
 - (b) there has been no Default or Event of Default under the Agreement;
 - (c) the Borrower(s) [is/are] not aware of any event or circumstance which could reasonably have or could reasonably have had a Material Adverse Effect;
 - (d) the representations and warranties contained in the Agreement and the other Loan Documents are correct in all material respects on and as of the date hereof as though made on and as of such date, other than any such representation or warranty which relates to a specified prior date and except to the extent that Tandia has been notified in writing by the

Borrower(s) that any representation or warranty is not correct and Tandia has explicitly waived in writing compliance with such representation or warranty;

(e) the Credit Parties have been in full compliance with all covenants set out in the Agreement, including Financial Covenants as evidenced by the calculations attached hereto as Attachment 1;

(f) no change in GAAP or in the application thereof has occurred since the date of the most recent audited annual Financial Statements of the Borrower(s) delivered to Tandia **[If a change has occurred, specify the details of the change and its effect on the accompanying Financial Statements]**; and

[if any of the foregoing is incorrect, revise wording accordingly to include particulars of any variation.]

4. Capitalized terms used herein and not otherwise defined shall have the meanings given to such terms in the Agreement.

IN WITNESS WHEREOF, the undersigned has executed this Compliance Certificate on behalf of Borrower as of the 11 day of December, 2024.

By: 

Name:

Title of Authorized Officer

LOAN AMENDING AGREEMENT

THIS LOAN AMENDING AGREEMENT made as of the 15 day of January 2025.

B E T W E E N:

OSCAR BOLD INC. a corporation subsisting
under the laws of the Province of Ontario,

(hereinafter called the "**Borrower**")

OF THE FIRST PART

- and -

TANDIA FINANCIAL CREDIT UNION LIMITED,
(hereinafter called the "**Lender**")

OF THE SECOND PART

- and -

**RICHARD HALL FAMILY HOLDINGS LTD.,
CARMCORP INC., RICHARD G. HALL and
CARMEN CAMPAGNARO**

(hereinafter collectively the "**Guarantors**")

OF THE THIRD PART

WHEREAS:

1. The Borrower arranged for a loan from the Lender, the particulars of which are set out in a Loan Agreement dated the December 6, 2024, made between the Borrower, the Lender and the Guarantors (the "**Loan Agreement**").
2. The parties have agreed to amend certain provisions of the Loan Agreement.

NOW THEREFORE THIS AGREEMENT WITNESSETH that in consideration of the covenants and agreements hereinafter contained and for other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the parties hereto agree as follows:

ARTICLE 1.00

DEFINITIONS

1.01 Unless otherwise defined herein, all capitalized terms used therein which are defined in the Loan Agreement shall have the respective meanings as herein defined.

ARTICLE 2.00 **AMENDMENTS TO LOAN AGREEMENT**

2.01 Changes to II. SECURITY:

(a) Section (d) is deleted in its entirety and replaced with:

Guarantee and Postponement of claim, in an unlimited amount from Richard Hall Family Holdings Ltd and Carmcorp Inc., supported by a limited recourse guarantee and pledge of the shares held by Richard Hall Family Holdings Ltd., and Carmcorp Inc., in Oscar Bold Inc., together with share transfer powers and the delivery of original share certificates;

(b) Section (e) is deleted in its entirety and replaced with:

Cash Collateral agreement signed by Oscar Bold Inc., assigning term deposits and/or guaranteed investment certificates in the amount of \$150,000.00.

ARTICLE 3.00 **MISCELLANEOUS**

3.01 Except as is expressly amended hereby, all the terms and provisions of the Loan Agreement shall remain in full force and effect and are hereby re-stated as of the date hereof, ratified and confirmed.

3.02 **No Novation** - This Amending Agreement does not extinguish the outstanding indebtedness or discharge or release the lien or priority of any mortgage, debenture, security agreement or other security for the obligations of the Borrower or the Guarantors, nor shall anything contained in this Agreement constitute a forbearance or waiver of any Default currently existing. Nothing herein shall be construed as a substitution or novation of the original indebtedness or instrument securing the same, which shall remain in full force and effect, except as expressly modified herein or by instruments executed concurrently herewith in accordance herewith.

3.03 **Governing Law; Consent to Jurisdiction** - This Agreement has been made in the Province of Ontario and shall be construed, interpreted and performed in accordance with the laws of Ontario and the applicable laws of Canada, provided that the charging provisions, rights and remedies relating to any property which is the subject matter of any security which is situated in another province or jurisdiction, shall be governed by the laws of the province or jurisdiction in which that property is located.

3.04 **Severability** - Any provision of this Agreement which is or becomes prohibited or unenforceable in any relevant jurisdiction shall not invalidate or impair the remaining provisions hereof, which shall be deemed severable for such prohibited or unenforceable provisions and any such prohibition or unenforceability in any such jurisdiction shall not invalidate or render unenforceable such provision in any other jurisdiction. Should this Agreement fail to provide for any relevant matter, the validity, legality or enforceability of this Agreement shall not thereby be affected.

Signature page to follow

IN WITNESS WHEREOF the parties have executed this Loan Amending Agreement as of the date and year first above written.

OSCAR BOLD INC.

Per: 

Name: Carmen Campagnaro

Title: President

I have authority to bind the corporation

RICHARD HALL FAMILY HOLDINGS LTD.

Per: 

Name: Richard Hall

Title: President

I have authority to bind the corporation

CARMCORP INC.

Per: 

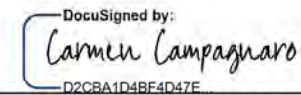
Name: Carmen Campagnaro

Title: President

I have authority to bind the corporation



RICHARD G. HALL



CARMEN CAMPAGNARO

TANDIA FINANCIAL CREDIT UNION LIMITED

Per: Junaid Alam
Name: Junaid Alam
Title: Senior Commercial Account Manager

Per: Muzzamal Zulfiqar
Name: Muzzamal (Malik) Zulfiqar
Title: Director, Commercial Services

LOAN AMENDING AGREEMENT NO 2

THIS LOAN AMENDING AGREEMENT made as of the 22nd day of January 2025.

B E T W E E N:

OSCAR BOLD INC. a corporation subsisting
under the laws of the Province of Ontario,

(hereinafter called the "**Borrower**")

OF THE FIRST PART

- and -

TANDIA FINANCIAL CREDIT UNION LIMITED,
(hereinafter called the "**Lender**")

OF THE SECOND PART

- and -

**RICHARD HALL FAMILY HOLDINGS LTD.,
CARMCORP INC., RICHARD G. HALL and
CARMEN CAMPAGNARO**

(hereinafter collectively the "**Guarantors**")

OF THE THIRD PART

WHEREAS:

1. The Borrower arranged for a loan from the Lender, the particulars of which are set out in a Loan Agreement dated the December 6, 2024, made between the Borrower, the Lender and the Guarantors, as amended by Loan Agreement Amendment dated January 15, 2025, (collectively, the "**Loan Agreement**"),
2. The parties have agreed to amend certain provisions of the Loan Agreement.

NOW THEREFORE THIS AGREEMENT WITNESSETH that in consideration of the covenants and agreements hereinafter contained and for other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the parties hereto agree as follows:

ARTICLE 1.00
DEFINITIONS

1.01 Unless otherwise defined herein, all capitalized terms used therein which are defined in the Loan Agreement shall have the respective meanings as herein defined.

ARTICLE 2.00
AMENDMENTS TO LOAN AGREEMENT

2.01 **Changes to II. SECURITY:**

(a) Section (i) is added to the agreement as follows:

Limited recourse guarantee and pledge of the shares held by 27 Bold Street Inc., in Oscar Bold Inc., together with share transfer power and the delivery of original share certificates;

ARTICLE 3.00
MISCELLANEOUS

3.01 Except as is expressly amended hereby, all the terms and provisions of the Loan Agreement shall remain in full force and effect and are hereby re-stated as of the date hereof, ratified and confirmed.

3.02 **No Novation** - This Amending Agreement does not extinguish the outstanding indebtedness or discharge or release the lien or priority of any mortgage, debenture, security agreement or other security for the obligations of the Borrower or the Guarantors, nor shall anything contained in this Agreement constitute a forbearance or waiver of any Default currently existing. Nothing herein shall be construed as a substitution or novation of the original indebtedness or instrument securing the same, which shall remain in full force and effect, except as expressly modified herein or by instruments executed concurrently herewith in accordance herewith.

3.03 **Governing Law; Consent to Jurisdiction** - This Agreement has been made in the Province of Ontario and shall be construed, interpreted and performed in accordance with the laws of Ontario and the applicable laws of Canada, provided that the charging provisions, rights and remedies relating to any property which is the subject matter of any security which is situated in another province or jurisdiction, shall be governed by the laws of the province or jurisdiction in which that property is located.

3.04 **Severability** - Any provision of this Agreement which is or becomes prohibited or unenforceable in any relevant jurisdiction shall not invalidate or impair the remaining provisions hereof, which shall be deemed severable for such prohibited or unenforceable provisions and any such prohibition or unenforceability in any such jurisdiction shall not invalidate or render unenforceable such provision in any other jurisdiction. Should this Agreement fail to provide for

any relevant matter, the validity, legality or enforceability of this Agreement shall not thereby be affected.

Signature page to follow

IN WITNESS WHEREOF the parties have executed this Loan Amending Agreement as of the date and year first above written.

OSCAR BOLD INC.

Per: DocuSigned by:
Carmen Campagnaro
D2CBA1D4BF4D47E...

Name: Carmen Campagnaro

Title: President

I have authority to bind the corporation

RICHARD HALL FAMILY HOLDINGS LTD.

Per: DocuSigned by:
Richard Hall
2F4E901655F84BF...

Name: Richard Hall

Title: President

I have authority to bind the corporation

CARMCORP INC.

Per: DocuSigned by:
Carmen Campagnaro
D2CBA1D4BF4D47E...

Name: Carmen Campagnaro

Title: President

I have authority to bind the corporation

27 BOLD STREET INC.

Per: DocuSigned by:
Carmen Campagnaro
D2CBA1D4BF4D47E...

Name: Carmen Campagnaro

Title: A.S.O

I have authority to bind the corporation

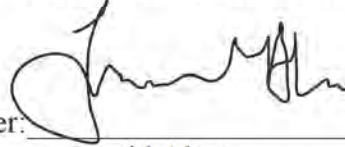
DocuSigned by:
Richard Hall
2F4E901655F84BF...

RICHARD G. HALL

DocuSigned by:
Carmen Campagnaro
D2CBA1D4BF4D47E...

CARMEN CAMPAGNARO

TANDIA FINANCIAL CREDIT UNION LIMITED



Per: _____

Name: Junaid Alam

Title: Senior Commercial Account Manager



Per: _____

Name: Musamal (Malik) Zulfiqar

Title:

This is Exhibit "C" of
the Affidavit of Dawood Khan
Sworn before me this 1st day of October 2025

DocuSigned by:
Matilda Lici
7CE576F4AA3D4CA...

A Commissioner, etc.

Matilda Lici



GUARANTEE AGREEMENT

THIS GUARANTEE AGREEMENT (as amended, restated, supplemented, replaced or extended from time to time, this "**Guarantee**") is dated with effect as of this 27th day of January 2025 and executed and delivered by **RICHARD HALL FAMILY HOLDINGS LTD.** and **CARMCORP INC.** (collectively, the "**Guarantor**") to and in favour of **TANDIA FINANCIAL CREDIT UNION LIMITED** ("**Tandia**").

WHEREAS:

- A.** As security for the payment of the indebtedness, liabilities and obligations of **OSCAR BOLD INC.** (the "**Borrower**") to Tandia, the Guarantor has agreed to guarantee payment of the Borrower's present and future indebtedness, liabilities and obligations to Tandia on the terms and subject to the conditions set forth in this Guarantee; and
- B.** It is in the best interests of the Guarantor to execute and deliver this Guarantee since the Guarantor will derive substantial direct and indirect benefits from the provision of credit by Tandia to the Borrower;

NOW, THEREFORE, in consideration of the premises and other good and valuable consideration, the Guarantor hereby covenants to and for the benefit of Tandia as follows:

ARTICLE 1 INTERPRETATION

1.01 Defined Terms. All capitalized terms used herein that are not otherwise defined herein shall have the respective meanings ascribed to them in the Commitment Letter. In this Guarantee:

"**Commitment Letter**" means the commitment letter dated December 6, 2024, among, *inter alios*, Tandia, the Borrower and the Guarantor, as the same may be amended, restated, modified, supplemented or replaced from time to time.

"**General Security Agreement**" means the site-specific general security agreement made between the Guarantor and Tandia as of the date hereof, as amended, restated, supplemented or replaced from time to time.

"**Obligations**" means all debts, obligations and liabilities, present or future, direct or indirect, absolute or contingent, matured or not, at any time owing by the Borrower to Tandia or remaining unpaid by the Borrower to Tandia, including, without limitation, under or in connection with the Commitment Letter.

1.02 Other Usages. References to "this agreement", "the agreement", "hereof", "herein", "hereto" and like references refer to this Guarantee, as amended, modified, supplemented or replaced from time to time, and not to any particular Article, Section or other subdivision of this Guarantee.

1.03 Plural and Singular. Where the context so requires, words importing the singular number shall include the plural and vice versa.

1.04 Headings. The division of this Guarantee into Articles and Sections and the insertion of headings in this Guarantee are for convenience of reference only and shall not affect the construction or interpretation of this Guarantee.

1.05 Currency. Unless otherwise specified herein, all statements of or references to dollar amounts in this Guarantee shall mean lawful money of Canada.

1.06 Applicable Law. This Guarantee shall be governed by and construed in accordance with the laws of the Province of Ontario and the laws of Canada applicable therein. The parties attorn to the courts of the Province of Ontario and agree that those courts shall have non-exclusive jurisdiction to determine all disputes relating to this Guarantee.

1.07 Time of the Essence. Time shall in all respects be of the essence of this Guarantee, and no extension or variation of this Guarantee or any obligation hereunder shall operate as a waiver of this provision.

ARTICLE 2 GUARANTEE

2.01 Guarantee. The Guarantor hereby unconditionally, absolutely and irrevocably guarantees the full and punctual payment to Tandia as and when due, whether at stated maturity, by required prepayment, declaration, acceleration, demand or otherwise of all of the Obligations, whether for principal, interest, fees, expenses, indemnities or otherwise.

2.02 Limit on Liability. The liability of the Guarantor under this Guarantee is **unlimited**, plus interest, accrued interest and any recovery costs and expenses (including, without limitation, Tandia's legal and other professional fees) incurred by Tandia.

2.03 Acceleration of Guarantee. The Guarantor agrees that, in the event of the insolvency of the Guarantor, or the inability or failure (after any applicable grace periods) of the Guarantor to pay debts as they become due, or an assignment by the Guarantor for the benefit of creditors, or the commencement of any proceeding in respect of the Guarantor under any bankruptcy, insolvency or similar laws, and if such event occurs at a time when any of the Obligations may not then be due and payable, the Guarantor will pay to Tandia immediately the full amount which would be payable hereunder by the Guarantor if all such Obligations were then due and payable.

2.04 Nature of Guarantee. The guarantee under this Guarantee shall in all respects be a continuing, absolute, unconditional and irrevocable guarantee of payment when due and not of collection, and shall remain in full force and effect until all Obligations have been paid in full, all obligations of the Guarantor hereunder have been paid in full, and all commitments of Tandia to the Borrower have been permanently terminated. The Guarantor guarantees that the Obligations will be paid strictly according to the terms of the Financing Documents under which they arise, regardless of any law, regulation or order now or hereafter in effect in any jurisdiction affecting any of them such terms or the rights of Tandia. The Guarantor renounces all benefits of discussion and division. The liability of the Guarantor under this Guarantee shall be absolute, unconditional and irrevocable irrespective of, and without being lessened or limited by:

- (a) any lack of validity, legality, effectiveness or enforceability of any Financing Document;
- (b) the failure of Tandia:
 - (i) to assert any claim or demand or to enforce any right or remedy against the Borrower or any other Person (including any other guarantor) under the provisions of any Financing Document, or otherwise, or
 - (ii) to exercise any right or remedy against any other guarantor of, or collateral securing, any of the Obligations;

- (c) any change in the time, manner or place of payment of, or in any other term of, all or any of the Obligations, or any other extension, compromise, indulgence or renewal of any Obligation;
- (d) any reduction, limitation, variation, impairment, discontinuance or termination of the Obligations for any reason (other than because of any payment which is not required to be rescinded), including any claim of waiver, release, discharge, surrender, alteration or compromise, and shall not be subject to (and the Guarantor waives any right to or claim of) any defence or setoff, counterclaim, recoupment or termination whatsoever because of the invalidity, illegality, non-genuineness, irregularity, compromise, the unenforceability of, or any other event or occurrence affecting, the Obligations or otherwise (other than because of any payment which is not required to be rescinded);
- (e) any amendment to, rescission, waiver or other modification of, or any consent to any departure from, any of the terms of any Financing Document or any other guarantees or security;
- (f) any addition, exchange, release, discharge, renewal, realization or non-perfection of any collateral security for the Obligations or any amendment to, or waiver or release or addition of, or consent to departure from, any other guarantee held by Tandia as security for any of the Obligations;
- (g) the loss of or in respect of or the unenforceability of any other guarantee or other security which Tandia may now or hereafter hold in respect of the Obligations, whether occasioned by the fault of Tandia or otherwise;
- (h) any change to the name of the Borrower or in the constating documents, capital structure, capacity or constitution of the Borrower, the bankruptcy or insolvency of the Borrower, the sale of any or all of the Borrower's business or assets; or
- (i) any other circumstance (other than final payment in full of all Obligations) which might otherwise constitute a defence available to, or a legal or equitable discharge of, the Borrower, any surety or any guarantor.

2.05 Enforcement. Upon any of the Obligations becoming due and payable, the Guarantor shall immediately pay to Tandia the total amount of such Obligations and Tandia may apply the sum so paid against such of such Obligations as Tandia may see fit and change any such application in whole or in part from time to time. A written statement of Tandia as to the amount remaining unpaid to Tandia by the Borrower at any time shall be conclusive evidence against the Guarantor, absent manifest error, as to the amount remaining unpaid to Tandia by the Borrower at such time.

2.06 Guarantee in Addition to Other Security. The guarantee under this Guarantee shall be in addition to and not in substitution for any other guarantee or other security which Tandia may now or hereafter hold in respect of the Obligations. Tandia shall be under no obligation to marshal in favour of the Guarantor any other guarantee or other security or any moneys or other assets which Tandia may be entitled to receive or may have a claim upon.

2.07 Reinstatement. The guarantee under this Guarantee and all other terms of this Guarantee shall continue to be effective or shall be reinstated, as the case may be, if at any time any payment (in whole or part) of any of the Obligations is rescinded or must otherwise be returned or restored by Tandia because of the insolvency, bankruptcy or reorganization of the Borrower or for any other reason not involving the wilful misconduct of Tandia, all as though such payment had not been made.

2.08 Waiver of Notice. The Guarantor waives promptness, diligence, notice of acceptance and any other notice concerning any of the Obligations and this Guarantee.

2.09 Subrogation Rights. Until satisfaction in full of all of the Obligations, all dividends, compositions, proceeds of security or payments received by Tandia from the Borrower or others in respect of the Obligations shall be regarded for all purposes as payments in gross without any right on the part of the Guarantor to claim the benefit thereof in reduction of the liability under this Guarantee. The Guarantor will not exercise any rights which it may acquire by way of subrogation under this Guarantee, by any payment made hereunder or otherwise, until the prior satisfaction in full of all of the Obligations. Any amount paid to the Guarantor on account of any such subrogation rights before the satisfaction in full of all Obligations shall be held in trust for the benefit of Tandia and shall immediately be paid to Tandia and credited and applied against the Obligations, whether matured or unmatured; provided, however, that if

- (a) the Guarantor has made payment to Tandia of all or any part of the Obligations, and
- (b) all Obligations have been paid in full, and all commitments of Tandia to the Borrower have been permanently terminated,

Tandia agrees that, at the Guarantor's request, Tandia will execute and deliver appropriate documents (without recourse or representation or warranty) necessary to evidence the transfer by subrogation to the Guarantor of an interest in the Obligations resulting from such payment by the Guarantor. In furtherance of the foregoing, for so long as any Obligations or any commitments of Tandia to the Borrower remain outstanding, the Guarantor (i) postpones any claims it may have against the Borrower and subordinates any security it may have in relation thereto to the claims and security of Tandia against the Borrower and (ii) assigns to Tandia any claims and security it may have against the Borrower and agrees to refrain from taking any action or commencing any proceeding against the Borrower or its successors or assigns, whether in connection with a bankruptcy proceeding or otherwise, to recover any amounts in respect of payments made hereunder to Tandia, although the Guarantor may take such actions as may be necessary to preserve its claims against the Borrower. If the Borrower makes any payments to the Guarantor in contravention of the preceding sentence, the Guarantor shall hold the amount so received in trust for Tandia and shall forthwith pay such amount to Tandia.

2.10 Advances After Certain Events. All advances, renewals and credits made or granted by Tandia purportedly to or for the Borrower after the bankruptcy or insolvency of the Borrower, but before Tandia has received notice thereof, shall be deemed to form part of the Obligations, and all advances, renewals and credits obtained from Tandia purportedly by or on behalf of the Borrower shall be deemed to form part of the Obligations, notwithstanding any lack or limitation of power, incapacity or disability of the Borrower or of the directors or agents thereof and notwithstanding that the Borrower may not be a legal entity and notwithstanding any irregularity, defect or informality in the obtaining of such advances, renewals or credits, whether or not Tandia has knowledge thereof. The Guarantor will indemnify Tandia for any such advance, renewal or credit that is not repaid to Tandia.

ARTICLE 3 REPRESENTATIONS AND WARRANTIES

3.01 Representations and Warranties. To induce Tandia to extend credit to the Borrower, the Guarantor represents and warrants to Tandia as follows and acknowledges and confirms that Tandia is relying upon such representations and warranties in extending credit to the Borrower:

- (a) **Power.** The Guarantor has full power and authority to enter into this Guarantee and any other related documents to which he is a party and to do all acts and execute and deliver all other documents as are required hereunder or thereunder to be done, observed or performed by him in accordance with their terms.
- (b) **Solvency.** The Guarantor has not:
 - (i) admitted its inability to pay its debts generally as they become due or failed to pay its debts generally as they become due;

- (ii) filed an assignment or an application for a bankruptcy order, or commenced any other process to take advantage of any insolvency statute;
- (iii) made an assignment for the benefit of its creditors;
- (iv) consented to the appointment of a receiver of the whole or any substantial part of its assets;
- (v) file an application, answer or proposal, or a notice of intention to file an application, answer or proposal seeking a reorganization, arrangement, adjustment or composition under applicable bankruptcy laws or any other Applicable Law or statute; or
- (vi) been adjudged by a court having jurisdiction a bankrupt or insolvent, nor has a decree or order of a court having jurisdiction been entered for the appointment of a receiver, liquidator, trustee or assignee in bankruptcy with such decree or order having remained in force and undischarged or unstayed for thirty days.

3.02 Survival of Representations and Warranties. All of the representations and warranties of the Guarantor contained in Section 3.01 shall survive the execution and delivery of this Agreement notwithstanding any investigation made at any time by or on behalf of Tandia.

ARTICLE 4 GENERAL CONTRACT PROVISIONS

4.01 Notices. All notices, requests, demands, directions, and other communications provided for herein shall be in writing and be delivered per the provisions of the General Security Agreement granted by the Guarantor.

4.02 Further Assurances. The Guarantor shall do, execute and deliver or shall cause to be done, executed and delivered all such further acts, documents and things as Tandia may reasonably request to give effect to this Guarantee.

4.03 Severability. Wherever possible, each provision of this Guarantee shall be interpreted in such manner as to be effective and valid under Applicable Law, but if any provision of this Guarantee shall be prohibited by or invalid under such law, such provision shall be ineffective to the extent of such prohibition or invalidity, without invalidating the remainder of such provision or the remaining provisions of this Guarantee.

4.04 Successors and Assigns. This Guarantee shall enure to the benefit of Tandia and its successors and assigns and shall be binding upon the Guarantor and the Guarantor's successors and assigns.

4.05 Amendments and Waivers. No amendment to or waiver of any provision of this Guarantee, nor consent to any departure by the Guarantor herefrom, shall be effective unless the same shall be in writing and signed by Tandia, and then such waiver or consent shall be effective only in the specific instance and for the specific purpose for which given.

4.06 Entire Agreement. This Guarantee and the agreements referred to herein constitute the entire agreement between the parties hereto and supersede any prior agreements, undertakings, declarations, representations and understandings, both written and verbal, regarding the subject matter hereof.

4.07 No Waiver; Remedies; No Duty. In addition to, and not in limitation of, Section 2.04 and Section 2.08, no failure on the part of Tandia to exercise, and no delay in exercising, any right hereunder shall operate as a waiver thereof; nor shall any single or partial exercise of any right hereunder preclude any other or further exercise thereof or the exercise of any other right. The remedies herein provided are

cumulative and not exclusive of any remedies provided by law. Tandia has no duty or responsibility to provide the Guarantor with any credit or other information concerning the Borrower's affairs, financial condition or business which may come into Tandia's possession.

4.08 Limitation Period. The limitation period on this Guarantee shall not begin to run until demand is made hereunder.

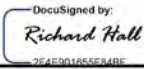
4.09 Paramountcy. In the event of any conflict or inconsistency between the provisions of this Guarantee and the provisions of the Commitment Letter, the provisions of the Commitment Letter shall prevail and be paramount.

4.10 Counterparts. This Guarantee may be executed in any number of counterparts, and by different parties in separate counterparts, each of which when so executed shall be deemed an original and all of which taken together shall constitute the same agreement. Delivery by facsimile or electronic transmission in portable document format of an executed counterpart of this Guarantee is as effective as delivery of an originally executed counterpart of this Guarantee.

[Signature Page Follows]

IN WITNESS WHEREOF, the Guarantor has executed this Guarantee as of the date first written above.

RICHARD HALL FAMILY HOLDINGS LTD.

By: 
Name: Richard Hall c/s
Title: President

CARMCORP INC.

By: 
Name: Carmen Campagnaro
Title: President

I/We have authority to bind the Guarantor

62801908.1



GUARANTEE AGREEMENT

THIS GUARANTEE AGREEMENT (as amended, restated, supplemented, replaced or extended from time to time, this "**Guarantee**") is dated with effect as of this 27th day of January, 2025 and executed and delivered by **RICHARD G. HALL** and **CARMEN CAMPAGNARO** (collectively, the "**Guarantor**") to and in favour of **TANDIA FINANCIAL CREDIT UNION LIMITED** ("**Tandia**").

WHEREAS:

- A.** As security for the payment of the indebtedness, liabilities and obligations of **OSCAR BOLD INC.** (the "**Borrower**") to Tandia, the Guarantor has agreed to guarantee payment of the Borrower's present and future indebtedness, liabilities and obligations to Tandia on the terms and subject to the conditions set forth in this Guarantee; and
- B.** It is in the best interests of the Guarantor to execute and deliver this Guarantee since the Guarantor will derive substantial direct and indirect benefits from the provision of credit by Tandia to the Borrower;

NOW, THEREFORE, in consideration of the premises and other good and valuable consideration, the Guarantor hereby covenants to and for the benefit of Tandia as follows:

ARTICLE 1 INTERPRETATION

1.01 Defined Terms. All capitalized terms used herein that are not otherwise defined herein shall have the respective meanings ascribed to them in the Commitment Letter. In this Guarantee:

"**Commitment Letter**" means the commitment letter dated December 6, 2024, among, *inter alios*, Tandia, the Borrower and the Guarantor, as the same may be amended, restated, modified, supplemented or replaced from time to time.

"**Obligations**" means all debts, obligations and liabilities, present or future, direct or indirect, absolute or contingent, matured or not, at any time owing by the Borrower to Tandia or remaining unpaid by the Borrower to Tandia, including, without limitation, under or in connection with the Commitment Letter.

1.02 Other Usages. References to "this agreement", "the agreement", "hereof", "herein", "hereto" and like references refer to this Guarantee Agreement, as amended, modified, supplemented or replaced from time to time, and not to any particular Article, Section or other subdivision of this Guarantee.

1.03 Plural and Singular. Where the context so requires, words importing the singular number shall include the plural and vice versa.

1.04 Gender. Any reference in this Guarantee to gender includes all genders.

1.05 Headings. The division of this Guarantee into Articles and Sections and the insertion of headings in this Guarantee are for convenience of reference only and shall not affect the construction or interpretation of this Guarantee.

1.06 Currency. Unless otherwise specified herein, all statements of or references to dollar amounts in this Guarantee shall mean lawful money of Canada.

1.07 Applicable Law. This Guarantee shall be governed by and construed in accordance with the laws of the Province of Ontario and the laws of Canada applicable therein. The parties attorn to the courts of the Province of Ontario and agree that those courts shall have non-exclusive jurisdiction to determine all disputes relating to this Guarantee.

1.08 Time of the Essence. Time shall in all respects be of the essence of this Guarantee, and no extension or variation of this Guarantee or any obligation hereunder shall operate as a waiver of this provision.

ARTICLE 2 GUARANTEE

2.01 Guarantee. The Guarantor hereby unconditionally, absolutely and irrevocably guarantees the full and punctual payment to Tandia as and when due, whether at stated maturity, by required prepayment, declaration, acceleration, demand or otherwise of all of the Obligations, whether for principal, interest, fees, expenses, indemnities or otherwise.

2.02 Limit on Liability. The liability of the Guarantor under this Guarantee is **unlimited** plus interest, accrued interest and any recovery costs and expenses (including, without limitation, Tandia's legal and other professional fees) incurred by Tandia.

2.03 Acceleration of Guarantee. The Guarantor agrees that, in the event of the insolvency of the Guarantor, or the inability or failure (after any applicable grace periods) of the Guarantor to pay debts as they become due, or an assignment by the Guarantor for the benefit of creditors, or the commencement of any proceeding in respect of the Guarantor under any bankruptcy, insolvency or similar laws, and if such event occurs at a time when any of the Obligations may not then be due and payable, the Guarantor will pay to Tandia immediately the full amount which would be payable hereunder by the Guarantor if all such Obligations were then due and payable.

2.04 Nature of Guarantee. The guarantee under this Guarantee shall in all respects be a continuing, absolute, unconditional and irrevocable guarantee of payment when due and not of collection, and shall remain in full force and effect until all Obligations have been paid in full, all obligations of the Guarantor hereunder have been paid in full, and all commitments of Tandia to the Borrower have been permanently terminated. The Guarantor guarantees that the Obligations will be paid strictly according to the terms of the Financing Documents under which they arise, regardless of any law, regulation or order now or hereafter in effect in any jurisdiction affecting any of them such terms or the rights of Tandia. The Guarantor renounces all benefits of discussion and division. The liability of the Guarantor under this Guarantee shall be absolute, unconditional and irrevocable irrespective of, and without being lessened or limited by:

- (a) any lack of validity, legality, effectiveness or enforceability of any Financing Document;
- (b) the failure of Tandia:
 - (i) to assert any claim or demand or to enforce any right or remedy against the Borrower or any other person (including any other guarantor) under the provisions of any Financing Document, or otherwise, or
 - (ii) to exercise any right or remedy against any other guarantor of, or collateral securing, any of the Obligations;
- (c) any change in the time, manner or place of payment of, or in any other term of, all or any of the Obligations, or any other extension, compromise, indulgence or renewal of any Obligation;

- (d) any reduction, limitation, variation, impairment, discontinuance or termination of the Obligations for any reason (other than because of any payment which is not required to be rescinded), including any claim of waiver, release, discharge, surrender, alteration or compromise, and shall not be subject to (and the Guarantor waives any right to or claim of) any defence or setoff, counterclaim, recoupment or termination whatsoever because of the invalidity, illegality, non-genuineness, irregularity, compromise, the unenforceability of, or any other event or occurrence affecting, the Obligations or otherwise (other than because of any payment which is not required to be rescinded);
- (e) any amendment to, rescission, waiver or other modification of, or any consent to any departure from, any of the terms of any Financing Document or any other guarantees or security;
- (f) any addition, exchange, release, discharge, renewal, realization or non-perfection of any collateral security for the Obligations or any amendment to, or waiver or release or addition of, or consent to departure from, any other guarantee held by Tandia as security for any of the Obligations;
- (g) the loss of or in respect of or the unenforceability of any other guarantee or other security which Tandia may now or hereafter hold in respect of the Obligations, whether occasioned by the fault of Tandia or otherwise;
- (h) any change to the name of the Borrower or the constating documents, capital structure, capacity or constitution of the Borrower, the bankruptcy or insolvency of the Borrower, the sale of any or all of the Borrower's business or assets; or
- (i) any other circumstance (other than final payment in full of all Obligations) which might otherwise constitute a defence available to, or a legal or equitable discharge of, the Borrower, any surety or any guarantor.

2.05 Enforcement. Upon any of the Obligations becoming due and payable, the Guarantor shall immediately pay to Tandia the total amount of such Obligations and Tandia may apply the sum so paid against such of such Obligations as Tandia may see fit and change any such application in whole or in part from time to time. A written statement of Tandia as to the amount remaining unpaid to Tandia by the Borrower at any time shall be conclusive evidence against the Guarantor, absent manifest error, as to the amount remaining unpaid to Tandia by the Borrower at such time.

2.06 Guarantee in Addition to Other Security. The guarantee under this Guarantee shall be in addition to and not in substitution for any other guarantee or other security which Tandia may now or hereafter hold in respect of the Obligations. Tandia shall be under no obligation to marshal in favour of the Guarantor any other guarantee or other security or any moneys or other assets which Tandia may be entitled to receive or may have a claim upon.

2.07 Reinstatement. The guarantee under this Guarantee and all other terms of this Guarantee shall continue to be effective or shall be reinstated, as the case may be, if at any time any payment (in whole or part) of any of the Obligations is rescinded or must otherwise be returned or restored by Tandia because of the insolvency, bankruptcy or reorganization of the Borrower or for any other reason not involving the wilful misconduct of Tandia, all as though such payment had not been made.

2.08 Waiver of Notice. The Guarantor waives promptness, diligence, notice of acceptance and any other notice concerning any of the Obligations and this Guarantee.

2.09 Subrogation Rights. Until satisfaction in full of all of the Obligations, all dividends, compositions, proceeds of security or payments received by Tandia from the Borrower or others in respect of the Obligations shall be regarded for all purposes as payments in gross without any right on the part of the

Guarantor to claim the benefit thereof in reduction of the liability under this Guarantee. The Guarantor will not exercise any rights which it may acquire by way of subrogation under this Guarantee, by any payment made hereunder or otherwise, until the prior satisfaction in full of all of the Obligations. Any amount paid to the Guarantor on account of any such subrogation rights before the satisfaction in full of all Obligations shall be held in trust for the benefit of Tandia and shall immediately be paid to Tandia and credited and applied against the Obligations, whether matured or unmatured; provided, however, that if

- (a) the Guarantor has made payment to Tandia of all or any part of the Obligations, and
- (b) all Obligations have been paid in full, and all commitments of Tandia to the Borrower have been permanently terminated,

Tandia agrees that, at the Guarantor's request, Tandia will execute and deliver appropriate documents (without recourse or representation or warranty) necessary to evidence the transfer by subrogation to the Guarantor of an interest in the Obligations resulting from such payment by the Guarantor. In furtherance of the foregoing, for so long as any Obligations or any commitments of Tandia to the Borrower remain outstanding, the Guarantor (i) postpones any claims it may have against the Borrower and subordinates any security it may have in relation thereto to the claims and security of Tandia against the Borrower, and (ii) assigns to Tandia any claims and security it may have against the Borrower and agrees to refrain from taking any action or commencing any proceeding against the Borrower or its successors or assigns, whether in connection with a bankruptcy proceeding or otherwise, to recover any amounts in respect of payments made hereunder to Tandia, although the Guarantor may take such actions as may be necessary to preserve his claims against the Borrower. If the Borrower makes any payments to the Guarantor in contravention of the preceding sentence, the Guarantor shall hold the amount so received in trust for Tandia and shall forthwith pay such amount to Tandia.

2.10 Advances After Certain Events. All advances, renewals and credits made or granted by Tandia purportedly to or for the Borrower after the bankruptcy or insolvency of the Borrower, but before Tandia has received notice thereof, shall be deemed to form part of the Obligations, and all advances, renewals and credits obtained from Tandia purportedly by or on behalf of the Borrower shall be deemed to form part of the Obligations, notwithstanding any lack or limitation of power, incapacity or disability of the Borrower or of the directors or agents thereof and notwithstanding that the Borrower may not be a legal entity and notwithstanding any irregularity, defect or informality in the obtaining of such advances, renewals or credits, whether or not Tandia has knowledge thereof. The Guarantor will indemnify Tandia for any such advance, renewal or credit that is not repaid to Tandia.

ARTICLE 3 REPRESENTATIONS AND WARRANTIES

3.01 Representations and Warranties. To induce Tandia to extend credit to the Borrower, the Guarantor represents and warrants to Tandia as follows and acknowledges and confirms that Tandia is relying upon such representations and warranties in extending credit to the Borrower:

- (a) the Guarantor has the capacity to enter into and perform his obligations hereunder; the execution and delivery of this Guarantee; and
- (b) neither the execution and delivery of this Guarantee, nor compliance with the terms, provisions and conditions of this Guarantee will conflict with, result in a breach of, or constitute a default under any material agreement or instrument to which the Guarantor is a party or by which the Guarantor or any of his property and assets may be bound or affected, and does not require the consent or approval of any other person (other than consents or approvals which have been obtained).
- (c) The Guarantor has not:

- (i) admitted his inability to pay his debts generally as they become due or failed to pay his debts generally as they become due;
- (ii) filed an assignment or an application for a bankruptcy order, or commenced any other process to take advantage of any insolvency statute;
- (iii) made an assignment for the benefit of his creditors;
- (iv) consented to the appointment of a receiver of the whole or any substantial part of his assets;
- (v) filed an application, answer or proposal, or a notice of intention to file an application, answer or proposal seeking a reorganization, arrangement, adjustment or composition under applicable bankruptcy laws or any other Applicable Law or statute; or
- (vi) been adjudged by a court having jurisdiction a bankrupt or insolvent, nor has a decree or order of a court having jurisdiction been entered for the appointment of a receiver, liquidator, trustee or assignee in bankruptcy with such decree or order having remained in force and undischarged or unstayed for thirty days.

3.02 Survival of Representations and Warranties. All of the representations and warranties of the Guarantor contained in Section 3.01 shall survive the execution and delivery of this Guarantee notwithstanding any investigation made at any time by or on behalf of Tandia.

ARTICLE 4 GENERAL CONTRACT PROVISIONS

4.01 Notices. All notices, requests, demands, directions, and other communications provided in connection with this Guarantee shall be in writing and shall be personally delivered to the Guarantor, mailed by registered mail, charges prepaid, or sent by email, at or to the address or email address of the party set out opposite its name below:

- (a) In the case of the Lender:

Tandia Credit Union Limited o/a Tandia
3455 North Service Road, Unit 100
Burlington, ON L7N 3G2

Attention: Holly Quinn, Manager, Retail Lending and Commercial Services
Email: commercialadmin@tandia.com

- (b) In the case of the Guarantor:

Richard G. Hall
285 Pomona Ave.
Burlington, ON L7N 1T2

Email: rqhall@valourcapital.com

Carmen Campagnaro
285 Pomona Ave.
Burlington, ON L7N 1T2

Email: carmen@profunds.ca

or to such other address or addresses or email addresses as either party may from time to time designate to the other party in such manner. Any demand, notice or other communication which is personally delivered as aforesaid shall be deemed to have been validly and effectively given on the date of such delivery if such date is a Business Day and such delivery was made during normal business hours of the recipient; otherwise, it shall be deemed to have been validly and effectively given on the Business Day next following such date of delivery. Any demand, notice or other communication mailed as aforesaid shall be deemed to have been validly and effectively given on the fifth Business Day following the date of mailing provided that, in the event of an interruption in postal services before such fifth Business Day, such communication shall be given by one of the other means. Any demand, notice or other communication which is transmitted by email or other direct written electronic means as aforesaid shall be deemed to have been validly and effectively given on the date of transmission if such date is a Business Day and such transmission was made during normal business hours of the recipient; otherwise, it shall be deemed to have been validly given on the Business Day next following such date of transmission.

4.02 Further Assurances. The Guarantor shall do, execute and deliver or shall cause to be done, executed and delivered all such further acts, documents and things as Tandia may reasonably request to give effect to this Guarantee.

4.03 Severability. Wherever possible, each provision of this Guarantee shall be interpreted in such manner as to be effective and valid under Applicable Law, but if any provision of this Guarantee shall be prohibited by or invalid under such law, such provision shall be ineffective to the extent of such prohibition or invalidity, without invalidating the remainder of such provision or the remaining provisions of this Guarantee.

4.04 Successors and Assigns. This Guarantee shall enure to the benefit of Tandia and its successors and assigns and shall be binding upon the Guarantor and the Guarantor's executors, administrators and legal representatives.

4.05 Amendments and Waivers. No amendment to or waiver of any provision of this Guarantee, nor consent to any departure by the Guarantor herefrom, shall be effective unless the same shall be in writing and signed by Tandia, and then such waiver or consent shall be effective only in the specific instance and for the specific purpose for which it is given.

4.06 Entire Agreement. This Guarantee and the agreements referred to herein constitute the entire agreement between the parties hereto and supersede any prior agreements, undertakings, declarations, representations and understandings, both written and verbal, regarding the subject matter hereof.

4.07 No Waiver; Remedies; No Duty. In addition to, and not in limitation of, Section 2.04 and Section 2.08, no failure on the part of Tandia to exercise, and no delay in exercising, any right hereunder shall operate as a waiver thereof; nor shall any single or partial exercise of any right hereunder preclude any other or further exercise thereof or the exercise of any other right. The remedies herein provided are cumulative and not exclusive of any remedies provided by law. Tandia has no duty or responsibility to provide the Guarantor with any credit or other information concerning the Borrower's affairs, financial condition or business which may come into Tandia's possession.

4.08 Limitation Period. The limitation period on this Guarantee shall not begin to run until demand is made hereunder.

4.09 Paramountcy. In the event of any conflict or inconsistency between the provisions of this Guarantee and the provisions of the Commitment Letter, the provisions of the Commitment Letter shall prevail and be paramount.

4.10 Copy of Agreement. The Guarantor acknowledges receipt of a copy of this Guarantee.

4.11 Independent Legal Advice. The Guarantor (i) has received independent legal advice (“**ILA**”) from his lawyer at his own cost concerning the terms of this Guarantee before its execution or (ii) has been given the opportunity and encouraged to receive ILA, but has declined to do so (in his sole discretion).

4.12 Counterparts. This Guarantee may be executed in any number of counterparts, and by different parties in separate counterparts, each of which when so executed shall be deemed an original and all of which taken together shall constitute the same agreement. Delivery by facsimile or by electronic transmission in portable document format of an executed counterpart of this Guarantee is as effective as delivery of an originally executed counterpart of this Guarantee.

[Signature Page Follows]

IN WITNESS WHEREOF, the Guarantor has executed this Guarantee as of the date first written above.

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)
Signed by:
John Vitulli Jr.
35A5AB71CCD1474

Witness Signature:
Print Name: John Vitulli Jr.

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DocuSigned by:
Richard Hall
2F4E00165F848F

RICHARD G. HALL

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)
)
)
Signed by:
John Vitulli Jr.
35A5AB71CCD1474

Witness Signature:
Print Name: John Vitulli Jr.

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DocuSigned by:
Carmen Campagnaro
D2CBA1D4BF4D47E

CARMEN CAMPAGNARO

62801907.1



**LIMITED RECOURSE GUARANTEE
AND SECURITIES PLEDGE AGREEMENT**

THIS LIMITED-RECOURSE GUARANTEE AND SECURITIES PLEDGE AGREEMENT (as the same may be amended, modified, supplemented, replaced, restated or extended from time to time, this "**Agreement**") made as of the 27th day of January, 2025.

B E T W E E N:

CARMCORP INC.

(collectively, hereinafter called, the "**Pledgor**")

- and -

TANDIA FINANCIAL CREDIT UNION LIMITED

(hereinafter called, "**Tandia**")

- and -

OSCAR BOLD INC., the Borrower (as defined herein)

WHEREAS the Pledgor is as of the date hereof a registered and beneficial owner of issued and outstanding securities in the capital of the Borrower.

AND WHEREAS the Borrower is indebted or liable or may become indebted or liable to Tandia in connection with a commitment letter dated with effect as of the date hereof (as amended, restated or supplemented from time to time, the "**Commitment Letter**"), by and among, *inter alios*, the **Borrower** and Tandia.

AND WHEREAS the Pledgor has agreed to pledge the Current Securities (as defined below) and other Pledged Collateral (as hereinafter defined) to Tandia as general and continuing collateral security for the Guaranteed Obligations (as hereinafter defined) and, in furtherance thereof, to guarantee to and in favour of Tandia the payment and performance by the Borrower of such Guaranteed Obligations, provided that Tandia's sole recourse against the Pledgor shall be with respect to the Pledged Collateral, as hereinafter provided;

NOW THEREFORE THIS AGREEMENT WITNESSES THAT in consideration of the respective covenants hereinafter contained and for other good and valuable consideration and the sum of \$1.00 of lawful money of Canada (the receipt and sufficiency of which are hereby acknowledged by the Pledgor), it is hereby agreed by and between the parties hereto as follows:

ARTICLE 1 - INTERPRETATION

1.01 Defined Terms

In this Agreement or any amendment to this Agreement, unless the context requires otherwise: all capitalized terms which are used herein which are not otherwise defined herein shall have the respective meanings ascribed thereto in the Commitment Letter. In this Agreement, unless there is something in the context or subject matter inconsistent therewith,

"**affiliate**" has the meaning ascribed thereto by the *Business Corporations Act* (Ontario) as of the date hereof.

"**Borrower**" means **Oscar Bold Inc.** and its permitted successors and assigns.

“Current Securities” means all of the securities in the capital of the Borrower now owned or hereafter acquired by the Pledgor including, without limitation, the securities listed in **Schedule “A”** hereto.

“Guaranteed Obligations” has the meaning ascribed thereto in Section 2.01.

“Obligations” has the meaning ascribed thereto in the Commitment Letter, including without limitation the Guaranteed Obligations.

“Pledged Collateral” means collectively:

- (a) the Current Securities and all securities hereafter owned or acquired by the Pledgor;
- (b) all substitutions therefor, additions thereto and proceeds thereof;
- (c) in accordance with Section 6.02 hereof, all interest, dividends, income, revenue or other distributions made or paid in respect of the Pledged Securities after an Event of Default has occurred but before such Event of Default has been cured or waived by Tandia; and
- (d) all rights and claims of the Pledgor in respect of the foregoing or evidenced thereby.

“Pledged Securities” means all securities forming part of the Pledged Collateral including, without limitation, the Current Securities.

“PPSA” means the *Personal Property Security Act* (Ontario).

“proceeds” shall have the meaning ascribed thereto by the PPSA.

“securities” means shares, units or other equity interests of any class or type in the capital of or issued by the **Borrower**.

1.02 Applicable Law and Attornment

This Agreement and all documents pursuant hereto shall be deemed to be governed by and construed in accordance with the laws of the Province of Ontario and the federal laws of Canada applicable therein. The parties hereby attorn to the courts of the Province of Ontario and agree that those courts shall have non-exclusive jurisdiction to determine all disputes relating to this Agreement.

1.03 Prohibited Provisions

In the event that any provision or any part of any provision hereof is deemed to be invalid by reason of the operation of any law or by reason of the interpretation placed thereon by a court, this Agreement shall be construed as not containing such provision or such part of such provision and the invalidity of such provision or such part shall not affect the validity of any other provision or the remainder of such provision hereof, and all other provisions hereof which are otherwise lawful and valid shall remain in full force and effect.

1.04 Number and Gender

Where the context so requires, the singular number shall include the plural, the plural shall include the singular, and the use of any gender shall be applicable to all genders (including the neuter).

1.05 Time of the Essence

Time shall in all respects be of the essence of this Agreement.

ARTICLE 2 - LIMITED-RECOURSE GUARANTEE

2.01 Guarantee

The Pledgor hereby guarantees payment to Tandia, forthwith after demand therefor as hereinafter provided, of all liabilities of the Borrower to Tandia, whether incurred or arising before or after the date hereof and whether incurred or arising by or from dealings between Tandia and the Borrower or by or from any dealings by or through which the Borrower may be or become in any manner liable to Tandia together with any costs and expenses incurred with respect to or arising out of such liabilities or any securities therefor, or costs incurred by or awarded against Tandia in connection with any proceedings taken against the Borrower or the Pledgor or any of them or any moneys paid by Tandia on account of the Pledgor's taxes, wages, insurance, or the remuneration or costs of any liquidator, trustee, agent or other person, or on any other account whatever (collectively, the "**Guaranteed Obligations**"). This guarantee shall be unlimited in amount, shall be a continuing guarantee and shall secure the present liabilities and all liabilities incurred or arising after the date hereof of the Borrower to Tandia and shall secure the ultimate balance due from the Borrower to Tandia and shall be binding as a continuing obligation of the Pledgor. The Pledgor shall make payment to Tandia of the amount of its liability to Tandia forthwith after demand therefor is made in writing. All payments hereunder shall be made to Tandia at its address for notice as herein provided for or as Tandia may otherwise in writing direct.

2.02 Limited Recourse

Notwithstanding any other provision hereof, this guarantee is granted by the Pledgor to Tandia for the sole purpose of enabling Tandia to obtain security against the Pledged Collateral pursuant to the provisions hereof and, notwithstanding any other provisions hereof:

- (a) the liability of the Pledgor to Tandia hereunder is limited to the extent such liability (if any) is required to permit Tandia to realize upon the Pledged Collateral;
- (b) Tandia shall not be entitled to sue or commence any action against the Pledgor to recover any sum owing by the Pledgor to Tandia pursuant to the provisions hereof unless such suit or action is necessary to permit Tandia to realize upon the Pledged Collateral; and
- (c) the sole recourse of Tandia against the Pledgor hereunder shall be with respect to the Pledged Collateral and the rights and remedies of Tandia hereunder are expressly limited to the realization by Tandia upon the Pledged Collateral or any amounts received upon the realization thereof, and Tandia in any event, shall not under any circumstances have any right to payment hereunder of any amount in respect of the Guaranteed Obligations from the Pledgor.

2.03 All Advances

All moneys, advances, renewals and credits in fact borrowed or obtained by the Borrower from Tandia shall be deemed to form part of the Guaranteed Obligations notwithstanding any incapacity, disability or lack of limitation of status or of power of the Borrower or of the directors, officers, employees or agents thereof, or that the Borrower may not be a legal entity, or any irregularity, defect or informality in the borrowing or obtaining of such moneys, advances, renewals or credits; and any amount which may not be recoverable from the Pledgor on the footing of a guarantee shall be recoverable from the Pledgor as principal debtor in respect thereof and shall be paid to Tandia after demand therefor as herein provided subject to the provisions of Section 2.02 herein. Tandia shall not be concerned to see or enquire into the powers of the Borrower or their directors, officers, employees or other agents, acting or purporting to act on their behalf, and moneys advanced or credits in fact borrowed or obtained through Tandia in professed exercise of such powers shall be deemed to form part of the Guaranteed Obligations even though the borrowing or obtaining thereof is in excess of the powers of the Borrower or of the directors, officers,

employees or other agents thereof or is otherwise irregular or defective or is informally effected, the whole whether known to Tandia or not, and any moneys advanced or credits used for the payment of the liabilities of the Borrower shall be deemed to form part of the Guaranteed Obligations. This guarantee shall extend to any successor corporation upon amalgamation or new company formed to take over the business of the Borrower and any reorganization thereof, whether the new company is the same or different in its objects, character and constitution.

2.04 Not bound to Exhaust Recourse

Tandia shall not be bound to exhaust its recourse against the Borrower or others or the securities (which word as used herein includes other guarantees) it may hold nor to value such securities before being entitled to payment from the Pledgor or their representative.

2.05 Additional Security

This guarantee shall be in addition to and without prejudice to any other securities by whomsoever given held at any time by Tandia and Tandia shall be under no obligation to marshal in favour of the Pledgor any such securities or any of the funds or assets Tandia may be entitled to receive or have a claim upon, and Tandia may in its absolute discretion and without diminishing the liability hereunder of the Pledgor, grant extensions of time or other indulgences to the Borrower or others and give up or modify, vary, exchange, renew or abstain from perfecting or taking advantage of any securities and may discharge any party or parties and accept or make any compositions or arrangements and realize any securities, when and in such manner as Tandia may see fit and in no case shall Tandia be responsible or shall the Pledgor be released either in whole or in part for any act or omission in connection with the registration or filing of any security under any law or statute or otherwise or the realization of any security or the postponement of such realization or having sold any security at an undervalue.

2.06 Payments Received

All dividends, compositions, proceeds of security valued and payments received by Tandia from the **Borrower** or from others shall be deemed to be payments in gross without any right on the part of the Pledgor or any of them to claim in reduction of the liability under this guarantee the benefit of any such dividends, compositions, proceeds or payments or any securities held by Tandia or proceeds thereof, and the Pledgor shall have no right to be subrogated in any rights of Tandia until Tandia shall have received payment in full of the Guaranteed Obligations. Any and all moneys received by Tandia from the **Borrower** or others or from securities and which are properly applicable in reduction of the Guaranteed Obligations may be applied by Tandia upon such part of the Guaranteed Obligations as Tandia in its absolute discretion sees fit.

2.07 Tandia's Security

Where the Borrower becomes bankrupt or makes an assignment for the benefit of Tandia or if any circumstances arise necessitating Tandia to file its claim against the Borrower and to value its securities, Tandia shall be entitled to place such valuation on its securities as Tandia may in its absolute discretion see fit and the filing of such claim and the valuing of such securities shall not in any way prejudice or restrict the claim of Tandia against the Pledgor and in no way discharges the Pledgor from the liability hereunder to Tandia, either in whole or in part.

2.08 Accounts with Borrower

Any account settled or stated by or between Tandia and the Borrower, or, if any such account has not been so settled or stated immediately before demand for payment under this guarantee, any account stated by Tandia, shall be accepted by the Pledgor as conclusive evidence of the amount which at the date of the account so settled or stated is due by the Borrower to Tandia or remains unpaid by the Borrower to Tandia. The Pledgor shall be liable to Tandia for the total amount of all of the Guaranteed

Obligations whether such liabilities are incurred prior to or subsequent to the notice demanding payment together with interest thereon at the same rate as is then payable by the Borrower in respect of the indebtedness herein guaranteed from the date of demand for payment or, in case of liabilities incurred or arising subsequent to such demand, from the date of the incurring or arising of such liabilities.

ARTICLE 3 - PLEDGE OF SECURITIES

3.01 Pledge of Collateral

As general and continuing collateral security for the due payment and performance of the Obligations, the Pledgor hereby assigns, hypothecates and pledges to and in favour of Tandia, and grants Tandia a security interest in, all of the Pledged Collateral.

3.02 Acknowledgment of Receipt

Tandia acknowledges receipt from the Pledgor of the securities certificates listed in **Schedule "A"** hereto, representing the Current Securities, accompanied by a duly signed power of attorney for transfer in blank.

3.03 Future Certificates

The Pledgor hereby agrees and undertakes to deliver to and deposit with, or cause to be delivered to and deposited with, Tandia all certificates (duly endorsed in blank for transfer or accompanied by a duly signed power of attorney for transfer in blank) representing any of the Pledged Securities that the Pledgor may from time to time hereafter acquire or be or become entitled to. The Pledgor hereby irrevocably authorizes and directs the Borrower to deliver to Tandia any such certificates representing the Pledged Securities.

3.04 Reclassification, Etc.

In the event that any of the Pledged Securities are changed, classified or reclassified, subdivided or converted into a different number or class of securities or otherwise, or if any additional securities are subscribed for or issued to the Pledgor for any other reason, the securities or other securities resulting from any such change, classification, reclassification, subdivision, conversion, subscription or issuance and the certificates representing the same shall be delivered by the Pledgor to and held by Tandia in place of or in addition to, as the case may be, the Pledged Securities. In the event of any consolidation, reorganization, merger or amalgamation of the Borrower with or into another person, or the sale of a substantial portion of the property and assets of the Borrower other than in the ordinary course of its business to another person or persons in exchange for securities in or of such other person or persons or any affiliate thereof, any and all securities issued or issuable to or received or receivable by the Pledgor upon such consolidation, reorganization, merger, amalgamation or sale shall form part of the Pledged Collateral and the provisions hereof relating to the Pledged Securities shall, *mutatis mutandi*, apply to such securities. The provisions of this section shall similarly apply to successive such changes, classifications, reclassifications, subdivisions, conversions, subscriptions, consolidations, reorganizations, mergers, amalgamations and sales.

3.05 Attachment of Security Interest

For the purposes of the PPSA, the parties hereto hereby acknowledge:

- (a) their mutual intention that the security interest created by this Agreement is to attach upon the execution of this Agreement by the Pledgor;
- (b) that value has been given by Tandia to the Pledgor; and

- (c) that the Pledgor has rights in the Pledged Collateral (other than future property) as of the date hereof.

3.06 Collateral Registered in Tandia's Name

Notwithstanding any other provision hereof, Tandia shall have the right, at its option, following the occurrence and continuation of an Event of Default, to transfer the Collateral or any part thereof into its own name or that of its nominee so that Tandia or its nominee may appear of record as the sole owner thereof; provided, that, prior to the security hereby constituted becoming enforceable under this Agreement, Tandia shall deliver promptly to the Pledgor all notices, statements or other communications received by it or its nominee as such registered owner, and upon demand and receipt of payment of necessary expenses thereof, shall give to the Pledgor or their designee a proxy or proxies to vote and take all action with respect to such property. At any time following the occurrence and continuation of an Event of Default, the Pledgor waives all rights to be advised of or to receive any notices, statements or communications received by Tandia or its nominee as such record owner, and agrees that no proxy or proxies given by Tandia to the Pledgor or their designee as aforesaid shall thereafter be effective.

3.07 Control

The Pledgor agrees to execute such other documents and to perform such other acts, and to cause any issuer or securities intermediary to execute such other documents and to perform such other acts as may be necessary or appropriate in order to give Tandia "control" of such Collateral, as defined in the *Securities Transfer Act, 2006* (Ontario), which "control" shall be in such manner as Tandia shall designate in its sole judgment and discretion, including, without limitation, an agreement by any issuer or securities intermediary that it will comply with instructions in the case of an issuer or entitlement orders in the case of a securities intermediary, originated by Tandia, whether before or after the security hereby constituted becomes enforceable, without further consent by the Pledgor.

ARTICLE 4 - DEALINGS WITH SECURITIES

4.01 Prior to Default

Until the security hereby constituted shall have become enforceable pursuant to Article 6 hereof, the Pledgor shall be entitled to:

- (a) keep all of the Pledged Securities registered in its name on the books of the Borrower;
- (b) exercise all voting and other rights in respect of the Pledged Securities; and
- (c) receive all dividends, whether in cash or stock, interest, income, revenue or other distributions made to the holders of securities paid or made in respect of the Pledged Securities for the Pledgor's own use and benefit.

4.02 No Sales

During the term of this Agreement, the Pledgor shall not transfer, sell, bargain or assign, nor enter into any agreement for the transfer, sale, bargain or assignment of, any of the Pledged Securities, nor shall the Pledgor grant, or enter into any agreement which has the effect of granting, to any person any option, right or privilege capable of becoming an agreement for the transfer, sale, bargain or assignment of any of the Pledged Securities to such person.

4.03 No Encumbrances

During the term of this Agreement, the Pledgor shall not enter into or grant, create, assume or suffer to exist any mortgage, charge, lien, pledge, security interest or other encumbrance affecting any of the

Pledged Collateral (other than any such mortgage, charge, lien, pledge, security interest or other encumbrance permitted pursuant to the Commitment Letter) ranking or purporting to rank in priority to or *pari passu* with the security interest granted by this Agreement.

ARTICLE 5 - REPRESENTATIONS, WARRANTIES & COVENANTS

EACH OF THE PLEDGORS HEREBY REPRESENTS AND WARRANTS TO TANDIA AS FOLLOWS:

- (a) **Corporate Status** - It has been duly incorporated (or amalgamated or formed, as applicable) and organized and is validly subsisting under the laws of its jurisdiction of incorporation and is up-to-date in respect of all required corporate or other similar filings.
- (b) **Head Office/Chief Executive Office** – The registered or head office and principal place of business of the Pledgor is the address set out in Section 7.05 hereof.
- (c) **No Conflict with Constatng Documents** - There are no provisions in its constating or other charter documents or by-laws or in any shareholders' agreement or its trust agreement affecting it which restrict or limit its powers to borrow money, issue debt obligations, guarantee the payment or performance of the obligations of others, or otherwise encumber all or any of its property, now owned or subsequently acquired.
- (d) **No Conflicting Agreements** - Neither the consummation of the transactions contemplated by this Agreement, the execution and delivery to Tandia of this Agreement, nor compliance with the terms, provisions and conditions of this Agreement will conflict with, result in a breach of, or constitute a default under its charter documents or by-laws or any agreement or instrument to which it is a party or is otherwise bound, and does not require the consent or approval of any Person, other than consents or approvals which have been obtained unconditionally and without imposition of any material conditions.
- (e) **Power and Authority** - It has full corporate power, authority and capacity to enter into those Financing Documents to which it is a party and to perform its obligations contained therein. Neither the consummation of the transactions contemplated by this Agreement and all other agreements contemplated hereunder, nor compliance with the terms, provisions and conditions thereof, will conflict with, result in a breach of, or constitute a default under its charter documents, by-laws or any agreement among its shareholders, or result in a breach of, default under or the creation of any security interest on its properties under any agreement or instrument to which it is a party or by which its property and assets may be bound or affected, and does not require the consent or approval of any Person.
- (f) **Financing Documents** - It has taken or caused to be taken all necessary action to authorize, and has duly executed and delivered the Financing Documents to which it is a party. The Financing Documents provided by it constitute legal, valid and binding obligations, enforceable against it in accordance with the terms and provisions hereof, subject to laws of general application affecting creditors' rights and the discretion of the court in awarding equitable remedies.
- (g) **Ownership of Assets** - It owns, possesses and has a good and marketable title to the Pledged Collateral free and clear of any and all security Interests except for Permitted Encumbrances, and it has no commitment or obligation (contingent or otherwise) to grant any security interests in the Pledged Collateral.
- (h) **Pledged Securities**

- (i) any securities of the Borrower forming part of the Pledged Securities will be validly issued, fully paid and non-assessable and shall not be subject to any Encumbrance in favour of the Borrower;
- (ii) except to the extent disclosed to Tandia in writing, there is no existing agreement, option, right or privilege capable of becoming an agreement or option pursuant to which the Pledgor would be required to sell or otherwise dispose of any of the Pledged Securities; and
- (iii) the Encumbrance created hereby will constitute a valid perfected Encumbrance in the Pledged Securities upon delivery of the securities certificates representing the Pledged Securities to Tandia or upon registration of notice thereof in prescribed form under applicable personal property security legislation, if such registration is required in order to perfect a Encumbrance in the Pledged Securities.

ARTICLE 6 - ENFORCEMENT

6.01 Events of Default

Upon an Event of Default that is continuing, the security hereby constituted shall become immediately enforceable and Tandia may, in its sole discretion, do any or all of the following:

- (a) effect the registration of, and obtain from the Borrower a certificate or certificates for, any of the Pledged Securities in the name of Tandia or its nominee(s), and for such purpose Tandia is hereby irrevocably appointed the attorney of the Pledgor with full power of substitution to endorse and/or transfer any of the Pledged Securities to Tandia or its nominee(s);
- (b) vote any or all of the Pledged Securities (whether or not transferred into the name of Tandia) and exercise all other rights and powers and perform all acts of ownership in respect thereof as the Pledgor might do;
- (c) proceed to realize upon the Pledged Collateral or any of it by sale at public or private sale or otherwise realize upon any of the Pledged Collateral for such price and money or other consideration and upon such terms and conditions as it deems best, the whole without advertisement or notice to the Pledgor or other persons (except as may be required by the PPSA and other Applicable Law), and, where any such sale or realization is by way of public auction or tender, Tandia or any of its affiliates may purchase the Pledged Collateral or such portion thereof free from any right or equity of redemption, and may, in paying the purchase price, apply any portion of the Obligations on account of the purchase price as may be outstanding at the time of such sale or realization;
- (d) enjoy and exercise all of the rights and remedies of a secured party under the PPSA; and
- (e) generally act in relation to the Pledged Collateral in such manner and on such terms as Tandia may deem expedient to its own interest;

provided, however, that Tandia shall act in a commercially reasonable manner in exercising its rights under this Agreement.

6.02 Dividends, Etc.

After the occurrence of an Event of Default and for so long as such Event of Default has not been cured or waived by Tandia, all dividends paid on the Pledged Securities, regardless of when such dividends

were declared, and all interest, income, revenue and other distributions made to the holders of securities paid in respect of the Pledged Securities shall form part of the Pledged Collateral and, if received by the Pledgor, shall be received in trust for and paid forthwith to Tandia.

6.03 Application of Proceeds

In the event of any realization upon or sale or disposition of the Pledged Collateral or any portion thereof as hereinbefore provided, Tandia shall apply the proceeds of any such realization, sale or disposition, together with any other monies at the time held by it under the provisions of this Agreement, after deducting all costs and expenses of collection, sale and delivery (including, without limitation, reasonable legal fees and expenses) incurred by Tandia in connection therewith, to the payment of all amounts owing to Tandia in respect of the Obligations, in such order as Tandia in its sole discretion may determine, and the balance of such proceeds, if any, shall be paid in accordance with the PPSA and any other Applicable Law, all of the foregoing to be without prejudice to Tandia's claim upon the Pledgor for any deficiency remaining after the application of such proceeds to the Obligations.

6.04 Rights Cumulative

All rights and remedies of Tandia set out in this Agreement shall be cumulative and no right or remedy contained herein is intended to be exclusive but each shall be in addition to every other right or remedy contained herein or in any existing or future security document between the parties hereto or now or hereafter existing at law or in equity or by statute.

6.05 No Waiver

No delay or omission on the part of Tandia in exercising any right or remedy hereunder shall operate as a waiver of such right or remedy or of any other right or remedy hereunder, and any Event of Default or other default or breach by the Pledgor may only be waived by Tandia in writing, provided that no such written waiver by Tandia shall extend to or be taken in any manner to affect any other or any subsequent breach or default or the rights resulting therefrom.

6.06 No Liability

Tandia shall not be liable or accountable to the Pledgor or to any other person for any failure to exercise any of the rights, powers and remedies set out in Article 6.01 above, or any loss which may be occasioned by such failure, nor shall Tandia be bound to commence, continue or defend proceedings for the purpose of preserving or protecting any rights of any party in respect of the same. Tandia may compound, compromise, grant extensions of time or other indulgences, take and give up securities, accept compositions, grant releases and discharges and otherwise deal with the Pledgor, the Borrower and others and with the Pledged Collateral as it sees fit without prejudice to any of its rights or remedies hereunder. Tandia shall not be required to see to the collection of dividends on or the exercise of any option or right in connection with any of the Pledged Securities and shall not be required to protect or preserve the Pledged Securities from depreciating in value.

6.07 Tandia Appointed Attorney-in-Fact

The Pledgor hereby irrevocably appoints Tandia as the Pledgor's attorney-in-fact with effect following the occurrence of an Event of Default which is continuing and has not been waived in writing by Tandia, with full authority in the place and stead of the Pledgor and in the name of the Pledgor or otherwise from time to time in its discretion, to take any action and to execute any instrument which Tandia may reasonably deem necessary or advisable to accomplish the purposes of this Pledge Agreement, including without limitation:

- (a) to ask, demand, collect, sue for, recover, compromise, receive and give acquittance and receipts for moneys due and to become due under or in respect of any of the Pledged Collateral;
- (b) to receive, endorse, and collect any drafts or other instruments, documents and chattel paper, in connection with clause (a) above; and
- (c) to file any claims or take any action or institute any proceedings which Tandia may deem necessary or desirable for the collection of any of the Pledged Collateral or otherwise to enforce the rights of Tandia with respect to any of the Pledged Collateral.

The Pledgor hereby acknowledges, consents and agrees that the power of attorney granted pursuant to this Article 6.07 is irrevocable and coupled with an interest.

ARTICLE 7 - GENERAL

7.01 Continuing Security

The security interest constituted hereby shall be deemed to be a continuing security for the Obligations until all of the Obligations from time to time outstanding have been satisfied and performed in full and this Agreement has been terminated. At any time after all of the Obligations have been so satisfied and performed, the Pledgor may, on five days written notice to Tandia, terminate this Agreement, in which event Tandia shall forthwith release the Pledged Collateral from the assignment, hypothecation, pledge and security interest herein contained and return to the Pledgor all documents evidencing ownership or title to the Pledged Collateral.

7.02 No Merger

The Pledged Collateral and the security hereby constituted shall not operate by way of merger of any of the Obligations or of any present or future indebtedness, liabilities or obligations of any other person to Tandia. The taking of a judgment or judgments with respect to any of the Obligations shall not operate by way of merger of or otherwise affect the security created hereby or any of the covenants, rights or remedies contained in this Agreement.

7.03 Discharge

The Pledgor will not be released or discharged from any of the Obligations or from this Agreement except by a release or discharge signed in writing by Tandia which shall not be unreasonably withheld or delayed. Tandia shall, upon indefeasible satisfaction of all of the Guaranteed Obligations of the Pledgor to Tandia, execute such releases and discharges as the Pledgor may reasonably require, all at the request and sole cost and expense of the Pledgor and return to the Pledgor all Pledged Securities together with all other Collateral in the possession of Tandia and its nominees.

7.04 Entire Agreement

This Agreement constitutes the entire agreement between the parties hereto and supersedes any and all prior agreements, undertakings and understandings, whether written or verbal, in respect of the subject matter hereof.

7.05 Notice

Any demand, notice or other communication in connection with this Agreement shall be in writing and shall be personally delivered to an officer or other responsible employee of the addressee, mailed by registered mail or sent by email, charges prepaid, at or to the address or email address of the party set out opposite its name below:

(a) In the case of Tandia:

Tandia Credit Union Limited o/a Tandia
3455 North Service Road, Unit 100
Burlington, ON L7N 3G2

Attention: Kristy Cummins
Email: Kristy.Cummins@tandia.com

(b) In the case of the Pledgor:

Attention: Carmen Campagnaro
Email: carmen@profunds.ca

or to such other address or addresses or email addresses as either party may from time to time designate to the other party in such manner. Any demand, notice or other communication which is personally delivered as aforesaid shall be deemed to have been validly and effectively given on the date of such delivery if such date is a Business Day and such delivery was made during normal business hours of the recipient; otherwise, it shall be deemed to have been validly and effectively given on the Business Day next following such date of delivery. Any demand, notice or other communication mailed as aforesaid shall be deemed to have been validly and effectively given on the fifth Business Day following the date of mailing provided that, in the event of an interruption in postal services before such fifth Business Day, such communication shall be given by one of the other means. Any demand, notice or other communication which is transmitted by email or other direct written electronic means as aforesaid shall be deemed to have been validly and effectively given on the date of transmission if such date is a Business Day and such transmission was made during normal business hours of the recipient; otherwise, it shall be deemed to have been validly given on the Business Day next following such date of transmission.

7.06 Successors and Assigns

This agreement shall enure to the benefit of Tandia and its successors and assigns and shall be binding upon the Pledgor and their successors and assigns.

7.07 Further Assurances

The Pledgor must at its expense from time to time do, execute and deliver, or cause to be done, executed and delivered, all such financing statements, further assignments, documents, acts, matters and things as may be reasonably requested by Tandia for the purpose of giving effect to this Agreement or for the purpose of establishing compliance with the representations, warranties and covenants herein contained.

7.08 Limitation Period

The limitation period on this Agreement shall not begin to run until demand is made hereunder.

7.09 Executed Copy

The Pledgor acknowledges receipt of a fully-executed copy of this Agreement.

7.10 Paramountcy

In the event of any conflict or inconsistency between the provisions of this Agreement and the Commitment Letter, the provisions of the Commitment Letter shall prevail and be paramount.

7.11 Counterpart

This Agreement may be executed in counterparts, each of which shall be deemed to be an original and both of which taken together shall be deemed to constitute one and the same instrument. To evidence its execution of an original counterpart of this Agreement, a party may send a copy of its original signature on the execution page hereof to the other party by facsimile transmission or emailed PDF and such transmission shall constitute delivery of an executed copy of this Agreement to the receiving party.

[Signature Page Follows]

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

CARMCORP INC.

DocuSigned by:
Carmen Campagnaro
D2CBA1D4BF4D47E...
Per: _____
Name: Carmen Campagnaro
Title: President

I/We have authority to bind the Corporation.

OSCAR BOLD INC.

DocuSigned by:
Carmen Campagnaro
D2CBA1D4BF4D47E...
Per: _____
Name: Carmen Campagnaro
Title: President

DocuSigned by:
Richard Hall
2F4E901655F84BF...
Per: _____
Name: Richard Hall
Title: Secretary

I/We have authority to bind the Corporation.

TANDIA FINANCIAL CREDIT UNION LIMITED

Per: _____
Name:
Title:

Per: _____
Name:
Title:

I/We have authority to bind the Credit Union.

SCHEDULE "A"

Current Securities

1. **100 Class 1 Common shares in the capital of OSCAR BOLD INC. represented by security certificate no. C1-1, issued to Camcorp Inc.**



**LIMITED RECOURSE GUARANTEE
AND SECURITIES PLEDGE AGREEMENT**

THIS LIMITED-RECOURSE GUARANTEE AND SECURITIES PLEDGE AGREEMENT (as the same may be amended, modified, supplemented, replaced, restated or extended from time to time, this "**Agreement**") made as of the 27th day of January, 2025.

B E T W E E N:

RICHARD HALL FAMILY HOLDINGS LTD.

(collectively, hereinafter called, the "**Pledgor**")

- and -

TANDIA FINANCIAL CREDIT UNION LIMITED

(hereinafter called, "**Tandia**")

- and -

OSCAR BOLD INC., the Borrower (as defined herein)

WHEREAS the Pledgor is as of the date hereof a registered and beneficial owner of issued and outstanding securities in the capital of the Borrower.

AND WHEREAS the Borrower is indebted or liable or may become indebted or liable to Tandia in connection with a commitment letter dated with effect as of the date hereof (as amended, restated or supplemented from time to time, the "**Commitment Letter**"), by and among, *inter alios*, the **Borrower** and Tandia.

AND WHEREAS the Pledgor has agreed to pledge the Current Securities (as defined below) and other Pledged Collateral (as hereinafter defined) to Tandia as general and continuing collateral security for the Guaranteed Obligations (as hereinafter defined) and, in furtherance thereof, to guarantee to and in favour of Tandia the payment and performance by the Borrower of such Guaranteed Obligations, provided that Tandia's sole recourse against the Pledgor shall be with respect to the Pledged Collateral, as hereinafter provided;

NOW THEREFORE THIS AGREEMENT WITNESSES THAT in consideration of the respective covenants hereinafter contained and for other good and valuable consideration and the sum of \$1.00 of lawful money of Canada (the receipt and sufficiency of which are hereby acknowledged by the Pledgor), it is hereby agreed by and between the parties hereto as follows:

ARTICLE 1 - INTERPRETATION

1.01 Defined Terms

In this Agreement or any amendment to this Agreement, unless the context requires otherwise: all capitalized terms which are used herein which are not otherwise defined herein shall have the respective meanings ascribed thereto in the Commitment Letter. In this Agreement, unless there is something in the context or subject matter inconsistent therewith,

"**affiliate**" has the meaning ascribed thereto by the *Business Corporations Act* (Ontario) as of the date hereof.

"**Borrower**" means **Oscar Bold Inc.** and its permitted successors and assigns.

“Current Securities” means all of the securities in the capital of the Borrower now owned or hereafter acquired by the Pledgor including, without limitation, the securities listed in **Schedule “A”** hereto.

“Guaranteed Obligations” has the meaning ascribed thereto in Section 2.01.

“Obligations” has the meaning ascribed thereto in the Commitment Letter, including without limitation the Guaranteed Obligations.

“Pledged Collateral” means collectively:

- (a) the Current Securities and all securities hereafter owned or acquired by the Pledgor;
- (b) all substitutions therefor, additions thereto and proceeds thereof;
- (c) in accordance with Section 6.02 hereof, all interest, dividends, income, revenue or other distributions made or paid in respect of the Pledged Securities after an Event of Default has occurred but before such Event of Default has been cured or waived by Tandia; and
- (d) all rights and claims of the Pledgor in respect of the foregoing or evidenced thereby.

“Pledged Securities” means all securities forming part of the Pledged Collateral including, without limitation, the Current Securities.

“PPSA” means the *Personal Property Security Act* (Ontario).

“proceeds” shall have the meaning ascribed thereto by the PPSA.

“securities” means shares, units or other equity interests of any class or type in the capital of or issued by the **Borrower**.

1.02 Applicable Law and Attornment

This Agreement and all documents pursuant hereto shall be deemed to be governed by and construed in accordance with the laws of the Province of Ontario and the federal laws of Canada applicable therein. The parties hereby attorn to the courts of the Province of Ontario and agree that those courts shall have non-exclusive jurisdiction to determine all disputes relating to this Agreement.

1.03 Prohibited Provisions

In the event that any provision or any part of any provision hereof is deemed to be invalid by reason of the operation of any law or by reason of the interpretation placed thereon by a court, this Agreement shall be construed as not containing such provision or such part of such provision and the invalidity of such provision or such part shall not affect the validity of any other provision or the remainder of such provision hereof, and all other provisions hereof which are otherwise lawful and valid shall remain in full force and effect.

1.04 Number and Gender

Where the context so requires, the singular number shall include the plural, the plural shall include the singular, and the use of any gender shall be applicable to all genders (including the neuter).

1.05 Time of the Essence

Time shall in all respects be of the essence of this Agreement.

ARTICLE 2 - LIMITED-RECOURSE GUARANTEE

2.01 Guarantee

The Pledgor hereby guarantees payment to Tandia, forthwith after demand therefor as hereinafter provided, of all liabilities of the Borrower to Tandia, whether incurred or arising before or after the date hereof and whether incurred or arising by or from dealings between Tandia and the Borrower or by or from any dealings by or through which the Borrower may be or become in any manner liable to Tandia together with any costs and expenses incurred with respect to or arising out of such liabilities or any securities therefor, or costs incurred by or awarded against Tandia in connection with any proceedings taken against the Borrower or the Pledgor or any of them or any moneys paid by Tandia on account of the Pledgor's taxes, wages, insurance, or the remuneration or costs of any liquidator, trustee, agent or other person, or on any other account whatever (collectively, the "**Guaranteed Obligations**"). This guarantee shall be unlimited in amount, shall be a continuing guarantee and shall secure the present liabilities and all liabilities incurred or arising after the date hereof of the Borrower to Tandia and shall secure the ultimate balance due from the Borrower to Tandia and shall be binding as a continuing obligation of the Pledgor. The Pledgor shall make payment to Tandia of the amount of its liability to Tandia forthwith after demand therefor is made in writing. All payments hereunder shall be made to Tandia at its address for notice as herein provided for or as Tandia may otherwise in writing direct.

2.02 Limited Recourse

Notwithstanding any other provision hereof, this guarantee is granted by the Pledgor to Tandia for the sole purpose of enabling Tandia to obtain security against the Pledged Collateral pursuant to the provisions hereof and, notwithstanding any other provisions hereof:

- (a) the liability of the Pledgor to Tandia hereunder is limited to the extent such liability (if any) is required to permit Tandia to realize upon the Pledged Collateral;
- (b) Tandia shall not be entitled to sue or commence any action against the Pledgor to recover any sum owing by the Pledgor to Tandia pursuant to the provisions hereof unless such suit or action is necessary to permit Tandia to realize upon the Pledged Collateral; and
- (c) the sole recourse of Tandia against the Pledgor hereunder shall be with respect to the Pledged Collateral and the rights and remedies of Tandia hereunder are expressly limited to the realization by Tandia upon the Pledged Collateral or any amounts received upon the realization thereof, and Tandia in any event, shall not under any circumstances have any right to payment hereunder of any amount in respect of the Guaranteed Obligations from the Pledgor.

2.03 All Advances

All moneys, advances, renewals and credits in fact borrowed or obtained by the Borrower from Tandia shall be deemed to form part of the Guaranteed Obligations notwithstanding any incapacity, disability or lack of limitation of status or of power of the Borrower or of the directors, officers, employees or agents thereof, or that the Borrower may not be a legal entity, or any irregularity, defect or informality in the borrowing or obtaining of such moneys, advances, renewals or credits; and any amount which may not be recoverable from the Pledgor on the footing of a guarantee shall be recoverable from the Pledgor as principal debtor in respect thereof and shall be paid to Tandia after demand therefor as herein provided subject to the provisions of Section 2.02 herein. Tandia shall not be concerned to see or enquire into the powers of the Borrower or their directors, officers, employees or other agents, acting or purporting to act on their behalf, and moneys advanced or credits in fact borrowed or obtained through Tandia in professed exercise of such powers shall be deemed to form part of the Guaranteed Obligations even though the borrowing or obtaining thereof is in excess of the powers of the Borrower or of the directors, officers,

employees or other agents thereof or is otherwise irregular or defective or is informally effected, the whole whether known to Tandia or not, and any moneys advanced or credits used for the payment of the liabilities of the Borrower shall be deemed to form part of the Guaranteed Obligations. This guarantee shall extend to any successor corporation upon amalgamation or new company formed to take over the business of the Borrower and any reorganization thereof, whether the new company is the same or different in its objects, character and constitution.

2.04 Not bound to Exhaust Recourse

Tandia shall not be bound to exhaust its recourse against the Borrower or others or the securities (which word as used herein includes other guarantees) it may hold nor to value such securities before being entitled to payment from the Pledgor or their representative.

2.05 Additional Security

This guarantee shall be in addition to and without prejudice to any other securities by whomsoever given held at any time by Tandia and Tandia shall be under no obligation to marshal in favour of the Pledgor any such securities or any of the funds or assets Tandia may be entitled to receive or have a claim upon, and Tandia may in its absolute discretion and without diminishing the liability hereunder of the Pledgor, grant extensions of time or other indulgences to the Borrower or others and give up or modify, vary, exchange, renew or abstain from perfecting or taking advantage of any securities and may discharge any party or parties and accept or make any compositions or arrangements and realize any securities, when and in such manner as Tandia may see fit and in no case shall Tandia be responsible or shall the Pledgor be released either in whole or in part for any act or omission in connection with the registration or filing of any security under any law or statute or otherwise or the realization of any security or the postponement of such realization or having sold any security at an undervalue.

2.06 Payments Received

All dividends, compositions, proceeds of security valued and payments received by Tandia from the **Borrower** or from others shall be deemed to be payments in gross without any right on the part of the Pledgor or any of them to claim in reduction of the liability under this guarantee the benefit of any such dividends, compositions, proceeds or payments or any securities held by Tandia or proceeds thereof, and the Pledgor shall have no right to be subrogated in any rights of Tandia until Tandia shall have received payment in full of the Guaranteed Obligations. Any and all moneys received by Tandia from the **Borrower** or others or from securities and which are properly applicable in reduction of the Guaranteed Obligations may be applied by Tandia upon such part of the Guaranteed Obligations as Tandia in its absolute discretion sees fit.

2.07 Tandia's Security

Where the Borrower becomes bankrupt or makes an assignment for the benefit of Tandia or if any circumstances arise necessitating Tandia to file its claim against the Borrower and to value its securities, Tandia shall be entitled to place such valuation on its securities as Tandia may in its absolute discretion see fit and the filing of such claim and the valuing of such securities shall not in any way prejudice or restrict the claim of Tandia against the Pledgor and in no way discharges the Pledgor from the liability hereunder to Tandia, either in whole or in part.

2.08 Accounts with Borrower

Any account settled or stated by or between Tandia and the Borrower, or, if any such account has not been so settled or stated immediately before demand for payment under this guarantee, any account stated by Tandia, shall be accepted by the Pledgor as conclusive evidence of the amount which at the date of the account so settled or stated is due by the Borrower to Tandia or remains unpaid by the Borrower to Tandia. The Pledgor shall be liable to Tandia for the total amount of all of the Guaranteed

Obligations whether such liabilities are incurred prior to or subsequent to the notice demanding payment together with interest thereon at the same rate as is then payable by the Borrower in respect of the indebtedness herein guaranteed from the date of demand for payment or, in case of liabilities incurred or arising subsequent to such demand, from the date of the incurring or arising of such liabilities.

ARTICLE 3 - PLEDGE OF SECURITIES

3.01 Pledge of Collateral

As general and continuing collateral security for the due payment and performance of the Obligations, the Pledgor hereby assigns, hypothecates and pledges to and in favour of Tandia, and grants Tandia a security interest in, all of the Pledged Collateral.

3.02 Acknowledgment of Receipt

Tandia acknowledges receipt from the Pledgor of the securities certificates listed in **Schedule "A"** hereto, representing the Current Securities, accompanied by a duly signed power of attorney for transfer in blank.

3.03 Future Certificates

The Pledgor hereby agrees and undertakes to deliver to and deposit with, or cause to be delivered to and deposited with, Tandia all certificates (duly endorsed in blank for transfer or accompanied by a duly signed power of attorney for transfer in blank) representing any of the Pledged Securities that the Pledgor may from time to time hereafter acquire or be or become entitled to. The Pledgor hereby irrevocably authorizes and directs the Borrower to deliver to Tandia any such certificates representing the Pledged Securities.

3.04 Reclassification, Etc.

In the event that any of the Pledged Securities are changed, classified or reclassified, subdivided or converted into a different number or class of securities or otherwise, or if any additional securities are subscribed for or issued to the Pledgor for any other reason, the securities or other securities resulting from any such change, classification, reclassification, subdivision, conversion, subscription or issuance and the certificates representing the same shall be delivered by the Pledgor to and held by Tandia in place of or in addition to, as the case may be, the Pledged Securities. In the event of any consolidation, reorganization, merger or amalgamation of the Borrower with or into another person, or the sale of a substantial portion of the property and assets of the Borrower other than in the ordinary course of its business to another person or persons in exchange for securities in or of such other person or persons or any affiliate thereof, any and all securities issued or issuable to or received or receivable by the Pledgor upon such consolidation, reorganization, merger, amalgamation or sale shall form part of the Pledged Collateral and the provisions hereof relating to the Pledged Securities shall, *mutatis mutandi*, apply to such securities. The provisions of this section shall similarly apply to successive such changes, classifications, reclassifications, subdivisions, conversions, subscriptions, consolidations, reorganizations, mergers, amalgamations and sales.

3.05 Attachment of Security Interest

For the purposes of the PPSA, the parties hereto hereby acknowledge:

- (a) their mutual intention that the security interest created by this Agreement is to attach upon the execution of this Agreement by the Pledgor;
- (b) that value has been given by Tandia to the Pledgor; and

- (c) that the Pledgor has rights in the Pledged Collateral (other than future property) as of the date hereof.

3.06 Collateral Registered in Tandia's Name

Notwithstanding any other provision hereof, Tandia shall have the right, at its option, following the occurrence and continuation of an Event of Default, to transfer the Collateral or any part thereof into its own name or that of its nominee so that Tandia or its nominee may appear of record as the sole owner thereof; provided, that, prior to the security hereby constituted becoming enforceable under this Agreement, Tandia shall deliver promptly to the Pledgor all notices, statements or other communications received by it or its nominee as such registered owner, and upon demand and receipt of payment of necessary expenses thereof, shall give to the Pledgor or their designee a proxy or proxies to vote and take all action with respect to such property. At any time following the occurrence and continuation of an Event of Default, the Pledgor waives all rights to be advised of or to receive any notices, statements or communications received by Tandia or its nominee as such record owner, and agrees that no proxy or proxies given by Tandia to the Pledgor or their designee as aforesaid shall thereafter be effective.

3.07 Control

The Pledgor agrees to execute such other documents and to perform such other acts, and to cause any issuer or securities intermediary to execute such other documents and to perform such other acts as may be necessary or appropriate in order to give Tandia "control" of such Collateral, as defined in the *Securities Transfer Act, 2006* (Ontario), which "control" shall be in such manner as Tandia shall designate in its sole judgment and discretion, including, without limitation, an agreement by any issuer or securities intermediary that it will comply with instructions in the case of an issuer or entitlement orders in the case of a securities intermediary, originated by Tandia, whether before or after the security hereby constituted becomes enforceable, without further consent by the Pledgor.

ARTICLE 4 - DEALINGS WITH SECURITIES

4.01 Prior to Default

Until the security hereby constituted shall have become enforceable pursuant to Article 6 hereof, the Pledgor shall be entitled to:

- (a) keep all of the Pledged Securities registered in its name on the books of the Borrower;
- (b) exercise all voting and other rights in respect of the Pledged Securities; and
- (c) receive all dividends, whether in cash or stock, interest, income, revenue or other distributions made to the holders of securities paid or made in respect of the Pledged Securities for the Pledgor's own use and benefit.

4.02 No Sales

During the term of this Agreement, the Pledgor shall not transfer, sell, bargain or assign, nor enter into any agreement for the transfer, sale, bargain or assignment of, any of the Pledged Securities, nor shall the Pledgor grant, or enter into any agreement which has the effect of granting, to any person any option, right or privilege capable of becoming an agreement for the transfer, sale, bargain or assignment of any of the Pledged Securities to such person.

4.03 No Encumbrances

During the term of this Agreement, the Pledgor shall not enter into or grant, create, assume or suffer to exist any mortgage, charge, lien, pledge, security interest or other encumbrance affecting any of the

Pledged Collateral (other than any such mortgage, charge, lien, pledge, security interest or other encumbrance permitted pursuant to the Commitment Letter) ranking or purporting to rank in priority to or *pari passu* with the security interest granted by this Agreement.

ARTICLE 5 - REPRESENTATIONS, WARRANTIES & COVENANTS

EACH OF THE PLEDGORS HEREBY REPRESENTS AND WARRANTS TO TANDIA AS FOLLOWS:

- (a) **Corporate Status** - It has been duly incorporated (or amalgamated or formed, as applicable) and organized and is validly subsisting under the laws of its jurisdiction of incorporation and is up-to-date in respect of all required corporate or other similar filings.
- (b) **Head Office/Chief Executive Office** – The registered or head office and principal place of business of the Pledgor is the address set out in Section 7.05 hereof.
- (c) **No Conflict with Constating Documents** - There are no provisions in its constating or other charter documents or by-laws or in any shareholders' agreement or its trust agreement affecting it which restrict or limit its powers to borrow money, issue debt obligations, guarantee the payment or performance of the obligations of others, or otherwise encumber all or any of its property, now owned or subsequently acquired.
- (d) **No Conflicting Agreements** - Neither the consummation of the transactions contemplated by this Agreement, the execution and delivery to Tandia of this Agreement, nor compliance with the terms, provisions and conditions of this Agreement will conflict with, result in a breach of, or constitute a default under its charter documents or by-laws or any agreement or instrument to which it is a party or is otherwise bound, and does not require the consent or approval of any Person, other than consents or approvals which have been obtained unconditionally and without imposition of any material conditions.
- (e) **Power and Authority** - It has full corporate power, authority and capacity to enter into those Financing Documents to which it is a party and to perform its obligations contained therein. Neither the consummation of the transactions contemplated by this Agreement and all other agreements contemplated hereunder, nor compliance with the terms, provisions and conditions thereof, will conflict with, result in a breach of, or constitute a default under its charter documents, by-laws or any agreement among its shareholders, or result in a breach of, default under or the creation of any security interest on its properties under any agreement or instrument to which it is a party or by which its property and assets may be bound or affected, and does not require the consent or approval of any Person.
- (f) **Financing Documents** - It has taken or caused to be taken all necessary action to authorize, and has duly executed and delivered the Financing Documents to which it is a party. The Financing Documents provided by it constitute legal, valid and binding obligations, enforceable against it in accordance with the terms and provisions hereof, subject to laws of general application affecting creditors' rights and the discretion of the court in awarding equitable remedies.
- (g) **Ownership of Assets** - It owns, possesses and has a good and marketable title to the Pledged Collateral free and clear of any and all security Interests except for Permitted Encumbrances, and it has no commitment or obligation (contingent or otherwise) to grant any security interests in the Pledged Collateral.
- (h) **Pledged Securities**

- (i) any securities of the Borrower forming part of the Pledged Securities will be validly issued, fully paid and non-assessable and shall not be subject to any Encumbrance in favour of the Borrower;
- (ii) except to the extent disclosed to Tandia in writing, there is no existing agreement, option, right or privilege capable of becoming an agreement or option pursuant to which the Pledgor would be required to sell or otherwise dispose of any of the Pledged Securities; and
- (iii) the Encumbrance created hereby will constitute a valid perfected Encumbrance in the Pledged Securities upon delivery of the securities certificates representing the Pledged Securities to Tandia or upon registration of notice thereof in prescribed form under applicable personal property security legislation, if such registration is required in order to perfect a Encumbrance in the Pledged Securities.

ARTICLE 6 - ENFORCEMENT

6.01 Events of Default

Upon an Event of Default that is continuing, the security hereby constituted shall become immediately enforceable and Tandia may, in its sole discretion, do any or all of the following:

- (a) effect the registration of, and obtain from the Borrower a certificate or certificates for, any of the Pledged Securities in the name of Tandia or its nominee(s), and for such purpose Tandia is hereby irrevocably appointed the attorney of the Pledgor with full power of substitution to endorse and/or transfer any of the Pledged Securities to Tandia or its nominee(s);
- (b) vote any or all of the Pledged Securities (whether or not transferred into the name of Tandia) and exercise all other rights and powers and perform all acts of ownership in respect thereof as the Pledgor might do;
- (c) proceed to realize upon the Pledged Collateral or any of it by sale at public or private sale or otherwise realize upon any of the Pledged Collateral for such price and money or other consideration and upon such terms and conditions as it deems best, the whole without advertisement or notice to the Pledgor or other persons (except as may be required by the PPSA and other Applicable Law), and, where any such sale or realization is by way of public auction or tender, Tandia or any of its affiliates may purchase the Pledged Collateral or such portion thereof free from any right or equity of redemption, and may, in paying the purchase price, apply any portion of the Obligations on account of the purchase price as may be outstanding at the time of such sale or realization;
- (d) enjoy and exercise all of the rights and remedies of a secured party under the PPSA; and
- (e) generally act in relation to the Pledged Collateral in such manner and on such terms as Tandia may deem expedient to its own interest;

provided, however, that Tandia shall act in a commercially reasonable manner in exercising its rights under this Agreement.

6.02 Dividends, Etc.

After the occurrence of an Event of Default and for so long as such Event of Default has not been cured or waived by Tandia, all dividends paid on the Pledged Securities, regardless of when such dividends

were declared, and all interest, income, revenue and other distributions made to the holders of securities paid in respect of the Pledged Securities shall form part of the Pledged Collateral and, if received by the Pledgor, shall be received in trust for and paid forthwith to Tandia.

6.03 Application of Proceeds

In the event of any realization upon or sale or disposition of the Pledged Collateral or any portion thereof as hereinbefore provided, Tandia shall apply the proceeds of any such realization, sale or disposition, together with any other monies at the time held by it under the provisions of this Agreement, after deducting all costs and expenses of collection, sale and delivery (including, without limitation, reasonable legal fees and expenses) incurred by Tandia in connection therewith, to the payment of all amounts owing to Tandia in respect of the Obligations, in such order as Tandia in its sole discretion may determine, and the balance of such proceeds, if any, shall be paid in accordance with the PPSA and any other Applicable Law, all of the foregoing to be without prejudice to Tandia's claim upon the Pledgor for any deficiency remaining after the application of such proceeds to the Obligations.

6.04 Rights Cumulative

All rights and remedies of Tandia set out in this Agreement shall be cumulative and no right or remedy contained herein is intended to be exclusive but each shall be in addition to every other right or remedy contained herein or in any existing or future security document between the parties hereto or now or hereafter existing at law or in equity or by statute.

6.05 No Waiver

No delay or omission on the part of Tandia in exercising any right or remedy hereunder shall operate as a waiver of such right or remedy or of any other right or remedy hereunder, and any Event of Default or other default or breach by the Pledgor may only be waived by Tandia in writing, provided that no such written waiver by Tandia shall extend to or be taken in any manner to affect any other or any subsequent breach or default or the rights resulting therefrom.

6.06 No Liability

Tandia shall not be liable or accountable to the Pledgor or to any other person for any failure to exercise any of the rights, powers and remedies set out in Article 6.01 above, or any loss which may be occasioned by such failure, nor shall Tandia be bound to commence, continue or defend proceedings for the purpose of preserving or protecting any rights of any party in respect of the same. Tandia may compound, compromise, grant extensions of time or other indulgences, take and give up securities, accept compositions, grant releases and discharges and otherwise deal with the Pledgor, the Borrower and others and with the Pledged Collateral as it sees fit without prejudice to any of its rights or remedies hereunder. Tandia shall not be required to see to the collection of dividends on or the exercise of any option or right in connection with any of the Pledged Securities and shall not be required to protect or preserve the Pledged Securities from depreciating in value.

6.07 Tandia Appointed Attorney-in-Fact

The Pledgor hereby irrevocably appoints Tandia as the Pledgor's attorney-in-fact with effect following the occurrence of an Event of Default which is continuing and has not been waived in writing by Tandia, with full authority in the place and stead of the Pledgor and in the name of the Pledgor or otherwise from time to time in its discretion, to take any action and to execute any instrument which Tandia may reasonably deem necessary or advisable to accomplish the purposes of this Pledge Agreement, including without limitation:

- (a) to ask, demand, collect, sue for, recover, compromise, receive and give acquittance and receipts for moneys due and to become due under or in respect of any of the Pledged Collateral;
- (b) to receive, endorse, and collect any drafts or other instruments, documents and chattel paper, in connection with clause (a) above; and
- (c) to file any claims or take any action or institute any proceedings which Tandia may deem necessary or desirable for the collection of any of the Pledged Collateral or otherwise to enforce the rights of Tandia with respect to any of the Pledged Collateral.

The Pledgor hereby acknowledges, consents and agrees that the power of attorney granted pursuant to this Article 6.07 is irrevocable and coupled with an interest.

ARTICLE 7 - GENERAL

7.01 Continuing Security

The security interest constituted hereby shall be deemed to be a continuing security for the Obligations until all of the Obligations from time to time outstanding have been satisfied and performed in full and this Agreement has been terminated. At any time after all of the Obligations have been so satisfied and performed, the Pledgor may, on five days written notice to Tandia, terminate this Agreement, in which event Tandia shall forthwith release the Pledged Collateral from the assignment, hypothecation, pledge and security interest herein contained and return to the Pledgor all documents evidencing ownership or title to the Pledged Collateral.

7.02 No Merger

The Pledged Collateral and the security hereby constituted shall not operate by way of merger of any of the Obligations or of any present or future indebtedness, liabilities or obligations of any other person to Tandia. The taking of a judgment or judgments with respect to any of the Obligations shall not operate by way of merger of or otherwise affect the security created hereby or any of the covenants, rights or remedies contained in this Agreement.

7.03 Discharge

The Pledgor will not be released or discharged from any of the Obligations or from this Agreement except by a release or discharge signed in writing by Tandia which shall not be unreasonably withheld or delayed. Tandia shall, upon indefeasible satisfaction of all of the Guaranteed Obligations of the Pledgor to Tandia, execute such releases and discharges as the Pledgor may reasonably require, all at the request and sole cost and expense of the Pledgor and return to the Pledgor all Pledged Securities together with all other Collateral in the possession of Tandia and its nominees.

7.04 Entire Agreement

This Agreement constitutes the entire agreement between the parties hereto and supersedes any and all prior agreements, undertakings and understandings, whether written or verbal, in respect of the subject matter hereof.

7.05 Notice

Any demand, notice or other communication in connection with this Agreement shall be in writing and shall be personally delivered to an officer or other responsible employee of the addressee, mailed by registered mail or sent by email, charges prepaid, at or to the address or email address of the party set out opposite its name below:

(a) In the case of Tandia:

Tandia Credit Union Limited o/a Tandia
3455 North Service Road, Unit 100
Burlington, ON L7N 3G2

Attention: Junaid Alam
Email: Junaid.Alam@tandia.com

(b) In the case of the Pledgor:

Attention: Richard Hall
Email: rghall@valourcapital.com

or to such other address or addresses or email addresses as either party may from time to time designate to the other party in such manner. Any demand, notice or other communication which is personally delivered as aforesaid shall be deemed to have been validly and effectively given on the date of such delivery if such date is a Business Day and such delivery was made during normal business hours of the recipient; otherwise, it shall be deemed to have been validly and effectively given on the Business Day next following such date of delivery. Any demand, notice or other communication mailed as aforesaid shall be deemed to have been validly and effectively given on the fifth Business Day following the date of mailing provided that, in the event of an interruption in postal services before such fifth Business Day, such communication shall be given by one of the other means. Any demand, notice or other communication which is transmitted by email or other direct written electronic means as aforesaid shall be deemed to have been validly and effectively given on the date of transmission if such date is a Business Day and such transmission was made during normal business hours of the recipient; otherwise, it shall be deemed to have been validly given on the Business Day next following such date of transmission.

7.06 Successors and Assigns

This agreement shall enure to the benefit of Tandia and its successors and assigns and shall be binding upon the Pledgor and their successors and assigns.

7.07 Further Assurances

The Pledgor must at its expense from time to time do, execute and deliver, or cause to be done, executed and delivered, all such financing statements, further assignments, documents, acts, matters and things as may be reasonably requested by Tandia for the purpose of giving effect to this Agreement or for the purpose of establishing compliance with the representations, warranties and covenants herein contained.

7.08 Limitation Period

The limitation period on this Agreement shall not begin to run until demand is made hereunder.

7.09 Executed Copy

The Pledgor acknowledges receipt of a fully-executed copy of this Agreement.

7.10 Paramountcy

In the event of any conflict or inconsistency between the provisions of this Agreement and the Commitment Letter, the provisions of the Commitment Letter shall prevail and be paramount.


7.11 Counterpart

This Agreement may be executed in counterparts, each of which shall be deemed to be an original and both of which taken together shall be deemed to constitute one and the same instrument. To evidence its execution of an original counterpart of this Agreement, a party may send a copy of its original signature on the execution page hereof to the other party by facsimile transmission or emailed PDF and such transmission shall constitute delivery of an executed copy of this Agreement to the receiving party.

[Signature Page Follows]

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


RICHARD HALL FAMILY HOLDINGS LTD.

Per: 
Name: Richard Hall
Title: President

I/We have authority to bind the Corporation.

OSCAR BOLD INC.


Per: 
Name: Carmen Campagnaro
Title: President

Per: 
Name: Richard Hall
Title: Secretary

I/We have authority to bind the Corporation.

TANDIA FINANCIAL CREDIT UNION LIMITED

Per: 
Name:
Title:

Per: 
Name:
Title:

I/We have authority to bind the Credit Union.

SCHEDULE "A"

Current Securities

1. **100 Class 2 Common shares in the capital of OSCAR BOLD INC. represented by security certificate no. C2-1, issued to Richard Hall Family Holdings Ltd.**

63099283.1

This is Exhibit "D" of
the Affidavit of Dawood Khan
Sworn before me this 1st day of October 2025

DocuSigned by:

Matilda Lici

7CE576E4AA3D4CA

A Commissioner, etc.

Matilda Lici



GENERAL SECURITY AGREEMENT

THIS GENERAL SECURITY AGREEMENT (as amended, restated, supplemented, replaced or otherwise altered, from time to time, this "**Agreement**") is made as of January 27 , 2025.

B E T W E E N :

TANDIA FINANCIAL CREDIT UNION LIMITED

(herein called "**Tandia**"),

- and -

OSCAR BOLD INC., a corporation incorporated under the laws of the Province of Ontario

(herein called the "**Debtor**"),

WHEREAS:

- A.** the Debtor has entered into the Commitment Letter (as defined below), pursuant to which Tandia has agreed to make certain extensions of credit available to the Debtor (the "**Loans**"); and
- B.** to secure the payment and performance of the Obligations (as defined below), the Debtor has agreed to execute and deliver this Agreement to Tandia and to grant a security interest in favour of Tandia in respect of the Collateral in accordance with the terms of this Agreement.

THIS AGREEMENT WITNESSES that, in consideration of the promises contained herein and for other good and valuable consideration (the receipt and sufficiency of which are hereby acknowledged), the Debtor hereby agrees with Tandia as follows:

ARTICLE 1 - INTERPRETATION

1.01 Defined Terms

Subject to Section 1.09, all capitalized terms which are used herein which are not otherwise defined herein shall have the respective meanings ascribed thereto in the Commitment Letter. In this Agreement, unless there is something in the context or subject matter inconsistent therewith,

"Applicable Laws" means, with respect to any Person (as defined herein), property, transaction or event, all present or future statutes, regulations, rules, orders, ordinances, codes, treaties, conventions, judgments, awards, determinations and decrees of any municipality or governmental or other public authority, fiscal or monetary body or court of competent jurisdiction, in each case, having the force of law in any applicable jurisdiction.

"Collateral" means the undertaking of the Debtor and all real and personal property and assets now owned or hereafter acquired by the Debtor, wheresoever located, including, without limitation, the property and assets of the Debtor referred to in Section 2.02; provided always that the term "Collateral" when used herein shall not include any consumer goods of the Debtor. Any reference to "Collateral" herein shall be deemed to be a reference to the Collateral or any part thereof.

"Commitment Letter" means the commitment letter made as of December 6, 2024, between, *inter alios*, the Debtor and Tandia, as the same may be amended, restated, modified or replaced from time to time, and pursuant to which Tandia established certain credit facilities in favour of the Debtor.

“Encumbrance” means any encumbrance of any kind whatsoever, choate or inchoate, whether arising by contract, statute or otherwise, including without limitation a security interest, mortgage, assignment, lien, hypothec, pledge, hypothecation, charge, trust or deemed trust, conditional sale agreement, lease or other title-retention agreement.

“Obligations” shall mean all loans, advances, debts, expense reimbursement, fees, liabilities, and obligations for the performance of covenants, tasks or duties or for payment of monetary amounts (whether or not such performance is then required or contingent, or amounts are liquidated or determinable) owing by the Debtor and any other Obligor to Tandia, of any kind or nature, present or future, whether or not evidenced by any note, agreement or other instrument, arising under or in connection with any of the Financing Documents, and all covenants and duties regarding such amounts. This term includes all principal, interest, fees, charges, expenses, reasonable legal fees and any other sum chargeable to the Debtor under any of the Financing Documents, and all principal and interest due in respect of the Loans (both pre- and post-application interest) and all obligations and liabilities of any guarantor under any guarantee of the Obligations.

“Obligors” means, collectively, the Debtor and each of Richard Hall Family Holdings Ltd., Carmcorp Inc., Richard Hall and Carmen Campagnaro, and each individually is an **“Obligor”**.

“Permitted Encumbrances” means any one or more of the following with respect to the property and assets of the Debtor:

- (a) liens for taxes, assessments or governmental charges or levies not at the time due and delinquent or the validity of which are being contested in good faith by proper legal proceedings and in respect of which an amount in cash sufficient to pay such taxes, assessments, charges or levies shall have been deposited with a court having jurisdiction or with the applicable taxing or assessing authority or with Tandia, or a surety bond, satisfactory to Tandia acting reasonably, in such amount shall have been delivered to and deposited with Tandia;
- (b) the lien of any judgment rendered or claim filed which is being contested in good faith by proper legal proceedings and in respect of which an amount in cash sufficient to pay such judgment or claim shall have been deposited with a court having jurisdiction or with Tandia, or a surety bond, satisfactory to Tandia acting reasonably, in such amount shall have been delivered to and deposited with Tandia;
- (c) undetermined or inchoate liens and charges incidental to construction or current operations which have not at such time been filed pursuant to law or which relate to obligations not yet due or delinquent;
- (d) the right reserved to or vested in any municipality or governmental or other public authority by the terms of any lease, licence, franchise, grant or permit acquired by the Debtor, or by any statutory provision, to terminate any such lease, licence, franchise, grant or permit, or to require annual or other payments as a condition to the continuance thereof;
- (e) the Encumbrance resulting from the deposit of cash or securities in connection with contracts, tenders or expropriation proceedings, or to secure workers' compensation, surety or appeal bonds, costs of litigation when required by law and public and statutory obligations, liens or claims incidental to construction, mechanics', warehouseman's, carriers' and other similar liens;
- (f) security given to a public utility or any municipality or governmental or other public authority when required by such utility or other authority in connection with the operations of the Debtor, all in the ordinary course of its business;
- (g) Encumbrances on any property hereafter or previously acquired by the Debtor granted to secure the indebtedness of the Debtor for the acquisition price (including any costs of

delivery and installation) or the repayment of moneys borrowed to pay such acquisition price of such property, or to secure any extension, renewal or replacement of such indebtedness provided that the principal amount thereof is not increased;

- (h) security given to Tandia; and
- (i) the Encumbrances listed in any **Schedule A** attached hereto, together with any other Encumbrances expressly permitted by the provisions hereof or otherwise approved in writing by Tandia;

provided that nothing in this definition or this Agreement shall (A) be construed as evidencing an intention or agreement on the part of Tandia that the security interest or the Obligations hereunder be or have been subordinated to any such Permitted Encumbrance, or (B) cause any such subordination to occur.

“PPSA” means the *Personal Property Security Act* (Ontario) as the same may from time to time hereafter be amended or any legislation that may be substituted therefor as the same may from time to time be amended.

1.02 Other Usages

References to “this Agreement”, “hereof”, “herein”, “hereto” and like references refer to this General Security Agreement and not to any particular Article, Section or other subdivision of this Agreement.

1.03 Number and Gender

Where the context so requires, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

1.04 Headings

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

1.05 Currency

Unless otherwise specified herein, all statements of or references to dollar amounts in this Agreement shall mean lawful money of Canada.

1.06 Applicable Law and Attornment Clause

This Agreement shall be governed by and construed in accordance with the laws of the Province of Ontario and the laws of Canada applicable therein. The parties hereby attorn to the courts of the Province of Ontario and agree that those courts shall have non-exclusive jurisdiction to determine all disputes relating to this Agreement.

1.07 Prohibited Provisions

In the event that any provision or any part of any provision hereof is deemed to be invalid by reason of the operation of any law or by reason of the interpretation placed thereon by a court, this Agreement shall be construed as not containing such provision or such part of such provision and the invalidity of such provision or such part shall not affect the validity of any other provision or the remainder of such provision hereof, and all other provisions hereof which are otherwise lawful and valid shall remain in full force and effect.

1.08 Time of the Essence

Time shall in all respects be of the essence of this Agreement, and no extension or variation of this Agreement or any obligation hereunder shall operate as a waiver of this provision.

1.09 Terms Defined by the PPSA

Unless there is something in the context or subject-matter inconsistent therewith, words and phrases not otherwise herein defined that are defined in the PPSA shall have the meanings ascribed thereto respectively by the PPSA.

ARTICLE 2 - SECURITY INTEREST

2.01 Grant of Security Interest

As general, continuing and collateral security for the due and timely payment and performance of all Obligations, the Debtor hereby mortgages, charges, pledges, assigns, transfers and sets over to Tandia and grants to Tandia a security interest in the Collateral.

2.02 Description of Collateral

The following undertaking, property and assets of the Debtor shall be subject to the security interest in favour of Tandia created by this Agreement:

(a) **Accounts**

all debts, amounts, claims and moneys which now are, or which may at any time hereafter be, due or owing to or owned by the Debtor, whether or not earned by performance including, without limitation, all intercompany loans and advances made by the Debtor to its affiliates; all securities, mortgages, bills, notes and other documents now held or owned, or which may be hereafter taken, held or owned, by or on behalf of the Debtor, in respect of the said debts, amounts, claims and moneys or any part thereof; and all books, documents and papers recording, evidencing or relating to the said debts, amounts, claims and moneys or any part thereof, all of which are herein called the "**Accounts**";

(b) **Inventory**

all goods or chattels now or hereafter forming the inventory of the Debtor including, without limitation, all goods, merchandise, raw materials, work in process, finished goods, goods held for sale or resale or lease or that have been leased or that are to be, or have been, furnished under a contract of service, and goods used in or procured for packing or packaging, all of which are herein called the "**Inventory**";

(c) **Equipment**

all equipment now owned or hereafter acquired by the Debtor, including, without limitation, all machinery, fixtures, plant, tools, furniture, chattels, vehicles of any kind or description including, without limitation, motor vehicles, parts, accessories installed in or affixed or attached to any of the foregoing, all drawings, specifications, plans and manuals relating thereto, and any other tangible personal property which is not Inventory, all of which are herein called the "**Equipment**";

(d) **Intangibles**

all intangible property now owned or hereafter acquired by the Debtor and which is not Accounts including, without limitation, all contractual rights, goodwill, patents, trademarks,

trade names, copyrights and other intellectual property of the Debtor and all other choses in action of the Debtor of every kind, whether due or owing at the present time or hereafter to become due or owing, all of which are herein called the "**Intangibles**";

(e) **Documents of Title**

any writing now or hereafter owned by the Debtor that purports to be issued by or addressed to a bailee and purports to cover such goods and chattels in the bailee's possession as are identified or fungible portions of an identified mass, whether such goods and chattels are Inventory or Equipment, and which writing is treated in the ordinary course of business as establishing that the person in possession of such writing is entitled to receive, hold and dispose of the said writing and the goods and chattels it covers, and further, whether such writing is negotiable in form or otherwise, including bills of lading and warehouse receipts, all of which are herein called the "**Documents of Title**";

(f) **Money**

all money now or hereafter owned by the Debtor, whether such money is authorized or adopted by the Parliament of Canada as part of its currency or by any foreign government as part of its currency, all of which are herein called the "**Money**";

(g) **Chattel Paper**

all present and future agreements made between the Debtor as secured party and others which evidence both a monetary obligation and a security interest in or a lease of specific goods, all of which are herein called the "**Chattel Paper**";

(h) **Instruments**

all present and future bills, notes and cheques (as such are defined pursuant to the *Bills of Exchange Act (Canada)*) of the Debtor, and all other writings of the Debtor that evidence a right to the payment of money and are of a type that in the ordinary course of business are transferred by delivery without any necessary endorsement or assignment and all letters of credit and advices of credit of the Debtor provided that such letters of credit and advices of credit state that they must be surrendered upon claiming payment thereunder, all of which are herein called the "**Instruments**";

(i) **Investment Property**

all present and future investment property held by the Debtor, including securities, security entitlements, securities accounts, future contracts, future accounts, shares, options, rights, warrants, joint venture interests, interests in limited partnerships, trust units, bonds, debentures and all other documents which constitute evidence of a share, participation or other interest of the Debtor in property or in an enterprise or which constitute evidence of an obligation of the issuer; and all substitutions therefor and, subject to Section 2.06, dividends and income derived therefrom, all of which are herein called the "**Investment Property**";

(j) **Documents**

all documents, including, without limitation, all books, invoices, letters, papers and other records, in any form evidencing or relating to the Collateral, all of which are herein called the "**Documents**";

(k) **Proceeds**

all property in any form derived directly or indirectly from any dealing with the Collateral or the proceeds therefrom, including, without limitation, property that indemnifies or compensates for the expropriation, destruction or damage of the Collateral or the proceeds therefrom, all of which are herein called the "**Proceeds**";

(l) **Leaseholds**

subject to Section 2.05, all leases, now owned or hereafter acquired by the Debtor as tenant (whether oral or written) or any agreement therefor, all of which are herein called the "**Leaseholds**"; and

(m) **Undertaking**

all present and future personal property, business, and undertaking of the Debtor not being Accounts, Inventory, Equipment, Intangibles, Documents of Title, Money, Chattel Paper, Instruments, Investment Property, Documents, Proceeds or Leaseholds, all of which are herein called the "**Undertaking**".

The Accounts, Inventory, Equipment, Intangibles, Documents of Title, Money, Chattel Paper, Instruments, Investment Property, Documents, Proceeds, Leaseholds and Undertaking are herein collectively called the "**Collateral**".

2.03 Further Description of Collateral

Without limiting the generality of the description of Collateral as set out in Section 2.02, for greater certainty the Collateral shall include all present and future personal property of the Debtor located on or about or in transit to or from the location(s) set out in **Schedule "B"** hereto.

2.04 Attachment of Security Interest

The parties hereby acknowledge that:

- (a) value has been given;
- (b) the Debtor has rights in the Collateral; and
- (c) the parties have not agreed to postpone the time for attachment of the security interest created by this Agreement.

2.05 Exception re: Leaseholds and Contractual Rights

The last day of the term of any lease, sublease or agreement therefor is specifically excepted from the security interest created by this Agreement, but the Debtor agrees to stand possessed of such last day in trust for such person as Tandia may direct and the Debtor shall assign and dispose thereof in accordance with such direction. To the extent that the security interest created by this Agreement in any contractual rights would constitute a breach or cause the acceleration of such contract, said security interest shall not be granted hereunder but the Debtor shall hold its interest therein in trust for Tandia, shall use its best efforts to obtain the appropriate consents to the attachment of said security interest and shall grant a security interest in such contractual rights to Tandia forthwith upon obtaining the appropriate consents to the attachment of said security interest.

2.06 Collateral Consisting of Investment Property

If any of the Collateral consists of Investment Property and after the occurrence and continuation of an Event of Default, (a) the Debtor authorizes Tandia to transfer such Collateral or any part thereof into its own name or that of its nominee so that Tandia or its nominee may appear of record as the sole owner thereof; provided, that until the security hereby constituted becomes enforceable, Tandia shall deliver promptly to the Debtor all notices, statements or other communications received by it or its nominee as such registered owner, and upon demand and receipt of payment of necessary expenses thereof, shall give to the Debtor or its designee a proxy or proxies to vote and take all action with respect to such property; provided further that after the security hereby constituted becomes enforceable, the Debtor waives all rights to be advised of or to receive any notices, statements or communications received by Tandia or its nominee as such record owner, and agrees that no proxy or proxies given by Tandia to the Debtor or its designee as aforesaid shall thereafter be effective; and (b) the Debtor further agrees to execute such other documents and to perform such other acts, and to cause any issuer or securities intermediary to execute such other documents and to perform such other acts as may be necessary or appropriate in order to give Tandia "control" of such Investment Property, as defined in the *Securities Transfer Act, 2006* (Ontario), which "control" shall be in such manner as Tandia shall designate in its sole judgment and discretion, including, without limitation, an agreement by any issuer or securities intermediary that it will comply with instructions in the case of an issuer or entitlement orders in the case of a securities intermediary, originated by Tandia, whether before or after security hereby constituted becomes enforceable, without further consent by the Debtor.

2.07 Income from and Interest on Collateral Consisting of Investment Property

- (a) Until the security hereby constituted becomes enforceable, the Debtor reserves the right to receive all income from or interest on the Collateral consisting of Investment Property, and if Tandia receives any such income or interest prior to the security hereby constituted becoming enforceable, Tandia shall pay such income or interest promptly to the Debtor.
- (b) After the security hereby constituted becomes enforceable, the Debtor will not demand or receive any income from or interest on such Collateral, and if the Debtor receives any such income or interest without any demand by it, such income or interest shall be held by the Debtor in trust for Tandia in the same medium in which received, shall not be commingled with any assets of the Debtor and shall be delivered to Tandia in the form received, properly endorsed to permit collection, not later than the next business day following the day of its receipt. Tandia may apply the net cash receipts from such income or interest to payment of any of the Obligations, provided that Tandia shall account for and pay over to the Debtor any such income or interest remaining after payment in full of the Obligations.

ARTICLE 3 - WARRANTIES AND COVENANTS OF THE DEBTOR

3.01 Warranties and Covenants

The Debtor hereby warrants, covenants and agrees with Tandia as follows:

- (a) The Debtor will keep its chief executive office and its records concerning its accounts receivable and other accounts located at the address set out in Section 6.09(b) as the initial address for notice to the Debtor or, upon twenty (20) calendar days prior written notice to Tandia, at such other location in a jurisdiction where all actions required to be taken with respect thereto by or on behalf of Tandia pursuant to Section 6.04 have been taken.
- (b) The Collateral is now and will be located at or in transit to or from:
 - (i) the location of the Debtor set out as the initial address for notice to the Debtor in Section 6.09(b);

- (ii) any additional addresses or locations specified as a location of the Collateral in **Schedule "B"** hereto; or
 - (iii) upon twenty (20) calendar days prior notice to Tandia, such other location in a jurisdiction where all actions that Tandia shall require be taken pursuant to Section 6.04 have been taken.
- (c) The Debtor shall keep the Collateral in good condition and repair, normal wear and tear excepted.
- (d) The Debtor shall pay all rents, taxes, rates, levies, assessments and other charges lawfully levied, imposed upon or assessed against or in respect of the Collateral, or the income and profits of the Debtor, when the same become payable.
- (e) The Debtor agrees to promptly notify Tandia in writing of the acquisition by the Debtor of any personal property which is not of the nature or type described by the definition of Collateral, and the Debtor agrees to execute and deliver at its own expense from time to time amendments to this Agreement or additional security agreements as may be reasonably required by Tandia in order that a security interest shall attach to such personal property.
- (f) The Debtor shall obtain, observe and perform all its obligations under leases, licenses and agreements, preserve its rights, powers, licenses, privileges, franchises and goodwill, and comply with all Applicable Laws, rules and regulations in a proper and efficient manner so as to preserve and protect the Collateral, the security interest created by this Agreement and the business and undertaking of the Debtor.
- (g) The Debtor shall prevent the Collateral from becoming an accession to any personal property not subject to this Agreement, or becoming affixed to any real property, without the prior written consent of Tandia.
- (h) The Debtor shall deliver to Tandia from time to time as requested by Tandia all items of Collateral comprising Investment Property (to the extent certificated). Such delivery shall be effected by depositing with Tandia all certificates representing such Investment Property (to the extent certificated). All certificates so deposited shall, unless all necessary consents and approvals are obtained, not contain any reference to restrictions on the transfer of the shares represented thereby and shall be duly endorsed in blank for transfer or shall be attached to duly executed powers of attorney or forms of transfer.
- (i) The Debtor shall deliver to Tandia upon the request of Tandia from time to time all items of Collateral comprising Chattel Paper, Instruments, Investment Property (to the extent certificated) and those Documents of Title which are negotiable.
- (j) The Debtor agrees, upon request by Tandia, to use commercially reasonable efforts to obtain a written agreement from each landlord of the Debtor in favour of Tandia and in form and substance satisfactory to Tandia, whereby such landlord:
 - (i) agrees to give notice to Tandia of any default by the Debtor under the applicable lease(s) and a reasonable opportunity to cure such default prior to the exercise of any remedies by the landlord; and
 - (ii) acknowledges the security interest created by this Agreement and the right of Tandia to enforce the security interest created by this Agreement in priority to any claim of such landlord.

- (k) The Debtor shall perform all obligations incidental to any trust imposed upon it by statute and shall ensure that any breaches of such obligations and the consequences of any such breach shall be promptly remedied.
- (l) The Debtor shall permit a representative of Tandia to inspect the Collateral and the operations of the Debtor and for that purpose to enter the Debtor's premises and any other location where the Collateral may be situated during reasonable business hours and upon reasonable notice.
- (m) The Debtor shall:
 - (i) keep proper books of account and records covering all its business and affairs on a current basis as well as accurate and complete records concerning the Collateral;
 - (ii) notify Tandia promptly of any loss or damage to or any seizure of any significant portion of the Collateral;
 - (iii) furnish Tandia with such information regarding the Collateral and its value and location as Tandia may from time to time reasonably request;
 - (iv) permit a representative of Tandia, during reasonable business hours and upon reasonable notice, to inspect the Debtor's books of account, records and documents and to make copies, extracts and summaries therefrom; and
 - (v) permit Tandia or its representative to make inquiries of third parties for the purpose of verification of any of the foregoing.
- (n) The Debtor shall promptly notify Tandia in writing of the details of:
 - (i) any amendment to its articles (or equivalent), including without limitation by virtue of the filing of articles of amalgamation (or equivalent), effecting a change in the Debtor's name or authorizing it to use a French version of its name;
 - (ii) any claim, litigation or proceedings before any court, administrative board or other tribunal which either does or could have a material adverse effect on the Collateral or the Debtor;
 - (iii) any claim, lien, attachment, execution or other process or encumbrance made or asserted against or with respect to the Collateral which either does or could have a material adverse effect on the security interest;
 - (iv) any transfer of the Debtor's interest in the Collateral, whether or not permitted hereunder; or
 - (v) any material loss of or damage to the Collateral, whether or not such loss or damage is covered by insurance.
- (o) The Debtor shall not, without the prior written consent of Tandia or, in the case of a statutory amalgamation, ten (10) Business Days, prior written notice to Tandia, amalgamate with any other corporation or corporations or enter into any arrangement or agreement, which, either separately or in combination with any other transactions, arrangements or agreements, would have the effect of the Debtor merging, amalgamating or entering into any joint venture or co-tenancy arrangement with any other person.
- (p) If any of the Collateral consists of Investment Property, (a) the Debtor authorizes Tandia to transfer such Collateral or any part thereof into its own name or that of its nominee so

that Tandia or its nominee may appear of record as the sole owner thereof; provided, that so long as no Event of Default has occurred, Tandia shall deliver promptly to the Debtor all notices, statements or other communications received by it or its nominee as such registered owner, and upon demand and receipt of payment of necessary expenses thereof, shall give to the Debtor or its designee a proxy or proxies to vote and take all action with respect to such property; provided further that after the occurrence of an Event of Default, the Debtor waives all rights to be advised of or to receive any notices, statements or communications received by Tandia or its nominee as such record owner, and agrees that no proxy or proxies given by Tandia to the Debtor or its designee as aforesaid shall thereafter be effective; and (b) the Debtor further agrees to execute such other documents and to perform such other acts, and to cause any issuer or securities intermediary to execute such other documents and to perform such other acts as may be necessary or appropriate in order to give Tandia "control" of such Investment Property, as defined in the *Securities Transfer Act, 2006* (Ontario), which "control" shall be in such manner as Tandia shall designate in its sole judgment and discretion, including, without limitation, an agreement by any issuer or securities intermediary that it will comply with instructions in the case of an issuer or entitlement orders in the case of a securities intermediary, originated by Tandia, whether before or after the occurrence of an Event of Default, without further consent by the Debtor

- (q) The Debtor shall pay all reasonable costs and expenses of Tandia, its agents, officers and employees (including, without limitation, reasonable legal fees and disbursements on a substantial indemnity basis) incurred with respect to:
 - (i) the preparation, perfection, execution and filing of this Agreement and the filing of financing statement(s) and financing change statement(s) with respect to this Agreement;
 - (ii) dealing with other creditors of the Debtor in connection with the establishment and confirmation of the priority of the security interest created by this Agreement;
 - (iii) any person engaged by Tandia to conduct an inspection under either of paragraph (k) or (l) above;
 - (iv) the exercising of any or all of the rights, remedies and powers of Tandia under this Agreement; and
 - (v) recovering or repossessing the Collateral and any other proceedings taken for the purpose of enforcing the remedies provided herein, including, without limitation, the appointment of a receiver, manager or receiver and manager, whether by order of the court or by private appointment.
- (r) The Debtor shall indemnify Tandia for all reasonable costs and expenses as set out in Sections 3.01(q) and 3.02 and agrees that if such costs and expenses are not paid when due, all such costs and expenses to be payable by the Debtor to Tandia on demand, to bear interest at the highest rate per annum borne by any of the Obligations, calculated and compounded monthly, and (with all such interest) to be added to and form part of the Obligations (the "**Default Rate**").

3.02 Performance of Covenants by Tandia

Tandia may, in its sole discretion and upon notice to the Debtor, perform any covenant of the Debtor under this Agreement that the Debtor fails to perform and that Tandia is capable of performing, including any covenant the performance of which requires the payment of money, provided that Tandia will not be obligated to perform any such covenant on behalf of the Debtor and no such performance by Tandia will require Tandia further to perform the Debtor's covenants nor operate as a derogation of the rights and remedies of Tandia under this Agreement.

ARTICLE 4 - RESTRICTIONS ON SALE OR DISPOSAL OF COLLATERAL

4.01 General Restrictions

Except as herein provided or except as provided in the Commitment Letter, the Debtor shall not, without the prior written consent of Tandia:

- (a) create, allow to be created, assume or suffer to exist any Encumbrance upon the Collateral, other than Permitted Encumbrances;
- (b) sell, lease or otherwise dispose of the Collateral or any part thereof; or
- (c) release, surrender or abandon possession of the Collateral or any part thereof,

save as herein otherwise expressly provided, nothing herein shall be construed as constituting an express or implied subordination or postponement of the security interest in favour of any Permitted Encumbrance.

4.02 Permitted Sales

This Agreement and the security interest shall in no way hinder or prevent the Debtor, without the prior written consent of Tandia, at any time and from time to time until an Event of Default shall have occurred and the security interest shall have become enforceable:

- (a) lease, sell, license, consign or otherwise deal with items of Inventory in the ordinary course of its business so that the purchaser thereof takes title clear of the security interest created by this Agreement but if such sale, lease or other dealing with results in an Account, such Account shall be subject to the security interest created by this Agreement;
- (b) sell or otherwise dispose of such part of its Equipment which is not necessary to or useful in connection with its business and undertaking, or which has become worn out or damaged or otherwise unsuitable for its purpose; provided that such Equipment is replaced or has nominal value; and
- (c) continue to collect, at its own expense, all amounts due or to become due to the Debtor under the Accounts; and in connection with such collections, take (and, at Tandia's direction, shall take) such action as the Debtor or Tandia may deem necessary or advisable to enforce collection of the Accounts; provided, however, that Tandia shall have the right at any time upon the security hereby constituted becoming enforceable to notify the account debtors or obligors under any Accounts of the assignment of such Accounts to Tandia and to direct such account debtors or obligors to make payment of all amounts due or to become due to the Debtor thereunder directly to Tandia and to give valid and binding receipts and discharges therefor and in respect thereof and, upon such notification and at the expense of the Debtor, to enforce collection of any such Accounts, and to adjust, settle or compromise the amount or payment thereof, in the same manner and to the same extent as the Debtor might have done.

After the security hereby constituted becomes enforceable,

- (a) all money or other form of payment received by the Debtor in respect of the Accounts shall be received in trust for the benefit of Tandia hereunder, shall be segregated from other funds of the Debtor and shall be forthwith paid over to Tandia in the same form as so received (with any necessary endorsement) to be held as cash collateral and applied as provided by Section 5.07; and
- (b) the Debtor shall not adjust, settle or compromise the amount or payment of any Accounts, or release wholly or partly any account debtor or obligor thereof, or allow any credit or discount thereon without prior written consent of Tandia.

4.03 Release by Tandia

Tandia may, at its discretion, at any time release from the security interest created by this Agreement any part or parts of the Collateral or any other security or any surety for the Obligations either with or without sufficient consideration therefor without thereby releasing any other part of the Collateral or any person from this Agreement.

4.04 Proceeds Held in Trust

All Proceeds that are monies collected or received by the Debtor will be received by the Debtor in trust for Tandia and will be forthwith paid to Tandia. Tandia shall not exercise its rights under this Section 4.04, and the Debtor's trust obligations under this Section 4.04 need not be complied with, unless such Proceeds arise from a disposition of Collateral which is not permitted hereunder or unless and until the security hereby constituted becomes enforceable.

ARTICLE 5 - DEFAULT AND ENFORCEMENT

5.01 Enforcement

The security hereby constituted shall immediately become enforceable upon the Obligations being declared immediately due and payable pursuant to the Events of Default outlined in the Commitment Letter.

5.02 Remedies

At any time after the happening of any event by which the security hereby constituted becomes enforceable, Tandia shall have the following rights, powers and remedies:

- (a) to appoint any person to be an agent or any person to be a receiver, manager or receiver and manager (herein called the "**Receiver**") of the Collateral and to remove any Receiver so appointed and to appoint another if Tandia so desires; it being agreed that any Receiver appointed pursuant to the provisions of this Agreement shall have all of the powers of Tandia hereunder, and in addition, shall have the power to carry on the business of the Debtor;
- (b) to make payments to parties having prior charges or encumbrances on properties on which Tandia may hold charges or encumbrances;
- (c) enter upon, use and occupy any and all premises owned, leased or occupied by the Debtor where the Collateral may be located;
- (d) take immediate possession of all or any part of the Collateral and require the Debtor to assemble and deliver possession of the Collateral at a location or locations specified by Tandia, with power to exclude the Debtor, its officers, directors, employees and agents therefrom;
- (e) to preserve, protect and maintain the Collateral and make such replacements thereof and additions thereto as Tandia shall deem advisable;
- (f) to enjoy and exercise all powers necessary or incidental to the performance of all functions provided for in this Agreement including, without limitation, the power to purchase on credit, the power to borrow in the Debtor's name or in the name of the Receiver and to advance its own money to the Debtor at such rates of interest as it may deem reasonable, provided that the Receiver shall borrow money only with the prior consent of Tandia, and to grant security interests in the Collateral in priority to the security interest created by this Agreement, as security for the money so borrowed;

- (g) to sell, lease or dispose of all or any part of the Collateral whether by public or private sale or lease or otherwise and on any terms so long as every aspect of the disposition is commercially reasonable, including, without limitation, terms that provide time for payment of credit; provided that
 - (i) Tandia or the Receiver will not be required to sell, lease or dispose of the Collateral, but may peaceably and quietly take, hold, use, occupy, possess and enjoy the Collateral without molestation, eviction, hindrance or interruption by the Debtor or any other person or persons whomsoever for such period of time as is commercially reasonable;
 - (ii) Tandia or the Receiver may convey, transfer and assign to a purchaser or purchasers the title to any of the Collateral so sold; and
 - (iii) subject to Section 5.07, the Debtor will be entitled to be credited with the actual proceeds of any such sale, lease or other disposition only when such proceeds are received by Tandia or the Receiver in cash or such other form of compensation as may be acceptable to Tandia, in its sole discretion;
- (h) to enjoy and exercise all of the rights and remedies of a secured party under the PPSA;
- (i) to dispose of all or any part of the Collateral in the condition in which it was on the date possession of it was taken, or after any commercially reasonable repair, processing or preparation for disposition;
- (j) to sell or otherwise dispose of any part of the Collateral without giving any notice whatsoever where:
 - (i) the Collateral is perishable;
 - (ii) Tandia or the Receiver believes on reasonable grounds that the Collateral will decline speedily in value;
 - (iii) the Collateral is of a type customarily sold on a recognized market;
 - (iv) the cost of care and storage of the Collateral is disproportionately large relative to its value;
 - (v) every person entitled by law to receive a notice of disposition consents in writing to the immediate disposition of the Collateral; or
 - (vi) the Receiver disposes of the Collateral in the course of the Debtor's business;
- (k) to have Investment Property included in the Collateral registered on the books of the issuers of such Investment Property in the name of Tandia or such nominee of Tandia as Tandia shall direct;
- (l) to commence, continue or defend proceedings in any court of competent jurisdiction in the name of Tandia, the Receiver or the Debtor for the purpose of exercising any of the rights, powers and remedies set out in this Section 5.02, including the institution of proceedings for the appointment of a receiver, manager or receiver and manager of the Collateral; and
- (m) at the sole option of Tandia, provided notice is given in the manner required by the PPSA to the Debtor and to any other person to whom the PPSA requires notice be given, to elect to retain all or any part of the Collateral in satisfaction of the Obligations.

5.03 Receiver as Agent

The Receiver shall be deemed to be the agent of the Debtor for the purpose of establishing liability for the acts or omissions of the Receiver and Tandia shall not be liable for such acts or omissions and, without restricting the generality of the foregoing, the Debtor hereby irrevocably authorizes Tandia to give instructions to the Receiver relating to the performance of its duties as set out herein.

5.04 Expenses of Enforcement

The Debtor shall pay to the Receiver the remuneration of the Receiver and all costs and expenses (including, without limitation, reasonable legal fees and disbursements on a substantial indemnity basis) properly incurred by the Receiver pursuant to its appointment and the exercise of its powers hereunder, and shall pay to Tandia and the Receiver as required all amounts of money (including interest thereon) borrowed or advanced by either of them pursuant to the powers set out herein, and the obligations of the Debtor to Tandia and the Receiver pursuant to this Section 5.04 shall be payable on demand and shall bear interest at the Default Rate, which interest shall be calculated and compounded monthly and payable on demand.

5.05 Indulgences and Releases

Either Tandia or the Receiver may grant extensions of time and other indulgences, take and give up securities, accept compositions, grant releases and discharges, release any part of the Collateral to third parties and otherwise deal with the Debtor, debtors of the Debtor, sureties and others and with the Collateral and other security as Tandia or the Receiver may see fit without prejudice to the Obligations or the right of Tandia and the Receiver to repossess, hold, collect and realize the Collateral.

5.06 No Liability for Failure to Exercise Remedies

Tandia and the Receiver shall not be liable or accountable to the Debtor or to any other person for any failure to exercise any of the rights, powers and remedies set out in Section 5.02, and shall not be bound to commence, continue or defend proceedings for the purpose of preserving or protecting any rights of Tandia, the Receiver, the Debtor or any other party in respect of the same.

5.07 Proceeds of Disposition

Subject to the claims, if any, of the prior secured creditors of the Debtor, all monies received by Tandia or by the Receiver pursuant to Section 5.02 shall be applied as follows:

- (a) first, in payment of all costs and expenses incurred by Tandia in the exercise of all or any of the powers granted to it under this Agreement, including, without limitation, the costs and expenses referred to in Sections 3.01(q) and 3.02 and in payment of all of the remuneration of the Receiver and all costs and expenses properly incurred by the Receiver in the exercise of all or any of the powers granted to it under this Agreement, including, without limitation, the remuneration, costs and expenses referred to in Section 5.04;
- (b) second, in payment of all amounts of money borrowed or advanced by either of Tandia or the Receiver pursuant to the powers set out in this Agreement and any interest thereon;
- (c) third, to the payment or prepayment of the Obligations, provided that if there are not sufficient moneys to pay all of the Obligations, Tandia may apply the moneys available to such part or parts thereof as Tandia, in its sole discretion, may determine; and
- (d) fourth, in payment of any surplus in accordance with Applicable Law.

5.08 Debtor Liable for Deficiency

If the monies received by Tandia or the Receiver pursuant to Section 5.02 are not sufficient to pay the claims set out in Sections 5.07(a), (b) and (c), the Debtor shall immediately pay Tandia the amount of such deficiency.

5.09 Restriction on the Debtor

Upon Tandia taking possession of the Collateral or the appointment of a Receiver, all the powers, functions, rights and privileges of the Debtor or any officer, director, servant or agent of the Debtor with respect to the Collateral shall, to the extent permitted by law, be suspended unless specifically continued by the written consent of Tandia; however, all other powers, functions, rights and privileges of the Debtor or any officer, director, servant or agent of the Debtor shall be unaffected by such events.

5.10 Rights Cumulative

All rights and remedies of Tandia set out in this Agreement shall be cumulative and no right or remedy contained herein is intended to be exclusive but each shall be in addition to every other right or remedy contained herein or in any existing or future security document or now or hereafter existing at law or in equity or by statute. The taking of a judgment or judgments with respect to any of the Obligations shall not operate as a merger of any of the covenants contained in this Agreement.

5.11 Care by Tandia

Tandia shall exercise reasonable care in the custody and preservation of any of the Collateral in Tandia's possession if it takes such action for that purpose as the Debtor requests in writing, but failure of Tandia to comply with any such request shall not be deemed to be (or to be evidence of) a failure to exercise reasonable care, and no failure of Tandia to preserve or protect any rights with respect to such Collateral against prior parties, or to do any act with respect to the preservation of such Collateral not so requested by the Debtor, shall be deemed a failure to exercise reasonable care in the custody or preservation of such Collateral.

5.12 Standards of Sale

Without prejudice to the ability of Tandia to dispose of the Collateral in any manner which is commercially reasonable, the Debtor acknowledges that a disposition of Collateral by Tandia which takes place substantially in accordance with the following provisions shall be deemed to be commercially reasonable:

- (a) Collateral may be disposed of in whole or in part;
- (b) Collateral may be disposed of by public sale following one advertisement in a newspaper or trade publication having general circulation in the location of such Collateral at least seven days prior to such sale;
- (c) Collateral may be disposed of by private sale after receipt by Tandia of two written offers;
- (d) the purchaser or lessee of such Collateral may be a customer of Tandia;
- (e) the disposition may be for cash or credit, or part cash and part credit; and
- (f) Tandia may establish a reserve bid in respect of all or any portion of the Collateral.

5.13 Set-Off

Without in any way limiting any other rights or remedies available to Tandia, Tandia shall have the right (but shall not be obligated), at any time and from time to time after the occurrence of an Event of Default and

without notice to the Debtor (such notice being expressly waived by the Debtor), to set off against the Obligations or any of them deposits (general or special) or moneys then held by Tandia or any other indebtedness owing by Tandia to, or held by Tandia for the credit of, the Debtor, regardless of the currency in which such indebtedness is denominated and notwithstanding that such indebtedness is not then due.

ARTICLE 6 - GENERAL

6.01 Waiver

Any breach by the Debtor of any of the provisions contained in this Agreement or any default by the Debtor in the observance or performance of any covenant or condition required to be observed or performed by the Debtor hereunder, may only be waived by Tandia in writing, provided that no such waiver by Tandia shall extend to or be taken in any manner to affect any subsequent breach or default or the rights resulting therefrom.

6.02 Amendment

This Agreement may only be amended, supplemented or terminated by a written agreement signed by the Debtor and Tandia.

6.03 Tandia as Attorney

The Debtor hereby irrevocably appoints Tandia and any person further designated by Tandia to be the attorney of the Debtor for and in the name of the Debtor to execute and do any deeds, documents, transfers, demands, assignments, assurances, consents and things which the Debtor is obliged to sign, execute or do hereunder and, after the happening of any event by which the security hereby constituted becomes enforceable, to commence, continue and defend any proceedings authorized to be taken hereunder and generally to use the name of the Debtor in the exercise of all or any of the powers hereby conferred on Tandia. The power of attorney hereby granted is coupled with an interest, is irrevocable and shall extend to the successor and assigns of the Debtor. The Debtor agrees to be bound by any representations and actions made or taken in good faith by Tandia pursuant to this power of attorney in accordance with the terms thereof and hereby waives any and all defences which may be available to it to contest, negate or disaffirm the actions of Tandia taken in good faith under this power of attorney.

6.04 Further Assurances

The Debtor shall do, execute, acknowledge and deliver or cause to be done, executed, acknowledged and delivered, such further acts, deeds, mortgages, transfers and assurances and take all such further action or cause such further action to be taken as Tandia shall reasonably require for the better assuring, charging, assigning and conferring unto Tandia a security interest in the Collateral or property intended to be charged hereunder, or which the Debtor may hereafter become bound to charge in favour of Tandia, for the purpose of accomplishing and effecting the intention of this Agreement.

6.05 Continuing Security

This Agreement shall become effective according to its terms immediately upon the execution hereof by the Debtor and the security interest constituted hereby shall be deemed to be a continuing security for the Obligations until all of the Obligations from time to time are paid and performed in full and this Agreement is terminated in writing by Tandia.

6.06 No Obligation to Advance

Neither the execution nor delivery of this Agreement shall obligate Tandia to advance any moneys to the Debtor.

6.07 Non-substitution

This Agreement and the security interest are in addition to and not in substitution for any other agreement made between Tandia and the Debtor or any other security granted by the Debtor to Tandia whether before or after the execution of this Agreement.

6.08 Consumer Goods

Notwithstanding any other clause in this Agreement, in no event shall goods that are used or acquired for use primarily for personal, family or household purposes form part of the Collateral.

6.09 Notices

Any demand, notice or other communication in connection with this Agreement shall be in writing and shall be personally delivered to an officer or other responsible employee of the addressee, mailed by registered mail or sent by email, charges prepaid, at or to the address or email address of the party set out opposite its name below:

- (a) In the case of Tandia:

Tandia Credit Union Limited o/a Tandia
3455 North Service Road, Unit 100
Burlington, ON L7N 3G2

Attention: Junaid Alam, Senior Commercial Account Manager
Email: commercialadmin@tandia.com

- (b) In the case of the Debtor:

Oscar Bold Inc.
3410 South Service Road, Suite 201
Burlington, ON L7N 3T2

Attention: Richard Hall / Carmen Campagnaro
Email: rghall@valourcapital.com / carmen@profunds.ca

or to such other address or addresses or email addresses as either party may from time to time designate to the other party in such manner. Any demand, notice or other communication which is personally delivered as aforesaid shall be deemed to have been validly and effectively given on the date of such delivery if such date is a Business Day and such delivery was made during normal business hours of the recipient; otherwise, it shall be deemed to have been validly and effectively given on the Business Day next following such date of delivery. Any demand, notice or other communication mailed as aforesaid shall be deemed to have been validly and effectively given on the fifth Business Day following the date of mailing provided that, in the event of an interruption in postal services before such fifth Business Day, such communication shall be given by one of the other means. Any demand, notice or other communication which is transmitted by email or other direct written electronic means as aforesaid shall be deemed to have been validly and effectively given on the date of transmission if such date is a Business Day and such transmission was made during normal business hours of the recipient; otherwise, it shall be deemed to have been validly given on the Business Day next following such date of transmission.

6.10 Successors and Assigns

This Agreement shall enure to the benefit of Tandia and its successors and assigns and shall be binding upon the Debtor and its successors and permitted assigns.

6.11 Amalgamation of Debtor

The Debtor hereby acknowledges and agrees that in the event it amalgamates with any other corporation or corporations, it is the intention of the parties hereto that the term "Debtor", when used herein, shall apply to each of the amalgamating corporations and to the amalgamated corporation, such that the security interest granted hereby:

- (a) shall extend to "Collateral" (as that term is herein defined) owned by each of the amalgamating corporations and the amalgamated corporation at the time of amalgamation and to any "Collateral" thereafter owned or acquired by the amalgamated corporation;
- (b) shall secure the "Obligations" (as that term is herein defined) of each of the amalgamating corporations and the amalgamated corporation to Tandia at the time of amalgamation and any "Obligations" of the amalgamated corporation to Tandia thereafter arising; and
- (c) shall attach to "Collateral" owned by each corporation amalgamating with the Debtor and by the amalgamated corporation, at the time of amalgamation, and shall attach to any "Collateral" thereafter owned or acquired by the amalgamated corporation when such becomes owned or is acquired.

6.12 Entire Agreement

Except for the Commitment Letter and any document, agreement or instrument delivered pursuant thereto or referred to therein, this Agreement constitutes the entire agreement between the parties hereto and supersedes any prior agreements, undertakings, declarations, representations and undertakings, both written and oral, in respect of the subject matter hereof.

6.13 Binding Effect

This Agreement shall enure to the benefit of and be binding upon the parties hereto and their respective, heirs, executors, administrators, successors and assigns, as applicable.

6.14 Disclosure of Information re: Debtor

The Debtor agrees that Tandia may provide from time to time such information concerning this Agreement, the Collateral and the Obligations to such persons as Tandia in good faith believes are entitled to the same under the PPSA.

6.15 Acknowledgment

The Debtor acknowledges receipt of a copy of this Agreement and, to the extent permitted by Applicable Law, waives the right to receive a copy of any financing statement, financing change statement or verification statement in respect of any registered financing statement or financing change statement prepared, registered or issued in connection with this Agreement.

6.16 Paramourcy

In the event of any conflict or inconsistency between the provisions of this Agreement and the Commitment Letter, the provisions of the Commitment Letter shall prevail and be paramount.

6.17 Counterparts

This Agreement may be executed in counterparts, each of which shall be deemed to be an original and all of which taken together shall be deemed to constitute one and the same instrument. To evidence its execution of an original counterpart of this Agreement, a party may send a copy of its original signature on

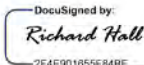
the execution page hereof to the other party by facsimile transmission or emailed PDF and such transmission shall constitute delivery of an executed copy of this Agreement to the receiving party.

[Signature Page Follows]

IN WITNESS WHEREOF the Debtor has executed this Agreement as of the date first written above.

OSCAR BOLD INC.

By:  DocuSigned by:
02CBA1D4BF4D47E
Name: Carmen Campagnaro c/s
Title: President

By:  DocuSigned by:
2FAE901855E84BF
Name: Richard Hall
Title: Secretary

I/We have the authority to bind the Corporation.

**SCHEDULE A
PERMITTED ENCUMBRANCES**

None.

SCHEDULE "B"
ADDITIONAL COLLATERAL LOCATIONS

<u>Location/Address</u>
[NTD Borrower to confirm]

62801665.1

This is Exhibit "E" of
the Affidavit of Dawood Khan
Sworn before me this 1st day of October 2025

DocuSigned by:

Matilda Lici

7CE576F4AA3D4CA...

A Commissioner, etc.

Matilda Lici



CASH COLLATERAL AGREEMENT

TO: TANDIA FINANCIAL CREDIT UNION LIMITED (“TANDIA”)

WHEREAS Tandia has agreed to extend to the undersigned (the “**Member**”), as borrower, a certain credit facility pursuant to the terms and conditions of a commitment letter dated December 6, 2024, as amended, by and among, the Member, as borrower, Richard Hall, Carmen Campagnaro, Richard Hall Family Holdings Ltd., and Carmcorp Inc., as guarantors therein and Tandia, as lender (as may be amended, varied, modified, supplemented, restated, renewed or otherwise altered at any time and from time to time, collectively, the “**Commitment Letter**”);

AND WHEREAS it is a term and condition to the Commitment Letter that the undersigned enter into this agreement.

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, the Member hereby agrees with the Tandia with respect to all amounts (“**Amounts**”) now or hereafter standing to the credit of the Member as a result of any deposits or other credits made before, on or after the date of the Commitment Letter to any accounts described in **Schedule “A”** to this agreement and in any additional Schedule from time to time added to this agreement and all renewals thereof, substitutions therefore, accretions thereto and proceeds thereof (the “**Collateral Accounts**”) maintained in the name of the Member at the branch of Tandia referred to below that:

1. (a) In this agreement, “**Liabilities**” means all debts, liabilities and obligations, present or future, direct or indirect, absolute or contingent, matured or not, of the Member to Tandia whether arising within or outside Canada and whether arising from any agreement or dealings between Tandia and the Member or from any agreement or dealings with any third person by which Tandia may be or become in any manner whatsoever a creditor of the Member or however otherwise incurred or arising, and whether the Member be bound alone or with another or others and whether as principal or surety, including without in any way limiting or restricting the generality of the foregoing, all debts, liabilities and obligations of the Member to Tandia arising out of or in respect of (i) any loans or advances heretofore or hereafter made by Tandia under the Commitment Letter or otherwise, (ii) any letter of credit heretofore or hereafter issued by Tandia, and (iii) any agreement or instrument or any endorsement thereon (a “**Guarantee**”) heretofore or hereafter entered into by the Member whereby the Member guarantees the payment of fulfillment of debts or obligations of any other party (each and every such other party a “**Third Party**”) to Tandia.
2. In this agreement, a “**Default**” will occur if the Member fails to pay or satisfy all or any part of the Liabilities when due, or if the Member assigns, transfers, grants a security interest in or otherwise deals with any Amounts, or if a writ of execution or garnishment or any similar or analogous writ, process or proceeding is issued against or in respect of the Member, or if the Member commits or threatens to commit any act of bankruptcy or becomes insolvent, or if any bankruptcy, receivership, liquidation, debt restructuring, corporate reorganization or similar proceedings involving the Member are commenced or applied for by or against the Member, or if a receiver or other person with like powers is appointed in respect of the Member or if any encumbrancer takes possession of any of the properties or assets of the Member or if the Member dies or is declared incompetent.
3. Whenever and so long as any Liabilities exist:
 - (a) Tandia will not be indebted or liable to the Member in respect of any Amounts, which Amounts shall not be due or payable; and
 - (b) the Member shall have no right to withdraw any moneys from the Collateral Accounts or to draw any cheques or drafts or other orders for the payment of money to be charged against

the Collateral Accounts, or to assign, transfer, grant a security interest in or otherwise deal with any Amounts, or any part thereof.

On or after a Default, Tandia may by written declaration permanently extinguish any obligation Tandia may have to ever repay all or any part of the Amounts. If such a declaration is given an equal amount of the Liabilities (which part shall be designated by Tandia) shall be deemed to have been satisfied.

4. On or after Default Tandia may apply all or any of the Amounts by way of co-mingling of accounts or set off, against and in reduction or extinction of all or any part of the Liabilities, all as Tandia may see fit, whether or not those amounts are due and payable.
5. The Member hereby assigns, transfers and sets over and grants a security interest to and in favour of Tandia in the Amounts, as general and continuing collateral security for the payment and fulfillment of the Liabilities. On or after Default, Tandia may apply the Amounts or any part thereof against and in reduction or extinction of all or any part of the Liabilities, all as Tandia may see fit.
6. Upon Default:
 - (a) all the Liabilities shall, immediately prior to the happening of the Default, be and become immediately due and payable;
 - (b) the Member shall immediately be and become directly indebted and liable to Tandia as a principal debtor in respect of all liabilities and obligations then existing or thereafter arising under or by virtue of each and every Guarantee; and
 - (c) Tandia shall be entitled as and when it sees fit and without prior notice to the Member or demand for payment of the Liabilities (except as may be required by any applicable statute), and is hereby irrevocably authorized and empowered, to immediately exercise any or all of its rights and remedies under this agreement.
7. Tandia is authorized and shall be entitled to make such debits, credits, correcting entries, and other entries to the Member's accounts and Tandia's records relating to the Member as they regard as desirable in order to give effect to Tandia's rights hereunder and in particular its rights under paragraphs (3), (4) and (5), and the Member agrees to be bound by such entries absent manifest error. Without limiting the foregoing, Amounts standing to the credit of any Collateral Accounts with the Deposit Holder may be transferred to Tandia.
8. The Member shall remain liable for any part of the Liabilities remaining unsatisfied following any exercise of any of Tandia's rights under this agreement.
9. As further evidence of its rights, Tandia may require the Member to lodge with Tandia any certificates or other written evidence of the Amounts issued by Tandia but any failure of Tandia to require such documents to be lodged shall not prejudice or diminish Tandia's rights under this agreement.
10. Tandia may grant time, renewals, extensions, indulgences, releases and discharges to, take securities (which word as used includes guarantees) from and give the same and any or all existing securities up to, abstain from taking securities from or from perfecting securities of, cease or refrain from giving credit or making loans or advances to, accept compositions from and otherwise deal with any Third Party or other party and with all securities as Tandia may see fit, and may apply all moneys at any time received from any Third Party or other party or from securities upon such part of the debts or liabilities of such Third Party or other party to Tandia as Tandia may see fit and change any such application in whole or in part from time to time as Tandia may see fit, the whole without in any way limiting or lessening the rights and powers of Tandia to hold and deal with those

Amounts now and hereafter on deposit in the Collateral Accounts in the manner provided for in this agreement.

11. No loss of or in respect of any securities received by Tandia from any Third Party or other party, whether occasioned by the fault of Tandia or otherwise, shall in any way limit or lessen the rights and powers of Tandia to hold and deal with the Amounts now and hereafter on deposit in the Collateral Accounts in the manner provided for in this agreement.
12. Tandia shall not be bound to exercise any of its rights or remedies against any Third Party or other party or in respect of any securities that it may at any time hold before being entitled to appropriate and apply all or any portion of the Amounts for the purpose and in the manner provided for in this agreement.
13. In the event that at any time or from time to time the moneys on deposit in any Collateral Account are in a currency ("**Deposit Currency**") different from the currency ("**Liabilities Currency**") of any of the Liabilities, then for the purposes of this agreement the rate of exchange between the currencies shall be Tandia's current rate of exchange for converting the Deposit Currency to the Liabilities Currency.
14. For greater certainty, "**Amounts**" includes without limitation all interest on deposits and all other accretions and additions to those deposits, and all term deposits, renewals of term deposits, replacements or substitutions therefor and other certificates or evidence of debt.
15. Tandia's rights and remedies under this agreement are in addition to, not in substitution for, any other rights and remedies Tandia may have at any time, including without limitation any rights and remedies arising at common law, in equity, under statute, or pursuant to any contract with or security granted by the Member. In the case of any conflict between this agreement and the terms of any agreement governing the operation of any of the Collateral Accounts, the terms of this agreement shall prevail
16. The provisions of paragraphs (3), (4) and (5) are intended to operate independently, and in the event that any of those provisions or any other provisions of this agreement shall be held invalid or void, the remaining terms and provisions hereof shall remain in full force and effect.
17. This agreement shall be a continuing agreement and shall have effect whenever and so often as any Liabilities exist.
18. This agreement shall be governed by and construed in accordance with the laws of the Province Ontario and the federal laws of Canada applicable therein.
19. If the Member is a corporation and it at any time amalgamates with another corporation or corporations, the term "**Member**" shall thereafter include each of the amalgamating corporations and the amalgamated corporation, such that "**Amounts**" shall include without limitation amounts standing to the credit of the original Member or the amalgamated corporation in any account(s) described in Schedule "**A**" to this agreement or any additional Schedule from time to time added hereto, and "**Liabilities**" shall include without limitation all the "**Liabilities**" of each of the amalgamating corporations at the time of the amalgamation and of the amalgamated corporation thereafter arising.
20. This agreement shall extend to and be binding on and enure to the benefit of Tandia the Deposit Holder and the Member and their heirs, executors, administrators, legal representatives, successors and assigns and each of them. If there is more than one Member, the obligations of each Member under this agreement shall be joint and several.
21. The Member acknowledges receipt of a copy of this agreement.

SCHEDULE "A"
(COLLATERAL ACCOUNTS)

TYPE OF ACCOUNT: CAD Term Deposit (2 yrs) interest bearing - 3.40% *per annum*

ACCOUNT NUMBER: 6520886

62801935.2

This is Exhibit "F" of
the Affidavit of Dawood Khan
Sworn before me this 1st day of October 2025

DocuSigned by:
Matilda Lici
7CE576E4AA3D4CA

A Commissioner, etc.
Matilda Lici

Properties

<i>PIN</i>	18611 - 0001	LT	<i>Interest/Estate</i>	Fee Simple
<i>Description</i>	UNIT 1, LEVEL 1, WENTWORTH STANDARD CONDOMINIUM PLAN NO. 611 AND ITS APPURTENANT INTEREST; SUBJECT TO EASEMENTS AS SET OUT IN SCHEDULE A AS IN WE1537712; CITY OF HAMILTON			
<i>Address</i>	HAMILTON			
<i>PIN</i>	18611 - 0002	LT	<i>Interest/Estate</i>	Fee Simple
<i>Description</i>	UNIT 2, LEVEL 1, WENTWORTH STANDARD CONDOMINIUM PLAN NO. 611 AND ITS APPURTENANT INTEREST; SUBJECT TO EASEMENTS AS SET OUT IN SCHEDULE A AS IN WE1537712; CITY OF HAMILTON			
<i>Address</i>	HAMILTON			
<i>PIN</i>	18611 - 0003	LT	<i>Interest/Estate</i>	Fee Simple
<i>Description</i>	UNIT 3, LEVEL 1, WENTWORTH STANDARD CONDOMINIUM PLAN NO. 611 AND ITS APPURTENANT INTEREST; SUBJECT TO EASEMENTS AS SET OUT IN SCHEDULE A AS IN WE1537712; CITY OF HAMILTON			
<i>Address</i>	HAMILTON			
<i>PIN</i>	18611 - 0004	LT	<i>Interest/Estate</i>	Fee Simple
<i>Description</i>	UNIT 4, LEVEL 1, WENTWORTH STANDARD CONDOMINIUM PLAN NO. 611 AND ITS APPURTENANT INTEREST; SUBJECT TO EASEMENTS AS SET OUT IN SCHEDULE A AS IN WE1537712; CITY OF HAMILTON			
<i>Address</i>	HAMILTON			
<i>PIN</i>	18611 - 0005	LT	<i>Interest/Estate</i>	Fee Simple
<i>Description</i>	UNIT 5, LEVEL 1, WENTWORTH STANDARD CONDOMINIUM PLAN NO. 611 AND ITS APPURTENANT INTEREST; SUBJECT TO EASEMENTS AS SET OUT IN SCHEDULE A AS IN WE1537712; CITY OF HAMILTON			
<i>Address</i>	HAMILTON			
<i>PIN</i>	18611 - 0006	LT	<i>Interest/Estate</i>	Fee Simple
<i>Description</i>	UNIT 6, LEVEL 1, WENTWORTH STANDARD CONDOMINIUM PLAN NO. 611 AND ITS APPURTENANT INTEREST; SUBJECT TO EASEMENTS AS SET OUT IN SCHEDULE A AS IN WE1537712; CITY OF HAMILTON			
<i>Address</i>	HAMILTON			
<i>PIN</i>	18611 - 0007	LT	<i>Interest/Estate</i>	Fee Simple
<i>Description</i>	UNIT 7, LEVEL 1, WENTWORTH STANDARD CONDOMINIUM PLAN NO. 611 AND ITS APPURTENANT INTEREST; SUBJECT TO EASEMENTS AS SET OUT IN SCHEDULE A AS IN WE1537712; CITY OF HAMILTON			
<i>Address</i>	HAMILTON			
<i>PIN</i>	18611 - 0008	LT	<i>Interest/Estate</i>	Fee Simple
<i>Description</i>	UNIT 8, LEVEL 1, WENTWORTH STANDARD CONDOMINIUM PLAN NO. 611 AND ITS APPURTENANT INTEREST; SUBJECT TO EASEMENTS AS SET OUT IN SCHEDULE A AS IN WE1537712; CITY OF HAMILTON			
<i>Address</i>	HAMILTON			
<i>PIN</i>	18611 - 0009	LT	<i>Interest/Estate</i>	Fee Simple
<i>Description</i>	UNIT 1, LEVEL 2, WENTWORTH STANDARD CONDOMINIUM PLAN NO. 611 AND ITS APPURTENANT INTEREST; SUBJECT TO EASEMENTS AS SET OUT IN SCHEDULE A AS IN WE1537712; CITY OF HAMILTON			
<i>Address</i>	HAMILTON			
<i>PIN</i>	18611 - 0010	LT	<i>Interest/Estate</i>	Fee Simple
<i>Description</i>	UNIT 2, LEVEL 2, WENTWORTH STANDARD CONDOMINIUM PLAN NO. 611 AND ITS APPURTENANT INTEREST; SUBJECT TO EASEMENTS AS SET OUT IN SCHEDULE A AS IN WE1537712; CITY OF HAMILTON			
<i>Address</i>	HAMILTON			
<i>PIN</i>	18611 - 0011	LT	<i>Interest/Estate</i>	Fee Simple
<i>Description</i>	UNIT 3, LEVEL 2, WENTWORTH STANDARD CONDOMINIUM PLAN NO. 611 AND ITS APPURTENANT INTEREST; SUBJECT TO EASEMENTS AS SET OUT IN SCHEDULE A AS IN WE1537712; CITY OF HAMILTON			
<i>Address</i>	HAMILTON			

Properties

<i>PIN</i>	18611 - 0012	LT	<i>Interest/Estate</i>	Fee Simple
<i>Description</i>	UNIT 4, LEVEL 2, WENTWORTH STANDARD CONDOMINIUM PLAN NO. 611 AND ITS APPURTENANT INTEREST; SUBJECT TO EASEMENTS AS SET OUT IN SCHEDULE A AS IN WE1537712; CITY OF HAMILTON			
<i>Address</i>	HAMILTON			
<i>PIN</i>	18611 - 0013	LT	<i>Interest/Estate</i>	Fee Simple
<i>Description</i>	UNIT 5, LEVEL 2, WENTWORTH STANDARD CONDOMINIUM PLAN NO. 611 AND ITS APPURTENANT INTEREST; SUBJECT TO EASEMENTS AS SET OUT IN SCHEDULE A AS IN WE1537712; CITY OF HAMILTON			
<i>Address</i>	HAMILTON			
<i>PIN</i>	18611 - 0014	LT	<i>Interest/Estate</i>	Fee Simple
<i>Description</i>	UNIT 6, LEVEL 2, WENTWORTH STANDARD CONDOMINIUM PLAN NO. 611 AND ITS APPURTENANT INTEREST; SUBJECT TO EASEMENTS AS SET OUT IN SCHEDULE A AS IN WE1537712; CITY OF HAMILTON			
<i>Address</i>	HAMILTON			
<i>PIN</i>	18611 - 0015	LT	<i>Interest/Estate</i>	Fee Simple
<i>Description</i>	UNIT 7, LEVEL 2, WENTWORTH STANDARD CONDOMINIUM PLAN NO. 611 AND ITS APPURTENANT INTEREST; SUBJECT TO EASEMENTS AS SET OUT IN SCHEDULE A AS IN WE1537712; CITY OF HAMILTON			
<i>Address</i>	GLANFORD			
<i>PIN</i>	18611 - 0016	LT	<i>Interest/Estate</i>	Fee Simple
<i>Description</i>	UNIT 8, LEVEL 2, WENTWORTH STANDARD CONDOMINIUM PLAN NO. 611 AND ITS APPURTENANT INTEREST; SUBJECT TO EASEMENTS AS SET OUT IN SCHEDULE A AS IN WE1537712; CITY OF HAMILTON			
<i>Address</i>	HAMILTON			
<i>PIN</i>	18611 - 0017	LT	<i>Interest/Estate</i>	Fee Simple
<i>Description</i>	UNIT 1, LEVEL 3, WENTWORTH STANDARD CONDOMINIUM PLAN NO. 611 AND ITS APPURTENANT INTEREST; SUBJECT TO EASEMENTS AS SET OUT IN SCHEDULE A AS IN WE1537712; CITY OF HAMILTON			
<i>Address</i>	HAMILTON			
<i>PIN</i>	18611 - 0018	LT	<i>Interest/Estate</i>	Fee Simple
<i>Description</i>	UNIT 2, LEVEL 3, WENTWORTH STANDARD CONDOMINIUM PLAN NO. 611 AND ITS APPURTENANT INTEREST; SUBJECT TO EASEMENTS AS SET OUT IN SCHEDULE A AS IN WE1537712; CITY OF HAMILTON			
<i>Address</i>	HAMILTON			
<i>PIN</i>	18611 - 0019	LT	<i>Interest/Estate</i>	Fee Simple
<i>Description</i>	UNIT 3, LEVEL 3, WENTWORTH STANDARD CONDOMINIUM PLAN NO. 611 AND ITS APPURTENANT INTEREST; SUBJECT TO EASEMENTS AS SET OUT IN SCHEDULE A AS IN WE1537712; CITY OF HAMILTON			
<i>Address</i>	HAMILTON			
<i>PIN</i>	18611 - 0020	LT	<i>Interest/Estate</i>	Fee Simple
<i>Description</i>	UNIT 4, LEVEL 3, WENTWORTH STANDARD CONDOMINIUM PLAN NO. 611 AND ITS APPURTENANT INTEREST; SUBJECT TO EASEMENTS AS SET OUT IN SCHEDULE A AS IN WE1537712; CITY OF HAMILTON			
<i>Address</i>	HAMILTON			
<i>PIN</i>	18611 - 0021	LT	<i>Interest/Estate</i>	Fee Simple
<i>Description</i>	UNIT 5, LEVEL 3, WENTWORTH STANDARD CONDOMINIUM PLAN NO. 611 AND ITS APPURTENANT INTEREST; SUBJECT TO EASEMENTS AS SET OUT IN SCHEDULE A AS IN WE1537712; CITY OF HAMILTON			
<i>Address</i>	HAMILTON			
<i>PIN</i>	18611 - 0022	LT	<i>Interest/Estate</i>	Fee Simple
<i>Description</i>	UNIT 6, LEVEL 3, WENTWORTH STANDARD CONDOMINIUM PLAN NO. 611 AND ITS APPURTENANT INTEREST; SUBJECT TO EASEMENTS AS SET OUT IN SCHEDULE A AS IN WE1537712; CITY OF HAMILTON			
<i>Address</i>	HAMILTON			

Properties

<i>PIN</i>	18611 - 0023	LT	<i>Interest/Estate</i>	Fee Simple
<i>Description</i>	UNIT 7, LEVEL 3, WENTWORTH STANDARD CONDOMINIUM PLAN NO. 611 AND ITS APPURTENANT INTEREST; SUBJECT TO EASEMENTS AS SET OUT IN SCHEDULE A AS IN WE1537712; CITY OF HAMILTON			
<i>Address</i>	HAMILTON			
<i>PIN</i>	18611 - 0024	LT	<i>Interest/Estate</i>	Fee Simple
<i>Description</i>	UNIT 8, LEVEL 3, WENTWORTH STANDARD CONDOMINIUM PLAN NO. 611 AND ITS APPURTENANT INTEREST; SUBJECT TO EASEMENTS AS SET OUT IN SCHEDULE A AS IN WE1537712; CITY OF HAMILTON			
<i>Address</i>	HAMILTON			
<i>PIN</i>	18611 - 0025	LT	<i>Interest/Estate</i>	Fee Simple
<i>Description</i>	UNIT 1, LEVEL A, WENTWORTH STANDARD CONDOMINIUM PLAN NO. 611 AND ITS APPURTENANT INTEREST; SUBJECT TO EASEMENTS AS SET OUT IN SCHEDULE A AS IN WE1537712; CITY OF HAMILTON			
<i>Address</i>	HAMILTON			
<i>PIN</i>	18611 - 0026	LT	<i>Interest/Estate</i>	Fee Simple
<i>Description</i>	UNIT 2, LEVEL A, WENTWORTH STANDARD CONDOMINIUM PLAN NO. 611 AND ITS APPURTENANT INTEREST; SUBJECT TO EASEMENTS AS SET OUT IN SCHEDULE A AS IN WE1537712; CITY OF HAMILTON			
<i>Address</i>	GLANFORD			
<i>PIN</i>	18611 - 0027	LT	<i>Interest/Estate</i>	Fee Simple
<i>Description</i>	UNIT 3, LEVEL A, WENTWORTH STANDARD CONDOMINIUM PLAN NO. 611 AND ITS APPURTENANT INTEREST; SUBJECT TO EASEMENTS AS SET OUT IN SCHEDULE A AS IN WE1537712; CITY OF HAMILTON			
<i>Address</i>	HAMILTON			
<i>PIN</i>	18611 - 0028	LT	<i>Interest/Estate</i>	Fee Simple
<i>Description</i>	UNIT 4, LEVEL A, WENTWORTH STANDARD CONDOMINIUM PLAN NO. 611 AND ITS APPURTENANT INTEREST; SUBJECT TO EASEMENTS AS SET OUT IN SCHEDULE A AS IN WE1537712; CITY OF HAMILTON			
<i>Address</i>	HAMILTON			
<i>PIN</i>	18611 - 0029	LT	<i>Interest/Estate</i>	Fee Simple
<i>Description</i>	UNIT 5, LEVEL A, WENTWORTH STANDARD CONDOMINIUM PLAN NO. 611 AND ITS APPURTENANT INTEREST; SUBJECT TO EASEMENTS AS SET OUT IN SCHEDULE A AS IN WE1537712; CITY OF HAMILTON			
<i>Address</i>	GLANFORD			
<i>PIN</i>	18611 - 0030	LT	<i>Interest/Estate</i>	Fee Simple
<i>Description</i>	UNIT 6, LEVEL A, WENTWORTH STANDARD CONDOMINIUM PLAN NO. 611 AND ITS APPURTENANT INTEREST; SUBJECT TO EASEMENTS AS SET OUT IN SCHEDULE A AS IN WE1537712; CITY OF HAMILTON			
<i>Address</i>	HAMILTON			
<i>PIN</i>	18611 - 0031	LT	<i>Interest/Estate</i>	Fee Simple
<i>Description</i>	UNIT 7, LEVEL A, WENTWORTH STANDARD CONDOMINIUM PLAN NO. 611 AND ITS APPURTENANT INTEREST; SUBJECT TO EASEMENTS AS SET OUT IN SCHEDULE A AS IN WE1537712; CITY OF HAMILTON			
<i>Address</i>	HAMILTON			
<i>PIN</i>	18611 - 0032	LT	<i>Interest/Estate</i>	Fee Simple
<i>Description</i>	UNIT 8, LEVEL A, WENTWORTH STANDARD CONDOMINIUM PLAN NO. 611 AND ITS APPURTENANT INTEREST; SUBJECT TO EASEMENTS AS SET OUT IN SCHEDULE A AS IN WE1537712; CITY OF HAMILTON			
<i>Address</i>	HAMILTON			

Chargor(s)

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

Chargor(s)

Name OSCAR BOLD INC.
 Address for Service 3410 South Service Road
 Suite 201
 Burlington
 Ontario L7S 3T2

A person or persons with authority to bind the corporation has/have consented to the registration of this document.
 This document is not authorized under Power of Attorney by this party.

Chargee(s)*Capacity**Share*

Name TANDIA FINANCIAL CREDIT UNION LIMITED
 Address for Service 3455 North Service Road, Unit 100
 Burlington
 Ontario L7N 3G2

Statements

Schedule: See Schedules

The text added or imported if any, is legible and relates to the parties in this document.

In accordance with registration WE1685369 registered on 2023/07/07, the consent of Vector Financial Services Limited has been obtained for the registration of this document.

Provisions

Principal \$11,650,000.00 *Currency* CDN
Calculation Period See Schedule
Balance Due Date ON DEMAND
Interest Rate See Schedule
Payments
Interest Adjustment Date
Payment Date See Schedule
First Payment Date
Last Payment Date
Standard Charge Terms
Insurance Amount Full insurable value
Guarantor

Signed By

Evonne Emma Finnegan 181 Bay St., Suite 1800 acting for Signed 2025 01 24
 Toronto Chargeor(s)
 M5J 2T9

Tel 416-863-1500

Fax 416-863-1515

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

Submitted By

AIRD & BERLIS LLP 181 Bay St., Suite 1800 2025 01 27
 Toronto
 M5J 2T9

Tel 416-863-1500

Fax 416-863-1515

Fees/Taxes/Payment

Statutory Registration Fee \$70.90
Total Paid \$70.90

1. COLLATERAL SECURITY

The Charge/Mortgage of Land (the "Charge") is continuing collateral security for and shall secure all obligations, debts and liabilities, present or future, direct or indirect, absolute or contingent, matured or not, extended or renewed at any time owing by the Chargor to the Chargee or remaining unpaid by the Chargor to the Chargee heretofore or hereafter incurred or arising and whether incurred by or arising from agreement or dealings between the Chargee and the Chargor including by reason of the terms and conditions of this Charge, or from any agreement or dealings with any third party by which the Chargee may be or become in any manner whatsoever a creditor of the Chargor or however otherwise incurred or arising anywhere within or outside Canada and whether the Chargor be bound alone or with another or with others and whether as principal or surety and any ultimate unpaid balance thereof and whether the same is from time to time reduced and thereafter increased or entirely extinguished and thereafter incurred again (such obligations, debts and liabilities being hereinafter called the "Obligations") but it being agreed that this Charge at any one time will secure only that portion of the aggregate principal component of the Obligations outstanding at such time which does not exceed the sum of **ELEVEN MILLION SIX HUNDRED AND FIFTY THOUSAND DOLLARS (\$11,650,000.00)** together with any interest or compounded interest accrued on the principal at the Interest Rate together with any other charges provided for herein or other amounts payable hereunder.

Without limiting the foregoing, the Chargor acknowledges that this Charge shall secure the payment of the Obligations and shall include all sums advanced by the Chargee pursuant to a Commitment Letter dated December 6, 2024 executed by the Chargee and the Chargor as may be amended, restated and renewed from time to time (the "Commitment Letter") and which shall include any indebtedness owing to the Chargee pursuant to the Guarantees dated on or about the date hereof made by Richard Hall and Carmen Campagnaro, and by Richard Hall Family Holdings Ltd. and Carmcorp Inc. (collectively, the "Guarantors") in favour of the Chargee, as same may be amended, modified, supplemented or replaced from time to time the "Guarantees".

2. SALE/TRANSFER

The Chargor shall not sell, transfer or encumber the Mortgaged Premises without the Chargee's prior written consent. If the Chargor does sell, transfer or encumber the Mortgaged Premises without such consent, then at the Chargee's option this Charge shall be in default and the full amount then owing hereunder shall become due and owing.

3. FINANCIAL STATEMENTS

Subject to any lengthier reporting requirement timeframes contained in the Commitment Letter, financial statements of the Chargor are to be delivered to the Chargee annually within **120** days of the Chargor's fiscal year end.

4. REALTY TAXES

Municipal property taxes with respect to the Mortgaged Premises shall be paid by the Chargor on or before the due date for payment with proof of such payment to be provided to the Chargee within 30 days of the due date. Not to derogate from the Chargor's obligation to provide the aforesaid proof, the Chargor hereby authorizes and directs any municipality in which the Mortgaged Premises is located to provide to the Chargee all and any information that it has in its possession respecting the Mortgaged Premises including the status of municipal property taxes.

5. DISCHARGE

The Chargee shall provide a discharge of this Charge once all Obligations owing to the Chargee have been paid in full and any other liabilities or obligations provided herein. The Chargor shall be responsible for the reasonable administrative and legal costs of the Chargee in connection with such discharge.

Provided the Chargor makes a written request to the Chargee for discharge of the Charge, the Chargee will discharge the Charge by electronic registration when the Obligations and all other indebtedness and obligations provided herein have been paid in full. The Chargor will pay to the Chargee in advance, its current administration fee and disbursements for the preparation and registration of the discharge. The Chargor will provide the Chargee with a reasonable time after payment to register the discharge.

In the event that the property is not located in a Land Registry Office where electronic registration (Ereg) is operative, then the Chargor will prepare a discharge of Charge and deliver it to the Chargee for execution. The Chargor will give the Chargee a reasonable time to execute the discharge and to return it to the Chargor for registration. The Chargor will pay to the Chargee in advance, its current administration fee with respect to the discharge of the Charge.

6. INSPECTIONS

The Chargor will permit the Chargee and persons authorized by the Chargee at all reasonable times to inspect the Mortgaged Premises from time to time.

7. DEFINITIONS

The following terms shall have the following meaning and be deemed to be included in the Charge:

- a) **"Bankruptcy Legislation"** means any present or future laws relating to bankruptcy or insolvency, reorganization or compromise of debts or other similar laws, including without limitation the *Companies Creditors Arrangement Act*.
- b) **"Business Day"** means any day except Saturday, Sunday or a statutory holiday in the Province of Ontario.
- c) **"Charge"** means this Charge/Mortgage of the Lands made pursuant to the Land Registration Reform Act to which the Chargor and the Chargee are parties, which Charge consists of the electronic charge and any amendments contained therein and Schedule of Additional Provisions and any amendments from time to time made hereafter by the Chargor and Chargee in writing in accordance with the provisions hereof.
- d) **"Chattel"** has the meaning ascribed to it in clause (y) of Section 14 of this Charge.
- e) **"Chargee"** means TANDIA FINANCIAL CREDIT UNION LIMITED, its successors and assigns and where applicable, includes those from whom it acts as nominee or agent.
- f) **"Chargor"** means the person (including corporation) indicated in the Computer Field of the Charge entitled **"Chargor"** and each person for whom it executes as agent or attorney.
- g) **"Computer Field"** means a computer data entry field in a charge registered pursuant to Part III of the Land Registration Reform Act into which the terms and conditions of the Charge may be inserted.
- h) **"Contaminant"** means any solid, liquid, gas, odour, heat, sound, smoke, waste, vibration, radiation or combination of any of them resulting directly or indirectly from human activities that may cause:
 - i) impairment of the quality of the natural environment for any use that can be made of it;
 - ii) injury or damage to Mortgaged Premises or to plant or animal life;
 - iii) harm or material discomfort to any person;
 - iv) an adverse affect on the health of any person;
 - v) impairment of the safety of any person;
 - vi) rendering any Mortgaged Premises or plan or animal life unfit for use by man;
 - vii) loss of enjoyment of normal use of Mortgaged Premises, or
 - viii) interference with the normal conduct of business and includes any pollutant or contaminant as defined in any Environmental Laws and any biological chemical or physical agent which is regulated, prohibited, restricted or controlled.
- i) **"Costs"** means all reasonable fees, costs, charges and expenses of the Chargee of and incidental to:
 - (i) the negotiation, preparation, execution, subordination, postponement and registration of the Charge and any other instruments connected herewith and every renewal or discharge thereof;
 - (ii) the collection of any amounts payable hereunder, enforcement of any covenants contained herein and the realization of the security herein contained;
 - (iii) procuring or attempting to procure payment of any indebtedness or any other amounts due and payable hereunder, including foreclosure, power of sale or execution proceedings commenced by the Chargee or any other party;
 - (iv) any inspection required to be made of the Mortgaged Premises, or review of plans, specifications and other documentation which may require the approval or consent of the Chargee;
 - (v) all repairs and replacements required to be made to the Mortgaged Premises;
 - (vi) the Chargee having to go into possession of the Mortgaged Premises and secure, complete and equip the building or Improvements in any way in connection herewith;
 - (vii) the Chargee's renewal of any leasehold interest;
 - (viii) the exercise of any of the powers of a Receiver contained herein;
 - (ix) any necessary examination of title to the Mortgaged Premises; and
 - (x) the failure of the Chargor to comply with or fulfil any of the terms and conditions of this Charge or any agreement that the Chargor has with the Chargee including an Event of Default.

For greater certainty, Costs shall:

 - (xi) extend to and include all reasonable legal expense incurred by the Chargee on a full indemnity basis;
 - (xii) the Chargee's standard administrative charges or fees and late charges;
 - (xiii) be payable forthwith by the Chargor;
 - (xiv) bear interest at the Interest Rate; and
 - (xv) be a charge on the Mortgaged Premises.
- j) **"Environmental Laws"** means the common law and all applicable federal, provincial, local, municipal, governmental or quasi-governmental laws, rules regulations, licenses, orders, permits, decisions or requirements concerning Contaminants, occupations or public health and safety or the environmental and any other order, injunction, judgment, declaration, notice or demand issued thereunder.
- k) **"Event of Default"** has the meaning describe ascribed to it in Section 21 of this Charge.
- l) **"Fixtures"** includes all attires, buildings, erections, appurtenances, plants and Improvements, fixed or otherwise, now or hereafter put on the Lands including without limitation all fences, elevators, furnaces, boilers, oil burners, water heaters, electric light fixtures, window blinds, screen and storm doors and windows and all air-conditioning, plumbing, cooling, ventilating, cooking, refrigeration and heating equipment and all other apparatus and equipment appurtenant to the Mortgaged Premises.

- m) "Improvement" includes any construction, installation, alteration, addition, repair or demolition to any part of the Mortgaged Premises now existing or hereafter constructed or to be constructed on the Lands.
- n) "Indebtedness" means all Obligations.
- o) "Interest Rate" means the applicable rate of interest that is set out respectively in any agreement between the Chargor and the Chargee including, if applicable, the Commitment Letter.
- p) "Lands" means the lands and premises indicated in the Computer Field of the Charge entitled "Properties".
- q) "Mortgaged Premises" means the Lands and all Fixtures.
- r) "Permitted Encumbrances" means:
 - i) liens for Taxes not at the time due
 - ii) any other liens or encumbrances specifically consented to by the Chargee in writing providing the same are maintained in good standing.
- s) "Prime Rate" shall mean the annual rate of interest which the Chargee establishes as the reference rate of interest to determine interest rates it will charge at such time for demand loans in Canadian dollars and which it refers to as its special rate of interest, such rate to be adjusted automatically and without the necessity of any notice to the Chargor upon each change to such rate.
- t) "Principal Amount" means the principal amount in lawful money of Canada indicated in the Computer Field of the Charge entitled "Principal".
- u) "Receiver" shall include one or more of a Receiver and a Receiver and Manager of all or any portion of the Mortgaged Premises appointed by the Chargee pursuant to the Charge.
- v) "Taxes" means all taxes, rates and other impositions whatsoever which are now or may hereafter be imposed, charged or levied by any authority creating a lien or charge on the Mortgaged Premises or any part thereof.

8. **IMPLIED COVENANTS**

The implied covenants deemed to be included in the Charge by clauses 7(1) 1 iii, and 7 (1) 2 of the *Land Registration Reform Act* are hereby varied by deleting therefrom the words "except as the records of the land registry office disclose" and substituting therefor "except Permitted Encumbrances". The implied covenant deemed to be included in the Charge by clause 7(1) 1.vii of the *Land Registration Reform Act* is hereby varied to provide that the Chargor or the Chargor's successors will, before and after default, execute and deliver such further assurances of the Mortgaged Premises and do such other acts, at the Chargor's expense, as may be required by the Chargee. The implied covenants deemed to be included in a charge under subsection 7(1) of the *Land Registration Reform Act*, as amended hereby are in addition to and shall not be interpreted to supersede or replace any of the covenants contained in this Charge which are covenants by the Chargor, for the Chargor and the Chargor's successors and assigns with the Chargee and the Chargee's successors and assigns. If any of the forms or words contained herein or any variation thereof are also contained in Column One of Schedule B of the *Short Forms of Mortgages Act, R.S.O. 1980 c.474* and distinguished by a number therein, this Charge shall be deemed to include and shall have the same effect as if it contained the form of words in Column Two of Schedule B of the said Act distinguished by the same number together with such variation, if any, and this Charge shall be interpreted in the same manner and to the same effect as if the said Act were applicable to this Charge. In the event of any conflict between any of the covenants implied by the *Land Registration Reform Act* and any other covenant or provision contained herein, such covenant or provision contained herein shall prevail.

9. **SUCCESSORS**

Notwithstanding the definition of the word "successor" in the *Land Registration Reform Act*, the word successor as used in this Charge shall include an heir, executor, administrator, personal representative or successor.

10. **CHARGE**

In consideration of the Principal Amount and other good and valuable consideration (the receipt and sufficiency whereof are hereby acknowledged by the Chargor) and as continuing security for the payment to the Chargee of the Indebtedness and to secure the performance of all of the obligations of the Chargor under this Charge or any other instrument given, issued or executed pursuant to it, the Chargor hereby charges the Mortgaged Premises with payment to the Chargee of any ultimate outstanding balance of the Indebtedness due and remaining unpaid and the performance of the Chargor's obligation hereunder, provided that such security shall be limited to the aggregate of the Principal Amount, Costs and any other charges provided for herein other amounts payable hereunder, together with interest thereon at the Interest Rate payable upon demand as herein provided and with the powers of sale hereinafter expressed.

11. **DEFEASANCE**

Provided this Charge to be void upon payment in full on demand of all Indebtedness and the performance in full of all obligations of the Chargor hereunder up to a maximum amount of the aggregate of the Principal Amount, Costs and any other amounts payable hereunder, together with interest at the Interest Rate, which interest shall be payable, not in advance, both before and after maturity, default and judgment, from the date of demand by the

Chargee for payment and Taxes and performance of statute labour and observance and performance of all covenants, provisos and conditions herein contained.

12. DEMAND

In the event that the Chargor is called upon to pay any Indebtedness in accordance with the terms under which the same is or becomes payable or in the event of the default which is continuing by the Chargor in the performance of any of the covenants of the Chargor under this Charge or any other instrument given, issued or executed pursuant to it the Chargor shall be obligated to pay and the Chargee shall be entitled to forthwith make demand for payment of all such Indebtedness and any other monies secured hereby.

13. COVENANTS OF CHARGOR

The Chargor hereby covenants, agrees and declares as follows:

- a) the Chargor shall pay to the Chargee the Indebtedness at the time or times and in the manner provided in any agreement or dealings between the Chargee and the Chargor including in this Charge, or any other instrument given, issued or executed pursuant hereto;
- b) the Chargor is the sole legal and beneficial owner of and has good title in fee simple to the Mortgaged Premises free of all encumbrances other than the Permitted Encumbrances;
- c) the Chargor has the right to charge the Mortgaged Premises to the Chargee and to give this Charge to the Chargee upon the covenants contained herein;
- d) on default, the Chargee shall have quiet possession of the Mortgaged Premises free from all encumbrances other than the Permitted Encumbrances;
- e) the Chargor will execute at the Chargor's expense such further assurances of the Mortgaged Premises as may be requisite;
- f) the Chargor has done no act to encumber the Mortgaged Premises except the Permitted Encumbrances;
- g) the Chargor shall pay as they fall due all Permitted Encumbrances and Taxes and shall not suffer any construction, statutory or other liens or rights of retention, other than Permitted Encumbrances, to remain outstanding upon any of the Mortgaged Premises;
- h) the Chargor shall not remove, destroy, lease, sell or otherwise dispose of any of the Mortgaged Premises or portion thereof or any interest therein. In the event the Mortgaged Premises or any part thereof is sold or disposed of prior to the full discharge of this Charge in any manner not authorized by this Charge, then all proceeds of such sale or disposition received by the Chargor shall be held by the Chargor as trustee for the Chargee until the Chargor has been fully released from this Charge by the Chargee;
- i) without limiting the requirement to place and keep in force insurance pursuant to the provisions of a commitment letter or loan agreement between the Chargor and the Chargee, the Chargor shall place or cause to be placed and keep in force the following insurance in respect of the said Lands, Improvements and Fixtures with a company or companies satisfactory to the Chargee and the Chargee shall receive the original policies signed by the insurer or insurers and such policies are to be in form and content satisfactory to the Chargee.
 - (i) all risk insurance policy covering the Mortgaged Premises for its full insurable value including replacement cost, stated amount, earthquake and flood coverages. The loss payable clause must be in favour of the Chargee subject to I.B.C. standard mortgage clause;
 - (ii) boiler insurance coverage for an amount satisfactory to the Chargee with a loss payable clause in favour of the Chargee, if applicable;
 - (iii) comprehensive general liability insurance in an amount satisfactory to the Chargee. The named insured must include the Chargee; and
 - (iv) all cancellation clauses in the above-mentioned policies, including those contained in the mortgage clause insurance endorsements, are to provide for not less than thirty (30) days notice to the Chargee of cancellation and/or material alteration of the policies.

The Chargee shall be entitled to require coverage of such other risks and perils as the Chargee may from time to time consider advisable or desirable and in respect of which insurance coverage may be available.

The Chargor shall forthwith on the happening of any loss or damage furnish at its expense all necessary proofs and do all necessary acts to enable the Chargee to obtain payment of the insurances moneys;

- j) the Chargor shall allow any employees or authorized agents of the Chargee at any reasonable time to enter the premises of the Chargor to inspect the Mortgaged Premises including without limitation the right to undertake soil, ground water, environmental or other tests, measurements or surveys in on or below the Mortgaged Premises and to inspect the books and records of the Chargor and make extracts therefrom and shall permit the Chargee prompt access to such other persons as the Chargee may deem necessary or desirable for the purposes of inspecting or verifying any matters relating to any part of the Mortgaged Premises or the books and records of the Chargor, provided that any information so obtained shall be kept confidential, save as requested by the Chargee in exercising its rights hereunder. If an Event of Default shall have occurred and be continuing under this clause, the Chargor shall pay all costs and expenses of agents retained by the Chargee for purposes of inspection under this clause (j);

- k) the Chargor shall deliver to the Chargee such financial statements as may be provided in any commitment letter or loan agreement entered into between the Chargee and the Chargor. At a minimum and without limiting the financial reporting required under such commitment letter or loan agreement, the Chargor shall deliver to the Chargee within 120 days of the close of each financial year of the Chargor as long as any money is owing under the Charge one copy of the financial statements for that year, such financial statements to be prepared by a firm of chartered accountants. Provided however that this paragraph is subject to the provisions regarding the delivery of financing statements set out in any commitment letter or offer of finance between the Chargor and the Chargee, in which case the provisions in such commitment letter or offer to finance shall prevail;
- l) without the prior written consent of the Chargee, the Chargor shall not create or suffer to exist any charge or encumbrance over all or any portion of the Mortgaged Premises ranking or purporting to rank prior to, pari passu with or subordinate to the charges hereof, other than Permitted Encumbrances;
- m) the Chargor shall not grant, create, assume or permit to exist any conditional sale agreement, mortgage, pledge, charge, assignment, lease or other security, except Permitted Encumbrances, whether fixed or floating upon the whole or any part of the Mortgaged Premises. This covenant shall be a restrictive covenant for the benefit of the Chargee's interest as Chargee of the Mortgaged Premises and the burden shall run with the interest of the Chargor as owner of the Mortgaged Premises;
- n) all Fixtures are and shall, immediately on being placed upon the Mortgaged Premises, become Fixtures and a part of the Mortgaged Premises and form a part of this security and the Chargor hereby grants and releases to the Chargee all its claims upon the Mortgaged Premises subject to the proviso for Defeasance in Section 11 above;
- o) the Chargee may distrain for arrears of interest and for overdue principal and any other sum payable hereunder. The Chargor waives the right to claim exceptions and agrees that the Chargee shall not be limited in the amount for which it may distrain;
- p) the Chargee may make any payment or cure any default under any Permitted Encumbrance and may pay and satisfy the whole or any part of any liens, Taxes, charges or encumbrances now or hereafter existing in respect of the Mortgaged Premises in the event of the Chargee making any such payment or curing a default or satisfying any such liens, Taxes, charges or encumbrances it shall be entitled to all the equities and securities of the person or persons so paid and is hereby authorized to retain any discharge thereto without registration for so long as it may think fit so to do;
- q) the Chargor will keep the Mortgaged Premises in good condition and repair and shall not permit any act of waste to be committed upon the Mortgaged Premises. If the Chargor neglects to keep the Mortgaged Premises in good condition and repair or commits or permits any act of waste on the Mortgaged Premises (as to which the Chargee shall be sole judge) the Chargee may make such repairs and replacements as it deems necessary;
- r) the Chargor shall diligently and continuously maintain, develop and construct the Improvements or cause the Improvements to be maintained, developed and constructed in accordance with plans and specifications previously approved by the Chargee, all in a good and workmanlike manner as first class buildings or Improvements and in the event that the Chargor shall fail to proceed diligently with any required work for a period of ten (10) consecutive days, the Chargee or its representatives may enter into the Mortgaged Premises and do any or all work which they may consider necessary or desirable to complete such Improvements or to protect the same from deterioration;
- s) the Chargor shall not make any material improvement, whether financed by the Chargee or otherwise, without the prior written consent of the Chargee which consent will not be unreasonably withheld or delayed and except in accordance with contracts, plans and specifications approved by the Chargee in writing prior to the commencement of work on the Improvements;
- t) the Chargor shall at all times comply with all applicable laws relating to the Mortgaged Premises, including all applicable zoning by-laws, rent control legislation and construction lien legislation;
- u) where any portion of the Improvements are to be constructed, they shall be constructed in a good and workmanlike manner using first class quality materials in accordance with the plans and specifications approved by the Chargee and shall comply with all restrictions, conditions, ordinances, codes, regulations and laws, regulations and the requirements of governmental departments and agencies having direction over, or an interest in the Lands or the Improvements;
- v) all utility services necessary for the operation and use of the Mortgaged Premises for their intended purpose, including but not limited to water supply, storm and sanitary sewer facilities, gas, electric and telephone facilities are available to the boundaries of the Lands;
- w) the Lands are contiguous to publicly dedicated streets or roads or highways and vehicular and pedestrian access thereto is permitted or, if not, are the dominant tenement of a casement or easements creating the perpetual right of such access to any such publicly dedicated streets or roads or highways;
- x) any defects in the construction or variation in the construction of any of the Improvements shall be promptly corrected by the Chargor to the satisfaction of the Chargee;
- y) any and all of the personal Mortgaged Premises, elevators, furnaces, refrigerators, ranges, hot water tanks, dishwashers, carpeting, furniture, furnishings, fixtures, attachments and equipment (collectively the "Chattels") delivered upon or attached to the Mortgaged Premises or intended to become a part thereof,

will be kept free and clear of all chattel mortgages, conditional vendors liens and all liens, encumbrances and security interests other than as may be granted to the Chargee and the Chargor will be the absolute owner of the Chattels and will, from time to time, furnish the Chargee with satisfactory evidence of such ownership, including searches of applicable public records. Upon the Chargee's request, the Chargor will forthwith execute and deliver a supplemental debenture or other security instrument upon the Chattels and such other supporting documents as the Chargee may require in connection therewith, including financing statements and searches or records under any applicable legislation; and

- z) the Chargor will pay or cause to be paid as soon as the same are due all claims and demands of contractors and material men and all wages, salaries, holiday pay, workers compensation assessments or other charges or any nature or kind (the "Claims") which could in any circumstances constitute a lien or charge on the Mortgaged Premises and the Chargor will from time to time on demand provide the Chargee with such books, payrolls, or other records, receipts, certificates and declarations as the Chargee may deem necessary to satisfy itself that such Claims have been paid as soon as the same are due.

14. QUIET POSSESSION

Until default of payment or default in performance of its obligations under any commitment letter or offer of finance or hereunder, the Chargor shall have quiet possession of the Mortgaged Premises.

15. COMPLIANCE WITH ENVIRONMENTAL LAWS

The Chargor covenants, represents and warrants to the Chargee that:

- a) the Chargor shall conduct and maintain its business operations and the Mortgaged Premises so as to comply in all respects with all applicable Environmental Laws including obtaining all necessary licenses, permits, consents and approvals required to own or operate the Mortgaged Premises and the businesses carried on at or from the Mortgaged Premises;
- b) except as specifically permitted by the Chargee in writing, the Chargor shall not permit or suffer to exist Contaminants or dangerous or potentially dangerous conditions on or affecting the Mortgaged Premise whether on or below the surface of the Lands or located in any Fixtures including, without limitation, any materials containing gasoline, polychlorinated biphenyls or radio-active substances, underground storage tanks, asbestos or urea formaldehyde insulation;
- c) the Chargor has no knowledge of the existence of Contaminants or dangerous or potentially dangerous conditions at, on or under the Mortgaged Premises or any properties in the vicinity of the Lands which could affect the Mortgaged Premises or the market value thereof or in levels that exceed the standards in Environmental Laws;
- d) the Chargor has no knowledge of the Mortgaged Premises or any portion thereof having been used for the disposal of waste;
- e) the Chargor has not given or received, nor does it have an obligation to give, any notice, claim, communication or information regarding any past, present, planned or threatened treatment, storage, disposal, presence, release or spill of any Contaminant at, on, under or from the Mortgaged Premises or any property adjacent or proximate thereto, including any notice pursuant to any Environmental Laws or any environmental report or audit. The Chargor shall notify the Chargee promptly and in reasonable detail upon receipt of any such claim, notice, communication or information or if the Chargor becomes aware of any violation or potential violation of the Chargor of any Environmental Laws and setting forth the action which the Chargor intends to take with respect to such matter;
- f) there is no, and the Chargor has not received notice of and has no knowledge or information of any pending, contemplated or threatened litigation or claim for judicial or administrative action which would adversely affect the Mortgaged Premises or its use or market value including, without limitation, any action pending or threatened by any adjacent or affected land owner relating to the use of the Mortgaged Premises or the existence on the Mortgaged Premises of, or leakage from the Mortgaged Premises of noxious, dangerous, potentially dangerous or toxic substances;
- g) the Chargor shall promptly advise the Chargee in writing of any material adverse change in the environmental or other legal requirements affecting the Chargor or the Mortgaged Premises upon the Chargor becoming aware of any such change and the Chargor shall provide the Chargee with a copy of any of the orders, by-laws, agreements or other documents pursuant to which any such change is effected or documented;
- h) the Chargor shall, at its own expense, promptly take or cause to be taken any and all necessary remedial or clean-up action in response to the presence, storage, use, disposal, transportation, release or discharge of any Contaminant in, on, under or about any of the Mortgaged Premises, or used by the Chargor, in compliance with all material laws including, without limitation, Environmental Laws, and in accordance with the orders and directions of all applicable federal, state, provincial, municipal and local governmental authorities;
- i) the Chargor shall deliver to the Chargee a true and complete copy of all environmental audits, evaluations, assessments, studies or tests relating to the Mortgaged Premises or the Chargor now in its possession or control or forthwith after the completion thereof, or upon such materials coming into the Chargor's possession or control; and

- j) the Chargor shall at its expense, if reasonably requested by the Chargee in writing, retain an environmental consultant acceptable to the Chargee, acting reasonably, to undertake environmental tests and to prepare a report or audit with respect to the Mortgaged Premises and deliver same to the Chargee for its review,

the Chargor shall indemnify and save harmless the Chargee, its officers, directors, employees, agents and shareholders from and against all losses, liabilities, damages or costs (including legal fees and disbursements on a solicitor and own client basis) suffered including, without limitation, the cost or expense of any environmental investigation, the preparation of any environmental or similar report and the costs of any remediation arising from or relating to any breach of the foregoing covenants of this Section 15, any breach by the Chargor or any other person now or hereafter having an interest in the Mortgaged Premises which is asserted or claimed against the Chargee: the presence, in any form, of any Contaminant on or under the Mortgaged Premises, or the discharge, release, spill or disposal of any Contaminant by the Chargor which is asserted or claimed against any of these indemnified persons. This indemnity shall survive the payment in full of all amounts secured hereunder and the discharge of this Charge. The Charges shall hold the benefit of this indemnity in trust for those indemnified persons who are not parties to this Charge.

16. CONDOMINIUM

If the Mortgaged Premises or any part thereof is or becomes a unit or units in a condominium, the provisions of this section shall apply. The Chargor covenants with the Chargee that:

- a) the Chargor will promptly observe and perform all obligations imposed on the Chargor by the Condominium Act and by the Declaration, the By-laws and the Rules, as amended from time to time of the Condominium Corporation by virtue of the Chargor's ownership of the Mortgaged Premises. Any breach of the said duties and obligations shall constitute a breach of covenant under this Charge;
- b) without limiting or restricting the generality of the foregoing:
- (i) the Chargor will pay promptly when due any contributions to common expenses required of the Chargor as an owner of the Mortgaged Premises;
 - (ii) the Chargor will transmit to the Chargee forthwith upon the demand of the Chargee satisfactory proof that all common expenses assessed against or in respect of the Mortgaged Premises have been paid as assessed;
 - (iii) the Chargee may pay out of and deduct from any advance of monies secured hereunder all contributions to the common expenses assessed against or in respect of the Mortgaged Premises which have become due and payable and are unpaid at the date of such advance; and
 - (iv) whenever and so long as the Chargee so requires, the Chargor shall on or before the date when any sum becomes payable by the Chargor in respect of common expenses pay such sum to the Chargee. The Chargee shall forthwith on receipt thereof remit all such sums to the Condominium Corporation on behalf of the Chargor or as the Condominium Corporation may from time to time direct;
- c) the Chargee is hereby irrevocably authorized and empowered to exercise the right of the Chargor as the owner of the Mortgaged Premises to vote or to consent in all matters relating to the affairs of the Condominium Corporation provided that:
- (i) the Chargee may at any time or from time to time give notice in writing to the Chargor and the Condominium Corporation that the Chargee does not intend to exercise the said right to vote or consent and in that event until the Chargee revokes the said notice, the Chargor may exercise the right to vote or consent. Any such notice may be for an indeterminate period of time or for a limited period of time or for a specific meeting or matter;
 - (ii) the Chargor shall not by virtue of the assignment to the Chargee of the said right to vote or consent, be under any obligation to vote or consent or to protect the interests of the Chargor; and
 - (iii) the exercise of the said right to vote or consent shall not constitute the Chargee as a mortgagee in possession,

if the Mortgaged Premises or any part thereof shall become a unit or units in a condominium at any time after the execution and delivery of this Charge, the Chargor shall, whenever requested by the Chargee, execute and deliver any further and other charges, assurances or other instruments as the Chargee shall require in order to preserve, protect or perfect the security provided by this Charge and each of the provisions hereof, including without limitation a further charge covering all of the units in the said condominium and their appurtenant common interest.

17. WAIVERS

The Chargee may waive in writing any breach by the Chargor of any of the provisions contained in this Charge or any default by the Chargor in the observance or performance of any covenant or condition required to be observed or performed by the Chargor hereunder, provided that no such waiver by the Chargee shall extend to or be taken in any manner to affect any subsequent breach or default or the rights resulting therefrom.

18. PERFORMANCE OF COVENANTS

If the Chargor shall fail to perform any covenant on its part hereunder, the Chargee may in its absolute discretion perform any such covenant capable of being performed by it, but the Chargee shall be under no obligation to do so. If any such covenant requires the payment of money or if the Mortgaged Premises shall become subject to any encumbrance ranking in priority to the lien hereof other than a Permitted Encumbrance, the Chargee may in its absolute discretion make such payment and/or pay or discharge such encumbrance, but shall be under no obligation to do so. All sums so paid by the Chargee shall immediately be payable by the Chargor to the Chargee,

shall bear interest at the Interest Rate until paid in full and shall constitute a charge upon the Mortgaged Premises. No such performance or payment shall relieve the Chargor from any default hereunder or any consequences of such default.

19. APPOINTMENT OF MONITOR

If in the opinion of the Chargee, acting reasonably, a material adverse change has occurred in the financial condition of the Chargor, or if the Chargee in good faith believes that the ability of the Chargor to pay any of its obligations to the Chargee or to perform any other covenant contained herein has become impaired, or if an Event of Default has occurred, the Chargee may by written notice to the Chargor, appoint a monitor (the "Monitor") to investigate any or a particular aspect of the Chargor or its business and affairs for the purpose of reporting to the Chargee. The Chargor shall give the Monitor its full co-operation, including full access to facilities, assets and records of the Chargor and to its creditors, customers, contractors, officers, directors, employees, auditors, legal counsel and agents. The Monitor shall have no responsibility for the affairs of the Chargor nor shall it participate in the management of the Chargor's affairs and shall incur no liability in respect thereof or otherwise in connection with the Chargor, its business and affairs or the Mortgaged Premises. The Monitor shall act solely on behalf of the Chargee and shall have no contractual relationship with the Chargor as a consultant or otherwise. The appointment of a Monitor shall not be regarded as an act of enforcement of this Charge. All reasonable fees and expenses of the Monitor (including legal fees and disbursements on a solicitor and own client basis) shall be paid by the Chargor upon submission to it of a written invoice therefor. The Chargee, at its option upon the occurrence of an Event of Default, may appoint or seek to have appointed the Monitor or Receiver, receiver and Manager, liquidator, or trustee in bankruptcy of the Chargor or the Mortgaged Premises or any part thereof.

20. CONTINUING AND ADDITIONAL SECURITY

The security hereby constituted is continuing security for the payment of all Indebtedness and the fulfillment of all of the obligations of the Chargor hereunder and such security is in addition to any other security now or hereafter held by the Chargee. The taking of any action or proceedings or refraining from so doing, or any other dealings with any other security for the moneys secured hereby, shall not release or affect the obligations of the Chargor hereunder.

21. DEFAULT

Subject to the provisions of Section 244 of the *Bankruptcy and Insolvency Act*, R.S.C. 1985, as amended, the security hereby created shall become enforceable in each of the following events (each event being an Event of Default herein):

- a) if the Chargee shall make an authorized and proper written demand for payment of indebtedness and payment in full has not been received by the Chargee forthwith after such demand has been made;
- b) if the Chargor defaults in the performance of any of the terms and covenants contained in this Charge or any agreement between the Chargor and the Chargee including without limitation the Commitment Letter and all security and other instruments delivered pursuant thereto;
- c) if there is any material misrepresentation or misstatement contained in any certificate or document delivered by the Chargor or any representative of the Chargor to the Chargee in connection with this Charge;
- d) if the Chargor institutes any proceeding or takes any corporate action or executes any agreement or notice of intention to authorize its participation or commencement of any proceeding:
 - (i) seeking to adjudicate it a bankrupt or insolvent, or
 - (ii) seeking liquidation, dissolution, winding up, restructuring, reorganization, arrangement, protection, relief or composition or it or any of its property or debt or making a proposal with respect to it under any Bankruptcy Legislation;
- e) if the Chargor becomes bankrupt or insolvent or commits an act of bankruptcy or any proceeding is commenced against the Chargor:
 - (i) seeking to adjudicate it a bankrupt or insolvent;
 - (ii) seeking liquidation, dissolution, winding up, restructuring, reorganization, arrangement, protection, relief or composition of it or any of its Mortgaged Premises or debt or making a proposal with respect to it under any Bankruptcy Legislation; and
 - (iii) seeking appointment of a receiver, receiver and manager, liquidator, trustee, agent, custodian, or other similar official for it or for any part of its properties and assets, including the Mortgaged Premises or any part thereof;
- f) any order or judgment is issued by a court granting any of the relief referred to in Section 22(e);
- g) if an encumbrancer or secured creditor shall appoint a receiver or agent with respect to any part of the Mortgaged Premises or take any other similar proceedings over any part of the Mortgaged Premises, or take possession of any part of the Mortgaged Premises or if any execution, distress or other process of any court becomes enforceable against any of the Mortgaged Premises of the Chargor, or a distress or like process is levied upon any of such Mortgaged Premises;
- h) if the Chargor takes any corporate proceedings for its dissolution, liquidation or amalgamation with any company or if the corporate existence of the Chargor shall be terminated by expiration, forfeiture or otherwise;
- i) if any portion of the Mortgaged Premises is expropriated by any governmental body or authority which the Chargee in its absolute discretion considers material; and

- j) if any part of the Mortgaged Premises shall be sold, transferred or otherwise alienated or disposed of by the Chargor without the prior written consent of the Chargee, which consent shall not be unreasonably withheld or delayed.

22. REMEDIES

Upon the happening of any Event of Default, in addition to any other rights or remedies available to it hereunder or at common law or equity or pursuant to any statute, the Chargee shall have the following rights and powers:

- a) to enter upon and possess all or any part of the Mortgaged Premises;
- b) to hold, use, repair, preserve, maintain, complete, construct and build all or any part of the Mortgaged Premises and make such replacements thereof and changes or additions thereto as the Chargee shall deem advisable;
- c) in the occurrence of an Event of Default that has continued for at least 15 days, the Chargee or its agents or representatives may, on at least 35 day's notice, sell or lease the Mortgaged Premises. In the event that the giving of such notice shall not be required by law or to the extent that such requirements- shall not be applicable, it is agreed that notice may be effectually given by giving it in accordance with Section 39 below; and such notice shall be sufficient although not addressed to any person or persons by name or designation and notwithstanding that any person to be affected thereby may be unknown, unascertained or under disability. The Chargee may sell the Mortgaged Premises or any part thereof by public auction or private sale, for such price as can reasonably be obtained therefor, and on such terms as to credit and otherwise, and with such conditions of sale and stipulations as to title or evidence or commencement of title or otherwise, as it shall in its discretion deem proper, and in the event of any sale on credit or for part cash and part credit, the Chargee shall not be accountable for or charged with any moneys until actually received. The Chargee may rescind or vary any contract of sale and may buy in and resell the Mortgaged Premises or any part thereof without being answerable for loss occasioned thereby. No purchaser or lessee shall be bound to enquire into the legality, regularity or propriety of any sale or lease or be affected by notice of any irregularity or with propriety of any kind; and no lack of default or want of notice or other requirement or any irregularity or impropriety of any kind shall invalidate any sale or lease hereunder. The Chargee may sell or lease without entering into actual possession of the Mortgaged Premises and when it desires to take possession it may break locks and bolts and while in possession or upon any sale or lease the Chargee shall be accountable only for moneys which are actually received by it. Sales may be made from time to time of parts of the Mortgaged Premises to satisfy any portion of the Indebtedness or other sums owing hereunder and leaving the Indebtedness or the residue thereof secured hereunder on the remaining Mortgaged Premises. The Chargor hereby appoints the Chargee its true and lawful attorney and agent to make application under the Planning Act and to do all things and execute all documents to effectually complete such sale. The Chargee may lease or take sale proceedings hereunder notwithstanding that other mortgage proceedings have been taken or are then pending;
- d) to appoint by instrument in writing any person or persons to be a Receiver of all or any portion of the undertaking, property and assets of the Chargor forming the Mortgaged Premises and all rents, issues, incomes and profits to be derived therefrom; to fix the Receivers remuneration and from time to time to remove any Receiver so appointed and appoint another or others in this stead;
- e) to apply to any court of competent jurisdiction for the appointment of a Receiver of all or any portion of the undertaking, property and assets hereby charged; and
- f) those rights and powers of the Receiver as described in Section 23.

23. POWERS OF RECEIVER

- a) Any Receiver shall have all of the powers of the Chargee set forth in this Charge and, in addition, shall have the following powers:
 - (i) to carry on the business of the Chargor and to enter into any compromise or arrangement on behalf of the Chargor;
 - (ii) with the prior written consent of the Chargee, to borrow money in his name or in the Chargor's name, for the purpose of carrying on the business of the Chargor and for the preservation and realization of the undertaking, property and assets of the Chargor including, without limitation, the right to pay persons having prior Charges or encumbrances on properties on which the Chargor may hold charges or encumbrances, with any amount so borrowed and any interest thereon to be a charge upon the Mortgaged Premises in priority to this Charge;
 - (iii) to make such arrangements, at such time or times as the Receiver may deem necessary without the concurrence of any other persons, for the repairing, finishing, adding to, or putting in order the Mortgaged Premises including without restricting the generality of the foregoing to complete, with such variations, additions and deletions as the Chargee may approve, the construction of the Mortgaged Premises, or award the same to others to complete, notwithstanding that the resulting cost exceeds the principal amount hereinbefore set forth and in either of such cases, shall have the right to take possession of and use or permit others to use all or any part of the Chargor's materials, supplies, plans, tools, equipment (including appliances on the Lands) and property of every kind and description;
 - (iv) to sell or lease or concur in the selling or leasing of the whole or any part of the Mortgaged Premises and in exercising the Receiver's foregoing power to sell or lease the Mortgaged Premises the Receiver may in his absolute discretion:

- (1) sell or lease the whole or any part of the Mortgaged Premises by public or private tender or by private contract;
 - (2) grant options to purchase or lease or both;
 - (3) grant rights of first refusal to purchase or lease or both;
 - (4) complete any contract for sale, lease, option or right of first refusal;
 - (5) enter into open, exclusive and multiple listing contracts for sale or lease, sign and file subdivision, condominium, strata, consolidation or other plans, plats or declarations;
 - (6) complete and file prospectuses, disclosure statements or affidavits in connection with any proposed disposition of the Mortgaged Premises or any portion or portions thereof;
 - (7) effect a sale or lease by conveying in the name of or on behalf of the Chargor or otherwise;
 - (8) make any stipulation as to title or conveyance or commencement of title;
 - (9) rescind or vary any contract of sale, lease, option or right of first refusal;
 - (10) resell or release without being answerable for any loss occasioned thereby;
 - (11) sell on terms as to credit as shall appear to be most advantageous to the Receiver and if a sale is on credit the Receiver shall not be accountable for any moneys until actually received; and
 - (12) make any arrangements or compromises which the Receiver shall think expedient.
- b) Any Receiver appointed pursuant to the provisions hereof shall be deemed to be an agent of the Chargor for the purpose of:
- (i) carrying on and managing the business and affairs of the Chargor; and
 - (ii) establishing liability for all of the acts or omissions of the Receiver while acting in any capacity hereunder and the Chargee shall not be liable for such acts or omissions, provided that, without restricting the generality of the foregoing, the Chargor irrevocably authorizes the Chargee to give instructions to the Receiver relating to the performance of its duties as set out herein.

24. ATTORNEY

The Chargor hereby irrevocably nominates, constitutes and appoints the Chargee and any person further designated by the Chargee as the true and lawful attorney of the Chargor for and in the name of the Chargor after an Event of Default has occurred and is continuing and this Charge or any other security held by the Chargee for the Indebtedness or other obligations of the Chargor has become enforceable, to execute and do any deeds, documents, transfers, demands, assignments, assurances, consents and things which the Chargor is obliged to sign, execute or do hereunder and to commence, continue and defend any proceedings authorized to be taken hereunder and generally to use the name of the Chargor in the exercise of all or any of the powers hereby conferred on the Chargor and on any Receiver appointed hereunder.

25. APPLICATION OF MONEYS

All moneys actually received by the Chargee or the Receiver pursuant to Section 22 and 23 of this Charge shall be applied:

- a) first, in payment of claims, if any, of creditors of the Chargor (including any claim of the Receiver) ranking in priority to the charges created by this Charge as directed by the Chargee or the Receiver;
- b) second, in or towards payment of all applicable Costs;
- c) third, in or towards payment or satisfaction of any remaining indebtedness in such order as the Chargee in its sole discretion may determine;
- d) fourth, in or towards the payment of the obligation of the Chargor to persons, if any, with charges or security interests against the Mortgaged Premises ranking subsequent to those in favour of the Chargee; and
- e) fifth, subject to applicable law, any surplus shall be paid to the Chargor.

26. RELEASE, EXTENSIONS, etc.

The Chargee may in its sole discretion at all times release any part or parts of the Mortgaged Premises either with or without any consideration therefor, without responsibility therefor and without thereby releasing any other part of the Mortgaged Premises or any person from his obligations under this Charge, or from any of the covenants herein contained and without being accountable to the Chargor for the value thereof or for any money except that actually received by the Chargee, it being expressly agreed that every part of the Mortgaged Premises into which it is or may hereafter be divided does and shall stand charged with the whole of the amount hereby secured. The Chargee may grant time, renewals, extensions, indulgences, releases and discharges to, may take additional securities may give any securities up, may abstain from taking securities or from perfecting securities, may accept compositions, and may otherwise deal with the Chargor and all other persons and securities as the Chargee may see fit without prejudicing the rights of the Chargee under this Charge.

27. NO CHANGE IN RIGHTS

No sale or other dealing by the Chargor with the Mortgaged Premises or any part thereof shall in any way change the liability of the Chargor or in any way alter the rights of the Chargee as against the Chargor or the amount or terms of any Indebtedness or of any commitment letter, or offer of finance, or note, or Guarantees.

28. **NON-MERGER**

The taking of any judgment or the exercise of any power of seizure or sale shall not operate to extinguish the liability of the Chargor to perform its obligations hereunder or to pay the moneys hereby secured, or to pay the Obligations, nor shall the same operate as a merger of any covenant herein contained or contained in the Commitment Letter or affect the right of the Chargee to interest at the rate herein specified, nor shall the acceptance of any payment or other security constitute or create any novation, and it is further agreed that the taking of a judgment under any covenant herein contained shall not operate as a merger of such covenant or affect the Chargee's right to interest as herein provided.

The execution and delivery of this Charge or of any instruments or documents supplemental hereto shall not operate as a merger of any representation, warranty, term, condition or other provision contained in any other obligation or Indebtedness of the Chargor to the Chargee.

29. **ASSIGNMENT OF RENTS**

Subject to the proviso for Defeasance, and as additional and separate continuing security for the Chargor's obligations hereunder, the Chargor hereby assigns to the Chargee subject to the rights of the holders of the Permitted Encumbrances all present and future leases of the Mortgaged Premises or any part thereof, and all rents, issues, incomes and profits ("Rents") now or hereafter derived from the leases or the Mortgaged Premises or any part thereof, together with the benefit of all covenants, agreements and provisos contained in such leases. The Chargor will execute and deliver to the Chargee, from time to time, upon the request of the Chargee and at the expense of the Chargor, assignments in registrable form in the Chargee's usual form of all leases and rents relating to the Mortgaged Premises and such other notices or documents as may be required by the Chargee. Until an Event of Default occurs under the Charge, the Chargor may demand, receive, collect and enjoy the rents only as the same fall due and payable and, except for the last month's rental, not in advance, but nothing shall permit or authorize the Chargor to collect or receive rents contrary to the covenants contained herein. Nothing in this Charge shall make the Chargee responsible for the collection of rents payable under any lease of the Mortgaged Premises or any part thereof or for the performance of any covenants, terms or conditions contained in any such lease. The Chargee shall be liable to account only for such rents as actually come into its hands after the deductions of reasonable collection charges in respect thereof and may apply such rents to the repayment of the Indebtedness and Costs. Notice to tenants by the Chargee with respect to the payment to it of Rents or the collection of Rents does not constitute the Chargee as being in possession of the Mortgaged Premises.

30. **THREE MONTHS INTEREST ON DEFAULT**

In the Event of Default in any of the agreements with the Chargee including security agreements and the terms and conditions of these Additional Provisions, regardless of the Chargee making a demand for payment of the entire amount of the Indebtedness owed to the Chargee or a portion thereof, and regardless of the Chargee having taken any steps or proceedings to realize on its security with respect to such Indebtedness including notice having been delivered pursuant to Section 244 of the *Bankruptcy and Insolvency Act* or Notice of Sale Under Charge/Mortgage having been issued, the Chargee shall be entitled to the greater of:

- a) three (3) months interest on the principal amount owing with respect to such Indebtedness, or
- b) the amount, if any, by which interest calculated at the Interest Rate on the outstanding principal amount of the Indebtedness exceeds the interest calculated at the "**Prevailing Rate**" as hereinafter defined on the outstanding principal amount of the Indebtedness for a term commencing when the Chargee receives payment of the outstanding principal amount of the Indebtedness to the date that the Indebtedness would be due and payable but for the Chargor's default (the "**Indebtedness Due Date**"). The Prevailing Rate means the rate at which the Chargee would then lend to the Chargor on the security of the Property for a term commencing on the date when the Chargor receives payment of the then outstanding principal amount of the Indebtedness to the Indebtedness Due Date.

whether payment shall have been received through the redemption of the Charge or other security or payment having been obtained by the Chargee by realization upon this Charge or other security.

31. **SUCCESSORS AND ASSIGNS**

The Charge including these Additional Provisions and the benefits thereof are binding upon the Chargor and Chargee and their successors and assigns. Not to limit the Chargee's rights and entitlements at law, the Chargor acknowledges and agrees that the Indebtedness, Charge including these Additional Provisions are assignable by the Chargee.

32. **INTERPRETATION**

Unless the context otherwise requires, words reporting the singular include the plural and vice-versa and words importing gender include all genders; all rights, advantages, privileges, immunities, powers and things hereby secured to the Chargee shall be equally seemed to and exercisable by its successors and assigns; all covenants and liabilities entered into or imposed hereunder upon the Chargor shall be equally binding upon his heirs, executors, administrators and assigns or successors and assigns as the case may be; all such covenants, liabilities and obligations shall be joint and several; time shall be of the essence hereof; and all provisions hereof shall have effect notwithstanding any statute to the contrary.

33. **HEADINGS**

The division of this Charge into separate sections, paragraphs and clauses and the insertion of headings are included for convenience of reference only and are not intended to affect the construction or interpretation of the Charge nor are they intended to be full or accurate descriptions of the contents.

34. NO OBLIGATION TO ADVANCE

Neither the execution nor registration of this Charge, nor the advance of any moneys of any amounts secured hereby shall bind the Chargee to advance any of the Principal Amount secured hereby or any part thereof; but nevertheless the charges created hereby shall take effect upon execution hereof.

35. DISCLOSURE OF INFORMATION

The Chargor acknowledges that pursuant to the provisions of applicable construction lien legislation, the Personal Property Security Act and other similar legislation, the Chargee may be obliged to release information relating to this Charge and the Indebtedness and any amounts advanced thereunder or secured hereby. The Chargor hereby acknowledges that the Chargee may sell, assign or securitize the subject mortgage and with respect to same may be obliged or wish to release information relating to this Charge, the Indebtedness, amounts advanced hereunder or secured hereby or incidental to the foregoing. The Chargor hereby authorizes the Chargee to release all such information and any other information it may, from time to time, be required to release by law or wish to release as aforesaid.

36. SPOUSAL STATUS

The Chargor shall forthwith notify the Chargee in writing of any change in the Chargor's spousal status and provide the Chargee with such further particulars as the Chargee may request.

37. DATE OF CHARGE

The Chargor and Chargee agree that the date of the Charge shall be deemed to be dated as of the date of delivery for registration of the Charge.

38. PROPER LAW

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

39. NOTICE AND PAYMENTS

Any payments not received by the Chargee by two o'clock p.m. on a Business Day shall be deemed to have been received on the next Business Day. Any notice required or desired to be given hereunder or under any instrument supplemental or collateral hereto shall be in writing and may be given by personal delivery, by facsimile or other means of electronic communication or by sending the same by registered mail, postage prepaid, to the Chargor or the Chargee at their addresses indicated in the Computer Fields of the Charge entitled Address for Service or to such other address or addresses or email or facsimile number or numbers as the Chargor or Chargee hereto may from time to time designate to the other in accordance with this provision and, in the case of electronic communication to the facsimile numbers set forth below:

- a) in the case of the Chargee, to facsimile number 905-525-1019 or by email to commercialadmin@tandia.com;
- b) in the case of the Chargor, by email to rghall@valourcapital.com and carmen@profunds.ca.

any notice so delivered shall be conclusively deemed given when personally delivered, any notice sent by facsimile or other means or electronic transmission shall be deemed to have been delivered on the Business Day following the sending of the notice and any notice so mailed shall be conclusively deemed given on the third Business Day following the day of mailing, provided that in the event of a known disruption of postal service, notice shall not be given by mail. Any address for notice or payments may be changed by notice given pursuant hereto.

40. CONFLICT

If there is conflict between the terms and conditions of the Commitment Letter and the terms and conditions of these Additional Provisions then the terms and conditions of the Commitment Letter shall govern.

41. SEVERABILITY

Any provisions of these Additional Provisions or a portion thereof which is determined to be void, prohibited or unenforceable, shall be severable to the extent of such avoidance, prohibition or unenforceability without invalidating or otherwise limiting or impairing the other provisions of these Additional Provisions.

This is Exhibit "G" of
the Affidavit of Dawood Khan
Sworn before me this 1st day of October 2025

DocuSigned by:

Matilda Lici

7CE576F4AA3D4CA...

A Commissioner, etc.

Matilda Lici

Properties

PIN 18611 - 0001 LT

Description UNIT 1, LEVEL 1, WENTWORTH STANDARD CONDOMINIUM PLAN NO. 611 AND ITS APPURTENANT INTEREST; SUBJECT TO EASEMENTS AS SET OUT IN SCHEDULE A AS IN WE1537712; CITY OF HAMILTON

Address HAMILTON

PIN 18611 - 0002 LT

Description UNIT 2, LEVEL 1, WENTWORTH STANDARD CONDOMINIUM PLAN NO. 611 AND ITS APPURTENANT INTEREST; SUBJECT TO EASEMENTS AS SET OUT IN SCHEDULE A AS IN WE1537712; CITY OF HAMILTON

Address HAMILTON

PIN 18611 - 0003 LT

Description UNIT 3, LEVEL 1, WENTWORTH STANDARD CONDOMINIUM PLAN NO. 611 AND ITS APPURTENANT INTEREST; SUBJECT TO EASEMENTS AS SET OUT IN SCHEDULE A AS IN WE1537712; CITY OF HAMILTON

Address HAMILTON

PIN 18611 - 0004 LT

Description UNIT 4, LEVEL 1, WENTWORTH STANDARD CONDOMINIUM PLAN NO. 611 AND ITS APPURTENANT INTEREST; SUBJECT TO EASEMENTS AS SET OUT IN SCHEDULE A AS IN WE1537712; CITY OF HAMILTON

Address HAMILTON

PIN 18611 - 0005 LT

Description UNIT 5, LEVEL 1, WENTWORTH STANDARD CONDOMINIUM PLAN NO. 611 AND ITS APPURTENANT INTEREST; SUBJECT TO EASEMENTS AS SET OUT IN SCHEDULE A AS IN WE1537712; CITY OF HAMILTON

Address HAMILTON

PIN 18611 - 0006 LT

Description UNIT 6, LEVEL 1, WENTWORTH STANDARD CONDOMINIUM PLAN NO. 611 AND ITS APPURTENANT INTEREST; SUBJECT TO EASEMENTS AS SET OUT IN SCHEDULE A AS IN WE1537712; CITY OF HAMILTON

Address HAMILTON

PIN 18611 - 0007 LT

Description UNIT 7, LEVEL 1, WENTWORTH STANDARD CONDOMINIUM PLAN NO. 611 AND ITS APPURTENANT INTEREST; SUBJECT TO EASEMENTS AS SET OUT IN SCHEDULE A AS IN WE1537712; CITY OF HAMILTON

Address HAMILTON

PIN 18611 - 0008 LT

Description UNIT 8, LEVEL 1, WENTWORTH STANDARD CONDOMINIUM PLAN NO. 611 AND ITS APPURTENANT INTEREST; SUBJECT TO EASEMENTS AS SET OUT IN SCHEDULE A AS IN WE1537712; CITY OF HAMILTON

Address HAMILTON

PIN 18611 - 0009 LT

Description UNIT 1, LEVEL 2, WENTWORTH STANDARD CONDOMINIUM PLAN NO. 611 AND ITS APPURTENANT INTEREST; SUBJECT TO EASEMENTS AS SET OUT IN SCHEDULE A AS IN WE1537712; CITY OF HAMILTON

Address HAMILTON

PIN 18611 - 0010 LT

Description UNIT 2, LEVEL 2, WENTWORTH STANDARD CONDOMINIUM PLAN NO. 611 AND ITS APPURTENANT INTEREST; SUBJECT TO EASEMENTS AS SET OUT IN SCHEDULE A AS IN WE1537712; CITY OF HAMILTON

Address HAMILTON

PIN 18611 - 0011 LT

Description UNIT 3, LEVEL 2, WENTWORTH STANDARD CONDOMINIUM PLAN NO. 611 AND ITS APPURTENANT INTEREST; SUBJECT TO EASEMENTS AS SET OUT IN SCHEDULE A AS IN WE1537712; CITY OF HAMILTON

Address HAMILTON

Properties

PIN 18611 - 0012 LT

Description UNIT 4, LEVEL 2, WENTWORTH STANDARD CONDOMINIUM PLAN NO. 611 AND ITS APPURTENANT INTEREST; SUBJECT TO EASEMENTS AS SET OUT IN SCHEDULE A AS IN WE1537712; CITY OF HAMILTON

Address HAMILTON

PIN 18611 - 0013 LT

Description UNIT 5, LEVEL 2, WENTWORTH STANDARD CONDOMINIUM PLAN NO. 611 AND ITS APPURTENANT INTEREST; SUBJECT TO EASEMENTS AS SET OUT IN SCHEDULE A AS IN WE1537712; CITY OF HAMILTON

Address HAMILTON

PIN 18611 - 0014 LT

Description UNIT 6, LEVEL 2, WENTWORTH STANDARD CONDOMINIUM PLAN NO. 611 AND ITS APPURTENANT INTEREST; SUBJECT TO EASEMENTS AS SET OUT IN SCHEDULE A AS IN WE1537712; CITY OF HAMILTON

Address HAMILTON

PIN 18611 - 0015 LT

Description UNIT 7, LEVEL 2, WENTWORTH STANDARD CONDOMINIUM PLAN NO. 611 AND ITS APPURTENANT INTEREST; SUBJECT TO EASEMENTS AS SET OUT IN SCHEDULE A AS IN WE1537712; CITY OF HAMILTON

Address HAMILTON

PIN 18611 - 0016 LT

Description UNIT 8, LEVEL 2, WENTWORTH STANDARD CONDOMINIUM PLAN NO. 611 AND ITS APPURTENANT INTEREST; SUBJECT TO EASEMENTS AS SET OUT IN SCHEDULE A AS IN WE1537712; CITY OF HAMILTON

Address HAMILTON

PIN 18611 - 0017 LT

Description UNIT 1, LEVEL 3, WENTWORTH STANDARD CONDOMINIUM PLAN NO. 611 AND ITS APPURTENANT INTEREST; SUBJECT TO EASEMENTS AS SET OUT IN SCHEDULE A AS IN WE1537712; CITY OF HAMILTON

Address HAMILTON

PIN 18611 - 0018 LT

Description UNIT 2, LEVEL 3, WENTWORTH STANDARD CONDOMINIUM PLAN NO. 611 AND ITS APPURTENANT INTEREST; SUBJECT TO EASEMENTS AS SET OUT IN SCHEDULE A AS IN WE1537712; CITY OF HAMILTON

Address HAMILTON

PIN 18611 - 0019 LT

Description UNIT 3, LEVEL 3, WENTWORTH STANDARD CONDOMINIUM PLAN NO. 611 AND ITS APPURTENANT INTEREST; SUBJECT TO EASEMENTS AS SET OUT IN SCHEDULE A AS IN WE1537712; CITY OF HAMILTON

Address HAMILTON

PIN 18611 - 0020 LT

Description UNIT 4, LEVEL 3, WENTWORTH STANDARD CONDOMINIUM PLAN NO. 611 AND ITS APPURTENANT INTEREST; SUBJECT TO EASEMENTS AS SET OUT IN SCHEDULE A AS IN WE1537712; CITY OF HAMILTON

Address HAMILTON

PIN 18611 - 0021 LT

Description UNIT 5, LEVEL 3, WENTWORTH STANDARD CONDOMINIUM PLAN NO. 611 AND ITS APPURTENANT INTEREST; SUBJECT TO EASEMENTS AS SET OUT IN SCHEDULE A AS IN WE1537712; CITY OF HAMILTON

Address HAMILTON

PIN 18611 - 0022 LT

Description UNIT 6, LEVEL 3, WENTWORTH STANDARD CONDOMINIUM PLAN NO. 611 AND ITS APPURTENANT INTEREST; SUBJECT TO EASEMENTS AS SET OUT IN SCHEDULE A AS IN WE1537712; CITY OF HAMILTON

Address HAMILTON

Properties

PIN 18611 - 0023 LT

Description UNIT 7, LEVEL 3, WENTWORTH STANDARD CONDOMINIUM PLAN NO. 611 AND ITS APPURTENANT INTEREST; SUBJECT TO EASEMENTS AS SET OUT IN SCHEDULE A AS IN WE1537712; CITY OF HAMILTON

Address HAMILTON

PIN 18611 - 0024 LT

Description UNIT 8, LEVEL 3, WENTWORTH STANDARD CONDOMINIUM PLAN NO. 611 AND ITS APPURTENANT INTEREST; SUBJECT TO EASEMENTS AS SET OUT IN SCHEDULE A AS IN WE1537712; CITY OF HAMILTON

Address HAMILTON

PIN 18611 - 0025 LT

Description UNIT 1, LEVEL A, WENTWORTH STANDARD CONDOMINIUM PLAN NO. 611 AND ITS APPURTENANT INTEREST; SUBJECT TO EASEMENTS AS SET OUT IN SCHEDULE A AS IN WE1537712; CITY OF HAMILTON

Address HAMILTON

PIN 18611 - 0026 LT

Description UNIT 2, LEVEL A, WENTWORTH STANDARD CONDOMINIUM PLAN NO. 611 AND ITS APPURTENANT INTEREST; SUBJECT TO EASEMENTS AS SET OUT IN SCHEDULE A AS IN WE1537712; CITY OF HAMILTON

Address HAMILTON

PIN 18611 - 0027 LT

Description UNIT 3, LEVEL A, WENTWORTH STANDARD CONDOMINIUM PLAN NO. 611 AND ITS APPURTENANT INTEREST; SUBJECT TO EASEMENTS AS SET OUT IN SCHEDULE A AS IN WE1537712; CITY OF HAMILTON

Address HAMILTON

PIN 18611 - 0028 LT

Description UNIT 4, LEVEL A, WENTWORTH STANDARD CONDOMINIUM PLAN NO. 611 AND ITS APPURTENANT INTEREST; SUBJECT TO EASEMENTS AS SET OUT IN SCHEDULE A AS IN WE1537712; CITY OF HAMILTON

Address FLAMBOROUGH

PIN 18611 - 0029 LT

Description UNIT 5, LEVEL A, WENTWORTH STANDARD CONDOMINIUM PLAN NO. 611 AND ITS APPURTENANT INTEREST; SUBJECT TO EASEMENTS AS SET OUT IN SCHEDULE A AS IN WE1537712; CITY OF HAMILTON

Address MOUNT HOPE

PIN 18611 - 0030 LT

Description UNIT 6, LEVEL A, WENTWORTH STANDARD CONDOMINIUM PLAN NO. 611 AND ITS APPURTENANT INTEREST; SUBJECT TO EASEMENTS AS SET OUT IN SCHEDULE A AS IN WE1537712; CITY OF HAMILTON

Address HAMILTON

PIN 18611 - 0031 LT

Description UNIT 7, LEVEL A, WENTWORTH STANDARD CONDOMINIUM PLAN NO. 611 AND ITS APPURTENANT INTEREST; SUBJECT TO EASEMENTS AS SET OUT IN SCHEDULE A AS IN WE1537712; CITY OF HAMILTON

Address HAMILTON

PIN 18611 - 0032 LT

Description UNIT 8, LEVEL A, WENTWORTH STANDARD CONDOMINIUM PLAN NO. 611 AND ITS APPURTENANT INTEREST; SUBJECT TO EASEMENTS AS SET OUT IN SCHEDULE A AS IN WE1537712; CITY OF HAMILTON

Address HAMILTON

Applicant(s)

The assignor(s) hereby assigns their interest in the rents of the above described land. The notice is based on or affects a valid and existing estate, right, interest or equity in land.

Applicant(s)

Name OSCAR BOLD INC.
 Address for Service 3410 South Service Road
 Suite 201
 Burlington
 Ontario L7R 3T2

A person or persons with authority to bind the corporation has/have consented to the registration of this document.
 This document is not authorized under Power of Attorney by this party.

Party To(s)

Capacity

Share

Name TANDIA FINANCIAL CREDIT UNION LIMITED
 Address for Service 3455 North Service Road, Unit 100
 Burlington
 Ontario L7N 3G2

Statements

The applicant applies for the entry of a notice of general assignment of rents.

This notice may be deleted by the Land Registrar when the registered instrument, WE1779194 registered on 2025/01/27 to which this notice relates is deleted

Schedule: See Schedules

In accordance with registration WE1685369 registered on 2023/07/07, the consent of Vector Financial Services Limited has been obtained for the registration of this document.

Signed By

Evonne Emma Finnegan 181 Bay St., Suite 1800 acting for Signed 2025 01 24
 Toronto Applicant(s)
 M5J 2T9

Tel 416-863-1500
 Fax 416-863-1515

I have the authority to sign and register the document on behalf of all parties to the document.

Evonne Emma Finnegan 181 Bay St., Suite 1800 acting for Signed 2025 01 24
 Toronto Party To(s)
 M5J 2T9

Tel 416-863-1500
 Fax 416-863-1515

I have the authority to sign and register the document on behalf of all parties to the document.

Submitted By

AIRD & BERLIS LLP 181 Bay St., Suite 1800 2025 01 27
 Toronto
 M5J 2T9

Tel 416-863-1500
 Fax 416-863-1515

Fees/Taxes/Payment

Statutory Registration Fee \$70.90
 Total Paid \$70.90



**GENERAL ASSIGNMENT OF RENTS AND
LEASES**

THIS AGREEMENT made as of the 24th day of January, 2025.

BETWEEN :

OSCAR BOLD INC.

(hereinafter called the "**Assignor**")

OF THE FIRST PART

- and -

TANDIA FINANCIAL CREDIT UNION LIMITED

(hereinafter called the "**Chargee**")

OF THE SECOND PART

WHEREAS as additional security for the Assignor's covenants and obligations as set out in the Mortgage and in all other agreements, documents, instruments, undertakings and assignments entered into between the Assignor and the Chargee, made by the Assignor in favour of the Chargee or assigned by the Assignor to the Chargee, the Assignor agreed to assign to the Chargee the Rents and the Leases, together with all benefits, powers and advantages of the Assignor to be derived therefrom; and

NOW THEREFORE THIS ASSIGNMENT WITNESSES that in consideration of the sum of Ten Dollars (\$10.00) now paid by Chargee to the Assignor (the receipt and sufficiency of which are hereby acknowledged) the Assignor covenants and agrees as follows:

1. Recitals Correct:

The Assignor confirms the validity and truth of the above-noted recital, which has the same force and effect as if repeated herein at length.

2. Definitions:

In this Agreement, the following capitalized terms have the respective meanings set out below:

- (a) "**Agreement**", "**this Agreement**", "**the Agreement**", "**hereto**", "**hereof**", "**hereby**", "**hereunder**" and similar expressions mean or refer to this entire agreement as amended from time to time and any agreement or instrument supplemental or ancillary hereto or in implementation hereof;
- (b) "**Buildings**" means all buildings, improvements, installations, facilities, erections or structures now or hereafter located on, made to, placed upon or erected in, under or on the Lands, any additions and alterations thereto, and any expansions, improvements and replacements thereof and all equipment, chattels and fixtures which may be owned by or on behalf of the Assignor and may now or hereafter be located on the Lands;
- (c) "**Commitment Letter**" means a commitment letter dated December 6, 2024 between the Assignor, as borrower and the Chargee, as lender, as same may be amended, restated, modified, supplemented, extended, renewed, superceded or replaced from time to time;
- (d) "**Default**" has the meaning ascribed thereto in Section 8;
- (e) "**Dispute**" has the meaning ascribed thereto in Subsection 8(c);
- (f) "**Indebtedness**" has the meaning ascribed thereto in Section 3;
- (g) "**Lands**" means the properties more particularly described in **Schedule "A"** attached hereto;
- (h) "**Leases**" means all leases, subleases, agreements to lease or sublease, offers to lease or sublease, agreements to use or occupy and licenses to use or occupy in respect of the whole or any part or parts of the Project and all revisions, alterations, modifications, amendments and changes thereto, extensions, renewals and replacements thereof or substitutions therefor which have been or may hereafter be effected or entered into; and "**Lease**" means any one of the Leases;

- (i) **“Mortgage”** means the Charge/Mortgage dated on or about the date hereof executed by the Assignor in favour of the Chargee and registered on the date of registration hereof against title to the Lands as same may be amended, modified, supplemented or replaced from time to time;
- (j) **“Project”** means the Lands and Buildings;
- (k) **“Rents”** means all present and future income, rents, issues, profits and any other monies, including without limitation security deposits, rental deposits (including for rent for the last month or any other future period in the term of a Lease), rental insurance proceeds and expropriation awards, to be derived from, reserved or payable under the Leases; and
- (l) **“Tenant”** means any person (other than the Assignor) who is hereafter a party to a Lease; and **“Tenants”** means all such persons.

3. Assignment:

As continuing and additional security for:

- (a) the repayment to the Chargee of all indebtedness and liability (the **“Indebtedness”**) from time to time of the Assignor to the Chargee under, in connection with or arising out of or from the Mortgage, the Commitment Letter, and all other agreements, documents, instruments, undertakings and assignments entered into by the Assignor with the Chargee, made by the Assignor in favour of the Chargee or assigned by the Assignor to the Chargee; and
- (b) the due performance of the terms, agreements, provisions, conditions, obligations and covenants on the part of the Assignor to be performed under the Mortgage, the Commitment Letter, and all other agreements, documents, instruments, undertakings and assignments entered into by the Assignor with the Chargee, made in favour of the Chargee or assigned to the Chargee;

the Assignor, upon and subject to the terms of this Agreement and the Commitment Letter in respect of the Lands, assigns, sets over and transfers to the Chargee all its rights, benefits, title and interest under, in and to, and all claims of whatsoever nature or kind which the Assignor now has or may hereafter have under or pursuant to:

- (c) the Leases;
- (d) the Rents;
- (e) the benefit of any and all present and future guarantees of and indemnities with respect to any Lease and the performance of any or all of the obligations of any Tenant thereunder;
- (f) the benefit of any and all present and future letters of credit and security documents provided to secure the obligations of any Tenant under any of the Leases;
- (g) the benefit of any and all present and existing assignments of Leases by the Tenants thereunder and agreements to assume the obligations of the Tenants thereunder; and
- (h) all books, accounts, invoices, letters, papers, drawings and documents in any way evidencing or relating to the Leases, the Rents and any guarantees or indemnities of any Lease;

all of the foregoing described in Subsections 3(c) to and including 3(h), together with all agreements pertaining thereto and all proceeds therefrom, being hereinafter collectively called the **“Premises Hereby Assigned”**.

4. Acknowledgment of Assignor:

The Assignor acknowledges that none of this Agreement, the assignment constituted hereby or the enforcement by the Chargee of any of its rights and remedies hereunder:

- (a) shall in any way lessen or relieve the Assignor from:
 - (i) the obligation of the Assignor to observe, satisfy and perform each and every term, agreement, provision, condition, obligation and covenant set out in, or required to be observed by the Assignor in order to fulfil its obligations under, any of the Premises Hereby Assigned; and
 - (ii) any liability of the Assignor to each Tenant, the Chargee or to any other person, firm or corporation;

- (b) imposes any obligation on the Chargee to assume any liability or obligation under, or to observe, perform or satisfy any term, agreement, provision, condition, obligation or covenant set out in any of the Premises Hereby Assigned;
- (c) imposes any liability on the Chargee for any act or omission on its part (other than for the gross negligence or wilful misconduct of the Chargee or those for whom it is responsible at law) in connection with this Agreement or the assignment constituted hereby including, without limitation, the fulfilment or non-fulfilment by the Chargee of the obligations, covenants and agreements of the Assignor set out in the Premises Hereby Assigned;
- (d) obligates the Chargee to give notice of this Agreement and the assignment constituted hereby to any Tenant or any other person, firm or corporation whatsoever; provided that the Chargee may, in its absolute discretion, give any such notice at any time or from time to time without further notice to the Assignor;
- (e) shall cause the Chargee to be or be deemed to be a mortgagee in possession;
- (f) shall delay, prejudice, impair, diminish or adversely affect the rights and remedies of the Chargee pursuant to the Mortgage or any other agreement (including, without limitation, the Commitment Letter) entered into by the Assignor with the Chargee, made by the Assignor in favour of the Chargee or assigned by the Assignor to the Chargee; or
- (g) authorizes the Assignor to dispose of or transfer by way of conveyance, mortgage, lease, assignment or otherwise, the Project, the interest of the Assignor in the Project or any part of either, other than in accordance with the provisions of the Commitment Letter.

5. **Positive Covenants of Assignor:**

The Assignor covenants and agrees:

- (a) to observe, perform and satisfy each and every term, agreement, provision, condition, obligation and covenant set out in, or required to be observed, performed and satisfied by the Assignor pertaining to or under or pursuant to the Premises Hereby Assigned;
- (b) to deliver to the Chargee a copy of all written notices, demands or requests given under, in connection with or pursuant to the Premises Hereby Assigned that are:
 - (i) received by the Assignor, forthwith upon receipt of same; and
 - (ii) delivered by the Assignor, contemporaneously with the delivery of same;
- (c) to indemnify and save the Chargee harmless from and against any liabilities, losses, costs, charges, expenses (including reasonable legal fees and disbursements on a solicitor and his own client basis), damages, claims, demands, actions, suits, proceedings, judgments and forfeitures (collectively referred to hereinafter as the "Liabilities") suffered, other than for the gross negligence or wilful misconduct of the Chargee or those for whom it is responsible at law, incurred or paid by the Chargee in connection with, on account of or by reason of:
 - (i) the assignment to the Chargee of the Premises Hereby Assigned;
 - (ii) any alleged obligation of the Chargee to observe, perform or satisfy any term, agreement, provision, condition, obligation or covenant set out in any of the Premises Hereby Assigned;
 - (iii) any failure of the Assignor to observe, perform or satisfy its covenants, agreements, warranties and representations set out in this Agreement; and
 - (iv) the enforcement of the assignment constituted by this Agreement or any of its rights and remedies hereunder;
- (d) to notify the Chargee in writing as soon as the Assignor becomes aware of any Dispute (as hereinafter defined), claim or litigation in respect of any of the Premises Hereby Assigned or of any breach or default by the Assignor or any other person, firm or corporation in the observance, performance or satisfaction of any of the terms, agreements, provisions, conditions, obligations or covenants set out in the Premises Hereby Assigned;
- (e) to keep, with regard to the Project, separate, up-to-date, detailed and accurate records of all revenues, including, without limitation, all Rents, and expenditures;
- (f) to use commercially reasonable efforts to obtain such consents from third parties including without limitation Tenants, as may be necessary or required pursuant to any of the Premises Hereby Assigned in connection with the assignment constituted by this Agreement and, in addition, such other, acting reasonably, consents and

acknowledgments from third parties as the Chargee may require or desire;

- (g) upon the request of the Chargee from time to time, acting reasonably, to execute and deliver to the Chargee specific assignments of any of the Leases duly acknowledged by the respective Tenants under such Leases, which specific assignments and acknowledgements shall be in form and substance acceptable to the Chargee;
- (h) to deliver to the Chargee, at the request of the Chargee from time to time, a copy of any Lease and of any guarantee or indemnity in respect of the obligations of any Tenant under a Lease;
- (i) if requested to do so by the Chargee, from time to time, it will enforce any or all of its rights and remedies under the Premises Hereby Assigned, in accordance with the terms thereof;
- (j) that each of its warranties and representations set out in this Agreement is now and will continue to be true and correct; and
- (k) that it will pay or cause to be paid to the Chargee or pursuant to the Chargee's direction, upon demand, all costs, charges, fees and expenses, including, without limitation, reasonable legal fees and disbursements on a solicitor and his own client basis, court costs and any other out-of-pocket costs and expenses incurred by the Chargee in connection with or arising out of or with respect to this Agreement including, without limitation, any one or more of the following:
 - (i) the negotiation, preparation, execution and enforcement of this Agreement and all documents, agreements and other writings incidental or ancillary hereto;
 - (ii) any act done or taken pursuant to this Agreement including, without limitation, recovering the Indebtedness and registering, discharging and reassigning this Agreement;
 - (iii) the preservation, protection, enforcement or realization of the Premises Hereby Assigned including, without limitation, retaking, holding, repairing, preparing for disposition and disposing of the Premises Hereby Assigned;
 - (iv) any action or other proceeding instituted by the Assignor, the Chargee, any Tenant or any other person, firm or corporation in connection with or in any way relating to:
 - (1) this Agreement or any part hereof;
 - (2) the preservation, protection, enforcement or realization of the Premises Hereby Assigned; or
 - (3) the recovery of the Indebtedness;
 - (v) all Liabilities suffered, incurred or paid by the Chargee as set out in Subsection 5(c) hereof; and
 - (vi) all amounts incurred or paid by the Chargee pursuant to Section 8 hereof;

together with interest thereon from the date of the incurring of such expenses at the rate provided for in the Mortgage, as calculated and compounded therein. Whether any action or any judicial proceedings to enforce the aforesaid payments has been taken or not, the amount owing to the Chargee under this subsection shall be added to the Indebtedness and secured by the Mortgage, this Agreement and all other security agreements entered into by the Assignor in favour of the Chargee and relating to the Project.

6. Negative Covenants of Assignor:

The Assignor covenants and agrees that it shall not:

- (a) sell, assign, transfer, dispose of, collect, receive or accept any of the Premises Hereby Assigned including, without limitation, the Rents, except as may be permitted in this Agreement or the Commitment Letter, nor do, nor permit to be done, any act or thing whereby the Chargee may be prevented or hindered from so doing, in each case, without the prior written consent of the Chargee;
- (b) pledge, charge, mortgage, hypothecate, create a security interest in or otherwise encumber the Premises Hereby Assigned or any part thereof in any manner whatsoever other than to the Chargee, without the prior written consent of the Chargee;
- (c) enter into, terminate, accept a surrender of, amend or vary any Lease or waive any

provision thereof, in each case other than in the ordinary course of business (and in compliance with the Commitment Letter) or with the Chargee's prior written consent;

- (d) accept payment of any Rents under any Lease in advance except for the current monthly or weekly rental period and except for security deposits provided for in such Lease or in the ordinary course of business; or
- (e) settle or resolve any Dispute, without the prior written consent of the Chargee.

7. Representations and Warranties of Assignor:

The Assignor represents and warrants to the Chargee that:

- (a) the Assignor has good, valid and legal right to absolutely assign and transfer to the Chargee the Premises Hereby Assigned, free and clear of all assignments, mortgages, charges, pledges, security interest and other encumbrances;
- (b) the Assignor has not performed any act or executed any agreement that might prevent the Chargee from operating under, or exercising its rights and remedies under, any of the provisions of this Agreement or that would limit the Chargee in any such operation or exercise;
- (c) the Assignor has the corporate power, authority and capacity to enter into this Agreement, to make the assignment constituted hereby and to perform its obligations hereunder;
- (d) the Assignor has taken all necessary action, corporate or otherwise, to authorize the execution and delivery of this Agreement and the performance of its obligations set out in this Agreement and in each of the Leases;
- (e) neither the execution nor the delivery of this Agreement by the Assignor, nor the consummation by it of the transactions herein contemplated, nor the compliance by it with the terms, conditions and provisions hereof, will conflict with or result in a breach of any terms, conditions or provisions of:
 - (i) the constating documents of the Assignor;
 - (ii) any agreement, instrument or arrangement to which the Assignor is a party or by which the Assignor or any of its property is, or may be bound, or constitute a default thereunder or result thereunder in the creation or imposition of any security interest, mortgage, lien, charge or encumbrance of any nature whatsoever upon the Project or upon any of the other properties or assets of the Assignor;
 - (iii) any judgment, order, writ, injunction or decree of any court, relating to the Assignor; or
 - (iv) any applicable law or governmental regulation relating to the Project;
- (f) this Agreement has been duly executed and, when delivered, will be in full force and effect and constitutes a legal, valid and binding obligation of the Assignor, enforceable in accordance with its terms, subject to applicable laws relating to bankruptcy, insolvency and other similar laws affecting creditors' rights generally and subject to the qualification that equitable remedies, including specific performance and injunction, may only be granted in the discretion of a court of competent jurisdiction;
- (g) there is no pending or threatened litigation, action or claim known to the Assignor and not disclosed to the Chargee in writing which adversely affects or could adversely affect any of the Premises Hereby Assigned or the rights of the Assignor or any other party thereunder or the rights of the Chargee under this Agreement; and
- (h) none of the Premises Hereby Assigned in existence on the date hereof is incapable of assignment to the Chargee in accordance with the provisions of this Agreement, nor is any of the Premises Hereby Assigned incapable of further assignment by the Chargee or by any receiver or receiver and manager, nor is the consent of any third party required for any assignment set out in this Agreement or in connection with any further assignment by the Chargee.

8. Enforcement Upon Default:

Without limiting in any manner whatsoever the Chargee's rights, remedies, and recourses pursuant to this Agreement, by operation of law or otherwise, upon a default by the Assignor in the observance or performance of any of its covenants and agreements hereunder or upon the occurrence of a breach or default of any of the terms, conditions, agreements, representations or warranties of the Assignor contained in the Commitment Letter or any other document delivered in connection therewith

(hereinafter collectively called a “Default”), the Chargee and any receiver or any receiver and manager appointed by the Chargee, may from time to time and at any time, in its own name or in the name of the Assignor in accordance with the terms hereof and the terms in the Commitment Letter, as applicable, do any one or more of the following:

- (a) observe, perform or satisfy any term, agreement, provision, condition, obligation or covenant which, pursuant to any of the Premises Hereby Assigned, could or should be observed, performed or satisfied by the Assignor;
- (b) enforce, realize, sell or otherwise deal with the Premises Hereby Assigned upon such terms and conditions and at such time or times as to the Chargee seems advisable;
- (c) exercise any of the rights, powers, authority and discretion which, pursuant to any of the Premises Hereby Assigned, by operation of law or otherwise, could be exercised, observed, performed or satisfied by the Assignor, including, without limitation, entering into and (subject to the terms thereof) terminating, amending, renewing and assigning the Leases and otherwise dealing with the Tenants and others, making other agreements or granting waivers and consents and giving notices in respect of any of the Leases or any part or parts thereof for such consideration and on such terms as the Chargee may deem appropriate, and participating in all settlement negotiations and arbitration proceedings resulting from a dispute (the “Dispute”) arising out of, in connection with or pursuant to any of the Premises Hereby Assigned;
- (d) collect any Rents, proceeds, receipts or income arising from or out of the Premises Hereby Assigned including, without limitation, demanding the same, instituting proceedings for the collection thereof, accepting reductions therein or compromises with respect thereto, and recovering, receiving and giving receipts therefor, whether in the name of the Assignor or the Chargee or both;
- (e) manage generally the business and operations of the Assignor and deal with the Leases and the Tenants to the same extent as the Assignor could do; and
- (f) by instrument in writing appoint any person to be a receiver (which term shall include a manager and a receiver and manager) in respect of the Leases or any part thereof and remove any receiver so appointed and appoint another in its stead; and any receiver so appointed shall have the authority to do any of the acts specified in Subsections 8(a), (b), (c), (d) and (e) hereof and further to take possession of and collect the Rents and other moneys of all kinds payable to the Assignor in respect of the Leases and pay therefrom all reasonable expenses in connection therewith and all charges, the payment of which may be necessary to preserve and protect the Leases. Any such receiver shall be deemed to be the agent of the Assignor for all purposes.

The Assignor agrees that the Chargee shall be entitled to charge on its own behalf for services rendered, and retain such agents as the Chargee wishes to assist the Chargee in doing, or to effect, any of the foregoing. The Assignor acknowledges and agrees that all costs, charges and expenses incurred or charged by the Chargee in connection with doing anything permitted in this Section 8, including, without limitation, reasonable legal fees and disbursements on a solicitor and his own client basis, and the fees and disbursements of any agent as aforesaid, shall be added to the Indebtedness and be forthwith paid by the Assignor to the Chargee.

9. Chargee Not Liable:

The Chargee shall not be bound to exercise any of the rights afforded to it hereunder nor to collect, dispose of, realize, preserve or enforce any of the Premises Hereby Assigned. The Chargee shall not be liable or responsible to the Assignor or any other person for the fulfilment or non-fulfilment of this Agreement or the terms, obligations, covenants or agreements set out in this Agreement or for any loss or damage incurred or suffered by the Assignor or any other person, firm or corporation as a result of:

- (a) any delay by, or any failure of, the Chargee to:
 - (i) exercise any of the rights afforded to it under this Agreement; or
 - (ii) collect, dispose of, realize, preserve or enforce any of the Premises Hereby Assigned; or
- (b) the negligence of any receiver, receiver and manager, officer, servant, agent, counsel or other attorney employed or appointed by the Chargee in the exercise of the rights afforded to the Chargee hereunder, or in the collection, disposition, realization, entering into, terminating, preservation or enforcement of the Premises Hereby Assigned,

provided that the Chargee shall be responsible for its own gross negligence or wilful misconduct.

10. Application of Funds:

The Chargee shall be entitled (in its sole discretion) to utilize any amount received by the

Chargee arising out of or from the collection, disposition, realization or enforcement of any of the Premises Hereby Assigned in any one or more of the following ways:

- (a) to pay all costs, charges and expenses incurred by the Chargee in connection with the collection, disposition, realization or enforcement of the same, including without limitation the fees and disbursements of any agents retained by the Chargee to assist or effect such collection, disposition, realization or enforcement;
- (b) to pay any prior mortgages, charges, assignments or encumbrances of or against the Premises Hereby Assigned or the Project or any part thereof;
- (c) to pay any costs, charges or expenses arising from the Project or any part thereof or the operation thereof, including without limitation realty and other taxes, utilities costs and charges, ground rent (if any), repair, maintenance and replacement costs, management fees and costs and employees' salaries and costs; and
- (d) to apply such amount or any part thereof in reduction of the Indebtedness.

Notwithstanding the generality of the foregoing, the Chargee shall be entitled to apply all or any part of such amounts received by it on account of such part or parts of the Indebtedness, in such manner and at such times or from time to time, as the Chargee deems best and the Chargee may at any time and from time to time change any such application.

11. Further Assurances:

The Assignor covenants and agrees to execute all such further assignments and other documents and to do all such further acts and things including, without limitation, obtaining any consents which are required by the Chargee, acting reasonably, from time to time, to more effectively assign, set over and transfer the Premises Hereby Assigned to the Chargee including, without limitation, execute and deliver one or more specific assignments of the Assignor's rights, benefits, title and interest in any of the agreements, documents, commitments and other writings that constitute the Premises Hereby Assigned in form, substance and execution satisfactory to the Chargee, to perfect and keep perfected the security interest constituted hereby and to assist in the collection, disposition, realization or enforcement thereof, and the Chargee is hereby irrevocably constituted the true and lawful attorney of the Assignor, with full power of substitution, to execute in the name of the Assignor any assignment or other document for such purposes.

12. Information:

The Assignor covenants and agrees that from time to time forthwith, upon the request of the Chargee, it shall furnish to the Chargee in writing all information reasonably requested by the Chargee relating to the Premises Hereby Assigned.

13. Dealing with Leases:

The Assignor confirms and agrees that the Chargee, as assignee hereunder, has the authority to exercise all of the rights, powers, authority and discretion of the Assignor pursuant to the Premises Hereby Assigned, including without limitation to collect any Rents and other monies payable or arising out of or from the Premises Hereby Assigned upon a Default pursuant to Section 8 hereof. Notwithstanding the foregoing sentence, the Assignor shall have the authority, subject to Section 6 hereof:

- (a) to collect any Rents and other monies properly payable or arising out of or from the Premises Hereby Assigned; and
- (b) to exercise in good faith all of the benefits, advantages and powers as landlord or licensor under the Premises Hereby Assigned,

unless and until such authority is revoked in writing by the Chargee; provided, however, that after such authority is revoked in writing by the Chargee, any monies received by the Assignor arising out of or from any of the Premises Hereby Assigned shall be received and held in trust for the Chargee and forthwith upon request by the Chargee remitted to the Chargee. The Chargee may, at any time or times by notice to any Tenant upon Default, direct such Tenant to pay Rent and other monies to the Chargee and such notice shall be good and sufficient authority for any Tenant so doing. Any payment of Rents and other monies by a Tenant to the Chargee upon Default shall not constitute a default under such Tenant's Lease. The receipt by the Chargee of Rent or other monies from a Tenant upon Default shall constitute and be deemed receipt thereof by the Assignor.

14. No Novation:

This Agreement, assignment and transfer to the Chargee of the Premises Hereby Assigned:

- (a) is continuing security granted to the Chargee without novation or impairment of any other existing or future security held by the Chargee in order to secure payment to the Chargee of the Indebtedness and the due performance of the Assignor's obligations under the Mortgage and all other agreements (including, without limitation, the Commitment Letter),

documents, instruments, undertakings and commitments entered into between the Assignor and the Chargee, made by the Assignor in favour of the Chargee or assigned by the Assignor to the Chargee;

- (b) is in addition to and not in substitution for any other security now or hereafter granted to or held by the Chargee in connection with the Indebtedness; and
- (c) shall remain in full force and effect without regard to and shall not be affected or impaired by:
 - (i) any amendment or modification of or addition or supplement to the Mortgage, this Agreement or any other security or securities (the "Additional Securities") now or hereafter held by or on behalf of the Chargee in connection with the Indebtedness or any part thereof;
 - (ii) any exercise or non-exercise of any right, remedy, power or privilege in respect of the Mortgage, this Agreement or the Additional Securities;
 - (iii) any waiver, consent, extension, indulgence or other action, inaction or omission under or in respect of the Mortgage, this Agreement or the Additional Securities;
 - (iv) any default by the Assignor under, or any invalidity or unenforceability of, or any limitation on the liability of the Assignor or on the method or terms of payment under, or any irregularity or other defect in, the Mortgage, this Agreement or the Additional Securities;
 - (v) any bankruptcy or similar proceeding involving or affecting the Assignor.

15. Re-assignment:

Upon the Indebtedness being paid in full, the Premises Hereby Assigned shall be deemed, automatically, to be reassigned to the Assignor and the Chargee shall, within a reasonable time following its receipt of a written request from the Assignor and at the sole cost and expense of the Assignor, execute any reassignment of the Premises Hereby Assigned requested by the Assignor.

16. Enurement:

Subject to Section 6 and the other provisions hereof, this Agreement shall enure to the benefit of and be binding upon the respective successors and assigns of the parties hereto.

17. Notices:

Any notice, demand, request, consent, agreement or approval which may or is required to be given pursuant to this Agreement shall be in writing and shall be sufficiently given or made if delivered to the party for whom it is intended, or (except in the case of an actual or pending disruption of postal service) mailed by registered mail to the address of the addressee provided for in the Mortgage, and shall be deemed to have been received by such addressee after the time periods with respect thereto in the Mortgage.

18. Waiver:

No consent or waiver, express or implied, by the Chargee to or of any breach or default by the Assignor in the performance of its obligations hereunder shall be deemed or construed to be a consent to or waiver of any other breach or default in the performance by the Assignor of its obligations hereunder. Failure on the part of the Chargee to complain of any act or failure to act of the Assignor or to declare the Assignor in default, irrespective of how long such failure continues, shall not constitute a waiver by the Chargee of its rights hereunder.

19. Amendments:

This Agreement may not be modified or amended except with the written consent of the Chargee and the Assignor.

20. Entire Agreement:

This Agreement constitutes the entire agreement between the Chargee and the Assignor pertaining to the assignment of the Premises Hereby Assigned and supersedes all prior and contemporaneous agreements, understandings, negotiations and discussions, whether oral or written, relating thereto.

21. Assignment:

The Chargee may assign, transfer, negotiate, pledge or otherwise hypothecate this Agreement, any of the Premises Hereby Assigned, any of its rights hereunder or any part thereof and all rights and

remedies of the Chargee in connection with the interest so assigned shall be enforceable against the Assignor as the same would have been by the Chargee but for such assignment.

22. No Agency, Joint Venture or Partnership:

The Chargee is not the agent, representative, partner of or joint-venturer with the Assignor, and the Assignor is not the agent, representative, partner of or joint-venturer with the Chargee, and this Agreement shall not be construed to make the Chargee liable to any person or persons for goods or services furnished to, on behalf of or for the benefit of the Assignor nor for debts, liability or claims accruing therefrom against the Assignor.

23. Rights, Powers and Remedies:

Each right, power and remedy of the Chargee provided for herein or available at law or in equity or in any other agreement shall be separate and in addition to every other such right, power and remedy. Any one or more or any combination of such rights, remedies and powers may be exercised by the Chargee from time to time and no such exercise shall exhaust the rights, remedies or powers of the Chargee or preclude the Chargee from exercising any one or more of such rights, remedies and powers or any combination thereof from time to time thereafter or simultaneously. Without limiting the foregoing provisions of this Section 23, the Chargee in its discretion may exercise its rights, powers and remedies hereunder in respect of each of the Premises Hereby Assigned separately and whether or not the Chargee exercises such rights, powers and remedies in respect of any or all of the other Premises Hereby Assigned.

24. Survival:

All covenants, undertakings, agreements, representations and warranties made by the Assignor in this Agreement, and any instruments delivered pursuant to or in connection herewith, shall survive the execution and delivery of this Agreement and any advances made by the Chargee to the Assignor, and shall continue in full force and effect until the Indebtedness is paid in full. All representations and warranties made by the Assignor shall be deemed to have been relied upon by the Chargee.

25. Severability:

Any term, condition or provision of this Agreement which is or is deemed to be void, prohibited or unenforceable in any jurisdiction shall, as to such jurisdiction, be severable herefrom and be ineffective to the extent of such avoidance, prohibition or unenforceability without invalidating the remaining terms, conditions and provisions hereof, and any such avoidance, prohibition or unenforceability in any jurisdiction shall not invalidate or render unenforceable such term, condition or provision in any other jurisdiction.

26. Governing Law:

This Agreement and the interpretation, construction, application and enforcement of this Agreement shall be governed by and construed, in all respects, exclusively in accordance with the laws of the Province of Ontario.

27. Headings:

The insertions in this Agreement of headings are for the convenience of reference only and shall not affect the construction or interpretation of this Agreement.

28. Number and Gender:

All nouns and personal pronouns relating thereto shall be read and construed as the number and gender may require and the verb shall be read and construed as agreeing with the noun and pronoun.

29. Registrations:

Neither the preparation, execution nor any registrations or filings with respect hereto, in and of itself, shall bind the Chargee to make an advance under the Mortgage.

30. Receipt of Copy:

The Assignor acknowledges receipt of a copy of this Agreement and of any financing statement registered under the *Personal Property Security Act* (Ontario) with respect hereto.

31. Conflicts:

In the event of any conflict or inconsistency between the provisions of this Agreement and the provisions of the Commitment Letter, the provisions of the Commitment Letter shall prevail and be paramount. If any covenant or event of default contained in this Agreement in conflict with or is inconsistent with a provision of the Commitment Letter, as applicable relating to the same specific matter, such covenant or event of default shall be deemed to be amended to the extent necessary to ensure that it is not in conflict with or inconsistent with the provision of the Commitment Letter relating to the same specific matter.

[Signature Page Follows]

IN WITNESS WHEREOF the Assignor has executed this Agreement as of the day and year first above written.

OSCAR BOLD INC.

By: 
Name: Carmen Campagnaro c/s
Title: President

By: 
Name: Richard Hall
Title: Secretary

I/We have the authority to bind the Assignor.

SCHEDULE "A"
PROPERTY DESCRIPTIONS

27 Bold Street, Hamilton, Ontario

No.	Municipal Description	PIN(s)	Legal Description
1.	101-27 Bold Str., Hamilton, ON	18611-0001	UNIT 1, LEVEL 1, WENTWORTH STANDARD CONDOMINIUM PLAN NO. 611 AND ITS APPURTENANT INTEREST; SUBJECT TO EASEMENTS AS SET OUT IN SCHEDULE A AS IN WE1537712; CITY OF HAMILTON IN WE1537712; CITY OF HAMILTON
	102-27 Bold Str., Hamilton, ON	18611-0002	UNIT 2, LEVEL 1, WENTWORTH STANDARD CONDOMINIUM PLAN NO. 611 AND ITS APPURTENANT INTEREST; SUBJECT TO EASEMENTS AS SET OUT IN SCHEDULE A AS IN WE1537712; CITY OF HAMILTON
	103-27 Bold Str., Hamilton, ON	18611-0003	UNIT 3, LEVEL 1, WENTWORTH STANDARD CONDOMINIUM PLAN NO. 611 AND ITS APPURTENANT INTEREST; SUBJECT TO EASEMENTS AS SET OUT IN SCHEDULE A AS IN WE1537712; CITY OF HAMILTON
	104-27 Bold Str., Hamilton, ON	18611-0004	UNIT 4, LEVEL 1, WENTWORTH STANDARD CONDOMINIUM PLAN NO. 611 AND ITS APPURTENANT INTEREST; SUBJECT TO EASEMENTS AS SET OUT IN SCHEDULE A AS IN WE1537712; CITY OF HAMILTON
	105-27 Bold Str., Hamilton, ON	18611-0005	UNIT 5, LEVEL 1, WENTWORTH STANDARD CONDOMINIUM PLAN NO. 611 AND ITS APPURTENANT INTEREST; SUBJECT TO EASEMENTS AS SET OUT IN SCHEDULE A AS IN WE1537712; CITY OF HAMILTON
	106-27 Bold Str., Hamilton, ON	18611-0006	UNIT 6, LEVEL 1, WENTWORTH STANDARD CONDOMINIUM PLAN NO. 611 AND ITS APPURTENANT INTEREST; SUBJECT TO EASEMENTS AS SET OUT IN SCHEDULE A AS IN WE1537712; CITY OF HAMILTON
	107-27 Bold Str., Hamilton, ON	18611-0007	UNIT 7, LEVEL 1, WENTWORTH STANDARD CONDOMINIUM PLAN NO. 611 AND ITS APPURTENANT INTEREST; SUBJECT TO EASEMENTS AS SET OUT IN SCHEDULE A AS IN WE1537712; CITY OF HAMILTON
	108-27 Bold Str., Hamilton, ON	18611-0008	UNIT 8, LEVEL 1, WENTWORTH STANDARD CONDOMINIUM PLAN NO. 611 AND ITS APPURTENANT INTEREST; SUBJECT TO EASEMENTS AS SET OUT IN SCHEDULE A AS IN WE1537712; CITY OF HAMILTON
	201-27 Bold Str., Hamilton, ON	18611-0009	UNIT 1, LEVEL 2, WENTWORTH STANDARD CONDOMINIUM PLAN NO. 611 AND ITS APPURTENANT INTEREST; SUBJECT TO EASEMENTS AS SET OUT IN SCHEDULE A AS IN WE1537712; CITY OF HAMILTON
	202-27 Bold Str., Hamilton, ON	18611-0010	UNIT 2, LEVEL 2, WENTWORTH STANDARD CONDOMINIUM PLAN NO. 611 AND ITS APPURTENANT INTEREST; SUBJECT TO EASEMENTS AS SET OUT IN SCHEDULE A AS IN WE1537712; CITY OF HAMILTON
	203-27 Bold Str., Hamilton, ON	18611-0011	UNIT 3, LEVEL 2, WENTWORTH STANDARD CONDOMINIUM PLAN NO. 611 AND ITS APPURTENANT INTEREST; SUBJECT TO EASEMENTS AS SET OUT IN SCHEDULE A AS IN WE1537712; CITY OF HAMILTON
	204-27 Bold Str., Hamilton, ON	18611-0012	UNIT 4, LEVEL 2, WENTWORTH STANDARD CONDOMINIUM PLAN NO. 611 AND ITS APPURTENANT INTEREST; SUBJECT TO EASEMENTS AS SET OUT IN SCHEDULE A AS IN WE1537712; CITY OF HAMILTON
	205-27 Bold Str., Hamilton, ON	18611-0013	UNIT 5, LEVEL 2, WENTWORTH STANDARD CONDOMINIUM PLAN NO. 611 AND ITS APPURTENANT INTEREST; SUBJECT TO EASEMENTS AS SET OUT IN SCHEDULE A AS IN WE1537712; CITY OF HAMILTON
	206-27 Bold Str., Hamilton, ON	18611-0014	UNIT 6, LEVEL 2, WENTWORTH STANDARD CONDOMINIUM PLAN NO. 611 AND ITS APPURTENANT INTEREST; SUBJECT TO EASEMENTS AS SET OUT IN SCHEDULE A AS IN WE1537712; CITY OF HAMILTON
	207-27 Bold Str., Hamilton, ON	18611-0015	UNIT 7, LEVEL 2, WENTWORTH STANDARD CONDOMINIUM PLAN NO. 611 AND ITS APPURTENANT INTEREST; SUBJECT TO EASEMENTS AS SET OUT IN SCHEDULE A AS IN WE1537712; CITY OF HAMILTON
	208-27 Bold Str., Hamilton, ON	18611-0016	UNIT 8, LEVEL 2, WENTWORTH STANDARD CONDOMINIUM PLAN NO. 611 AND ITS APPURTENANT INTEREST; SUBJECT TO EASEMENTS AS SET OUT IN SCHEDULE A AS IN WE1537712; CITY OF HAMILTON
	301-27 Bold Str., Hamilton, ON	18611-0017	UNIT 1, LEVEL 3, WENTWORTH STANDARD CONDOMINIUM PLAN NO. 611 AND ITS APPURTENANT INTEREST; SUBJECT TO EASEMENTS AS SET OUT IN SCHEDULE A AS IN WE1537712; CITY OF HAMILTON
	302-27 Bold Str., Hamilton, ON	18611-0018	UNIT 2, LEVEL 3, WENTWORTH STANDARD CONDOMINIUM PLAN NO. 611 AND ITS APPURTENANT INTEREST; SUBJECT TO EASEMENTS AS SET OUT IN SCHEDULE A AS IN WE1537712; CITY OF HAMILTON
	303-27 Bold Str., Hamilton, ON	18611-0019	UNIT 3, LEVEL 3, WENTWORTH STANDARD CONDOMINIUM PLAN NO. 611 AND ITS APPURTENANT INTEREST; SUBJECT TO EASEMENTS AS SET OUT IN SCHEDULE A AS IN WE1537712; CITY OF HAMILTON
	304-27 Bold Str., Hamilton, ON	18611-0020	UNIT 4, LEVEL 3, WENTWORTH STANDARD CONDOMINIUM PLAN NO. 611 AND ITS APPURTENANT INTEREST; SUBJECT TO EASEMENTS AS SET OUT IN SCHEDULE A AS IN WE1537712; CITY OF HAMILTON
	305-27 Bold Str., Hamilton, ON	18611-0021	UNIT 5, LEVEL 3, WENTWORTH STANDARD CONDOMINIUM PLAN NO. 611 AND ITS APPURTENANT INTEREST; SUBJECT TO EASEMENTS AS SET OUT IN SCHEDULE A AS IN WE1537712; CITY OF HAMILTON
	306-27 Bold Str., Hamilton, ON	18611-0022	UNIT 6, LEVEL 3, WENTWORTH STANDARD CONDOMINIUM PLAN NO. 611 AND ITS APPURTENANT INTEREST; SUBJECT TO EASEMENTS AS

No.	Municipal Description	PIN(s)	Legal Description
			SET OUT IN SCHEDULE A AS IN WE1537712; CITY OF HAMILTON
	307-27 Bold Str., Hamilton, ON	18611-0023	UNIT 7, LEVEL 3, WENTWORTH STANDARD CONDOMINIUM PLAN NO. 611 AND ITS APPURTENANT INTEREST; SUBJECT TO EASEMENTS AS SET OUT IN SCHEDULE A AS IN WE1537712; CITY OF HAMILTON
	308-27 Bold Str., Hamilton, ON	18611-0024	UNIT 8, LEVEL 3, WENTWORTH STANDARD CONDOMINIUM PLAN NO. 611 AND ITS APPURTENANT INTEREST; SUBJECT TO EASEMENTS AS SET OUT IN SCHEDULE A AS IN WE1537712; CITY OF HAMILTON
	1-27 Bold Str., Hamilton, ON	18611-0025	UNIT 1, LEVEL A, WENTWORTH STANDARD CONDOMINIUM PLAN NO. 611 AND ITS APPURTENANT INTEREST; SUBJECT TO EASEMENTS AS SET OUT IN SCHEDULE A AS IN WE1537712; CITY OF HAMILTON
	2-27 Bold Str., Hamilton, ON	18611-0026	UNIT 2, LEVEL A, WENTWORTH STANDARD CONDOMINIUM PLAN NO. 611 AND ITS APPURTENANT INTEREST; SUBJECT TO EASEMENTS AS SET OUT IN SCHEDULE A AS IN WE1537712; CITY OF HAMILTON
	3-27 Bold Str., Hamilton, ON	18611-0027	UNIT 3, LEVEL A, WENTWORTH STANDARD CONDOMINIUM PLAN NO. 611 AND ITS APPURTENANT INTEREST; SUBJECT TO EASEMENTS AS SET OUT IN SCHEDULE A AS IN WE1537712; CITY OF HAMILTON
	4-27 Bold Str., Hamilton, ON	18611-0028	UNIT 4, LEVEL A, WENTWORTH STANDARD CONDOMINIUM PLAN NO. 611 AND ITS APPURTENANT INTEREST; SUBJECT TO EASEMENTS AS SET OUT IN SCHEDULE A AS IN WE1537712; CITY OF HAMILTON
	5-27 Bold Str., Hamilton, ON	18611-0029	UNIT 5, LEVEL A, WENTWORTH STANDARD CONDOMINIUM PLAN NO. 611 AND ITS APPURTENANT INTEREST; SUBJECT TO EASEMENTS AS SET OUT IN SCHEDULE A AS IN WE1537712; CITY OF HAMILTON
	6-27 Bold Str., Hamilton, ON	18611-0030	UNIT 6, LEVEL A, WENTWORTH STANDARD CONDOMINIUM PLAN NO. 611 AND ITS APPURTENANT INTEREST; SUBJECT TO EASEMENTS AS SET OUT IN SCHEDULE A AS IN WE1537712; CITY OF HAMILTON
	7-27 Bold Str., Hamilton, ON	18611-0031	UNIT 7, LEVEL A, WENTWORTH STANDARD CONDOMINIUM PLAN NO. 611 AND ITS APPURTENANT INTEREST; SUBJECT TO EASEMENTS AS SET OUT IN SCHEDULE A AS IN WE1537712; CITY OF HAMILTON
	8-27 Bold Str., Hamilton, ON	18611-0032	UNIT 8, LEVEL A, WENTWORTH STANDARD CONDOMINIUM PLAN NO. 611 AND ITS APPURTENANT INTEREST; SUBJECT TO EASEMENTS AS SET OUT IN SCHEDULE A AS IN WE1537712; CITY OF HAMILTON

62801918.1

This is Exhibit "H" of
the Affidavit of Dawood Khan
Sworn before me this 1st day of October 2025

DocuSigned by:
Matilda Lici
7CE576F4AA3D4CA...

A Commissioner, etc.

Matilda Lici

PROPERTY DESCRIPTION: UNIT 1, LEVEL 1, WENTWORTH STANDARD CONDOMINIUM PLAN NO. 611 AND ITS APPURTENANT INTEREST; SUBJECT TO EASEMENTS AS SET OUT IN SCHEDULE A AS IN WE1537712; CITY OF HAMILTON

PROPERTY REMARKS: FOR THE PURPOSE OF THE QUALIFIER THE DATE OF REGISTRATION OF ABSOLUTE TITLE IS 2018/03/14.

ESTATE/QUALIFIER:
FEE SIMPLE
LT ABSOLUTE PLUS

RECENTLY:
CONDOMINIUM FROM 17171-0258

PIN CREATION DATE:
2021/08/16

OWNERS' NAMES: OSCAR BOLD INC.

CAPACITY SHARE:
ROWN

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/CHKD
<p>** PRINTOUT INCLUDES ALL DOCUMENT TYPES AND DELETED INSTRUMENTS SINCE 2021/08/16 **</p> <p>**SUBJECT TO SUBSECTION 44(1) OF THE LAND TITLES ACT, EXCEPT PARAGRAPHS 3 AND 14 AND *</p> <p>** PROVINCIAL SUCCESSION DUTIES AND EXCEPT PARAGRAPH 11 AND ESCHEATS OR FORFEITURE **</p> <p>** TO THE CROWN UP TO THE DATE OF REGISTRATION WITH AN ABSOLUTE TITLE. **</p>						
CD353277	1986/05/27	BYLAW				C
WE1202126	2017/04/28	CHARGE		*** DELETED AGAINST THIS PROPERTY *** 27 BOLD STREET INC.	VALOUR MORTGAGE SERVICES INC.	
WE1202227	2017/05/01	NO ASSGN RENT GEN		*** DELETED AGAINST THIS PROPERTY *** 27 BOLD STREET INC.	VALOUR MORTGAGE SERVICES INC.	
REMARKS: WE1202126						
WE1208847	2017/05/29	TRANSFER OF CHARGE		*** DELETED AGAINST THIS PROPERTY *** VALOUR MORTGAGE SERVICES INC.	COMMUNITY TRUST COMPANY VALOUR MORTGAGE SERVICES INC.	
REMARKS: WE1202126.						
WE1215462	2017/06/22	TRANSFER OF CHARGE		*** DELETED AGAINST THIS PROPERTY *** VALOUR MORTGAGE SERVICES INC. COMMUNITY TRUST COMPANY	COMMUNITY TRUST COMPANY VALOUR MORTGAGE SERVICES INC.	
REMARKS: WE1202126.						
WE1222186	2017/07/17	TRANSFER OF CHARGE		*** DELETED AGAINST THIS PROPERTY *** COMMUNITY TRUST COMPANY VALOUR MORTGAGE SERVICES INC.	COMMUNITY TRUST COMPANY VALOUR MORTGAGE SERVICES INC.	
REMARKS: WE1202126.						
WE1229203	2017/08/15	TRANSFER OF CHARGE		*** DELETED AGAINST THIS PROPERTY *** COMMUNITY TRUST COMPANY VALOUR MORTGAGE SERVICES INC.	COMMUNITY TRUST COMPANY VALOUR MORTGAGE SERVICES INC.	
REMARKS: WE1202126.						

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
WE1334256	2019/01/22	TRANSFER EASEMENT	\$2	27 BOLD STREET INC.	METROLINX	C
WE1334257	2019/01/22	POSTPONEMENT		*** DELETED AGAINST THIS PROPERTY *** COMMUNITY TRUST COMPANY VALOUR MORTGAGE SERVICES INC.	METROLINX	
REMARKS: WE1202126 & WE1229203 TO WE1334256						
WE1334258	2019/01/22	TRANSFER EASEMENT	\$2	27 BOLD STREET INC.	BELL CANADA	C
WE1334259	2019/01/22	POSTPONEMENT		*** DELETED AGAINST THIS PROPERTY *** COMMUNITY TRUST COMPANY VALOUR MORTGAGE SERVICES INC.	BELL CANADA	
REMARKS: WE1202126 & WE1229203 TO WE1334258						
WE1343744	2019/03/15	CHARGE		*** DELETED AGAINST THIS PROPERTY *** 27 BOLD STREET INC.	RECIPROCAL OPPORTUNITIES INCORPORATED OLYMPIA TRUST COMPANY	
WE1343882	2019/03/15	TRANSFER OF CHARGE		*** DELETED AGAINST THIS PROPERTY *** VALOUR MORTGAGE SERVICES INC. COMMUNITY TRUST COMPANY	VALOUR MORTGAGE SERVICES INC.	
REMARKS: WE1202126, WE1202126						
WE1343883	2019/03/15	POSTPONEMENT		*** DELETED AGAINST THIS PROPERTY *** VALOUR MORTGAGE SERVICES INC.	RECIPROCAL OPPORTUNITIES INCORPORATED OLYMPIA TRUST COMPANY	
REMARKS: WE1202126 TO WE1343744						
WE1480484	2020/12/31	CHARGE		*** DELETED AGAINST THIS PROPERTY *** 27 BOLD STREET INC.	HYOT GP INC.	
WE1480487	2020/12/31	NO ASSGN RENT GEN		*** DELETED AGAINST THIS PROPERTY *** 27 BOLD STREET INC.	HYOT GP INC.	
REMARKS: WE1480484						
WE1490088	2021/02/11	NOTICE		*** DELETED AGAINST THIS PROPERTY *** HYOT GP INC. VALOUR HIGH YIELD OPPORTUNITIES LP	27 BOLD STREET INC.	
REMARKS: WE1480484						
WE1511746	2021/05/13	TRANSFER OF CHARGE		*** DELETED AGAINST THIS PROPERTY *** VALOUR MORTGAGE SERVICES INC.	MORRISON FINANCIAL MORTGAGE CORPORATION	
REMARKS: WE1202126.						

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REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/ CHKD
WE1523892	2021/06/25	NO SUB AGREEMENT		27 BOLD STREET INC.	CITY OF HAMILTON	C
WE1523893	2021/06/25	POSTPONEMENT		*** DELETED AGAINST THIS PROPERTY *** RECIPROCAL OPPORTUNITIES INCORPORATED OLYMPIA TRUST COMPANY	CITY OF HAMILTON	
		REMARKS: WE1343744 TO WE1523892				
WE1523894	2021/06/25	POSTPONEMENT		*** DELETED AGAINST THIS PROPERTY *** HYOT GP INC.	CITY OF HAMILTON	
		REMARKS: WE1480484 TO WE1523892				
WE1523895	2021/06/25	POSTPONEMENT		*** DELETED AGAINST THIS PROPERTY *** MORRISON FINANCIAL MORTGAGE CORPORATION	CITY OF HAMILTON	
		REMARKS: WE1202126 TO WE1523892				
WCP611	2021/08/13	STANDARD CONDO FLN				C
WE1537712	2021/08/13	CONDO DECLARATION		27 BOLD STREET INC.		C
WE1553649	2021/10/15	CHARGE		*** COMPLETELY DELETED *** 27 BOLD STREET INC.	VECTOR FINANCIAL SERVICES LIMITED OLYMPIA TRUST COMPANY	
WE1553650	2021/10/15	NO ASSGN RENT GEN		*** COMPLETELY DELETED *** 27 BOLD STREET INC.	VECTOR FINANCIAL SERVICES LIMITED OLYMPIA TRUST COMPANY	
		REMARKS: WE1553649				
WE1553911	2021/10/15	CHARGE		*** COMPLETELY DELETED *** 27 BOLD STREET INC.	2873183 ONTARIO INC.	
WE1553928	2021/10/15	NOTICE		*** COMPLETELY DELETED *** HYOT GP INC. VALOUR PARTNERS HIGH YIELD OPPORTUNITY LP	27 BOLD STREET INC.	
		REMARKS: WE1480484				
WE1553936	2021/10/18	NO ASSGN RENT GEN		*** COMPLETELY DELETED *** 27 BOLD STREET INC.	2873183 ONTARIO INC.	
		REMARKS: WE1553911.				
WE1553957	2021/10/18	DISCH OF CHARGE		*** COMPLETELY DELETED *** MORRISON FINANCIAL MORTGAGE CORPORATION		
		REMARKS: WE1202126.				

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REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/CHKD
WE1553958	2021/10/18	DISCH OF CHARGE		*** COMPLETELY DELETED *** RECIPROCAL OPPORTUNITIES INCORPORATED OLYMPIA TRUST COMPANY		
		REMARKS: WE1343744.				
WE1554025	2021/10/18	POSTPONEMENT		*** COMPLETELY DELETED *** HYOT GP INC.	VECTOR FINANCIAL SERVICES LIMITED OLYMPIA TRUST COMPANY	
		REMARKS: WE1480484 TO WE1553649				
WE1554026	2021/10/18	POSTPONEMENT		*** COMPLETELY DELETED *** HYOT GP INC. VALOUR PARTNERS HIGH YIELD OPPORTUNITY LP	2873183 ONTARIO INC.	
		REMARKS: WE1480484 TO WE1553911, WE1480487 TO WE1553936				
WE1588597	2022/03/08	CONDO BYLAW/98		WENTWORTH STANDARD CONDOMINIUM CORPORATION NO. 611		C
		REMARKS: BY-LAW NO. 1				
WE1588598	2022/03/08	CONDO BYLAW/98		WENTWORTH STANDARD CONDOMINIUM CORPORATION NO. 611		C
		REMARKS: BY-LAW NO. 2				
WE1589136	2022/03/10	NOTICE	92	27 BOLD ST INC. WENTWORTH STANDARD CONDOMINIUM CORPORATION NO. 611	CITY OF HAMILTON	C
WE1589137	2022/03/10	POSTPONEMENT		*** COMPLETELY DELETED *** HYOT GP INC.	CITY OF HAMILTON	
		REMARKS: WE1480484 TO WE1589136				
WE1589138	2022/03/10	POSTPONEMENT		*** COMPLETELY DELETED *** VECTOR FINANCIAL SERVICES LIMITED OLYMPIA TRUST COMPANY	CITY OF HAMILTON	
		REMARKS: WE1553649 TO WE1589136				
WE1589139	2022/03/10	POSTPONEMENT		*** COMPLETELY DELETED *** 2873183 ONTARIO INC.	CITY OF HAMILTON	
		REMARKS: WE1553911 TO WE1589136				
WE1684385	2023/06/30	CHARGE		*** COMPLETELY DELETED *** 27 BOLD STREET INC.	VECTOR FINANCIAL SERVICES LIMITED	
WE1684386	2023/06/30	NO ASSGN RENT GEN		*** COMPLETELY DELETED *** 27 BOLD STREET INC.	VECTOR FINANCIAL SERVICES LIMITED	
		REMARKS: WE1684385.				

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REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/ CHKD
WE1684387	2023/06/30	POSTPONEMENT		*** COMPLETELY DELETED *** 2873183 ONTARIO INC.	VECTOR FINANCIAL SERVICES LIMITED	
		REMARKS: WE1553911 TO WE1684385				
WE1684388	2023/06/30	POSTPONEMENT		*** COMPLETELY DELETED *** HYOT GP INC.	VECTOR FINANCIAL SERVICES LIMITED	
		REMARKS: WE1480484 TO WE1684385				
WE1685367	2023/07/07	DISCH OF CHARGE		*** COMPLETELY DELETED *** VECTOR FINANCIAL SERVICES LIMITED OLYMPIA TRUST COMPANY		
		REMARKS: WE1553649.				
WE1685369	2023/07/07	RESTRICTION-LAND		*** COMPLETELY DELETED *** 27 BOLD STREET INC.		
		REMARKS: NO CHARGE OF SUCH LANDS WITHOUT THE PRIOR WRITTEN CONSENT OF VECTOR FINANCIAL SERVICES LIMITED.				
WE1710882	2023/11/22	CHARGE		*** COMPLETELY DELETED *** 27 BOLD STREET INC.	CYMRIN TECHNOLOGY INC.	
		REMARKS: CONSENT OBTAINED				
WE1710883	2023/11/22	NO ASSGN RENT GEN		*** COMPLETELY DELETED *** 27 BOLD STREET INC.	CYMRIN TECHNOLOGY INC.	
		REMARKS: CONSENT OBTAINED - WE1710882				
WE1710945	2023/11/22	CHARGE		*** COMPLETELY DELETED *** 27 BOLD STREET INC.	VALOUR PARTNERS INC.	
		REMARKS: CONSENT OBTAINED				
WE1710946	2023/11/22	NO ASSGN RENT GEN		*** COMPLETELY DELETED *** 27 BOLD STREET INC.	VALOUR PARTNERS INC.	
		REMARKS: WE1710945				
WE1710948	2023/11/22	DISCH OF CHARGE		*** COMPLETELY DELETED *** HYOT GP INC.		
		REMARKS: WE1480484.				
WE1711037	2023/11/22	DISCH OF CHARGE		*** COMPLETELY DELETED *** 2873183 ONTARIO INC.		
		REMARKS: WE1553911.				
WE1779162	2025/01/27	TRANSFER	\$557,812	27 BOLD STREET INC.	OSCAR BOLD INC.	C

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REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/ CHKD
WE1779194	2025/01/27	CHARGE	\$11,650,000	OSCAR BOLD INC.	TANDIA FINANCIAL CREDIT UNION LIMITED	C
WE1779195	2025/01/27	NO ASSGN RENT GEN REMARKS: WE1779194		OSCAR BOLD INC.	TANDIA FINANCIAL CREDIT UNION LIMITED	C
WE1779196	2025/01/27	DISCH OF CHARGE REMARKS: WE1710945.		*** COMPLETELY DELETED *** VALOUR PARTNERS INC.		
WE1779197	2025/01/27	DISCH OF CHARGE REMARKS: WE1710882.		*** COMPLETELY DELETED *** CYMRIN TECHNOLOGY INC.		
WE1779201	2025/01/27	DISCH OF CHARGE REMARKS: WE1684385.		*** COMPLETELY DELETED *** VECTOR FINANCIAL SERVICES LIMITED		
WE1783325	2025/02/24	CHARGE	\$3,000,000	OSCAR BOLD INC.	S4T STRATEGIC INC.	C
WE1783326	2025/02/24	NO ASSGN RENT GEN REMARKS: WE1783325		OSCAR BOLD INC.	S4T STRATEGIC INC.	C

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PROPERTY DESCRIPTION: UNIT 2, LEVEL 1, WENTWORTH STANDARD CONDOMINIUM PLAN NO. 611 AND ITS APPURTENANT INTEREST; SUBJECT TO EASEMENTS AS SET OUT IN SCHEDULE A AS IN WE1537712; CITY OF HAMILTON

PROPERTY REMARKS: FOR THE PURPOSE OF THE QUALIFIER THE DATE OF REGISTRATION OF ABSOLUTE TITLE IS 2018/03/14.

ESTATE/QUALIFIER:
FEE SIMPLE
LT ABSOLUTE PLUS

RECENTLY:
CONDOMINIUM FROM 17171-0258

PIN CREATION DATE:
2021/08/16

OWNERS' NAMES: OSCAR BOLD INC.

CAPACITY SHARE:
ROWN

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/CHKD
<p>** PRINTOUT INCLUDES ALL DOCUMENT TYPES AND DELETED INSTRUMENTS SINCE 2021/08/16 **</p> <p>**SUBJECT TO SUBSECTION 44(1) OF THE LAND TITLES ACT, EXCEPT PARAGRAPHS 3 AND 14 AND *</p> <p>** PROVINCIAL SUCCESSION DUTIES AND EXCEPT PARAGRAPH 11 AND ESCHEATS OR FORFEITURE **</p> <p>** TO THE CROWN UP TO THE DATE OF REGISTRATION WITH AN ABSOLUTE TITLE. **</p>						
CD353277	1986/05/27	BYLAW				C
WE1202126	2017/04/28	CHARGE		*** DELETED AGAINST THIS PROPERTY *** 27 BOLD STREET INC.	VALOUR MORTGAGE SERVICES INC.	
WE1202227	2017/05/01	NO ASSGN RENT GEN		*** DELETED AGAINST THIS PROPERTY *** 27 BOLD STREET INC.	VALOUR MORTGAGE SERVICES INC.	
REMARKS: WE1202126						
WE1208847	2017/05/29	TRANSFER OF CHARGE		*** DELETED AGAINST THIS PROPERTY *** VALOUR MORTGAGE SERVICES INC.	COMMUNITY TRUST COMPANY VALOUR MORTGAGE SERVICES INC.	
REMARKS: WE1202126.						
WE1215462	2017/06/22	TRANSFER OF CHARGE		*** DELETED AGAINST THIS PROPERTY *** VALOUR MORTGAGE SERVICES INC. COMMUNITY TRUST COMPANY	COMMUNITY TRUST COMPANY VALOUR MORTGAGE SERVICES INC.	
REMARKS: WE1202126.						
WE1222186	2017/07/17	TRANSFER OF CHARGE		*** DELETED AGAINST THIS PROPERTY *** COMMUNITY TRUST COMPANY VALOUR MORTGAGE SERVICES INC.	COMMUNITY TRUST COMPANY VALOUR MORTGAGE SERVICES INC.	
REMARKS: WE1202126.						
WE1229203	2017/08/15	TRANSFER OF CHARGE		*** DELETED AGAINST THIS PROPERTY *** COMMUNITY TRUST COMPANY VALOUR MORTGAGE SERVICES INC.	COMMUNITY TRUST COMPANY VALOUR MORTGAGE SERVICES INC.	
REMARKS: WE1202126.						

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REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/ CHKD
WE1334256	2019/01/22	TRANSFER EASEMENT	\$2	27 BOLD STREET INC.	METROLINX	C
WE1334257	2019/01/22	POSTPONEMENT		*** DELETED AGAINST THIS PROPERTY *** COMMUNITY TRUST COMPANY VALOUR MORTGAGE SERVICES INC.	METROLINX	
REMARKS: WE1202126 & WE1229203 TO WE1334256						
WE1334258	2019/01/22	TRANSFER EASEMENT	\$2	27 BOLD STREET INC.	BELL CANADA	C
WE1334259	2019/01/22	POSTPONEMENT		*** DELETED AGAINST THIS PROPERTY *** COMMUNITY TRUST COMPANY VALOUR MORTGAGE SERVICES INC.	BELL CANADA	
REMARKS: WE1202126 & WE1229203 TO WE1334258						
WE1343744	2019/03/15	CHARGE		*** DELETED AGAINST THIS PROPERTY *** 27 BOLD STREET INC.	RECIPROCAL OPPORTUNITIES INCORPORATED OLYMPIA TRUST COMPANY	
WE1343882	2019/03/15	TRANSFER OF CHARGE		*** DELETED AGAINST THIS PROPERTY *** VALOUR MORTGAGE SERVICES INC. COMMUNITY TRUST COMPANY	VALOUR MORTGAGE SERVICES INC.	
REMARKS: WE1202126, WE1202126						
WE1343883	2019/03/15	POSTPONEMENT		*** DELETED AGAINST THIS PROPERTY *** VALOUR MORTGAGE SERVICES INC.	RECIPROCAL OPPORTUNITIES INCORPORATED OLYMPIA TRUST COMPANY	
REMARKS: WE1202126 TO WE1343744						
WE1480484	2020/12/31	CHARGE		*** DELETED AGAINST THIS PROPERTY *** 27 BOLD STREET INC.	HYOT GP INC.	
WE1480487	2020/12/31	NO ASSGN RENT GEN		*** DELETED AGAINST THIS PROPERTY *** 27 BOLD STREET INC.	HYOT GP INC.	
REMARKS: WE1480484						
WE1490088	2021/02/11	NOTICE		*** DELETED AGAINST THIS PROPERTY *** HYOT GP INC. VALOUR HIGH YIELD OPPORTUNITIES LP	27 BOLD STREET INC.	
REMARKS: WE1480484						
WE1511746	2021/05/13	TRANSFER OF CHARGE		*** DELETED AGAINST THIS PROPERTY *** VALOUR MORTGAGE SERVICES INC.	MORRISON FINANCIAL MORTGAGE CORPORATION	
REMARKS: WE1202126.						

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REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/ CHKD
WE1523892	2021/06/25	NO SUB AGREEMENT		27 BOLD STREET INC.	CITY OF HAMILTON	C
WE1523893	2021/06/25	POSTPONEMENT		*** DELETED AGAINST THIS PROPERTY *** RECIPROCAL OPPORTUNITIES INCORPORATED OLYMPIA TRUST COMPANY	CITY OF HAMILTON	
		REMARKS: WE1343744 TO WE1523892				
WE1523894	2021/06/25	POSTPONEMENT		*** DELETED AGAINST THIS PROPERTY *** HYOT GP INC.	CITY OF HAMILTON	
		REMARKS: WE1480484 TO WE1523892				
WE1523895	2021/06/25	POSTPONEMENT		*** DELETED AGAINST THIS PROPERTY *** MORRISON FINANCIAL MORTGAGE CORPORATION	CITY OF HAMILTON	
		REMARKS: WE1202126 TO WE1523892				
WCP611	2021/08/13	STANDARD CONDO FLN				C
WE1537712	2021/08/13	CONDO DECLARATION		27 BOLD STREET INC.		C
WE1553649	2021/10/15	CHARGE		*** COMPLETELY DELETED *** 27 BOLD STREET INC.	VECTOR FINANCIAL SERVICES LIMITED OLYMPIA TRUST COMPANY	
WE1553650	2021/10/15	NO ASSGN RENT GEN		*** COMPLETELY DELETED *** 27 BOLD STREET INC.	VECTOR FINANCIAL SERVICES LIMITED OLYMPIA TRUST COMPANY	
		REMARKS: WE1553649				
WE1553911	2021/10/15	CHARGE		*** COMPLETELY DELETED *** 27 BOLD STREET INC.	2873183 ONTARIO INC.	
WE1553928	2021/10/15	NOTICE		*** COMPLETELY DELETED *** HYOT GP INC. VALOUR PARTNERS HIGH YIELD OPPORTUNITY LP	27 BOLD STREET INC.	
		REMARKS: WE1480484				
WE1553936	2021/10/18	NO ASSGN RENT GEN		*** COMPLETELY DELETED *** 27 BOLD STREET INC.	2873183 ONTARIO INC.	
		REMARKS: WE1553911.				
WE1553957	2021/10/18	DISCH OF CHARGE		*** COMPLETELY DELETED *** MORRISON FINANCIAL MORTGAGE CORPORATION		
		REMARKS: WE1202126.				

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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
WE1553958	2021/10/18	DISCH OF CHARGE		*** COMPLETELY DELETED *** RECIPROCAL OPPORTUNITIES INCORPORATED OLYMPIA TRUST COMPANY		
		REMARKS: WE1343744.				
WE1554025	2021/10/18	POSTPONEMENT		*** COMPLETELY DELETED *** HYOT GP INC.	VECTOR FINANCIAL SERVICES LIMITED OLYMPIA TRUST COMPANY	
		REMARKS: WE1480484 TO WE1553649				
WE1554026	2021/10/18	POSTPONEMENT		*** COMPLETELY DELETED *** HYOT GP INC. VALOUR PARTNERS HIGH YIELD OPPORTUNITY LP	2873183 ONTARIO INC.	
		REMARKS: WE1480484 TO WE1553911, WE1480487 TO WE1553936				
WE1588597	2022/03/08	CONDO BYLAW/98		WENTWORTH STANDARD CONDOMINIUM CORPORATION NO. 611		C
		REMARKS: BY-LAW NO. 1				
WE1588598	2022/03/08	CONDO BYLAW/98		WENTWORTH STANDARD CONDOMINIUM CORPORATION NO. 611		C
		REMARKS: BY-LAW NO. 2				
WE1589136	2022/03/10	NOTICE	92	27 BOLD ST INC. WENTWORTH STANDARD CONDOMINIUM CORPORATION NO. 611	CITY OF HAMILTON	C
WE1589137	2022/03/10	POSTPONEMENT		*** COMPLETELY DELETED *** HYOT GP INC.	CITY OF HAMILTON	
		REMARKS: WE1480484 TO WE1589136				
WE1589138	2022/03/10	POSTPONEMENT		*** COMPLETELY DELETED *** VECTOR FINANCIAL SERVICES LIMITED OLYMPIA TRUST COMPANY	CITY OF HAMILTON	
		REMARKS: WE1553649 TO WE1589136				
WE1589139	2022/03/10	POSTPONEMENT		*** COMPLETELY DELETED *** 2873183 ONTARIO INC.	CITY OF HAMILTON	
		REMARKS: WE1553911 TO WE1589136				
WE1684385	2023/06/30	CHARGE		*** COMPLETELY DELETED *** 27 BOLD STREET INC.	VECTOR FINANCIAL SERVICES LIMITED	
WE1684386	2023/06/30	NO ASSGN RENT GEN		*** COMPLETELY DELETED *** 27 BOLD STREET INC.	VECTOR FINANCIAL SERVICES LIMITED	
		REMARKS: WE1684385.				

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REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/ CHKD
WE1684387	2023/06/30	POSTPONEMENT		*** COMPLETELY DELETED *** 2873183 ONTARIO INC.	VECTOR FINANCIAL SERVICES LIMITED	
		REMARKS: WE1553911 TO WE1684385				
WE1684388	2023/06/30	POSTPONEMENT		*** COMPLETELY DELETED *** HYOT GP INC.	VECTOR FINANCIAL SERVICES LIMITED	
		REMARKS: WE1480484 TO WE1684385				
WE1685367	2023/07/07	DISCH OF CHARGE		*** COMPLETELY DELETED *** VECTOR FINANCIAL SERVICES LIMITED OLYMPIA TRUST COMPANY		
		REMARKS: WE1553649.				
WE1685369	2023/07/07	RESTRICTION-LAND		*** COMPLETELY DELETED *** 27 BOLD STREET INC.		
		REMARKS: NO CHARGE OF SUCH LANDS WITHOUT THE PRIOR WRITTEN CONSENT OF VECTOR FINANCIAL SERVICES LIMITED.				
WE1710882	2023/11/22	CHARGE		*** COMPLETELY DELETED *** 27 BOLD STREET INC.	CYMRIN TECHNOLOGY INC.	
		REMARKS: CONSENT OBTAINED				
WE1710883	2023/11/22	NO ASSGN RENT GEN		*** COMPLETELY DELETED *** 27 BOLD STREET INC.	CYMRIN TECHNOLOGY INC.	
		REMARKS: CONSENT OBTAINED - WE1710882				
WE1710945	2023/11/22	CHARGE		*** COMPLETELY DELETED *** 27 BOLD STREET INC.	VALOUR PARTNERS INC.	
		REMARKS: CONSENT OBTAINED				
WE1710946	2023/11/22	NO ASSGN RENT GEN		*** COMPLETELY DELETED *** 27 BOLD STREET INC.	VALOUR PARTNERS INC.	
		REMARKS: WE1710945				
WE1710948	2023/11/22	DISCH OF CHARGE		*** COMPLETELY DELETED *** HYOT GP INC.		
		REMARKS: WE1480484.				
WE1711037	2023/11/22	DISCH OF CHARGE		*** COMPLETELY DELETED *** 2873183 ONTARIO INC.		
		REMARKS: WE1553911.				
WE1779163	2025/01/27	TRANSFER	\$557,812	27 BOLD STREET INC.	OSCAR BOLD INC.	C

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REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/ CHRD
WE1779194	2025/01/27	CHARGE	\$11,650,000	OSCAR BOLD INC.	TANDIA FINANCIAL CREDIT UNION LIMITED	C
WE1779195	2025/01/27	NO ASSGN RENT GEN REMARKS: WE1779194		OSCAR BOLD INC.	TANDIA FINANCIAL CREDIT UNION LIMITED	C
WE1779196	2025/01/27	DISCH OF CHARGE REMARKS: WE1710945.		*** COMPLETELY DELETED *** VALOUR PARTNERS INC.		
WE1779197	2025/01/27	DISCH OF CHARGE REMARKS: WE1710882.		*** COMPLETELY DELETED *** CYMRIN TECHNOLOGY INC.		
WE1779201	2025/01/27	DISCH OF CHARGE REMARKS: WE1684385.		*** COMPLETELY DELETED *** VECTOR FINANCIAL SERVICES LIMITED		
WE1783325	2025/02/24	CHARGE	\$3,000,000	OSCAR BOLD INC.	S4T STRATEGIC INC.	C
WE1783326	2025/02/24	NO ASSGN RENT GEN REMARKS: WE1783325		OSCAR BOLD INC.	S4T STRATEGIC INC.	C

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LAND
REGISTRY
OFFICE #62

FARCEL REGISTER (ABBREVIATED) FOR PROPERTY IDENTIFIER

18611-0003 (LT)

PAGE 1 OF 6
PREPARED FOR jpetrovic01
ON 2025/09/30 AT 10:20:55

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

PROPERTY DESCRIPTION: UNIT 3, LEVEL 1, WENTWORTH STANDARD CONDOMINIUM PLAN NO. 611 AND ITS APPURTENANT INTEREST; SUBJECT TO EASEMENTS AS SET OUT IN SCHEDULE A AS IN WE1537712; CITY OF HAMILTON

PROPERTY REMARKS: FOR THE PURPOSE OF THE QUALIFIER THE DATE OF REGISTRATION OF ABSOLUTE TITLE IS 2018/03/14.

ESTATE/QUALIFIER: FEE SIMPLE
LT ABSOLUTE PLUS
RECENTLY: CONDOMINIUM FROM 17171-0258

PIN CREATION DATE: 2021/08/16

OWNERS' NAMES: OSCAR BOLD INC.
CAPACITY SHARE: ROWN

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/CHKD
<p>** PRINTOUT INCLUDES ALL DOCUMENT TYPES AND DELETED INSTRUMENTS SINCE 2021/08/16 **</p> <p>**SUBJECT TO SUBSECTION 44(1) OF THE LAND TITLES ACT, EXCEPT PARAGRAPHS 3 AND 14 AND *</p> <p>** PROVINCIAL SUCCESSION DUTIES AND EXCEPT PARAGRAPH 11 AND ESCHEATS OR FORFEITURE **</p> <p>** TO THE CROWN UP TO THE DATE OF REGISTRATION WITH AN ABSOLUTE TITLE. **</p>						
CD353277	1986/05/27	BYLAW				C
WE1202126	2017/04/28	CHARGE		*** DELETED AGAINST THIS PROPERTY *** 27 BOLD STREET INC.	VALOUR MORTGAGE SERVICES INC.	
WE1202227	2017/05/01	NO ASSGN RENT GEN		*** DELETED AGAINST THIS PROPERTY *** 27 BOLD STREET INC.	VALOUR MORTGAGE SERVICES INC.	
REMARKS: WE1202126						
WE1208847	2017/05/29	TRANSFER OF CHARGE		*** DELETED AGAINST THIS PROPERTY *** VALOUR MORTGAGE SERVICES INC.	COMMUNITY TRUST COMPANY VALOUR MORTGAGE SERVICES INC.	
REMARKS: WE1202126.						
WE1215462	2017/06/22	TRANSFER OF CHARGE		*** DELETED AGAINST THIS PROPERTY *** VALOUR MORTGAGE SERVICES INC. COMMUNITY TRUST COMPANY	COMMUNITY TRUST COMPANY VALOUR MORTGAGE SERVICES INC.	
REMARKS: WE1202126.						
WE1222186	2017/07/17	TRANSFER OF CHARGE		*** DELETED AGAINST THIS PROPERTY *** COMMUNITY TRUST COMPANY VALOUR MORTGAGE SERVICES INC.	COMMUNITY TRUST COMPANY VALOUR MORTGAGE SERVICES INC.	
REMARKS: WE1202126.						
WE1229203	2017/08/15	TRANSFER OF CHARGE		*** DELETED AGAINST THIS PROPERTY *** COMMUNITY TRUST COMPANY VALOUR MORTGAGE SERVICES INC.	COMMUNITY TRUST COMPANY VALOUR MORTGAGE SERVICES INC.	
REMARKS: WE1202126.						

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REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/ CHKD
WE1334256	2019/01/22	TRANSFER EASEMENT	\$2	27 BOLD STREET INC.	METROLINX	C
WE1334257	2019/01/22	POSTPONEMENT		*** DELETED AGAINST THIS PROPERTY *** COMMUNITY TRUST COMPANY VALOUR MORTGAGE SERVICES INC.	METROLINX	
REMARKS: WE1202126 & WE1229203 TO WE1334256						
WE1334258	2019/01/22	TRANSFER EASEMENT	\$2	27 BOLD STREET INC.	BELL CANADA	C
WE1334259	2019/01/22	POSTPONEMENT		*** DELETED AGAINST THIS PROPERTY *** COMMUNITY TRUST COMPANY VALOUR MORTGAGE SERVICES INC.	BELL CANADA	
REMARKS: WE1202126 & WE1229203 TO WE1334258						
WE1343744	2019/03/15	CHARGE		*** DELETED AGAINST THIS PROPERTY *** 27 BOLD STREET INC.	RECIPROCAL OPPORTUNITIES INCORPORATED OLYMPIA TRUST COMPANY	
WE1343882	2019/03/15	TRANSFER OF CHARGE		*** DELETED AGAINST THIS PROPERTY *** VALOUR MORTGAGE SERVICES INC. COMMUNITY TRUST COMPANY	VALOUR MORTGAGE SERVICES INC.	
REMARKS: WE1202126, WE1202126						
WE1343883	2019/03/15	POSTPONEMENT		*** DELETED AGAINST THIS PROPERTY *** VALOUR MORTGAGE SERVICES INC.	RECIPROCAL OPPORTUNITIES INCORPORATED OLYMPIA TRUST COMPANY	
REMARKS: WE1202126 TO WE1343744						
WE1480484	2020/12/31	CHARGE		*** DELETED AGAINST THIS PROPERTY *** 27 BOLD STREET INC.	HYOT GP INC.	
WE1480487	2020/12/31	NO ASSGN RENT GEN		*** DELETED AGAINST THIS PROPERTY *** 27 BOLD STREET INC.	HYOT GP INC.	
REMARKS: WE1480484						
WE1490088	2021/02/11	NOTICE		*** DELETED AGAINST THIS PROPERTY *** HYOT GP INC. VALOUR HIGH YIELD OPPORTUNITIES LP	27 BOLD STREET INC.	
REMARKS: WE1480484						
WE1511746	2021/05/13	TRANSFER OF CHARGE		*** DELETED AGAINST THIS PROPERTY *** VALOUR MORTGAGE SERVICES INC.	MORRISON FINANCIAL MORTGAGE CORPORATION	
REMARKS: WE1202126.						

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REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/ CHKD
WE1523892	2021/06/25	NO SUB AGREEMENT		27 BOLD STREET INC.	CITY OF HAMILTON	C
WE1523893	2021/06/25	POSTPONEMENT		*** DELETED AGAINST THIS PROPERTY *** RECIPROCAL OPPORTUNITIES INCORPORATED OLYMPIA TRUST COMPANY	CITY OF HAMILTON	
		REMARKS: WE1343744 TO WE1523892				
WE1523894	2021/06/25	POSTPONEMENT		*** DELETED AGAINST THIS PROPERTY *** HYOT GP INC.	CITY OF HAMILTON	
		REMARKS: WE1480484 TO WE1523892				
WE1523895	2021/06/25	POSTPONEMENT		*** DELETED AGAINST THIS PROPERTY *** MORRISON FINANCIAL MORTGAGE CORPORATION	CITY OF HAMILTON	
		REMARKS: WE1202126 TO WE1523892				
WCP611	2021/08/13	STANDARD CONDO FLN				C
WE1537712	2021/08/13	CONDO DECLARATION		27 BOLD STREET INC.		C
WE1553649	2021/10/15	CHARGE		*** COMPLETELY DELETED *** 27 BOLD STREET INC.	VECTOR FINANCIAL SERVICES LIMITED OLYMPIA TRUST COMPANY	
WE1553650	2021/10/15	NO ASSGN RENT GEN		*** COMPLETELY DELETED *** 27 BOLD STREET INC.	VECTOR FINANCIAL SERVICES LIMITED OLYMPIA TRUST COMPANY	
		REMARKS: WE1553649				
WE1553911	2021/10/15	CHARGE		*** COMPLETELY DELETED *** 27 BOLD STREET INC.	2873183 ONTARIO INC.	
WE1553928	2021/10/15	NOTICE		*** COMPLETELY DELETED *** HYOT GP INC. VALOUR PARTNERS HIGH YIELD OPPORTUNITY LP	27 BOLD STREET INC.	
		REMARKS: WE1480484				
WE1553936	2021/10/18	NO ASSGN RENT GEN		*** COMPLETELY DELETED *** 27 BOLD STREET INC.	2873183 ONTARIO INC.	
		REMARKS: WE1553911.				
WE1553957	2021/10/18	DISCH OF CHARGE		*** COMPLETELY DELETED *** MORRISON FINANCIAL MORTGAGE CORPORATION		
		REMARKS: WE1202126.				

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WE1553958	2021/10/18	DISCH OF CHARGE		*** COMPLETELY DELETED *** RECIPROCAL OPPORTUNITIES INCORPORATED OLYMPIA TRUST COMPANY		
		REMARKS: WE1343744.				
WE1554025	2021/10/18	POSTPONEMENT		*** COMPLETELY DELETED *** HYOT GP INC.	VECTOR FINANCIAL SERVICES LIMITED OLYMPIA TRUST COMPANY	
		REMARKS: WE1480484 TO WE1553649				
WE1554026	2021/10/18	POSTPONEMENT		*** COMPLETELY DELETED *** HYOT GP INC. VALOUR PARTNERS HIGH YIELD OPPORTUNITY LP	2873183 ONTARIO INC.	
		REMARKS: WE1480484 TO WE1553911, WE1480487 TO WE1553936				
WE1588597	2022/03/08	CONDO BYLAW/98		WENTWORTH STANDARD CONDOMINIUM CORPORATION NO. 611		C
		REMARKS: BY-LAW NO. 1				
WE1588598	2022/03/08	CONDO BYLAW/98		WENTWORTH STANDARD CONDOMINIUM CORPORATION NO. 611		C
		REMARKS: BY-LAW NO. 2				
WE1589136	2022/03/10	NOTICE	92	27 BOLD ST INC. WENTWORTH STANDARD CONDOMINIUM CORPORATION NO. 611	CITY OF HAMILTON	C
WE1589137	2022/03/10	POSTPONEMENT		*** COMPLETELY DELETED *** HYOT GP INC.	CITY OF HAMILTON	
		REMARKS: WE1480484 TO WE1589136				
WE1589138	2022/03/10	POSTPONEMENT		*** COMPLETELY DELETED *** VECTOR FINANCIAL SERVICES LIMITED OLYMPIA TRUST COMPANY	CITY OF HAMILTON	
		REMARKS: WE1553649 TO WE1589136				
WE1589139	2022/03/10	POSTPONEMENT		*** COMPLETELY DELETED *** 2873183 ONTARIO INC.	CITY OF HAMILTON	
		REMARKS: WE1553911 TO WE1589136				
WE1684385	2023/06/30	CHARGE		*** COMPLETELY DELETED *** 27 BOLD STREET INC.	VECTOR FINANCIAL SERVICES LIMITED	
WE1684386	2023/06/30	NO ASSGN RENT GEN		*** COMPLETELY DELETED *** 27 BOLD STREET INC.	VECTOR FINANCIAL SERVICES LIMITED	
		REMARKS: WE1684385.				

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WE1684387	2023/06/30	POSTPONEMENT		*** COMPLETELY DELETED *** 2873183 ONTARIO INC.	VECTOR FINANCIAL SERVICES LIMITED	
		REMARKS: WE1553911 TO WE1684385				
WE1684388	2023/06/30	POSTPONEMENT		*** COMPLETELY DELETED *** HYOT GP INC.	VECTOR FINANCIAL SERVICES LIMITED	
		REMARKS: WE1480484 TO WE1684385				
WE1685367	2023/07/07	DISCH OF CHARGE		*** COMPLETELY DELETED *** VECTOR FINANCIAL SERVICES LIMITED OLYMPIA TRUST COMPANY		
		REMARKS: WE1553649.				
WE1685369	2023/07/07	RESTRICTION-LAND		*** COMPLETELY DELETED *** 27 BOLD STREET INC.		
		REMARKS: NO CHARGE OF SUCH LANDS WITHOUT THE PRIOR WRITTEN CONSENT OF VECTOR FINANCIAL SERVICES LIMITED.				
WE1710882	2023/11/22	CHARGE		*** COMPLETELY DELETED *** 27 BOLD STREET INC.	CYMRIN TECHNOLOGY INC.	
		REMARKS: CONSENT OBTAINED				
WE1710883	2023/11/22	NO ASSGN RENT GEN		*** COMPLETELY DELETED *** 27 BOLD STREET INC.	CYMRIN TECHNOLOGY INC.	
		REMARKS: CONSENT OBTAINED - WE1710882				
WE1710945	2023/11/22	CHARGE		*** COMPLETELY DELETED *** 27 BOLD STREET INC.	VALOUR PARTNERS INC.	
		REMARKS: CONSENT OBTAINED				
WE1710946	2023/11/22	NO ASSGN RENT GEN		*** COMPLETELY DELETED *** 27 BOLD STREET INC.	VALOUR PARTNERS INC.	
		REMARKS: WE1710945				
WE1710948	2023/11/22	DISCH OF CHARGE		*** COMPLETELY DELETED *** HYOT GP INC.		
		REMARKS: WE1480484.				
WE1711037	2023/11/22	DISCH OF CHARGE		*** COMPLETELY DELETED *** 2873183 ONTARIO INC.		
		REMARKS: WE1553911.				
WE1779164	2025/01/27	TRANSFER	\$557,812	27 BOLD STREET INC.	OSCAR BOLD INC.	C

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REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/ CHKD
WE1779194	2025/01/27	CHARGE	\$11,650,000	OSCAR BOLD INC.	TANDIA FINANCIAL CREDIT UNION LIMITED	C
WE1779195	2025/01/27	NO ASSGN RENT GEN REMARKS: WE1779194		OSCAR BOLD INC.	TANDIA FINANCIAL CREDIT UNION LIMITED	C
WE1779196	2025/01/27	DISCH OF CHARGE REMARKS: WE1710945.		*** COMPLETELY DELETED *** VALOUR PARTNERS INC.		
WE1779197	2025/01/27	DISCH OF CHARGE REMARKS: WE1710882.		*** COMPLETELY DELETED *** CYMRIN TECHNOLOGY INC.		
WE1779201	2025/01/27	DISCH OF CHARGE REMARKS: WE1684385.		*** COMPLETELY DELETED *** VECTOR FINANCIAL SERVICES LIMITED		
WE1783325	2025/02/24	CHARGE	\$3,000,000	OSCAR BOLD INC.	S4T STRATEGIC INC.	C
WE1783326	2025/02/24	NO ASSGN RENT GEN REMARKS: WE1783325		OSCAR BOLD INC.	S4T STRATEGIC 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 4, LEVEL 1, WENTWORTH STANDARD CONDOMINIUM PLAN NO. 611 AND ITS APPURTENANT INTEREST; SUBJECT TO EASEMENTS AS SET OUT IN SCHEDULE A AS IN WE1537712; CITY OF HAMILTON

PROPERTY REMARKS: FOR THE PURPOSE OF THE QUALIFIER THE DATE OF REGISTRATION OF ABSOLUTE TITLE IS 2018/03/14.

ESTATE/QUALIFIER:
FEE SIMPLE
LT ABSOLUTE PLUS

RECENTLY:
CONDOMINIUM FROM 17171-0258

PIN CREATION DATE:
2021/08/16

OWNERS' NAMES: OSCAR BOLD INC.

CAPACITY SHARE:
ROWN

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/CHKD
<p>** PRINTOUT INCLUDES ALL DOCUMENT TYPES AND DELETED INSTRUMENTS SINCE 2021/08/16 **</p> <p>**SUBJECT TO SUBSECTION 44(1) OF THE LAND TITLES ACT, EXCEPT PARAGRAPHS 3 AND 14 AND *</p> <p>** PROVINCIAL SUCCESSION DUTIES AND EXCEPT PARAGRAPH 11 AND ESCHEATS OR FORFEITURE **</p> <p>** TO THE CROWN UP TO THE DATE OF REGISTRATION WITH AN ABSOLUTE TITLE. **</p>						
CD353277	1986/05/27	BYLAW				C
WE1202126	2017/04/28	CHARGE		*** DELETED AGAINST THIS PROPERTY *** 27 BOLD STREET INC.	VALOUR MORTGAGE SERVICES INC.	
WE1202227	2017/05/01	NO ASSGN RENT GEN		*** DELETED AGAINST THIS PROPERTY *** 27 BOLD STREET INC.	VALOUR MORTGAGE SERVICES INC.	
		REMARKS: WE1202126				
WE1208847	2017/05/29	TRANSFER OF CHARGE		*** DELETED AGAINST THIS PROPERTY *** VALOUR MORTGAGE SERVICES INC.	COMMUNITY TRUST COMPANY VALOUR MORTGAGE SERVICES INC.	
		REMARKS: WE1202126.				
WE1215462	2017/06/22	TRANSFER OF CHARGE		*** DELETED AGAINST THIS PROPERTY *** VALOUR MORTGAGE SERVICES INC. COMMUNITY TRUST COMPANY	COMMUNITY TRUST COMPANY VALOUR MORTGAGE SERVICES INC.	
		REMARKS: WE1202126.				
WE1222186	2017/07/17	TRANSFER OF CHARGE		*** DELETED AGAINST THIS PROPERTY *** COMMUNITY TRUST COMPANY VALOUR MORTGAGE SERVICES INC.	COMMUNITY TRUST COMPANY VALOUR MORTGAGE SERVICES INC.	
		REMARKS: WE1202126.				
WE1229203	2017/08/15	TRANSFER OF CHARGE		*** DELETED AGAINST THIS PROPERTY *** COMMUNITY TRUST COMPANY VALOUR MORTGAGE SERVICES INC.	COMMUNITY TRUST COMPANY VALOUR MORTGAGE SERVICES INC.	
		REMARKS: WE1202126.				

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REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/ CHKD
WE1334256	2019/01/22	TRANSFER EASEMENT	\$2	27 BOLD STREET INC.	METROLINX	C
WE1334257	2019/01/22	POSTPONEMENT		*** DELETED AGAINST THIS PROPERTY *** COMMUNITY TRUST COMPANY VALOUR MORTGAGE SERVICES INC.	METROLINX	
REMARKS: WE1202126 & WE1229203 TO WE1334256						
WE1334258	2019/01/22	TRANSFER EASEMENT	\$2	27 BOLD STREET INC.	BELL CANADA	C
WE1334259	2019/01/22	POSTPONEMENT		*** DELETED AGAINST THIS PROPERTY *** COMMUNITY TRUST COMPANY VALOUR MORTGAGE SERVICES INC.	BELL CANADA	
REMARKS: WE1202126 & WE1229203 TO WE1334258						
WE1343744	2019/03/15	CHARGE		*** DELETED AGAINST THIS PROPERTY *** 27 BOLD STREET INC.	RECIPROCAL OPPORTUNITIES INCORPORATED OLYMPIA TRUST COMPANY	
WE1343882	2019/03/15	TRANSFER OF CHARGE		*** DELETED AGAINST THIS PROPERTY *** VALOUR MORTGAGE SERVICES INC. COMMUNITY TRUST COMPANY	VALOUR MORTGAGE SERVICES INC.	
REMARKS: WE1202126, WE1202126						
WE1343883	2019/03/15	POSTPONEMENT		*** DELETED AGAINST THIS PROPERTY *** VALOUR MORTGAGE SERVICES INC.	RECIPROCAL OPPORTUNITIES INCORPORATED OLYMPIA TRUST COMPANY	
REMARKS: WE1202126 TO WE1343744						
WE1480484	2020/12/31	CHARGE		*** DELETED AGAINST THIS PROPERTY *** 27 BOLD STREET INC.	HYOT GP INC.	
WE1480487	2020/12/31	NO ASSGN RENT GEN		*** DELETED AGAINST THIS PROPERTY *** 27 BOLD STREET INC.	HYOT GP INC.	
REMARKS: WE1480484						
WE1490088	2021/02/11	NOTICE		*** DELETED AGAINST THIS PROPERTY *** HYOT GP INC. VALOUR HIGH YIELD OPPORTUNITIES LP	27 BOLD STREET INC.	
REMARKS: WE1480484						
WE1511746	2021/05/13	TRANSFER OF CHARGE		*** DELETED AGAINST THIS PROPERTY *** VALOUR MORTGAGE SERVICES INC.	MORRISON FINANCIAL MORTGAGE CORPORATION	
REMARKS: WE1202126.						

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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
WE1523892	2021/06/25	NO SUB AGREEMENT		27 BOLD STREET INC.	CITY OF HAMILTON	C
WE1523893	2021/06/25	POSTPONEMENT		*** DELETED AGAINST THIS PROPERTY *** RECIPROCAL OPPORTUNITIES INCORPORATED OLYMPIA TRUST COMPANY	CITY OF HAMILTON	
		REMARKS: WE1343744 TO WE1523892				
WE1523894	2021/06/25	POSTPONEMENT		*** DELETED AGAINST THIS PROPERTY *** HYOT GP INC.	CITY OF HAMILTON	
		REMARKS: WE1480484 TO WE1523892				
WE1523895	2021/06/25	POSTPONEMENT		*** DELETED AGAINST THIS PROPERTY *** MORRISON FINANCIAL MORTGAGE CORPORATION	CITY OF HAMILTON	
		REMARKS: WE1202126 TO WE1523892				
WCP611	2021/08/13	STANDARD CONDO FLN				C
WE1537712	2021/08/13	CONDO DECLARATION		27 BOLD STREET INC.		C
WE1553649	2021/10/15	CHARGE		*** COMPLETELY DELETED *** 27 BOLD STREET INC.	VECTOR FINANCIAL SERVICES LIMITED OLYMPIA TRUST COMPANY	
WE1553650	2021/10/15	NO ASSGN RENT GEN		*** COMPLETELY DELETED *** 27 BOLD STREET INC.	VECTOR FINANCIAL SERVICES LIMITED OLYMPIA TRUST COMPANY	
		REMARKS: WE1553649				
WE1553911	2021/10/15	CHARGE		*** COMPLETELY DELETED *** 27 BOLD STREET INC.	2873183 ONTARIO INC.	
WE1553928	2021/10/15	NOTICE		*** COMPLETELY DELETED *** HYOT GP INC. VALOUR PARTNERS HIGH YIELD OPPORTUNITY LP	27 BOLD STREET INC.	
		REMARKS: WE1480484				
WE1553936	2021/10/18	NO ASSGN RENT GEN		*** COMPLETELY DELETED *** 27 BOLD STREET INC.	2873183 ONTARIO INC.	
		REMARKS: WE1553911.				
WE1553957	2021/10/18	DISCH OF CHARGE		*** COMPLETELY DELETED *** MORRISON FINANCIAL MORTGAGE CORPORATION		
		REMARKS: WE1202126.				

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REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/ CHKD
WE1553958	2021/10/18	DISCH OF CHARGE		*** COMPLETELY DELETED *** RECIPROCAL OPPORTUNITIES INCORPORATED OLYMPIA TRUST COMPANY		
		REMARKS: WE1343744.				
WE1554025	2021/10/18	POSTPONEMENT		*** COMPLETELY DELETED *** HYOT GP INC.	VECTOR FINANCIAL SERVICES LIMITED OLYMPIA TRUST COMPANY	
		REMARKS: WE1480484 TO WE1553649				
WE1554026	2021/10/18	POSTPONEMENT		*** COMPLETELY DELETED *** HYOT GP INC. VALOUR PARTNERS HIGH YIELD OPPORTUNITY LP	2873183 ONTARIO INC.	
		REMARKS: WE1480484 TO WE1553911, WE1480487 TO WE1553936				
WE1588597	2022/03/08	CONDO BYLAW/98		WENTWORTH STANDARD CONDOMINIUM CORPORATION NO. 611		C
		REMARKS: BY-LAW NO. 1				
WE1588598	2022/03/08	CONDO BYLAW/98		WENTWORTH STANDARD CONDOMINIUM CORPORATION NO. 611		C
		REMARKS: BY-LAW NO. 2				
WE1589136	2022/03/10	NOTICE	92	27 BOLD ST INC. WENTWORTH STANDARD CONDOMINIUM CORPORATION NO. 611	CITY OF HAMILTON	C
WE1589137	2022/03/10	POSTPONEMENT		*** COMPLETELY DELETED *** HYOT GP INC.	CITY OF HAMILTON	
		REMARKS: WE1480484 TO WE1589136				
WE1589138	2022/03/10	POSTPONEMENT		*** COMPLETELY DELETED *** VECTOR FINANCIAL SERVICES LIMITED OLYMPIA TRUST COMPANY	CITY OF HAMILTON	
		REMARKS: WE1553649 TO WE1589136				
WE1589139	2022/03/10	POSTPONEMENT		*** COMPLETELY DELETED *** 2873183 ONTARIO INC.	CITY OF HAMILTON	
		REMARKS: WE1553911 TO WE1589136				
WE1684385	2023/06/30	CHARGE		*** COMPLETELY DELETED *** 27 BOLD STREET INC.	VECTOR FINANCIAL SERVICES LIMITED	
WE1684386	2023/06/30	NO ASSGN RENT GEN		*** COMPLETELY DELETED *** 27 BOLD STREET INC.	VECTOR FINANCIAL SERVICES LIMITED	
		REMARKS: WE1684385.				

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REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/ CHKD
WE1684387	2023/06/30	POSTPONEMENT		*** COMPLETELY DELETED *** 2873183 ONTARIO INC.	VECTOR FINANCIAL SERVICES LIMITED	
		REMARKS: WE1553911 TO WE1684385				
WE1684388	2023/06/30	POSTPONEMENT		*** COMPLETELY DELETED *** HYOT GP INC.	VECTOR FINANCIAL SERVICES LIMITED	
		REMARKS: WE1480484 TO WE1684385				
WE1685367	2023/07/07	DISCH OF CHARGE		*** COMPLETELY DELETED *** VECTOR FINANCIAL SERVICES LIMITED OLYMPIA TRUST COMPANY		
		REMARKS: WE1553649.				
WE1685369	2023/07/07	RESTRICTION-LAND		*** COMPLETELY DELETED *** 27 BOLD STREET INC.		
		REMARKS: NO CHARGE OF SUCH LANDS WITHOUT THE PRIOR WRITTEN CONSENT OF VECTOR FINANCIAL SERVICES LIMITED. DELETED BY KELLY COCHRANE 2025 01 31				
WE1710882	2023/11/22	CHARGE		*** COMPLETELY DELETED *** 27 BOLD STREET INC.	CYMRIN TECHNOLOGY INC.	
		REMARKS: CONSENT OBTAINED				
WE1710883	2023/11/22	NO ASSGN RENT GEN		*** COMPLETELY DELETED *** 27 BOLD STREET INC.	CYMRIN TECHNOLOGY INC.	
		REMARKS: CONSENT OBTAINED - WE1710882				
WE1710945	2023/11/22	CHARGE		*** COMPLETELY DELETED *** 27 BOLD STREET INC.	VALOUR PARTNERS INC.	
		REMARKS: CONSENT OBTAINED				
WE1710946	2023/11/22	NO ASSGN RENT GEN		*** COMPLETELY DELETED *** 27 BOLD STREET INC.	VALOUR PARTNERS INC.	
		REMARKS: WE1710945				
WE1710948	2023/11/22	DISCH OF CHARGE		*** COMPLETELY DELETED *** HYOT GP INC.		
		REMARKS: WE1480484.				
WE1711037	2023/11/22	DISCH OF CHARGE		*** COMPLETELY DELETED *** 2873183 ONTARIO INC.		
		REMARKS: WE1553911.				
WE1779165	2025/01/27	TRANSFER	\$557,812	27 BOLD STREET INC.	OSCAR BOLD INC.	C

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REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/ CHKD
WE1779194	2025/01/27	CHARGE	\$11,650,000	OSCAR BOLD INC.	TANDIA FINANCIAL CREDIT UNION LIMITED	C
WE1779195	2025/01/27	NO ASSGN RENT GEN REMARKS: WE1779194		OSCAR BOLD INC.	TANDIA FINANCIAL CREDIT UNION LIMITED	C
WE1779196	2025/01/27	DISCH OF CHARGE REMARKS: WE1710945.		*** COMPLETELY DELETED *** VALOUR PARTNERS INC.		
WE1779197	2025/01/27	DISCH OF CHARGE REMARKS: WE1710882.		*** COMPLETELY DELETED *** CYMRIN TECHNOLOGY INC.		
WE1779201	2025/01/27	DISCH OF CHARGE REMARKS: WE1684385.		*** COMPLETELY DELETED *** VECTOR FINANCIAL SERVICES LIMITED		
WE1783325	2025/02/24	CHARGE	\$3,000,000	OSCAR BOLD INC.	S4T STRATEGIC INC.	C
WE1783326	2025/02/24	NO ASSGN RENT GEN REMARKS: WE1783325		OSCAR BOLD INC.	S4T STRATEGIC INC.	C

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PROPERTY DESCRIPTION: UNIT 5, LEVEL 1, WENTWORTH STANDARD CONDOMINIUM PLAN NO. 611 AND ITS APPURTENANT INTEREST; SUBJECT TO EASEMENTS AS SET OUT IN SCHEDULE A AS IN WE1537712; CITY OF HAMILTON

PROPERTY REMARKS: FOR THE PURPOSE OF THE QUALIFIER THE DATE OF REGISTRATION OF ABSOLUTE TITLE IS 2018/03/14.

ESTATE/QUALIFIER:
FEE SIMPLE
LT ABSOLUTE PLUS

RECENTLY:
CONDOMINIUM FROM 17171-0258

PIN CREATION DATE:
2021/08/16

OWNERS' NAMES: OSCAR BOLD INC.

CAPACITY SHARE:
ROWN

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/CHKD
<p>** PRINTOUT INCLUDES ALL DOCUMENT TYPES AND DELETED INSTRUMENTS SINCE 2021/08/16 **</p> <p>**SUBJECT TO SUBSECTION 44(1) OF THE LAND TITLES ACT, EXCEPT PARAGRAPHS 3 AND 14 AND *</p> <p>** PROVINCIAL SUCCESSION DUTIES AND EXCEPT PARAGRAPH 11 AND ESCHEATS OR FORFEITURE **</p> <p>** TO THE CROWN UP TO THE DATE OF REGISTRATION WITH AN ABSOLUTE TITLE. **</p>						
CD353277	1986/05/27	BYLAW				C
WE1202126	2017/04/28	CHARGE		*** DELETED AGAINST THIS PROPERTY *** 27 BOLD STREET INC.	VALOUR MORTGAGE SERVICES INC.	
WE1202227	2017/05/01	NO ASSGN RENT GEN		*** DELETED AGAINST THIS PROPERTY *** 27 BOLD STREET INC.	VALOUR MORTGAGE SERVICES INC.	
REMARKS: WE1202126						
WE1208847	2017/05/29	TRANSFER OF CHARGE		*** DELETED AGAINST THIS PROPERTY *** VALOUR MORTGAGE SERVICES INC.	COMMUNITY TRUST COMPANY VALOUR MORTGAGE SERVICES INC.	
REMARKS: WE1202126.						
WE1215462	2017/06/22	TRANSFER OF CHARGE		*** DELETED AGAINST THIS PROPERTY *** VALOUR MORTGAGE SERVICES INC. COMMUNITY TRUST COMPANY	COMMUNITY TRUST COMPANY VALOUR MORTGAGE SERVICES INC.	
REMARKS: WE1202126.						
WE1222186	2017/07/17	TRANSFER OF CHARGE		*** DELETED AGAINST THIS PROPERTY *** COMMUNITY TRUST COMPANY VALOUR MORTGAGE SERVICES INC.	COMMUNITY TRUST COMPANY VALOUR MORTGAGE SERVICES INC.	
REMARKS: WE1202126.						
WE1229203	2017/08/15	TRANSFER OF CHARGE		*** DELETED AGAINST THIS PROPERTY *** COMMUNITY TRUST COMPANY VALOUR MORTGAGE SERVICES INC.	COMMUNITY TRUST COMPANY VALOUR MORTGAGE SERVICES INC.	
REMARKS: WE1202126.						

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REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/ CHKD
WE1334256	2019/01/22	TRANSFER EASEMENT	\$2	27 BOLD STREET INC.	METROLINX	C
WE1334257	2019/01/22	POSTPONEMENT		*** DELETED AGAINST THIS PROPERTY *** COMMUNITY TRUST COMPANY VALOUR MORTGAGE SERVICES INC.	METROLINX	
REMARKS: WE1202126 & WE1229203 TO WE1334256						
WE1334258	2019/01/22	TRANSFER EASEMENT	\$2	27 BOLD STREET INC.	BELL CANADA	C
WE1334259	2019/01/22	POSTPONEMENT		*** DELETED AGAINST THIS PROPERTY *** COMMUNITY TRUST COMPANY VALOUR MORTGAGE SERVICES INC.	BELL CANADA	
REMARKS: WE1202126 & WE1229203 TO WE1334258						
WE1343744	2019/03/15	CHARGE		*** DELETED AGAINST THIS PROPERTY *** 27 BOLD STREET INC.	RECIPROCAL OPPORTUNITIES INCORPORATED OLYMPIA TRUST COMPANY	
WE1343882	2019/03/15	TRANSFER OF CHARGE		*** DELETED AGAINST THIS PROPERTY *** VALOUR MORTGAGE SERVICES INC. COMMUNITY TRUST COMPANY	VALOUR MORTGAGE SERVICES INC.	
REMARKS: WE1202126, WE1202126						
WE1343883	2019/03/15	POSTPONEMENT		*** DELETED AGAINST THIS PROPERTY *** VALOUR MORTGAGE SERVICES INC.	RECIPROCAL OPPORTUNITIES INCORPORATED OLYMPIA TRUST COMPANY	
REMARKS: WE1202126 TO WE1343744						
WE1480484	2020/12/31	CHARGE		*** DELETED AGAINST THIS PROPERTY *** 27 BOLD STREET INC.	HYOT GP INC.	
WE1480487	2020/12/31	NO ASSGN RENT GEN		*** DELETED AGAINST THIS PROPERTY *** 27 BOLD STREET INC.	HYOT GP INC.	
REMARKS: WE1480484						
WE1490088	2021/02/11	NOTICE		*** DELETED AGAINST THIS PROPERTY *** HYOT GP INC. VALOUR HIGH YIELD OPPORTUNITIES LP	27 BOLD STREET INC.	
REMARKS: WE1480484						
WE1511746	2021/05/13	TRANSFER OF CHARGE		*** DELETED AGAINST THIS PROPERTY *** VALOUR MORTGAGE SERVICES INC.	MORRISON FINANCIAL MORTGAGE CORPORATION	
REMARKS: WE1202126.						

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
WE1523892	2021/06/25	NO SUB AGREEMENT		27 BOLD STREET INC.	CITY OF HAMILTON	C
WE1523893	2021/06/25	POSTPONEMENT		*** DELETED AGAINST THIS PROPERTY *** RECIPROCAL OPPORTUNITIES INCORPORATED OLYMPIA TRUST COMPANY	CITY OF HAMILTON	
		REMARKS: WE1343744 TO WE1523892				
WE1523894	2021/06/25	POSTPONEMENT		*** DELETED AGAINST THIS PROPERTY *** HYOT GP INC.	CITY OF HAMILTON	
		REMARKS: WE1480484 TO WE1523892				
WE1523895	2021/06/25	POSTPONEMENT		*** DELETED AGAINST THIS PROPERTY *** MORRISON FINANCIAL MORTGAGE CORPORATION	CITY OF HAMILTON	
		REMARKS: WE1202126 TO WE1523892				
WCP611	2021/08/13	STANDARD CONDO FLN				C
WE1537712	2021/08/13	CONDO DECLARATION		27 BOLD STREET INC.		C
WE1553649	2021/10/15	CHARGE		*** COMPLETELY DELETED *** 27 BOLD STREET INC.	VECTOR FINANCIAL SERVICES LIMITED OLYMPIA TRUST COMPANY	
WE1553650	2021/10/15	NO ASSGN RENT GEN		*** COMPLETELY DELETED *** 27 BOLD STREET INC.	VECTOR FINANCIAL SERVICES LIMITED OLYMPIA TRUST COMPANY	
		REMARKS: WE1553649				
WE1553911	2021/10/15	CHARGE		*** COMPLETELY DELETED *** 27 BOLD STREET INC.	2873183 ONTARIO INC.	
WE1553928	2021/10/15	NOTICE		*** COMPLETELY DELETED *** HYOT GP INC. VALOUR PARTNERS HIGH YIELD OPPORTUNITY LP	27 BOLD STREET INC.	
		REMARKS: WE1480484				
WE1553936	2021/10/18	NO ASSGN RENT GEN		*** COMPLETELY DELETED *** 27 BOLD STREET INC.	2873183 ONTARIO INC.	
		REMARKS: WE1553911.				
WE1553957	2021/10/18	DISCH OF CHARGE		*** COMPLETELY DELETED *** MORRISON FINANCIAL MORTGAGE CORPORATION		
		REMARKS: WE1202126.				

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REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/CHKD
WE1553958	2021/10/18	DISCH OF CHARGE		*** COMPLETELY DELETED *** RECIPROCAL OPPORTUNITIES INCORPORATED OLYMPIA TRUST COMPANY		
		REMARKS: WE1343744.				
WE1554025	2021/10/18	POSTPONEMENT		*** COMPLETELY DELETED *** HYOT GP INC.	VECTOR FINANCIAL SERVICES LIMITED OLYMPIA TRUST COMPANY	
		REMARKS: WE1480484 TO WE1553649				
WE1554026	2021/10/18	POSTPONEMENT		*** COMPLETELY DELETED *** HYOT GP INC. VALOUR PARTNERS HIGH YIELD OPPORTUNITY LP	2873183 ONTARIO INC.	
		REMARKS: WE1480484 TO WE1553911, WE1480487 TO WE1553936				
WE1588597	2022/03/08	CONDO BYLAW/98		WENTWORTH STANDARD CONDOMINIUM CORPORATION NO. 611		C
		REMARKS: BY-LAW NO. 1				
WE1588598	2022/03/08	CONDO BYLAW/98		WENTWORTH STANDARD CONDOMINIUM CORPORATION NO. 611		C
		REMARKS: BY-LAW NO. 2				
WE1589136	2022/03/10	NOTICE	92	27 BOLD ST INC. WENTWORTH STANDARD CONDOMINIUM CORPORATION NO. 611	CITY OF HAMILTON	C
WE1589137	2022/03/10	POSTPONEMENT		*** COMPLETELY DELETED *** HYOT GP INC.	CITY OF HAMILTON	
		REMARKS: WE1480484 TO WE1589136				
WE1589138	2022/03/10	POSTPONEMENT		*** COMPLETELY DELETED *** VECTOR FINANCIAL SERVICES LIMITED OLYMPIA TRUST COMPANY	CITY OF HAMILTON	
		REMARKS: WE1553649 TO WE1589136				
WE1589139	2022/03/10	POSTPONEMENT		*** COMPLETELY DELETED *** 2873183 ONTARIO INC.	CITY OF HAMILTON	
		REMARKS: WE1553911 TO WE1589136				
WE1684385	2023/06/30	CHARGE		*** COMPLETELY DELETED *** 27 BOLD STREET INC.	VECTOR FINANCIAL SERVICES LIMITED	
WE1684386	2023/06/30	NO ASSGN RENT GEN		*** COMPLETELY DELETED *** 27 BOLD STREET INC.	VECTOR FINANCIAL SERVICES LIMITED	
		REMARKS: WE1684385.				

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REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/ CHKD
WE1684387	2023/06/30	POSTPONEMENT		*** COMPLETELY DELETED *** 2873183 ONTARIO INC.	VECTOR FINANCIAL SERVICES LIMITED	
		REMARKS: WE1553911 TO WE1684385				
WE1684388	2023/06/30	POSTPONEMENT		*** COMPLETELY DELETED *** HYOT GP INC.	VECTOR FINANCIAL SERVICES LIMITED	
		REMARKS: WE1480484 TO WE1684385				
WE1685367	2023/07/07	DISCH OF CHARGE		*** COMPLETELY DELETED *** VECTOR FINANCIAL SERVICES LIMITED OLYMPIA TRUST COMPANY		
		REMARKS: WE1553649.				
WE1685369	2023/07/07	RESTRICTION-LAND		*** COMPLETELY DELETED *** 27 BOLD STREET INC.		
		REMARKS: NO CHARGE OF SUCH LANDS WITHOUT THE PRIOR WRITTEN CONSENT OF VECTOR FINANCIAL SERVICES LIMITED.				
WE1710882	2023/11/22	CHARGE		*** COMPLETELY DELETED *** 27 BOLD STREET INC.	CYMRIN TECHNOLOGY INC.	
		REMARKS: CONSENT OBTAINED				
WE1710883	2023/11/22	NO ASSGN RENT GEN		*** COMPLETELY DELETED *** 27 BOLD STREET INC.	CYMRIN TECHNOLOGY INC.	
		REMARKS: CONSENT OBTAINED - WE1710882				
WE1710945	2023/11/22	CHARGE		*** COMPLETELY DELETED *** 27 BOLD STREET INC.	VALOUR PARTNERS INC.	
		REMARKS: CONSENT OBTAINED				
WE1710946	2023/11/22	NO ASSGN RENT GEN		*** COMPLETELY DELETED *** 27 BOLD STREET INC.	VALOUR PARTNERS INC.	
		REMARKS: WE1710945				
WE1710948	2023/11/22	DISCH OF CHARGE		*** COMPLETELY DELETED *** HYOT GP INC.		
		REMARKS: WE1480484.				
WE1711037	2023/11/22	DISCH OF CHARGE		*** COMPLETELY DELETED *** 2873183 ONTARIO INC.		
		REMARKS: WE1553911.				
WE1779166	2025/01/27	TRANSFER	\$557,812	27 BOLD STREET INC.	OSCAR BOLD 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
WE1779194	2025/01/27	CHARGE	\$11,650,000	OSCAR BOLD INC.	TANDIA FINANCIAL CREDIT UNION LIMITED	C
WE1779195	2025/01/27	NO ASSGN RENT GEN REMARKS: WE1779194		OSCAR BOLD INC.	TANDIA FINANCIAL CREDIT UNION LIMITED	C
WE1779196	2025/01/27	DISCH OF CHARGE REMARKS: WE1710945.		*** COMPLETELY DELETED *** VALOUR PARTNERS INC.		
WE1779197	2025/01/27	DISCH OF CHARGE REMARKS: WE1710882.		*** COMPLETELY DELETED *** CYMRIN TECHNOLOGY INC.		
WE1779201	2025/01/27	DISCH OF CHARGE REMARKS: WE1684385.		*** COMPLETELY DELETED *** VECTOR FINANCIAL SERVICES LIMITED		
WE1783325	2025/02/24	CHARGE	\$3,000,000	OSCAR BOLD INC.	S4T STRATEGIC INC.	C
WE1783326	2025/02/24	NO ASSGN RENT GEN REMARKS: WE1783325		OSCAR BOLD INC.	S4T STRATEGIC 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 6, LEVEL 1, WENTWORTH STANDARD CONDOMINIUM PLAN NO. 611 AND ITS APPURTENANT INTEREST; SUBJECT TO EASEMENTS AS SET OUT IN SCHEDULE A AS IN WE1537712; CITY OF HAMILTON

PROPERTY REMARKS: FOR THE PURPOSE OF THE QUALIFIER THE DATE OF REGISTRATION OF ABSOLUTE TITLE IS 2018/03/14.

ESTATE/QUALIFIER: FEE SIMPLE
LT ABSOLUTE PLUS
RECENTLY: CONDOMINIUM FROM 17171-0258

PIN CREATION DATE: 2021/08/16

OWNERS' NAMES: OSCAR BOLD INC.
CAPACITY SHARE: ROWN

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/CHKD
<p>** PRINTOUT INCLUDES ALL DOCUMENT TYPES AND DELETED INSTRUMENTS SINCE 2021/08/16 **</p> <p>**SUBJECT TO SUBSECTION 44(1) OF THE LAND TITLES ACT, EXCEPT PARAGRAPHS 3 AND 14 AND *</p> <p>** PROVINCIAL SUCCESSION DUTIES AND EXCEPT PARAGRAPH 11 AND ESCHEATS OR FORFEITURE **</p> <p>** TO THE CROWN UP TO THE DATE OF REGISTRATION WITH AN ABSOLUTE TITLE. **</p>						
CD353277	1986/05/27	BYLAW				C
WE1202126	2017/04/28	CHARGE		*** DELETED AGAINST THIS PROPERTY *** 27 BOLD STREET INC.	VALOUR MORTGAGE SERVICES INC.	
WE1202227	2017/05/01	NO ASSGN RENT GEN		*** DELETED AGAINST THIS PROPERTY *** 27 BOLD STREET INC.	VALOUR MORTGAGE SERVICES INC.	
REMARKS: WE1022126						
WE1208847	2017/05/29	TRANSFER OF CHARGE		*** DELETED AGAINST THIS PROPERTY *** VALOUR MORTGAGE SERVICES INC.	COMMUNITY TRUST COMPANY VALOUR MORTGAGE SERVICES INC.	
REMARKS: WE1202126.						
WE1215462	2017/06/22	TRANSFER OF CHARGE		*** DELETED AGAINST THIS PROPERTY *** VALOUR MORTGAGE SERVICES INC. COMMUNITY TRUST COMPANY	COMMUNITY TRUST COMPANY VALOUR MORTGAGE SERVICES INC.	
REMARKS: WE1202126.						
WE1222186	2017/07/17	TRANSFER OF CHARGE		*** DELETED AGAINST THIS PROPERTY *** COMMUNITY TRUST COMPANY VALOUR MORTGAGE SERVICES INC.	COMMUNITY TRUST COMPANY VALOUR MORTGAGE SERVICES INC.	
REMARKS: WE1202126.						
WE1229203	2017/08/15	TRANSFER OF CHARGE		*** DELETED AGAINST THIS PROPERTY *** COMMUNITY TRUST COMPANY VALOUR MORTGAGE SERVICES INC.	COMMUNITY TRUST COMPANY VALOUR MORTGAGE SERVICES INC.	
REMARKS: WE1202126.						

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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
WE1334256	2019/01/22	TRANSFER EASEMENT	\$2	27 BOLD STREET INC.	METROLINX	C
WE1334257	2019/01/22	POSTPONEMENT		*** DELETED AGAINST THIS PROPERTY *** COMMUNITY TRUST COMPANY VALOUR MORTGAGE SERVICES INC.	METROLINX	
REMARKS: WE1202126 & WE1229203 TO WE1334256						
WE1334258	2019/01/22	TRANSFER EASEMENT	\$2	27 BOLD STREET INC.	BELL CANADA	C
WE1334259	2019/01/22	POSTPONEMENT		*** DELETED AGAINST THIS PROPERTY *** COMMUNITY TRUST COMPANY VALOUR MORTGAGE SERVICES INC.	BELL CANADA	
REMARKS: WE1202126 & WE1229203 TO WE1334258						
WE1343744	2019/03/15	CHARGE		*** DELETED AGAINST THIS PROPERTY *** 27 BOLD STREET INC.	RECIPROCAL OPPORTUNITIES INCORPORATED OLYMPIA TRUST COMPANY	
WE1343882	2019/03/15	TRANSFER OF CHARGE		*** DELETED AGAINST THIS PROPERTY *** VALOUR MORTGAGE SERVICES INC. COMMUNITY TRUST COMPANY	VALOUR MORTGAGE SERVICES INC.	
REMARKS: WE1202126, WE1202126						
WE1343883	2019/03/15	POSTPONEMENT		*** DELETED AGAINST THIS PROPERTY *** VALOUR MORTGAGE SERVICES INC.	RECIPROCAL OPPORTUNITIES INCORPORATED OLYMPIA TRUST COMPANY	
REMARKS: WE1202126 TO WE1343744						
WE1480484	2020/12/31	CHARGE		*** DELETED AGAINST THIS PROPERTY *** 27 BOLD STREET INC.	HYOT GP INC.	
WE1480487	2020/12/31	NO ASSGN RENT GEN		*** DELETED AGAINST THIS PROPERTY *** 27 BOLD STREET INC.	HYOT GP INC.	
REMARKS: WE1480484						
WE1490088	2021/02/11	NOTICE		*** DELETED AGAINST THIS PROPERTY *** HYOT GP INC. VALOUR HIGH YIELD OPPORTUNITIES LP	27 BOLD STREET INC.	
REMARKS: WE1480484						
WE1511746	2021/05/13	TRANSFER OF CHARGE		*** DELETED AGAINST THIS PROPERTY *** VALOUR MORTGAGE SERVICES INC.	MORRISON FINANCIAL MORTGAGE CORPORATION	
REMARKS: WE1202126.						

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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
WE1523892	2021/06/25	NO SUB AGREEMENT		27 BOLD STREET INC.	CITY OF HAMILTON	C
WE1523893	2021/06/25	POSTPONEMENT		*** DELETED AGAINST THIS PROPERTY *** RECIPROCAL OPPORTUNITIES INCORPORATED OLYMPIA TRUST COMPANY	CITY OF HAMILTON	
		REMARKS: WE1343744 TO WE1523892				
WE1523894	2021/06/25	POSTPONEMENT		*** DELETED AGAINST THIS PROPERTY *** HYOT GP INC.	CITY OF HAMILTON	
		REMARKS: WE1480484 TO WE1523892				
WE1523895	2021/06/25	POSTPONEMENT		*** DELETED AGAINST THIS PROPERTY *** MORRISON FINANCIAL MORTGAGE CORPORATION	CITY OF HAMILTON	
		REMARKS: WE1202126 TO WE1523892				
WCP611	2021/08/13	STANDARD CONDO FLN				C
WE1537712	2021/08/13	CONDO DECLARATION		27 BOLD STREET INC.		C
WE1553649	2021/10/15	CHARGE		*** COMPLETELY DELETED *** 27 BOLD STREET INC.	VECTOR FINANCIAL SERVICES LIMITED OLYMPIA TRUST COMPANY	
WE1553650	2021/10/15	NO ASSGN RENT GEN		*** COMPLETELY DELETED *** 27 BOLD STREET INC.	VECTOR FINANCIAL SERVICES LIMITED OLYMPIA TRUST COMPANY	
		REMARKS: WE1553649				
WE1553911	2021/10/15	CHARGE		*** COMPLETELY DELETED *** 27 BOLD STREET INC.	2873183 ONTARIO INC.	
WE1553928	2021/10/15	NOTICE		*** COMPLETELY DELETED *** HYOT GP INC. VALOUR PARTNERS HIGH YIELD OPPORTUNITY LP	27 BOLD STREET INC.	
		REMARKS: WE1480484				
WE1553936	2021/10/18	NO ASSGN RENT GEN		*** COMPLETELY DELETED *** 27 BOLD STREET INC.	2873183 ONTARIO INC.	
		REMARKS: WE1553911.				
WE1553957	2021/10/18	DISCH OF CHARGE		*** COMPLETELY DELETED *** MORRISON FINANCIAL MORTGAGE CORPORATION		
		REMARKS: WE1202126.				

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REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/ CHKD
WE1553958	2021/10/18	DISCH OF CHARGE		*** COMPLETELY DELETED *** RECIPROCAL OPPORTUNITIES INCORPORATED OLYMPIA TRUST COMPANY		
		REMARKS: WE1343744.				
WE1554025	2021/10/18	POSTPONEMENT		*** COMPLETELY DELETED *** HYOT GP INC.	VECTOR FINANCIAL SERVICES LIMITED OLYMPIA TRUST COMPANY	
		REMARKS: WE1480484 TO WE1553649				
WE1554026	2021/10/18	POSTPONEMENT		*** COMPLETELY DELETED *** HYOT GP INC. VALOUR PARTNERS HIGH YIELD OPPORTUNITY LP	2873183 ONTARIO INC.	
		REMARKS: WE1480484 TO WE1553911, WE1480487 TO WE1553936				
WE1588597	2022/03/08	CONDO BYLAW/98		WENTWORTH STANDARD CONDOMINIUM CORPORATION NO. 611		C
		REMARKS: BY-LAW NO. 1				
WE1588598	2022/03/08	CONDO BYLAW/98		WENTWORTH STANDARD CONDOMINIUM CORPORATION NO. 611		C
		REMARKS: BY-LAW NO. 2				
WE1589136	2022/03/10	NOTICE	92	27 BOLD ST INC. WENTWORTH STANDARD CONDOMINIUM CORPORATION NO. 611	CITY OF HAMILTON	C
WE1589137	2022/03/10	POSTPONEMENT		*** COMPLETELY DELETED *** HYOT GP INC.	CITY OF HAMILTON	
		REMARKS: WE1480484 TO WE1589136				
WE1589138	2022/03/10	POSTPONEMENT		*** COMPLETELY DELETED *** VECTOR FINANCIAL SERVICES LIMITED OLYMPIA TRUST COMPANY	CITY OF HAMILTON	
		REMARKS: WE1553649 TO WE1589136				
WE1589139	2022/03/10	POSTPONEMENT		*** COMPLETELY DELETED *** 2873183 ONTARIO INC.	CITY OF HAMILTON	
		REMARKS: WE1553911 TO WE1589136				
WE1684385	2023/06/30	CHARGE		*** COMPLETELY DELETED *** 27 BOLD STREET INC.	VECTOR FINANCIAL SERVICES LIMITED	
WE1684386	2023/06/30	NO ASSGN RENT GEN		*** COMPLETELY DELETED *** 27 BOLD STREET INC.	VECTOR FINANCIAL SERVICES LIMITED	
		REMARKS: WE1684385.				

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REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/ CHKD
WE1684387	2023/06/30	POSTPONEMENT		*** COMPLETELY DELETED *** 2873183 ONTARIO INC.	VECTOR FINANCIAL SERVICES LIMITED	
		REMARKS: WE1553911 TO WE1684385				
WE1684388	2023/06/30	POSTPONEMENT		*** COMPLETELY DELETED *** HYOT GP INC.	VECTOR FINANCIAL SERVICES LIMITED	
		REMARKS: WE1480484 TO WE1684385				
WE1685367	2023/07/07	DISCH OF CHARGE		*** COMPLETELY DELETED *** VECTOR FINANCIAL SERVICES LIMITED OLYMPIA TRUST COMPANY		
		REMARKS: WE1553649.				
WE1685369	2023/07/07	RESTRICTION-LAND		*** COMPLETELY DELETED *** 27 BOLD STREET INC.		
		REMARKS: NO CHARGE OF SUCH LANDS WITHOUT THE PRIOR WRITTEN CONSENT OF VECTOR FINANCIAL SERVICES LIMITED.				
WE1710882	2023/11/22	CHARGE		*** COMPLETELY DELETED *** 27 BOLD STREET INC.	CYMRIN TECHNOLOGY INC.	
		REMARKS: CONSENT OBTAINED				
WE1710883	2023/11/22	NO ASSGN RENT GEN		*** COMPLETELY DELETED *** 27 BOLD STREET INC.	CYMRIN TECHNOLOGY INC.	
		REMARKS: CONSENT OBTAINED - WE1710882				
WE1710945	2023/11/22	CHARGE		*** COMPLETELY DELETED *** 27 BOLD STREET INC.	VALOUR PARTNERS INC.	
		REMARKS: CONSENT OBTAINED				
WE1710946	2023/11/22	NO ASSGN RENT GEN		*** COMPLETELY DELETED *** 27 BOLD STREET INC.	VALOUR PARTNERS INC.	
		REMARKS: WE1710945				
WE1710948	2023/11/22	DISCH OF CHARGE		*** COMPLETELY DELETED *** HYOT GP INC.		
		REMARKS: WE1480484.				
WE1711037	2023/11/22	DISCH OF CHARGE		*** COMPLETELY DELETED *** 2873183 ONTARIO INC.		
		REMARKS: WE1553911.				
WE1779167	2025/01/27	TRANSFER	\$557,812	27 BOLD STREET INC.	OSCAR BOLD INC.	C

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

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/ CHKD
WE1779194	2025/01/27	CHARGE	\$11,650,000	OSCAR BOLD INC.	TANDIA FINANCIAL CREDIT UNION LIMITED	C
WE1779195	2025/01/27	NO ASSGN RENT GEN REMARKS: WE1779194		OSCAR BOLD INC.	TANDIA FINANCIAL CREDIT UNION LIMITED	C
WE1779196	2025/01/27	DISCH OF CHARGE REMARKS: WE1710945.		*** COMPLETELY DELETED *** VALOUR PARTNERS INC.		
WE1779197	2025/01/27	DISCH OF CHARGE REMARKS: WE1710882.		*** COMPLETELY DELETED *** CYMRIN TECHNOLOGY INC.		
WE1779201	2025/01/27	DISCH OF CHARGE REMARKS: WE1684385.		*** COMPLETELY DELETED *** VECTOR FINANCIAL SERVICES LIMITED		
WE1783325	2025/02/24	CHARGE	\$3,000,000	OSCAR BOLD INC.	S4T STRATEGIC INC.	C
WE1783326	2025/02/24	NO ASSGN RENT GEN REMARKS: WE1783325		OSCAR BOLD INC.	S4T STRATEGIC 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 7, LEVEL 1, WENTWORTH STANDARD CONDOMINIUM PLAN NO. 611 AND ITS APPURTENANT INTEREST; SUBJECT TO EASEMENTS AS SET OUT IN SCHEDULE A AS IN WE1537712; CITY OF HAMILTON

PROPERTY REMARKS: FOR THE PURPOSE OF THE QUALIFIER THE DATE OF REGISTRATION OF ABSOLUTE TITLE IS 2018/03/14.

ESTATE/QUALIFIER:
FEE SIMPLE
LT ABSOLUTE PLUS

RECENTLY:
CONDOMINIUM FROM 17171-0258

PIN CREATION DATE:
2021/08/16

OWNERS' NAMES: OSCAR BOLD INC.

CAPACITY SHARE:
ROWN

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/CHKD
<p>** PRINTOUT INCLUDES ALL DOCUMENT TYPES AND DELETED INSTRUMENTS SINCE 2021/08/16 **</p> <p>**SUBJECT TO SUBSECTION 44(1) OF THE LAND TITLES ACT, EXCEPT PARAGRAPHS 3 AND 14 AND *</p> <p>** PROVINCIAL SUCCESSION DUTIES AND EXCEPT PARAGRAPH 11 AND ESCHEATS OR FORFEITURE **</p> <p>** TO THE CROWN UP TO THE DATE OF REGISTRATION WITH AN ABSOLUTE TITLE. **</p>						
CD353277	1986/05/27	BYLAW				C
WE1202126	2017/04/28	CHARGE		*** DELETED AGAINST THIS PROPERTY *** 27 BOLD STREET INC.	VALOUR MORTGAGE SERVICES INC.	
WE1202227	2017/05/01	NO ASSGN RENT GEN		*** DELETED AGAINST THIS PROPERTY *** 27 BOLD STREET INC.	VALOUR MORTGAGE SERVICES INC.	
REMARKS: WE1022126						
WE1208847	2017/05/29	TRANSFER OF CHARGE		*** DELETED AGAINST THIS PROPERTY *** VALOUR MORTGAGE SERVICES INC.	COMMUNITY TRUST COMPANY VALOUR MORTGAGE SERVICES INC.	
REMARKS: WE1202126.						
WE1215462	2017/06/22	TRANSFER OF CHARGE		*** DELETED AGAINST THIS PROPERTY *** VALOUR MORTGAGE SERVICES INC. COMMUNITY TRUST COMPANY	COMMUNITY TRUST COMPANY VALOUR MORTGAGE SERVICES INC.	
REMARKS: WE1202126.						
WE1222186	2017/07/17	TRANSFER OF CHARGE		*** DELETED AGAINST THIS PROPERTY *** COMMUNITY TRUST COMPANY VALOUR MORTGAGE SERVICES INC.	COMMUNITY TRUST COMPANY VALOUR MORTGAGE SERVICES INC.	
REMARKS: WE1202126.						
WE1229203	2017/08/15	TRANSFER OF CHARGE		*** DELETED AGAINST THIS PROPERTY *** COMMUNITY TRUST COMPANY VALOUR MORTGAGE SERVICES INC.	COMMUNITY TRUST COMPANY VALOUR MORTGAGE SERVICES INC.	
REMARKS: WE1202126.						

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REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/ CHKD
WE1334256	2019/01/22	TRANSFER EASEMENT	\$2	27 BOLD STREET INC.	METROLINX	C
WE1334257	2019/01/22	POSTPONEMENT		*** DELETED AGAINST THIS PROPERTY *** COMMUNITY TRUST COMPANY VALOUR MORTGAGE SERVICES INC.	METROLINX	
REMARKS: WE1202126 & WE1229203 TO WE1334256						
WE1334258	2019/01/22	TRANSFER EASEMENT	\$2	27 BOLD STREET INC.	BELL CANADA	C
WE1334259	2019/01/22	POSTPONEMENT		*** DELETED AGAINST THIS PROPERTY *** COMMUNITY TRUST COMPANY VALOUR MORTGAGE SERVICES INC.	BELL CANADA	
REMARKS: WE1202126 & WE1229203 TO WE1334258						
WE1343744	2019/03/15	CHARGE		*** DELETED AGAINST THIS PROPERTY *** 27 BOLD STREET INC.	RECIPROCAL OPPORTUNITIES INCORPORATED OLYMPIA TRUST COMPANY	
WE1343882	2019/03/15	TRANSFER OF CHARGE		*** DELETED AGAINST THIS PROPERTY *** VALOUR MORTGAGE SERVICES INC. COMMUNITY TRUST COMPANY	VALOUR MORTGAGE SERVICES INC.	
REMARKS: WE1202126, WE1202126						
WE1343883	2019/03/15	POSTPONEMENT		*** DELETED AGAINST THIS PROPERTY *** VALOUR MORTGAGE SERVICES INC.	RECIPROCAL OPPORTUNITIES INCORPORATED OLYMPIA TRUST COMPANY	
REMARKS: WE1202126 TO WE1343744						
WE1480484	2020/12/31	CHARGE		*** DELETED AGAINST THIS PROPERTY *** 27 BOLD STREET INC.	HYOT GP INC.	
WE1480487	2020/12/31	NO ASSGN RENT GEN		*** DELETED AGAINST THIS PROPERTY *** 27 BOLD STREET INC.	HYOT GP INC.	
REMARKS: WE1480484						
WE1490088	2021/02/11	NOTICE		*** DELETED AGAINST THIS PROPERTY *** HYOT GP INC. VALOUR HIGH YIELD OPPORTUNITIES LP	27 BOLD STREET INC.	
REMARKS: WE1480484						
WE1511746	2021/05/13	TRANSFER OF CHARGE		*** DELETED AGAINST THIS PROPERTY *** VALOUR MORTGAGE SERVICES INC.	MORRISON FINANCIAL MORTGAGE CORPORATION	
REMARKS: WE1202126.						

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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
WE1523892	2021/06/25	NO SUB AGREEMENT		27 BOLD STREET INC.	CITY OF HAMILTON	C
WE1523893	2021/06/25	POSTPONEMENT		*** DELETED AGAINST THIS PROPERTY *** RECIPROCAL OPPORTUNITIES INCORPORATED OLYMPIA TRUST COMPANY	CITY OF HAMILTON	
		REMARKS: WE1343744 TO WE1523892				
WE1523894	2021/06/25	POSTPONEMENT		*** DELETED AGAINST THIS PROPERTY *** HYOT GP INC.	CITY OF HAMILTON	
		REMARKS: WE1480484 TO WE1523892				
WE1523895	2021/06/25	POSTPONEMENT		*** DELETED AGAINST THIS PROPERTY *** MORRISON FINANCIAL MORTGAGE CORPORATION	CITY OF HAMILTON	
		REMARKS: WE1202126 TO WE1523892				
WCP611	2021/08/13	STANDARD CONDO FLN				C
WE1537712	2021/08/13	CONDO DECLARATION		27 BOLD STREET INC.		C
WE1553649	2021/10/15	CHARGE		*** COMPLETELY DELETED *** 27 BOLD STREET INC.	VECTOR FINANCIAL SERVICES LIMITED OLYMPIA TRUST COMPANY	
WE1553650	2021/10/15	NO ASSGN RENT GEN		*** COMPLETELY DELETED *** 27 BOLD STREET INC.	VECTOR FINANCIAL SERVICES LIMITED OLYMPIA TRUST COMPANY	
		REMARKS: WE1553649				
WE1553911	2021/10/15	CHARGE		*** COMPLETELY DELETED *** 27 BOLD STREET INC.	2873183 ONTARIO INC.	
WE1553928	2021/10/15	NOTICE		*** COMPLETELY DELETED *** HYOT GP INC. VALOUR PARTNERS HIGH YIELD OPPORTUNITY LP	27 BOLD STREET INC.	
		REMARKS: WE1480484				
WE1553936	2021/10/18	NO ASSGN RENT GEN		*** COMPLETELY DELETED *** 27 BOLD STREET INC.	2873183 ONTARIO INC.	
		REMARKS: WE1553911.				
WE1553957	2021/10/18	DISCH OF CHARGE		*** COMPLETELY DELETED *** MORRISON FINANCIAL MORTGAGE CORPORATION		
		REMARKS: WE1202126.				

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REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/CHKD
WE1553958	2021/10/18	DISCH OF CHARGE		*** COMPLETELY DELETED *** RECIPROCAL OPPORTUNITIES INCORPORATED OLYMPIA TRUST COMPANY		
		REMARKS: WE1343744.				
WE1554025	2021/10/18	POSTPONEMENT		*** COMPLETELY DELETED *** HYOT GP INC.	VECTOR FINANCIAL SERVICES LIMITED OLYMPIA TRUST COMPANY	
		REMARKS: WE1480484 TO WE1553649				
WE1554026	2021/10/18	POSTPONEMENT		*** COMPLETELY DELETED *** HYOT GP INC. VALOUR PARTNERS HIGH YIELD OPPORTUNITY LP	2873183 ONTARIO INC.	
		REMARKS: WE1480484 TO WE1553911, WE1480487 TO WE1553936				
WE1588597	2022/03/08	CONDO BYLAW/98		WENTWORTH STANDARD CONDOMINIUM CORPORATION NO. 611		C
		REMARKS: BY-LAW NO. 1				
WE1588598	2022/03/08	CONDO BYLAW/98		WENTWORTH STANDARD CONDOMINIUM CORPORATION NO. 611		C
		REMARKS: BY-LAW NO. 2				
WE1589136	2022/03/10	NOTICE	92	27 BOLD ST INC. WENTWORTH STANDARD CONDOMINIUM CORPORATION NO. 611	CITY OF HAMILTON	C
WE1589137	2022/03/10	POSTPONEMENT		*** COMPLETELY DELETED *** HYOT GP INC.	CITY OF HAMILTON	
		REMARKS: WE1480484 TO WE1589136				
WE1589138	2022/03/10	POSTPONEMENT		*** COMPLETELY DELETED *** VECTOR FINANCIAL SERVICES LIMITED OLYMPIA TRUST COMPANY	CITY OF HAMILTON	
		REMARKS: WE1553649 TO WE1589136				
WE1589139	2022/03/10	POSTPONEMENT		*** COMPLETELY DELETED *** 2873183 ONTARIO INC.	CITY OF HAMILTON	
		REMARKS: WE1553911 TO WE1589136				
WE1684385	2023/06/30	CHARGE		*** COMPLETELY DELETED *** 27 BOLD STREET INC.	VECTOR FINANCIAL SERVICES LIMITED	
WE1684386	2023/06/30	NO ASSGN RENT GEN		*** COMPLETELY DELETED *** 27 BOLD STREET INC.	VECTOR FINANCIAL SERVICES LIMITED	
		REMARKS: WE1684385.				

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
WE1684387	2023/06/30	POSTPONEMENT		*** COMPLETELY DELETED *** 2873183 ONTARIO INC.	VECTOR FINANCIAL SERVICES LIMITED	
		REMARKS: WE1553911 TO WE1684385				
WE1684388	2023/06/30	POSTPONEMENT		*** COMPLETELY DELETED *** HYOT GP INC.	VECTOR FINANCIAL SERVICES LIMITED	
		REMARKS: WE1480484 TO WE1684385				
WE1685367	2023/07/07	DISCH OF CHARGE		*** COMPLETELY DELETED *** VECTOR FINANCIAL SERVICES LIMITED OLYMPIA TRUST COMPANY		
		REMARKS: WE1553649.				
WE1685369	2023/07/07	RESTRICTION-LAND		*** COMPLETELY DELETED *** 27 BOLD STREET INC.		
		REMARKS: NO CHARGE OF SUCH LANDS WITHOUT THE PRIOR WRITTEN CONSENT OF VECTOR FINANCIAL SERVICES LIMITED.				
WE1710882	2023/11/22	CHARGE		*** COMPLETELY DELETED *** 27 BOLD STREET INC.	CYMRIN TECHNOLOGY INC.	
		REMARKS: CONSENT OBTAINED				
WE1710883	2023/11/22	NO ASSGN RENT GEN		*** COMPLETELY DELETED *** 27 BOLD STREET INC.	CYMRIN TECHNOLOGY INC.	
		REMARKS: CONSENT OBTAINED - WE1710882				
WE1710945	2023/11/22	CHARGE		*** COMPLETELY DELETED *** 27 BOLD STREET INC.	VALOUR PARTNERS INC.	
		REMARKS: CONSENT OBTAINED				
WE1710946	2023/11/22	NO ASSGN RENT GEN		*** COMPLETELY DELETED *** 27 BOLD STREET INC.	VALOUR PARTNERS INC.	
		REMARKS: WE1710945				
WE1710948	2023/11/22	DISCH OF CHARGE		*** COMPLETELY DELETED *** HYOT GP INC.		
		REMARKS: WE1480484.				
WE1711037	2023/11/22	DISCH OF CHARGE		*** COMPLETELY DELETED *** 2873183 ONTARIO INC.		
		REMARKS: WE1553911.				
WE1779168	2025/01/27	TRANSFER	\$557,812	27 BOLD STREET INC.	OSCAR BOLD 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
WE1779194	2025/01/27	CHARGE	\$11,650,000	OSCAR BOLD INC.	TANDIA FINANCIAL CREDIT UNION LIMITED	C
WE1779195	2025/01/27	NO ASSGN RENT GEN REMARKS: WE1779194		OSCAR BOLD INC.	TANDIA FINANCIAL CREDIT UNION LIMITED	C
WE1779196	2025/01/27	DISCH OF CHARGE REMARKS: WE1710945.		*** COMPLETELY DELETED *** VALOUR PARTNERS INC.		
WE1779197	2025/01/27	DISCH OF CHARGE REMARKS: WE1710882.		*** COMPLETELY DELETED *** CYMRIN TECHNOLOGY INC.		
WE1779201	2025/01/27	DISCH OF CHARGE REMARKS: WE1684385.		*** COMPLETELY DELETED *** VECTOR FINANCIAL SERVICES LIMITED		
WE1783325	2025/02/24	CHARGE	\$3,000,000	OSCAR BOLD INC.	S4T STRATEGIC INC.	C
WE1783326	2025/02/24	NO ASSGN RENT GEN REMARKS: WE1783325		OSCAR BOLD INC.	S4T STRATEGIC 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 8, LEVEL 1, WENTWORTH STANDARD CONDOMINIUM PLAN NO. 611 AND ITS APPURTENANT INTEREST; SUBJECT TO EASEMENTS AS SET OUT IN SCHEDULE A AS IN WE1537712; CITY OF HAMILTON

PROPERTY REMARKS: FOR THE PURPOSE OF THE QUALIFIER THE DATE OF REGISTRATION OF ABSOLUTE TITLE IS 2018/03/14.

ESTATE/QUALIFIER:
FEE SIMPLE
LT ABSOLUTE PLUS

RECENTLY:
CONDOMINIUM FROM 17171-0258

PIN CREATION DATE:
2021/08/16

OWNERS' NAMES: OSCAR BOLD INC.

CAPACITY SHARE:
ROWN

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/CHKD
<p>** PRINTOUT INCLUDES ALL DOCUMENT TYPES AND DELETED INSTRUMENTS SINCE 2021/08/16 **</p> <p>**SUBJECT TO SUBSECTION 44(1) OF THE LAND TITLES ACT, EXCEPT PARAGRAPHS 3 AND 14 AND *</p> <p>** PROVINCIAL SUCCESSION DUTIES AND EXCEPT PARAGRAPH 11 AND ESCHEATS OR FORFEITURE **</p> <p>** TO THE CROWN UP TO THE DATE OF REGISTRATION WITH AN ABSOLUTE TITLE. **</p>						
CD353277	1986/05/27	BYLAW				C
WE1202126	2017/04/28	CHARGE		*** DELETED AGAINST THIS PROPERTY *** 27 BOLD STREET INC.	VALOUR MORTGAGE SERVICES INC.	
WE1202227	2017/05/01	NO ASSGN RENT GEN		*** DELETED AGAINST THIS PROPERTY *** 27 BOLD STREET INC.	VALOUR MORTGAGE SERVICES INC.	
REMARKS: WE1202126						
WE1208847	2017/05/29	TRANSFER OF CHARGE		*** DELETED AGAINST THIS PROPERTY *** VALOUR MORTGAGE SERVICES INC.	COMMUNITY TRUST COMPANY VALOUR MORTGAGE SERVICES INC.	
REMARKS: WE1202126.						
WE1215462	2017/06/22	TRANSFER OF CHARGE		*** DELETED AGAINST THIS PROPERTY *** VALOUR MORTGAGE SERVICES INC. COMMUNITY TRUST COMPANY	COMMUNITY TRUST COMPANY VALOUR MORTGAGE SERVICES INC.	
REMARKS: WE1202126.						
WE1222186	2017/07/17	TRANSFER OF CHARGE		*** DELETED AGAINST THIS PROPERTY *** COMMUNITY TRUST COMPANY VALOUR MORTGAGE SERVICES INC.	COMMUNITY TRUST COMPANY VALOUR MORTGAGE SERVICES INC.	
REMARKS: WE1202126.						
WE1229203	2017/08/15	TRANSFER OF CHARGE		*** DELETED AGAINST THIS PROPERTY *** COMMUNITY TRUST COMPANY VALOUR MORTGAGE SERVICES INC.	COMMUNITY TRUST COMPANY VALOUR MORTGAGE SERVICES INC.	
REMARKS: WE1202126.						

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REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/ CHKD
WE1334256	2019/01/22	TRANSFER EASEMENT	\$2	27 BOLD STREET INC.	METROLINX	C
WE1334257	2019/01/22	POSTPONEMENT		*** DELETED AGAINST THIS PROPERTY *** COMMUNITY TRUST COMPANY VALOUR MORTGAGE SERVICES INC.	METROLINX	
REMARKS: WE1202126 & WE1229203 TO WE1334256						
WE1334258	2019/01/22	TRANSFER EASEMENT	\$2	27 BOLD STREET INC.	BELL CANADA	C
WE1334259	2019/01/22	POSTPONEMENT		*** DELETED AGAINST THIS PROPERTY *** COMMUNITY TRUST COMPANY VALOUR MORTGAGE SERVICES INC.	BELL CANADA	
REMARKS: WE1202126 & WE1229203 TO WE1334258						
WE1343744	2019/03/15	CHARGE		*** DELETED AGAINST THIS PROPERTY *** 27 BOLD STREET INC.	RECIPROCAL OPPORTUNITIES INCORPORATED OLYMPIA TRUST COMPANY	
WE1343882	2019/03/15	TRANSFER OF CHARGE		*** DELETED AGAINST THIS PROPERTY *** VALOUR MORTGAGE SERVICES INC. COMMUNITY TRUST COMPANY	VALOUR MORTGAGE SERVICES INC.	
REMARKS: WE1202126, WE1202126						
WE1343883	2019/03/15	POSTPONEMENT		*** DELETED AGAINST THIS PROPERTY *** VALOUR MORTGAGE SERVICES INC.	RECIPROCAL OPPORTUNITIES INCORPORATED OLYMPIA TRUST COMPANY	
REMARKS: WE1202126 TO WE1343744						
WE1480484	2020/12/31	CHARGE		*** DELETED AGAINST THIS PROPERTY *** 27 BOLD STREET INC.	HYOT GP INC.	
WE1480487	2020/12/31	NO ASSGN RENT GEN		*** DELETED AGAINST THIS PROPERTY *** 27 BOLD STREET INC.	HYOT GP INC.	
REMARKS: WE1480484						
WE1490088	2021/02/11	NOTICE		*** DELETED AGAINST THIS PROPERTY *** HYOT GP INC. VALOUR HIGH YIELD OPPORTUNITIES LP	27 BOLD STREET INC.	
REMARKS: WE1480484						
WE1511746	2021/05/13	TRANSFER OF CHARGE		*** DELETED AGAINST THIS PROPERTY *** VALOUR MORTGAGE SERVICES INC.	MORRISON FINANCIAL MORTGAGE CORPORATION	
REMARKS: WE1202126.						

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REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/ CHKD
WE1523892	2021/06/25	NO SUB AGREEMENT		27 BOLD STREET INC.	CITY OF HAMILTON	C
WE1523893	2021/06/25	POSTPONEMENT		*** DELETED AGAINST THIS PROPERTY *** RECIPROCAL OPPORTUNITIES INCORPORATED OLYMPIA TRUST COMPANY	CITY OF HAMILTON	
		REMARKS: WE1343744 TO WE1523892				
WE1523894	2021/06/25	POSTPONEMENT		*** DELETED AGAINST THIS PROPERTY *** HYOT GP INC.	CITY OF HAMILTON	
		REMARKS: WE1480484 TO WE1523892				
WE1523895	2021/06/25	POSTPONEMENT		*** DELETED AGAINST THIS PROPERTY *** MORRISON FINANCIAL MORTGAGE CORPORATION	CITY OF HAMILTON	
		REMARKS: WE1202126 TO WE1523892				
WCP611	2021/08/13	STANDARD CONDO FLN				C
WE1537712	2021/08/13	CONDO DECLARATION		27 BOLD STREET INC.		C
WE1553649	2021/10/15	CHARGE		*** COMPLETELY DELETED *** 27 BOLD STREET INC.	VECTOR FINANCIAL SERVICES LIMITED OLYMPIA TRUST COMPANY	
WE1553650	2021/10/15	NO ASSGN RENT GEN		*** COMPLETELY DELETED *** 27 BOLD STREET INC.	VECTOR FINANCIAL SERVICES LIMITED OLYMPIA TRUST COMPANY	
		REMARKS: WE1553649				
WE1553911	2021/10/15	CHARGE		*** COMPLETELY DELETED *** 27 BOLD STREET INC.	2873183 ONTARIO INC.	
WE1553928	2021/10/15	NOTICE		*** COMPLETELY DELETED *** HYOT GP INC. VALOUR PARTNERS HIGH YIELD OPPORTUNITY LP	27 BOLD STREET INC.	
		REMARKS: WE1480484				
WE1553936	2021/10/18	NO ASSGN RENT GEN		*** COMPLETELY DELETED *** 27 BOLD STREET INC.	2873183 ONTARIO INC.	
		REMARKS: WE1553911.				
WE1553957	2021/10/18	DISCH OF CHARGE		*** COMPLETELY DELETED *** MORRISON FINANCIAL MORTGAGE CORPORATION		
		REMARKS: WE1202126.				

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REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/ CHKD
WE1553958	2021/10/18	DISCH OF CHARGE		*** COMPLETELY DELETED *** RECIPROCAL OPPORTUNITIES INCORPORATED OLYMPIA TRUST COMPANY		
		REMARKS: WE1343744.				
WE1554025	2021/10/18	POSTPONEMENT		*** COMPLETELY DELETED *** HYOT GP INC.	VECTOR FINANCIAL SERVICES LIMITED OLYMPIA TRUST COMPANY	
		REMARKS: WE1480484 TO WE1553649				
WE1554026	2021/10/18	POSTPONEMENT		*** COMPLETELY DELETED *** HYOT GP INC. VALOUR PARTNERS HIGH YIELD OPPORTUNITY LP	2873183 ONTARIO INC.	
		REMARKS: WE1480484 TO WE1553911, WE1480487 TO WE1553936				
WE1588597	2022/03/08	CONDO BYLAW/98		WENTWORTH STANDARD CONDOMINIUM CORPORATION NO. 611		C
		REMARKS: BY-LAW NO. 1				
WE1588598	2022/03/08	CONDO BYLAW/98		WENTWORTH STANDARD CONDOMINIUM CORPORATION NO. 611		C
		REMARKS: BY-LAW NO. 2				
WE1589136	2022/03/10	NOTICE	92	27 BOLD ST INC. WENTWORTH STANDARD CONDOMINIUM CORPORATION NO. 611	CITY OF HAMILTON	C
WE1589137	2022/03/10	POSTPONEMENT		*** COMPLETELY DELETED *** HYOT GP INC.	CITY OF HAMILTON	
		REMARKS: WE1480484 TO WE1589136				
WE1589138	2022/03/10	POSTPONEMENT		*** COMPLETELY DELETED *** VECTOR FINANCIAL SERVICES LIMITED OLYMPIA TRUST COMPANY	CITY OF HAMILTON	
		REMARKS: WE1553649 TO WE1589136				
WE1589139	2022/03/10	POSTPONEMENT		*** COMPLETELY DELETED *** 2873183 ONTARIO INC.	CITY OF HAMILTON	
		REMARKS: WE1553911 TO WE1589136				
WE1684385	2023/06/30	CHARGE		*** COMPLETELY DELETED *** 27 BOLD STREET INC.	VECTOR FINANCIAL SERVICES LIMITED	
WE1684386	2023/06/30	NO ASSGN RENT GEN		*** COMPLETELY DELETED *** 27 BOLD STREET INC.	VECTOR FINANCIAL SERVICES LIMITED	
		REMARKS: WE1684385.				

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REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/ CHKD
WE1684387	2023/06/30	POSTPONEMENT		*** COMPLETELY DELETED *** 2873183 ONTARIO INC.	VECTOR FINANCIAL SERVICES LIMITED	
		REMARKS: WE1553911 TO WE1684385				
WE1684388	2023/06/30	POSTPONEMENT		*** COMPLETELY DELETED *** HYOT GP INC.	VECTOR FINANCIAL SERVICES LIMITED	
		REMARKS: WE1480484 TO WE1684385				
WE1685367	2023/07/07	DISCH OF CHARGE		*** COMPLETELY DELETED *** VECTOR FINANCIAL SERVICES LIMITED OLYMPIA TRUST COMPANY		
		REMARKS: WE1553649.				
WE1685369	2023/07/07	RESTRICTION-LAND		*** COMPLETELY DELETED *** 27 BOLD STREET INC.		
		REMARKS: NO CHARGE OF SUCH LANDS WITHOUT THE PRIOR WRITTEN CONSENT OF VECTOR FINANCIAL SERVICES LIMITED.				
WE1710882	2023/11/22	CHARGE		*** COMPLETELY DELETED *** 27 BOLD STREET INC.	CYMRIN TECHNOLOGY INC.	
		REMARKS: CONSENT OBTAINED				
WE1710883	2023/11/22	NO ASSGN RENT GEN		*** COMPLETELY DELETED *** 27 BOLD STREET INC.	CYMRIN TECHNOLOGY INC.	
		REMARKS: CONSENT OBTAINED - WE1710882				
WE1710945	2023/11/22	CHARGE		*** COMPLETELY DELETED *** 27 BOLD STREET INC.	VALOUR PARTNERS INC.	
		REMARKS: CONSENT OBTAINED				
WE1710946	2023/11/22	NO ASSGN RENT GEN		*** COMPLETELY DELETED *** 27 BOLD STREET INC.	VALOUR PARTNERS INC.	
		REMARKS: WE1710945				
WE1710948	2023/11/22	DISCH OF CHARGE		*** COMPLETELY DELETED *** HYOT GP INC.		
		REMARKS: WE1480484.				
WE1711037	2023/11/22	DISCH OF CHARGE		*** COMPLETELY DELETED *** 2873183 ONTARIO INC.		
		REMARKS: WE1553911.				
WE1779169	2025/01/27	TRANSFER	\$557,812	27 BOLD STREET INC.	OSCAR BOLD INC.	C

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REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/ CHKD
WE1779194	2025/01/27	CHARGE	\$11,650,000	OSCAR BOLD INC.	TANDIA FINANCIAL CREDIT UNION LIMITED	C
WE1779195	2025/01/27	NO ASSGN RENT GEN REMARKS: WE1779194		OSCAR BOLD INC.	TANDIA FINANCIAL CREDIT UNION LIMITED	C
WE1779196	2025/01/27	DISCH OF CHARGE REMARKS: WE1710945.		*** COMPLETELY DELETED *** VALOUR PARTNERS INC.		
WE1779197	2025/01/27	DISCH OF CHARGE REMARKS: WE1710882.		*** COMPLETELY DELETED *** CYMRIN TECHNOLOGY INC.		
WE1779201	2025/01/27	DISCH OF CHARGE REMARKS: WE1684385.		*** COMPLETELY DELETED *** VECTOR FINANCIAL SERVICES LIMITED		
WE1783325	2025/02/24	CHARGE	\$3,000,000	OSCAR BOLD INC.	S4T STRATEGIC INC.	C
WE1783326	2025/02/24	NO ASSGN RENT GEN REMARKS: WE1783325		OSCAR BOLD INC.	S4T STRATEGIC 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 1, LEVEL 2, WENTWORTH STANDARD CONDOMINIUM PLAN NO. 611 AND ITS APPURTENANT INTEREST; SUBJECT TO EASEMENTS AS SET OUT IN SCHEDULE A AS IN WE1537712; CITY OF HAMILTON

PROPERTY REMARKS: FOR THE PURPOSE OF THE QUALIFIER THE DATE OF REGISTRATION OF ABSOLUTE TITLE IS 2018/03/14.

ESTATE/QUALIFIER:
FEE SIMPLE
LT ABSOLUTE PLUS

RECENTLY:
CONDOMINIUM FROM 17171-0258

PIN CREATION DATE:
2021/08/16

OWNERS' NAMES: OSCAR BOLD INC.

CAPACITY SHARE:
ROWN

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/CHKD
<p>** PRINTOUT INCLUDES ALL DOCUMENT TYPES AND DELETED INSTRUMENTS SINCE 2021/08/16 **</p> <p>**SUBJECT TO SUBSECTION 44(1) OF THE LAND TITLES ACT, EXCEPT PARAGRAPHS 3 AND 14 AND *</p> <p>** PROVINCIAL SUCCESSION DUTIES AND EXCEPT PARAGRAPH 11 AND ESCHEATS OR FORFEITURE **</p> <p>** TO THE CROWN UP TO THE DATE OF REGISTRATION WITH AN ABSOLUTE TITLE. **</p>						
CD353277	1986/05/27	BYLAW				C
WE1202126	2017/04/28	CHARGE		*** DELETED AGAINST THIS PROPERTY *** 27 BOLD STREET INC.	VALOUR MORTGAGE SERVICES INC.	
WE1202227	2017/05/01	NO ASSGN RENT GEN		*** DELETED AGAINST THIS PROPERTY *** 27 BOLD STREET INC.	VALOUR MORTGAGE SERVICES INC.	
		REMARKS: WE1202126				
WE1208847	2017/05/29	TRANSFER OF CHARGE		*** DELETED AGAINST THIS PROPERTY *** VALOUR MORTGAGE SERVICES INC.	COMMUNITY TRUST COMPANY VALOUR MORTGAGE SERVICES INC.	
		REMARKS: WE1202126.				
WE1215462	2017/06/22	TRANSFER OF CHARGE		*** DELETED AGAINST THIS PROPERTY *** VALOUR MORTGAGE SERVICES INC. COMMUNITY TRUST COMPANY	COMMUNITY TRUST COMPANY VALOUR MORTGAGE SERVICES INC.	
		REMARKS: WE1202126.				
WE1222186	2017/07/17	TRANSFER OF CHARGE		*** DELETED AGAINST THIS PROPERTY *** COMMUNITY TRUST COMPANY VALOUR MORTGAGE SERVICES INC.	COMMUNITY TRUST COMPANY VALOUR MORTGAGE SERVICES INC.	
		REMARKS: WE1202126.				
WE1229203	2017/08/15	TRANSFER OF CHARGE		*** DELETED AGAINST THIS PROPERTY *** COMMUNITY TRUST COMPANY VALOUR MORTGAGE SERVICES INC.	COMMUNITY TRUST COMPANY VALOUR MORTGAGE SERVICES INC.	
		REMARKS: WE1202126.				

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
WE1334256	2019/01/22	TRANSFER EASEMENT	\$2	27 BOLD STREET INC.	METROLINX	C
WE1334257	2019/01/22	POSTPONEMENT		*** DELETED AGAINST THIS PROPERTY *** COMMUNITY TRUST COMPANY VALOUR MORTGAGE SERVICES INC.	METROLINX	
REMARKS: WE1202126 & WE1229203 TO WE1334256						
WE1334258	2019/01/22	TRANSFER EASEMENT	\$2	27 BOLD STREET INC.	BELL CANADA	C
WE1334259	2019/01/22	POSTPONEMENT		*** DELETED AGAINST THIS PROPERTY *** COMMUNITY TRUST COMPANY VALOUR MORTGAGE SERVICES INC.	BELL CANADA	
REMARKS: WE1202126 & WE1229203 TO WE1334258						
WE1343744	2019/03/15	CHARGE		*** DELETED AGAINST THIS PROPERTY *** 27 BOLD STREET INC.	RECIPROCAL OPPORTUNITIES INCORPORATED OLYMPIA TRUST COMPANY	
WE1343882	2019/03/15	TRANSFER OF CHARGE		*** DELETED AGAINST THIS PROPERTY *** VALOUR MORTGAGE SERVICES INC. COMMUNITY TRUST COMPANY	VALOUR MORTGAGE SERVICES INC.	
REMARKS: WE1202126, WE1202126						
WE1343883	2019/03/15	POSTPONEMENT		*** DELETED AGAINST THIS PROPERTY *** VALOUR MORTGAGE SERVICES INC.	RECIPROCAL OPPORTUNITIES INCORPORATED OLYMPIA TRUST COMPANY	
REMARKS: WE1202126 TO WE1343744						
WE1480484	2020/12/31	CHARGE		*** DELETED AGAINST THIS PROPERTY *** 27 BOLD STREET INC.	HYOT GP INC.	
WE1480487	2020/12/31	NO ASSGN RENT GEN		*** DELETED AGAINST THIS PROPERTY *** 27 BOLD STREET INC.	HYOT GP INC.	
REMARKS: WE1480484						
WE1490088	2021/02/11	NOTICE		*** DELETED AGAINST THIS PROPERTY *** HYOT GP INC. VALOUR HIGH YIELD OPPORTUNITIES LP	27 BOLD STREET INC.	
REMARKS: WE1480484						
WE1511746	2021/05/13	TRANSFER OF CHARGE		*** DELETED AGAINST THIS PROPERTY *** VALOUR MORTGAGE SERVICES INC.	MORRISON FINANCIAL MORTGAGE CORPORATION	
REMARKS: WE1202126.						

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
WE1523892	2021/06/25	NO SUB AGREEMENT		27 BOLD STREET INC.	CITY OF HAMILTON	C
WE1523893	2021/06/25	POSTPONEMENT		*** DELETED AGAINST THIS PROPERTY *** RECIPROCAL OPPORTUNITIES INCORPORATED OLYMPIA TRUST COMPANY	CITY OF HAMILTON	
		REMARKS: WE1343744 TO WE1523892				
WE1523894	2021/06/25	POSTPONEMENT		*** DELETED AGAINST THIS PROPERTY *** HYOT GP INC.	CITY OF HAMILTON	
		REMARKS: WE1480484 TO WE1523892				
WE1523895	2021/06/25	POSTPONEMENT		*** DELETED AGAINST THIS PROPERTY *** MORRISON FINANCIAL MORTGAGE CORPORATION	CITY OF HAMILTON	
		REMARKS: WE1202126 TO WE1523892				
WCP611	2021/08/13	STANDARD CONDO FLN				C
WE1537712	2021/08/13	CONDO DECLARATION		27 BOLD STREET INC.		C
WE1553649	2021/10/15	CHARGE		*** COMPLETELY DELETED *** 27 BOLD STREET INC.	VECTOR FINANCIAL SERVICES LIMITED OLYMPIA TRUST COMPANY	
WE1553650	2021/10/15	NO ASSGN RENT GEN		*** COMPLETELY DELETED *** 27 BOLD STREET INC.	VECTOR FINANCIAL SERVICES LIMITED OLYMPIA TRUST COMPANY	
		REMARKS: WE1553649				
WE1553911	2021/10/15	CHARGE		*** COMPLETELY DELETED *** 27 BOLD STREET INC.	2873183 ONTARIO INC.	
WE1553928	2021/10/15	NOTICE		*** COMPLETELY DELETED *** HYOT GP INC. VALOUR PARTNERS HIGH YIELD OPPORTUNITY LP	27 BOLD STREET INC.	
		REMARKS: WE1480484				
WE1553936	2021/10/18	NO ASSGN RENT GEN		*** COMPLETELY DELETED *** 27 BOLD STREET INC.	2873183 ONTARIO INC.	
		REMARKS: WE1553911.				
WE1553957	2021/10/18	DISCH OF CHARGE		*** COMPLETELY DELETED *** MORRISON FINANCIAL MORTGAGE CORPORATION		
		REMARKS: WE1202126.				

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
WE1553958	2021/10/18	DISCH OF CHARGE		*** COMPLETELY DELETED *** RECIPROCAL OPPORTUNITIES INCORPORATED OLYMPIA TRUST COMPANY		
		REMARKS: WE1343744.				
WE1554025	2021/10/18	POSTPONEMENT		*** COMPLETELY DELETED *** HYOT GP INC.	VECTOR FINANCIAL SERVICES LIMITED OLYMPIA TRUST COMPANY	
		REMARKS: WE1480484 TO WE1553649				
WE1554026	2021/10/18	POSTPONEMENT		*** COMPLETELY DELETED *** HYOT GP INC. VALOUR PARTNERS HIGH YIELD OPPORTUNITY LP	2873183 ONTARIO INC.	
		REMARKS: WE1480484 TO WE1553911, WE1480487 TO WE1553936				
WE1588597	2022/03/08	CONDO BYLAW/98		WENTWORTH STANDARD CONDOMINIUM CORPORATION NO. 611		C
		REMARKS: BY-LAW NO. 1				
WE1588598	2022/03/08	CONDO BYLAW/98		WENTWORTH STANDARD CONDOMINIUM CORPORATION NO. 611		C
		REMARKS: BY-LAW NO. 2				
WE1589136	2022/03/10	NOTICE	92	27 BOLD ST INC. WENTWORTH STANDARD CONDOMINIUM CORPORATION NO. 611	CITY OF HAMILTON	C
WE1589137	2022/03/10	POSTPONEMENT		*** COMPLETELY DELETED *** HYOT GP INC.	CITY OF HAMILTON	
		REMARKS: WE1480484 TO WE1589136				
WE1589138	2022/03/10	POSTPONEMENT		*** COMPLETELY DELETED *** VECTOR FINANCIAL SERVICES LIMITED OLYMPIA TRUST COMPANY	CITY OF HAMILTON	
		REMARKS: WE1553649 TO WE1589136				
WE1589139	2022/03/10	POSTPONEMENT		*** COMPLETELY DELETED *** 2873183 ONTARIO INC.	CITY OF HAMILTON	
		REMARKS: WE1553911 TO WE1589136				
WE1684385	2023/06/30	CHARGE		*** COMPLETELY DELETED *** 27 BOLD STREET INC.	VECTOR FINANCIAL SERVICES LIMITED	
WE1684386	2023/06/30	NO ASSGN RENT GEN		*** COMPLETELY DELETED *** 27 BOLD STREET INC.	VECTOR FINANCIAL SERVICES LIMITED	
		REMARKS: WE1684385.				

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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
WE1684387	2023/06/30	POSTPONEMENT		*** COMPLETELY DELETED *** 2873183 ONTARIO INC.	VECTOR FINANCIAL SERVICES LIMITED	
		REMARKS: WE1553911 TO WE1684385				
WE1684388	2023/06/30	POSTPONEMENT		*** COMPLETELY DELETED *** HYOT GP INC.	VECTOR FINANCIAL SERVICES LIMITED	
		REMARKS: WE1480484 TO WE1684385				
WE1685367	2023/07/07	DISCH OF CHARGE		*** COMPLETELY DELETED *** VECTOR FINANCIAL SERVICES LIMITED OLYMPIA TRUST COMPANY		
		REMARKS: WE1553649.				
WE1685369	2023/07/07	RESTRICTION-LAND		*** COMPLETELY DELETED *** 27 BOLD STREET INC.		
		REMARKS: NO CHARGE OF SUCH LANDS WITHOUT THE PRIOR WRITTEN CONSENT OF VECTOR FINANCIAL SERVICES LIMITED.				
WE1710882	2023/11/22	CHARGE		*** COMPLETELY DELETED *** 27 BOLD STREET INC.	CYMRIN TECHNOLOGY INC.	
		REMARKS: CONSENT OBTAINED				
WE1710883	2023/11/22	NO ASSGN RENT GEN		*** COMPLETELY DELETED *** 27 BOLD STREET INC.	CYMRIN TECHNOLOGY INC.	
		REMARKS: CONSENT OBTAINED - WE1710882				
WE1710945	2023/11/22	CHARGE		*** COMPLETELY DELETED *** 27 BOLD STREET INC.	VALOUR PARTNERS INC.	
		REMARKS: CONSENT OBTAINED				
WE1710946	2023/11/22	NO ASSGN RENT GEN		*** COMPLETELY DELETED *** 27 BOLD STREET INC.	VALOUR PARTNERS INC.	
		REMARKS: WE1710945				
WE1710948	2023/11/22	DISCH OF CHARGE		*** COMPLETELY DELETED *** HYOT GP INC.		
		REMARKS: WE1480484.				
WE1711037	2023/11/22	DISCH OF CHARGE		*** COMPLETELY DELETED *** 2873183 ONTARIO INC.		
		REMARKS: WE1553911.				
WE1779170	2025/01/27	TRANSFER	\$557,812	27 BOLD STREET INC.	OSCAR BOLD INC.	C

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REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/ CHKD
WE1779194	2025/01/27	CHARGE	\$11,650,000	OSCAR BOLD INC.	TANDIA FINANCIAL CREDIT UNION LIMITED	C
WE1779195	2025/01/27	NO ASSGN RENT GEN REMARKS: WE1779194		OSCAR BOLD INC.	TANDIA FINANCIAL CREDIT UNION LIMITED	C
WE1779196	2025/01/27	DISCH OF CHARGE REMARKS: WE1710945.		*** COMPLETELY DELETED *** VALOUR PARTNERS INC.		
WE1779197	2025/01/27	DISCH OF CHARGE REMARKS: WE1710882.		*** COMPLETELY DELETED *** CYMRIN TECHNOLOGY INC.		
WE1779201	2025/01/27	DISCH OF CHARGE REMARKS: WE1684385.		*** COMPLETELY DELETED *** VECTOR FINANCIAL SERVICES LIMITED		
WE1783325	2025/02/24	CHARGE	\$3,000,000	OSCAR BOLD INC.	S4T STRATEGIC INC.	C
WE1783326	2025/02/24	NO ASSGN RENT GEN REMARKS: WE1783325		OSCAR BOLD INC.	S4T STRATEGIC 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 2, LEVEL 2, WENTWORTH STANDARD CONDOMINIUM PLAN NO. 611 AND ITS APPURTENANT INTEREST; SUBJECT TO EASEMENTS AS SET OUT IN SCHEDULE A AS IN WE1537712; CITY OF HAMILTON

PROPERTY REMARKS: FOR THE PURPOSE OF THE QUALIFIER THE DATE OF REGISTRATION OF ABSOLUTE TITLE IS 2018/03/14.

ESTATE/QUALIFIER:
FEE SIMPLE
LT ABSOLUTE PLUS

RECENTLY:
CONDOMINIUM FROM 17171-0258

PIN CREATION DATE:
2021/08/16

OWNERS' NAMES: OSCAR BOLD INC.

CAPACITY SHARE:
ROWN

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/CHKD
<p>** PRINTOUT INCLUDES ALL DOCUMENT TYPES AND DELETED INSTRUMENTS SINCE 2021/08/16 **</p> <p>**SUBJECT TO SUBSECTION 44(1) OF THE LAND TITLES ACT, EXCEPT PARAGRAPHS 3 AND 14 AND *</p> <p>** PROVINCIAL SUCCESSION DUTIES AND EXCEPT PARAGRAPH 11 AND ESCHEATS OR FORFEITURE **</p> <p>** TO THE CROWN UP TO THE DATE OF REGISTRATION WITH AN ABSOLUTE TITLE. **</p>						
CD353277	1986/05/27	BYLAW				C
WE1202126	2017/04/28	CHARGE		*** DELETED AGAINST THIS PROPERTY *** 27 BOLD STREET INC.	VALOUR MORTGAGE SERVICES INC.	
WE1202227	2017/05/01	NO ASSGN RENT GEN		*** DELETED AGAINST THIS PROPERTY *** 27 BOLD STREET INC.	VALOUR MORTGAGE SERVICES INC.	
REMARKS: WE1202126						
WE1208847	2017/05/29	TRANSFER OF CHARGE		*** DELETED AGAINST THIS PROPERTY *** VALOUR MORTGAGE SERVICES INC.	COMMUNITY TRUST COMPANY VALOUR MORTGAGE SERVICES INC.	
REMARKS: WE1202126.						
WE1215462	2017/06/22	TRANSFER OF CHARGE		*** DELETED AGAINST THIS PROPERTY *** VALOUR MORTGAGE SERVICES INC. COMMUNITY TRUST COMPANY	COMMUNITY TRUST COMPANY VALOUR MORTGAGE SERVICES INC.	
REMARKS: WE1202126.						
WE1222186	2017/07/17	TRANSFER OF CHARGE		*** DELETED AGAINST THIS PROPERTY *** COMMUNITY TRUST COMPANY VALOUR MORTGAGE SERVICES INC.	COMMUNITY TRUST COMPANY VALOUR MORTGAGE SERVICES INC.	
REMARKS: WE1202126.						
WE1229203	2017/08/15	TRANSFER OF CHARGE		*** DELETED AGAINST THIS PROPERTY *** COMMUNITY TRUST COMPANY VALOUR MORTGAGE SERVICES INC.	COMMUNITY TRUST COMPANY VALOUR MORTGAGE SERVICES INC.	
REMARKS: WE1202126.						

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REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/ CHKD
WE1334256	2019/01/22	TRANSFER EASEMENT	\$2	27 BOLD STREET INC.	METROLINX	C
WE1334257	2019/01/22	POSTPONEMENT		*** DELETED AGAINST THIS PROPERTY *** COMMUNITY TRUST COMPANY VALOUR MORTGAGE SERVICES INC.	METROLINX	
REMARKS: WE1202126 & WE1229203 TO WE1334256						
WE1334258	2019/01/22	TRANSFER EASEMENT	\$2	27 BOLD STREET INC.	BELL CANADA	C
WE1334259	2019/01/22	POSTPONEMENT		*** DELETED AGAINST THIS PROPERTY *** COMMUNITY TRUST COMPANY VALOUR MORTGAGE SERVICES INC.	BELL CANADA	
REMARKS: WE1202126 & WE1229203 TO WE1334258						
WE1343744	2019/03/15	CHARGE		*** DELETED AGAINST THIS PROPERTY *** 27 BOLD STREET INC.	RECIPROCAL OPPORTUNITIES INCORPORATED OLYMPIA TRUST COMPANY	
WE1343882	2019/03/15	TRANSFER OF CHARGE		*** DELETED AGAINST THIS PROPERTY *** VALOUR MORTGAGE SERVICES INC. COMMUNITY TRUST COMPANY	VALOUR MORTGAGE SERVICES INC.	
REMARKS: WE1202126, WE1202126						
WE1343883	2019/03/15	POSTPONEMENT		*** DELETED AGAINST THIS PROPERTY *** VALOUR MORTGAGE SERVICES INC.	RECIPROCAL OPPORTUNITIES INCORPORATED OLYMPIA TRUST COMPANY	
REMARKS: WE1202126 TO WE1343744						
WE1480484	2020/12/31	CHARGE		*** DELETED AGAINST THIS PROPERTY *** 27 BOLD STREET INC.	HYOT GP INC.	
WE1480487	2020/12/31	NO ASSGN RENT GEN		*** DELETED AGAINST THIS PROPERTY *** 27 BOLD STREET INC.	HYOT GP INC.	
REMARKS: WE1480484						
WE1490088	2021/02/11	NOTICE		*** DELETED AGAINST THIS PROPERTY *** HYOT GP INC. VALOUR HIGH YIELD OPPORTUNITIES LP	27 BOLD STREET INC.	
REMARKS: WE1480484						
WE1511746	2021/05/13	TRANSFER OF CHARGE		*** DELETED AGAINST THIS PROPERTY *** VALOUR MORTGAGE SERVICES INC.	MORRISON FINANCIAL MORTGAGE CORPORATION	
REMARKS: WE1202126.						

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REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/ CHKD
WE1523892	2021/06/25	NO SUB AGREEMENT		27 BOLD STREET INC.	CITY OF HAMILTON	C
WE1523893	2021/06/25	POSTPONEMENT		*** DELETED AGAINST THIS PROPERTY *** RECIPROCAL OPPORTUNITIES INCORPORATED OLYMPIA TRUST COMPANY	CITY OF HAMILTON	
		REMARKS: WE1343744 TO WE1523892				
WE1523894	2021/06/25	POSTPONEMENT		*** DELETED AGAINST THIS PROPERTY *** HYOT GP INC.	CITY OF HAMILTON	
		REMARKS: WE1480484 TO WE1523892				
WE1523895	2021/06/25	POSTPONEMENT		*** DELETED AGAINST THIS PROPERTY *** MORRISON FINANCIAL MORTGAGE CORPORATION	CITY OF HAMILTON	
		REMARKS: WE1202126 TO WE1523892				
WCP611	2021/08/13	STANDARD CONDO FLN				C
WE1537712	2021/08/13	CONDO DECLARATION		27 BOLD STREET INC.		C
WE1553649	2021/10/15	CHARGE		*** COMPLETELY DELETED *** 27 BOLD STREET INC.	VECTOR FINANCIAL SERVICES LIMITED OLYMPIA TRUST COMPANY	
WE1553650	2021/10/15	NO ASSGN RENT GEN		*** COMPLETELY DELETED *** 27 BOLD STREET INC.	VECTOR FINANCIAL SERVICES LIMITED OLYMPIA TRUST COMPANY	
		REMARKS: WE1553649				
WE1553911	2021/10/15	CHARGE		*** COMPLETELY DELETED *** 27 BOLD STREET INC.	2873183 ONTARIO INC.	
WE1553928	2021/10/15	NOTICE		*** COMPLETELY DELETED *** HYOT GP INC. VALOUR PARTNERS HIGH YIELD OPPORTUNITY LP	27 BOLD STREET INC.	
		REMARKS: WE1480484				
WE1553936	2021/10/18	NO ASSGN RENT GEN		*** COMPLETELY DELETED *** 27 BOLD STREET INC.	2873183 ONTARIO INC.	
		REMARKS: WE1553911.				
WE1553957	2021/10/18	DISCH OF CHARGE		*** COMPLETELY DELETED *** MORRISON FINANCIAL MORTGAGE CORPORATION		
		REMARKS: WE1202126.				

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REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/ CHKD
WE1553958	2021/10/18	DISCH OF CHARGE		*** COMPLETELY DELETED *** RECIPROCAL OPPORTUNITIES INCORPORATED OLYMPIA TRUST COMPANY		
		REMARKS: WE1343744.				
WE1554025	2021/10/18	POSTPONEMENT		*** COMPLETELY DELETED *** HYOT GP INC.	VECTOR FINANCIAL SERVICES LIMITED OLYMPIA TRUST COMPANY	
		REMARKS: WE1480484 TO WE1553649				
WE1554026	2021/10/18	POSTPONEMENT		*** COMPLETELY DELETED *** HYOT GP INC. VALOUR PARTNERS HIGH YIELD OPPORTUNITY LP	2873183 ONTARIO INC.	
		REMARKS: WE1480484 TO WE1553911, WE1480487 TO WE1553936				
WE1588597	2022/03/08	CONDO BYLAW/98		WENTWORTH STANDARD CONDOMINIUM CORPORATION NO. 611		C
		REMARKS: BY-LAW NO. 1				
WE1588598	2022/03/08	CONDO BYLAW/98		WENTWORTH STANDARD CONDOMINIUM CORPORATION NO. 611		C
		REMARKS: BY-LAW NO. 2				
WE1589136	2022/03/10	NOTICE	92	27 BOLD ST INC. WENTWORTH STANDARD CONDOMINIUM CORPORATION NO. 611	CITY OF HAMILTON	C
WE1589137	2022/03/10	POSTPONEMENT		*** COMPLETELY DELETED *** HYOT GP INC.	CITY OF HAMILTON	
		REMARKS: WE1480484 TO WE1589136				
WE1589138	2022/03/10	POSTPONEMENT		*** COMPLETELY DELETED *** VECTOR FINANCIAL SERVICES LIMITED OLYMPIA TRUST COMPANY	CITY OF HAMILTON	
		REMARKS: WE1553649 TO WE1589136				
WE1589139	2022/03/10	POSTPONEMENT		*** COMPLETELY DELETED *** 2873183 ONTARIO INC.	CITY OF HAMILTON	
		REMARKS: WE1553911 TO WE1589136				
WE1684385	2023/06/30	CHARGE		*** COMPLETELY DELETED *** 27 BOLD STREET INC.	VECTOR FINANCIAL SERVICES LIMITED	
WE1684386	2023/06/30	NO ASSGN RENT GEN		*** COMPLETELY DELETED *** 27 BOLD STREET INC.	VECTOR FINANCIAL SERVICES LIMITED	
		REMARKS: WE1684385.				

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REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/ CHKD
WE1684387	2023/06/30	POSTPONEMENT		*** COMPLETELY DELETED *** 2873183 ONTARIO INC.	VECTOR FINANCIAL SERVICES LIMITED	
		REMARKS: WE1553911 TO WE1684385				
WE1684388	2023/06/30	POSTPONEMENT		*** COMPLETELY DELETED *** HYOT GP INC.	VECTOR FINANCIAL SERVICES LIMITED	
		REMARKS: WE1480484 TO WE1684385				
WE1685367	2023/07/07	DISCH OF CHARGE		*** COMPLETELY DELETED *** VECTOR FINANCIAL SERVICES LIMITED OLYMPIA TRUST COMPANY		
		REMARKS: WE1553649.				
WE1685369	2023/07/07	RESTRICTION-LAND		*** COMPLETELY DELETED *** 27 BOLD STREET INC.		
		REMARKS: NO CHARGE OF SUCH LANDS WITHOUT THE PRIOR WRITTEN CONSENT OF VECTOR FINANCIAL SERVICES LIMITED.				
WE1710882	2023/11/22	CHARGE		*** COMPLETELY DELETED *** 27 BOLD STREET INC.	CYMRIN TECHNOLOGY INC.	
		REMARKS: CONSENT OBTAINED				
WE1710883	2023/11/22	NO ASSGN RENT GEN		*** COMPLETELY DELETED *** 27 BOLD STREET INC.	CYMRIN TECHNOLOGY INC.	
		REMARKS: CONSENT OBTAINED - WE1710882				
WE1710945	2023/11/22	CHARGE		*** COMPLETELY DELETED *** 27 BOLD STREET INC.	VALOUR PARTNERS INC.	
		REMARKS: CONSENT OBTAINED				
WE1710946	2023/11/22	NO ASSGN RENT GEN		*** COMPLETELY DELETED *** 27 BOLD STREET INC.	VALOUR PARTNERS INC.	
		REMARKS: WE1710945				
WE1710948	2023/11/22	DISCH OF CHARGE		*** COMPLETELY DELETED *** HYOT GP INC.		
		REMARKS: WE1480484.				
WE1711037	2023/11/22	DISCH OF CHARGE		*** COMPLETELY DELETED *** 2873183 ONTARIO INC.		
		REMARKS: WE1553911.				
WE1779171	2025/01/27	TRANSFER	\$557,812	27 BOLD STREET INC.	OSCAR BOLD INC.	C

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REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/ CHKD
WE1779194	2025/01/27	CHARGE	\$11,650,000	OSCAR BOLD INC.	TANDIA FINANCIAL CREDIT UNION LIMITED	C
WE1779195	2025/01/27	NO ASSGN RENT GEN REMARKS: WE1779194		OSCAR BOLD INC.	TANDIA FINANCIAL CREDIT UNION LIMITED	C
WE1779196	2025/01/27	DISCH OF CHARGE REMARKS: WE1710945.		*** COMPLETELY DELETED *** VALOUR PARTNERS INC.		
WE1779197	2025/01/27	DISCH OF CHARGE REMARKS: WE1710882.		*** COMPLETELY DELETED *** CYMRIN TECHNOLOGY INC.		
WE1779201	2025/01/27	DISCH OF CHARGE REMARKS: WE1684385.		*** COMPLETELY DELETED *** VECTOR FINANCIAL SERVICES LIMITED		
WE1783325	2025/02/24	CHARGE	\$3,000,000	OSCAR BOLD INC.	S4T STRATEGIC INC.	C
WE1783326	2025/02/24	NO ASSGN RENT GEN REMARKS: WE1783325		OSCAR BOLD INC.	S4T STRATEGIC 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 3, LEVEL 2, WENTWORTH STANDARD CONDOMINIUM PLAN NO. 611 AND ITS APPURTENANT INTEREST; SUBJECT TO EASEMENTS AS SET OUT IN SCHEDULE A AS IN WE1537712; CITY OF HAMILTON

PROPERTY REMARKS: FOR THE PURPOSE OF THE QUALIFIER THE DATE OF REGISTRATION OF ABSOLUTE TITLE IS 2018/03/14.

ESTATE/QUALIFIER:
FEE SIMPLE
LT ABSOLUTE PLUS

RECENTLY:
CONDOMINIUM FROM 17171-0258

PIN CREATION DATE:
2021/08/16

OWNERS' NAMES: OSCAR BOLD INC.

CAPACITY SHARE:
ROWN

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/CHKD
<p>** PRINTOUT INCLUDES ALL DOCUMENT TYPES AND DELETED INSTRUMENTS SINCE 2021/08/16 **</p> <p>**SUBJECT TO SUBSECTION 44(1) OF THE LAND TITLES ACT, EXCEPT PARAGRAPHS 3 AND 14 AND *</p> <p>** PROVINCIAL SUCCESSION DUTIES AND EXCEPT PARAGRAPH 11 AND ESCHEATS OR FORFEITURE **</p> <p>** TO THE CROWN UP TO THE DATE OF REGISTRATION WITH AN ABSOLUTE TITLE. **</p>						
CD353277	1986/05/27	BYLAW				C
WE1202126	2017/04/28	CHARGE		*** DELETED AGAINST THIS PROPERTY *** 27 BOLD STREET INC.	VALOUR MORTGAGE SERVICES INC.	
WE1202227	2017/05/01	NO ASSGN RENT GEN		*** DELETED AGAINST THIS PROPERTY *** 27 BOLD STREET INC.	VALOUR MORTGAGE SERVICES INC.	
REMARKS: WE1202126						
WE1208847	2017/05/29	TRANSFER OF CHARGE		*** DELETED AGAINST THIS PROPERTY *** VALOUR MORTGAGE SERVICES INC.	COMMUNITY TRUST COMPANY VALOUR MORTGAGE SERVICES INC.	
REMARKS: WE1202126.						
WE1215462	2017/06/22	TRANSFER OF CHARGE		*** DELETED AGAINST THIS PROPERTY *** VALOUR MORTGAGE SERVICES INC. COMMUNITY TRUST COMPANY	COMMUNITY TRUST COMPANY VALOUR MORTGAGE SERVICES INC.	
REMARKS: WE1202126.						
WE1222186	2017/07/17	TRANSFER OF CHARGE		*** DELETED AGAINST THIS PROPERTY *** COMMUNITY TRUST COMPANY VALOUR MORTGAGE SERVICES INC.	COMMUNITY TRUST COMPANY VALOUR MORTGAGE SERVICES INC.	
REMARKS: WE1202126.						
WE1229203	2017/08/15	TRANSFER OF CHARGE		*** DELETED AGAINST THIS PROPERTY *** COMMUNITY TRUST COMPANY VALOUR MORTGAGE SERVICES INC.	COMMUNITY TRUST COMPANY VALOUR MORTGAGE SERVICES INC.	
REMARKS: WE1202126.						

NOTE: ADJOINING PROPERTIES SHOULD BE INVESTIGATED TO ASCERTAIN DESCRIPTIVE INCONSISTENCIES, IF ANY, WITH DESCRIPTION REPRESENTED FOR THIS PROPERTY.
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REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/ CHKD
WE1334256	2019/01/22	TRANSFER EASEMENT	\$2	27 BOLD STREET INC.	METROLINX	C
WE1334257	2019/01/22	POSTPONEMENT		*** DELETED AGAINST THIS PROPERTY *** COMMUNITY TRUST COMPANY VALOUR MORTGAGE SERVICES INC.	METROLINX	
REMARKS: WE1202126 & WE1229203 TO WE1334256						
WE1334258	2019/01/22	TRANSFER EASEMENT	\$2	27 BOLD STREET INC.	BELL CANADA	C
WE1334259	2019/01/22	POSTPONEMENT		*** DELETED AGAINST THIS PROPERTY *** COMMUNITY TRUST COMPANY VALOUR MORTGAGE SERVICES INC.	BELL CANADA	
REMARKS: WE1202126 & WE1229203 TO WE1334258						
WE1343744	2019/03/15	CHARGE		*** DELETED AGAINST THIS PROPERTY *** 27 BOLD STREET INC.	RECIPROCAL OPPORTUNITIES INCORPORATED OLYMPIA TRUST COMPANY	
WE1343882	2019/03/15	TRANSFER OF CHARGE		*** DELETED AGAINST THIS PROPERTY *** VALOUR MORTGAGE SERVICES INC. COMMUNITY TRUST COMPANY	VALOUR MORTGAGE SERVICES INC.	
REMARKS: WE1202126, WE1202126						
WE1343883	2019/03/15	POSTPONEMENT		*** DELETED AGAINST THIS PROPERTY *** VALOUR MORTGAGE SERVICES INC.	RECIPROCAL OPPORTUNITIES INCORPORATED OLYMPIA TRUST COMPANY	
REMARKS: WE1202126 TO WE1343744						
WE1480484	2020/12/31	CHARGE		*** DELETED AGAINST THIS PROPERTY *** 27 BOLD STREET INC.	HYOT GP INC.	
WE1480487	2020/12/31	NO ASSGN RENT GEN		*** DELETED AGAINST THIS PROPERTY *** 27 BOLD STREET INC.	HYOT GP INC.	
REMARKS: WE1480484						
WE1490088	2021/02/11	NOTICE		*** DELETED AGAINST THIS PROPERTY *** HYOT GP INC. VALOUR HIGH YIELD OPPORTUNITIES LP	27 BOLD STREET INC.	
REMARKS: WE1480484						
WE1511746	2021/05/13	TRANSFER OF CHARGE		*** DELETED AGAINST THIS PROPERTY *** VALOUR MORTGAGE SERVICES INC.	MORRISON FINANCIAL MORTGAGE CORPORATION	
REMARKS: WE1202126.						

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
WE1523892	2021/06/25	NO SUB AGREEMENT		27 BOLD STREET INC.	CITY OF HAMILTON	C
WE1523893	2021/06/25	POSTPONEMENT		*** DELETED AGAINST THIS PROPERTY *** RECIPROCAL OPPORTUNITIES INCORPORATED OLYMPIA TRUST COMPANY	CITY OF HAMILTON	
		REMARKS: WE1343744 TO WE1523892				
WE1523894	2021/06/25	POSTPONEMENT		*** DELETED AGAINST THIS PROPERTY *** HYOT GP INC.	CITY OF HAMILTON	
		REMARKS: WE1480484 TO WE1523892				
WE1523895	2021/06/25	POSTPONEMENT		*** DELETED AGAINST THIS PROPERTY *** MORRISON FINANCIAL MORTGAGE CORPORATION	CITY OF HAMILTON	
		REMARKS: WE1202126 TO WE1523892				
WCP611	2021/08/13	STANDARD CONDO FLN				C
WE1537712	2021/08/13	CONDO DECLARATION		27 BOLD STREET INC.		C
WE1553649	2021/10/15	CHARGE		*** COMPLETELY DELETED *** 27 BOLD STREET INC.	VECTOR FINANCIAL SERVICES LIMITED OLYMPIA TRUST COMPANY	
WE1553650	2021/10/15	NO ASSGN RENT GEN		*** COMPLETELY DELETED *** 27 BOLD STREET INC.	VECTOR FINANCIAL SERVICES LIMITED OLYMPIA TRUST COMPANY	
		REMARKS: WE1553649				
WE1553911	2021/10/15	CHARGE		*** COMPLETELY DELETED *** 27 BOLD STREET INC.	2873183 ONTARIO INC.	
WE1553928	2021/10/15	NOTICE		*** COMPLETELY DELETED *** HYOT GP INC. VALOUR PARTNERS HIGH YIELD OPPORTUNITY LP	27 BOLD STREET INC.	
		REMARKS: WE1480484				
WE1553936	2021/10/18	NO ASSGN RENT GEN		*** COMPLETELY DELETED *** 27 BOLD STREET INC.	2873183 ONTARIO INC.	
		REMARKS: WE1553911.				
WE1553957	2021/10/18	DISCH OF CHARGE		*** COMPLETELY DELETED *** MORRISON FINANCIAL MORTGAGE CORPORATION		
		REMARKS: WE1202126.				

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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
WE1553958	2021/10/18	DISCH OF CHARGE		*** COMPLETELY DELETED *** RECIPROCAL OPPORTUNITIES INCORPORATED OLYMPIA TRUST COMPANY		
		REMARKS: WE1343744.				
WE1554025	2021/10/18	POSTPONEMENT		*** COMPLETELY DELETED *** HYOT GP INC.	VECTOR FINANCIAL SERVICES LIMITED OLYMPIA TRUST COMPANY	
		REMARKS: WE1480484 TO WE1553649				
WE1554026	2021/10/18	POSTPONEMENT		*** COMPLETELY DELETED *** HYOT GP INC. VALOUR PARTNERS HIGH YIELD OPPORTUNITY LP	2873183 ONTARIO INC.	
		REMARKS: WE1480484 TO WE1553911, WE1480487 TO WE1553936				
WE1588597	2022/03/08	CONDO BYLAW/98		WENTWORTH STANDARD CONDOMINIUM CORPORATION NO. 611		C
		REMARKS: BY-LAW NO. 1				
WE1588598	2022/03/08	CONDO BYLAW/98		WENTWORTH STANDARD CONDOMINIUM CORPORATION NO. 611		C
		REMARKS: BY-LAW NO. 2				
WE1589136	2022/03/10	NOTICE	92	27 BOLD ST INC. WENTWORTH STANDARD CONDOMINIUM CORPORATION NO. 611	CITY OF HAMILTON	C
WE1589137	2022/03/10	POSTPONEMENT		*** COMPLETELY DELETED *** HYOT GP INC.	CITY OF HAMILTON	
		REMARKS: WE1480484 TO WE1589136				
WE1589138	2022/03/10	POSTPONEMENT		*** COMPLETELY DELETED *** VECTOR FINANCIAL SERVICES LIMITED OLYMPIA TRUST COMPANY	CITY OF HAMILTON	
		REMARKS: WE1553649 TO WE1589136				
WE1589139	2022/03/10	POSTPONEMENT		*** COMPLETELY DELETED *** 2873183 ONTARIO INC.	CITY OF HAMILTON	
		REMARKS: WE1553911 TO WE1589136				
WE1684385	2023/06/30	CHARGE		*** COMPLETELY DELETED *** 27 BOLD STREET INC.	VECTOR FINANCIAL SERVICES LIMITED	
WE1684386	2023/06/30	NO ASSGN RENT GEN		*** COMPLETELY DELETED *** 27 BOLD STREET INC.	VECTOR FINANCIAL SERVICES LIMITED	
		REMARKS: WE1684385.				

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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
WE1684387	2023/06/30	POSTPONEMENT		*** COMPLETELY DELETED *** 2873183 ONTARIO INC.	VECTOR FINANCIAL SERVICES LIMITED	
		REMARKS: WE1553911 TO WE1684385				
WE1684388	2023/06/30	POSTPONEMENT		*** COMPLETELY DELETED *** HYOT GP INC.	VECTOR FINANCIAL SERVICES LIMITED	
		REMARKS: WE1480484 TO WE1684385				
WE1685367	2023/07/07	DISCH OF CHARGE		*** COMPLETELY DELETED *** VECTOR FINANCIAL SERVICES LIMITED OLYMPIA TRUST COMPANY		
		REMARKS: WE1553649.				
WE1685369	2023/07/07	RESTRICTION-LAND		*** COMPLETELY DELETED *** 27 BOLD STREET INC.		
		REMARKS: NO CHARGE OF SUCH LANDS WITHOUT THE PRIOR WRITTEN CONSENT OF VECTOR FINANCIAL SERVICES LIMITED.				
WE1710882	2023/11/22	CHARGE		*** COMPLETELY DELETED *** 27 BOLD STREET INC.	CYMRIN TECHNOLOGY INC.	
		REMARKS: CONSENT OBTAINED				
WE1710883	2023/11/22	NO ASSGN RENT GEN		*** COMPLETELY DELETED *** 27 BOLD STREET INC.	CYMRIN TECHNOLOGY INC.	
		REMARKS: CONSENT OBTAINED - WE1710882				
WE1710945	2023/11/22	CHARGE		*** COMPLETELY DELETED *** 27 BOLD STREET INC.	VALOUR PARTNERS INC.	
		REMARKS: CONSENT OBTAINED				
WE1710946	2023/11/22	NO ASSGN RENT GEN		*** COMPLETELY DELETED *** 27 BOLD STREET INC.	VALOUR PARTNERS INC.	
		REMARKS: WE1710945				
WE1710948	2023/11/22	DISCH OF CHARGE		*** COMPLETELY DELETED *** HYOT GP INC.		
		REMARKS: WE1480484.				
WE1711037	2023/11/22	DISCH OF CHARGE		*** COMPLETELY DELETED *** 2873183 ONTARIO INC.		
		REMARKS: WE1553911.				
WE1779172	2025/01/27	TRANSFER	\$557,812	27 BOLD STREET INC.	OSCAR BOLD INC.	C

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REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/ CHKD
WE1779194	2025/01/27	CHARGE	\$11,650,000	OSCAR BOLD INC.	TANDIA FINANCIAL CREDIT UNION LIMITED	C
WE1779195	2025/01/27	NO ASSGN RENT GEN REMARKS: WE1779194		OSCAR BOLD INC.	TANDIA FINANCIAL CREDIT UNION LIMITED	C
WE1779196	2025/01/27	DISCH OF CHARGE REMARKS: WE1710945.		*** COMPLETELY DELETED *** VALOUR PARTNERS INC.		
WE1779197	2025/01/27	DISCH OF CHARGE REMARKS: WE1710882.		*** COMPLETELY DELETED *** CYMRIN TECHNOLOGY INC.		
WE1779201	2025/01/27	DISCH OF CHARGE REMARKS: WE1684385.		*** COMPLETELY DELETED *** VECTOR FINANCIAL SERVICES LIMITED		
WE1783325	2025/02/24	CHARGE	\$3,000,000	OSCAR BOLD INC.	S4T STRATEGIC INC.	C
WE1783326	2025/02/24	NO ASSGN RENT GEN REMARKS: WE1783325		OSCAR BOLD INC.	S4T STRATEGIC 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 4, LEVEL 2, WENTWORTH STANDARD CONDOMINIUM PLAN NO. 611 AND ITS APPURTENANT INTEREST; SUBJECT TO EASEMENTS AS SET OUT IN SCHEDULE A AS IN WE1537712; CITY OF HAMILTON

PROPERTY REMARKS: FOR THE PURPOSE OF THE QUALIFIER THE DATE OF REGISTRATION OF ABSOLUTE TITLE IS 2018/03/14.

ESTATE/QUALIFIER:
FEE SIMPLE
LT ABSOLUTE PLUS

RECENTLY:
CONDOMINIUM FROM 17171-0258

PIN CREATION DATE:
2021/08/16

OWNERS' NAMES: OSCAR BOLD INC.

CAPACITY SHARE:
ROWN

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/CHKD
<p>** PRINTOUT INCLUDES ALL DOCUMENT TYPES AND DELETED INSTRUMENTS SINCE 2021/08/16 **</p> <p>**SUBJECT TO SUBSECTION 44(1) OF THE LAND TITLES ACT, EXCEPT PARAGRAPHS 3 AND 14 AND *</p> <p>** PROVINCIAL SUCCESSION DUTIES AND EXCEPT PARAGRAPH 11 AND ESCHEATS OR FORFEITURE **</p> <p>** TO THE CROWN UP TO THE DATE OF REGISTRATION WITH AN ABSOLUTE TITLE. **</p>						
CD353277	1986/05/27	BYLAW				C
WE1202126	2017/04/28	CHARGE		*** DELETED AGAINST THIS PROPERTY *** 27 BOLD STREET INC.	VALOUR MORTGAGE SERVICES INC.	
WE1202227	2017/05/01	NO ASSGN RENT GEN		*** DELETED AGAINST THIS PROPERTY *** 27 BOLD STREET INC.	VALOUR MORTGAGE SERVICES INC.	
REMARKS: WE1202126						
WE1208847	2017/05/29	TRANSFER OF CHARGE		*** DELETED AGAINST THIS PROPERTY *** VALOUR MORTGAGE SERVICES INC.	COMMUNITY TRUST COMPANY VALOUR MORTGAGE SERVICES INC.	
REMARKS: WE1202126.						
WE1215462	2017/06/22	TRANSFER OF CHARGE		*** DELETED AGAINST THIS PROPERTY *** VALOUR MORTGAGE SERVICES INC. COMMUNITY TRUST COMPANY	COMMUNITY TRUST COMPANY VALOUR MORTGAGE SERVICES INC.	
REMARKS: WE1202126.						
WE1222186	2017/07/17	TRANSFER OF CHARGE		*** DELETED AGAINST THIS PROPERTY *** COMMUNITY TRUST COMPANY VALOUR MORTGAGE SERVICES INC.	COMMUNITY TRUST COMPANY VALOUR MORTGAGE SERVICES INC.	
REMARKS: WE1202126.						
WE1229203	2017/08/15	TRANSFER OF CHARGE		*** DELETED AGAINST THIS PROPERTY *** COMMUNITY TRUST COMPANY VALOUR MORTGAGE SERVICES INC.	COMMUNITY TRUST COMPANY VALOUR MORTGAGE SERVICES INC.	
REMARKS: WE1202126.						

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REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/ CHKD
WE1334256	2019/01/22	TRANSFER EASEMENT	\$2	27 BOLD STREET INC.	METROLINX	C
WE1334257	2019/01/22	POSTPONEMENT		*** DELETED AGAINST THIS PROPERTY *** COMMUNITY TRUST COMPANY VALOUR MORTGAGE SERVICES INC.	METROLINX	
REMARKS: WE1202126 & WE1229203 TO WE1334256						
WE1334258	2019/01/22	TRANSFER EASEMENT	\$2	27 BOLD STREET INC.	BELL CANADA	C
WE1334259	2019/01/22	POSTPONEMENT		*** DELETED AGAINST THIS PROPERTY *** COMMUNITY TRUST COMPANY VALOUR MORTGAGE SERVICES INC.	BELL CANADA	
REMARKS: WE1202126 & WE1229203 TO WE1334258						
WE1343744	2019/03/15	CHARGE		*** DELETED AGAINST THIS PROPERTY *** 27 BOLD STREET INC.	RECIPROCAL OPPORTUNITIES INCORPORATED OLYMPIA TRUST COMPANY	
WE1343882	2019/03/15	TRANSFER OF CHARGE		*** DELETED AGAINST THIS PROPERTY *** VALOUR MORTGAGE SERVICES INC. COMMUNITY TRUST COMPANY	VALOUR MORTGAGE SERVICES INC.	
REMARKS: WE1202126, WE1202126						
WE1343883	2019/03/15	POSTPONEMENT		*** DELETED AGAINST THIS PROPERTY *** VALOUR MORTGAGE SERVICES INC.	RECIPROCAL OPPORTUNITIES INCORPORATED OLYMPIA TRUST COMPANY	
REMARKS: WE1202126 TO WE1343744						
WE1480484	2020/12/31	CHARGE		*** DELETED AGAINST THIS PROPERTY *** 27 BOLD STREET INC.	HYOT GP INC.	
WE1480487	2020/12/31	NO ASSGN RENT GEN		*** DELETED AGAINST THIS PROPERTY *** 27 BOLD STREET INC.	HYOT GP INC.	
REMARKS: WE1480484						
WE1490088	2021/02/11	NOTICE		*** DELETED AGAINST THIS PROPERTY *** HYOT GP INC. VALOUR HIGH YIELD OPPORTUNITIES LP	27 BOLD STREET INC.	
REMARKS: WE1480484						
WE1511746	2021/05/13	TRANSFER OF CHARGE		*** DELETED AGAINST THIS PROPERTY *** VALOUR MORTGAGE SERVICES INC.	MORRISON FINANCIAL MORTGAGE CORPORATION	
REMARKS: WE1202126.						

NOTE: ADJOINING PROPERTIES SHOULD BE INVESTIGATED TO ASCERTAIN DESCRIPTIVE INCONSISTENCIES, IF ANY, WITH DESCRIPTION REPRESENTED FOR THIS PROPERTY.
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REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/ CHKD
WE1523892	2021/06/25	NO SUB AGREEMENT		27 BOLD STREET INC.	CITY OF HAMILTON	C
WE1523893	2021/06/25	POSTPONEMENT		*** DELETED AGAINST THIS PROPERTY *** RECIPROCAL OPPORTUNITIES INCORPORATED OLYMPIA TRUST COMPANY	CITY OF HAMILTON	
		REMARKS: WE1343744 TO WE1523892				
WE1523894	2021/06/25	POSTPONEMENT		*** DELETED AGAINST THIS PROPERTY *** HYOT GP INC.	CITY OF HAMILTON	
		REMARKS: WE1480484 TO WE1523892				
WE1523895	2021/06/25	POSTPONEMENT		*** DELETED AGAINST THIS PROPERTY *** MORRISON FINANCIAL MORTGAGE CORPORATION	CITY OF HAMILTON	
		REMARKS: WE1202126 TO WE1523892				
WCP611	2021/08/13	STANDARD CONDO FLN				C
WE1537712	2021/08/13	CONDO DECLARATION		27 BOLD STREET INC.		C
WE1553649	2021/10/15	CHARGE		*** COMPLETELY DELETED *** 27 BOLD STREET INC.	VECTOR FINANCIAL SERVICES LIMITED OLYMPIA TRUST COMPANY	
WE1553650	2021/10/15	NO ASSGN RENT GEN		*** COMPLETELY DELETED *** 27 BOLD STREET INC.	VECTOR FINANCIAL SERVICES LIMITED OLYMPIA TRUST COMPANY	
		REMARKS: WE1553649				
WE1553911	2021/10/15	CHARGE		*** COMPLETELY DELETED *** 27 BOLD STREET INC.	2873183 ONTARIO INC.	
WE1553928	2021/10/15	NOTICE		*** COMPLETELY DELETED *** HYOT GP INC. VALOUR PARTNERS HIGH YIELD OPPORTUNITY LP	27 BOLD STREET INC.	
		REMARKS: WE1480484				
WE1553936	2021/10/18	NO ASSGN RENT GEN		*** COMPLETELY DELETED *** 27 BOLD STREET INC.	2873183 ONTARIO INC.	
		REMARKS: WE1553911.				
WE1553957	2021/10/18	DISCH OF CHARGE		*** COMPLETELY DELETED *** MORRISON FINANCIAL MORTGAGE CORPORATION		
		REMARKS: WE1202126.				

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REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/CHKD
WE1553958	2021/10/18	DISCH OF CHARGE		*** COMPLETELY DELETED *** RECIPROCAL OPPORTUNITIES INCORPORATED OLYMPIA TRUST COMPANY		
		REMARKS: WE1343744.				
WE1554025	2021/10/18	POSTPONEMENT		*** COMPLETELY DELETED *** HYOT GP INC.	VECTOR FINANCIAL SERVICES LIMITED OLYMPIA TRUST COMPANY	
		REMARKS: WE1480484 TO WE1553649				
WE1554026	2021/10/18	POSTPONEMENT		*** COMPLETELY DELETED *** HYOT GP INC. VALOUR PARTNERS HIGH YIELD OPPORTUNITY LP	2873183 ONTARIO INC.	
		REMARKS: WE1480484 TO WE1553911, WE1480487 TO WE1553936				
WE1588597	2022/03/08	CONDO BYLAW/98		WENTWORTH STANDARD CONDOMINIUM CORPORATION NO. 611		C
		REMARKS: BY-LAW NO. 1				
WE1588598	2022/03/08	CONDO BYLAW/98		WENTWORTH STANDARD CONDOMINIUM CORPORATION NO. 611		C
		REMARKS: BY-LAW NO. 2				
WE1589136	2022/03/10	NOTICE	92	27 BOLD ST INC. WENTWORTH STANDARD CONDOMINIUM CORPORATION NO. 611	CITY OF HAMILTON	C
WE1589137	2022/03/10	POSTPONEMENT		*** COMPLETELY DELETED *** HYOT GP INC.	CITY OF HAMILTON	
		REMARKS: WE1480484 TO WE1589136				
WE1589138	2022/03/10	POSTPONEMENT		*** COMPLETELY DELETED *** VECTOR FINANCIAL SERVICES LIMITED OLYMPIA TRUST COMPANY	CITY OF HAMILTON	
		REMARKS: WE1553649 TO WE1589136				
WE1589139	2022/03/10	POSTPONEMENT		*** COMPLETELY DELETED *** 2873183 ONTARIO INC.	CITY OF HAMILTON	
		REMARKS: WE1553911 TO WE1589136				
WE1684385	2023/06/30	CHARGE		*** COMPLETELY DELETED *** 27 BOLD STREET INC.	VECTOR FINANCIAL SERVICES LIMITED	
WE1684386	2023/06/30	NO ASSGN RENT GEN		*** COMPLETELY DELETED *** 27 BOLD STREET INC.	VECTOR FINANCIAL SERVICES LIMITED	
		REMARKS: WE1684385.				

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REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/ CHKD
WE1684387	2023/06/30	POSTPONEMENT		*** COMPLETELY DELETED *** 2873183 ONTARIO INC.	VECTOR FINANCIAL SERVICES LIMITED	
		REMARKS: WE1553911 TO WE1684385				
WE1684388	2023/06/30	POSTPONEMENT		*** COMPLETELY DELETED *** HYOT GP INC.	VECTOR FINANCIAL SERVICES LIMITED	
		REMARKS: WE1480484 TO WE1684385				
WE1685367	2023/07/07	DISCH OF CHARGE		*** COMPLETELY DELETED *** VECTOR FINANCIAL SERVICES LIMITED OLYMPIA TRUST COMPANY		
		REMARKS: WE1553649.				
WE1685369	2023/07/07	RESTRICTION-LAND		*** COMPLETELY DELETED *** 27 BOLD STREET INC.		
		REMARKS: NO CHARGE OF SUCH LANDS WITHOUT THE PRIOR WRITTEN CONSENT OF VECTOR FINANCIAL SERVICES LIMITED.				
WE1710882	2023/11/22	CHARGE		*** COMPLETELY DELETED *** 27 BOLD STREET INC.	CYMRIN TECHNOLOGY INC.	
		REMARKS: CONSENT OBTAINED				
WE1710883	2023/11/22	NO ASSGN RENT GEN		*** COMPLETELY DELETED *** 27 BOLD STREET INC.	CYMRIN TECHNOLOGY INC.	
		REMARKS: CONSENT OBTAINED - WE1710882				
WE1710945	2023/11/22	CHARGE		*** COMPLETELY DELETED *** 27 BOLD STREET INC.	VALOUR PARTNERS INC.	
		REMARKS: CONSENT OBTAINED				
WE1710946	2023/11/22	NO ASSGN RENT GEN		*** COMPLETELY DELETED *** 27 BOLD STREET INC.	VALOUR PARTNERS INC.	
		REMARKS: WE1710945				
WE1710948	2023/11/22	DISCH OF CHARGE		*** COMPLETELY DELETED *** HYOT GP INC.		
		REMARKS: WE1480484.				
WE1711037	2023/11/22	DISCH OF CHARGE		*** COMPLETELY DELETED *** 2873183 ONTARIO INC.		
		REMARKS: WE1553911.				
WE1779173	2025/01/27	TRANSFER	\$557,812	27 BOLD STREET INC.	OSCAR BOLD INC.	C

NOTE: ADJOINING PROPERTIES SHOULD BE INVESTIGATED TO ASCERTAIN DESCRIPTIVE INCONSISTENCIES, IF ANY, WITH DESCRIPTION REPRESENTED FOR THIS PROPERTY.
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REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/ CHKD
WE1779194	2025/01/27	CHARGE	\$11,650,000	OSCAR BOLD INC.	TANDIA FINANCIAL CREDIT UNION LIMITED	C
WE1779195	2025/01/27	NO ASSGN RENT GEN REMARKS: WE1779194		OSCAR BOLD INC.	TANDIA FINANCIAL CREDIT UNION LIMITED	C
WE1779196	2025/01/27	DISCH OF CHARGE REMARKS: WE1710945.		*** COMPLETELY DELETED *** VALOUR PARTNERS INC.		
WE1779197	2025/01/27	DISCH OF CHARGE REMARKS: WE1710882.		*** COMPLETELY DELETED *** CYMRIN TECHNOLOGY INC.		
WE1779201	2025/01/27	DISCH OF CHARGE REMARKS: WE1684385.		*** COMPLETELY DELETED *** VECTOR FINANCIAL SERVICES LIMITED		
WE1783325	2025/02/24	CHARGE	\$3,000,000	OSCAR BOLD INC.	S4T STRATEGIC INC.	C
WE1783326	2025/02/24	NO ASSGN RENT GEN REMARKS: WE1783325		OSCAR BOLD INC.	S4T STRATEGIC 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 2, WENTWORTH STANDARD CONDOMINIUM PLAN NO. 611 AND ITS APPURTENANT INTEREST; SUBJECT TO EASEMENTS AS SET OUT IN SCHEDULE A AS IN WE1537712; CITY OF HAMILTON

PROPERTY REMARKS: FOR THE PURPOSE OF THE QUALIFIER THE DATE OF REGISTRATION OF ABSOLUTE TITLE IS 2018/03/14.

ESTATE/QUALIFIER:
FEE SIMPLE
LT ABSOLUTE PLUS

RECENTLY:
CONDOMINIUM FROM 17171-0258

PIN CREATION DATE:
2021/08/16

OWNERS' NAMES: OSCAR BOLD INC.

CAPACITY SHARE:
ROWN

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/CHKD
<p>** PRINTOUT INCLUDES ALL DOCUMENT TYPES AND DELETED INSTRUMENTS SINCE 2021/08/16 **</p> <p>**SUBJECT TO SUBSECTION 44(1) OF THE LAND TITLES ACT, EXCEPT PARAGRAPHS 3 AND 14 AND *</p> <p>** PROVINCIAL SUCCESSION DUTIES AND EXCEPT PARAGRAPH 11 AND ESCHEATS OR FORFEITURE **</p> <p>** TO THE CROWN UP TO THE DATE OF REGISTRATION WITH AN ABSOLUTE TITLE. **</p>						
CD353277	1986/05/27	BYLAW				C
WE1202126	2017/04/28	CHARGE		*** DELETED AGAINST THIS PROPERTY *** 27 BOLD STREET INC.	VALOUR MORTGAGE SERVICES INC.	
WE1202227	2017/05/01	NO ASSGN RENT GEN		*** DELETED AGAINST THIS PROPERTY *** 27 BOLD STREET INC.	VALOUR MORTGAGE SERVICES INC.	
REMARKS: WE1022126						
WE1208847	2017/05/29	TRANSFER OF CHARGE		*** DELETED AGAINST THIS PROPERTY *** VALOUR MORTGAGE SERVICES INC.	COMMUNITY TRUST COMPANY VALOUR MORTGAGE SERVICES INC.	
REMARKS: WE1202126.						
WE1215462	2017/06/22	TRANSFER OF CHARGE		*** DELETED AGAINST THIS PROPERTY *** VALOUR MORTGAGE SERVICES INC. COMMUNITY TRUST COMPANY	COMMUNITY TRUST COMPANY VALOUR MORTGAGE SERVICES INC.	
REMARKS: WE1202126.						
WE1222186	2017/07/17	TRANSFER OF CHARGE		*** DELETED AGAINST THIS PROPERTY *** COMMUNITY TRUST COMPANY VALOUR MORTGAGE SERVICES INC.	COMMUNITY TRUST COMPANY VALOUR MORTGAGE SERVICES INC.	
REMARKS: WE1202126.						
WE1229203	2017/08/15	TRANSFER OF CHARGE		*** DELETED AGAINST THIS PROPERTY *** COMMUNITY TRUST COMPANY VALOUR MORTGAGE SERVICES INC.	COMMUNITY TRUST COMPANY VALOUR MORTGAGE SERVICES INC.	
REMARKS: WE1202126.						

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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
WE1334256	2019/01/22	TRANSFER EASEMENT	\$2	27 BOLD STREET INC.	METROLINX	C
WE1334257	2019/01/22	POSTPONEMENT		*** DELETED AGAINST THIS PROPERTY *** COMMUNITY TRUST COMPANY VALOUR MORTGAGE SERVICES INC.	METROLINX	
REMARKS: WE1202126 & WE1229203 TO WE1334256						
WE1334258	2019/01/22	TRANSFER EASEMENT	\$2	27 BOLD STREET INC.	BELL CANADA	C
WE1334259	2019/01/22	POSTPONEMENT		*** DELETED AGAINST THIS PROPERTY *** COMMUNITY TRUST COMPANY VALOUR MORTGAGE SERVICES INC.	BELL CANADA	
REMARKS: WE1202126 & WE1229203 TO WE1334258						
WE1343744	2019/03/15	CHARGE		*** DELETED AGAINST THIS PROPERTY *** 27 BOLD STREET INC.	RECIPROCAL OPPORTUNITIES INCORPORATED OLYMPIA TRUST COMPANY	
WE1343882	2019/03/15	TRANSFER OF CHARGE		*** DELETED AGAINST THIS PROPERTY *** VALOUR MORTGAGE SERVICES INC. COMMUNITY TRUST COMPANY	VALOUR MORTGAGE SERVICES INC.	
REMARKS: WE1202126, WE1202126						
WE1343883	2019/03/15	POSTPONEMENT		*** DELETED AGAINST THIS PROPERTY *** VALOUR MORTGAGE SERVICES INC.	RECIPROCAL OPPORTUNITIES INCORPORATED OLYMPIA TRUST COMPANY	
REMARKS: WE1202126 TO WE1343744						
WE1480484	2020/12/31	CHARGE		*** DELETED AGAINST THIS PROPERTY *** 27 BOLD STREET INC.	HYOT GP INC.	
WE1480487	2020/12/31	NO ASSGN RENT GEN		*** DELETED AGAINST THIS PROPERTY *** 27 BOLD STREET INC.	HYOT GP INC.	
REMARKS: WE1480484						
WE1490088	2021/02/11	NOTICE		*** DELETED AGAINST THIS PROPERTY *** HYOT GP INC. VALOUR HIGH YIELD OPPORTUNITIES LP	27 BOLD STREET INC.	
REMARKS: WE1480484						
WE1511746	2021/05/13	TRANSFER OF CHARGE		*** DELETED AGAINST THIS PROPERTY *** VALOUR MORTGAGE SERVICES INC.	MORRISON FINANCIAL MORTGAGE CORPORATION	
REMARKS: WE1202126.						

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REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/ CHKD
WE1523892	2021/06/25	NO SUB AGREEMENT		27 BOLD STREET INC.	CITY OF HAMILTON	C
WE1523893	2021/06/25	POSTPONEMENT		*** DELETED AGAINST THIS PROPERTY *** RECIPROCAL OPPORTUNITIES INCORPORATED OLYMPIA TRUST COMPANY	CITY OF HAMILTON	
		REMARKS: WE1343744 TO WE1523892				
WE1523894	2021/06/25	POSTPONEMENT		*** DELETED AGAINST THIS PROPERTY *** HYOT GP INC.	CITY OF HAMILTON	
		REMARKS: WE1480484 TO WE1523892				
WE1523895	2021/06/25	POSTPONEMENT		*** DELETED AGAINST THIS PROPERTY *** MORRISON FINANCIAL MORTGAGE CORPORATION	CITY OF HAMILTON	
		REMARKS: WE1202126 TO WE1523892				
WCP611	2021/08/13	STANDARD CONDO FLN				C
WE1537712	2021/08/13	CONDO DECLARATION		27 BOLD STREET INC.		C
WE1553649	2021/10/15	CHARGE		*** COMPLETELY DELETED *** 27 BOLD STREET INC.	VECTOR FINANCIAL SERVICES LIMITED OLYMPIA TRUST COMPANY	
WE1553650	2021/10/15	NO ASSGN RENT GEN		*** COMPLETELY DELETED *** 27 BOLD STREET INC.	VECTOR FINANCIAL SERVICES LIMITED OLYMPIA TRUST COMPANY	
		REMARKS: WE1553649				
WE1553911	2021/10/15	CHARGE		*** COMPLETELY DELETED *** 27 BOLD STREET INC.	2873183 ONTARIO INC.	
WE1553928	2021/10/15	NOTICE		*** COMPLETELY DELETED *** HYOT GP INC. VALOUR PARTNERS HIGH YIELD OPPORTUNITY LP	27 BOLD STREET INC.	
		REMARKS: WE1480484				
WE1553936	2021/10/18	NO ASSGN RENT GEN		*** COMPLETELY DELETED *** 27 BOLD STREET INC.	2873183 ONTARIO INC.	
		REMARKS: WE1553911.				
WE1553957	2021/10/18	DISCH OF CHARGE		*** COMPLETELY DELETED *** MORRISON FINANCIAL MORTGAGE CORPORATION		
		REMARKS: WE1202126.				

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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
WE1553958	2021/10/18	DISCH OF CHARGE		*** COMPLETELY DELETED *** RECIPROCAL OPPORTUNITIES INCORPORATED OLYMPIA TRUST COMPANY		
		REMARKS: WE1343744.				
WE1554025	2021/10/18	POSTPONEMENT		*** COMPLETELY DELETED *** HYOT GP INC.	VECTOR FINANCIAL SERVICES LIMITED OLYMPIA TRUST COMPANY	
		REMARKS: WE1480484 TO WE1553649				
WE1554026	2021/10/18	POSTPONEMENT		*** COMPLETELY DELETED *** HYOT GP INC. VALOUR PARTNERS HIGH YIELD OPPORTUNITY LP	2873183 ONTARIO INC.	
		REMARKS: WE1480484 TO WE1553911, WE1480487 TO WE1553936				
WE1588597	2022/03/08	CONDO BYLAW/98		WENTWORTH STANDARD CONDOMINIUM CORPORATION NO. 611		C
		REMARKS: BY-LAW NO. 1				
WE1588598	2022/03/08	CONDO BYLAW/98		WENTWORTH STANDARD CONDOMINIUM CORPORATION NO. 611		C
		REMARKS: BY-LAW NO. 2				
WE1589136	2022/03/10	NOTICE	92	27 BOLD ST INC. WENTWORTH STANDARD CONDOMINIUM CORPORATION NO. 611	CITY OF HAMILTON	C
WE1589137	2022/03/10	POSTPONEMENT		*** COMPLETELY DELETED *** HYOT GP INC.	CITY OF HAMILTON	
		REMARKS: WE1480484 TO WE1589136				
WE1589138	2022/03/10	POSTPONEMENT		*** COMPLETELY DELETED *** VECTOR FINANCIAL SERVICES LIMITED OLYMPIA TRUST COMPANY	CITY OF HAMILTON	
		REMARKS: WE1553649 TO WE1589136				
WE1589139	2022/03/10	POSTPONEMENT		*** COMPLETELY DELETED *** 2873183 ONTARIO INC.	CITY OF HAMILTON	
		REMARKS: WE1553911 TO WE1589136				
WE1684385	2023/06/30	CHARGE		*** COMPLETELY DELETED *** 27 BOLD STREET INC.	VECTOR FINANCIAL SERVICES LIMITED	
WE1684386	2023/06/30	NO ASSGN RENT GEN		*** COMPLETELY DELETED *** 27 BOLD STREET INC.	VECTOR FINANCIAL SERVICES LIMITED	
		REMARKS: WE1684385.				

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REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/ CHKD
WE1684387	2023/06/30	POSTPONEMENT		*** COMPLETELY DELETED *** 2873183 ONTARIO INC.	VECTOR FINANCIAL SERVICES LIMITED	
		REMARKS: WE1553911 TO WE1684385				
WE1684388	2023/06/30	POSTPONEMENT		*** COMPLETELY DELETED *** HYOT GP INC.	VECTOR FINANCIAL SERVICES LIMITED	
		REMARKS: WE1480484 TO WE1684385				
WE1685367	2023/07/07	DISCH OF CHARGE		*** COMPLETELY DELETED *** VECTOR FINANCIAL SERVICES LIMITED OLYMPIA TRUST COMPANY		
		REMARKS: WE1553649.				
WE1685369	2023/07/07	RESTRICTION-LAND		*** COMPLETELY DELETED *** 27 BOLD STREET INC.		
		REMARKS: NO CHARGE OF SUCH LANDS WITHOUT THE PRIOR WRITTEN CONSENT OF VECTOR FINANCIAL SERVICES LIMITED.				
WE1710882	2023/11/22	CHARGE		*** COMPLETELY DELETED *** 27 BOLD STREET INC.	CYMRIN TECHNOLOGY INC.	
		REMARKS: CONSENT OBTAINED				
WE1710883	2023/11/22	NO ASSGN RENT GEN		*** COMPLETELY DELETED *** 27 BOLD STREET INC.	CYMRIN TECHNOLOGY INC.	
		REMARKS: CONSENT OBTAINED - WE1710882				
WE1710945	2023/11/22	CHARGE		*** COMPLETELY DELETED *** 27 BOLD STREET INC.	VALOUR PARTNERS INC.	
		REMARKS: CONSENT OBTAINED				
WE1710946	2023/11/22	NO ASSGN RENT GEN		*** COMPLETELY DELETED *** 27 BOLD STREET INC.	VALOUR PARTNERS INC.	
		REMARKS: WE1710945				
WE1710948	2023/11/22	DISCH OF CHARGE		*** COMPLETELY DELETED *** HYOT GP INC.		
		REMARKS: WE1480484.				
WE1711037	2023/11/22	DISCH OF CHARGE		*** COMPLETELY DELETED *** 2873183 ONTARIO INC.		
		REMARKS: WE1553911.				
WE1779174	2025/01/27	TRANSFER	\$557,812	27 BOLD STREET INC.	OSCAR BOLD INC.	C

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REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/ CHKD
WE1779194	2025/01/27	CHARGE	\$11,650,000	OSCAR BOLD INC.	TANDIA FINANCIAL CREDIT UNION LIMITED	C
WE1779195	2025/01/27	NO ASSGN RENT GEN REMARKS: WE1779194		OSCAR BOLD INC.	TANDIA FINANCIAL CREDIT UNION LIMITED	C
WE1779196	2025/01/27	DISCH OF CHARGE REMARKS: WE1710945.		*** COMPLETELY DELETED *** VALOUR PARTNERS INC.		
WE1779197	2025/01/27	DISCH OF CHARGE REMARKS: WE1710882.		*** COMPLETELY DELETED *** CYMRIN TECHNOLOGY INC.		
WE1779201	2025/01/27	DISCH OF CHARGE REMARKS: WE1684385.		*** COMPLETELY DELETED *** VECTOR FINANCIAL SERVICES LIMITED		
WE1783325	2025/02/24	CHARGE	\$3,000,000	OSCAR BOLD INC.	S4T STRATEGIC INC.	C
WE1783326	2025/02/24	NO ASSGN RENT GEN REMARKS: WE1783325		OSCAR BOLD INC.	S4T STRATEGIC INC.	C

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PROPERTY DESCRIPTION: UNIT 6, LEVEL 2, WENTWORTH STANDARD CONDOMINIUM PLAN NO. 611 AND ITS APPURTENANT INTEREST; SUBJECT TO EASEMENTS AS SET OUT IN SCHEDULE A AS IN WE1537712; CITY OF HAMILTON

PROPERTY REMARKS: FOR THE PURPOSE OF THE QUALIFIER THE DATE OF REGISTRATION OF ABSOLUTE TITLE IS 2018/03/14.

ESTATE/QUALIFIER:
FEE SIMPLE
LT ABSOLUTE PLUS

RECENTLY:
CONDOMINIUM FROM 17171-0258

PIN CREATION DATE:
2021/08/16

OWNERS' NAMES: OSCAR BOLD INC.

CAPACITY SHARE:
ROWN

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/CHKD
<p>** PRINTOUT INCLUDES ALL DOCUMENT TYPES AND DELETED INSTRUMENTS SINCE 2021/08/16 **</p> <p>**SUBJECT TO SUBSECTION 44(1) OF THE LAND TITLES ACT, EXCEPT PARAGRAPHS 3 AND 14 AND *</p> <p>** PROVINCIAL SUCCESSION DUTIES AND EXCEPT PARAGRAPH 11 AND ESCHEATS OR FORFEITURE **</p> <p>** TO THE CROWN UP TO THE DATE OF REGISTRATION WITH AN ABSOLUTE TITLE. **</p>						
CD353277	1986/05/27	BYLAW				C
WE1202126	2017/04/28	CHARGE		*** DELETED AGAINST THIS PROPERTY *** 27 BOLD STREET INC.	VALOUR MORTGAGE SERVICES INC.	
WE1202227	2017/05/01	NO ASSGN RENT GEN		*** DELETED AGAINST THIS PROPERTY *** 27 BOLD STREET INC.	VALOUR MORTGAGE SERVICES INC.	
REMARKS: WE1202126						
WE1208847	2017/05/29	TRANSFER OF CHARGE		*** DELETED AGAINST THIS PROPERTY *** VALOUR MORTGAGE SERVICES INC.	COMMUNITY TRUST COMPANY VALOUR MORTGAGE SERVICES INC.	
REMARKS: WE1202126.						
WE1215462	2017/06/22	TRANSFER OF CHARGE		*** DELETED AGAINST THIS PROPERTY *** VALOUR MORTGAGE SERVICES INC. COMMUNITY TRUST COMPANY	COMMUNITY TRUST COMPANY VALOUR MORTGAGE SERVICES INC.	
REMARKS: WE1202126.						
WE1222186	2017/07/17	TRANSFER OF CHARGE		*** DELETED AGAINST THIS PROPERTY *** COMMUNITY TRUST COMPANY VALOUR MORTGAGE SERVICES INC.	COMMUNITY TRUST COMPANY VALOUR MORTGAGE SERVICES INC.	
REMARKS: WE1202126.						
WE1229203	2017/08/15	TRANSFER OF CHARGE		*** DELETED AGAINST THIS PROPERTY *** COMMUNITY TRUST COMPANY VALOUR MORTGAGE SERVICES INC.	COMMUNITY TRUST COMPANY VALOUR MORTGAGE SERVICES INC.	
REMARKS: WE1202126.						

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REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/ CHKD
WE1334256	2019/01/22	TRANSFER EASEMENT	\$2	27 BOLD STREET INC.	METROLINX	C
WE1334257	2019/01/22	POSTPONEMENT		*** DELETED AGAINST THIS PROPERTY *** COMMUNITY TRUST COMPANY VALOUR MORTGAGE SERVICES INC.	METROLINX	
REMARKS: WE1202126 & WE1229203 TO WE1334256						
WE1334258	2019/01/22	TRANSFER EASEMENT	\$2	27 BOLD STREET INC.	BELL CANADA	C
WE1334259	2019/01/22	POSTPONEMENT		*** DELETED AGAINST THIS PROPERTY *** COMMUNITY TRUST COMPANY VALOUR MORTGAGE SERVICES INC.	BELL CANADA	
REMARKS: WE1202126 & WE1229203 TO WE1334258						
WE1343744	2019/03/15	CHARGE		*** DELETED AGAINST THIS PROPERTY *** 27 BOLD STREET INC.	RECIPROCAL OPPORTUNITIES INCORPORATED OLYMPIA TRUST COMPANY	
WE1343882	2019/03/15	TRANSFER OF CHARGE		*** DELETED AGAINST THIS PROPERTY *** VALOUR MORTGAGE SERVICES INC. COMMUNITY TRUST COMPANY	VALOUR MORTGAGE SERVICES INC.	
REMARKS: WE1202126, WE1202126						
WE1343883	2019/03/15	POSTPONEMENT		*** DELETED AGAINST THIS PROPERTY *** VALOUR MORTGAGE SERVICES INC.	RECIPROCAL OPPORTUNITIES INCORPORATED OLYMPIA TRUST COMPANY	
REMARKS: WE1202126 TO WE1343744						
WE1480484	2020/12/31	CHARGE		*** DELETED AGAINST THIS PROPERTY *** 27 BOLD STREET INC.	HYOT GP INC.	
WE1480487	2020/12/31	NO ASSGN RENT GEN		*** DELETED AGAINST THIS PROPERTY *** 27 BOLD STREET INC.	HYOT GP INC.	
REMARKS: WE1480484						
WE1490088	2021/02/11	NOTICE		*** DELETED AGAINST THIS PROPERTY *** HYOT GP INC. VALOUR HIGH YIELD OPPORTUNITIES LP	27 BOLD STREET INC.	
REMARKS: WE1480484						
WE1511746	2021/05/13	TRANSFER OF CHARGE		*** DELETED AGAINST THIS PROPERTY *** VALOUR MORTGAGE SERVICES INC.	MORRISON FINANCIAL MORTGAGE CORPORATION	
REMARKS: WE1202126.						

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REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/ CHKD
WE1523892	2021/06/25	NO SUB AGREEMENT		27 BOLD STREET INC.	CITY OF HAMILTON	C
WE1523893	2021/06/25	POSTPONEMENT		*** DELETED AGAINST THIS PROPERTY *** RECIPROCAL OPPORTUNITIES INCORPORATED OLYMPIA TRUST COMPANY	CITY OF HAMILTON	
		REMARKS: WE1343744 TO WE1523892				
WE1523894	2021/06/25	POSTPONEMENT		*** DELETED AGAINST THIS PROPERTY *** HYOT GP INC.	CITY OF HAMILTON	
		REMARKS: WE1480484 TO WE1523892				
WE1523895	2021/06/25	POSTPONEMENT		*** DELETED AGAINST THIS PROPERTY *** MORRISON FINANCIAL MORTGAGE CORPORATION	CITY OF HAMILTON	
		REMARKS: WE1202126 TO WE1523892				
WCP611	2021/08/13	STANDARD CONDO FLN				C
WE1537712	2021/08/13	CONDO DECLARATION		27 BOLD STREET INC.		C
WE1553649	2021/10/15	CHARGE		*** COMPLETELY DELETED *** 27 BOLD STREET INC.	VECTOR FINANCIAL SERVICES LIMITED OLYMPIA TRUST COMPANY	
WE1553650	2021/10/15	NO ASSGN RENT GEN		*** COMPLETELY DELETED *** 27 BOLD STREET INC.	VECTOR FINANCIAL SERVICES LIMITED OLYMPIA TRUST COMPANY	
		REMARKS: WE1553649				
WE1553911	2021/10/15	CHARGE		*** COMPLETELY DELETED *** 27 BOLD STREET INC.	2873183 ONTARIO INC.	
WE1553928	2021/10/15	NOTICE		*** COMPLETELY DELETED *** HYOT GP INC. VALOUR PARTNERS HIGH YIELD OPPORTUNITY LP	27 BOLD STREET INC.	
		REMARKS: WE1480484				
WE1553936	2021/10/18	NO ASSGN RENT GEN		*** COMPLETELY DELETED *** 27 BOLD STREET INC.	2873183 ONTARIO INC.	
		REMARKS: WE1553911.				
WE1553957	2021/10/18	DISCH OF CHARGE		*** COMPLETELY DELETED *** MORRISON FINANCIAL MORTGAGE CORPORATION		
		REMARKS: WE1202126.				

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REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/ CHKD
WE1553958	2021/10/18	DISCH OF CHARGE		*** COMPLETELY DELETED *** RECIPROCAL OPPORTUNITIES INCORPORATED OLYMPIA TRUST COMPANY		
		REMARKS: WE1343744.				
WE1554025	2021/10/18	POSTPONEMENT		*** COMPLETELY DELETED *** HYOT GP INC.	VECTOR FINANCIAL SERVICES LIMITED OLYMPIA TRUST COMPANY	
		REMARKS: WE1480484 TO WE1553649				
WE1554026	2021/10/18	POSTPONEMENT		*** COMPLETELY DELETED *** HYOT GP INC. VALOUR PARTNERS HIGH YIELD OPPORTUNITY LP	2873183 ONTARIO INC.	
		REMARKS: WE1480484 TO WE1553911, WE1480487 TO WE1553936				
WE1588597	2022/03/08	CONDO BYLAW/98		WENTWORTH STANDARD CONDOMINIUM CORPORATION NO. 611		C
		REMARKS: BY-LAW NO. 1				
WE1588598	2022/03/08	CONDO BYLAW/98		WENTWORTH STANDARD CONDOMINIUM CORPORATION NO. 611		C
		REMARKS: BY-LAW NO. 2				
WE1589136	2022/03/10	NOTICE	92	27 BOLD ST INC. WENTWORTH STANDARD CONDOMINIUM CORPORATION NO. 611	CITY OF HAMILTON	C
WE1589137	2022/03/10	POSTPONEMENT		*** COMPLETELY DELETED *** HYOT GP INC.	CITY OF HAMILTON	
		REMARKS: WE1480484 TO WE1589136				
WE1589138	2022/03/10	POSTPONEMENT		*** COMPLETELY DELETED *** VECTOR FINANCIAL SERVICES LIMITED OLYMPIA TRUST COMPANY	CITY OF HAMILTON	
		REMARKS: WE1553649 TO WE1589136				
WE1589139	2022/03/10	POSTPONEMENT		*** COMPLETELY DELETED *** 2873183 ONTARIO INC.	CITY OF HAMILTON	
		REMARKS: WE1553911 TO WE1589136				
WE1684385	2023/06/30	CHARGE		*** COMPLETELY DELETED *** 27 BOLD STREET INC.	VECTOR FINANCIAL SERVICES LIMITED	
WE1684386	2023/06/30	NO ASSGN RENT GEN		*** COMPLETELY DELETED *** 27 BOLD STREET INC.	VECTOR FINANCIAL SERVICES LIMITED	
		REMARKS: WE1684385.				

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REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/ CHKD
WE1684387	2023/06/30	POSTPONEMENT		*** COMPLETELY DELETED *** 2873183 ONTARIO INC.	VECTOR FINANCIAL SERVICES LIMITED	
		REMARKS: WE1553911 TO WE1684385				
WE1684388	2023/06/30	POSTPONEMENT		*** COMPLETELY DELETED *** HYOT GP INC.	VECTOR FINANCIAL SERVICES LIMITED	
		REMARKS: WE1480484 TO WE1684385				
WE1685367	2023/07/07	DISCH OF CHARGE		*** COMPLETELY DELETED *** VECTOR FINANCIAL SERVICES LIMITED OLYMPIA TRUST COMPANY		
		REMARKS: WE1553649.				
WE1685369	2023/07/07	RESTRICTION-LAND		*** COMPLETELY DELETED *** 27 BOLD STREET INC.		
		REMARKS: NO CHARGE OF SUCH LANDS WITHOUT THE PRIOR WRITTEN CONSENT OF VECTOR FINANCIAL SERVICES LIMITED.				
WE1710882	2023/11/22	CHARGE		*** COMPLETELY DELETED *** 27 BOLD STREET INC.	CYMRIN TECHNOLOGY INC.	
		REMARKS: CONSENT OBTAINED				
WE1710883	2023/11/22	NO ASSGN RENT GEN		*** COMPLETELY DELETED *** 27 BOLD STREET INC.	CYMRIN TECHNOLOGY INC.	
		REMARKS: CONSENT OBTAINED - WE1710882				
WE1710945	2023/11/22	CHARGE		*** COMPLETELY DELETED *** 27 BOLD STREET INC.	VALOUR PARTNERS INC.	
		REMARKS: CONSENT OBTAINED				
WE1710946	2023/11/22	NO ASSGN RENT GEN		*** COMPLETELY DELETED *** 27 BOLD STREET INC.	VALOUR PARTNERS INC.	
		REMARKS: WE1710945				
WE1710948	2023/11/22	DISCH OF CHARGE		*** COMPLETELY DELETED *** HYOT GP INC.		
		REMARKS: WE1480484.				
WE1711037	2023/11/22	DISCH OF CHARGE		*** COMPLETELY DELETED *** 2873183 ONTARIO INC.		
		REMARKS: WE1553911.				
WE1779175	2025/01/27	TRANSFER	\$557,812	27 BOLD STREET INC.	OSCAR BOLD INC.	C

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REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/ CHKD
WE1779194	2025/01/27	CHARGE	\$11,650,000	OSCAR BOLD INC.	TANDIA FINANCIAL CREDIT UNION LIMITED	C
WE1779195	2025/01/27	NO ASSGN RENT GEN REMARKS: WE1779194		OSCAR BOLD INC.	TANDIA FINANCIAL CREDIT UNION LIMITED	C
WE1779196	2025/01/27	DISCH OF CHARGE REMARKS: WE1710945.		*** COMPLETELY DELETED *** VALOUR PARTNERS INC.		
WE1779197	2025/01/27	DISCH OF CHARGE REMARKS: WE1710882.		*** COMPLETELY DELETED *** CYMRIN TECHNOLOGY INC.		
WE1779201	2025/01/27	DISCH OF CHARGE REMARKS: WE1684385.		*** COMPLETELY DELETED *** VECTOR FINANCIAL SERVICES LIMITED		
WE1783325	2025/02/24	CHARGE	\$3,000,000	OSCAR BOLD INC.	S4T STRATEGIC INC.	C
WE1783326	2025/02/24	NO ASSGN RENT GEN REMARKS: WE1783325		OSCAR BOLD INC.	S4T STRATEGIC 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 7, LEVEL 2, WENTWORTH STANDARD CONDOMINIUM PLAN NO. 611 AND ITS APPURTENANT INTEREST; SUBJECT TO EASEMENTS AS SET OUT IN SCHEDULE A AS IN WE1537712; CITY OF HAMILTON

PROPERTY REMARKS: FOR THE PURPOSE OF THE QUALIFIER THE DATE OF REGISTRATION OF ABSOLUTE TITLE IS 2018/03/14.

ESTATE/QUALIFIER:
FEE SIMPLE
LT ABSOLUTE PLUS

RECENTLY:
CONDOMINIUM FROM 17171-0258

PIN CREATION DATE:
2021/08/16

OWNERS' NAMES: OSCAR BOLD INC.
CAPACITY SHARE: ROWN

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/CHKD
<p>** PRINTOUT INCLUDES ALL DOCUMENT TYPES AND DELETED INSTRUMENTS SINCE 2021/08/16 **</p> <p>**SUBJECT TO SUBSECTION 44(1) OF THE LAND TITLES ACT, EXCEPT PARAGRAPHS 3 AND 14 AND *</p> <p>** PROVINCIAL SUCCESSION DUTIES AND EXCEPT PARAGRAPH 11 AND ESCHEATS OR FORFEITURE **</p> <p>** TO THE CROWN UP TO THE DATE OF REGISTRATION WITH AN ABSOLUTE TITLE. **</p>						
CD353277	1986/05/27	BYLAW				C
WE1202126	2017/04/28	CHARGE		*** DELETED AGAINST THIS PROPERTY *** 27 BOLD STREET INC.	VALOUR MORTGAGE SERVICES INC.	
WE1202227	2017/05/01	NO ASSGN RENT GEN		*** DELETED AGAINST THIS PROPERTY *** 27 BOLD STREET INC.	VALOUR MORTGAGE SERVICES INC.	
REMARKS: WE1022126						
WE1208847	2017/05/29	TRANSFER OF CHARGE		*** DELETED AGAINST THIS PROPERTY *** VALOUR MORTGAGE SERVICES INC.	COMMUNITY TRUST COMPANY VALOUR MORTGAGE SERVICES INC.	
REMARKS: WE1202126.						
WE1215462	2017/06/22	TRANSFER OF CHARGE		*** DELETED AGAINST THIS PROPERTY *** VALOUR MORTGAGE SERVICES INC. COMMUNITY TRUST COMPANY	COMMUNITY TRUST COMPANY VALOUR MORTGAGE SERVICES INC.	
REMARKS: WE1202126.						
WE1222186	2017/07/17	TRANSFER OF CHARGE		*** DELETED AGAINST THIS PROPERTY *** COMMUNITY TRUST COMPANY VALOUR MORTGAGE SERVICES INC.	COMMUNITY TRUST COMPANY VALOUR MORTGAGE SERVICES INC.	
REMARKS: WE1202126.						
WE1229203	2017/08/15	TRANSFER OF CHARGE		*** DELETED AGAINST THIS PROPERTY *** COMMUNITY TRUST COMPANY VALOUR MORTGAGE SERVICES INC.	COMMUNITY TRUST COMPANY VALOUR MORTGAGE SERVICES INC.	
REMARKS: WE1202126.						

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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
WE1334256	2019/01/22	TRANSFER EASEMENT	\$2	27 BOLD STREET INC.	METROLINX	C
WE1334257	2019/01/22	POSTPONEMENT		*** DELETED AGAINST THIS PROPERTY *** COMMUNITY TRUST COMPANY VALOUR MORTGAGE SERVICES INC.	METROLINX	
REMARKS: WE1202126 & WE1229203 TO WE1334256						
WE1334258	2019/01/22	TRANSFER EASEMENT	\$2	27 BOLD STREET INC.	BELL CANADA	C
WE1334259	2019/01/22	POSTPONEMENT		*** DELETED AGAINST THIS PROPERTY *** COMMUNITY TRUST COMPANY VALOUR MORTGAGE SERVICES INC.	BELL CANADA	
REMARKS: WE1202126 & WE1229203 TO WE1334258						
WE1343744	2019/03/15	CHARGE		*** DELETED AGAINST THIS PROPERTY *** 27 BOLD STREET INC.	RECIPROCAL OPPORTUNITIES INCORPORATED OLYMPIA TRUST COMPANY	
WE1343882	2019/03/15	TRANSFER OF CHARGE		*** DELETED AGAINST THIS PROPERTY *** VALOUR MORTGAGE SERVICES INC. COMMUNITY TRUST COMPANY	VALOUR MORTGAGE SERVICES INC.	
REMARKS: WE1202126, WE1202126						
WE1343883	2019/03/15	POSTPONEMENT		*** DELETED AGAINST THIS PROPERTY *** VALOUR MORTGAGE SERVICES INC.	RECIPROCAL OPPORTUNITIES INCORPORATED OLYMPIA TRUST COMPANY	
REMARKS: WE1202126 TO WE1343744						
WE1480484	2020/12/31	CHARGE		*** DELETED AGAINST THIS PROPERTY *** 27 BOLD STREET INC.	HYOT GP INC.	
WE1480487	2020/12/31	NO ASSGN RENT GEN		*** DELETED AGAINST THIS PROPERTY *** 27 BOLD STREET INC.	HYOT GP INC.	
REMARKS: WE1480484						
WE1490088	2021/02/11	NOTICE		*** DELETED AGAINST THIS PROPERTY *** HYOT GP INC. VALOUR HIGH YIELD OPPORTUNITIES LP	27 BOLD STREET INC.	
REMARKS: WE1480484						
WE1511746	2021/05/13	TRANSFER OF CHARGE		*** DELETED AGAINST THIS PROPERTY *** VALOUR MORTGAGE SERVICES INC.	MORRISON FINANCIAL MORTGAGE CORPORATION	
REMARKS: WE1202126.						

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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
WE1523892	2021/06/25	NO SUB AGREEMENT		27 BOLD STREET INC.	CITY OF HAMILTON	C
WE1523893	2021/06/25	POSTPONEMENT		*** DELETED AGAINST THIS PROPERTY *** RECIPROCAL OPPORTUNITIES INCORPORATED OLYMPIA TRUST COMPANY	CITY OF HAMILTON	
		REMARKS: WE1343744 TO WE1523892				
WE1523894	2021/06/25	POSTPONEMENT		*** DELETED AGAINST THIS PROPERTY *** HYOT GP INC.	CITY OF HAMILTON	
		REMARKS: WE1480484 TO WE1523892				
WE1523895	2021/06/25	POSTPONEMENT		*** DELETED AGAINST THIS PROPERTY *** MORRISON FINANCIAL MORTGAGE CORPORATION	CITY OF HAMILTON	
		REMARKS: WE1202126 TO WE1523892				
WCP611	2021/08/13	STANDARD CONDO FLN				C
WE1537712	2021/08/13	CONDO DECLARATION		27 BOLD STREET INC.		C
WE1553649	2021/10/15	CHARGE		*** COMPLETELY DELETED *** 27 BOLD STREET INC.	VECTOR FINANCIAL SERVICES LIMITED OLYMPIA TRUST COMPANY	
WE1553650	2021/10/15	NO ASSGN RENT GEN		*** COMPLETELY DELETED *** 27 BOLD STREET INC.	VECTOR FINANCIAL SERVICES LIMITED OLYMPIA TRUST COMPANY	
		REMARKS: WE1553649				
WE1553911	2021/10/15	CHARGE		*** COMPLETELY DELETED *** 27 BOLD STREET INC.	2873183 ONTARIO INC.	
WE1553928	2021/10/15	NOTICE		*** COMPLETELY DELETED *** HYOT GP INC. VALOUR PARTNERS HIGH YIELD OPPORTUNITY LP	27 BOLD STREET INC.	
		REMARKS: WE1480484				
WE1553936	2021/10/18	NO ASSGN RENT GEN		*** COMPLETELY DELETED *** 27 BOLD STREET INC.	2873183 ONTARIO INC.	
		REMARKS: WE1553911.				
WE1553957	2021/10/18	DISCH OF CHARGE		*** COMPLETELY DELETED *** MORRISON FINANCIAL MORTGAGE CORPORATION		
		REMARKS: WE1202126.				

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REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/ CHKD
WE1553958	2021/10/18	DISCH OF CHARGE		*** COMPLETELY DELETED *** RECIPROCAL OPPORTUNITIES INCORPORATED OLYMPIA TRUST COMPANY		
		REMARKS: WE1343744.				
WE1554025	2021/10/18	POSTPONEMENT		*** COMPLETELY DELETED *** HYOT GP INC.	VECTOR FINANCIAL SERVICES LIMITED OLYMPIA TRUST COMPANY	
		REMARKS: WE1480484 TO WE1553649				
WE1554026	2021/10/18	POSTPONEMENT		*** COMPLETELY DELETED *** HYOT GP INC. VALOUR PARTNERS HIGH YIELD OPPORTUNITY LP	2873183 ONTARIO INC.	
		REMARKS: WE1480484 TO WE1553911, WE1480487 TO WE1553936				
WE1588597	2022/03/08	CONDO BYLAW/98		WENTWORTH STANDARD CONDOMINIUM CORPORATION NO. 611		C
		REMARKS: BY-LAW NO. 1				
WE1588598	2022/03/08	CONDO BYLAW/98		WENTWORTH STANDARD CONDOMINIUM CORPORATION NO. 611		C
		REMARKS: BY-LAW NO. 2				
WE1589136	2022/03/10	NOTICE	92	27 BOLD ST INC. WENTWORTH STANDARD CONDOMINIUM CORPORATION NO. 611	CITY OF HAMILTON	C
WE1589137	2022/03/10	POSTPONEMENT		*** COMPLETELY DELETED *** HYOT GP INC.	CITY OF HAMILTON	
		REMARKS: WE1480484 TO WE1589136				
WE1589138	2022/03/10	POSTPONEMENT		*** COMPLETELY DELETED *** VECTOR FINANCIAL SERVICES LIMITED OLYMPIA TRUST COMPANY	CITY OF HAMILTON	
		REMARKS: WE1553649 TO WE1589136				
WE1589139	2022/03/10	POSTPONEMENT		*** COMPLETELY DELETED *** 2873183 ONTARIO INC.	CITY OF HAMILTON	
		REMARKS: WE1553911 TO WE1589136				
WE1684385	2023/06/30	CHARGE		*** COMPLETELY DELETED *** 27 BOLD STREET INC.	VECTOR FINANCIAL SERVICES LIMITED	
WE1684386	2023/06/30	NO ASSGN RENT GEN		*** COMPLETELY DELETED *** 27 BOLD STREET INC.	VECTOR FINANCIAL SERVICES LIMITED	
		REMARKS: WE1684385.				

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REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/ CHKD
WE1684387	2023/06/30	POSTPONEMENT		*** COMPLETELY DELETED *** 2873183 ONTARIO INC.	VECTOR FINANCIAL SERVICES LIMITED	
		REMARKS: WE1553911 TO WE1684385				
WE1684388	2023/06/30	POSTPONEMENT		*** COMPLETELY DELETED *** HYOT GP INC.	VECTOR FINANCIAL SERVICES LIMITED	
		REMARKS: WE1480484 TO WE1684385				
WE1685367	2023/07/07	DISCH OF CHARGE		*** COMPLETELY DELETED *** VECTOR FINANCIAL SERVICES LIMITED OLYMPIA TRUST COMPANY		
		REMARKS: WE1553649.				
WE1685369	2023/07/07	RESTRICTION-LAND		*** COMPLETELY DELETED *** 27 BOLD STREET INC.		
		REMARKS: NO CHARGE OF SUCH LANDS WITHOUT THE PRIOR WRITTEN CONSENT OF VECTOR FINANCIAL SERVICES LIMITED.				
WE1710882	2023/11/22	CHARGE		*** COMPLETELY DELETED *** 27 BOLD STREET INC.	CYMRIN TECHNOLOGY INC.	
		REMARKS: CONSENT OBTAINED				
WE1710883	2023/11/22	NO ASSGN RENT GEN		*** COMPLETELY DELETED *** 27 BOLD STREET INC.	CYMRIN TECHNOLOGY INC.	
		REMARKS: CONSENT OBTAINED - WE1710882				
WE1710945	2023/11/22	CHARGE		*** COMPLETELY DELETED *** 27 BOLD STREET INC.	VALOUR PARTNERS INC.	
		REMARKS: CONSENT OBTAINED				
WE1710946	2023/11/22	NO ASSGN RENT GEN		*** COMPLETELY DELETED *** 27 BOLD STREET INC.	VALOUR PARTNERS INC.	
		REMARKS: WE1710945				
WE1710948	2023/11/22	DISCH OF CHARGE		*** COMPLETELY DELETED *** HYOT GP INC.		
		REMARKS: WE1480484.				
WE1711037	2023/11/22	DISCH OF CHARGE		*** COMPLETELY DELETED *** 2873183 ONTARIO INC.		
		REMARKS: WE1553911.				
WE1779176	2025/01/27	TRANSFER	\$557,812	27 BOLD STREET INC.	OSCAR BOLD INC.	C

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REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/ CHKD
WE1779194	2025/01/27	CHARGE	\$11,650,000	OSCAR BOLD INC.	TANDIA FINANCIAL CREDIT UNION LIMITED	C
WE1779195	2025/01/27	NO ASSGN RENT GEN REMARKS: WE1779194		OSCAR BOLD INC.	TANDIA FINANCIAL CREDIT UNION LIMITED	C
WE1779196	2025/01/27	DISCH OF CHARGE REMARKS: WE1710945.		*** COMPLETELY DELETED *** VALOUR PARTNERS INC.		
WE1779197	2025/01/27	DISCH OF CHARGE REMARKS: WE1710882.		*** COMPLETELY DELETED *** CYMRIN TECHNOLOGY INC.		
WE1779201	2025/01/27	DISCH OF CHARGE REMARKS: WE1684385.		*** COMPLETELY DELETED *** VECTOR FINANCIAL SERVICES LIMITED		
WE1783325	2025/02/24	CHARGE	\$3,000,000	OSCAR BOLD INC.	S4T STRATEGIC INC.	C
WE1783326	2025/02/24	NO ASSGN RENT GEN REMARKS: WE1783325		OSCAR BOLD INC.	S4T STRATEGIC 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 8, LEVEL 2, WENTWORTH STANDARD CONDOMINIUM PLAN NO. 611 AND ITS APPURTENANT INTEREST; SUBJECT TO EASEMENTS AS SET OUT IN SCHEDULE A AS IN WE1537712; CITY OF HAMILTON

PROPERTY REMARKS: FOR THE PURPOSE OF THE QUALIFIER THE DATE OF REGISTRATION OF ABSOLUTE TITLE IS 2018/03/14.

ESTATE/QUALIFIER: FEE SIMPLE
LT ABSOLUTE PLUS
RECENTLY: CONDOMINIUM FROM 17171-0258

PIN CREATION DATE: 2021/08/16

OWNERS' NAMES: OSCAR BOLD INC.
CAPACITY SHARE: ROWN

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/CHKD
<p>** PRINTOUT INCLUDES ALL DOCUMENT TYPES AND DELETED INSTRUMENTS SINCE 2021/08/16 **</p> <p>**SUBJECT TO SUBSECTION 44(1) OF THE LAND TITLES ACT, EXCEPT PARAGRAPHS 3 AND 14 AND *</p> <p>** PROVINCIAL SUCCESSION DUTIES AND EXCEPT PARAGRAPH 11 AND ESCHEATS OR FORFEITURE **</p> <p>** TO THE CROWN UP TO THE DATE OF REGISTRATION WITH AN ABSOLUTE TITLE. **</p>						
CD353277	1986/05/27	BYLAW				C
WE1202126	2017/04/28	CHARGE		*** DELETED AGAINST THIS PROPERTY *** 27 BOLD STREET INC.	VALOUR MORTGAGE SERVICES INC.	
WE1202227	2017/05/01	NO ASSGN RENT GEN		*** DELETED AGAINST THIS PROPERTY *** 27 BOLD STREET INC.	VALOUR MORTGAGE SERVICES INC.	
REMARKS: WE1202126						
WE1208847	2017/05/29	TRANSFER OF CHARGE		*** DELETED AGAINST THIS PROPERTY *** VALOUR MORTGAGE SERVICES INC.	COMMUNITY TRUST COMPANY VALOUR MORTGAGE SERVICES INC.	
REMARKS: WE1202126.						
WE1215462	2017/06/22	TRANSFER OF CHARGE		*** DELETED AGAINST THIS PROPERTY *** VALOUR MORTGAGE SERVICES INC. COMMUNITY TRUST COMPANY	COMMUNITY TRUST COMPANY VALOUR MORTGAGE SERVICES INC.	
REMARKS: WE1202126.						
WE1222186	2017/07/17	TRANSFER OF CHARGE		*** DELETED AGAINST THIS PROPERTY *** COMMUNITY TRUST COMPANY VALOUR MORTGAGE SERVICES INC.	COMMUNITY TRUST COMPANY VALOUR MORTGAGE SERVICES INC.	
REMARKS: WE1202126.						
WE1229203	2017/08/15	TRANSFER OF CHARGE		*** DELETED AGAINST THIS PROPERTY *** COMMUNITY TRUST COMPANY VALOUR MORTGAGE SERVICES INC.	COMMUNITY TRUST COMPANY VALOUR MORTGAGE SERVICES INC.	
REMARKS: WE1202126.						

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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
WE1334256	2019/01/22	TRANSFER EASEMENT	\$2	27 BOLD STREET INC.	METROLINX	C
WE1334257	2019/01/22	POSTPONEMENT		*** DELETED AGAINST THIS PROPERTY *** COMMUNITY TRUST COMPANY VALOUR MORTGAGE SERVICES INC.	METROLINX	
REMARKS: WE1202126 & WE1229203 TO WE1334256						
WE1334258	2019/01/22	TRANSFER EASEMENT	\$2	27 BOLD STREET INC.	BELL CANADA	C
WE1334259	2019/01/22	POSTPONEMENT		*** DELETED AGAINST THIS PROPERTY *** COMMUNITY TRUST COMPANY VALOUR MORTGAGE SERVICES INC.	BELL CANADA	
REMARKS: WE1202126 & WE1229203 TO WE1334258						
WE1343744	2019/03/15	CHARGE		*** DELETED AGAINST THIS PROPERTY *** 27 BOLD STREET INC.	RECIPROCAL OPPORTUNITIES INCORPORATED OLYMPIA TRUST COMPANY	
WE1343882	2019/03/15	TRANSFER OF CHARGE		*** DELETED AGAINST THIS PROPERTY *** VALOUR MORTGAGE SERVICES INC. COMMUNITY TRUST COMPANY	VALOUR MORTGAGE SERVICES INC.	
REMARKS: WE1202126, WE1202126						
WE1343883	2019/03/15	POSTPONEMENT		*** DELETED AGAINST THIS PROPERTY *** VALOUR MORTGAGE SERVICES INC.	RECIPROCAL OPPORTUNITIES INCORPORATED OLYMPIA TRUST COMPANY	
REMARKS: WE1202126 TO WE1343744						
WE1480484	2020/12/31	CHARGE		*** DELETED AGAINST THIS PROPERTY *** 27 BOLD STREET INC.	HYOT GP INC.	
WE1480487	2020/12/31	NO ASSGN RENT GEN		*** DELETED AGAINST THIS PROPERTY *** 27 BOLD STREET INC.	HYOT GP INC.	
REMARKS: WE1480484						
WE1490088	2021/02/11	NOTICE		*** DELETED AGAINST THIS PROPERTY *** HYOT GP INC. VALOUR HIGH YIELD OPPORTUNITIES LP	27 BOLD STREET INC.	
REMARKS: WE1480484						
WE1511746	2021/05/13	TRANSFER OF CHARGE		*** DELETED AGAINST THIS PROPERTY *** VALOUR MORTGAGE SERVICES INC.	MORRISON FINANCIAL MORTGAGE CORPORATION	
REMARKS: WE1202126.						

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
WE1523892	2021/06/25	NO SUB AGREEMENT		27 BOLD STREET INC.	CITY OF HAMILTON	C
WE1523893	2021/06/25	POSTPONEMENT		*** DELETED AGAINST THIS PROPERTY *** RECIPROCAL OPPORTUNITIES INCORPORATED OLYMPIA TRUST COMPANY	CITY OF HAMILTON	
		REMARKS: WE1343744 TO WE1523892				
WE1523894	2021/06/25	POSTPONEMENT		*** DELETED AGAINST THIS PROPERTY *** HYOT GP INC.	CITY OF HAMILTON	
		REMARKS: WE1480484 TO WE1523892				
WE1523895	2021/06/25	POSTPONEMENT		*** DELETED AGAINST THIS PROPERTY *** MORRISON FINANCIAL MORTGAGE CORPORATION	CITY OF HAMILTON	
		REMARKS: WE1202126 TO WE1523892				
WCP611	2021/08/13	STANDARD CONDO FLN				C
WE1537712	2021/08/13	CONDO DECLARATION		27 BOLD STREET INC.		C
WE1553649	2021/10/15	CHARGE		*** COMPLETELY DELETED *** 27 BOLD STREET INC.	VECTOR FINANCIAL SERVICES LIMITED OLYMPIA TRUST COMPANY	
WE1553650	2021/10/15	NO ASSGN RENT GEN		*** COMPLETELY DELETED *** 27 BOLD STREET INC.	VECTOR FINANCIAL SERVICES LIMITED OLYMPIA TRUST COMPANY	
		REMARKS: WE1553649				
WE1553911	2021/10/15	CHARGE		*** COMPLETELY DELETED *** 27 BOLD STREET INC.	2873183 ONTARIO INC.	
WE1553928	2021/10/15	NOTICE		*** COMPLETELY DELETED *** HYOT GP INC. VALOUR PARTNERS HIGH YIELD OPPORTUNITY LP	27 BOLD STREET INC.	
		REMARKS: WE1480484				
WE1553936	2021/10/18	NO ASSGN RENT GEN		*** COMPLETELY DELETED *** 27 BOLD STREET INC.	2873183 ONTARIO INC.	
		REMARKS: WE1553911.				
WE1553957	2021/10/18	DISCH OF CHARGE		*** COMPLETELY DELETED *** MORRISON FINANCIAL MORTGAGE CORPORATION		
		REMARKS: WE1202126.				

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REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/CHKD
WE1553958	2021/10/18	DISCH OF CHARGE		*** COMPLETELY DELETED *** RECIPROCAL OPPORTUNITIES INCORPORATED OLYMPIA TRUST COMPANY		
		REMARKS: WE1343744.				
WE1554025	2021/10/18	POSTPONEMENT		*** COMPLETELY DELETED *** HYOT GP INC.	VECTOR FINANCIAL SERVICES LIMITED OLYMPIA TRUST COMPANY	
		REMARKS: WE1480484 TO WE1553649				
WE1554026	2021/10/18	POSTPONEMENT		*** COMPLETELY DELETED *** HYOT GP INC. VALOUR PARTNERS HIGH YIELD OPPORTUNITY LP	2873183 ONTARIO INC.	
		REMARKS: WE1480484 TO WE1553911, WE1480487 TO WE1553936				
WE1588597	2022/03/08	CONDO BYLAW/98		WENTWORTH STANDARD CONDOMINIUM CORPORATION NO. 611		C
		REMARKS: BY-LAW NO. 1				
WE1588598	2022/03/08	CONDO BYLAW/98		WENTWORTH STANDARD CONDOMINIUM CORPORATION NO. 611		C
		REMARKS: BY-LAW NO. 2				
WE1589136	2022/03/10	NOTICE	92	27 BOLD ST INC. WENTWORTH STANDARD CONDOMINIUM CORPORATION NO. 611	CITY OF HAMILTON	C
WE1589137	2022/03/10	POSTPONEMENT		*** COMPLETELY DELETED *** HYOT GP INC.	CITY OF HAMILTON	
		REMARKS: WE1480484 TO WE1589136				
WE1589138	2022/03/10	POSTPONEMENT		*** COMPLETELY DELETED *** VECTOR FINANCIAL SERVICES LIMITED OLYMPIA TRUST COMPANY	CITY OF HAMILTON	
		REMARKS: WE1553649 TO WE1589136				
WE1589139	2022/03/10	POSTPONEMENT		*** COMPLETELY DELETED *** 2873183 ONTARIO INC.	CITY OF HAMILTON	
		REMARKS: WE1553911 TO WE1589136				
WE1684385	2023/06/30	CHARGE		*** COMPLETELY DELETED *** 27 BOLD STREET INC.	VECTOR FINANCIAL SERVICES LIMITED	
WE1684386	2023/06/30	NO ASSGN RENT GEN		*** COMPLETELY DELETED *** 27 BOLD STREET INC.	VECTOR FINANCIAL SERVICES LIMITED	
		REMARKS: WE1684385.				

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REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/ CHKD
WE1684387	2023/06/30	POSTPONEMENT		*** COMPLETELY DELETED *** 2873183 ONTARIO INC.	VECTOR FINANCIAL SERVICES LIMITED	
		REMARKS: WE1553911 TO WE1684385				
WE1684388	2023/06/30	POSTPONEMENT		*** COMPLETELY DELETED *** HYOT GP INC.	VECTOR FINANCIAL SERVICES LIMITED	
		REMARKS: WE1480484 TO WE1684385				
WE1685367	2023/07/07	DISCH OF CHARGE		*** COMPLETELY DELETED *** VECTOR FINANCIAL SERVICES LIMITED OLYMPIA TRUST COMPANY		
		REMARKS: WE1553649.				
WE1685369	2023/07/07	RESTRICTION-LAND		*** COMPLETELY DELETED *** 27 BOLD STREET INC.		
		REMARKS: NO CHARGE OF SUCH LANDS WITHOUT THE PRIOR WRITTEN CONSENT OF VECTOR FINANCIAL SERVICES LIMITED.				
WE1710882	2023/11/22	CHARGE		*** COMPLETELY DELETED *** 27 BOLD STREET INC.	CYMRIN TECHNOLOGY INC.	
		REMARKS: CONSENT OBTAINED				
WE1710883	2023/11/22	NO ASSGN RENT GEN		*** COMPLETELY DELETED *** 27 BOLD STREET INC.	CYMRIN TECHNOLOGY INC.	
		REMARKS: CONSENT OBTAINED - WE1710882				
WE1710945	2023/11/22	CHARGE		*** COMPLETELY DELETED *** 27 BOLD STREET INC.	VALOUR PARTNERS INC.	
		REMARKS: CONSENT OBTAINED				
WE1710946	2023/11/22	NO ASSGN RENT GEN		*** COMPLETELY DELETED *** 27 BOLD STREET INC.	VALOUR PARTNERS INC.	
		REMARKS: WE1710945				
WE1710948	2023/11/22	DISCH OF CHARGE		*** COMPLETELY DELETED *** HYOT GP INC.		
		REMARKS: WE1480484.				
WE1711037	2023/11/22	DISCH OF CHARGE		*** COMPLETELY DELETED *** 2873183 ONTARIO INC.		
		REMARKS: WE1553911.				
WE1779177	2025/01/27	TRANSFER	\$557,812	27 BOLD STREET INC.	OSCAR BOLD 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
WE1779194	2025/01/27	CHARGE	\$11,650,000	OSCAR BOLD INC.	TANDIA FINANCIAL CREDIT UNION LIMITED	C
WE1779195	2025/01/27	NO ASSGN RENT GEN REMARKS: WE1779194		OSCAR BOLD INC.	TANDIA FINANCIAL CREDIT UNION LIMITED	C
WE1779196	2025/01/27	DISCH OF CHARGE REMARKS: WE1710945.		*** COMPLETELY DELETED *** VALOUR PARTNERS INC.		
WE1779197	2025/01/27	DISCH OF CHARGE REMARKS: WE1710882.		*** COMPLETELY DELETED *** CYMRIN TECHNOLOGY INC.		
WE1779201	2025/01/27	DISCH OF CHARGE REMARKS: WE1684385.		*** COMPLETELY DELETED *** VECTOR FINANCIAL SERVICES LIMITED		
WE1783325	2025/02/24	CHARGE	\$3,000,000	OSCAR BOLD INC.	S4T STRATEGIC INC.	C
WE1783326	2025/02/24	NO ASSGN RENT GEN REMARKS: WE1783325		OSCAR BOLD INC.	S4T STRATEGIC 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 1, LEVEL 3, WENTWORTH STANDARD CONDOMINIUM PLAN NO. 611 AND ITS APPURTENANT INTEREST; SUBJECT TO EASEMENTS AS SET OUT IN SCHEDULE A AS IN WE1537712; CITY OF HAMILTON

PROPERTY REMARKS: FOR THE PURPOSE OF THE QUALIFIER THE DATE OF REGISTRATION OF ABSOLUTE TITLE IS 2018/03/14.

ESTATE/QUALIFIER:
FEE SIMPLE
LT ABSOLUTE PLUS

RECENTLY:
CONDOMINIUM FROM 17171-0258

PIN CREATION DATE:
2021/08/16

OWNERS' NAMES: OSCAR BOLD INC.

CAPACITY SHARE:
ROWN

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/CHKD
<p>** PRINTOUT INCLUDES ALL DOCUMENT TYPES AND DELETED INSTRUMENTS SINCE 2021/08/16 **</p> <p>**SUBJECT TO SUBSECTION 44(1) OF THE LAND TITLES ACT, EXCEPT PARAGRAPHS 3 AND 14 AND *</p> <p>** PROVINCIAL SUCCESSION DUTIES AND EXCEPT PARAGRAPH 11 AND ESCHEATS OR FORFEITURE **</p> <p>** TO THE CROWN UP TO THE DATE OF REGISTRATION WITH AN ABSOLUTE TITLE. **</p>						
CD353277	1986/05/27	BYLAW				C
WE1202126	2017/04/28	CHARGE		*** DELETED AGAINST THIS PROPERTY *** 27 BOLD STREET INC.	VALOUR MORTGAGE SERVICES INC.	
WE1202227	2017/05/01	NO ASSGN RENT GEN		*** DELETED AGAINST THIS PROPERTY *** 27 BOLD STREET INC.	VALOUR MORTGAGE SERVICES INC.	
REMARKS: WE1202126						
WE1208847	2017/05/29	TRANSFER OF CHARGE		*** DELETED AGAINST THIS PROPERTY *** VALOUR MORTGAGE SERVICES INC.	COMMUNITY TRUST COMPANY VALOUR MORTGAGE SERVICES INC.	
REMARKS: WE1202126.						
WE1215462	2017/06/22	TRANSFER OF CHARGE		*** DELETED AGAINST THIS PROPERTY *** VALOUR MORTGAGE SERVICES INC. COMMUNITY TRUST COMPANY	COMMUNITY TRUST COMPANY VALOUR MORTGAGE SERVICES INC.	
REMARKS: WE1202126.						
WE1222186	2017/07/17	TRANSFER OF CHARGE		*** DELETED AGAINST THIS PROPERTY *** COMMUNITY TRUST COMPANY VALOUR MORTGAGE SERVICES INC.	COMMUNITY TRUST COMPANY VALOUR MORTGAGE SERVICES INC.	
REMARKS: WE1202126.						
WE1229203	2017/08/15	TRANSFER OF CHARGE		*** DELETED AGAINST THIS PROPERTY *** COMMUNITY TRUST COMPANY VALOUR MORTGAGE SERVICES INC.	COMMUNITY TRUST COMPANY VALOUR MORTGAGE SERVICES INC.	
REMARKS: WE1202126.						

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REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/ CHKD
WE1334256	2019/01/22	TRANSFER EASEMENT	\$2	27 BOLD STREET INC.	METROLINX	C
WE1334257	2019/01/22	POSTPONEMENT		*** DELETED AGAINST THIS PROPERTY *** COMMUNITY TRUST COMPANY VALOUR MORTGAGE SERVICES INC.	METROLINX	
REMARKS: WE1202126 & WE1229203 TO WE1334256						
WE1334258	2019/01/22	TRANSFER EASEMENT	\$2	27 BOLD STREET INC.	BELL CANADA	C
WE1334259	2019/01/22	POSTPONEMENT		*** DELETED AGAINST THIS PROPERTY *** COMMUNITY TRUST COMPANY VALOUR MORTGAGE SERVICES INC.	BELL CANADA	
REMARKS: WE1202126 & WE1229203 TO WE1334258						
WE1343744	2019/03/15	CHARGE		*** DELETED AGAINST THIS PROPERTY *** 27 BOLD STREET INC.	RECIPROCAL OPPORTUNITIES INCORPORATED OLYMPIA TRUST COMPANY	
WE1343882	2019/03/15	TRANSFER OF CHARGE		*** DELETED AGAINST THIS PROPERTY *** VALOUR MORTGAGE SERVICES INC. COMMUNITY TRUST COMPANY	VALOUR MORTGAGE SERVICES INC.	
REMARKS: WE1202126, WE1202126						
WE1343883	2019/03/15	POSTPONEMENT		*** DELETED AGAINST THIS PROPERTY *** VALOUR MORTGAGE SERVICES INC.	RECIPROCAL OPPORTUNITIES INCORPORATED OLYMPIA TRUST COMPANY	
REMARKS: WE1202126 TO WE1343744						
WE1480484	2020/12/31	CHARGE		*** DELETED AGAINST THIS PROPERTY *** 27 BOLD STREET INC.	HYOT GP INC.	
WE1480487	2020/12/31	NO ASSGN RENT GEN		*** DELETED AGAINST THIS PROPERTY *** 27 BOLD STREET INC.	HYOT GP INC.	
REMARKS: WE1480484						
WE1490088	2021/02/11	NOTICE		*** DELETED AGAINST THIS PROPERTY *** HYOT GP INC. VALOUR HIGH YIELD OPPORTUNITIES LP	27 BOLD STREET INC.	
REMARKS: WE1480484						
WE1511746	2021/05/13	TRANSFER OF CHARGE		*** DELETED AGAINST THIS PROPERTY *** VALOUR MORTGAGE SERVICES INC.	MORRISON FINANCIAL MORTGAGE CORPORATION	
REMARKS: WE1202126.						

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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
WE1523892	2021/06/25	NO SUB AGREEMENT		27 BOLD STREET INC.	CITY OF HAMILTON	C
WE1523893	2021/06/25	POSTPONEMENT		*** DELETED AGAINST THIS PROPERTY *** RECIPROCAL OPPORTUNITIES INCORPORATED OLYMPIA TRUST COMPANY	CITY OF HAMILTON	
		REMARKS: WE1343744 TO WE1523892				
WE1523894	2021/06/25	POSTPONEMENT		*** DELETED AGAINST THIS PROPERTY *** HYOT GP INC.	CITY OF HAMILTON	
		REMARKS: WE1480484 TO WE1523892				
WE1523895	2021/06/25	POSTPONEMENT		*** DELETED AGAINST THIS PROPERTY *** MORRISON FINANCIAL MORTGAGE CORPORATION	CITY OF HAMILTON	
		REMARKS: WE1202126 TO WE1523892				
WCP611	2021/08/13	STANDARD CONDO FLN				C
WE1537712	2021/08/13	CONDO DECLARATION		27 BOLD STREET INC.		C
WE1553649	2021/10/15	CHARGE		*** COMPLETELY DELETED *** 27 BOLD STREET INC.	VECTOR FINANCIAL SERVICES LIMITED OLYMPIA TRUST COMPANY	
WE1553650	2021/10/15	NO ASSGN RENT GEN		*** COMPLETELY DELETED *** 27 BOLD STREET INC.	VECTOR FINANCIAL SERVICES LIMITED OLYMPIA TRUST COMPANY	
		REMARKS: WE1553649				
WE1553911	2021/10/15	CHARGE		*** COMPLETELY DELETED *** 27 BOLD STREET INC.	2873183 ONTARIO INC.	
WE1553928	2021/10/15	NOTICE		*** COMPLETELY DELETED *** HYOT GP INC. VALOUR PARTNERS HIGH YIELD OPPORTUNITY LP	27 BOLD STREET INC.	
		REMARKS: WE1480484				
WE1553936	2021/10/18	NO ASSGN RENT GEN		*** COMPLETELY DELETED *** 27 BOLD STREET INC.	2873183 ONTARIO INC.	
		REMARKS: WE1553911.				
WE1553957	2021/10/18	DISCH OF CHARGE		*** COMPLETELY DELETED *** MORRISON FINANCIAL MORTGAGE CORPORATION		
		REMARKS: WE1202126.				

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REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/ CHKD
WE1553958	2021/10/18	DISCH OF CHARGE		*** COMPLETELY DELETED *** RECIPROCAL OPPORTUNITIES INCORPORATED OLYMPIA TRUST COMPANY		
		REMARKS: WE1343744.				
WE1554025	2021/10/18	POSTPONEMENT		*** COMPLETELY DELETED *** HYOT GP INC.	VECTOR FINANCIAL SERVICES LIMITED OLYMPIA TRUST COMPANY	
		REMARKS: WE1480484 TO WE1553649				
WE1554026	2021/10/18	POSTPONEMENT		*** COMPLETELY DELETED *** HYOT GP INC. VALOUR PARTNERS HIGH YIELD OPPORTUNITY LP	2873183 ONTARIO INC.	
		REMARKS: WE1480484 TO WE1553911, WE1480487 TO WE1553936				
WE1588597	2022/03/08	CONDO BYLAW/98		WENTWORTH STANDARD CONDOMINIUM CORPORATION NO. 611		C
		REMARKS: BY-LAW NO. 1				
WE1588598	2022/03/08	CONDO BYLAW/98		WENTWORTH STANDARD CONDOMINIUM CORPORATION NO. 611		C
		REMARKS: BY-LAW NO. 2				
WE1589136	2022/03/10	NOTICE	92	27 BOLD ST INC. WENTWORTH STANDARD CONDOMINIUM CORPORATION NO. 611	CITY OF HAMILTON	C
WE1589137	2022/03/10	POSTPONEMENT		*** COMPLETELY DELETED *** HYOT GP INC.	CITY OF HAMILTON	
		REMARKS: WE1480484 TO WE1589136				
WE1589138	2022/03/10	POSTPONEMENT		*** COMPLETELY DELETED *** VECTOR FINANCIAL SERVICES LIMITED OLYMPIA TRUST COMPANY	CITY OF HAMILTON	
		REMARKS: WE1553649 TO WE1589136				
WE1589139	2022/03/10	POSTPONEMENT		*** COMPLETELY DELETED *** 2873183 ONTARIO INC.	CITY OF HAMILTON	
		REMARKS: WE1553911 TO WE1589136				
WE1684385	2023/06/30	CHARGE		*** COMPLETELY DELETED *** 27 BOLD STREET INC.	VECTOR FINANCIAL SERVICES LIMITED	
WE1684386	2023/06/30	NO ASSGN RENT GEN		*** COMPLETELY DELETED *** 27 BOLD STREET INC.	VECTOR FINANCIAL SERVICES LIMITED	
		REMARKS: WE1684385.				

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REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/ CHKD
WE1684387	2023/06/30	POSTPONEMENT		*** COMPLETELY DELETED *** 2873183 ONTARIO INC.	VECTOR FINANCIAL SERVICES LIMITED	
		REMARKS: WE1553911 TO WE1684385				
WE1684388	2023/06/30	POSTPONEMENT		*** COMPLETELY DELETED *** HYOT GP INC.	VECTOR FINANCIAL SERVICES LIMITED	
		REMARKS: WE1480484 TO WE1684385				
WE1685367	2023/07/07	DISCH OF CHARGE		*** COMPLETELY DELETED *** VECTOR FINANCIAL SERVICES LIMITED OLYMPIA TRUST COMPANY		
		REMARKS: WE1553649.				
WE1685369	2023/07/07	RESTRICTION-LAND		*** COMPLETELY DELETED *** 27 BOLD STREET INC.		
		REMARKS: NO CHARGE OF SUCH LANDS WITHOUT THE PRIOR WRITTEN CONSENT OF VECTOR FINANCIAL SERVICES LIMITED.				
WE1710882	2023/11/22	CHARGE		*** COMPLETELY DELETED *** 27 BOLD STREET INC.	CYMRIN TECHNOLOGY INC.	
		REMARKS: CONSENT OBTAINED				
WE1710883	2023/11/22	NO ASSGN RENT GEN		*** COMPLETELY DELETED *** 27 BOLD STREET INC.	CYMRIN TECHNOLOGY INC.	
		REMARKS: CONSENT OBTAINED - WE1710882				
WE1710945	2023/11/22	CHARGE		*** COMPLETELY DELETED *** 27 BOLD STREET INC.	VALOUR PARTNERS INC.	
		REMARKS: CONSENT OBTAINED				
WE1710946	2023/11/22	NO ASSGN RENT GEN		*** COMPLETELY DELETED *** 27 BOLD STREET INC.	VALOUR PARTNERS INC.	
		REMARKS: WE1710945				
WE1710948	2023/11/22	DISCH OF CHARGE		*** COMPLETELY DELETED *** HYOT GP INC.		
		REMARKS: WE1480484.				
WE1711037	2023/11/22	DISCH OF CHARGE		*** COMPLETELY DELETED *** 2873183 ONTARIO INC.		
		REMARKS: WE1553911.				
WE1779178	2025/01/27	TRANSFER	\$557,812	27 BOLD STREET INC.	OSCAR BOLD INC.	C

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REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/ CHKD
WE1779194	2025/01/27	CHARGE	\$11,650,000	OSCAR BOLD INC.	TANDIA FINANCIAL CREDIT UNION LIMITED	C
WE1779195	2025/01/27	NO ASSGN RENT GEN REMARKS: WE1779194		OSCAR BOLD INC.	TANDIA FINANCIAL CREDIT UNION LIMITED	C
WE1779196	2025/01/27	DISCH OF CHARGE REMARKS: WE1710945.		*** COMPLETELY DELETED *** VALOUR PARTNERS INC.		
WE1779197	2025/01/27	DISCH OF CHARGE REMARKS: WE1710882.		*** COMPLETELY DELETED *** CYMRIN TECHNOLOGY INC.		
WE1779201	2025/01/27	DISCH OF CHARGE REMARKS: WE1684385.		*** COMPLETELY DELETED *** VECTOR FINANCIAL SERVICES LIMITED		
WE1783325	2025/02/24	CHARGE	\$3,000,000	OSCAR BOLD INC.	S4T STRATEGIC INC.	C
WE1783326	2025/02/24	NO ASSGN RENT GEN REMARKS: WE1783325		OSCAR BOLD INC.	S4T STRATEGIC INC.	C

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PROPERTY DESCRIPTION: UNIT 2, LEVEL 3, WENTWORTH STANDARD CONDOMINIUM PLAN NO. 611 AND ITS APPURTENANT INTEREST; SUBJECT TO EASEMENTS AS SET OUT IN SCHEDULE A AS IN WE1537712; CITY OF HAMILTON

PROPERTY REMARKS: FOR THE PURPOSE OF THE QUALIFIER THE DATE OF REGISTRATION OF ABSOLUTE TITLE IS 2018/03/14.

ESTATE/QUALIFIER:
FEE SIMPLE
LT ABSOLUTE PLUS

RECENTLY:
CONDOMINIUM FROM 17171-0258

PIN CREATION DATE:
2021/08/16

OWNERS' NAMES: OSCAR BOLD INC.

CAPACITY SHARE:
ROWN

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/CHKD
<p>** PRINTOUT INCLUDES ALL DOCUMENT TYPES AND DELETED INSTRUMENTS SINCE 2021/08/16 **</p> <p>**SUBJECT TO SUBSECTION 44(1) OF THE LAND TITLES ACT, EXCEPT PARAGRAPHS 3 AND 14 AND *</p> <p>** PROVINCIAL SUCCESSION DUTIES AND EXCEPT PARAGRAPH 11 AND ESCHEATS OR FORFEITURE **</p> <p>** TO THE CROWN UP TO THE DATE OF REGISTRATION WITH AN ABSOLUTE TITLE. **</p>						
CD353277	1986/05/27	BYLAW				C
WE1202126	2017/04/28	CHARGE		*** DELETED AGAINST THIS PROPERTY *** 27 BOLD STREET INC.	VALOUR MORTGAGE SERVICES INC.	
WE1202227	2017/05/01	NO ASSGN RENT GEN		*** DELETED AGAINST THIS PROPERTY *** 27 BOLD STREET INC.	VALOUR MORTGAGE SERVICES INC.	
REMARKS: WE1202126						
WE1208847	2017/05/29	TRANSFER OF CHARGE		*** DELETED AGAINST THIS PROPERTY *** VALOUR MORTGAGE SERVICES INC.	COMMUNITY TRUST COMPANY VALOUR MORTGAGE SERVICES INC.	
REMARKS: WE1202126.						
WE1215462	2017/06/22	TRANSFER OF CHARGE		*** DELETED AGAINST THIS PROPERTY *** VALOUR MORTGAGE SERVICES INC. COMMUNITY TRUST COMPANY	COMMUNITY TRUST COMPANY VALOUR MORTGAGE SERVICES INC.	
REMARKS: WE1202126.						
WE1222186	2017/07/17	TRANSFER OF CHARGE		*** DELETED AGAINST THIS PROPERTY *** COMMUNITY TRUST COMPANY VALOUR MORTGAGE SERVICES INC.	COMMUNITY TRUST COMPANY VALOUR MORTGAGE SERVICES INC.	
REMARKS: WE1202126.						
WE1229203	2017/08/15	TRANSFER OF CHARGE		*** DELETED AGAINST THIS PROPERTY *** COMMUNITY TRUST COMPANY VALOUR MORTGAGE SERVICES INC.	COMMUNITY TRUST COMPANY VALOUR MORTGAGE SERVICES INC.	
REMARKS: WE1202126.						

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REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/ CHKD
WE1334256	2019/01/22	TRANSFER EASEMENT	\$2	27 BOLD STREET INC.	METROLINX	C
WE1334257	2019/01/22	POSTPONEMENT		*** DELETED AGAINST THIS PROPERTY *** COMMUNITY TRUST COMPANY VALOUR MORTGAGE SERVICES INC.	METROLINX	
REMARKS: WE1202126 & WE1229203 TO WE1334256						
WE1334258	2019/01/22	TRANSFER EASEMENT	\$2	27 BOLD STREET INC.	BELL CANADA	C
WE1334259	2019/01/22	POSTPONEMENT		*** DELETED AGAINST THIS PROPERTY *** COMMUNITY TRUST COMPANY VALOUR MORTGAGE SERVICES INC.	BELL CANADA	
REMARKS: WE1202126 & WE1229203 TO WE1334258						
WE1343744	2019/03/15	CHARGE		*** DELETED AGAINST THIS PROPERTY *** 27 BOLD STREET INC.	RECIPROCAL OPPORTUNITIES INCORPORATED OLYMPIA TRUST COMPANY	
WE1343882	2019/03/15	TRANSFER OF CHARGE		*** DELETED AGAINST THIS PROPERTY *** VALOUR MORTGAGE SERVICES INC. COMMUNITY TRUST COMPANY	VALOUR MORTGAGE SERVICES INC.	
REMARKS: WE1202126, WE1202126						
WE1343883	2019/03/15	POSTPONEMENT		*** DELETED AGAINST THIS PROPERTY *** VALOUR MORTGAGE SERVICES INC.	RECIPROCAL OPPORTUNITIES INCORPORATED OLYMPIA TRUST COMPANY	
REMARKS: WE1202126 TO WE1343744						
WE1480484	2020/12/31	CHARGE		*** DELETED AGAINST THIS PROPERTY *** 27 BOLD STREET INC.	HYOT GP INC.	
WE1480487	2020/12/31	NO ASSGN RENT GEN		*** DELETED AGAINST THIS PROPERTY *** 27 BOLD STREET INC.	HYOT GP INC.	
REMARKS: WE1480484						
WE1490088	2021/02/11	NOTICE		*** DELETED AGAINST THIS PROPERTY *** HYOT GP INC. VALOUR HIGH YIELD OPPORTUNITIES LP	27 BOLD STREET INC.	
REMARKS: WE1480484						
WE1511746	2021/05/13	TRANSFER OF CHARGE		*** DELETED AGAINST THIS PROPERTY *** VALOUR MORTGAGE SERVICES INC.	MORRISON FINANCIAL MORTGAGE CORPORATION	
REMARKS: WE1202126.						

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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
WE1523892	2021/06/25	NO SUB AGREEMENT		27 BOLD STREET INC.	CITY OF HAMILTON	C
WE1523893	2021/06/25	POSTPONEMENT		*** DELETED AGAINST THIS PROPERTY *** RECIPROCAL OPPORTUNITIES INCORPORATED OLYMPIA TRUST COMPANY	CITY OF HAMILTON	
		REMARKS: WE1343744 TO WE1523892				
WE1523894	2021/06/25	POSTPONEMENT		*** DELETED AGAINST THIS PROPERTY *** HYOT GP INC.	CITY OF HAMILTON	
		REMARKS: WE1480484 TO WE1523892				
WE1523895	2021/06/25	POSTPONEMENT		*** DELETED AGAINST THIS PROPERTY *** MORRISON FINANCIAL MORTGAGE CORPORATION	CITY OF HAMILTON	
		REMARKS: WE1202126 TO WE1523892				
WCP611	2021/08/13	STANDARD CONDO FLN				C
WE1537712	2021/08/13	CONDO DECLARATION		27 BOLD STREET INC.		C
WE1553649	2021/10/15	CHARGE		*** COMPLETELY DELETED *** 27 BOLD STREET INC.	VECTOR FINANCIAL SERVICES LIMITED OLYMPIA TRUST COMPANY	
WE1553650	2021/10/15	NO ASSGN RENT GEN		*** COMPLETELY DELETED *** 27 BOLD STREET INC.	VECTOR FINANCIAL SERVICES LIMITED OLYMPIA TRUST COMPANY	
		REMARKS: WE1553649				
WE1553911	2021/10/15	CHARGE		*** COMPLETELY DELETED *** 27 BOLD STREET INC.	2873183 ONTARIO INC.	
WE1553928	2021/10/15	NOTICE		*** COMPLETELY DELETED *** HYOT GP INC. VALOUR PARTNERS HIGH YIELD OPPORTUNITY LP	27 BOLD STREET INC.	
		REMARKS: WE1480484				
WE1553936	2021/10/18	NO ASSGN RENT GEN		*** COMPLETELY DELETED *** 27 BOLD STREET INC.	2873183 ONTARIO INC.	
		REMARKS: WE1553911.				
WE1553957	2021/10/18	DISCH OF CHARGE		*** COMPLETELY DELETED *** MORRISON FINANCIAL MORTGAGE CORPORATION		
		REMARKS: WE1202126.				

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REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/ CHKD
WE1553958	2021/10/18	DISCH OF CHARGE		*** COMPLETELY DELETED *** RECIPROCAL OPPORTUNITIES INCORPORATED OLYMPIA TRUST COMPANY		
		REMARKS: WE1343744.				
WE1554025	2021/10/18	POSTPONEMENT		*** COMPLETELY DELETED *** HYOT GP INC.	VECTOR FINANCIAL SERVICES LIMITED OLYMPIA TRUST COMPANY	
		REMARKS: WE1480484 TO WE1553649				
WE1554026	2021/10/18	POSTPONEMENT		*** COMPLETELY DELETED *** HYOT GP INC. VALOUR PARTNERS HIGH YIELD OPPORTUNITY LP	2873183 ONTARIO INC.	
		REMARKS: WE1480484 TO WE1553911, WE1480487 TO WE1553936				
WE1588597	2022/03/08	CONDO BYLAW/98		WENTWORTH STANDARD CONDOMINIUM CORPORATION NO. 611		C
		REMARKS: BY-LAW NO. 1				
WE1588598	2022/03/08	CONDO BYLAW/98		WENTWORTH STANDARD CONDOMINIUM CORPORATION NO. 611		C
		REMARKS: BY-LAW NO. 2				
WE1589136	2022/03/10	NOTICE	92	27 BOLD ST INC. WENTWORTH STANDARD CONDOMINIUM CORPORATION NO. 611	CITY OF HAMILTON	C
WE1589137	2022/03/10	POSTPONEMENT		*** COMPLETELY DELETED *** HYOT GP INC.	CITY OF HAMILTON	
		REMARKS: WE1480484 TO WE1589136				
WE1589138	2022/03/10	POSTPONEMENT		*** COMPLETELY DELETED *** VECTOR FINANCIAL SERVICES LIMITED OLYMPIA TRUST COMPANY	CITY OF HAMILTON	
		REMARKS: WE1553649 TO WE1589136				
WE1589139	2022/03/10	POSTPONEMENT		*** COMPLETELY DELETED *** 2873183 ONTARIO INC.	CITY OF HAMILTON	
		REMARKS: WE1553911 TO WE1589136				
WE1684385	2023/06/30	CHARGE		*** COMPLETELY DELETED *** 27 BOLD STREET INC.	VECTOR FINANCIAL SERVICES LIMITED	
WE1684386	2023/06/30	NO ASSGN RENT GEN		*** COMPLETELY DELETED *** 27 BOLD STREET INC.	VECTOR FINANCIAL SERVICES LIMITED	
		REMARKS: WE1684385.				

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
WE1684387	2023/06/30	POSTPONEMENT		*** COMPLETELY DELETED *** 2873183 ONTARIO INC.	VECTOR FINANCIAL SERVICES LIMITED	
		REMARKS: WE1553911 TO WE1684385				
WE1684388	2023/06/30	POSTPONEMENT		*** COMPLETELY DELETED *** HYOT GP INC.	VECTOR FINANCIAL SERVICES LIMITED	
		REMARKS: WE1480484 TO WE1684385				
WE1685367	2023/07/07	DISCH OF CHARGE		*** COMPLETELY DELETED *** VECTOR FINANCIAL SERVICES LIMITED OLYMPIA TRUST COMPANY		
		REMARKS: WE1553649.				
WE1685369	2023/07/07	RESTRICTION-LAND		*** COMPLETELY DELETED *** 27 BOLD STREET INC.		
		REMARKS: NO CHARGE OF SUCH LANDS WITHOUT THE PRIOR WRITTEN CONSENT OF VECTOR FINANCIAL SERVICES LIMITED.				
WE1710882	2023/11/22	CHARGE		*** COMPLETELY DELETED *** 27 BOLD STREET INC.	CYMRIN TECHNOLOGY INC.	
		REMARKS: CONSENT OBTAINED				
WE1710883	2023/11/22	NO ASSGN RENT GEN		*** COMPLETELY DELETED *** 27 BOLD STREET INC.	CYMRIN TECHNOLOGY INC.	
		REMARKS: CONSENT OBTAINED - WE1710882				
WE1710945	2023/11/22	CHARGE		*** COMPLETELY DELETED *** 27 BOLD STREET INC.	VALOUR PARTNERS INC.	
		REMARKS: CONSENT OBTAINED				
WE1710946	2023/11/22	NO ASSGN RENT GEN		*** COMPLETELY DELETED *** 27 BOLD STREET INC.	VALOUR PARTNERS INC.	
		REMARKS: WE1710945				
WE1710948	2023/11/22	DISCH OF CHARGE		*** COMPLETELY DELETED *** HYOT GP INC.		
		REMARKS: WE1480484.				
WE1711037	2023/11/22	DISCH OF CHARGE		*** COMPLETELY DELETED *** 2873183 ONTARIO INC.		
		REMARKS: WE1553911.				
WE1779179	2025/01/27	TRANSFER	\$557,812	27 BOLD STREET INC.	OSCAR BOLD 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
WE1779194	2025/01/27	CHARGE	\$11,650,000	OSCAR BOLD INC.	TANDIA FINANCIAL CREDIT UNION LIMITED	C
WE1779195	2025/01/27	NO ASSGN RENT GEN REMARKS: WE1779194		OSCAR BOLD INC.	TANDIA FINANCIAL CREDIT UNION LIMITED	C
WE1779196	2025/01/27	DISCH OF CHARGE REMARKS: WE1710945.		*** COMPLETELY DELETED *** VALOUR PARTNERS INC.		
WE1779197	2025/01/27	DISCH OF CHARGE REMARKS: WE1710882.		*** COMPLETELY DELETED *** CYMRIN TECHNOLOGY INC.		
WE1779201	2025/01/27	DISCH OF CHARGE REMARKS: WE1684385.		*** COMPLETELY DELETED *** VECTOR FINANCIAL SERVICES LIMITED		
WE1783325	2025/02/24	CHARGE	\$3,000,000	OSCAR BOLD INC.	S4T STRATEGIC INC.	C
WE1783326	2025/02/24	NO ASSGN RENT GEN REMARKS: WE1783325		OSCAR BOLD INC.	S4T STRATEGIC 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 3, LEVEL 3, WENTWORTH STANDARD CONDOMINIUM PLAN NO. 611 AND ITS APPURTENANT INTEREST; SUBJECT TO EASEMENTS AS SET OUT IN SCHEDULE A AS IN WE1537712; CITY OF HAMILTON

PROPERTY REMARKS: FOR THE PURPOSE OF THE QUALIFIER THE DATE OF REGISTRATION OF ABSOLUTE TITLE IS 2018/03/14.

ESTATE/QUALIFIER:
FEE SIMPLE
LT ABSOLUTE PLUS

RECENTLY:
CONDOMINIUM FROM 17171-0258

PIN CREATION DATE:
2021/08/16

OWNERS' NAMES: OSCAR BOLD INC.

CAPACITY SHARE:
ROWN

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/CHKD
<p>** PRINTOUT INCLUDES ALL DOCUMENT TYPES AND DELETED INSTRUMENTS SINCE 2021/08/16 **</p> <p>**SUBJECT TO SUBSECTION 44(1) OF THE LAND TITLES ACT, EXCEPT PARAGRAPHS 3 AND 14 AND *</p> <p>** PROVINCIAL SUCCESSION DUTIES AND EXCEPT PARAGRAPH 11 AND ESCHEATS OR FORFEITURE **</p> <p>** TO THE CROWN UP TO THE DATE OF REGISTRATION WITH AN ABSOLUTE TITLE. **</p>						
CD353277	1986/05/27	BYLAW				C
WE1202126	2017/04/28	CHARGE		*** DELETED AGAINST THIS PROPERTY *** 27 BOLD STREET INC.	VALOUR MORTGAGE SERVICES INC.	
WE1202227	2017/05/01	NO ASSGN RENT GEN		*** DELETED AGAINST THIS PROPERTY *** 27 BOLD STREET INC.	VALOUR MORTGAGE SERVICES INC.	
REMARKS: WE1202126						
WE1208847	2017/05/29	TRANSFER OF CHARGE		*** DELETED AGAINST THIS PROPERTY *** VALOUR MORTGAGE SERVICES INC.	COMMUNITY TRUST COMPANY VALOUR MORTGAGE SERVICES INC.	
REMARKS: WE1202126.						
WE1215462	2017/06/22	TRANSFER OF CHARGE		*** DELETED AGAINST THIS PROPERTY *** VALOUR MORTGAGE SERVICES INC. COMMUNITY TRUST COMPANY	COMMUNITY TRUST COMPANY VALOUR MORTGAGE SERVICES INC.	
REMARKS: WE1202126.						
WE1222186	2017/07/17	TRANSFER OF CHARGE		*** DELETED AGAINST THIS PROPERTY *** COMMUNITY TRUST COMPANY VALOUR MORTGAGE SERVICES INC.	COMMUNITY TRUST COMPANY VALOUR MORTGAGE SERVICES INC.	
REMARKS: WE1202126.						
WE1229203	2017/08/15	TRANSFER OF CHARGE		*** DELETED AGAINST THIS PROPERTY *** COMMUNITY TRUST COMPANY VALOUR MORTGAGE SERVICES INC.	COMMUNITY TRUST COMPANY VALOUR MORTGAGE SERVICES INC.	
REMARKS: WE1202126.						

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REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/ CHKD
WE1334256	2019/01/22	TRANSFER EASEMENT	\$2	27 BOLD STREET INC.	METROLINX	C
WE1334257	2019/01/22	POSTPONEMENT		*** DELETED AGAINST THIS PROPERTY *** COMMUNITY TRUST COMPANY VALOUR MORTGAGE SERVICES INC.	METROLINX	
REMARKS: WE1202126 & WE1229203 TO WE1334256						
WE1334258	2019/01/22	TRANSFER EASEMENT	\$2	27 BOLD STREET INC.	BELL CANADA	C
WE1334259	2019/01/22	POSTPONEMENT		*** DELETED AGAINST THIS PROPERTY *** COMMUNITY TRUST COMPANY VALOUR MORTGAGE SERVICES INC.	BELL CANADA	
REMARKS: WE1202126 & WE1229203 TO WE1334258						
WE1343744	2019/03/15	CHARGE		*** DELETED AGAINST THIS PROPERTY *** 27 BOLD STREET INC.	RECIPROCAL OPPORTUNITIES INCORPORATED OLYMPIA TRUST COMPANY	
WE1343882	2019/03/15	TRANSFER OF CHARGE		*** DELETED AGAINST THIS PROPERTY *** VALOUR MORTGAGE SERVICES INC. COMMUNITY TRUST COMPANY	VALOUR MORTGAGE SERVICES INC.	
REMARKS: WE1202126, WE1202126						
WE1343883	2019/03/15	POSTPONEMENT		*** DELETED AGAINST THIS PROPERTY *** VALOUR MORTGAGE SERVICES INC.	RECIPROCAL OPPORTUNITIES INCORPORATED OLYMPIA TRUST COMPANY	
REMARKS: WE1202126 TO WE1343744						
WE1480484	2020/12/31	CHARGE		*** DELETED AGAINST THIS PROPERTY *** 27 BOLD STREET INC.	HYOT GP INC.	
WE1480487	2020/12/31	NO ASSGN RENT GEN		*** DELETED AGAINST THIS PROPERTY *** 27 BOLD STREET INC.	HYOT GP INC.	
REMARKS: WE1480484						
WE1490088	2021/02/11	NOTICE		*** DELETED AGAINST THIS PROPERTY *** HYOT GP INC. VALOUR HIGH YIELD OPPORTUNITIES LP	27 BOLD STREET INC.	
REMARKS: WE1480484						
WE1511746	2021/05/13	TRANSFER OF CHARGE		*** DELETED AGAINST THIS PROPERTY *** VALOUR MORTGAGE SERVICES INC.	MORRISON FINANCIAL MORTGAGE CORPORATION	
REMARKS: WE1202126.						

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REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/ CHKD
WE1523892	2021/06/25	NO SUB AGREEMENT		27 BOLD STREET INC.	CITY OF HAMILTON	C
WE1523893	2021/06/25	POSTPONEMENT		*** DELETED AGAINST THIS PROPERTY *** RECIPROCAL OPPORTUNITIES INCORPORATED OLYMPIA TRUST COMPANY	CITY OF HAMILTON	
		REMARKS: WE1343744 TO WE1523892				
WE1523894	2021/06/25	POSTPONEMENT		*** DELETED AGAINST THIS PROPERTY *** HYOT GP INC.	CITY OF HAMILTON	
		REMARKS: WE1480484 TO WE1523892				
WE1523895	2021/06/25	POSTPONEMENT		*** DELETED AGAINST THIS PROPERTY *** MORRISON FINANCIAL MORTGAGE CORPORATION	CITY OF HAMILTON	
		REMARKS: WE1202126 TO WE1523892				
WCP611	2021/08/13	STANDARD CONDO FLN				C
WE1537712	2021/08/13	CONDO DECLARATION		27 BOLD STREET INC.		C
WE1553649	2021/10/15	CHARGE		*** COMPLETELY DELETED *** 27 BOLD STREET INC.	VECTOR FINANCIAL SERVICES LIMITED OLYMPIA TRUST COMPANY	
WE1553650	2021/10/15	NO ASSGN RENT GEN		*** COMPLETELY DELETED *** 27 BOLD STREET INC.	VECTOR FINANCIAL SERVICES LIMITED OLYMPIA TRUST COMPANY	
		REMARKS: WE1553649				
WE1553911	2021/10/15	CHARGE		*** COMPLETELY DELETED *** 27 BOLD STREET INC.	2873183 ONTARIO INC.	
WE1553928	2021/10/15	NOTICE		*** COMPLETELY DELETED *** HYOT GP INC. VALOUR PARTNERS HIGH YIELD OPPORTUNITY LP	27 BOLD STREET INC.	
		REMARKS: WE1480484				
WE1553936	2021/10/18	NO ASSGN RENT GEN		*** COMPLETELY DELETED *** 27 BOLD STREET INC.	2873183 ONTARIO INC.	
		REMARKS: WE1553911.				
WE1553957	2021/10/18	DISCH OF CHARGE		*** COMPLETELY DELETED *** MORRISON FINANCIAL MORTGAGE CORPORATION		
		REMARKS: WE1202126.				

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REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/ CHKD
WE1553958	2021/10/18	DISCH OF CHARGE		*** COMPLETELY DELETED *** RECIPROCAL OPPORTUNITIES INCORPORATED OLYMPIA TRUST COMPANY		
		REMARKS: WE1343744.				
WE1554025	2021/10/18	POSTPONEMENT		*** COMPLETELY DELETED *** HYOT GP INC.	VECTOR FINANCIAL SERVICES LIMITED OLYMPIA TRUST COMPANY	
		REMARKS: WE1480484 TO WE1553649				
WE1554026	2021/10/18	POSTPONEMENT		*** COMPLETELY DELETED *** HYOT GP INC. VALOUR PARTNERS HIGH YIELD OPPORTUNITY LP	2873183 ONTARIO INC.	
		REMARKS: WE1480484 TO WE1553911, WE1480487 TO WE1553936				
WE1588597	2022/03/08	CONDO BYLAW/98		WENTWORTH STANDARD CONDOMINIUM CORPORATION NO. 611		C
		REMARKS: BY-LAW NO. 1				
WE1588598	2022/03/08	CONDO BYLAW/98		WENTWORTH STANDARD CONDOMINIUM CORPORATION NO. 611		C
		REMARKS: BY-LAW NO. 2				
WE1589136	2022/03/10	NOTICE	92	27 BOLD ST INC. WENTWORTH STANDARD CONDOMINIUM CORPORATION NO. 611	CITY OF HAMILTON	C
WE1589137	2022/03/10	POSTPONEMENT		*** COMPLETELY DELETED *** HYOT GP INC.	CITY OF HAMILTON	
		REMARKS: WE1480484 TO WE1589136				
WE1589138	2022/03/10	POSTPONEMENT		*** COMPLETELY DELETED *** VECTOR FINANCIAL SERVICES LIMITED OLYMPIA TRUST COMPANY	CITY OF HAMILTON	
		REMARKS: WE1553649 TO WE1589136				
WE1589139	2022/03/10	POSTPONEMENT		*** COMPLETELY DELETED *** 2873183 ONTARIO INC.	CITY OF HAMILTON	
		REMARKS: WE1553911 TO WE1589136				
WE1684385	2023/06/30	CHARGE		*** COMPLETELY DELETED *** 27 BOLD STREET INC.	VECTOR FINANCIAL SERVICES LIMITED	
WE1684386	2023/06/30	NO ASSGN RENT GEN		*** COMPLETELY DELETED *** 27 BOLD STREET INC.	VECTOR FINANCIAL SERVICES LIMITED	
		REMARKS: WE1684385.				

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REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/ CHKD
WE1684387	2023/06/30	POSTPONEMENT		*** COMPLETELY DELETED *** 2873183 ONTARIO INC.	VECTOR FINANCIAL SERVICES LIMITED	
		REMARKS: WE1553911 TO WE1684385				
WE1684388	2023/06/30	POSTPONEMENT		*** COMPLETELY DELETED *** HYOT GP INC.	VECTOR FINANCIAL SERVICES LIMITED	
		REMARKS: WE1480484 TO WE1684385				
WE1685367	2023/07/07	DISCH OF CHARGE		*** COMPLETELY DELETED *** VECTOR FINANCIAL SERVICES LIMITED OLYMPIA TRUST COMPANY		
		REMARKS: WE1553649.				
WE1685369	2023/07/07	RESTRICTION-LAND		*** COMPLETELY DELETED *** 27 BOLD STREET INC.		
		REMARKS: NO CHARGE OF SUCH LANDS WITHOUT THE PRIOR WRITTEN CONSENT OF VECTOR FINANCIAL SERVICES LIMITED.				
WE1710882	2023/11/22	CHARGE		*** COMPLETELY DELETED *** 27 BOLD STREET INC.	CYMRIN TECHNOLOGY INC.	
		REMARKS: CONSENT OBTAINED				
WE1710883	2023/11/22	NO ASSGN RENT GEN		*** COMPLETELY DELETED *** 27 BOLD STREET INC.	CYMRIN TECHNOLOGY INC.	
		REMARKS: CONSENT OBTAINED - WE1710882				
WE1710945	2023/11/22	CHARGE		*** COMPLETELY DELETED *** 27 BOLD STREET INC.	VALOUR PARTNERS INC.	
		REMARKS: CONSENT OBTAINED				
WE1710946	2023/11/22	NO ASSGN RENT GEN		*** COMPLETELY DELETED *** 27 BOLD STREET INC.	VALOUR PARTNERS INC.	
		REMARKS: WE1710945				
WE1710948	2023/11/22	DISCH OF CHARGE		*** COMPLETELY DELETED *** HYOT GP INC.		
		REMARKS: WE1480484.				
WE1711037	2023/11/22	DISCH OF CHARGE		*** COMPLETELY DELETED *** 2873183 ONTARIO INC.		
		REMARKS: WE1553911.				
WE1779180	2025/01/27	TRANSFER	\$557,812	27 BOLD STREET INC.	OSCAR BOLD INC.	C

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REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/ CHRD
WE1779194	2025/01/27	CHARGE	\$11,650,000	OSCAR BOLD INC.	TANDIA FINANCIAL CREDIT UNION LIMITED	C
WE1779195	2025/01/27	NO ASSGN RENT GEN REMARKS: WE1779194		OSCAR BOLD INC.	TANDIA FINANCIAL CREDIT UNION LIMITED	C
WE1779196	2025/01/27	DISCH OF CHARGE REMARKS: WE1710945.		*** COMPLETELY DELETED *** VALOUR PARTNERS INC.		
WE1779197	2025/01/27	DISCH OF CHARGE REMARKS: WE1710882.		*** COMPLETELY DELETED *** CYMRIN TECHNOLOGY INC.		
WE1779201	2025/01/27	DISCH OF CHARGE REMARKS: WE1684385.		*** COMPLETELY DELETED *** VECTOR FINANCIAL SERVICES LIMITED		
WE1783325	2025/02/24	CHARGE	\$3,000,000	OSCAR BOLD INC.	S4T STRATEGIC INC.	C
WE1783326	2025/02/24	NO ASSGN RENT GEN REMARKS: WE1783325		OSCAR BOLD INC.	S4T STRATEGIC 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 4, LEVEL 3, WENTWORTH STANDARD CONDOMINIUM PLAN NO. 611 AND ITS APPURTENANT INTEREST; SUBJECT TO EASEMENTS AS SET OUT IN SCHEDULE A AS IN WE1537712; CITY OF HAMILTON

PROPERTY REMARKS: FOR THE PURPOSE OF THE QUALIFIER THE DATE OF REGISTRATION OF ABSOLUTE TITLE IS 2018/03/14.

ESTATE/QUALIFIER: FEE SIMPLE
LT ABSOLUTE PLUS
RECENTLY: CONDOMINIUM FROM 17171-0258

PIN CREATION DATE: 2021/08/16

OWNERS' NAMES: OSCAR BOLD INC.
CAPACITY SHARE: ROWN

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/CHKD
<p>** PRINTOUT INCLUDES ALL DOCUMENT TYPES AND DELETED INSTRUMENTS SINCE 2021/08/16 **</p> <p>**SUBJECT TO SUBSECTION 44(1) OF THE LAND TITLES ACT, EXCEPT PARAGRAPHS 3 AND 14 AND *</p> <p>** PROVINCIAL SUCCESSION DUTIES AND EXCEPT PARAGRAPH 11 AND ESCHEATS OR FORFEITURE **</p> <p>** TO THE CROWN UP TO THE DATE OF REGISTRATION WITH AN ABSOLUTE TITLE. **</p>						
CD353277	1986/05/27	BYLAW				C
WE1202126	2017/04/28	CHARGE		*** DELETED AGAINST THIS PROPERTY *** 27 BOLD STREET INC.	VALOUR MORTGAGE SERVICES INC.	
WE1202227	2017/05/01	NO ASSGN RENT GEN		*** DELETED AGAINST THIS PROPERTY *** 27 BOLD STREET INC.	VALOUR MORTGAGE SERVICES INC.	
REMARKS: WE1022126						
WE1208847	2017/05/29	TRANSFER OF CHARGE		*** DELETED AGAINST THIS PROPERTY *** VALOUR MORTGAGE SERVICES INC.	COMMUNITY TRUST COMPANY VALOUR MORTGAGE SERVICES INC.	
REMARKS: WE1202126.						
WE1215462	2017/06/22	TRANSFER OF CHARGE		*** DELETED AGAINST THIS PROPERTY *** VALOUR MORTGAGE SERVICES INC. COMMUNITY TRUST COMPANY	COMMUNITY TRUST COMPANY VALOUR MORTGAGE SERVICES INC.	
REMARKS: WE1202126.						
WE1222186	2017/07/17	TRANSFER OF CHARGE		*** DELETED AGAINST THIS PROPERTY *** COMMUNITY TRUST COMPANY VALOUR MORTGAGE SERVICES INC.	COMMUNITY TRUST COMPANY VALOUR MORTGAGE SERVICES INC.	
REMARKS: WE1202126.						
WE1229203	2017/08/15	TRANSFER OF CHARGE		*** DELETED AGAINST THIS PROPERTY *** COMMUNITY TRUST COMPANY VALOUR MORTGAGE SERVICES INC.	COMMUNITY TRUST COMPANY VALOUR MORTGAGE SERVICES INC.	
REMARKS: WE1202126.						

NOTE: ADJOINING PROPERTIES SHOULD BE INVESTIGATED TO ASCERTAIN DESCRIPTIVE INCONSISTENCIES, IF ANY, WITH DESCRIPTION REPRESENTED FOR THIS PROPERTY.
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REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/ CHKD
WE1334256	2019/01/22	TRANSFER EASEMENT	\$2	27 BOLD STREET INC.	METROLINX	C
WE1334257	2019/01/22	POSTPONEMENT		*** DELETED AGAINST THIS PROPERTY *** COMMUNITY TRUST COMPANY VALOUR MORTGAGE SERVICES INC.	METROLINX	
REMARKS: WE1202126 & WE1229203 TO WE1334256						
WE1334258	2019/01/22	TRANSFER EASEMENT	\$2	27 BOLD STREET INC.	BELL CANADA	C
WE1334259	2019/01/22	POSTPONEMENT		*** DELETED AGAINST THIS PROPERTY *** COMMUNITY TRUST COMPANY VALOUR MORTGAGE SERVICES INC.	BELL CANADA	
REMARKS: WE1202126 & WE1229203 TO WE1334258						
WE1343744	2019/03/15	CHARGE		*** DELETED AGAINST THIS PROPERTY *** 27 BOLD STREET INC.	RECIPROCAL OPPORTUNITIES INCORPORATED OLYMPIA TRUST COMPANY	
WE1343882	2019/03/15	TRANSFER OF CHARGE		*** DELETED AGAINST THIS PROPERTY *** VALOUR MORTGAGE SERVICES INC. COMMUNITY TRUST COMPANY	VALOUR MORTGAGE SERVICES INC.	
REMARKS: WE1202126, WE1202126						
WE1343883	2019/03/15	POSTPONEMENT		*** DELETED AGAINST THIS PROPERTY *** VALOUR MORTGAGE SERVICES INC.	RECIPROCAL OPPORTUNITIES INCORPORATED OLYMPIA TRUST COMPANY	
REMARKS: WE1202126 TO WE1343744						
WE1480484	2020/12/31	CHARGE		*** DELETED AGAINST THIS PROPERTY *** 27 BOLD STREET INC.	HYOT GP INC.	
WE1480487	2020/12/31	NO ASSGN RENT GEN		*** DELETED AGAINST THIS PROPERTY *** 27 BOLD STREET INC.	HYOT GP INC.	
REMARKS: WE1480484						
WE1490088	2021/02/11	NOTICE		*** DELETED AGAINST THIS PROPERTY *** HYOT GP INC. VALOUR HIGH YIELD OPPORTUNITIES LP	27 BOLD STREET INC.	
REMARKS: WE1480484						
WE1511746	2021/05/13	TRANSFER OF CHARGE		*** DELETED AGAINST THIS PROPERTY *** VALOUR MORTGAGE SERVICES INC.	MORRISON FINANCIAL MORTGAGE CORPORATION	
REMARKS: WE1202126.						

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
WE1523892	2021/06/25	NO SUB AGREEMENT		27 BOLD STREET INC.	CITY OF HAMILTON	C
WE1523893	2021/06/25	POSTPONEMENT		*** DELETED AGAINST THIS PROPERTY *** RECIPROCAL OPPORTUNITIES INCORPORATED OLYMPIA TRUST COMPANY	CITY OF HAMILTON	
		REMARKS: WE1343744 TO WE1523892				
WE1523894	2021/06/25	POSTPONEMENT		*** DELETED AGAINST THIS PROPERTY *** HYOT GP INC.	CITY OF HAMILTON	
		REMARKS: WE1480484 TO WE1523892				
WE1523895	2021/06/25	POSTPONEMENT		*** DELETED AGAINST THIS PROPERTY *** MORRISON FINANCIAL MORTGAGE CORPORATION	CITY OF HAMILTON	
		REMARKS: WE1202126 TO WE1523892				
WCP611	2021/08/13	STANDARD CONDO FLN				C
WE1537712	2021/08/13	CONDO DECLARATION		27 BOLD STREET INC.		C
WE1553649	2021/10/15	CHARGE		*** COMPLETELY DELETED *** 27 BOLD STREET INC.	VECTOR FINANCIAL SERVICES LIMITED OLYMPIA TRUST COMPANY	
WE1553650	2021/10/15	NO ASSGN RENT GEN		*** COMPLETELY DELETED *** 27 BOLD STREET INC.	VECTOR FINANCIAL SERVICES LIMITED OLYMPIA TRUST COMPANY	
		REMARKS: WE1553649				
WE1553911	2021/10/15	CHARGE		*** COMPLETELY DELETED *** 27 BOLD STREET INC.	2873183 ONTARIO INC.	
WE1553928	2021/10/15	NOTICE		*** COMPLETELY DELETED *** HYOT GP INC. VALOUR PARTNERS HIGH YIELD OPPORTUNITY LP	27 BOLD STREET INC.	
		REMARKS: WE1480484				
WE1553936	2021/10/18	NO ASSGN RENT GEN		*** COMPLETELY DELETED *** 27 BOLD STREET INC.	2873183 ONTARIO INC.	
		REMARKS: WE1553911.				
WE1553957	2021/10/18	DISCH OF CHARGE		*** COMPLETELY DELETED *** MORRISON FINANCIAL MORTGAGE CORPORATION		
		REMARKS: WE1202126.				

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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
WE1553958	2021/10/18	DISCH OF CHARGE		*** COMPLETELY DELETED *** RECIPROCAL OPPORTUNITIES INCORPORATED OLYMPIA TRUST COMPANY		
		REMARKS: WE1343744.				
WE1554025	2021/10/18	POSTPONEMENT		*** COMPLETELY DELETED *** HYOT GP INC.	VECTOR FINANCIAL SERVICES LIMITED OLYMPIA TRUST COMPANY	
		REMARKS: WE1480484 TO WE1553649				
WE1554026	2021/10/18	POSTPONEMENT		*** COMPLETELY DELETED *** HYOT GP INC. VALOUR PARTNERS HIGH YIELD OPPORTUNITY LP	2873183 ONTARIO INC.	
		REMARKS: WE1480484 TO WE1553911, WE1480487 TO WE1553936				
WE1588597	2022/03/08	CONDO BYLAW/98		WENTWORTH STANDARD CONDOMINIUM CORPORATION NO. 611		C
		REMARKS: BY-LAW NO. 1				
WE1588598	2022/03/08	CONDO BYLAW/98		WENTWORTH STANDARD CONDOMINIUM CORPORATION NO. 611		C
		REMARKS: BY-LAW NO. 2				
WE1589136	2022/03/10	NOTICE	92	27 BOLD ST INC. WENTWORTH STANDARD CONDOMINIUM CORPORATION NO. 611	CITY OF HAMILTON	C
WE1589137	2022/03/10	POSTPONEMENT		*** COMPLETELY DELETED *** HYOT GP INC.	CITY OF HAMILTON	
		REMARKS: WE1480484 TO WE1589136				
WE1589138	2022/03/10	POSTPONEMENT		*** COMPLETELY DELETED *** VECTOR FINANCIAL SERVICES LIMITED OLYMPIA TRUST COMPANY	CITY OF HAMILTON	
		REMARKS: WE1553649 TO WE1589136				
WE1589139	2022/03/10	POSTPONEMENT		*** COMPLETELY DELETED *** 2873183 ONTARIO INC.	CITY OF HAMILTON	
		REMARKS: WE1553911 TO WE1589136				
WE1684385	2023/06/30	CHARGE		*** COMPLETELY DELETED *** 27 BOLD STREET INC.	VECTOR FINANCIAL SERVICES LIMITED	
WE1684386	2023/06/30	NO ASSGN RENT GEN		*** COMPLETELY DELETED *** 27 BOLD STREET INC.	VECTOR FINANCIAL SERVICES LIMITED	
		REMARKS: WE1684385.				

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REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/ CHKD
WE1684387	2023/06/30	POSTPONEMENT		*** COMPLETELY DELETED *** 2873183 ONTARIO INC.	VECTOR FINANCIAL SERVICES LIMITED	
		REMARKS: WE1553911 TO WE1684385				
WE1684388	2023/06/30	POSTPONEMENT		*** COMPLETELY DELETED *** HYOT GP INC.	VECTOR FINANCIAL SERVICES LIMITED	
		REMARKS: WE1480484 TO WE1684385				
WE1685367	2023/07/07	DISCH OF CHARGE		*** COMPLETELY DELETED *** VECTOR FINANCIAL SERVICES LIMITED OLYMPIA TRUST COMPANY		
		REMARKS: WE1553649.				
WE1685369	2023/07/07	RESTRICTION-LAND		*** COMPLETELY DELETED *** 27 BOLD STREET INC.		
		REMARKS: NO CHARGE OF SUCH LANDS WITHOUT THE PRIOR WRITTEN CONSENT OF VECTOR FINANCIAL SERVICES LIMITED.				
WE1710882	2023/11/22	CHARGE		*** COMPLETELY DELETED *** 27 BOLD STREET INC.	CYMRIN TECHNOLOGY INC.	
		REMARKS: CONSENT OBTAINED				
WE1710883	2023/11/22	NO ASSGN RENT GEN		*** COMPLETELY DELETED *** 27 BOLD STREET INC.	CYMRIN TECHNOLOGY INC.	
		REMARKS: CONSENT OBTAINED - WE1710882				
WE1710945	2023/11/22	CHARGE		*** COMPLETELY DELETED *** 27 BOLD STREET INC.	VALOUR PARTNERS INC.	
		REMARKS: CONSENT OBTAINED				
WE1710946	2023/11/22	NO ASSGN RENT GEN		*** COMPLETELY DELETED *** 27 BOLD STREET INC.	VALOUR PARTNERS INC.	
		REMARKS: WE1710945				
WE1710948	2023/11/22	DISCH OF CHARGE		*** COMPLETELY DELETED *** HYOT GP INC.		
		REMARKS: WE1480484.				
WE1711037	2023/11/22	DISCH OF CHARGE		*** COMPLETELY DELETED *** 2873183 ONTARIO INC.		
		REMARKS: WE1553911.				
WE1779181	2025/01/27	TRANSFER	\$557,812	27 BOLD STREET INC.	OSCAR BOLD INC.	C

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

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/ CHKD
WE1779194	2025/01/27	CHARGE	\$11,650,000	OSCAR BOLD INC.	TANDIA FINANCIAL CREDIT UNION LIMITED	C
WE1779195	2025/01/27	NO ASSGN RENT GEN REMARKS: WE1779194		OSCAR BOLD INC.	TANDIA FINANCIAL CREDIT UNION LIMITED	C
WE1779196	2025/01/27	DISCH OF CHARGE REMARKS: WE1710945.		*** COMPLETELY DELETED *** VALOUR PARTNERS INC.		
WE1779197	2025/01/27	DISCH OF CHARGE REMARKS: WE1710882.		*** COMPLETELY DELETED *** CYMRIN TECHNOLOGY INC.		
WE1779201	2025/01/27	DISCH OF CHARGE REMARKS: WE1684385.		*** COMPLETELY DELETED *** VECTOR FINANCIAL SERVICES LIMITED		
WE1783325	2025/02/24	CHARGE	\$3,000,000	OSCAR BOLD INC.	S4T STRATEGIC INC.	C
WE1783326	2025/02/24	NO ASSGN RENT GEN REMARKS: WE1783325		OSCAR BOLD INC.	S4T STRATEGIC 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 5, LEVEL 3, WENTWORTH STANDARD CONDOMINIUM PLAN NO. 611 AND ITS APPURTENANT INTEREST; SUBJECT TO EASEMENTS AS SET OUT IN SCHEDULE A AS IN WE1537712; CITY OF HAMILTON

PROPERTY REMARKS: FOR THE PURPOSE OF THE QUALIFIER THE DATE OF REGISTRATION OF ABSOLUTE TITLE IS 2018/03/14.

ESTATE/QUALIFIER:
FEE SIMPLE
LT ABSOLUTE PLUS

RECENTLY:
CONDOMINIUM FROM 17171-0258

PIN CREATION DATE:
2021/08/16

OWNERS' NAMES: OSCAR BOLD INC.

CAPACITY SHARE:
ROWN

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/CHKD
<p>** PRINTOUT INCLUDES ALL DOCUMENT TYPES AND DELETED INSTRUMENTS SINCE 2021/08/16 **</p> <p>**SUBJECT TO SUBSECTION 44(1) OF THE LAND TITLES ACT, EXCEPT PARAGRAPHS 3 AND 14 AND *</p> <p>** PROVINCIAL SUCCESSION DUTIES AND EXCEPT PARAGRAPH 11 AND ESCHEATS OR FORFEITURE **</p> <p>** TO THE CROWN UP TO THE DATE OF REGISTRATION WITH AN ABSOLUTE TITLE. **</p>						
CD353277	1986/05/27	BYLAW				C
WE1202126	2017/04/28	CHARGE		*** DELETED AGAINST THIS PROPERTY *** 27 BOLD STREET INC.	VALOUR MORTGAGE SERVICES INC.	
WE1202227	2017/05/01	NO ASSGN RENT GEN		*** DELETED AGAINST THIS PROPERTY *** 27 BOLD STREET INC.	VALOUR MORTGAGE SERVICES INC.	
REMARKS: WE1022126						
WE1208847	2017/05/29	TRANSFER OF CHARGE		*** DELETED AGAINST THIS PROPERTY *** VALOUR MORTGAGE SERVICES INC.	COMMUNITY TRUST COMPANY VALOUR MORTGAGE SERVICES INC.	
REMARKS: WE1202126.						
WE1215462	2017/06/22	TRANSFER OF CHARGE		*** DELETED AGAINST THIS PROPERTY *** VALOUR MORTGAGE SERVICES INC. COMMUNITY TRUST COMPANY	COMMUNITY TRUST COMPANY VALOUR MORTGAGE SERVICES INC.	
REMARKS: WE1202126.						
WE1222186	2017/07/17	TRANSFER OF CHARGE		*** DELETED AGAINST THIS PROPERTY *** COMMUNITY TRUST COMPANY VALOUR MORTGAGE SERVICES INC.	COMMUNITY TRUST COMPANY VALOUR MORTGAGE SERVICES INC.	
REMARKS: WE1202126.						
WE1229203	2017/08/15	TRANSFER OF CHARGE		*** DELETED AGAINST THIS PROPERTY *** COMMUNITY TRUST COMPANY VALOUR MORTGAGE SERVICES INC.	COMMUNITY TRUST COMPANY VALOUR MORTGAGE SERVICES INC.	
REMARKS: WE1202126.						

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REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/ CHKD
WE1334256	2019/01/22	TRANSFER EASEMENT	\$2	27 BOLD STREET INC.	METROLINX	C
WE1334257	2019/01/22	POSTPONEMENT		*** DELETED AGAINST THIS PROPERTY *** COMMUNITY TRUST COMPANY VALOUR MORTGAGE SERVICES INC.	METROLINX	
REMARKS: WE1202126 & WE1229203 TO WE1334256						
WE1334258	2019/01/22	TRANSFER EASEMENT	\$2	27 BOLD STREET INC.	BELL CANADA	C
WE1334259	2019/01/22	POSTPONEMENT		*** DELETED AGAINST THIS PROPERTY *** COMMUNITY TRUST COMPANY VALOUR MORTGAGE SERVICES INC.	BELL CANADA	
REMARKS: WE1202126 & WE1229203 TO WE1334258						
WE1343744	2019/03/15	CHARGE		*** DELETED AGAINST THIS PROPERTY *** 27 BOLD STREET INC.	RECIPROCAL OPPORTUNITIES INCORPORATED OLYMPIA TRUST COMPANY	
WE1343882	2019/03/15	TRANSFER OF CHARGE		*** DELETED AGAINST THIS PROPERTY *** VALOUR MORTGAGE SERVICES INC. COMMUNITY TRUST COMPANY	VALOUR MORTGAGE SERVICES INC.	
REMARKS: WE1202126, WE1202126						
WE1343883	2019/03/15	POSTPONEMENT		*** DELETED AGAINST THIS PROPERTY *** VALOUR MORTGAGE SERVICES INC.	RECIPROCAL OPPORTUNITIES INCORPORATED OLYMPIA TRUST COMPANY	
REMARKS: WE1202126 TO WE1343744						
WE1480484	2020/12/31	CHARGE		*** DELETED AGAINST THIS PROPERTY *** 27 BOLD STREET INC.	HYOT GP INC.	
WE1480487	2020/12/31	NO ASSGN RENT GEN		*** DELETED AGAINST THIS PROPERTY *** 27 BOLD STREET INC.	HYOT GP INC.	
REMARKS: WE1480484						
WE1490088	2021/02/11	NOTICE		*** DELETED AGAINST THIS PROPERTY *** HYOT GP INC. VALOUR HIGH YIELD OPPORTUNITIES LP	27 BOLD STREET INC.	
REMARKS: WE1480484						
WE1511746	2021/05/13	TRANSFER OF CHARGE		*** DELETED AGAINST THIS PROPERTY *** VALOUR MORTGAGE SERVICES INC.	MORRISON FINANCIAL MORTGAGE CORPORATION	
REMARKS: WE1202126.						

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REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/ CHKD
WE1523892	2021/06/25	NO SUB AGREEMENT		27 BOLD STREET INC.	CITY OF HAMILTON	C
WE1523893	2021/06/25	POSTPONEMENT		*** DELETED AGAINST THIS PROPERTY *** RECIPROCAL OPPORTUNITIES INCORPORATED OLYMPIA TRUST COMPANY	CITY OF HAMILTON	
		REMARKS: WE1343744 TO WE1523892				
WE1523894	2021/06/25	POSTPONEMENT		*** DELETED AGAINST THIS PROPERTY *** HYOT GP INC.	CITY OF HAMILTON	
		REMARKS: WE1480484 TO WE1523892				
WE1523895	2021/06/25	POSTPONEMENT		*** DELETED AGAINST THIS PROPERTY *** MORRISON FINANCIAL MORTGAGE CORPORATION	CITY OF HAMILTON	
		REMARKS: WE1202126 TO WE1523892				
WCP611	2021/08/13	STANDARD CONDO FLN				C
WE1537712	2021/08/13	CONDO DECLARATION		27 BOLD STREET INC.		C
WE1553649	2021/10/15	CHARGE		*** COMPLETELY DELETED *** 27 BOLD STREET INC.	VECTOR FINANCIAL SERVICES LIMITED OLYMPIA TRUST COMPANY	
WE1553650	2021/10/15	NO ASSGN RENT GEN		*** COMPLETELY DELETED *** 27 BOLD STREET INC.	VECTOR FINANCIAL SERVICES LIMITED OLYMPIA TRUST COMPANY	
		REMARKS: WE1553649				
WE1553911	2021/10/15	CHARGE		*** COMPLETELY DELETED *** 27 BOLD STREET INC.	2873183 ONTARIO INC.	
WE1553928	2021/10/15	NOTICE		*** COMPLETELY DELETED *** HYOT GP INC. VALOUR PARTNERS HIGH YIELD OPPORTUNITY LP	27 BOLD STREET INC.	
		REMARKS: WE1480484				
WE1553936	2021/10/18	NO ASSGN RENT GEN		*** COMPLETELY DELETED *** 27 BOLD STREET INC.	2873183 ONTARIO INC.	
		REMARKS: WE1553911.				
WE1553957	2021/10/18	DISCH OF CHARGE		*** COMPLETELY DELETED *** MORRISON FINANCIAL MORTGAGE CORPORATION		
		REMARKS: WE1202126.				

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REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/CHKD
WE1553958	2021/10/18	DISCH OF CHARGE		*** COMPLETELY DELETED *** RECIPROCAL OPPORTUNITIES INCORPORATED OLYMPIA TRUST COMPANY		
		REMARKS: WE1343744.				
WE1554025	2021/10/18	POSTPONEMENT		*** COMPLETELY DELETED *** HYOT GP INC.	VECTOR FINANCIAL SERVICES LIMITED OLYMPIA TRUST COMPANY	
		REMARKS: WE1480484 TO WE1553649				
WE1554026	2021/10/18	POSTPONEMENT		*** COMPLETELY DELETED *** HYOT GP INC. VALOUR PARTNERS HIGH YIELD OPPORTUNITY LP	2873183 ONTARIO INC.	
		REMARKS: WE1480484 TO WE1553911, WE1480487 TO WE1553936				
WE1588597	2022/03/08	CONDO BYLAW/98		WENTWORTH STANDARD CONDOMINIUM CORPORATION NO. 611		C
		REMARKS: BY-LAW NO. 1				
WE1588598	2022/03/08	CONDO BYLAW/98		WENTWORTH STANDARD CONDOMINIUM CORPORATION NO. 611		C
		REMARKS: BY-LAW NO. 2				
WE1589136	2022/03/10	NOTICE	92	27 BOLD ST INC. WENTWORTH STANDARD CONDOMINIUM CORPORATION NO. 611	CITY OF HAMILTON	C
WE1589137	2022/03/10	POSTPONEMENT		*** COMPLETELY DELETED *** HYOT GP INC.	CITY OF HAMILTON	
		REMARKS: WE1480484 TO WE1589136				
WE1589138	2022/03/10	POSTPONEMENT		*** COMPLETELY DELETED *** VECTOR FINANCIAL SERVICES LIMITED OLYMPIA TRUST COMPANY	CITY OF HAMILTON	
		REMARKS: WE1553649 TO WE1589136				
WE1589139	2022/03/10	POSTPONEMENT		*** COMPLETELY DELETED *** 2873183 ONTARIO INC.	CITY OF HAMILTON	
		REMARKS: WE1553911 TO WE1589136				
WE1684385	2023/06/30	CHARGE		*** COMPLETELY DELETED *** 27 BOLD STREET INC.	VECTOR FINANCIAL SERVICES LIMITED	
WE1684386	2023/06/30	NO ASSGN RENT GEN		*** COMPLETELY DELETED *** 27 BOLD STREET INC.	VECTOR FINANCIAL SERVICES LIMITED	
		REMARKS: WE1684385.				

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REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/ CHKD
WE1684387	2023/06/30	POSTPONEMENT		*** COMPLETELY DELETED *** 2873183 ONTARIO INC.	VECTOR FINANCIAL SERVICES LIMITED	
		REMARKS: WE1553911 TO WE1684385				
WE1684388	2023/06/30	POSTPONEMENT		*** COMPLETELY DELETED *** HYOT GP INC.	VECTOR FINANCIAL SERVICES LIMITED	
		REMARKS: WE1480484 TO WE1684385				
WE1685367	2023/07/07	DISCH OF CHARGE		*** COMPLETELY DELETED *** VECTOR FINANCIAL SERVICES LIMITED OLYMPIA TRUST COMPANY		
		REMARKS: WE1553649.				
WE1685369	2023/07/07	RESTRICTION-LAND		*** COMPLETELY DELETED *** 27 BOLD STREET INC.		
		REMARKS: NO CHARGE OF SUCH LANDS WITHOUT THE PRIOR WRITTEN CONSENT OF VECTOR FINANCIAL SERVICES LIMITED.				
WE1710882	2023/11/22	CHARGE		*** COMPLETELY DELETED *** 27 BOLD STREET INC.	CYMRIN TECHNOLOGY INC.	
		REMARKS: CONSENT OBTAINED				
WE1710883	2023/11/22	NO ASSGN RENT GEN		*** COMPLETELY DELETED *** 27 BOLD STREET INC.	CYMRIN TECHNOLOGY INC.	
		REMARKS: CONSENT OBTAINED - WE1710882				
WE1710945	2023/11/22	CHARGE		*** COMPLETELY DELETED *** 27 BOLD STREET INC.	VALOUR PARTNERS INC.	
		REMARKS: CONSENT OBTAINED				
WE1710946	2023/11/22	NO ASSGN RENT GEN		*** COMPLETELY DELETED *** 27 BOLD STREET INC.	VALOUR PARTNERS INC.	
		REMARKS: WE1710945				
WE1710948	2023/11/22	DISCH OF CHARGE		*** COMPLETELY DELETED *** HYOT GP INC.		
		REMARKS: WE1480484.				
WE1711037	2023/11/22	DISCH OF CHARGE		*** COMPLETELY DELETED *** 2873183 ONTARIO INC.		
		REMARKS: WE1553911.				
WE1779182	2025/01/27	TRANSFER	\$557,812	27 BOLD STREET INC.	OSCAR BOLD INC.	C

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REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/ CHKD
WE1779194	2025/01/27	CHARGE	\$11,650,000	OSCAR BOLD INC.	TANDIA FINANCIAL CREDIT UNION LIMITED	C
WE1779195	2025/01/27	NO ASSGN RENT GEN REMARKS: WE1779194		OSCAR BOLD INC.	TANDIA FINANCIAL CREDIT UNION LIMITED	C
WE1779196	2025/01/27	DISCH OF CHARGE REMARKS: WE1710945.		*** COMPLETELY DELETED *** VALOUR PARTNERS INC.		
WE1779197	2025/01/27	DISCH OF CHARGE REMARKS: WE1710882.		*** COMPLETELY DELETED *** CYMRIN TECHNOLOGY INC.		
WE1779201	2025/01/27	DISCH OF CHARGE REMARKS: WE1684385.		*** COMPLETELY DELETED *** VECTOR FINANCIAL SERVICES LIMITED		
WE1783325	2025/02/24	CHARGE	\$3,000,000	OSCAR BOLD INC.	S4T STRATEGIC INC.	C
WE1783326	2025/02/24	NO ASSGN RENT GEN REMARKS: WE1783325		OSCAR BOLD INC.	S4T STRATEGIC 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 6, LEVEL 3, WENTWORTH STANDARD CONDOMINIUM PLAN NO. 611 AND ITS APPURTENANT INTEREST; SUBJECT TO EASEMENTS AS SET OUT IN SCHEDULE A AS IN WE1537712; CITY OF HAMILTON

PROPERTY REMARKS: FOR THE PURPOSE OF THE QUALIFIER THE DATE OF REGISTRATION OF ABSOLUTE TITLE IS 2018/03/14.

ESTATE/QUALIFIER: FEE SIMPLE
LT ABSOLUTE PLUS
RECENTLY: CONDOMINIUM FROM 17171-0258

PIN CREATION DATE: 2021/08/16

OWNERS' NAMES: OSCAR BOLD INC.
CAPACITY SHARE: ROWN

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/CHKD
<p>** PRINTOUT INCLUDES ALL DOCUMENT TYPES AND DELETED INSTRUMENTS SINCE 2021/08/16 **</p> <p>**SUBJECT TO SUBSECTION 44(1) OF THE LAND TITLES ACT, EXCEPT PARAGRAPHS 3 AND 14 AND *</p> <p>** PROVINCIAL SUCCESSION DUTIES AND EXCEPT PARAGRAPH 11 AND ESCHEATS OR FORFEITURE **</p> <p>** TO THE CROWN UP TO THE DATE OF REGISTRATION WITH AN ABSOLUTE TITLE. **</p>						
CD353277	1986/05/27	BYLAW				C
WE1202126	2017/04/28	CHARGE		*** DELETED AGAINST THIS PROPERTY *** 27 BOLD STREET INC.	VALOUR MORTGAGE SERVICES INC.	
WE1202227	2017/05/01	NO ASSGN RENT GEN		*** DELETED AGAINST THIS PROPERTY *** 27 BOLD STREET INC.	VALOUR MORTGAGE SERVICES INC.	
REMARKS: WE1202126						
WE1208847	2017/05/29	TRANSFER OF CHARGE		*** DELETED AGAINST THIS PROPERTY *** VALOUR MORTGAGE SERVICES INC.	COMMUNITY TRUST COMPANY VALOUR MORTGAGE SERVICES INC.	
REMARKS: WE1202126.						
WE1215462	2017/06/22	TRANSFER OF CHARGE		*** DELETED AGAINST THIS PROPERTY *** VALOUR MORTGAGE SERVICES INC. COMMUNITY TRUST COMPANY	COMMUNITY TRUST COMPANY VALOUR MORTGAGE SERVICES INC.	
REMARKS: WE1202126.						
WE1222186	2017/07/17	TRANSFER OF CHARGE		*** DELETED AGAINST THIS PROPERTY *** COMMUNITY TRUST COMPANY VALOUR MORTGAGE SERVICES INC.	COMMUNITY TRUST COMPANY VALOUR MORTGAGE SERVICES INC.	
REMARKS: WE1202126.						
WE1229203	2017/08/15	TRANSFER OF CHARGE		*** DELETED AGAINST THIS PROPERTY *** COMMUNITY TRUST COMPANY VALOUR MORTGAGE SERVICES INC.	COMMUNITY TRUST COMPANY VALOUR MORTGAGE SERVICES INC.	
REMARKS: WE1202126.						

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REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/ CHKD
WE1334256	2019/01/22	TRANSFER EASEMENT	\$2	27 BOLD STREET INC.	METROLINX	C
WE1334257	2019/01/22	POSTPONEMENT		*** DELETED AGAINST THIS PROPERTY *** COMMUNITY TRUST COMPANY VALOUR MORTGAGE SERVICES INC.	METROLINX	
REMARKS: WE1202126 & WE1229203 TO WE1334256						
WE1334258	2019/01/22	TRANSFER EASEMENT	\$2	27 BOLD STREET INC.	BELL CANADA	C
WE1334259	2019/01/22	POSTPONEMENT		*** DELETED AGAINST THIS PROPERTY *** COMMUNITY TRUST COMPANY VALOUR MORTGAGE SERVICES INC.	BELL CANADA	
REMARKS: WE1202126 & WE1229203 TO WE1334258						
WE1343744	2019/03/15	CHARGE		*** DELETED AGAINST THIS PROPERTY *** 27 BOLD STREET INC.	RECIPROCAL OPPORTUNITIES INCORPORATED OLYMPIA TRUST COMPANY	
WE1343882	2019/03/15	TRANSFER OF CHARGE		*** DELETED AGAINST THIS PROPERTY *** VALOUR MORTGAGE SERVICES INC. COMMUNITY TRUST COMPANY	VALOUR MORTGAGE SERVICES INC.	
REMARKS: WE1202126, WE1202126						
WE1343883	2019/03/15	POSTPONEMENT		*** DELETED AGAINST THIS PROPERTY *** VALOUR MORTGAGE SERVICES INC.	RECIPROCAL OPPORTUNITIES INCORPORATED OLYMPIA TRUST COMPANY	
REMARKS: WE1202126 TO WE1343744						
WE1480484	2020/12/31	CHARGE		*** DELETED AGAINST THIS PROPERTY *** 27 BOLD STREET INC.	HYOT GP INC.	
WE1480487	2020/12/31	NO ASSGN RENT GEN		*** DELETED AGAINST THIS PROPERTY *** 27 BOLD STREET INC.	HYOT GP INC.	
REMARKS: WE1480484						
WE1490088	2021/02/11	NOTICE		*** DELETED AGAINST THIS PROPERTY *** HYOT GP INC. VALOUR HIGH YIELD OPPORTUNITIES LP	27 BOLD STREET INC.	
REMARKS: WE1480484						
WE1511746	2021/05/13	TRANSFER OF CHARGE		*** DELETED AGAINST THIS PROPERTY *** VALOUR MORTGAGE SERVICES INC.	MORRISON FINANCIAL MORTGAGE CORPORATION	
REMARKS: WE1202126.						

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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
WE1523892	2021/06/25	NO SUB AGREEMENT		27 BOLD STREET INC.	CITY OF HAMILTON	C
WE1523893	2021/06/25	POSTPONEMENT		*** DELETED AGAINST THIS PROPERTY *** RECIPROCAL OPPORTUNITIES INCORPORATED OLYMPIA TRUST COMPANY	CITY OF HAMILTON	
		REMARKS: WE1343744 TO WE1523892				
WE1523894	2021/06/25	POSTPONEMENT		*** DELETED AGAINST THIS PROPERTY *** HYOT GP INC.	CITY OF HAMILTON	
		REMARKS: WE1480484 TO WE1523892				
WE1523895	2021/06/25	POSTPONEMENT		*** DELETED AGAINST THIS PROPERTY *** MORRISON FINANCIAL MORTGAGE CORPORATION	CITY OF HAMILTON	
		REMARKS: WE1202126 TO WE1523892				
WCP611	2021/08/13	STANDARD CONDO FLN				C
WE1537712	2021/08/13	CONDO DECLARATION		27 BOLD STREET INC.		C
WE1553649	2021/10/15	CHARGE		*** COMPLETELY DELETED *** 27 BOLD STREET INC.	VECTOR FINANCIAL SERVICES LIMITED OLYMPIA TRUST COMPANY	
WE1553650	2021/10/15	NO ASSGN RENT GEN		*** COMPLETELY DELETED *** 27 BOLD STREET INC.	VECTOR FINANCIAL SERVICES LIMITED OLYMPIA TRUST COMPANY	
		REMARKS: WE1553649				
WE1553911	2021/10/15	CHARGE		*** COMPLETELY DELETED *** 27 BOLD STREET INC.	2873183 ONTARIO INC.	
WE1553928	2021/10/15	NOTICE		*** COMPLETELY DELETED *** HYOT GP INC. VALOUR PARTNERS HIGH YIELD OPPORTUNITY LP	27 BOLD STREET INC.	
		REMARKS: WE1480484				
WE1553936	2021/10/18	NO ASSGN RENT GEN		*** COMPLETELY DELETED *** 27 BOLD STREET INC.	2873183 ONTARIO INC.	
		REMARKS: WE1553911.				
WE1553957	2021/10/18	DISCH OF CHARGE		*** COMPLETELY DELETED *** MORRISON FINANCIAL MORTGAGE CORPORATION		
		REMARKS: WE1202126.				

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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
WE1553958	2021/10/18	DISCH OF CHARGE		*** COMPLETELY DELETED *** RECIPROCAL OPPORTUNITIES INCORPORATED OLYMPIA TRUST COMPANY		
		REMARKS: WE1343744.				
WE1554025	2021/10/18	POSTPONEMENT		*** COMPLETELY DELETED *** HYOT GP INC.	VECTOR FINANCIAL SERVICES LIMITED OLYMPIA TRUST COMPANY	
		REMARKS: WE1480484 TO WE1553649				
WE1554026	2021/10/18	POSTPONEMENT		*** COMPLETELY DELETED *** HYOT GP INC. VALOUR PARTNERS HIGH YIELD OPPORTUNITY LP	2873183 ONTARIO INC.	
		REMARKS: WE1480484 TO WE1553911, WE1480487 TO WE1553936				
WE1588597	2022/03/08	CONDO BYLAW/98		WENTWORTH STANDARD CONDOMINIUM CORPORATION NO. 611		C
		REMARKS: BY-LAW NO. 1				
WE1588598	2022/03/08	CONDO BYLAW/98		WENTWORTH STANDARD CONDOMINIUM CORPORATION NO. 611		C
		REMARKS: BY-LAW NO. 2				
WE1589136	2022/03/10	NOTICE	92	27 BOLD ST INC. WENTWORTH STANDARD CONDOMINIUM CORPORATION NO. 611	CITY OF HAMILTON	C
WE1589137	2022/03/10	POSTPONEMENT		*** COMPLETELY DELETED *** HYOT GP INC.	CITY OF HAMILTON	
		REMARKS: WE1480484 TO WE1589136				
WE1589138	2022/03/10	POSTPONEMENT		*** COMPLETELY DELETED *** VECTOR FINANCIAL SERVICES LIMITED OLYMPIA TRUST COMPANY	CITY OF HAMILTON	
		REMARKS: WE1553649 TO WE1589136				
WE1589139	2022/03/10	POSTPONEMENT		*** COMPLETELY DELETED *** 2873183 ONTARIO INC.	CITY OF HAMILTON	
		REMARKS: WE1553911 TO WE1589136				
WE1684385	2023/06/30	CHARGE		*** COMPLETELY DELETED *** 27 BOLD STREET INC.	VECTOR FINANCIAL SERVICES LIMITED	
WE1684386	2023/06/30	NO ASSGN RENT GEN		*** COMPLETELY DELETED *** 27 BOLD STREET INC.	VECTOR FINANCIAL SERVICES LIMITED	
		REMARKS: WE1684385.				

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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
WE1684387	2023/06/30	POSTPONEMENT		*** COMPLETELY DELETED *** 2873183 ONTARIO INC.	VECTOR FINANCIAL SERVICES LIMITED	
		REMARKS: WE1553911 TO WE1684385				
WE1684388	2023/06/30	POSTPONEMENT		*** COMPLETELY DELETED *** HYOT GP INC.	VECTOR FINANCIAL SERVICES LIMITED	
		REMARKS: WE1480484 TO WE1684385				
WE1685367	2023/07/07	DISCH OF CHARGE		*** COMPLETELY DELETED *** VECTOR FINANCIAL SERVICES LIMITED OLYMPIA TRUST COMPANY		
		REMARKS: WE1553649.				
WE1685369	2023/07/07	RESTRICTION-LAND		*** COMPLETELY DELETED *** 27 BOLD STREET INC.		
		REMARKS: NO CHARGE OF SUCH LANDS WITHOUT THE PRIOR WRITTEN CONSENT OF VECTOR FINANCIAL SERVICES LIMITED.				
WE1710882	2023/11/22	CHARGE		*** COMPLETELY DELETED *** 27 BOLD STREET INC.	CYMRIN TECHNOLOGY INC.	
		REMARKS: CONSENT OBTAINED				
WE1710883	2023/11/22	NO ASSGN RENT GEN		*** COMPLETELY DELETED *** 27 BOLD STREET INC.	CYMRIN TECHNOLOGY INC.	
		REMARKS: CONSENT OBTAINED - WE1710882				
WE1710945	2023/11/22	CHARGE		*** COMPLETELY DELETED *** 27 BOLD STREET INC.	VALOUR PARTNERS INC.	
		REMARKS: CONSENT OBTAINED				
WE1710946	2023/11/22	NO ASSGN RENT GEN		*** COMPLETELY DELETED *** 27 BOLD STREET INC.	VALOUR PARTNERS INC.	
		REMARKS: WE1710945				
WE1710948	2023/11/22	DISCH OF CHARGE		*** COMPLETELY DELETED *** HYOT GP INC.		
		REMARKS: WE1480484.				
WE1711037	2023/11/22	DISCH OF CHARGE		*** COMPLETELY DELETED *** 2873183 ONTARIO INC.		
		REMARKS: WE1553911.				
WE1779183	2025/01/27	TRANSFER	\$557,812	27 BOLD STREET INC.	OSCAR BOLD INC.	C

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REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/ CHKD
WE1779194	2025/01/27	CHARGE	\$11,650,000	OSCAR BOLD INC.	TANDIA FINANCIAL CREDIT UNION LIMITED	C
WE1779195	2025/01/27	NO ASSGN RENT GEN REMARKS: WE1779194		OSCAR BOLD INC.	TANDIA FINANCIAL CREDIT UNION LIMITED	C
WE1779196	2025/01/27	DISCH OF CHARGE REMARKS: WE1710945.		*** COMPLETELY DELETED *** VALOUR PARTNERS INC.		
WE1779197	2025/01/27	DISCH OF CHARGE REMARKS: WE1710882.		*** COMPLETELY DELETED *** CYMRIN TECHNOLOGY INC.		
WE1779201	2025/01/27	DISCH OF CHARGE REMARKS: WE1684385.		*** COMPLETELY DELETED *** VECTOR FINANCIAL SERVICES LIMITED		
WE1783325	2025/02/24	CHARGE	\$3,000,000	OSCAR BOLD INC.	S4T STRATEGIC INC.	C
WE1783326	2025/02/24	NO ASSGN RENT GEN REMARKS: WE1783325		OSCAR BOLD INC.	S4T STRATEGIC 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 7, LEVEL 3, WENTWORTH STANDARD CONDOMINIUM PLAN NO. 611 AND ITS APPURTENANT INTEREST; SUBJECT TO EASEMENTS AS SET OUT IN SCHEDULE A AS IN WE1537712; CITY OF HAMILTON

PROPERTY REMARKS: FOR THE PURPOSE OF THE QUALIFIER THE DATE OF REGISTRATION OF ABSOLUTE TITLE IS 2018/03/14.

ESTATE/QUALIFIER: FEE SIMPLE
LT ABSOLUTE PLUS
RECENTLY: CONDOMINIUM FROM 17171-0258

PIN CREATION DATE: 2021/08/16

OWNERS' NAMES: OSCAR BOLD INC.
CAPACITY SHARE: ROWN

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/CHKD
<p>** PRINTOUT INCLUDES ALL DOCUMENT TYPES AND DELETED INSTRUMENTS SINCE 2021/08/16 **</p> <p>**SUBJECT TO SUBSECTION 44(1) OF THE LAND TITLES ACT, EXCEPT PARAGRAPHS 3 AND 14 AND *</p> <p>** PROVINCIAL SUCCESSION DUTIES AND EXCEPT PARAGRAPH 11 AND ESCHEATS OR FORFEITURE **</p> <p>** TO THE CROWN UP TO THE DATE OF REGISTRATION WITH AN ABSOLUTE TITLE. **</p>						
CD353277	1986/05/27	BYLAW				C
WE1202126	2017/04/28	CHARGE		*** DELETED AGAINST THIS PROPERTY *** 27 BOLD STREET INC.	VALOUR MORTGAGE SERVICES INC.	
WE1202227	2017/05/01	NO ASSGN RENT GEN		*** DELETED AGAINST THIS PROPERTY *** 27 BOLD STREET INC.	VALOUR MORTGAGE SERVICES INC.	
REMARKS: WE1022126						
WE1208847	2017/05/29	TRANSFER OF CHARGE		*** DELETED AGAINST THIS PROPERTY *** VALOUR MORTGAGE SERVICES INC.	COMMUNITY TRUST COMPANY VALOUR MORTGAGE SERVICES INC.	
REMARKS: WE1202126.						
WE1215462	2017/06/22	TRANSFER OF CHARGE		*** DELETED AGAINST THIS PROPERTY *** VALOUR MORTGAGE SERVICES INC. COMMUNITY TRUST COMPANY	COMMUNITY TRUST COMPANY VALOUR MORTGAGE SERVICES INC.	
REMARKS: WE1202126.						
WE1222186	2017/07/17	TRANSFER OF CHARGE		*** DELETED AGAINST THIS PROPERTY *** COMMUNITY TRUST COMPANY VALOUR MORTGAGE SERVICES INC.	COMMUNITY TRUST COMPANY VALOUR MORTGAGE SERVICES INC.	
REMARKS: WE1202126.						
WE1229203	2017/08/15	TRANSFER OF CHARGE		*** DELETED AGAINST THIS PROPERTY *** COMMUNITY TRUST COMPANY VALOUR MORTGAGE SERVICES INC.	COMMUNITY TRUST COMPANY VALOUR MORTGAGE SERVICES INC.	
REMARKS: WE1202126.						

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REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/ CHKD
WE1334256	2019/01/22	TRANSFER EASEMENT	\$2	27 BOLD STREET INC.	METROLINX	C
WE1334257	2019/01/22	POSTPONEMENT		*** DELETED AGAINST THIS PROPERTY *** COMMUNITY TRUST COMPANY VALOUR MORTGAGE SERVICES INC.	METROLINX	
REMARKS: WE1202126 & WE1229203 TO WE1334256						
WE1334258	2019/01/22	TRANSFER EASEMENT	\$2	27 BOLD STREET INC.	BELL CANADA	C
WE1334259	2019/01/22	POSTPONEMENT		*** DELETED AGAINST THIS PROPERTY *** COMMUNITY TRUST COMPANY VALOUR MORTGAGE SERVICES INC.	BELL CANADA	
REMARKS: WE1202126 & WE1229203 TO WE1334258						
WE1343744	2019/03/15	CHARGE		*** DELETED AGAINST THIS PROPERTY *** 27 BOLD STREET INC.	RECIPROCAL OPPORTUNITIES INCORPORATED OLYMPIA TRUST COMPANY	
WE1343882	2019/03/15	TRANSFER OF CHARGE		*** DELETED AGAINST THIS PROPERTY *** VALOUR MORTGAGE SERVICES INC. COMMUNITY TRUST COMPANY	VALOUR MORTGAGE SERVICES INC.	
REMARKS: WE1202126, WE1202126						
WE1343883	2019/03/15	POSTPONEMENT		*** DELETED AGAINST THIS PROPERTY *** VALOUR MORTGAGE SERVICES INC.	RECIPROCAL OPPORTUNITIES INCORPORATED OLYMPIA TRUST COMPANY	
REMARKS: WE1202126 TO WE1343744						
WE1480484	2020/12/31	CHARGE		*** DELETED AGAINST THIS PROPERTY *** 27 BOLD STREET INC.	HYOT GP INC.	
WE1480487	2020/12/31	NO ASSGN RENT GEN		*** DELETED AGAINST THIS PROPERTY *** 27 BOLD STREET INC.	HYOT GP INC.	
REMARKS: WE1480484						
WE1490088	2021/02/11	NOTICE		*** DELETED AGAINST THIS PROPERTY *** HYOT GP INC. VALOUR HIGH YIELD OPPORTUNITIES LP	27 BOLD STREET INC.	
REMARKS: WE1480484						
WE1511746	2021/05/13	TRANSFER OF CHARGE		*** DELETED AGAINST THIS PROPERTY *** VALOUR MORTGAGE SERVICES INC.	MORRISON FINANCIAL MORTGAGE CORPORATION	
REMARKS: WE1202126.						

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REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/ CHKD
WE1523892	2021/06/25	NO SUB AGREEMENT		27 BOLD STREET INC.	CITY OF HAMILTON	C
WE1523893	2021/06/25	POSTPONEMENT		*** DELETED AGAINST THIS PROPERTY *** RECIPROCAL OPPORTUNITIES INCORPORATED OLYMPIA TRUST COMPANY	CITY OF HAMILTON	
		REMARKS: WE1343744 TO WE1523892				
WE1523894	2021/06/25	POSTPONEMENT		*** DELETED AGAINST THIS PROPERTY *** HYOT GP INC.	CITY OF HAMILTON	
		REMARKS: WE1480484 TO WE1523892				
WE1523895	2021/06/25	POSTPONEMENT		*** DELETED AGAINST THIS PROPERTY *** MORRISON FINANCIAL MORTGAGE CORPORATION	CITY OF HAMILTON	
		REMARKS: WE1202126 TO WE1523892				
WCP611	2021/08/13	STANDARD CONDO FLN				C
WE1537712	2021/08/13	CONDO DECLARATION		27 BOLD STREET INC.		C
WE1553649	2021/10/15	CHARGE		*** COMPLETELY DELETED *** 27 BOLD STREET INC.	VECTOR FINANCIAL SERVICES LIMITED OLYMPIA TRUST COMPANY	
WE1553650	2021/10/15	NO ASSGN RENT GEN		*** COMPLETELY DELETED *** 27 BOLD STREET INC.	VECTOR FINANCIAL SERVICES LIMITED OLYMPIA TRUST COMPANY	
		REMARKS: WE1553649				
WE1553911	2021/10/15	CHARGE		*** COMPLETELY DELETED *** 27 BOLD STREET INC.	2873183 ONTARIO INC.	
WE1553928	2021/10/15	NOTICE		*** COMPLETELY DELETED *** HYOT GP INC. VALOUR PARTNERS HIGH YIELD OPPORTUNITY LP	27 BOLD STREET INC.	
		REMARKS: WE1480484				
WE1553936	2021/10/18	NO ASSGN RENT GEN		*** COMPLETELY DELETED *** 27 BOLD STREET INC.	2873183 ONTARIO INC.	
		REMARKS: WE1553911.				
WE1553957	2021/10/18	DISCH OF CHARGE		*** COMPLETELY DELETED *** MORRISON FINANCIAL MORTGAGE CORPORATION		
		REMARKS: WE1202126.				

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REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/ CHKD
WE1553958	2021/10/18	DISCH OF CHARGE		*** COMPLETELY DELETED *** RECIPROCAL OPPORTUNITIES INCORPORATED OLYMPIA TRUST COMPANY		
		REMARKS: WE1343744.				
WE1554025	2021/10/18	POSTPONEMENT		*** COMPLETELY DELETED *** HYOT GP INC.	VECTOR FINANCIAL SERVICES LIMITED OLYMPIA TRUST COMPANY	
		REMARKS: WE1480484 TO WE1553649				
WE1554026	2021/10/18	POSTPONEMENT		*** COMPLETELY DELETED *** HYOT GP INC. VALOUR PARTNERS HIGH YIELD OPPORTUNITY LP	2873183 ONTARIO INC.	
		REMARKS: WE1480484 TO WE1553911, WE1480487 TO WE1553936				
WE1588597	2022/03/08	CONDO BYLAW/98		WENTWORTH STANDARD CONDOMINIUM CORPORATION NO. 611		C
		REMARKS: BY-LAW NO. 1				
WE1588598	2022/03/08	CONDO BYLAW/98		WENTWORTH STANDARD CONDOMINIUM CORPORATION NO. 611		C
		REMARKS: BY-LAW NO. 2				
WE1589136	2022/03/10	NOTICE	92	27 BOLD ST INC. WENTWORTH STANDARD CONDOMINIUM CORPORATION NO. 611	CITY OF HAMILTON	C
WE1589137	2022/03/10	POSTPONEMENT		*** COMPLETELY DELETED *** HYOT GP INC.	CITY OF HAMILTON	
		REMARKS: WE1480484 TO WE1589136				
WE1589138	2022/03/10	POSTPONEMENT		*** COMPLETELY DELETED *** VECTOR FINANCIAL SERVICES LIMITED OLYMPIA TRUST COMPANY	CITY OF HAMILTON	
		REMARKS: WE1553649 TO WE1589136				
WE1589139	2022/03/10	POSTPONEMENT		*** COMPLETELY DELETED *** 2873183 ONTARIO INC.	CITY OF HAMILTON	
		REMARKS: WE1553911 TO WE1589136				
WE1684385	2023/06/30	CHARGE		*** COMPLETELY DELETED *** 27 BOLD STREET INC.	VECTOR FINANCIAL SERVICES LIMITED	
WE1684386	2023/06/30	NO ASSGN RENT GEN		*** COMPLETELY DELETED *** 27 BOLD STREET INC.	VECTOR FINANCIAL SERVICES LIMITED	
		REMARKS: WE1684385.				

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REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/ CHKD
WE1684387	2023/06/30	POSTPONEMENT		*** COMPLETELY DELETED *** 2873183 ONTARIO INC.	VECTOR FINANCIAL SERVICES LIMITED	
		REMARKS: WE1553911 TO WE1684385				
WE1684388	2023/06/30	POSTPONEMENT		*** COMPLETELY DELETED *** HYOT GP INC.	VECTOR FINANCIAL SERVICES LIMITED	
		REMARKS: WE1480484 TO WE1684385				
WE1685367	2023/07/07	DISCH OF CHARGE		*** COMPLETELY DELETED *** VECTOR FINANCIAL SERVICES LIMITED OLYMPIA TRUST COMPANY		
		REMARKS: WE1553649.				
WE1685369	2023/07/07	RESTRICTION-LAND		*** COMPLETELY DELETED *** 27 BOLD STREET INC.		
		REMARKS: NO CHARGE OF SUCH LANDS WITHOUT THE PRIOR WRITTEN CONSENT OF VECTOR FINANCIAL SERVICES LIMITED.				
WE1710882	2023/11/22	CHARGE		*** COMPLETELY DELETED *** 27 BOLD STREET INC.	CYMRIN TECHNOLOGY INC.	
		REMARKS: CONSENT OBTAINED				
WE1710883	2023/11/22	NO ASSGN RENT GEN		*** COMPLETELY DELETED *** 27 BOLD STREET INC.	CYMRIN TECHNOLOGY INC.	
		REMARKS: CONSENT OBTAINED - WE1710882				
WE1710945	2023/11/22	CHARGE		*** COMPLETELY DELETED *** 27 BOLD STREET INC.	VALOUR PARTNERS INC.	
		REMARKS: CONSENT OBTAINED				
WE1710946	2023/11/22	NO ASSGN RENT GEN		*** COMPLETELY DELETED *** 27 BOLD STREET INC.	VALOUR PARTNERS INC.	
		REMARKS: WE1710945				
WE1710948	2023/11/22	DISCH OF CHARGE		*** COMPLETELY DELETED *** HYOT GP INC.		
		REMARKS: WE1480484.				
WE1711037	2023/11/22	DISCH OF CHARGE		*** COMPLETELY DELETED *** 2873183 ONTARIO INC.		
		REMARKS: WE1553911.				
WE1779184	2025/01/27	TRANSFER	\$557,812	27 BOLD STREET INC.	OSCAR BOLD 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
WE1779194	2025/01/27	CHARGE	\$11,650,000	OSCAR BOLD INC.	TANDIA FINANCIAL CREDIT UNION LIMITED	C
WE1779195	2025/01/27	NO ASSGN RENT GEN REMARKS: WE1779194		OSCAR BOLD INC.	TANDIA FINANCIAL CREDIT UNION LIMITED	C
WE1779196	2025/01/27	DISCH OF CHARGE REMARKS: WE1710945.		*** COMPLETELY DELETED *** VALOUR PARTNERS INC.		
WE1779197	2025/01/27	DISCH OF CHARGE REMARKS: WE1710882.		*** COMPLETELY DELETED *** CYMRIN TECHNOLOGY INC.		
WE1779201	2025/01/27	DISCH OF CHARGE REMARKS: WE1684385.		*** COMPLETELY DELETED *** VECTOR FINANCIAL SERVICES LIMITED		
WE1783325	2025/02/24	CHARGE	\$3,000,000	OSCAR BOLD INC.	S4T STRATEGIC INC.	C
WE1783326	2025/02/24	NO ASSGN RENT GEN REMARKS: WE1783325		OSCAR BOLD INC.	S4T STRATEGIC 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 8, LEVEL 3, WENTWORTH STANDARD CONDOMINIUM PLAN NO. 611 AND ITS APPURTENANT INTEREST; SUBJECT TO EASEMENTS AS SET OUT IN SCHEDULE A AS IN WE1537712; CITY OF HAMILTON

PROPERTY REMARKS: FOR THE PURPOSE OF THE QUALIFIER THE DATE OF REGISTRATION OF ABSOLUTE TITLE IS 2018/03/14.

ESTATE/QUALIFIER: FEE SIMPLE
LT ABSOLUTE PLUS
RECENTLY: CONDOMINIUM FROM 17171-0258

PIN CREATION DATE: 2021/08/16

OWNERS' NAMES: OSCAR BOLD INC.
CAPACITY SHARE: ROWN

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/CHKD
<p>** PRINTOUT INCLUDES ALL DOCUMENT TYPES AND DELETED INSTRUMENTS SINCE 2021/08/16 **</p> <p>**SUBJECT TO SUBSECTION 44(1) OF THE LAND TITLES ACT, EXCEPT PARAGRAPHS 3 AND 14 AND *</p> <p>** PROVINCIAL SUCCESSION DUTIES AND EXCEPT PARAGRAPH 11 AND ESCHEATS OR FORFEITURE **</p> <p>** TO THE CROWN UP TO THE DATE OF REGISTRATION WITH AN ABSOLUTE TITLE. **</p>						
CD353277	1986/05/27	BYLAW				C
WE1202126	2017/04/28	CHARGE		*** DELETED AGAINST THIS PROPERTY *** 27 BOLD STREET INC.	VALOUR MORTGAGE SERVICES INC.	
WE1202227	2017/05/01	NO ASSGN RENT GEN		*** DELETED AGAINST THIS PROPERTY *** 27 BOLD STREET INC.	VALOUR MORTGAGE SERVICES INC.	
REMARKS: WE1202126						
WE1208847	2017/05/29	TRANSFER OF CHARGE		*** DELETED AGAINST THIS PROPERTY *** VALOUR MORTGAGE SERVICES INC.	COMMUNITY TRUST COMPANY VALOUR MORTGAGE SERVICES INC.	
REMARKS: WE1202126.						
WE1215462	2017/06/22	TRANSFER OF CHARGE		*** DELETED AGAINST THIS PROPERTY *** VALOUR MORTGAGE SERVICES INC. COMMUNITY TRUST COMPANY	COMMUNITY TRUST COMPANY VALOUR MORTGAGE SERVICES INC.	
REMARKS: WE1202126.						
WE1222186	2017/07/17	TRANSFER OF CHARGE		*** DELETED AGAINST THIS PROPERTY *** COMMUNITY TRUST COMPANY VALOUR MORTGAGE SERVICES INC.	COMMUNITY TRUST COMPANY VALOUR MORTGAGE SERVICES INC.	
REMARKS: WE1202126.						
WE1229203	2017/08/15	TRANSFER OF CHARGE		*** DELETED AGAINST THIS PROPERTY *** COMMUNITY TRUST COMPANY VALOUR MORTGAGE SERVICES INC.	COMMUNITY TRUST COMPANY VALOUR MORTGAGE SERVICES INC.	
REMARKS: WE1202126.						

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
WE1334256	2019/01/22	TRANSFER EASEMENT	\$2	27 BOLD STREET INC.	METROLINX	C
WE1334257	2019/01/22	POSTPONEMENT		*** DELETED AGAINST THIS PROPERTY *** COMMUNITY TRUST COMPANY VALOUR MORTGAGE SERVICES INC.	METROLINX	
REMARKS: WE1202126 & WE1229203 TO WE1334256						
WE1334258	2019/01/22	TRANSFER EASEMENT	\$2	27 BOLD STREET INC.	BELL CANADA	C
WE1334259	2019/01/22	POSTPONEMENT		*** DELETED AGAINST THIS PROPERTY *** COMMUNITY TRUST COMPANY VALOUR MORTGAGE SERVICES INC.	BELL CANADA	
REMARKS: WE1202126 & WE1229203 TO WE1334258						
WE1343744	2019/03/15	CHARGE		*** DELETED AGAINST THIS PROPERTY *** 27 BOLD STREET INC.	RECIPROCAL OPPORTUNITIES INCORPORATED OLYMPIA TRUST COMPANY	
WE1343882	2019/03/15	TRANSFER OF CHARGE		*** DELETED AGAINST THIS PROPERTY *** VALOUR MORTGAGE SERVICES INC. COMMUNITY TRUST COMPANY	VALOUR MORTGAGE SERVICES INC.	
REMARKS: WE1202126, WE1202126						
WE1343883	2019/03/15	POSTPONEMENT		*** DELETED AGAINST THIS PROPERTY *** VALOUR MORTGAGE SERVICES INC.	RECIPROCAL OPPORTUNITIES INCORPORATED OLYMPIA TRUST COMPANY	
REMARKS: WE1202126 TO WE1343744						
WE1480484	2020/12/31	CHARGE		*** DELETED AGAINST THIS PROPERTY *** 27 BOLD STREET INC.	HYOT GP INC.	
WE1480487	2020/12/31	NO ASSGN RENT GEN		*** DELETED AGAINST THIS PROPERTY *** 27 BOLD STREET INC.	HYOT GP INC.	
REMARKS: WE1480484						
WE1490088	2021/02/11	NOTICE		*** DELETED AGAINST THIS PROPERTY *** HYOT GP INC. VALOUR HIGH YIELD OPPORTUNITIES LP	27 BOLD STREET INC.	
REMARKS: WE1480484						
WE1511746	2021/05/13	TRANSFER OF CHARGE		*** DELETED AGAINST THIS PROPERTY *** VALOUR MORTGAGE SERVICES INC.	MORRISON FINANCIAL MORTGAGE CORPORATION	
REMARKS: WE1202126.						

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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
WE1523892	2021/06/25	NO SUB AGREEMENT		27 BOLD STREET INC.	CITY OF HAMILTON	C
WE1523893	2021/06/25	POSTPONEMENT		*** DELETED AGAINST THIS PROPERTY *** RECIPROCAL OPPORTUNITIES INCORPORATED OLYMPIA TRUST COMPANY	CITY OF HAMILTON	
		REMARKS: WE1343744 TO WE1523892				
WE1523894	2021/06/25	POSTPONEMENT		*** DELETED AGAINST THIS PROPERTY *** HYOT GP INC.	CITY OF HAMILTON	
		REMARKS: WE1480484 TO WE1523892				
WE1523895	2021/06/25	POSTPONEMENT		*** DELETED AGAINST THIS PROPERTY *** MORRISON FINANCIAL MORTGAGE CORPORATION	CITY OF HAMILTON	
		REMARKS: WE1202126 TO WE1523892				
WCP611	2021/08/13	STANDARD CONDO FLN				C
WE1537712	2021/08/13	CONDO DECLARATION		27 BOLD STREET INC.		C
WE1553649	2021/10/15	CHARGE		*** COMPLETELY DELETED *** 27 BOLD STREET INC.	VECTOR FINANCIAL SERVICES LIMITED OLYMPIA TRUST COMPANY	
WE1553650	2021/10/15	NO ASSGN RENT GEN		*** COMPLETELY DELETED *** 27 BOLD STREET INC.	VECTOR FINANCIAL SERVICES LIMITED OLYMPIA TRUST COMPANY	
		REMARKS: WE1553649				
WE1553911	2021/10/15	CHARGE		*** COMPLETELY DELETED *** 27 BOLD STREET INC.	2873183 ONTARIO INC.	
WE1553928	2021/10/15	NOTICE		*** COMPLETELY DELETED *** HYOT GP INC. VALOUR PARTNERS HIGH YIELD OPPORTUNITY LP	27 BOLD STREET INC.	
		REMARKS: WE1480484				
WE1553936	2021/10/18	NO ASSGN RENT GEN		*** COMPLETELY DELETED *** 27 BOLD STREET INC.	2873183 ONTARIO INC.	
		REMARKS: WE1553911.				
WE1553957	2021/10/18	DISCH OF CHARGE		*** COMPLETELY DELETED *** MORRISON FINANCIAL MORTGAGE CORPORATION		
		REMARKS: WE1202126.				

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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
WE1553958	2021/10/18	DISCH OF CHARGE		*** COMPLETELY DELETED *** RECIPROCAL OPPORTUNITIES INCORPORATED OLYMPIA TRUST COMPANY		
		REMARKS: WE1343744.				
WE1554025	2021/10/18	POSTPONEMENT		*** COMPLETELY DELETED *** HYOT GP INC.	VECTOR FINANCIAL SERVICES LIMITED OLYMPIA TRUST COMPANY	
		REMARKS: WE1480484 TO WE1553649				
WE1554026	2021/10/18	POSTPONEMENT		*** COMPLETELY DELETED *** HYOT GP INC. VALOUR PARTNERS HIGH YIELD OPPORTUNITY LP	2873183 ONTARIO INC.	
		REMARKS: WE1480484 TO WE1553911, WE1480487 TO WE1553936				
WE1588597	2022/03/08	CONDO BYLAW/98		WENTWORTH STANDARD CONDOMINIUM CORPORATION NO. 611		C
		REMARKS: BY-LAW NO. 1				
WE1588598	2022/03/08	CONDO BYLAW/98		WENTWORTH STANDARD CONDOMINIUM CORPORATION NO. 611		C
		REMARKS: BY-LAW NO. 2				
WE1589136	2022/03/10	NOTICE	92	27 BOLD ST INC. WENTWORTH STANDARD CONDOMINIUM CORPORATION NO. 611	CITY OF HAMILTON	C
WE1589137	2022/03/10	POSTPONEMENT		*** COMPLETELY DELETED *** HYOT GP INC.	CITY OF HAMILTON	
		REMARKS: WE1480484 TO WE1589136				
WE1589138	2022/03/10	POSTPONEMENT		*** COMPLETELY DELETED *** VECTOR FINANCIAL SERVICES LIMITED OLYMPIA TRUST COMPANY	CITY OF HAMILTON	
		REMARKS: WE1553649 TO WE1589136				
WE1589139	2022/03/10	POSTPONEMENT		*** COMPLETELY DELETED *** 2873183 ONTARIO INC.	CITY OF HAMILTON	
		REMARKS: WE1553911 TO WE1589136				
WE1684385	2023/06/30	CHARGE		*** COMPLETELY DELETED *** 27 BOLD STREET INC.	VECTOR FINANCIAL SERVICES LIMITED	
WE1684386	2023/06/30	NO ASSGN RENT GEN		*** COMPLETELY DELETED *** 27 BOLD STREET INC.	VECTOR FINANCIAL SERVICES LIMITED	
		REMARKS: WE1684385.				

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REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/ CHKD
WE1684387	2023/06/30	POSTPONEMENT		*** COMPLETELY DELETED *** 2873183 ONTARIO INC.	VECTOR FINANCIAL SERVICES LIMITED	
		REMARKS: WE1553911 TO WE1684385				
WE1684388	2023/06/30	POSTPONEMENT		*** COMPLETELY DELETED *** HYOT GP INC.	VECTOR FINANCIAL SERVICES LIMITED	
		REMARKS: WE1480484 TO WE1684385				
WE1685367	2023/07/07	DISCH OF CHARGE		*** COMPLETELY DELETED *** VECTOR FINANCIAL SERVICES LIMITED OLYMPIA TRUST COMPANY		
		REMARKS: WE1553649.				
WE1685369	2023/07/07	RESTRICTION-LAND		*** COMPLETELY DELETED *** 27 BOLD STREET INC.		
		REMARKS: NO CHARGE OF SUCH LANDS WITHOUT THE PRIOR WRITTEN CONSENT OF VECTOR FINANCIAL SERVICES LIMITED.				
WE1710882	2023/11/22	CHARGE		*** COMPLETELY DELETED *** 27 BOLD STREET INC.	CYMRIN TECHNOLOGY INC.	
		REMARKS: CONSENT OBTAINED				
WE1710883	2023/11/22	NO ASSGN RENT GEN		*** COMPLETELY DELETED *** 27 BOLD STREET INC.	CYMRIN TECHNOLOGY INC.	
		REMARKS: CONSENT OBTAINED - WE1710882				
WE1710945	2023/11/22	CHARGE		*** COMPLETELY DELETED *** 27 BOLD STREET INC.	VALOUR PARTNERS INC.	
		REMARKS: CONSENT OBTAINED				
WE1710946	2023/11/22	NO ASSGN RENT GEN		*** COMPLETELY DELETED *** 27 BOLD STREET INC.	VALOUR PARTNERS INC.	
		REMARKS: WE1710945				
WE1710948	2023/11/22	DISCH OF CHARGE		*** COMPLETELY DELETED *** HYOT GP INC.		
		REMARKS: WE1480484.				
WE1711037	2023/11/22	DISCH OF CHARGE		*** COMPLETELY DELETED *** 2873183 ONTARIO INC.		
		REMARKS: WE1553911.				
WE1779185	2025/01/27	TRANSFER	\$557,812	27 BOLD STREET INC.	OSCAR BOLD INC.	C

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REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/ CHKD
WE1779194	2025/01/27	CHARGE	\$11,650,000	OSCAR BOLD INC.	TANDIA FINANCIAL CREDIT UNION LIMITED	C
WE1779195	2025/01/27	NO ASSGN RENT GEN REMARKS: WE1779194		OSCAR BOLD INC.	TANDIA FINANCIAL CREDIT UNION LIMITED	C
WE1779196	2025/01/27	DISCH OF CHARGE REMARKS: WE1710945.		*** COMPLETELY DELETED *** VALOUR PARTNERS INC.		
WE1779197	2025/01/27	DISCH OF CHARGE REMARKS: WE1710882.		*** COMPLETELY DELETED *** CYMRIN TECHNOLOGY INC.		
WE1779201	2025/01/27	DISCH OF CHARGE REMARKS: WE1684385.		*** COMPLETELY DELETED *** VECTOR FINANCIAL SERVICES LIMITED		
WE1783325	2025/02/24	CHARGE	\$3,000,000	OSCAR BOLD INC.	S4T STRATEGIC INC.	C
WE1783326	2025/02/24	NO ASSGN RENT GEN REMARKS: WE1783325		OSCAR BOLD INC.	S4T STRATEGIC INC.	C

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PROPERTY DESCRIPTION: UNIT 1, LEVEL A, WENTWORTH STANDARD CONDOMINIUM PLAN NO. 611 AND ITS APPURTENANT INTEREST; SUBJECT TO EASEMENTS AS SET OUT IN SCHEDULE A AS IN WE1537712; CITY OF HAMILTON

PROPERTY REMARKS: FOR THE PURPOSE OF THE QUALIFIER THE DATE OF REGISTRATION OF ABSOLUTE TITLE IS 2018/03/14.

ESTATE/QUALIFIER:
FEE SIMPLE
LT ABSOLUTE PLUS

RECENTLY:
CONDOMINIUM FROM 17171-0258

PIN CREATION DATE:
2021/08/16

OWNERS' NAMES:
OSCAR BOLD INC.

CAPACITY SHARE:
ROWN

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/CHKD
<p>** PRINTOUT INCLUDES ALL DOCUMENT TYPES AND DELETED INSTRUMENTS SINCE 2021/08/16 **</p> <p>**SUBJECT TO SUBSECTION 44(1) OF THE LAND TITLES ACT, EXCEPT PARAGRAPHS 3 AND 14 AND *</p> <p>** PROVINCIAL SUCCESSION DUTIES AND EXCEPT PARAGRAPH 11 AND ESCHEATS OR FORFEITURE **</p> <p>** TO THE CROWN UP TO THE DATE OF REGISTRATION WITH AN ABSOLUTE TITLE. **</p>						
CD353277	1986/05/27	BYLAW				C
WE1202126	2017/04/28	CHARGE		*** DELETED AGAINST THIS PROPERTY *** 27 BOLD STREET INC.	VALOUR MORTGAGE SERVICES INC.	
WE1202227	2017/05/01	NO ASSGN RENT GEN		*** DELETED AGAINST THIS PROPERTY *** 27 BOLD STREET INC.	VALOUR MORTGAGE SERVICES INC.	
REMARKS: WE1202126						
WE1208847	2017/05/29	TRANSFER OF CHARGE		*** DELETED AGAINST THIS PROPERTY *** VALOUR MORTGAGE SERVICES INC.	COMMUNITY TRUST COMPANY VALOUR MORTGAGE SERVICES INC.	
REMARKS: WE1202126.						
WE1215462	2017/06/22	TRANSFER OF CHARGE		*** DELETED AGAINST THIS PROPERTY *** VALOUR MORTGAGE SERVICES INC. COMMUNITY TRUST COMPANY	COMMUNITY TRUST COMPANY VALOUR MORTGAGE SERVICES INC.	
REMARKS: WE1202126.						
WE1222186	2017/07/17	TRANSFER OF CHARGE		*** DELETED AGAINST THIS PROPERTY *** COMMUNITY TRUST COMPANY VALOUR MORTGAGE SERVICES INC.	COMMUNITY TRUST COMPANY VALOUR MORTGAGE SERVICES INC.	
REMARKS: WE1202126.						
WE1229203	2017/08/15	TRANSFER OF CHARGE		*** DELETED AGAINST THIS PROPERTY *** COMMUNITY TRUST COMPANY VALOUR MORTGAGE SERVICES INC.	COMMUNITY TRUST COMPANY VALOUR MORTGAGE SERVICES INC.	
REMARKS: WE1202126.						

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REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/ CHKD
WE1334256	2019/01/22	TRANSFER EASEMENT	\$2	27 BOLD STREET INC.	METROLINX	C
WE1334257	2019/01/22	POSTPONEMENT		*** DELETED AGAINST THIS PROPERTY *** COMMUNITY TRUST COMPANY VALOUR MORTGAGE SERVICES INC.	METROLINX	
REMARKS: WE1202126 & WE1229203 TO WE1334256						
WE1334258	2019/01/22	TRANSFER EASEMENT	\$2	27 BOLD STREET INC.	BELL CANADA	C
WE1334259	2019/01/22	POSTPONEMENT		*** DELETED AGAINST THIS PROPERTY *** COMMUNITY TRUST COMPANY VALOUR MORTGAGE SERVICES INC.	BELL CANADA	
REMARKS: WE1202126 & WE1229203 TO WE1334258						
WE1343744	2019/03/15	CHARGE		*** DELETED AGAINST THIS PROPERTY *** 27 BOLD STREET INC.	RECIPROCAL OPPORTUNITIES INCORPORATED OLYMPIA TRUST COMPANY	
WE1343882	2019/03/15	TRANSFER OF CHARGE		*** DELETED AGAINST THIS PROPERTY *** VALOUR MORTGAGE SERVICES INC. COMMUNITY TRUST COMPANY	VALOUR MORTGAGE SERVICES INC.	
REMARKS: WE1202126, WE1202126						
WE1343883	2019/03/15	POSTPONEMENT		*** DELETED AGAINST THIS PROPERTY *** VALOUR MORTGAGE SERVICES INC.	RECIPROCAL OPPORTUNITIES INCORPORATED OLYMPIA TRUST COMPANY	
REMARKS: WE1202126 TO WE1343744						
WE1480484	2020/12/31	CHARGE		*** DELETED AGAINST THIS PROPERTY *** 27 BOLD STREET INC.	HYOT GP INC.	
WE1480487	2020/12/31	NO ASSGN RENT GEN		*** DELETED AGAINST THIS PROPERTY *** 27 BOLD STREET INC.	HYOT GP INC.	
REMARKS: WE1480484						
WE1490088	2021/02/11	NOTICE		*** DELETED AGAINST THIS PROPERTY *** HYOT GP INC. VALOUR HIGH YIELD OPPORTUNITIES LP	27 BOLD STREET INC.	
REMARKS: WE1480484						
WE1511746	2021/05/13	TRANSFER OF CHARGE		*** DELETED AGAINST THIS PROPERTY *** VALOUR MORTGAGE SERVICES INC.	MORRISON FINANCIAL MORTGAGE CORPORATION	
REMARKS: WE1202126.						

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REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/ CHKD
WE1523892	2021/06/25	NO SUB AGREEMENT		27 BOLD STREET INC.	CITY OF HAMILTON	C
WE1523893	2021/06/25	POSTPONEMENT		*** DELETED AGAINST THIS PROPERTY *** RECIPROCAL OPPORTUNITIES INCORPORATED OLYMPIA TRUST COMPANY	CITY OF HAMILTON	
		REMARKS: WE1343744 TO WE1523892				
WE1523894	2021/06/25	POSTPONEMENT		*** DELETED AGAINST THIS PROPERTY *** HYOT GP INC.	CITY OF HAMILTON	
		REMARKS: WE1480484 TO WE1523892				
WE1523895	2021/06/25	POSTPONEMENT		*** DELETED AGAINST THIS PROPERTY *** MORRISON FINANCIAL MORTGAGE CORPORATION	CITY OF HAMILTON	
		REMARKS: WE1202126 TO WE1523892				
WCP611	2021/08/13	STANDARD CONDO FLN				C
WE1537712	2021/08/13	CONDO DECLARATION		27 BOLD STREET INC.		C
WE1553649	2021/10/15	CHARGE		*** COMPLETELY DELETED *** 27 BOLD STREET INC.	VECTOR FINANCIAL SERVICES LIMITED OLYMPIA TRUST COMPANY	
WE1553650	2021/10/15	NO ASSGN RENT GEN		*** COMPLETELY DELETED *** 27 BOLD STREET INC.	VECTOR FINANCIAL SERVICES LIMITED OLYMPIA TRUST COMPANY	
		REMARKS: WE1553649				
WE1553911	2021/10/15	CHARGE		*** COMPLETELY DELETED *** 27 BOLD STREET INC.	2873183 ONTARIO INC.	
WE1553928	2021/10/15	NOTICE		*** COMPLETELY DELETED *** HYOT GP INC. VALOUR PARTNERS HIGH YIELD OPPORTUNITY LP	27 BOLD STREET INC.	
		REMARKS: WE1480484				
WE1553936	2021/10/18	NO ASSGN RENT GEN		*** COMPLETELY DELETED *** 27 BOLD STREET INC.	2873183 ONTARIO INC.	
		REMARKS: WE1553911.				
WE1553957	2021/10/18	DISCH OF CHARGE		*** COMPLETELY DELETED *** MORRISON FINANCIAL MORTGAGE CORPORATION		
		REMARKS: WE1202126.				

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REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/ CHKD
WE1553958	2021/10/18	DISCH OF CHARGE		*** COMPLETELY DELETED *** RECIPROCAL OPPORTUNITIES INCORPORATED OLYMPIA TRUST COMPANY		
		REMARKS: WE1343744.				
WE1554025	2021/10/18	POSTPONEMENT		*** COMPLETELY DELETED *** HYOT GP INC.	VECTOR FINANCIAL SERVICES LIMITED OLYMPIA TRUST COMPANY	
		REMARKS: WE1480484 TO WE1553649				
WE1554026	2021/10/18	POSTPONEMENT		*** COMPLETELY DELETED *** HYOT GP INC. VALOUR PARTNERS HIGH YIELD OPPORTUNITY LP	2873183 ONTARIO INC.	
		REMARKS: WE1480484 TO WE1553911, WE1480487 TO WE1553936				
WE1588597	2022/03/08	CONDO BYLAW/98		WENTWORTH STANDARD CONDOMINIUM CORPORATION NO. 611		C
		REMARKS: BY-LAW NO. 1				
WE1588598	2022/03/08	CONDO BYLAW/98		WENTWORTH STANDARD CONDOMINIUM CORPORATION NO. 611		C
		REMARKS: BY-LAW NO. 2				
WE1589136	2022/03/10	NOTICE	92	27 BOLD ST INC. WENTWORTH STANDARD CONDOMINIUM CORPORATION NO. 611	CITY OF HAMILTON	C
WE1589137	2022/03/10	POSTPONEMENT		*** COMPLETELY DELETED *** HYOT GP INC.	CITY OF HAMILTON	
		REMARKS: WE1480484 TO WE1589136				
WE1589138	2022/03/10	POSTPONEMENT		*** COMPLETELY DELETED *** VECTOR FINANCIAL SERVICES LIMITED OLYMPIA TRUST COMPANY	CITY OF HAMILTON	
		REMARKS: WE1553649 TO WE1589136				
WE1589139	2022/03/10	POSTPONEMENT		*** COMPLETELY DELETED *** 2873183 ONTARIO INC.	CITY OF HAMILTON	
		REMARKS: WE1553911 TO WE1589136				
WE1684385	2023/06/30	CHARGE		*** COMPLETELY DELETED *** 27 BOLD STREET INC.	VECTOR FINANCIAL SERVICES LIMITED	
WE1684386	2023/06/30	NO ASSGN RENT GEN		*** COMPLETELY DELETED *** 27 BOLD STREET INC.	VECTOR FINANCIAL SERVICES LIMITED	
		REMARKS: WE1684385.				

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REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/ CHKD
WE1684387	2023/06/30	POSTPONEMENT		*** COMPLETELY DELETED *** 2873183 ONTARIO INC.	VECTOR FINANCIAL SERVICES LIMITED	
		REMARKS: WE1553911 TO WE1684385				
WE1684388	2023/06/30	POSTPONEMENT		*** COMPLETELY DELETED *** HYOT GP INC.	VECTOR FINANCIAL SERVICES LIMITED	
		REMARKS: WE1480484 TO WE1684385				
WE1685367	2023/07/07	DISCH OF CHARGE		*** COMPLETELY DELETED *** VECTOR FINANCIAL SERVICES LIMITED OLYMPIA TRUST COMPANY		
		REMARKS: WE1553649.				
WE1685369	2023/07/07	RESTRICTION-LAND		*** COMPLETELY DELETED *** 27 BOLD STREET INC.		
		REMARKS: NO CHARGE OF SUCH LANDS WITHOUT THE PRIOR WRITTEN CONSENT OF VECTOR FINANCIAL SERVICES LIMITED.				
WE1710882	2023/11/22	CHARGE		*** COMPLETELY DELETED *** 27 BOLD STREET INC.	CYMRIN TECHNOLOGY INC.	
		REMARKS: CONSENT OBTAINED				
WE1710883	2023/11/22	NO ASSGN RENT GEN		*** COMPLETELY DELETED *** 27 BOLD STREET INC.	CYMRIN TECHNOLOGY INC.	
		REMARKS: CONSENT OBTAINED - WE1710882				
WE1710945	2023/11/22	CHARGE		*** COMPLETELY DELETED *** 27 BOLD STREET INC.	VALOUR PARTNERS INC.	
		REMARKS: CONSENT OBTAINED				
WE1710946	2023/11/22	NO ASSGN RENT GEN		*** COMPLETELY DELETED *** 27 BOLD STREET INC.	VALOUR PARTNERS INC.	
		REMARKS: WE1710945				
WE1710948	2023/11/22	DISCH OF CHARGE		*** COMPLETELY DELETED *** HYOT GP INC.		
		REMARKS: WE1480484.				
WE1711037	2023/11/22	DISCH OF CHARGE		*** COMPLETELY DELETED *** 2873183 ONTARIO INC.		
		REMARKS: WE1553911.				
WE1779186	2025/01/27	TRANSFER	\$557,812	27 BOLD STREET INC.	OSCAR BOLD 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
WE1779194	2025/01/27	CHARGE	\$11,650,000	OSCAR BOLD INC.	TANDIA FINANCIAL CREDIT UNION LIMITED	C
WE1779195	2025/01/27	NO ASSGN RENT GEN REMARKS: WE1779194		OSCAR BOLD INC.	TANDIA FINANCIAL CREDIT UNION LIMITED	C
WE1779196	2025/01/27	DISCH OF CHARGE REMARKS: WE1710945.		*** COMPLETELY DELETED *** VALOUR PARTNERS INC.		
WE1779197	2025/01/27	DISCH OF CHARGE REMARKS: WE1710882.		*** COMPLETELY DELETED *** CYMRIN TECHNOLOGY INC.		
WE1779201	2025/01/27	DISCH OF CHARGE REMARKS: WE1684385.		*** COMPLETELY DELETED *** VECTOR FINANCIAL SERVICES LIMITED		
WE1783325	2025/02/24	CHARGE	\$3,000,000	OSCAR BOLD INC.	S4T STRATEGIC INC.	C
WE1783326	2025/02/24	NO ASSGN RENT GEN REMARKS: WE1783325		OSCAR BOLD INC.	S4T STRATEGIC 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 2, LEVEL A, WENTWORTH STANDARD CONDOMINIUM PLAN NO. 611 AND ITS APPURTENANT INTEREST; SUBJECT TO EASEMENTS AS SET OUT IN SCHEDULE A AS IN WE1537712; CITY OF HAMILTON

PROPERTY REMARKS: FOR THE PURPOSE OF THE QUALIFIER THE DATE OF REGISTRATION OF ABSOLUTE TITLE IS 2018/03/14.

ESTATE/QUALIFIER:
FEE SIMPLE
LT ABSOLUTE PLUS

RECENTLY:
CONDOMINIUM FROM 17171-0258

PIN CREATION DATE:
2021/08/16

OWNERS' NAMES: OSCAR BOLD INC.

CAPACITY SHARE:
ROWN

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/CHKD
<p>** PRINTOUT INCLUDES ALL DOCUMENT TYPES AND DELETED INSTRUMENTS SINCE 2021/08/16 **</p> <p>**SUBJECT TO SUBSECTION 44(1) OF THE LAND TITLES ACT, EXCEPT PARAGRAPHS 3 AND 14 AND *</p> <p>** PROVINCIAL SUCCESSION DUTIES AND EXCEPT PARAGRAPH 11 AND ESCHEATS OR FORFEITURE **</p> <p>** TO THE CROWN UP TO THE DATE OF REGISTRATION WITH AN ABSOLUTE TITLE. **</p>						
CD353277	1986/05/27	BYLAW				C
WE1202126	2017/04/28	CHARGE		*** DELETED AGAINST THIS PROPERTY *** 27 BOLD STREET INC.	VALOUR MORTGAGE SERVICES INC.	
WE1202227	2017/05/01	NO ASSGN RENT GEN		*** DELETED AGAINST THIS PROPERTY *** 27 BOLD STREET INC.	VALOUR MORTGAGE SERVICES INC.	
REMARKS: WE1202126						
WE1208847	2017/05/29	TRANSFER OF CHARGE		*** DELETED AGAINST THIS PROPERTY *** VALOUR MORTGAGE SERVICES INC.	COMMUNITY TRUST COMPANY VALOUR MORTGAGE SERVICES INC.	
REMARKS: WE1202126.						
WE1215462	2017/06/22	TRANSFER OF CHARGE		*** DELETED AGAINST THIS PROPERTY *** VALOUR MORTGAGE SERVICES INC. COMMUNITY TRUST COMPANY	COMMUNITY TRUST COMPANY VALOUR MORTGAGE SERVICES INC.	
REMARKS: WE1202126.						
WE1222186	2017/07/17	TRANSFER OF CHARGE		*** DELETED AGAINST THIS PROPERTY *** COMMUNITY TRUST COMPANY VALOUR MORTGAGE SERVICES INC.	COMMUNITY TRUST COMPANY VALOUR MORTGAGE SERVICES INC.	
REMARKS: WE1202126.						
WE1229203	2017/08/15	TRANSFER OF CHARGE		*** DELETED AGAINST THIS PROPERTY *** COMMUNITY TRUST COMPANY VALOUR MORTGAGE SERVICES INC.	COMMUNITY TRUST COMPANY VALOUR MORTGAGE SERVICES INC.	
REMARKS: WE1202126.						

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
WE1334256	2019/01/22	TRANSFER EASEMENT	\$2	27 BOLD STREET INC.	METROLINX	C
WE1334257	2019/01/22	POSTPONEMENT		*** DELETED AGAINST THIS PROPERTY *** COMMUNITY TRUST COMPANY VALOUR MORTGAGE SERVICES INC.	METROLINX	
REMARKS: WE1202126 & WE1229203 TO WE1334256						
WE1334258	2019/01/22	TRANSFER EASEMENT	\$2	27 BOLD STREET INC.	BELL CANADA	C
WE1334259	2019/01/22	POSTPONEMENT		*** DELETED AGAINST THIS PROPERTY *** COMMUNITY TRUST COMPANY VALOUR MORTGAGE SERVICES INC.	BELL CANADA	
REMARKS: WE1202126 & WE1229203 TO WE1334258						
WE1343744	2019/03/15	CHARGE		*** DELETED AGAINST THIS PROPERTY *** 27 BOLD STREET INC.	RECIPROCAL OPPORTUNITIES INCORPORATED OLYMPIA TRUST COMPANY	
WE1343882	2019/03/15	TRANSFER OF CHARGE		*** DELETED AGAINST THIS PROPERTY *** VALOUR MORTGAGE SERVICES INC. COMMUNITY TRUST COMPANY	VALOUR MORTGAGE SERVICES INC.	
REMARKS: WE1202126, WE1202126						
WE1343883	2019/03/15	POSTPONEMENT		*** DELETED AGAINST THIS PROPERTY *** VALOUR MORTGAGE SERVICES INC.	RECIPROCAL OPPORTUNITIES INCORPORATED OLYMPIA TRUST COMPANY	
REMARKS: WE1202126 TO WE1343744						
WE1480484	2020/12/31	CHARGE		*** DELETED AGAINST THIS PROPERTY *** 27 BOLD STREET INC.	HYOT GP INC.	
WE1480487	2020/12/31	NO ASSGN RENT GEN		*** DELETED AGAINST THIS PROPERTY *** 27 BOLD STREET INC.	HYOT GP INC.	
REMARKS: WE1480484						
WE1490088	2021/02/11	NOTICE		*** DELETED AGAINST THIS PROPERTY *** HYOT GP INC. VALOUR HIGH YIELD OPPORTUNITIES LP	27 BOLD STREET INC.	
REMARKS: WE1480484						
WE1511746	2021/05/13	TRANSFER OF CHARGE		*** DELETED AGAINST THIS PROPERTY *** VALOUR MORTGAGE SERVICES INC.	MORRISON FINANCIAL MORTGAGE CORPORATION	
REMARKS: WE1202126.						

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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
WE1523892	2021/06/25	NO SUB AGREEMENT		27 BOLD STREET INC.	CITY OF HAMILTON	C
WE1523893	2021/06/25	POSTPONEMENT		*** DELETED AGAINST THIS PROPERTY *** RECIPROCAL OPPORTUNITIES INCORPORATED OLYMPIA TRUST COMPANY	CITY OF HAMILTON	
		REMARKS: WE1343744 TO WE1523892				
WE1523894	2021/06/25	POSTPONEMENT		*** DELETED AGAINST THIS PROPERTY *** HYOT GP INC.	CITY OF HAMILTON	
		REMARKS: WE1480484 TO WE1523892				
WE1523895	2021/06/25	POSTPONEMENT		*** DELETED AGAINST THIS PROPERTY *** MORRISON FINANCIAL MORTGAGE CORPORATION	CITY OF HAMILTON	
		REMARKS: WE1202126 TO WE1523892				
WCP611	2021/08/13	STANDARD CONDO FLN				C
WE1537712	2021/08/13	CONDO DECLARATION		27 BOLD STREET INC.		C
WE1553649	2021/10/15	CHARGE		*** COMPLETELY DELETED *** 27 BOLD STREET INC.	VECTOR FINANCIAL SERVICES LIMITED OLYMPIA TRUST COMPANY	
WE1553650	2021/10/15	NO ASSGN RENT GEN		*** COMPLETELY DELETED *** 27 BOLD STREET INC.	VECTOR FINANCIAL SERVICES LIMITED OLYMPIA TRUST COMPANY	
		REMARKS: WE1553649				
WE1553911	2021/10/15	CHARGE		*** COMPLETELY DELETED *** 27 BOLD STREET INC.	2873183 ONTARIO INC.	
WE1553928	2021/10/15	NOTICE		*** COMPLETELY DELETED *** HYOT GP INC. VALOUR PARTNERS HIGH YIELD OPPORTUNITY LP	27 BOLD STREET INC.	
		REMARKS: WE1480484				
WE1553936	2021/10/18	NO ASSGN RENT GEN		*** COMPLETELY DELETED *** 27 BOLD STREET INC.	2873183 ONTARIO INC.	
		REMARKS: WE1553911.				
WE1553957	2021/10/18	DISCH OF CHARGE		*** COMPLETELY DELETED *** MORRISON FINANCIAL MORTGAGE CORPORATION		
		REMARKS: WE1202126.				

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REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/ CHKD
WE1553958	2021/10/18	DISCH OF CHARGE		*** COMPLETELY DELETED *** RECIPROCAL OPPORTUNITIES INCORPORATED OLYMPIA TRUST COMPANY		
		REMARKS: WE1343744.				
WE1554025	2021/10/18	POSTPONEMENT		*** COMPLETELY DELETED *** HYOT GP INC.	VECTOR FINANCIAL SERVICES LIMITED OLYMPIA TRUST COMPANY	
		REMARKS: WE1480484 TO WE1553649				
WE1554026	2021/10/18	POSTPONEMENT		*** COMPLETELY DELETED *** HYOT GP INC. VALOUR PARTNERS HIGH YIELD OPPORTUNITY LP	2873183 ONTARIO INC.	
		REMARKS: WE1480484 TO WE1553911, WE1480487 TO WE1553936				
WE1588597	2022/03/08	CONDO BYLAW/98		WENTWORTH STANDARD CONDOMINIUM CORPORATION NO. 611		C
		REMARKS: BY-LAW NO. 1				
WE1588598	2022/03/08	CONDO BYLAW/98		WENTWORTH STANDARD CONDOMINIUM CORPORATION NO. 611		C
		REMARKS: BY-LAW NO. 2				
WE1589136	2022/03/10	NOTICE	92	27 BOLD ST INC. WENTWORTH STANDARD CONDOMINIUM CORPORATION NO. 611	CITY OF HAMILTON	C
WE1589137	2022/03/10	POSTPONEMENT		*** COMPLETELY DELETED *** HYOT GP INC.	CITY OF HAMILTON	
		REMARKS: WE1480484 TO WE1589136				
WE1589138	2022/03/10	POSTPONEMENT		*** COMPLETELY DELETED *** VECTOR FINANCIAL SERVICES LIMITED OLYMPIA TRUST COMPANY	CITY OF HAMILTON	
		REMARKS: WE1553649 TO WE1589136				
WE1589139	2022/03/10	POSTPONEMENT		*** COMPLETELY DELETED *** 2873183 ONTARIO INC.	CITY OF HAMILTON	
		REMARKS: WE1553911 TO WE1589136				
WE1684385	2023/06/30	CHARGE		*** COMPLETELY DELETED *** 27 BOLD STREET INC.	VECTOR FINANCIAL SERVICES LIMITED	
WE1684386	2023/06/30	NO ASSGN RENT GEN		*** COMPLETELY DELETED *** 27 BOLD STREET INC.	VECTOR FINANCIAL SERVICES LIMITED	
		REMARKS: WE1684385.				

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REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/ CHKD
WE1684387	2023/06/30	POSTPONEMENT		*** COMPLETELY DELETED *** 2873183 ONTARIO INC.	VECTOR FINANCIAL SERVICES LIMITED	
		REMARKS: WE1553911 TO WE1684385				
WE1684388	2023/06/30	POSTPONEMENT		*** COMPLETELY DELETED *** HYOT GP INC.	VECTOR FINANCIAL SERVICES LIMITED	
		REMARKS: WE1480484 TO WE1684385				
WE1685367	2023/07/07	DISCH OF CHARGE		*** COMPLETELY DELETED *** VECTOR FINANCIAL SERVICES LIMITED OLYMPIA TRUST COMPANY		
		REMARKS: WE1553649.				
WE1685369	2023/07/07	RESTRICTION-LAND		*** COMPLETELY DELETED *** 27 BOLD STREET INC.		
		REMARKS: NO CHARGE OF SUCH LANDS WITHOUT THE PRIOR WRITTEN CONSENT OF VECTOR FINANCIAL SERVICES LIMITED.				
WE1710882	2023/11/22	CHARGE		*** COMPLETELY DELETED *** 27 BOLD STREET INC.	CYMRIN TECHNOLOGY INC.	
		REMARKS: CONSENT OBTAINED				
WE1710883	2023/11/22	NO ASSGN RENT GEN		*** COMPLETELY DELETED *** 27 BOLD STREET INC.	CYMRIN TECHNOLOGY INC.	
		REMARKS: CONSENT OBTAINED - WE1710882				
WE1710945	2023/11/22	CHARGE		*** COMPLETELY DELETED *** 27 BOLD STREET INC.	VALOUR PARTNERS INC.	
		REMARKS: CONSENT OBTAINED				
WE1710946	2023/11/22	NO ASSGN RENT GEN		*** COMPLETELY DELETED *** 27 BOLD STREET INC.	VALOUR PARTNERS INC.	
		REMARKS: WE1710945				
WE1710948	2023/11/22	DISCH OF CHARGE		*** COMPLETELY DELETED *** HYOT GP INC.		
		REMARKS: WE1480484.				
WE1711037	2023/11/22	DISCH OF CHARGE		*** COMPLETELY DELETED *** 2873183 ONTARIO INC.		
		REMARKS: WE1553911.				
WE1779187	2025/01/27	TRANSFER	\$557,812	27 BOLD STREET INC.	OSCAR BOLD INC.	C

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REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/ CHKD
WE1779194	2025/01/27	CHARGE	\$11,650,000	OSCAR BOLD INC.	TANDIA FINANCIAL CREDIT UNION LIMITED	C
WE1779195	2025/01/27	NO ASSGN RENT GEN REMARKS: WE1779194		OSCAR BOLD INC.	TANDIA FINANCIAL CREDIT UNION LIMITED	C
WE1779196	2025/01/27	DISCH OF CHARGE REMARKS: WE1710945.		*** COMPLETELY DELETED *** VALOUR PARTNERS INC.		
WE1779197	2025/01/27	DISCH OF CHARGE REMARKS: WE1710882.		*** COMPLETELY DELETED *** CYMRIN TECHNOLOGY INC.		
WE1779201	2025/01/27	DISCH OF CHARGE REMARKS: WE1684385.		*** COMPLETELY DELETED *** VECTOR FINANCIAL SERVICES LIMITED		
WE1783325	2025/02/24	CHARGE	\$3,000,000	OSCAR BOLD INC.	S4T STRATEGIC INC.	C
WE1783326	2025/02/24	NO ASSGN RENT GEN REMARKS: WE1783325		OSCAR BOLD INC.	S4T STRATEGIC 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 3, LEVEL A, WENTWORTH STANDARD CONDOMINIUM PLAN NO. 611 AND ITS APPURTENANT INTEREST; SUBJECT TO EASEMENTS AS SET OUT IN SCHEDULE A AS IN WE1537712; CITY OF HAMILTON

PROPERTY REMARKS: FOR THE PURPOSE OF THE QUALIFIER THE DATE OF REGISTRATION OF ABSOLUTE TITLE IS 2018/03/14.

ESTATE/QUALIFIER:
FEE SIMPLE
LT ABSOLUTE PLUS

RECENTLY:
CONDOMINIUM FROM 17171-0258

PIN CREATION DATE:
2021/08/16

OWNERS' NAMES: OSCAR BOLD INC.

CAPACITY SHARE:
ROWN

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/CHKD
<p>** PRINTOUT INCLUDES ALL DOCUMENT TYPES AND DELETED INSTRUMENTS SINCE 2021/08/16 **</p> <p>**SUBJECT TO SUBSECTION 44(1) OF THE LAND TITLES ACT, EXCEPT PARAGRAPHS 3 AND 14 AND *</p> <p>** PROVINCIAL SUCCESSION DUTIES AND EXCEPT PARAGRAPH 11 AND ESCHEATS OR FORFEITURE **</p> <p>** TO THE CROWN UP TO THE DATE OF REGISTRATION WITH AN ABSOLUTE TITLE. **</p>						
CD353277	1986/05/27	BYLAW				C
WE1202126	2017/04/28	CHARGE		*** DELETED AGAINST THIS PROPERTY *** 27 BOLD STREET INC.	VALOUR MORTGAGE SERVICES INC.	
WE1202227	2017/05/01	NO ASSGN RENT GEN		*** DELETED AGAINST THIS PROPERTY *** 27 BOLD STREET INC.	VALOUR MORTGAGE SERVICES INC.	
REMARKS: WE1202126						
WE1208847	2017/05/29	TRANSFER OF CHARGE		*** DELETED AGAINST THIS PROPERTY *** VALOUR MORTGAGE SERVICES INC.	COMMUNITY TRUST COMPANY VALOUR MORTGAGE SERVICES INC.	
REMARKS: WE1202126.						
WE1215462	2017/06/22	TRANSFER OF CHARGE		*** DELETED AGAINST THIS PROPERTY *** VALOUR MORTGAGE SERVICES INC. COMMUNITY TRUST COMPANY	COMMUNITY TRUST COMPANY VALOUR MORTGAGE SERVICES INC.	
REMARKS: WE1202126.						
WE1222186	2017/07/17	TRANSFER OF CHARGE		*** DELETED AGAINST THIS PROPERTY *** COMMUNITY TRUST COMPANY VALOUR MORTGAGE SERVICES INC.	COMMUNITY TRUST COMPANY VALOUR MORTGAGE SERVICES INC.	
REMARKS: WE1202126.						
WE1229203	2017/08/15	TRANSFER OF CHARGE		*** DELETED AGAINST THIS PROPERTY *** COMMUNITY TRUST COMPANY VALOUR MORTGAGE SERVICES INC.	COMMUNITY TRUST COMPANY VALOUR MORTGAGE SERVICES INC.	
REMARKS: WE1202126.						

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REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/ CHKD
WE1334256	2019/01/22	TRANSFER EASEMENT	\$2	27 BOLD STREET INC.	METROLINX	C
WE1334257	2019/01/22	POSTPONEMENT		*** DELETED AGAINST THIS PROPERTY *** COMMUNITY TRUST COMPANY VALOUR MORTGAGE SERVICES INC.	METROLINX	
REMARKS: WE1202126 & WE1229203 TO WE1334256						
WE1334258	2019/01/22	TRANSFER EASEMENT	\$2	27 BOLD STREET INC.	BELL CANADA	C
WE1334259	2019/01/22	POSTPONEMENT		*** DELETED AGAINST THIS PROPERTY *** COMMUNITY TRUST COMPANY VALOUR MORTGAGE SERVICES INC.	BELL CANADA	
REMARKS: WE1202126 & WE1229203 TO WE1334258						
WE1343744	2019/03/15	CHARGE		*** DELETED AGAINST THIS PROPERTY *** 27 BOLD STREET INC.	RECIPROCAL OPPORTUNITIES INCORPORATED OLYMPIA TRUST COMPANY	
WE1343882	2019/03/15	TRANSFER OF CHARGE		*** DELETED AGAINST THIS PROPERTY *** VALOUR MORTGAGE SERVICES INC. COMMUNITY TRUST COMPANY	VALOUR MORTGAGE SERVICES INC.	
REMARKS: WE1202126, WE1202126						
WE1343883	2019/03/15	POSTPONEMENT		*** DELETED AGAINST THIS PROPERTY *** VALOUR MORTGAGE SERVICES INC.	RECIPROCAL OPPORTUNITIES INCORPORATED OLYMPIA TRUST COMPANY	
REMARKS: WE1202126 TO WE1343744						
WE1480484	2020/12/31	CHARGE		*** DELETED AGAINST THIS PROPERTY *** 27 BOLD STREET INC.	HYOT GP INC.	
WE1480487	2020/12/31	NO ASSGN RENT GEN		*** DELETED AGAINST THIS PROPERTY *** 27 BOLD STREET INC.	HYOT GP INC.	
REMARKS: WE1480484						
WE1490088	2021/02/11	NOTICE		*** DELETED AGAINST THIS PROPERTY *** HYOT GP INC. VALOUR HIGH YIELD OPPORTUNITIES LP	27 BOLD STREET INC.	
REMARKS: WE1480484						
WE1511746	2021/05/13	TRANSFER OF CHARGE		*** DELETED AGAINST THIS PROPERTY *** VALOUR MORTGAGE SERVICES INC.	MORRISON FINANCIAL MORTGAGE CORPORATION	
REMARKS: WE1202126.						

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
WE1523892	2021/06/25	NO SUB AGREEMENT		27 BOLD STREET INC.	CITY OF HAMILTON	C
WE1523893	2021/06/25	POSTPONEMENT		*** DELETED AGAINST THIS PROPERTY *** RECIPROCAL OPPORTUNITIES INCORPORATED OLYMPIA TRUST COMPANY	CITY OF HAMILTON	
		REMARKS: WE1343744 TO WE1523892				
WE1523894	2021/06/25	POSTPONEMENT		*** DELETED AGAINST THIS PROPERTY *** HYOT GP INC.	CITY OF HAMILTON	
		REMARKS: WE1480484 TO WE1523892				
WE1523895	2021/06/25	POSTPONEMENT		*** DELETED AGAINST THIS PROPERTY *** MORRISON FINANCIAL MORTGAGE CORPORATION	CITY OF HAMILTON	
		REMARKS: WE1202126 TO WE1523892				
WCP611	2021/08/13	STANDARD CONDO FLN				C
WE1537712	2021/08/13	CONDO DECLARATION		27 BOLD STREET INC.		C
WE1553649	2021/10/15	CHARGE		*** COMPLETELY DELETED *** 27 BOLD STREET INC.	VECTOR FINANCIAL SERVICES LIMITED OLYMPIA TRUST COMPANY	
WE1553650	2021/10/15	NO ASSGN RENT GEN		*** COMPLETELY DELETED *** 27 BOLD STREET INC.	VECTOR FINANCIAL SERVICES LIMITED OLYMPIA TRUST COMPANY	
		REMARKS: WE1553649				
WE1553911	2021/10/15	CHARGE		*** COMPLETELY DELETED *** 27 BOLD STREET INC.	2873183 ONTARIO INC.	
WE1553928	2021/10/15	NOTICE		*** COMPLETELY DELETED *** HYOT GP INC. VALOUR PARTNERS HIGH YIELD OPPORTUNITY LP	27 BOLD STREET INC.	
		REMARKS: WE1480484				
WE1553936	2021/10/18	NO ASSGN RENT GEN		*** COMPLETELY DELETED *** 27 BOLD STREET INC.	2873183 ONTARIO INC.	
		REMARKS: WE1553911.				
WE1553957	2021/10/18	DISCH OF CHARGE		*** COMPLETELY DELETED *** MORRISON FINANCIAL MORTGAGE CORPORATION		
		REMARKS: WE1202126.				

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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
WE1553958	2021/10/18	DISCH OF CHARGE		*** COMPLETELY DELETED *** RECIPROCAL OPPORTUNITIES INCORPORATED OLYMPIA TRUST COMPANY		
		REMARKS: WE1343744.				
WE1554025	2021/10/18	POSTPONEMENT		*** COMPLETELY DELETED *** HYOT GP INC.	VECTOR FINANCIAL SERVICES LIMITED OLYMPIA TRUST COMPANY	
		REMARKS: WE1480484 TO WE1553649				
WE1554026	2021/10/18	POSTPONEMENT		*** COMPLETELY DELETED *** HYOT GP INC. VALOUR PARTNERS HIGH YIELD OPPORTUNITY LP	2873183 ONTARIO INC.	
		REMARKS: WE1480484 TO WE1553911, WE1480487 TO WE1553936				
WE1588597	2022/03/08	CONDO BYLAW/98		WENTWORTH STANDARD CONDOMINIUM CORPORATION NO. 611		C
		REMARKS: BY-LAW NO. 1				
WE1588598	2022/03/08	CONDO BYLAW/98		WENTWORTH STANDARD CONDOMINIUM CORPORATION NO. 611		C
		REMARKS: BY-LAW NO. 2				
WE1589136	2022/03/10	NOTICE	92	27 BOLD ST INC. WENTWORTH STANDARD CONDOMINIUM CORPORATION NO. 611	CITY OF HAMILTON	C
WE1589137	2022/03/10	POSTPONEMENT		*** COMPLETELY DELETED *** HYOT GP INC.	CITY OF HAMILTON	
		REMARKS: WE1480484 TO WE1589136				
WE1589138	2022/03/10	POSTPONEMENT		*** COMPLETELY DELETED *** VECTOR FINANCIAL SERVICES LIMITED OLYMPIA TRUST COMPANY	CITY OF HAMILTON	
		REMARKS: WE1553649 TO WE1589136				
WE1589139	2022/03/10	POSTPONEMENT		*** COMPLETELY DELETED *** 2873183 ONTARIO INC.	CITY OF HAMILTON	
		REMARKS: WE1553911 TO WE1589136				
WE1684385	2023/06/30	CHARGE		*** COMPLETELY DELETED *** 27 BOLD STREET INC.	VECTOR FINANCIAL SERVICES LIMITED	
WE1684386	2023/06/30	NO ASSGN RENT GEN		*** COMPLETELY DELETED *** 27 BOLD STREET INC.	VECTOR FINANCIAL SERVICES LIMITED	
		REMARKS: WE1684385.				

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
WE1684387	2023/06/30	POSTPONEMENT		*** COMPLETELY DELETED *** 2873183 ONTARIO INC.	VECTOR FINANCIAL SERVICES LIMITED	
		REMARKS: WE1553911 TO WE1684385				
WE1684388	2023/06/30	POSTPONEMENT		*** COMPLETELY DELETED *** HYOT GP INC.	VECTOR FINANCIAL SERVICES LIMITED	
		REMARKS: WE1480484 TO WE1684385				
WE1685367	2023/07/07	DISCH OF CHARGE		*** COMPLETELY DELETED *** VECTOR FINANCIAL SERVICES LIMITED OLYMPIA TRUST COMPANY		
		REMARKS: WE1553649.				
WE1685369	2023/07/07	RESTRICTION-LAND		*** COMPLETELY DELETED *** 27 BOLD STREET INC.		
		REMARKS: NO CHARGE OF SUCH LANDS WITHOUT THE PRIOR WRITTEN CONSENT OF VECTOR FINANCIAL SERVICES LIMITED.				
WE1710882	2023/11/22	CHARGE		*** COMPLETELY DELETED *** 27 BOLD STREET INC.	CYMRIN TECHNOLOGY INC.	
		REMARKS: CONSENT OBTAINED				
WE1710883	2023/11/22	NO ASSGN RENT GEN		*** COMPLETELY DELETED *** 27 BOLD STREET INC.	CYMRIN TECHNOLOGY INC.	
		REMARKS: CONSENT OBTAINED - WE1710882				
WE1710945	2023/11/22	CHARGE		*** COMPLETELY DELETED *** 27 BOLD STREET INC.	VALOUR PARTNERS INC.	
		REMARKS: CONSENT OBTAINED				
WE1710946	2023/11/22	NO ASSGN RENT GEN		*** COMPLETELY DELETED *** 27 BOLD STREET INC.	VALOUR PARTNERS INC.	
		REMARKS: WE1710945				
WE1710948	2023/11/22	DISCH OF CHARGE		*** COMPLETELY DELETED *** HYOT GP INC.		
		REMARKS: WE1480484.				
WE1711037	2023/11/22	DISCH OF CHARGE		*** COMPLETELY DELETED *** 2873183 ONTARIO INC.		
		REMARKS: WE1553911.				
WE1779188	2025/01/27	TRANSFER	\$557,812	27 BOLD STREET INC.	OSCAR BOLD 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
WE1779194	2025/01/27	CHARGE	\$11,650,000	OSCAR BOLD INC.	TANDIA FINANCIAL CREDIT UNION LIMITED	C
WE1779195	2025/01/27	NO ASSGN RENT GEN REMARKS: WE1779194		OSCAR BOLD INC.	TANDIA FINANCIAL CREDIT UNION LIMITED	C
WE1779196	2025/01/27	DISCH OF CHARGE REMARKS: WE1710945.		*** COMPLETELY DELETED *** VALOUR PARTNERS INC.		
WE1779197	2025/01/27	DISCH OF CHARGE REMARKS: WE1710882.		*** COMPLETELY DELETED *** CYMRIN TECHNOLOGY INC.		
WE1779201	2025/01/27	DISCH OF CHARGE REMARKS: WE1684385.		*** COMPLETELY DELETED *** VECTOR FINANCIAL SERVICES LIMITED		
WE1783325	2025/02/24	CHARGE	\$3,000,000	OSCAR BOLD INC.	S4T STRATEGIC INC.	C
WE1783326	2025/02/24	NO ASSGN RENT GEN REMARKS: WE1783325		OSCAR BOLD INC.	S4T STRATEGIC 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 4, LEVEL A, WENTWORTH STANDARD CONDOMINIUM PLAN NO. 611 AND ITS APPURTENANT INTEREST; SUBJECT TO EASEMENTS AS SET OUT IN SCHEDULE A AS IN WE1537712; CITY OF HAMILTON

PROPERTY REMARKS: FOR THE PURPOSE OF THE QUALIFIER THE DATE OF REGISTRATION OF ABSOLUTE TITLE IS 2018/03/14.

ESTATE/QUALIFIER:
FEE SIMPLE
LT ABSOLUTE PLUS

RECENTLY:
CONDOMINIUM FROM 17171-0258

PIN CREATION DATE:
2021/08/16

OWNERS' NAMES: OSCAR BOLD INC.

CAPACITY SHARE:
ROWN

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/CHKD
<p>** PRINTOUT INCLUDES ALL DOCUMENT TYPES AND DELETED INSTRUMENTS SINCE 2021/08/16 **</p> <p>**SUBJECT TO SUBSECTION 44(1) OF THE LAND TITLES ACT, EXCEPT PARAGRAPHS 3 AND 14 AND *</p> <p>** PROVINCIAL SUCCESSION DUTIES AND EXCEPT PARAGRAPH 11 AND ESCHEATS OR FORFEITURE **</p> <p>** TO THE CROWN UP TO THE DATE OF REGISTRATION WITH AN ABSOLUTE TITLE. **</p>						
CD353277	1986/05/27	BYLAW				C
WE1202126	2017/04/28	CHARGE		*** DELETED AGAINST THIS PROPERTY *** 27 BOLD STREET INC.	VALOUR MORTGAGE SERVICES INC.	
WE1202227	2017/05/01	NO ASSGN RENT GEN		*** DELETED AGAINST THIS PROPERTY *** 27 BOLD STREET INC.	VALOUR MORTGAGE SERVICES INC.	
REMARKS: WE1202126						
WE1208847	2017/05/29	TRANSFER OF CHARGE		*** DELETED AGAINST THIS PROPERTY *** VALOUR MORTGAGE SERVICES INC.	COMMUNITY TRUST COMPANY VALOUR MORTGAGE SERVICES INC.	
REMARKS: WE1202126.						
WE1215462	2017/06/22	TRANSFER OF CHARGE		*** DELETED AGAINST THIS PROPERTY *** VALOUR MORTGAGE SERVICES INC. COMMUNITY TRUST COMPANY	COMMUNITY TRUST COMPANY VALOUR MORTGAGE SERVICES INC.	
REMARKS: WE1202126.						
WE1222186	2017/07/17	TRANSFER OF CHARGE		*** DELETED AGAINST THIS PROPERTY *** COMMUNITY TRUST COMPANY VALOUR MORTGAGE SERVICES INC.	COMMUNITY TRUST COMPANY VALOUR MORTGAGE SERVICES INC.	
REMARKS: WE1202126.						
WE1229203	2017/08/15	TRANSFER OF CHARGE		*** DELETED AGAINST THIS PROPERTY *** COMMUNITY TRUST COMPANY VALOUR MORTGAGE SERVICES INC.	COMMUNITY TRUST COMPANY VALOUR MORTGAGE SERVICES INC.	
REMARKS: WE1202126.						

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REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/ CHKD
WE1334256	2019/01/22	TRANSFER EASEMENT	\$2	27 BOLD STREET INC.	METROLINX	C
WE1334257	2019/01/22	POSTPONEMENT		*** DELETED AGAINST THIS PROPERTY *** COMMUNITY TRUST COMPANY VALOUR MORTGAGE SERVICES INC.	METROLINX	
REMARKS: WE1202126 & WE1229203 TO WE1334256						
WE1334258	2019/01/22	TRANSFER EASEMENT	\$2	27 BOLD STREET INC.	BELL CANADA	C
WE1334259	2019/01/22	POSTPONEMENT		*** DELETED AGAINST THIS PROPERTY *** COMMUNITY TRUST COMPANY VALOUR MORTGAGE SERVICES INC.	BELL CANADA	
REMARKS: WE1202126 & WE1229203 TO WE1334258						
WE1343744	2019/03/15	CHARGE		*** DELETED AGAINST THIS PROPERTY *** 27 BOLD STREET INC.	RECIPROCAL OPPORTUNITIES INCORPORATED OLYMPIA TRUST COMPANY	
WE1343882	2019/03/15	TRANSFER OF CHARGE		*** DELETED AGAINST THIS PROPERTY *** VALOUR MORTGAGE SERVICES INC. COMMUNITY TRUST COMPANY	VALOUR MORTGAGE SERVICES INC.	
REMARKS: WE1202126, WE1202126						
WE1343883	2019/03/15	POSTPONEMENT		*** DELETED AGAINST THIS PROPERTY *** VALOUR MORTGAGE SERVICES INC.	RECIPROCAL OPPORTUNITIES INCORPORATED OLYMPIA TRUST COMPANY	
REMARKS: WE1202126 TO WE1343744						
WE1480484	2020/12/31	CHARGE		*** DELETED AGAINST THIS PROPERTY *** 27 BOLD STREET INC.	HYOT GP INC.	
WE1480487	2020/12/31	NO ASSGN RENT GEN		*** DELETED AGAINST THIS PROPERTY *** 27 BOLD STREET INC.	HYOT GP INC.	
REMARKS: WE1480484						
WE1490088	2021/02/11	NOTICE		*** DELETED AGAINST THIS PROPERTY *** HYOT GP INC. VALOUR HIGH YIELD OPPORTUNITIES LP	27 BOLD STREET INC.	
REMARKS: WE1480484						
WE1511746	2021/05/13	TRANSFER OF CHARGE		*** DELETED AGAINST THIS PROPERTY *** VALOUR MORTGAGE SERVICES INC.	MORRISON FINANCIAL MORTGAGE CORPORATION	
REMARKS: WE1202126.						

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REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/ CHKD
WE1523892	2021/06/25	NO SUB AGREEMENT		27 BOLD STREET INC.	CITY OF HAMILTON	C
WE1523893	2021/06/25	POSTPONEMENT		*** DELETED AGAINST THIS PROPERTY *** RECIPROCAL OPPORTUNITIES INCORPORATED OLYMPIA TRUST COMPANY	CITY OF HAMILTON	
		REMARKS: WE1343744 TO WE1523892				
WE1523894	2021/06/25	POSTPONEMENT		*** DELETED AGAINST THIS PROPERTY *** HYOT GP INC.	CITY OF HAMILTON	
		REMARKS: WE1480484 TO WE1523892				
WE1523895	2021/06/25	POSTPONEMENT		*** DELETED AGAINST THIS PROPERTY *** MORRISON FINANCIAL MORTGAGE CORPORATION	CITY OF HAMILTON	
		REMARKS: WE1202126 TO WE1523892				
WCP611	2021/08/13	STANDARD CONDO FLN				C
WE1537712	2021/08/13	CONDO DECLARATION		27 BOLD STREET INC.		C
WE1553649	2021/10/15	CHARGE		*** COMPLETELY DELETED *** 27 BOLD STREET INC.	VECTOR FINANCIAL SERVICES LIMITED OLYMPIA TRUST COMPANY	
WE1553650	2021/10/15	NO ASSGN RENT GEN		*** COMPLETELY DELETED *** 27 BOLD STREET INC.	VECTOR FINANCIAL SERVICES LIMITED OLYMPIA TRUST COMPANY	
		REMARKS: WE1553649				
WE1553911	2021/10/15	CHARGE		*** COMPLETELY DELETED *** 27 BOLD STREET INC.	2873183 ONTARIO INC.	
WE1553928	2021/10/15	NOTICE		*** COMPLETELY DELETED *** HYOT GP INC. VALOUR PARTNERS HIGH YIELD OPPORTUNITY LP	27 BOLD STREET INC.	
		REMARKS: WE1480484				
WE1553936	2021/10/18	NO ASSGN RENT GEN		*** COMPLETELY DELETED *** 27 BOLD STREET INC.	2873183 ONTARIO INC.	
		REMARKS: WE1553911.				
WE1553957	2021/10/18	DISCH OF CHARGE		*** COMPLETELY DELETED *** MORRISON FINANCIAL MORTGAGE CORPORATION		
		REMARKS: WE1202126.				

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REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/CHKD
WE1553958	2021/10/18	DISCH OF CHARGE		*** COMPLETELY DELETED *** RECIPROCAL OPPORTUNITIES INCORPORATED OLYMPIA TRUST COMPANY		
		REMARKS: WE1343744.				
WE1554025	2021/10/18	POSTPONEMENT		*** COMPLETELY DELETED *** HYOT GP INC.	VECTOR FINANCIAL SERVICES LIMITED OLYMPIA TRUST COMPANY	
		REMARKS: WE1480484 TO WE1553649				
WE1554026	2021/10/18	POSTPONEMENT		*** COMPLETELY DELETED *** HYOT GP INC. VALOUR PARTNERS HIGH YIELD OPPORTUNITY LP	2873183 ONTARIO INC.	
		REMARKS: WE1480484 TO WE1553911, WE1480487 TO WE1553936				
WE1588597	2022/03/08	CONDO BYLAW/98		WENTWORTH STANDARD CONDOMINIUM CORPORATION NO. 611		C
		REMARKS: BY-LAW NO. 1				
WE1588598	2022/03/08	CONDO BYLAW/98		WENTWORTH STANDARD CONDOMINIUM CORPORATION NO. 611		C
		REMARKS: BY-LAW NO. 2				
WE1589136	2022/03/10	NOTICE	92	27 BOLD ST INC. WENTWORTH STANDARD CONDOMINIUM CORPORATION NO. 611	CITY OF HAMILTON	C
WE1589137	2022/03/10	POSTPONEMENT		*** COMPLETELY DELETED *** HYOT GP INC.	CITY OF HAMILTON	
		REMARKS: WE1480484 TO WE1589136				
WE1589138	2022/03/10	POSTPONEMENT		*** COMPLETELY DELETED *** VECTOR FINANCIAL SERVICES LIMITED OLYMPIA TRUST COMPANY	CITY OF HAMILTON	
		REMARKS: WE1553649 TO WE1589136				
WE1589139	2022/03/10	POSTPONEMENT		*** COMPLETELY DELETED *** 2873183 ONTARIO INC.	CITY OF HAMILTON	
		REMARKS: WE1553911 TO WE1589136				
WE1684385	2023/06/30	CHARGE		*** COMPLETELY DELETED *** 27 BOLD STREET INC.	VECTOR FINANCIAL SERVICES LIMITED	
WE1684386	2023/06/30	NO ASSGN RENT GEN		*** COMPLETELY DELETED *** 27 BOLD STREET INC.	VECTOR FINANCIAL SERVICES LIMITED	
		REMARKS: WE1684385.				

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REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/ CHKD
WE1684387	2023/06/30	POSTPONEMENT		*** COMPLETELY DELETED *** 2873183 ONTARIO INC.	VECTOR FINANCIAL SERVICES LIMITED	
		REMARKS: WE1553911 TO WE1684385				
WE1684388	2023/06/30	POSTPONEMENT		*** COMPLETELY DELETED *** HYOT GP INC.	VECTOR FINANCIAL SERVICES LIMITED	
		REMARKS: WE1480484 TO WE1684385				
WE1685367	2023/07/07	DISCH OF CHARGE		*** COMPLETELY DELETED *** VECTOR FINANCIAL SERVICES LIMITED OLYMPIA TRUST COMPANY		
		REMARKS: WE1553649.				
WE1685369	2023/07/07	RESTRICTION-LAND		*** COMPLETELY DELETED *** 27 BOLD STREET INC.		
		REMARKS: NO CHARGE OF SUCH LANDS WITHOUT THE PRIOR WRITTEN CONSENT OF VECTOR FINANCIAL SERVICES LIMITED.				
WE1710882	2023/11/22	CHARGE		*** COMPLETELY DELETED *** 27 BOLD STREET INC.	CYMRIN TECHNOLOGY INC.	
		REMARKS: CONSENT OBTAINED				
WE1710883	2023/11/22	NO ASSGN RENT GEN		*** COMPLETELY DELETED *** 27 BOLD STREET INC.	CYMRIN TECHNOLOGY INC.	
		REMARKS: CONSENT OBTAINED - WE1710882				
WE1710945	2023/11/22	CHARGE		*** COMPLETELY DELETED *** 27 BOLD STREET INC.	VALOUR PARTNERS INC.	
		REMARKS: CONSENT OBTAINED				
WE1710946	2023/11/22	NO ASSGN RENT GEN		*** COMPLETELY DELETED *** 27 BOLD STREET INC.	VALOUR PARTNERS INC.	
		REMARKS: WE1710945				
WE1710948	2023/11/22	DISCH OF CHARGE		*** COMPLETELY DELETED *** HYOT GP INC.		
		REMARKS: WE1480484.				
WE1711037	2023/11/22	DISCH OF CHARGE		*** COMPLETELY DELETED *** 2873183 ONTARIO INC.		
		REMARKS: WE1553911.				
WE1779189	2025/01/27	TRANSFER	\$557,812	27 BOLD STREET INC.	OSCAR BOLD INC.	C

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REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/ CHKD
WE1779194	2025/01/27	CHARGE	\$11,650,000	OSCAR BOLD INC.	TANDIA FINANCIAL CREDIT UNION LIMITED	C
WE1779195	2025/01/27	NO ASSGN RENT GEN REMARKS: WE1779194		OSCAR BOLD INC.	TANDIA FINANCIAL CREDIT UNION LIMITED	C
WE1779196	2025/01/27	DISCH OF CHARGE REMARKS: WE1710945.		*** COMPLETELY DELETED *** VALOUR PARTNERS INC.		
WE1779197	2025/01/27	DISCH OF CHARGE REMARKS: WE1710882.		*** COMPLETELY DELETED *** CYMRIN TECHNOLOGY INC.		
WE1779201	2025/01/27	DISCH OF CHARGE REMARKS: WE1684385.		*** COMPLETELY DELETED *** VECTOR FINANCIAL SERVICES LIMITED		
WE1783325	2025/02/24	CHARGE	\$3,000,000	OSCAR BOLD INC.	S4T STRATEGIC INC.	C
WE1783326	2025/02/24	NO ASSGN RENT GEN REMARKS: WE1783325		OSCAR BOLD INC.	S4T STRATEGIC 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 5, LEVEL A, WENTWORTH STANDARD CONDOMINIUM PLAN NO. 611 AND ITS APPURTENANT INTEREST; SUBJECT TO EASEMENTS AS SET OUT IN SCHEDULE A AS IN WE1537712; CITY OF HAMILTON

PROPERTY REMARKS: FOR THE PURPOSE OF THE QUALIFIER THE DATE OF REGISTRATION OF ABSOLUTE TITLE IS 2018/03/14.

ESTATE/QUALIFIER:
FEE SIMPLE
LT ABSOLUTE PLUS

RECENTLY:
CONDOMINIUM FROM 17171-0258

PIN CREATION DATE:
2021/08/16

OWNERS' NAMES: OSCAR BOLD INC.

CAPACITY SHARE:
ROWN

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/CHKD
<p>** PRINTOUT INCLUDES ALL DOCUMENT TYPES AND DELETED INSTRUMENTS SINCE 2021/08/16 **</p> <p>**SUBJECT TO SUBSECTION 44(1) OF THE LAND TITLES ACT, EXCEPT PARAGRAPHS 3 AND 14 AND *</p> <p>** PROVINCIAL SUCCESSION DUTIES AND EXCEPT PARAGRAPH 11 AND ESCHEATS OR FORFEITURE **</p> <p>** TO THE CROWN UP TO THE DATE OF REGISTRATION WITH AN ABSOLUTE TITLE. **</p>						
CD353277	1986/05/27	BYLAW				C
WE1202126	2017/04/28	CHARGE		*** DELETED AGAINST THIS PROPERTY *** 27 BOLD STREET INC.	VALOUR MORTGAGE SERVICES INC.	
WE1202227	2017/05/01	NO ASSGN RENT GEN		*** DELETED AGAINST THIS PROPERTY *** 27 BOLD STREET INC.	VALOUR MORTGAGE SERVICES INC.	
REMARKS: WE1022126						
WE1208847	2017/05/29	TRANSFER OF CHARGE		*** DELETED AGAINST THIS PROPERTY *** VALOUR MORTGAGE SERVICES INC.	COMMUNITY TRUST COMPANY VALOUR MORTGAGE SERVICES INC.	
REMARKS: WE1202126.						
WE1215462	2017/06/22	TRANSFER OF CHARGE		*** DELETED AGAINST THIS PROPERTY *** VALOUR MORTGAGE SERVICES INC. COMMUNITY TRUST COMPANY	COMMUNITY TRUST COMPANY VALOUR MORTGAGE SERVICES INC.	
REMARKS: WE1202126.						
WE1222186	2017/07/17	TRANSFER OF CHARGE		*** DELETED AGAINST THIS PROPERTY *** COMMUNITY TRUST COMPANY VALOUR MORTGAGE SERVICES INC.	COMMUNITY TRUST COMPANY VALOUR MORTGAGE SERVICES INC.	
REMARKS: WE1202126.						
WE1229203	2017/08/15	TRANSFER OF CHARGE		*** DELETED AGAINST THIS PROPERTY *** COMMUNITY TRUST COMPANY VALOUR MORTGAGE SERVICES INC.	COMMUNITY TRUST COMPANY VALOUR MORTGAGE SERVICES INC.	
REMARKS: WE1202126.						

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REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/ CHKD
WE1334256	2019/01/22	TRANSFER EASEMENT	\$2	27 BOLD STREET INC.	METROLINX	C
WE1334257	2019/01/22	POSTPONEMENT		*** DELETED AGAINST THIS PROPERTY *** COMMUNITY TRUST COMPANY VALOUR MORTGAGE SERVICES INC.	METROLINX	
REMARKS: WE1202126 & WE1229203 TO WE1334256						
WE1334258	2019/01/22	TRANSFER EASEMENT	\$2	27 BOLD STREET INC.	BELL CANADA	C
WE1334259	2019/01/22	POSTPONEMENT		*** DELETED AGAINST THIS PROPERTY *** COMMUNITY TRUST COMPANY VALOUR MORTGAGE SERVICES INC.	BELL CANADA	
REMARKS: WE1202126 & WE1229203 TO WE1334258						
WE1343744	2019/03/15	CHARGE		*** DELETED AGAINST THIS PROPERTY *** 27 BOLD STREET INC.	RECIPROCAL OPPORTUNITIES INCORPORATED OLYMPIA TRUST COMPANY	
WE1343882	2019/03/15	TRANSFER OF CHARGE		*** DELETED AGAINST THIS PROPERTY *** VALOUR MORTGAGE SERVICES INC. COMMUNITY TRUST COMPANY	VALOUR MORTGAGE SERVICES INC.	
REMARKS: WE1202126, WE1202126						
WE1343883	2019/03/15	POSTPONEMENT		*** DELETED AGAINST THIS PROPERTY *** VALOUR MORTGAGE SERVICES INC.	RECIPROCAL OPPORTUNITIES INCORPORATED OLYMPIA TRUST COMPANY	
REMARKS: WE1202126 TO WE1343744						
WE1480484	2020/12/31	CHARGE		*** DELETED AGAINST THIS PROPERTY *** 27 BOLD STREET INC.	HYOT GP INC.	
WE1480487	2020/12/31	NO ASSGN RENT GEN		*** DELETED AGAINST THIS PROPERTY *** 27 BOLD STREET INC.	HYOT GP INC.	
REMARKS: WE1480484						
WE1490088	2021/02/11	NOTICE		*** DELETED AGAINST THIS PROPERTY *** HYOT GP INC. VALOUR HIGH YIELD OPPORTUNITIES LP	27 BOLD STREET INC.	
REMARKS: WE1480484						
WE1511746	2021/05/13	TRANSFER OF CHARGE		*** DELETED AGAINST THIS PROPERTY *** VALOUR MORTGAGE SERVICES INC.	MORRISON FINANCIAL MORTGAGE CORPORATION	
REMARKS: WE1202126.						

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
WE1523892	2021/06/25	NO SUB AGREEMENT		27 BOLD STREET INC.	CITY OF HAMILTON	C
WE1523893	2021/06/25	POSTPONEMENT		*** DELETED AGAINST THIS PROPERTY *** RECIPROCAL OPPORTUNITIES INCORPORATED OLYMPIA TRUST COMPANY	CITY OF HAMILTON	
		REMARKS: WE1343744 TO WE1523892				
WE1523894	2021/06/25	POSTPONEMENT		*** DELETED AGAINST THIS PROPERTY *** HYOT GP INC.	CITY OF HAMILTON	
		REMARKS: WE1480484 TO WE1523892				
WE1523895	2021/06/25	POSTPONEMENT		*** DELETED AGAINST THIS PROPERTY *** MORRISON FINANCIAL MORTGAGE CORPORATION	CITY OF HAMILTON	
		REMARKS: WE1202126 TO WE1523892				
WCP611	2021/08/13	STANDARD CONDO FLN				C
WE1537712	2021/08/13	CONDO DECLARATION		27 BOLD STREET INC.		C
WE1553649	2021/10/15	CHARGE		*** COMPLETELY DELETED *** 27 BOLD STREET INC.	VECTOR FINANCIAL SERVICES LIMITED OLYMPIA TRUST COMPANY	
WE1553650	2021/10/15	NO ASSGN RENT GEN		*** COMPLETELY DELETED *** 27 BOLD STREET INC.	VECTOR FINANCIAL SERVICES LIMITED OLYMPIA TRUST COMPANY	
		REMARKS: WE1553649				
WE1553911	2021/10/15	CHARGE		*** COMPLETELY DELETED *** 27 BOLD STREET INC.	2873183 ONTARIO INC.	
WE1553928	2021/10/15	NOTICE		*** COMPLETELY DELETED *** HYOT GP INC. VALOUR PARTNERS HIGH YIELD OPPORTUNITY LP	27 BOLD STREET INC.	
		REMARKS: WE1480484				
WE1553936	2021/10/18	NO ASSGN RENT GEN		*** COMPLETELY DELETED *** 27 BOLD STREET INC.	2873183 ONTARIO INC.	
		REMARKS: WE1553911.				
WE1553957	2021/10/18	DISCH OF CHARGE		*** COMPLETELY DELETED *** MORRISON FINANCIAL MORTGAGE CORPORATION		
		REMARKS: WE1202126.				

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
WE1553958	2021/10/18	DISCH OF CHARGE		*** COMPLETELY DELETED *** RECIPROCAL OPPORTUNITIES INCORPORATED OLYMPIA TRUST COMPANY		
		REMARKS: WE1343744.				
WE1554025	2021/10/18	POSTPONEMENT		*** COMPLETELY DELETED *** HYOT GP INC.	VECTOR FINANCIAL SERVICES LIMITED OLYMPIA TRUST COMPANY	
		REMARKS: WE1480484 TO WE1553649				
WE1554026	2021/10/18	POSTPONEMENT		*** COMPLETELY DELETED *** HYOT GP INC. VALOUR PARTNERS HIGH YIELD OPPORTUNITY LP	2873183 ONTARIO INC.	
		REMARKS: WE1480484 TO WE1553911, WE1480487 TO WE1553936				
WE1588597	2022/03/08	CONDO BYLAW/98		WENTWORTH STANDARD CONDOMINIUM CORPORATION NO. 611		C
		REMARKS: BY-LAW NO. 1				
WE1588598	2022/03/08	CONDO BYLAW/98		WENTWORTH STANDARD CONDOMINIUM CORPORATION NO. 611		C
		REMARKS: BY-LAW NO. 2				
WE1589136	2022/03/10	NOTICE	92	27 BOLD ST INC. WENTWORTH STANDARD CONDOMINIUM CORPORATION NO. 611	CITY OF HAMILTON	C
WE1589137	2022/03/10	POSTPONEMENT		*** COMPLETELY DELETED *** HYOT GP INC.	CITY OF HAMILTON	
		REMARKS: WE1480484 TO WE1589136				
WE1589138	2022/03/10	POSTPONEMENT		*** COMPLETELY DELETED *** VECTOR FINANCIAL SERVICES LIMITED OLYMPIA TRUST COMPANY	CITY OF HAMILTON	
		REMARKS: WE1553649 TO WE1589136				
WE1589139	2022/03/10	POSTPONEMENT		*** COMPLETELY DELETED *** 2873183 ONTARIO INC.	CITY OF HAMILTON	
		REMARKS: WE1553911 TO WE1589136				
WE1684385	2023/06/30	CHARGE		*** COMPLETELY DELETED *** 27 BOLD STREET INC.	VECTOR FINANCIAL SERVICES LIMITED	
WE1684386	2023/06/30	NO ASSGN RENT GEN		*** COMPLETELY DELETED *** 27 BOLD STREET INC.	VECTOR FINANCIAL SERVICES LIMITED	
		REMARKS: WE1684385.				

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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
WE1684387	2023/06/30	POSTPONEMENT		*** COMPLETELY DELETED *** 2873183 ONTARIO INC.	VECTOR FINANCIAL SERVICES LIMITED	
		REMARKS: WE1553911 TO WE1684385				
WE1684388	2023/06/30	POSTPONEMENT		*** COMPLETELY DELETED *** HYOT GP INC.	VECTOR FINANCIAL SERVICES LIMITED	
		REMARKS: WE1480484 TO WE1684385				
WE1685367	2023/07/07	DISCH OF CHARGE		*** COMPLETELY DELETED *** VECTOR FINANCIAL SERVICES LIMITED OLYMPIA TRUST COMPANY		
		REMARKS: WE1553649.				
WE1685369	2023/07/07	RESTRICTION-LAND		*** COMPLETELY DELETED *** 27 BOLD STREET INC.		
		REMARKS: NO CHARGE OF SUCH LANDS WITHOUT THE PRIOR WRITTEN CONSENT OF VECTOR FINANCIAL SERVICES LIMITED.				
WE1710882	2023/11/22	CHARGE		*** COMPLETELY DELETED *** 27 BOLD STREET INC.	CYMRIN TECHNOLOGY INC.	
		REMARKS: CONSENT OBTAINED				
WE1710883	2023/11/22	NO ASSGN RENT GEN		*** COMPLETELY DELETED *** 27 BOLD STREET INC.	CYMRIN TECHNOLOGY INC.	
		REMARKS: CONSENT OBTAINED - WE1710882				
WE1710945	2023/11/22	CHARGE		*** COMPLETELY DELETED *** 27 BOLD STREET INC.	VALOUR PARTNERS INC.	
		REMARKS: CONSENT OBTAINED				
WE1710946	2023/11/22	NO ASSGN RENT GEN		*** COMPLETELY DELETED *** 27 BOLD STREET INC.	VALOUR PARTNERS INC.	
		REMARKS: WE1710945				
WE1710948	2023/11/22	DISCH OF CHARGE		*** COMPLETELY DELETED *** HYOT GP INC.		
		REMARKS: WE1480484.				
WE1711037	2023/11/22	DISCH OF CHARGE		*** COMPLETELY DELETED *** 2873183 ONTARIO INC.		
		REMARKS: WE1553911.				
WE1779190	2025/01/27	TRANSFER	\$557,812	27 BOLD STREET INC.	OSCAR BOLD 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
WE1779194	2025/01/27	CHARGE	\$11,650,000	OSCAR BOLD INC.	TANDIA FINANCIAL CREDIT UNION LIMITED	C
WE1779195	2025/01/27	NO ASSGN RENT GEN REMARKS: WE1779194		OSCAR BOLD INC.	TANDIA FINANCIAL CREDIT UNION LIMITED	C
WE1779196	2025/01/27	DISCH OF CHARGE REMARKS: WE1710945.		*** COMPLETELY DELETED *** VALOUR PARTNERS INC.		
WE1779197	2025/01/27	DISCH OF CHARGE REMARKS: WE1710882.		*** COMPLETELY DELETED *** CYMRIN TECHNOLOGY INC.		
WE1779201	2025/01/27	DISCH OF CHARGE REMARKS: WE1684385.		*** COMPLETELY DELETED *** VECTOR FINANCIAL SERVICES LIMITED		
WE1783325	2025/02/24	CHARGE	\$3,000,000	OSCAR BOLD INC.	S4T STRATEGIC INC.	C
WE1783326	2025/02/24	NO ASSGN RENT GEN REMARKS: WE1783325		OSCAR BOLD INC.	S4T STRATEGIC 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 6, LEVEL A, WENTWORTH STANDARD CONDOMINIUM PLAN NO. 611 AND ITS APPURTENANT INTEREST; SUBJECT TO EASEMENTS AS SET OUT IN SCHEDULE A AS IN WE1537712; CITY OF HAMILTON

PROPERTY REMARKS: FOR THE PURPOSE OF THE QUALIFIER THE DATE OF REGISTRATION OF ABSOLUTE TITLE IS 2018/03/14.

ESTATE/QUALIFIER:
FEE SIMPLE
LT ABSOLUTE PLUS

RECENTLY:
CONDOMINIUM FROM 17171-0258

PIN CREATION DATE:
2021/08/16

OWNERS' NAMES: OSCAR BOLD INC.
CAPACITY SHARE: ROWN

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/CHKD
<p>** PRINTOUT INCLUDES ALL DOCUMENT TYPES AND DELETED INSTRUMENTS SINCE 2021/08/16 **</p> <p>**SUBJECT TO SUBSECTION 44(1) OF THE LAND TITLES ACT, EXCEPT PARAGRAPHS 3 AND 14 AND *</p> <p>** PROVINCIAL SUCCESSION DUTIES AND EXCEPT PARAGRAPH 11 AND ESCHEATS OR FORFEITURE **</p> <p>** TO THE CROWN UP TO THE DATE OF REGISTRATION WITH AN ABSOLUTE TITLE. **</p>						
CD353277	1986/05/27	BYLAW				C
WE1202126	2017/04/28	CHARGE		*** DELETED AGAINST THIS PROPERTY *** 27 BOLD STREET INC.	VALOUR MORTGAGE SERVICES INC.	
WE1202227	2017/05/01	NO ASSGN RENT GEN		*** DELETED AGAINST THIS PROPERTY *** 27 BOLD STREET INC.	VALOUR MORTGAGE SERVICES INC.	
		REMARKS: WE1202126				
WE1208847	2017/05/29	TRANSFER OF CHARGE		*** DELETED AGAINST THIS PROPERTY *** VALOUR MORTGAGE SERVICES INC.	COMMUNITY TRUST COMPANY VALOUR MORTGAGE SERVICES INC.	
		REMARKS: WE1202126.				
WE1215462	2017/06/22	TRANSFER OF CHARGE		*** DELETED AGAINST THIS PROPERTY *** VALOUR MORTGAGE SERVICES INC. COMMUNITY TRUST COMPANY	COMMUNITY TRUST COMPANY VALOUR MORTGAGE SERVICES INC.	
		REMARKS: WE1202126.				
WE1222186	2017/07/17	TRANSFER OF CHARGE		*** DELETED AGAINST THIS PROPERTY *** COMMUNITY TRUST COMPANY VALOUR MORTGAGE SERVICES INC.	COMMUNITY TRUST COMPANY VALOUR MORTGAGE SERVICES INC.	
		REMARKS: WE1202126.				
WE1229203	2017/08/15	TRANSFER OF CHARGE		*** DELETED AGAINST THIS PROPERTY *** COMMUNITY TRUST COMPANY VALOUR MORTGAGE SERVICES INC.	COMMUNITY TRUST COMPANY VALOUR MORTGAGE SERVICES INC.	
		REMARKS: WE1202126.				

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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
WE1334256	2019/01/22	TRANSFER EASEMENT	\$2	27 BOLD STREET INC.	METROLINX	C
WE1334257	2019/01/22	POSTPONEMENT		*** DELETED AGAINST THIS PROPERTY *** COMMUNITY TRUST COMPANY VALOUR MORTGAGE SERVICES INC.	METROLINX	
REMARKS: WE1202126 & WE1229203 TO WE1334256						
WE1334258	2019/01/22	TRANSFER EASEMENT	\$2	27 BOLD STREET INC.	BELL CANADA	C
WE1334259	2019/01/22	POSTPONEMENT		*** DELETED AGAINST THIS PROPERTY *** COMMUNITY TRUST COMPANY VALOUR MORTGAGE SERVICES INC.	BELL CANADA	
REMARKS: WE1202126 & WE1229203 TO WE1334258						
WE1343744	2019/03/15	CHARGE		*** DELETED AGAINST THIS PROPERTY *** 27 BOLD STREET INC.	RECIPROCAL OPPORTUNITIES INCORPORATED OLYMPIA TRUST COMPANY	
WE1343882	2019/03/15	TRANSFER OF CHARGE		*** DELETED AGAINST THIS PROPERTY *** VALOUR MORTGAGE SERVICES INC. COMMUNITY TRUST COMPANY	VALOUR MORTGAGE SERVICES INC.	
REMARKS: WE1202126, WE1202126						
WE1343883	2019/03/15	POSTPONEMENT		*** DELETED AGAINST THIS PROPERTY *** VALOUR MORTGAGE SERVICES INC.	RECIPROCAL OPPORTUNITIES INCORPORATED OLYMPIA TRUST COMPANY	
REMARKS: WE1202126 TO WE1343744						
WE1480484	2020/12/31	CHARGE		*** DELETED AGAINST THIS PROPERTY *** 27 BOLD STREET INC.	HYOT GP INC.	
WE1480487	2020/12/31	NO ASSGN RENT GEN		*** DELETED AGAINST THIS PROPERTY *** 27 BOLD STREET INC.	HYOT GP INC.	
REMARKS: WE1480484						
WE1490088	2021/02/11	NOTICE		*** DELETED AGAINST THIS PROPERTY *** HYOT GP INC. VALOUR HIGH YIELD OPPORTUNITIES LP	27 BOLD STREET INC.	
REMARKS: WE1480484						
WE1511746	2021/05/13	TRANSFER OF CHARGE		*** DELETED AGAINST THIS PROPERTY *** VALOUR MORTGAGE SERVICES INC.	MORRISON FINANCIAL MORTGAGE CORPORATION	
REMARKS: WE1202126.						

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REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/ CHKD
WE1523892	2021/06/25	NO SUB AGREEMENT		27 BOLD STREET INC.	CITY OF HAMILTON	C
WE1523893	2021/06/25	POSTPONEMENT		*** DELETED AGAINST THIS PROPERTY *** RECIPROCAL OPPORTUNITIES INCORPORATED OLYMPIA TRUST COMPANY	CITY OF HAMILTON	
		REMARKS: WE1343744 TO WE1523892				
WE1523894	2021/06/25	POSTPONEMENT		*** DELETED AGAINST THIS PROPERTY *** HYOT GP INC.	CITY OF HAMILTON	
		REMARKS: WE1480484 TO WE1523892				
WE1523895	2021/06/25	POSTPONEMENT		*** DELETED AGAINST THIS PROPERTY *** MORRISON FINANCIAL MORTGAGE CORPORATION	CITY OF HAMILTON	
		REMARKS: WE1202126 TO WE1523892				
WCP611	2021/08/13	STANDARD CONDO FLN				C
WE1537712	2021/08/13	CONDO DECLARATION		27 BOLD STREET INC.		C
WE1553649	2021/10/15	CHARGE		*** COMPLETELY DELETED *** 27 BOLD STREET INC.	VECTOR FINANCIAL SERVICES LIMITED OLYMPIA TRUST COMPANY	
WE1553650	2021/10/15	NO ASSGN RENT GEN		*** COMPLETELY DELETED *** 27 BOLD STREET INC.	VECTOR FINANCIAL SERVICES LIMITED OLYMPIA TRUST COMPANY	
		REMARKS: WE1553649				
WE1553911	2021/10/15	CHARGE		*** COMPLETELY DELETED *** 27 BOLD STREET INC.	2873183 ONTARIO INC.	
WE1553928	2021/10/15	NOTICE		*** COMPLETELY DELETED *** HYOT GP INC. VALOUR PARTNERS HIGH YIELD OPPORTUNITY LP	27 BOLD STREET INC.	
		REMARKS: WE1480484				
WE1553936	2021/10/18	NO ASSGN RENT GEN		*** COMPLETELY DELETED *** 27 BOLD STREET INC.	2873183 ONTARIO INC.	
		REMARKS: WE1553911.				
WE1553957	2021/10/18	DISCH OF CHARGE		*** COMPLETELY DELETED *** MORRISON FINANCIAL MORTGAGE CORPORATION		
		REMARKS: WE1202126.				

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REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/ CHKD
WE1553958	2021/10/18	DISCH OF CHARGE		*** COMPLETELY DELETED *** RECIPROCAL OPPORTUNITIES INCORPORATED OLYMPIA TRUST COMPANY		
		REMARKS: WE1343744.				
WE1554025	2021/10/18	POSTPONEMENT		*** COMPLETELY DELETED *** HYOT GP INC.	VECTOR FINANCIAL SERVICES LIMITED OLYMPIA TRUST COMPANY	
		REMARKS: WE1480484 TO WE1553649				
WE1554026	2021/10/18	POSTPONEMENT		*** COMPLETELY DELETED *** HYOT GP INC. VALOUR PARTNERS HIGH YIELD OPPORTUNITY LP	2873183 ONTARIO INC.	
		REMARKS: WE1480484 TO WE1553911, WE1480487 TO WE1553936				
WE1588597	2022/03/08	CONDO BYLAW/98		WENTWORTH STANDARD CONDOMINIUM CORPORATION NO. 611		C
		REMARKS: BY-LAW NO. 1				
WE1588598	2022/03/08	CONDO BYLAW/98		WENTWORTH STANDARD CONDOMINIUM CORPORATION NO. 611		C
		REMARKS: BY-LAW NO. 2				
WE1589136	2022/03/10	NOTICE	92	27 BOLD ST INC. WENTWORTH STANDARD CONDOMINIUM CORPORATION NO. 611	CITY OF HAMILTON	C
WE1589137	2022/03/10	POSTPONEMENT		*** COMPLETELY DELETED *** HYOT GP INC.	CITY OF HAMILTON	
		REMARKS: WE1480484 TO WE1589136				
WE1589138	2022/03/10	POSTPONEMENT		*** COMPLETELY DELETED *** VECTOR FINANCIAL SERVICES LIMITED OLYMPIA TRUST COMPANY	CITY OF HAMILTON	
		REMARKS: WE1553649 TO WE1589136				
WE1589139	2022/03/10	POSTPONEMENT		*** COMPLETELY DELETED *** 2873183 ONTARIO INC.	CITY OF HAMILTON	
		REMARKS: WE1553911 TO WE1589136				
WE1684385	2023/06/30	CHARGE		*** COMPLETELY DELETED *** 27 BOLD STREET INC.	VECTOR FINANCIAL SERVICES LIMITED	
WE1684386	2023/06/30	NO ASSGN RENT GEN		*** COMPLETELY DELETED *** 27 BOLD STREET INC.	VECTOR FINANCIAL SERVICES LIMITED	
		REMARKS: WE1684385.				

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REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/ CHKD
WE1684387	2023/06/30	POSTPONEMENT		*** COMPLETELY DELETED *** 2873183 ONTARIO INC.	VECTOR FINANCIAL SERVICES LIMITED	
		REMARKS: WE1553911 TO WE1684385				
WE1684388	2023/06/30	POSTPONEMENT		*** COMPLETELY DELETED *** HYOT GP INC.	VECTOR FINANCIAL SERVICES LIMITED	
		REMARKS: WE1480484 TO WE1684385				
WE1685367	2023/07/07	DISCH OF CHARGE		*** COMPLETELY DELETED *** VECTOR FINANCIAL SERVICES LIMITED OLYMPIA TRUST COMPANY		
		REMARKS: WE1553649.				
WE1685369	2023/07/07	RESTRICTION-LAND		*** COMPLETELY DELETED *** 27 BOLD STREET INC.		
		REMARKS: NO CHARGE OF SUCH LANDS WITHOUT THE PRIOR WRITTEN CONSENT OF VECTOR FINANCIAL SERVICES LIMITED.				
WE1710882	2023/11/22	CHARGE		*** COMPLETELY DELETED *** 27 BOLD STREET INC.	CYMRIN TECHNOLOGY INC.	
		REMARKS: CONSENT OBTAINED				
WE1710883	2023/11/22	NO ASSGN RENT GEN		*** COMPLETELY DELETED *** 27 BOLD STREET INC.	CYMRIN TECHNOLOGY INC.	
		REMARKS: CONSENT OBTAINED - WE1710882				
WE1710945	2023/11/22	CHARGE		*** COMPLETELY DELETED *** 27 BOLD STREET INC.	VALOUR PARTNERS INC.	
		REMARKS: CONSENT OBTAINED				
WE1710946	2023/11/22	NO ASSGN RENT GEN		*** COMPLETELY DELETED *** 27 BOLD STREET INC.	VALOUR PARTNERS INC.	
		REMARKS: WE1710945				
WE1710948	2023/11/22	DISCH OF CHARGE		*** COMPLETELY DELETED *** HYOT GP INC.		
		REMARKS: WE1480484.				
WE1711037	2023/11/22	DISCH OF CHARGE		*** COMPLETELY DELETED *** 2873183 ONTARIO INC.		
		REMARKS: WE1553911.				
WE1779191	2025/01/27	TRANSFER	\$557,812	27 BOLD STREET INC.	OSCAR BOLD INC.	C

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

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/ CHKD
WE1779194	2025/01/27	CHARGE	\$11,650,000	OSCAR BOLD INC.	TANDIA FINANCIAL CREDIT UNION LIMITED	C
WE1779195	2025/01/27	NO ASSGN RENT GEN REMARKS: WE1779194		OSCAR BOLD INC.	TANDIA FINANCIAL CREDIT UNION LIMITED	C
WE1779196	2025/01/27	DISCH OF CHARGE REMARKS: WE1710945.		*** COMPLETELY DELETED *** VALOUR PARTNERS INC.		
WE1779197	2025/01/27	DISCH OF CHARGE REMARKS: WE1710882.		*** COMPLETELY DELETED *** CYMRIN TECHNOLOGY INC.		
WE1779201	2025/01/27	DISCH OF CHARGE REMARKS: WE1684385.		*** COMPLETELY DELETED *** VECTOR FINANCIAL SERVICES LIMITED		
WE1783325	2025/02/24	CHARGE	\$3,000,000	OSCAR BOLD INC.	S4T STRATEGIC INC.	C
WE1783326	2025/02/24	NO ASSGN RENT GEN REMARKS: WE1783325		OSCAR BOLD INC.	S4T STRATEGIC 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 7, LEVEL A, WENTWORTH STANDARD CONDOMINIUM PLAN NO. 611 AND ITS APPURTENANT INTEREST; SUBJECT TO EASEMENTS AS SET OUT IN SCHEDULE A AS IN WE1537712; CITY OF HAMILTON

PROPERTY REMARKS: FOR THE PURPOSE OF THE QUALIFIER THE DATE OF REGISTRATION OF ABSOLUTE TITLE IS 2018/03/14.

ESTATE/QUALIFIER:
FEE SIMPLE
LT ABSOLUTE PLUS

RECENTLY:
CONDOMINIUM FROM 17171-0258

PIN CREATION DATE:
2021/08/16

OWNERS' NAMES: OSCAR BOLD INC.

CAPACITY SHARE:
ROWN

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/CHKD
<p>** PRINTOUT INCLUDES ALL DOCUMENT TYPES AND DELETED INSTRUMENTS SINCE 2021/08/16 **</p> <p>**SUBJECT TO SUBSECTION 44(1) OF THE LAND TITLES ACT, EXCEPT PARAGRAPHS 3 AND 14 AND *</p> <p>** PROVINCIAL SUCCESSION DUTIES AND EXCEPT PARAGRAPH 11 AND ESCHEATS OR FORFEITURE **</p> <p>** TO THE CROWN UP TO THE DATE OF REGISTRATION WITH AN ABSOLUTE TITLE. **</p>						
CD353277	1986/05/27	BYLAW				C
WE1202126	2017/04/28	CHARGE		*** DELETED AGAINST THIS PROPERTY *** 27 BOLD STREET INC.	VALOUR MORTGAGE SERVICES INC.	
WE1202227	2017/05/01	NO ASSGN RENT GEN		*** DELETED AGAINST THIS PROPERTY *** 27 BOLD STREET INC.	VALOUR MORTGAGE SERVICES INC.	
REMARKS: WE1022126						
WE1208847	2017/05/29	TRANSFER OF CHARGE		*** DELETED AGAINST THIS PROPERTY *** VALOUR MORTGAGE SERVICES INC.	COMMUNITY TRUST COMPANY VALOUR MORTGAGE SERVICES INC.	
REMARKS: WE1202126.						
WE1215462	2017/06/22	TRANSFER OF CHARGE		*** DELETED AGAINST THIS PROPERTY *** VALOUR MORTGAGE SERVICES INC. COMMUNITY TRUST COMPANY	COMMUNITY TRUST COMPANY VALOUR MORTGAGE SERVICES INC.	
REMARKS: WE1202126.						
WE1222186	2017/07/17	TRANSFER OF CHARGE		*** DELETED AGAINST THIS PROPERTY *** COMMUNITY TRUST COMPANY VALOUR MORTGAGE SERVICES INC.	COMMUNITY TRUST COMPANY VALOUR MORTGAGE SERVICES INC.	
REMARKS: WE1202126.						
WE1229203	2017/08/15	TRANSFER OF CHARGE		*** DELETED AGAINST THIS PROPERTY *** COMMUNITY TRUST COMPANY VALOUR MORTGAGE SERVICES INC.	COMMUNITY TRUST COMPANY VALOUR MORTGAGE SERVICES INC.	
REMARKS: WE1202126.						

NOTE: ADJOINING PROPERTIES SHOULD BE INVESTIGATED TO ASCERTAIN DESCRIPTIVE INCONSISTENCIES, IF ANY, WITH DESCRIPTION REPRESENTED FOR THIS PROPERTY.
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REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/ CHKD
WE1334256	2019/01/22	TRANSFER EASEMENT	\$2	27 BOLD STREET INC.	METROLINX	C
WE1334257	2019/01/22	POSTPONEMENT		*** DELETED AGAINST THIS PROPERTY *** COMMUNITY TRUST COMPANY VALOUR MORTGAGE SERVICES INC.	METROLINX	
REMARKS: WE1202126 & WE1229203 TO WE1334256						
WE1334258	2019/01/22	TRANSFER EASEMENT	\$2	27 BOLD STREET INC.	BELL CANADA	C
WE1334259	2019/01/22	POSTPONEMENT		*** DELETED AGAINST THIS PROPERTY *** COMMUNITY TRUST COMPANY VALOUR MORTGAGE SERVICES INC.	BELL CANADA	
REMARKS: WE1202126 & WE1229203 TO WE1334258						
WE1343744	2019/03/15	CHARGE		*** DELETED AGAINST THIS PROPERTY *** 27 BOLD STREET INC.	RECIPROCAL OPPORTUNITIES INCORPORATED OLYMPIA TRUST COMPANY	
WE1343882	2019/03/15	TRANSFER OF CHARGE		*** DELETED AGAINST THIS PROPERTY *** VALOUR MORTGAGE SERVICES INC. COMMUNITY TRUST COMPANY	VALOUR MORTGAGE SERVICES INC.	
REMARKS: WE1202126, WE1202126						
WE1343883	2019/03/15	POSTPONEMENT		*** DELETED AGAINST THIS PROPERTY *** VALOUR MORTGAGE SERVICES INC.	RECIPROCAL OPPORTUNITIES INCORPORATED OLYMPIA TRUST COMPANY	
REMARKS: WE1202126 TO WE1343744						
WE1480484	2020/12/31	CHARGE		*** DELETED AGAINST THIS PROPERTY *** 27 BOLD STREET INC.	HYOT GP INC.	
WE1480487	2020/12/31	NO ASSGN RENT GEN		*** DELETED AGAINST THIS PROPERTY *** 27 BOLD STREET INC.	HYOT GP INC.	
REMARKS: WE1480484						
WE1490088	2021/02/11	NOTICE		*** DELETED AGAINST THIS PROPERTY *** HYOT GP INC. VALOUR HIGH YIELD OPPORTUNITIES LP	27 BOLD STREET INC.	
REMARKS: WE1480484						
WE1511746	2021/05/13	TRANSFER OF CHARGE		*** DELETED AGAINST THIS PROPERTY *** VALOUR MORTGAGE SERVICES INC.	MORRISON FINANCIAL MORTGAGE CORPORATION	
REMARKS: WE1202126.						

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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
WE1523892	2021/06/25	NO SUB AGREEMENT		27 BOLD STREET INC.	CITY OF HAMILTON	C
WE1523893	2021/06/25	POSTPONEMENT		*** DELETED AGAINST THIS PROPERTY *** RECIPROCAL OPPORTUNITIES INCORPORATED OLYMPIA TRUST COMPANY	CITY OF HAMILTON	
		REMARKS: WE1343744 TO WE1523892				
WE1523894	2021/06/25	POSTPONEMENT		*** DELETED AGAINST THIS PROPERTY *** HYOT GP INC.	CITY OF HAMILTON	
		REMARKS: WE1480484 TO WE1523892				
WE1523895	2021/06/25	POSTPONEMENT		*** DELETED AGAINST THIS PROPERTY *** MORRISON FINANCIAL MORTGAGE CORPORATION	CITY OF HAMILTON	
		REMARKS: WE1202126 TO WE1523892				
WCP611	2021/08/13	STANDARD CONDO FLN				C
WE1537712	2021/08/13	CONDO DECLARATION		27 BOLD STREET INC.		C
WE1553649	2021/10/15	CHARGE		*** COMPLETELY DELETED *** 27 BOLD STREET INC.	VECTOR FINANCIAL SERVICES LIMITED OLYMPIA TRUST COMPANY	
WE1553650	2021/10/15	NO ASSGN RENT GEN		*** COMPLETELY DELETED *** 27 BOLD STREET INC.	VECTOR FINANCIAL SERVICES LIMITED OLYMPIA TRUST COMPANY	
		REMARKS: WE1553649				
WE1553911	2021/10/15	CHARGE		*** COMPLETELY DELETED *** 27 BOLD STREET INC.	2873183 ONTARIO INC.	
WE1553928	2021/10/15	NOTICE		*** COMPLETELY DELETED *** HYOT GP INC. VALOUR PARTNERS HIGH YIELD OPPORTUNITY LP	27 BOLD STREET INC.	
		REMARKS: WE1480484				
WE1553936	2021/10/18	NO ASSGN RENT GEN		*** COMPLETELY DELETED *** 27 BOLD STREET INC.	2873183 ONTARIO INC.	
		REMARKS: WE1553911.				
WE1553957	2021/10/18	DISCH OF CHARGE		*** COMPLETELY DELETED *** MORRISON FINANCIAL MORTGAGE CORPORATION		
		REMARKS: WE1202126.				

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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
WE1553958	2021/10/18	DISCH OF CHARGE		*** COMPLETELY DELETED *** RECIPROCAL OPPORTUNITIES INCORPORATED OLYMPIA TRUST COMPANY		
		REMARKS: WE1343744.				
WE1554025	2021/10/18	POSTPONEMENT		*** COMPLETELY DELETED *** HYOT GP INC.	VECTOR FINANCIAL SERVICES LIMITED OLYMPIA TRUST COMPANY	
		REMARKS: WE1480484 TO WE1553649				
WE1554026	2021/10/18	POSTPONEMENT		*** COMPLETELY DELETED *** HYOT GP INC. VALOUR PARTNERS HIGH YIELD OPPORTUNITY LP	2873183 ONTARIO INC.	
		REMARKS: WE1480484 TO WE1553911, WE1480487 TO WE1553936				
WE1588597	2022/03/08	CONDO BYLAW/98		WENTWORTH STANDARD CONDOMINIUM CORPORATION NO. 611		C
		REMARKS: BY-LAW NO. 1				
WE1588598	2022/03/08	CONDO BYLAW/98		WENTWORTH STANDARD CONDOMINIUM CORPORATION NO. 611		C
		REMARKS: BY-LAW NO. 2				
WE1589136	2022/03/10	NOTICE	92	27 BOLD ST INC. WENTWORTH STANDARD CONDOMINIUM CORPORATION NO. 611	CITY OF HAMILTON	C
WE1589137	2022/03/10	POSTPONEMENT		*** COMPLETELY DELETED *** HYOT GP INC.	CITY OF HAMILTON	
		REMARKS: WE1480484 TO WE1589136				
WE1589138	2022/03/10	POSTPONEMENT		*** COMPLETELY DELETED *** VECTOR FINANCIAL SERVICES LIMITED OLYMPIA TRUST COMPANY	CITY OF HAMILTON	
		REMARKS: WE1553649 TO WE1589136				
WE1589139	2022/03/10	POSTPONEMENT		*** COMPLETELY DELETED *** 2873183 ONTARIO INC.	CITY OF HAMILTON	
		REMARKS: WE1553911 TO WE1589136				
WE1684385	2023/06/30	CHARGE		*** COMPLETELY DELETED *** 27 BOLD STREET INC.	VECTOR FINANCIAL SERVICES LIMITED	
WE1684386	2023/06/30	NO ASSGN RENT GEN		*** COMPLETELY DELETED *** 27 BOLD STREET INC.	VECTOR FINANCIAL SERVICES LIMITED	
		REMARKS: WE1684385.				

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REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/ CHKD
WE1684387	2023/06/30	POSTPONEMENT		*** COMPLETELY DELETED *** 2873183 ONTARIO INC.	VECTOR FINANCIAL SERVICES LIMITED	
		REMARKS: WE1553911 TO WE1684385				
WE1684388	2023/06/30	POSTPONEMENT		*** COMPLETELY DELETED *** HYOT GP INC.	VECTOR FINANCIAL SERVICES LIMITED	
		REMARKS: WE1480484 TO WE1684385				
WE1685367	2023/07/07	DISCH OF CHARGE		*** COMPLETELY DELETED *** VECTOR FINANCIAL SERVICES LIMITED OLYMPIA TRUST COMPANY		
		REMARKS: WE1553649.				
WE1685369	2023/07/07	RESTRICTION-LAND		*** COMPLETELY DELETED *** 27 BOLD STREET INC.		
		REMARKS: NO CHARGE OF SUCH LANDS WITHOUT THE PRIOR WRITTEN CONSENT OF VECTOR FINANCIAL SERVICES LIMITED.				
WE1710882	2023/11/22	CHARGE		*** COMPLETELY DELETED *** 27 BOLD STREET INC.	CYMRIN TECHNOLOGY INC.	
		REMARKS: CONSENT OBTAINED				
WE1710883	2023/11/22	NO ASSGN RENT GEN		*** COMPLETELY DELETED *** 27 BOLD STREET INC.	CYMRIN TECHNOLOGY INC.	
		REMARKS: CONSENT OBTAINED - WE1710882				
WE1710945	2023/11/22	CHARGE		*** COMPLETELY DELETED *** 27 BOLD STREET INC.	VALOUR PARTNERS INC.	
		REMARKS: CONSENT OBTAINED				
WE1710946	2023/11/22	NO ASSGN RENT GEN		*** COMPLETELY DELETED *** 27 BOLD STREET INC.	VALOUR PARTNERS INC.	
		REMARKS: WE1710945				
WE1710948	2023/11/22	DISCH OF CHARGE		*** COMPLETELY DELETED *** HYOT GP INC.		
		REMARKS: WE1480484.				
WE1711037	2023/11/22	DISCH OF CHARGE		*** COMPLETELY DELETED *** 2873183 ONTARIO INC.		
		REMARKS: WE1553911.				
WE1779192	2025/01/27	TRANSFER	\$557,812	27 BOLD STREET INC.	OSCAR BOLD INC.	C

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REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/ CHRD
WE1779194	2025/01/27	CHARGE	\$11,650,000	OSCAR BOLD INC.	TANDIA FINANCIAL CREDIT UNION LIMITED	C
WE1779195	2025/01/27	NO ASSGN RENT GEN REMARKS: WE1779194		OSCAR BOLD INC.	TANDIA FINANCIAL CREDIT UNION LIMITED	C
WE1779196	2025/01/27	DISCH OF CHARGE REMARKS: WE1710945.		*** COMPLETELY DELETED *** VALOUR PARTNERS INC.		
WE1779197	2025/01/27	DISCH OF CHARGE REMARKS: WE1710882.		*** COMPLETELY DELETED *** CYMRIN TECHNOLOGY INC.		
WE1779201	2025/01/27	DISCH OF CHARGE REMARKS: WE1684385.		*** COMPLETELY DELETED *** VECTOR FINANCIAL SERVICES LIMITED		
WE1783325	2025/02/24	CHARGE	\$3,000,000	OSCAR BOLD INC.	S4T STRATEGIC INC.	C
WE1783326	2025/02/24	NO ASSGN RENT GEN REMARKS: WE1783325		OSCAR BOLD INC.	S4T STRATEGIC INC.	C

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PROPERTY DESCRIPTION: UNIT 8, LEVEL A, WENTWORTH STANDARD CONDOMINIUM PLAN NO. 611 AND ITS APPURTENANT INTEREST; SUBJECT TO EASEMENTS AS SET OUT IN SCHEDULE A AS IN WE1537712; CITY OF HAMILTON

PROPERTY REMARKS: FOR THE PURPOSE OF THE QUALIFIER THE DATE OF REGISTRATION OF ABSOLUTE TITLE IS 2018/03/14.

ESTATE/QUALIFIER:
FEE SIMPLE
LT ABSOLUTE PLUS

RECENTLY:
CONDOMINIUM FROM 17171-0258

PIN CREATION DATE:
2021/08/16

OWNERS' NAMES: OSCAR BOLD INC.

CAPACITY SHARE:
ROWN

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/CHKD
<p>** PRINTOUT INCLUDES ALL DOCUMENT TYPES AND DELETED INSTRUMENTS SINCE 2021/08/16 **</p> <p>**SUBJECT TO SUBSECTION 44(1) OF THE LAND TITLES ACT, EXCEPT PARAGRAPHS 3 AND 14 AND *</p> <p>** PROVINCIAL SUCCESSION DUTIES AND EXCEPT PARAGRAPH 11 AND ESCHEATS OR FORFEITURE **</p> <p>** TO THE CROWN UP TO THE DATE OF REGISTRATION WITH AN ABSOLUTE TITLE. **</p>						
CD353277	1986/05/27	BYLAW				C
WE1202126	2017/04/28	CHARGE		*** DELETED AGAINST THIS PROPERTY *** 27 BOLD STREET INC.	VALOUR MORTGAGE SERVICES INC.	
WE1202227	2017/05/01	NO ASSGN RENT GEN		*** DELETED AGAINST THIS PROPERTY *** 27 BOLD STREET INC.	VALOUR MORTGAGE SERVICES INC.	
REMARKS: WE1022126						
WE1208847	2017/05/29	TRANSFER OF CHARGE		*** DELETED AGAINST THIS PROPERTY *** VALOUR MORTGAGE SERVICES INC.	COMMUNITY TRUST COMPANY VALOUR MORTGAGE SERVICES INC.	
REMARKS: WE1202126.						
WE1215462	2017/06/22	TRANSFER OF CHARGE		*** DELETED AGAINST THIS PROPERTY *** VALOUR MORTGAGE SERVICES INC. COMMUNITY TRUST COMPANY	COMMUNITY TRUST COMPANY VALOUR MORTGAGE SERVICES INC.	
REMARKS: WE1202126.						
WE1222186	2017/07/17	TRANSFER OF CHARGE		*** DELETED AGAINST THIS PROPERTY *** COMMUNITY TRUST COMPANY VALOUR MORTGAGE SERVICES INC.	COMMUNITY TRUST COMPANY VALOUR MORTGAGE SERVICES INC.	
REMARKS: WE1202126.						
WE1229203	2017/08/15	TRANSFER OF CHARGE		*** DELETED AGAINST THIS PROPERTY *** COMMUNITY TRUST COMPANY VALOUR MORTGAGE SERVICES INC.	COMMUNITY TRUST COMPANY VALOUR MORTGAGE SERVICES INC.	
REMARKS: WE1202126.						

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REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/ CHKD
WE1334256	2019/01/22	TRANSFER EASEMENT	\$2	27 BOLD STREET INC.	METROLINX	C
WE1334257	2019/01/22	POSTPONEMENT		*** DELETED AGAINST THIS PROPERTY *** COMMUNITY TRUST COMPANY VALOUR MORTGAGE SERVICES INC.	METROLINX	
REMARKS: WE1202126 & WE1229203 TO WE1334256						
WE1334258	2019/01/22	TRANSFER EASEMENT	\$2	27 BOLD STREET INC.	BELL CANADA	C
WE1334259	2019/01/22	POSTPONEMENT		*** DELETED AGAINST THIS PROPERTY *** COMMUNITY TRUST COMPANY VALOUR MORTGAGE SERVICES INC.	BELL CANADA	
REMARKS: WE1202126 & WE1229203 TO WE1334258						
WE1343744	2019/03/15	CHARGE		*** DELETED AGAINST THIS PROPERTY *** 27 BOLD STREET INC.	RECIPROCAL OPPORTUNITIES INCORPORATED OLYMPIA TRUST COMPANY	
WE1343882	2019/03/15	TRANSFER OF CHARGE		*** DELETED AGAINST THIS PROPERTY *** VALOUR MORTGAGE SERVICES INC. COMMUNITY TRUST COMPANY	VALOUR MORTGAGE SERVICES INC.	
REMARKS: WE1202126, WE1202126						
WE1343883	2019/03/15	POSTPONEMENT		*** DELETED AGAINST THIS PROPERTY *** VALOUR MORTGAGE SERVICES INC.	RECIPROCAL OPPORTUNITIES INCORPORATED OLYMPIA TRUST COMPANY	
REMARKS: WE1202126 TO WE1343744						
WE1480484	2020/12/31	CHARGE		*** DELETED AGAINST THIS PROPERTY *** 27 BOLD STREET INC.	HYOT GP INC.	
WE1480487	2020/12/31	NO ASSGN RENT GEN		*** DELETED AGAINST THIS PROPERTY *** 27 BOLD STREET INC.	HYOT GP INC.	
REMARKS: WE1480484						
WE1490088	2021/02/11	NOTICE		*** DELETED AGAINST THIS PROPERTY *** HYOT GP INC. VALOUR HIGH YIELD OPPORTUNITIES LP	27 BOLD STREET INC.	
REMARKS: WE1480484						
WE1511746	2021/05/13	TRANSFER OF CHARGE		*** DELETED AGAINST THIS PROPERTY *** VALOUR MORTGAGE SERVICES INC.	MORRISON FINANCIAL MORTGAGE CORPORATION	
REMARKS: WE1202126.						

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REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/ CHKD
WE1523892	2021/06/25	NO SUB AGREEMENT		27 BOLD STREET INC.	CITY OF HAMILTON	C
WE1523893	2021/06/25	POSTPONEMENT		*** DELETED AGAINST THIS PROPERTY *** RECIPROCAL OPPORTUNITIES INCORPORATED OLYMPIA TRUST COMPANY	CITY OF HAMILTON	
		REMARKS: WE1343744 TO WE1523892				
WE1523894	2021/06/25	POSTPONEMENT		*** DELETED AGAINST THIS PROPERTY *** HYOT GP INC.	CITY OF HAMILTON	
		REMARKS: WE1480484 TO WE1523892				
WE1523895	2021/06/25	POSTPONEMENT		*** DELETED AGAINST THIS PROPERTY *** MORRISON FINANCIAL MORTGAGE CORPORATION	CITY OF HAMILTON	
		REMARKS: WE1202126 TO WE1523892				
WCP611	2021/08/13	STANDARD CONDO FLN				C
WE1537712	2021/08/13	CONDO DECLARATION		27 BOLD STREET INC.		C
WE1553649	2021/10/15	CHARGE		*** COMPLETELY DELETED *** 27 BOLD STREET INC.	VECTOR FINANCIAL SERVICES LIMITED OLYMPIA TRUST COMPANY	
WE1553650	2021/10/15	NO ASSGN RENT GEN		*** COMPLETELY DELETED *** 27 BOLD STREET INC.	VECTOR FINANCIAL SERVICES LIMITED OLYMPIA TRUST COMPANY	
		REMARKS: WE1553649				
WE1553911	2021/10/15	CHARGE		*** COMPLETELY DELETED *** 27 BOLD STREET INC.	2873183 ONTARIO INC.	
WE1553928	2021/10/15	NOTICE		*** COMPLETELY DELETED *** HYOT GP INC. VALOUR PARTNERS HIGH YIELD OPPORTUNITY LP	27 BOLD STREET INC.	
		REMARKS: WE1480484				
WE1553936	2021/10/18	NO ASSGN RENT GEN		*** COMPLETELY DELETED *** 27 BOLD STREET INC.	2873183 ONTARIO INC.	
		REMARKS: WE1553911.				
WE1553957	2021/10/18	DISCH OF CHARGE		*** COMPLETELY DELETED *** MORRISON FINANCIAL MORTGAGE CORPORATION		
		REMARKS: WE1202126.				

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REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/CHKD
WE1553958	2021/10/18	DISCH OF CHARGE		*** COMPLETELY DELETED *** RECIPROCAL OPPORTUNITIES INCORPORATED OLYMPIA TRUST COMPANY		
		REMARKS: WE1343744.				
WE1554025	2021/10/18	POSTPONEMENT		*** COMPLETELY DELETED *** HYOT GP INC.	VECTOR FINANCIAL SERVICES LIMITED OLYMPIA TRUST COMPANY	
		REMARKS: WE1480484 TO WE1553649				
WE1554026	2021/10/18	POSTPONEMENT		*** COMPLETELY DELETED *** HYOT GP INC. VALOUR PARTNERS HIGH YIELD OPPORTUNITY LP	2873183 ONTARIO INC.	
		REMARKS: WE1480484 TO WE1553911, WE1480487 TO WE1553936				
WE1588597	2022/03/08	CONDO BYLAW/98		WENTWORTH STANDARD CONDOMINIUM CORPORATION NO. 611		C
		REMARKS: BY-LAW NO. 1				
WE1588598	2022/03/08	CONDO BYLAW/98		WENTWORTH STANDARD CONDOMINIUM CORPORATION NO. 611		C
		REMARKS: BY-LAW NO. 2				
WE1589136	2022/03/10	NOTICE	92	27 BOLD ST INC. WENTWORTH STANDARD CONDOMINIUM CORPORATION NO. 611	CITY OF HAMILTON	C
WE1589137	2022/03/10	POSTPONEMENT		*** COMPLETELY DELETED *** HYOT GP INC.	CITY OF HAMILTON	
		REMARKS: WE1480484 TO WE1589136				
WE1589138	2022/03/10	POSTPONEMENT		*** COMPLETELY DELETED *** VECTOR FINANCIAL SERVICES LIMITED OLYMPIA TRUST COMPANY	CITY OF HAMILTON	
		REMARKS: WE1553649 TO WE1589136				
WE1589139	2022/03/10	POSTPONEMENT		*** COMPLETELY DELETED *** 2873183 ONTARIO INC.	CITY OF HAMILTON	
		REMARKS: WE1553911 TO WE1589136				
WE1684385	2023/06/30	CHARGE		*** COMPLETELY DELETED *** 27 BOLD STREET INC.	VECTOR FINANCIAL SERVICES LIMITED	
WE1684386	2023/06/30	NO ASSGN RENT GEN		*** COMPLETELY DELETED *** 27 BOLD STREET INC.	VECTOR FINANCIAL SERVICES LIMITED	
		REMARKS: WE1684385.				

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REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/ CHKD
WE1684387	2023/06/30	POSTPONEMENT		*** COMPLETELY DELETED *** 2873183 ONTARIO INC.	VECTOR FINANCIAL SERVICES LIMITED	
		REMARKS: WE1553911 TO WE1684385				
WE1684388	2023/06/30	POSTPONEMENT		*** COMPLETELY DELETED *** HYOT GP INC.	VECTOR FINANCIAL SERVICES LIMITED	
		REMARKS: WE1480484 TO WE1684385				
WE1685367	2023/07/07	DISCH OF CHARGE		*** COMPLETELY DELETED *** VECTOR FINANCIAL SERVICES LIMITED OLYMPIA TRUST COMPANY		
		REMARKS: WE1553649.				
WE1685369	2023/07/07	RESTRICTION-LAND		*** COMPLETELY DELETED *** 27 BOLD STREET INC.		
		REMARKS: NO CHARGE OF SUCH LANDS WITHOUT THE PRIOR WRITTEN CONSENT OF VECTOR FINANCIAL SERVICES LIMITED.				
WE1710882	2023/11/22	CHARGE		*** COMPLETELY DELETED *** 27 BOLD STREET INC.	CYMRIN TECHNOLOGY INC.	
		REMARKS: CONSENT OBTAINED				
WE1710883	2023/11/22	NO ASSGN RENT GEN		*** COMPLETELY DELETED *** 27 BOLD STREET INC.	CYMRIN TECHNOLOGY INC.	
		REMARKS: CONSENT OBTAINED - WE1710882				
WE1710945	2023/11/22	CHARGE		*** COMPLETELY DELETED *** 27 BOLD STREET INC.	VALOUR PARTNERS INC.	
		REMARKS: CONSENT OBTAINED				
WE1710946	2023/11/22	NO ASSGN RENT GEN		*** COMPLETELY DELETED *** 27 BOLD STREET INC.	VALOUR PARTNERS INC.	
		REMARKS: WE1710945				
WE1710948	2023/11/22	DISCH OF CHARGE		*** COMPLETELY DELETED *** HYOT GP INC.		
		REMARKS: WE1480484.				
WE1711037	2023/11/22	DISCH OF CHARGE		*** COMPLETELY DELETED *** 2873183 ONTARIO INC.		
		REMARKS: WE1553911.				
WE1779193	2025/01/27	TRANSFER	\$557,812	27 BOLD STREET INC.	OSCAR BOLD INC.	C

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REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/ CHKD
WE1779194	2025/01/27	CHARGE	\$11,650,000	OSCAR BOLD INC.	TANDIA FINANCIAL CREDIT UNION LIMITED	C
WE1779195	2025/01/27	NO ASSGN RENT GEN REMARKS: WE1779194		OSCAR BOLD INC.	TANDIA FINANCIAL CREDIT UNION LIMITED	C
WE1779196	2025/01/27	DISCH OF CHARGE REMARKS: WE1710945.		*** COMPLETELY DELETED *** VALOUR PARTNERS INC.		
WE1779197	2025/01/27	DISCH OF CHARGE REMARKS: WE1710882.		*** COMPLETELY DELETED *** CYMRIN TECHNOLOGY INC.		
WE1779201	2025/01/27	DISCH OF CHARGE REMARKS: WE1684385.		*** COMPLETELY DELETED *** VECTOR FINANCIAL SERVICES LIMITED		
WE1783325	2025/02/24	CHARGE	\$3,000,000	OSCAR BOLD INC.	S4T STRATEGIC INC.	C
WE1783326	2025/02/24	NO ASSGN RENT GEN REMARKS: WE1783325		OSCAR BOLD INC.	S4T STRATEGIC INC.	C

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This is Exhibit "I" of
the Affidavit of Dawood Khan
Sworn before me this 1st day of October 2025

DocuSigned by:
Matilda Lici
7CE576F4AA3D4CA...

A Commissioner, etc.
Matilda Lici



SECURITY IS EVERYTHING
Phone: (416) 225-5511

Your Ref No. 118-325576-MLICI
Liens : 2 Pages : 3

Searched : 30SEP2025 10:09 AM
Printed : 30SEP2025 10:14 AM

PSSME02 PERSONAL PROPERTY SECURITY REGISTRATION SYSTEM 09/30/2025
CCCL369 DISPLAY 1C REGISTRATION - SCREEN 1 10:09:16
ACCOUNT : 009233-0001 FAMILY : 1 OF 2 ENQUIRY PAGE : 1 OF 3
FILE CURRENCY : 29SEP 2025
SEARCH : BD : OSCAR BOLD INC.

00 FILE NUMBER : 512666883 EXPIRY DATE : 15JAN 2030 STATUS :
01 CAUTION FILING : PAGE : 001 OF 1 MV SCHEDULE ATTACHED :
REG NUM : 20250115 0924 1/93 332/ REG TYP: P PPSA REG PERIOD: 5
02 IND DOB : IND NAME:
03 BUS NAME: OSCAR BOLD INC.

04 ADDRESS : 3410 SOUTH SERVICE RD., SUITE 201 OCN :
CITY : BURLINGTON PROV: ON POSTAL CODE: L7N3T2
05 IND DOB : IND NAME:
06 BUS NAME:

07 ADDRESS : OCN :
CITY : PROV: POSTAL CODE:

08 SECURED PARTY/LIEN CLAIMANT :
TANDIA FINANCIAL CREDIT UNION LIMITED
09 ADDRESS : 3455 NORTH SERVICE RD., UNIT 100
CITY : BURLINGTON PROV: ON POSTAL CODE: L7N3G2
CONS. MV DATE OF OR NO FIXED
GOODS INVTRY. EQUIP ACCTS OTHER INCL AMOUNT MATURITY MAT DATE
10 X X X X X
YEAR MAKE MODEL V.I.N.

11
12
GENERAL COLLATERAL DESCRIPTION

13
14
15
16 AGENT: AIRD & BERLIS LLP (KP-325576)
17 ADDRESS : 181 BAY STREET, SUITE 1800
CITY : TORONTO PROV: ON POSTAL CODE: M5J2T9

PSSME02 PERSONAL PROPERTY SECURITY REGISTRATION SYSTEM 09/30/2025
CCCL369 DISPLAY 1C REGISTRATION - SCREEN 1 10:09:16
ACCOUNT : 009233-0001 FAMILY : 2 OF 2 ENQUIRY PAGE : 2 OF 3
FILE CURRENCY : 29SEP 2025
SEARCH : BD : OSCAR BOLD INC.

00 FILE NUMBER : 512666892 EXPIRY DATE : 15JAN 2030 STATUS :
01 CAUTION FILING : PAGE : 001 OF 2 MV SCHEDULE ATTACHED :
REG NUM : 20250115 0925 1793 3328 REG TYP: P PPSA REG PERIOD: 5
02 IND DOB : IND NAME:
03 BUS NAME: OSCAR BOLD INC.

OCN :
04 ADDRESS : 3410 SOUTH SERVICE RD., SUITE 201
CITY : BURLINGTON PROV: ON POSTAL CODE: L7N3T2
05 IND DOB : IND NAME:
06 BUS NAME:

OCN :
07 ADDRESS :
CITY : PROV: POSTAL CODE:

08 SECURED PARTY/LIEN CLAIMANT :
TANDIA FINANCIAL CREDIT UNION LIMITED

09 ADDRESS : 3455 NORTH SERVICE RD., UNIT 100
CITY : BURLINGTON PROV: ON POSTAL CODE: L7N3G2
CONS. MV DATE OF OR NO FIXED
GOODS INVTRY. EQUIP ACCTS OTHER INCL AMOUNT MATURITY MAT DATE

10 YEAR MAKE X X MODEL V.I.N.

11
12

GENERAL COLLATERAL DESCRIPTION

13 CASH COLLATERAL AND ASSIGNMENT OF TERM DEPOSITS IN THE DEBTOR'S
14 DESIGNATED ACCOUNT AND/OR GUARANTEED INVESTMENT CERTIFICATES IN THE
15 AMOUNT OF \$150,000, WHICH HAVE BEEN PLEDGED BY THE DEBTOR TO THE
16 AGENT: AIRD & BERLIS LLP (KP-325576)
17 ADDRESS : 181 BAY STREET, SUITE 1800
CITY : TORONTO PROV: ON POSTAL CODE: M5J2T9

PSSME02 PERSONAL PROPERTY SECURITY REGISTRATION SYSTEM 09/30/2025
CCCL369 DISPLAY 1C REGISTRATION - SCREEN 1 10:09:17
ACCOUNT : 009233-0001 FAMILY : 2 OF 2 ENQUIRY PAGE : 3 OF 3
FILE CURRENCY : 29SEP 2025
SEARCH : BD : OSCAR BOLD INC.

00 FILE NUMBER : 512666892 EXPIRY DATE : 15JAN 2030 STATUS :
01 CAUTION FILING : PAGE : 002 OF 2 MV SCHEDULE ATTACHED :
REG NUM : 20250115 0925 1793 3328 REG TYP: REG PERIOD:
02 IND DOB : IND NAME:
03 BUS NAME:

OCN :
04 ADDRESS :
CITY : PROV: POSTAL CODE:
05 IND DOB : IND NAME:
06 BUS NAME:

OCN :
07 ADDRESS :
CITY : PROV: POSTAL CODE:
08 SECURED PARTY/LIEN CLAIMANT :

09 ADDRESS :
CITY : PROV: POSTAL CODE:
CONS. MV DATE OF OR NO FIXED
GOODS INVTRY. EQUIP ACCTS OTHER INCL AMOUNT MATURITY MAT DATE
10 YEAR MAKE MODEL V.I.N.

11
12
GENERAL COLLATERAL DESCRIPTION
13 SECURED PARTY.

14
15
16 AGENT:
17 ADDRESS :
CITY : PROV: POSTAL CODE:

END OF REPORT

This is Exhibit "J" of
the Affidavit of Dawood Khan
Sworn before me this 1st day of October 2025

DocuSigned by:
Matilda Lici
7CE576F4AA3D4CA...

A Commissioner, etc.
Matilda Lici



PERSONAL AND CONFIDENTIAL

Date: **02-September-2025**

Delivered Electronically and Via Courier

Oscar Bold Inc.
3410 South Service Road, Suite 201
Burlington, ON L7N 3T2

Attention: Richard Hall & Carmen Campagnaro,

Re: Indebtedness of Oscar Bold Inc. (the “Borrower”) to Tandia Financial Credit Union Limited (“Tandia”)

We refer to the commitment letter dated 06-December-2024 (as amended from time to time, the “**Commitment Letter**”), wherein Tandia made a certain loan available to the Borrower (the “**Credit Facility**”) subject to the terms and conditions therein. Unless otherwise specified, capitalized terms used herein have the meaning ascribed thereto in the Commitment Letter.

The Borrower is currently in default of their obligations to Tandia under the Commitment Letter by virtue of the following:

- i. Missed payment of last three monthly loan installments totaling \$196,772.25;
- ii. Registration of a 2nd charge of \$3,000,000 of S4T Strategic Inc. on the mortgaged property.

(collectively, the “**Existing Defaults**”).

Tandia’s conclusion that the Borrower is in breach of its obligations to Tandia under the terms of the Commitment Letter.

We confirm that Tandia is not prepared to permit the foregoing Existing Defaults to continue and requires that the Borrower rectify the Existing Default of overdue loan installments immediately.

In the meantime, we confirm that Tandia has not waived the Existing Defaults and that Tandia reserves and preserves all of its rights and remedies arising out of the Existing Defaults. Without limiting the foregoing, Tandia expressly reserves its right to take such steps as it deems necessary or appropriate at any time including, without limitation, demanding payment of the **Credit Facility**, terminating the **Credit Facility**, and enforcing the security held by Tandia.

**TANDIA FINANCIAL CREDIT UNION
LIMITED**

By: *Junaid Alam*

Junaid Alam

Sr. Commercial Account Manager

This is Exhibit "K" of
the Affidavit of Dawood Khan
Sworn before me this 1st day of October 2025

DocuSigned by:
Matilda Lici
7CE576F4AA3D4CA...

A Commissioner, etc.
Matilda Lici

AIRD BERLIS

Kyle Plunkett
Direct: 416.865.3406
E-mail: kplunkett@airdberlis.com

September 4, 2025

**DELIVERED VIA REGISTERED MAIL
AND VIA EMAIL:** rqhall@valourcapital.com
carmen@profunds.ca

Oscar Bold Inc.
3410 South Service Road, Suite 201
Burlington, ON L7N 3T2

Attention: **Richard Hall**
Carmen Campagnaro

Dear Mr. Hall and Ms. Campagnaro:

Re: Tandia Financial Credit Union Limited (“Tandia” or “Lender”) term loan to Oscar Bold Inc. (the “Debtor”), as guaranteed by each of Richard G. Hall, Carmen Campagnaro, Richard Hall Family Holdings Ltd. and Carmcorp Inc. (collectively, the “Guarantors”)

We are the lawyers for Tandia in connection with its lending arrangements with the Debtor.

The Debtor is indebted to Tandia with respect to a certain mortgage loan (the “**Loan Facility**”) made available by Tandia to the Debtor pursuant to and under the terms of a Commitment Letter dated December 6, 2024 (as amended, replaced, restated or supplemented from time to time, the “**Loan Agreement**”). Capitalized terms used herein which are not otherwise defined shall have the meaning ascribed to them in the Loan Agreement.

The following amounts are owing by the Debtor to Tandia for principal and interest pursuant to the Loan Agreement as of September 3, 2025:

Account No.	Fee Type	Amount
6520886	Principal	\$11,625,746.58
	Accrued interest	\$149,463.10
	Statement Fee	\$80.00
	Discharge & Electronic Registration	\$550.00
TOTAL:		\$11,775,839.68¹

As further outlined in the Default Letter issued to the Debtor on September 2, 2025, the Debtor was (and continues to be) in default under the Loan Agreement. These defaults, none of which have been waived by Tandia, include, but are not limited to, the failure to pay the scheduled

¹ This amount does not include any accruing interest from and after September 3, 2025, or costs and expenses (including any legal and other professional fees) incurred by Tandia.

amounts of principal, interest and fees on the date when they become due, and further charging the collateral granted pursuant to the Loan Agreement.

Accordingly, on behalf of Tandia, we hereby make formal demand for payment of **\$11,775,839.68** together with accruing interest and any and all costs and expenses (including, without limitation, any legal and other professional fees) incurred by Tandia (collectively, the "**Indebtedness**") pursuant to the Loan Agreement. Payment is required to be made immediately. Interest continues to accrue on the Indebtedness at the rates established by the Loan Agreement and any other agreement, as applicable.

The Indebtedness and other obligations of the Debtor in connection with the Loan Facility under the Loan Agreement are secured by, among other things:

- (i) site specific security agreement from Richard Hall Family Holdings Ltd. and Carmcorp Inc., which grants to Tandia, among other things, a security interest in certain collateral;
- (ii) general security agreement dated January 27, 2025 from the Debtor, which grants to Tandia, among other things, a first-ranking security interest in all of the Debtor's present and after-acquired personal property;
- (iii) general assignment of rents and leases dated January 27, 2025 from the Debtor;
- (iv) a charge/mortgage in the amount of \$11,650,000 granted by the Debtor on the real property municipally known as 27 Bold Street, Hamilton, Ontario; and
- (v) cash collateral agreement entered into by Richard Hall and Carmen Campagnaro assigning term deposits and/or guaranteed investment certificates in the amount of \$150,000 (the "**Cash Collateral**").

If payment of the Indebtedness is not received immediately, Tandia shall take whatever steps it considers necessary or appropriate to collect and recover the amounts owing to it, including, without limitation, the appointment of an interim receiver, receiver, or receiver and manager of the Debtor or any other proceedings that are necessary, in which case, Tandia will also seek all costs it incurs in doing so. Tandia also reserves the right to apply the Cash Collateral towards the Indebtedness if the Indebtedness is not repaid immediately.

On behalf of Tandia, we also enclose a Notice of Intention to Enforce Security, which is delivered pursuant to subsection 244(1) of the *Bankruptcy and Insolvency Act* (Canada) (the "**BIA Notice**"). Tandia hereby reserves its rights to initiate proceedings within the ten (10) day period set out in the BIA Notice, if circumstances warrant such proceedings.

Yours truly,

AIRD & BERLIS LLP



Kyle Plunkett
e.c. Client
Matilda Lici

AIRD BERLIS

NOTICE OF INTENTION TO ENFORCE SECURITY
(Bankruptcy and Insolvency Act, Subsection 244(1))
DELIVERED BY REGISTERED MAIL AND EMAIL

To: **Oscar Bold Inc.**
3410 South Service Road, Suite 201
Burlington, ON L7N 3T2
Insolvent company / person

TAKE NOTICE that:

1. Tandia Financial Credit Union Limited ("**Tandia**"), a secured creditor, intends to enforce its security on the property, assets and undertakings of Oscar Bold Inc. (the "**Debtor**"), including, without limiting the generality of the foregoing, all the equipment, accounts, proceeds, books and records, inventory, leaseholds and all other personal and real property of the Debtor.
2. The security that is to be enforced (the "**Security**") is in the form of, *inter alia*, (i) a general security agreement dated January 27, 2025 from the Debtor, which grants to Tandia, among other things, a first-ranking security interest in all of the Debtor's present and after-acquired personal property; and (ii) a charge/mortgage in the amount of \$11,650,000 granted by the Debtor on the real property municipally known as 27 Bold Street, Hamilton, Ontario.
3. As of September 3, 2025, the total amount of indebtedness secured by the Security is **\$11,775,839.68** in principal and interest, plus accruing interest and costs of Tandia (including, without limitation, Tandia's legal and other professional fees).
4. Tandia will not have the right to enforce the Security until after the expiry of the ten (10) day period after this notice is sent, unless the Debtor consents to an earlier enforcement.

DATED at Toronto this 4th day of September, 2025.

Tandia Financial Credit Union Limited
by its lawyers, **Aird & Berlis LLP**

Per: 

Kyle Plunkett

Brookfield Place, Suite 1800
181 Bay Street, Toronto, ON M5J 2T9
Tel: 416-863-1500/Fax: 416-863-1515

Note: This Notice is given for precautionary purposes only and there is no acknowledgement that any person to whom this Notice is delivered is insolvent, or that the provisions of the *Bankruptcy and Insolvency Act* apply to the enforcement of this security.

65641038.1

AIRD BERLIS

September 4, 2025

DELIVERED VIA REGISTERED MAIL
AND VIA EMAIL: rghall@valourcapital.com
carmen@profunds.ca

Richard Hall Family Holdings Ltd.
3410 South Service Road, Suite 200
Burlington, ON L7N 3T2

Carmcorp Inc.
3410 South Service Road, Suite 201
Burlington, ON L7N 3T2

Dear Mr. Hall and Ms. Campagnaro:

Re: Tandia Financial Credit Union Limited (“Tandia” or “Lender”) term loan to Oscar Bold Inc. (the “Debtor”), as guaranteed by each of Richard G. Hall, Carmen Campagnaro, Richard Hall Family Holdings Ltd. and Carmcorp Inc. (collectively, the “Guarantors”)

We are the lawyers for Tandia in connection with its lending arrangements with the Debtor.

The Debtor is indebted to Tandia with respect to a certain mortgage loan (the “**Loan Facility**”) made available by Tandia to the Debtor pursuant to and under the terms of a Commitment Letter dated December 6, 2024 (as amended, replaced, restated or supplemented from time to time, the “**Loan Agreement**”). Capitalized terms used herein which are not otherwise defined shall have the meaning ascribed to them in the Loan Agreement.

Each of Richard Hall Family Holdings Ltd. and Carmcorp Inc. jointly and severally guaranteed the obligations of the Debtor pursuant to a guarantee dated January 27, 2025 (the “**Guarantee**”).

The following amounts are owing by the Debtor to Tandia for principal and interest pursuant to the Loan Agreement as of September 3, 2025:

Account No.	Fee Type	Amount
6520886	Principal	\$11,625,746.58
	Accrued interest	\$149,463.10
	Statement Fee	\$80.00
	Discharge & Electronic Registration	\$550.00
TOTAL:		\$11,775,839.68¹

Tandia has made formal demand on the Debtor for payment of amounts owing to it under the Loan Agreement. Accordingly, on behalf of Tandia, we hereby make formal demand for payment of **\$11,775,839.68** together with accruing interest and any and all legal costs (on a solicitor and

¹ This amount does not include any accruing interest from and after September 3, 2025, or costs and expenses (including any legal and other professional fees) incurred by Tandia.

own client basis) incurred by or on behalf of Tandia resulting from any action instituted on the basis of this Guarantee (collectively, the "**Indebtedness**"). Payment is required to be made immediately. Interest continues to accrue on the Indebtedness at the rates established by the Guarantee.

If payment of the Indebtedness is not received immediately, Tandia shall take whatever steps it considers necessary or appropriate to collect and recover the amounts owing to it, including, without limitation, the commencement of legal proceedings against the Guarantors in the Ontario Superior Court of Justice, in which case Tandia will also seek all costs it incurs in doing so.

Yours truly,

AIRD & BERLIS LLP



Kyle Plunkett
e.c. Client
Matilda Lici
65642612.1

September 4, 2025

**DELIVERED VIA REGISTERED MAIL
 AND VIA EMAIL:** rghall@valourcapital.com
carmen@profunds.ca

Richard G. Hall
 3410 South Service Road, Suite 200
 Burlington, ON L7N 3T2

Carmen Campagnaro
 3410 South Service Road, Suite 200
 Burlington, ON L7N 3T2

Dear Mr. Hall and Ms. Campagnaro:

Re: Tandia Financial Credit Union Limited (“Tandia” or “Lender”) term loan to Oscar Bold Inc. (the “Debtor”), as guaranteed by each of Richard G. Hall, Carmen Campagnaro, Richard Hall Family Holdings Ltd. and Carmcorp Inc. (collectively, the “Guarantors”)

We are the lawyers for Tandia in connection with its lending arrangements with the Debtor.

The Debtor is indebted to Tandia with respect to a certain mortgage loan (the “**Loan Facility**”) made available by Tandia to the Debtor pursuant to and under the terms of a Commitment Letter dated December 6, 2024 (as amended, replaced, restated or supplemented from time to time, the “**Loan Agreement**”). Capitalized terms used herein which are not otherwise defined shall have the meaning ascribed to them in the Loan Agreement.

In your personal capacity, you jointly and severally guaranteed the obligations of the Debtor pursuant to a guarantee dated January 27, 2025 (the “**Guarantee**”).

The following amounts are owing by the Debtor to Tandia for principal and interest pursuant to the Loan Agreement as of September 3, 2025:

Account No.	Fee Type	Amount
6520886	Principal	\$11,625,746.58
	Accrued interest	\$149,463.10
	Statement Fee	\$80.00
	Discharge & Electronic Registration	\$550.00
TOTAL:		\$11,775,839.68¹

Tandia has made formal demand on the Debtor for payment of amounts owing to it under the Loan Agreement. Accordingly, on behalf of Tandia, we hereby make formal demand for payment of **\$11,775,839.68** together with accruing interest and any and all legal costs (on a solicitor and

¹ This amount does not include any accruing interest from and after September 3, 2025, or costs and expenses (including any legal and other professional fees) incurred by Tandia.

own client basis) incurred by or on behalf of Tandia resulting from any action instituted on the basis of this Guarantee (collectively, the "**Indebtedness**"). Payment is required to be made immediately. Interest continues to accrue on the Indebtedness at the rates established by the Guarantee.

If payment of the Indebtedness is not received immediately, Tandia shall take whatever steps it considers necessary or appropriate to collect and recover the amounts owing to it, including, without limitation, the commencement of legal proceedings against you as Guarantors in the Ontario Superior Court of Justice, in which case Tandia will also seek all costs it incurs in doing so.

Yours truly,

AIRD & BERLIS LLP

A handwritten signature in blue ink, appearing to read "Kyle Plunkett".

Kyle Plunkett
e.c. Client
Matilda Lici

This is Exhibit "L" of
the Affidavit of Dawood Khan
Sworn before me this 1st day of October 2025

DocuSigned by:

Matilda Lici

7CE576E4AA3D4CA

A Commissioner, etc.

Matilda Lici

From: [Richard Hall](#)
To: [Junaid Alam](#)
Subject: RE: Oscar Bold Inc. - Default Letter
Date: September 3, 2025 3:46:19 PM
Attachments: [image001.png](#)
[image002.png](#)
[image004.png](#)
[image005.png](#)
[image006.png](#)
[image007.png](#)
[image008.png](#)

External Sender - From: (Richard Hall
<rghall@valourcapital.com>)

This message came from outside your organization.

Hello Junaid, I hope this message finds you well.

Please accept my sincere apologies for the delayed communication — I was away due to a family emergency. I appreciate your understanding.

As you're aware, the building has faced significant challenges over the past several months following the unfortunate incident. This situation has placed considerable strain on our operations and financial flow, and we are currently working hard to stabilize and catch up on our obligations, including the payments due to Tandia.

We are reaching out to request some support from Tandia during this difficult period. As borrowers, we had previously provided a cash collateral of \$150,000 to cover any DSC (Debt Service Coverage) shortfalls. Given our current cash flow constraints, we kindly request that Tandia consider using a portion of this cash collateral to cover the outstanding payments temporarily.

We are confident that within the next couple of months, we will be back on track financially. At that point, we fully intend to replenish the collateral amount in full.

Your understanding and support during this time would be greatly appreciated. In the mean time, we have two pending closings that have rolled over from August that are delayed but still underway. As stated, I expect to cover 2 payments from these proceeds. We also have additional insurance receipts pending. In the upcoming short weeks, I expect to close these.

Thank you for your continued partnership.

Richard G. Hall
President
Valour Group

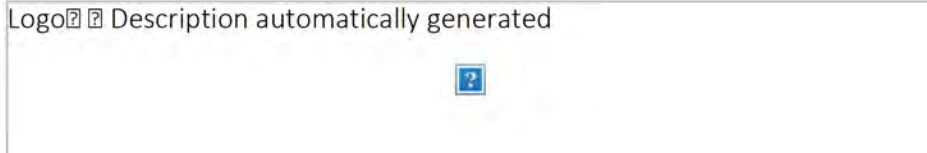
phone 289.288.3430 x 234 email rghall@valourgroup.ca website valourgroup.ca
1.833.582.5687 3410 South Service Road, Suite 201, Burlington Ontario, L7N 3T2



ValourGroup.ca
CAPITAL • MORTGAGE • DEVELOPMENT • CONSTRUCTION

Valour Capital Management Inc.
Valour Mortgage Services Inc. (Mortgage Admin FSRA Licence #12394)
Valour Management Inc. (Property & Asset Management)
Valour Development Group Inc.
VALCON Management Inc. (Construction)

Logo? ? Description automatically generated



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From: Junaid Alam <Junaid.Alam@tandia.com>

Sent: September 2, 2025 3:06 PM

To: Richard Hall <rghall@valourcapital.com>; Carmen Campagnaro <carmen@profunds.ca>

Cc: Rafique Arijio <Rafique.Arijio@tandia.com>; Holly Quinn <Holly.Quinn@tandia.com>; Dawood Khan <Dawood.Khan@tandia.com>; Muzzamal (Malik) Zulfiqar <muzzamal.zulfiqar@tandia.com>

Subject: Oscar Bold Inc. - Default Letter

Hello Richard & Carmen,

Please see the attached Default Letter, as the last week's monthly loan installment has also returned due to non-sufficient funds.

Kindly treat the matter as highly urgent and we expect that the overdue loan installments would be fully settled immediately.

Thanks.

This is Exhibit "M" of
the Affidavit of Dawood Khan
Sworn before me this 1st day of October 2025

DocuSigned by:
Matilda Lici
7CE576F4AA3D4CA...

A Commissioner, etc.

Matilda Lici

From: Junaid Alam <Junaid.Alam@tandia.com>

Date: Thursday, September 18, 2025 at 9:31 AM

To: Richard Hall <rghall@valourcapital.com>, Carmen Campagnaro <carmen@profunds.ca>

Cc: Dawood Khan <Dawood.Khan@tandia.com>, Muzzamal (Malik) Zulfiqar <muzzamal.zulfiqar@tandia.com>, Rafique Arijo <Rafique.Arijo@tandia.com>

Subject: FW: Oscar Bold Inc. Demand Letters

Hello Richard & Carmen,

This is in reference to the attached demand letters that were sent earlier by our lawyer as well as by me. We have started the enforcement process and as a first step we had liquidated the cash collateral of \$150,000 and settled the overdue installments. We have also instructed our lawyer to take a Court date for appointment of a receiver.

Thanks.

From: Junaid Alam <Junaid.Alam@tandia.com>

Sent: September 8, 2025 1:46 PM

To: Richard Hall <rghall@valourcapital.com>; Carmen Campagnaro <carmen@profunds.ca>

Cc: Dawood Khan <Dawood.Khan@tandia.com>; Muzzamal (Malik) Zulfiqar <muzzamal.zulfiqar@tandia.com>; Rafique Arijo <Rafique.Arijo@tandia.com>

Subject: FW: Oscar Bold Inc. Demand Letters

Hi Richard & Carmen,

The attached demand letters were sent by our lawyer to you last week.

Kindly advise how do you plan to repay the loan?

Thanks.

Junaid Alam Senior Commercial Account Manager



3455 North Service Road Unit 100 Burlington, ON L7N 3G2

Tel: 1.800.598.2891 x 1264 | Junaid.Alam@tandia.com

www.tandia.com    

Tandia Financial Credit Union Limited operating as Tandia™.

The information contained in this electronic message is for the exclusive and confidential use of the addressee(s). Any other distribution, use, reproduction or alteration of the information contained in this electronic message by the addressee(s) or by any other recipient without the prior written consent of Tandia™ is strictly prohibited. If you have received this electronic message in error, please notify the sender immediately.

[Please consider the environment before printing this email.](#)

Please be cautious!

This email was sent from outside of your organization.

This is Exhibit "N" of
the Affidavit of Dawood Khan
Sworn before me this 1st day of October 2025

DocuSigned by:
Matilda Lici
7CE576F4AA3D4CA...

A Commissioner, etc.
Matilda Lici

From: Junaid Alam <Junaid.Alam@tandia.com>
Sent: Friday, September 19, 2025 12:35:15 PM
To: Carmen Campagnaro <carmen@profunds.ca>; Richard Hall <rghall@valourcapital.com>
Cc: Dawood Khan <Dawood.Khan@tandia.com>; Muzzamal (Malik) Zulfiqar <muzzamal.zulfiqar@tandia.com>; Rafique Arijo <Rafique.Arijo@tandia.com>; Kyle Plunkett <kplunkett@airdberlis.com>
Subject: RE: Oscar Bold Inc. Demand Letters



Hi Carmen,

As mentioned earlier, our lawyer is in the process of taking a Court date for appointment of a receiver and we can't stop the process now. The only way process could be stopped is if we sign a forbearance agreement. One of the main conditions of the forbearance agreement would be to settle any overdue loan installment (currently \$46,773 after encashment of deposit) and to keep the loan current during the forbearance period. Other terms and conditions to be notified in due course. I would strongly suggest that a lawyer to be appointed from your side who could speak with our lawyer if you want to enter into a forbearance agreement. The timing is critical now as we expect to receive a Court date soon.

I am copying our lawyer, Kyle Plunkett – Partner, Aird & Berlis, to keep him in the loop.

Thanks.

This is Exhibit "O" of
the Affidavit of Dawood Khan
Sworn before me this 1st day of October 2025

DocuSigned by:

Matilda Lici

7CE578E4AA3D4CA

A Commissioner, etc.

Matilda Lici

**ONTARIO
SUPERIOR COURT OF JUSTICE**

B E T W E E N:

TANDIA FINANCIAL CREDIT UNION LIMITED

Applicant

- and -

OSCAR BOLD INC.

Respondent


**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**

**CONSENT TO ACT AS
COURT-APPOINTED RECEIVER**

BDO CANADA LIMITED hereby consents to act as the court-appointed receiver, without security, over all of the assets, undertakings, and properties of the Respondent, Oscar Bold Inc., acquired for or used in relation to a business or businesses carried on by the Respondent, including, without limitation, the real property municipally known as 27 Bold Street, Hamilton, Ontario.

Dated at Toronto, Ontario this 30th day of September 2025.

BDO Canada Limited, solely in its capacity as
Receiver and not in its personal capacity

Per: 
Name: Chris Mazur
Title: Senior Vice-President Financial
Advisory Services
I have authority to bind the Corporation.

TANDIA FINANCIAL CREDIT UNION LIMITED

- and -

OSCAR BOLD INC.

Applicant

Respondent

Court File No. CV-25-00092187-0000

ONTARIO
SUPERIOR COURT OF JUSTICE

Proceedings commenced at Hamilton

**CONSENT TO ACT AS
RECEIVER**

AIRD & BERLIS LLP

Brookfield Place
181 Bay Street, Suite 1800
Toronto, ON M5J 2T9

Kyle B. Plunkett (LSO #61044N)

Tel: (416) 865-3406

Email: kplunkett@airdberlis.com

Matilda Lici (LSO #79621D)

Tel: (416) 865-3428

Email: mlici@airdberlis.com

Lawyers for Tandia Financial Credit Union Limited

TANDIA FINANCIAL CREDIT UNION LIMITED
Applicant

- and -

OSCAR BOLD INC.
Respondent

Court File No. CV-25-00092187-0000

ONTARIO
SUPERIOR COURT OF JUSTICE

Proceedings commenced at Hamilton

AFFIDAVIT OF DAWOOD KHAN
(sworn October 1, 2025)

AIRD & BERLIS LLP

Brookfield Place
181 Bay Street, Suite 1800
Toronto, ON M5J 2T9

Kyle B. Plunkett (LSO # 61044N)

Tel: (416) 865-3406

Email: kplunkett@airdberlis.com

Matilda Lici (LSO #79621D)

Tel: (416) 865-3428

Email: mlici@airdberlis.com

Lawyers for Tandia Financial Credit Union Limited

TAB 7

**ONTARIO
SUPERIOR COURT OF JUSTICE**

B E T W E E N:

TANDIA FINANCIAL CREDIT UNION LIMITED

Applicant

- and -

OSCAR BOLD INC.

Respondent

**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 DAWOOD KHAN
(sworn October 21, 2025)**

I, **DAWOOD KHAN**, of the City of Mississauga, in the Province of Ontario, **MAKE
OATH AND SAY AS FOLLOWS:**

1. I am the Vice-President of Commercial Banking at Tandia Financial Credit Union (“**Tandia**”). Tandia is a senior secured creditor of Oscar Bold Inc. (the “**Debtor**”), and I am one of the persons at Tandia involved in the management of the Debtor’s accounts and loans. As such, I have personal knowledge of the matters to which I hereinafter depose. Where I do not have personal knowledge of the matters set out herein, I have stated the source of my information and, in all such cases, believe it to be true.

2. I swear this Supplementary Affidavit to provide an update on the matters addressed in my original Affidavit sworn October 1, 2025 and in further support of Tandia’s application for an Order appointing BDO Canada Limited (“**BDO**”) as receiver (in such capacity, the “**Receiver**”), without security, of the Property of the Debtor.

3. Capitalized terms not defined herein have the meaning ascribed to them in the First Affidavit.

4. On October 6, 2025, in response to the Debtor’s request for accommodation, Tandia wrote to the Debtor as follows:

Hello Richard,

We can consider entering into a forbearance agreement only if the overdue loan is fully repaid and the loan remains current during the forbearance agreement period.

I would appreciate if you could appoint a lawyer who could contact our lawyer to finalize the forbearance agreement. Our lawyers from Aird & Berlis are copied on the email.

Thanks.

5. A copy of Tandia’s email correspondence with the Debtor is attached as **Exhibit “A”**.

6. As of the date of this Affidavit, the Debtor has not responded to Tandia’s offer.

SWORN remotely by **DAWOOD KHAN**,
via videoconference, stated as being located
in the City of Toronto, in the Province of
Ontario, before me at the City of Toronto, in
the Province of Ontario, this 21st day of
October 2025, in accordance with O. Reg
431/20, Declaration Remotely.

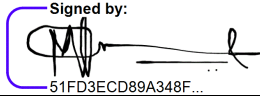
DocuSigned by:

Matilda Lici

Commissioner for Taking Affidavits

Matilda Lici

Signed by:



51FD3ECD89A348F...

DAWOOD KHAN

This is Exhibit "A" of
the Affidavit of Dawood Khan
Sworn before me this 21st day of October 2025

DocuSigned by:
Matilda Lici

7CE576E4AA3D4CA

A Commissioner, etc.

From: [Junaid Alam](#)
To: [Richard Hall](#); [Carmen Campagnaro](#)
Cc: [Dawood Khan](#); [Muzzamal \(Malik\) Zulfiqar](#); [Rafique Arijo](#); [Kyle Plunkett](#); [Matilda Lici](#)
Subject: RE: Oscar Bold Inc. Update and Request
Date: October 6, 2025 10:48:37 AM
Attachments: [image001.png](#)
[image002.png](#)
[facebook_9be9bd81-69d9-41b2-9caa-e2f0df9a8ac7.png](#)
[insta_fc5a6922-fa88-4bf1-9f67-046503ee8d27.png](#)
[linkedin_f3b9873b-a767-407e-bc36-49a4a67db664.png](#)
[youtube-email-circle_3378314f-190b-4694-92be-e1b3c52c62cd.png](#)



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I would appreciate if you could appoint a lawyer who could contact our lawyer to finalize the forbearance agreement. Our lawyers from Aird & Berlis are copied on the email.

Thanks.

Junaid Alam Senior Commercial Account Manager



3455 North Service Road Unit 100 Burlington, ON L7N 3G2

Tel: 1.800.598.2891 x 1264 | Junaid.Alam@tandia.com

www.tandia.com    

Tandia Financial Credit Union Limited operating as Tandia™.

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[Please consider the environment before printing this email.](#)

From: Richard Hall <rghall@valourcapital.com>
Sent: October 3, 2025 1:07 PM
To: Junaid Alam <Junaid.Alam@tandia.com>; Carmen Campagnaro <carmen@profunds.ca>
Cc: Dawood Khan <Dawood.Khan@tandia.com>; Muzzamal (Malik) Zulfiqar <muzzamal.zulfiqar@tandia.com>; Rafique Arijo <Rafique.Arijo@tandia.com>
Subject: RE: Oscar Bold Inc. Update and Request

Hello Junaid,

We have been working on several real estate refinancings in the portfolio, however, to date, have been unsuccessful in closing these. The last few months have been extremely difficult. We find the real estate capital market largely frozen. All of these transactions would be fairly straight forward to close under normal conditions. That said, several of these have been reworked with new lenders and we are working to close at least one next week. This will allow 1 full payment of catch-up. One of our friendly lenders, who has been away and now returned, is working with us on several key property refinancings which we now expect to be closeable around the last week of the month.

This will allow a further month of payment.

Further, following the disastrous collapse of the retaining wall back in May, we lost full rent for 2.5 months and a number of tenants. During this period, we continued to cover building operations. We now have 13 vacancies (of 32). 12 of the 13 vacant units require repairs and turnover work to make ready for new leasing. Cost will be about \$2,500 to \$3,000 per unit. On top of this, the air conditioning system has failed and required substantial repairs / replacements (see attached Proposal from Lodder Brothers) totalling about \$61,000 (including tax). We currently have about \$35,000 in the account and expect some further rents to come in over the next 2 weeks. I would allocate about \$20,000 to the deposit needed for the HVAC repair and the balance to unit work and operations (utilities, waste, insurance).

We ask that this building not be put into receivership as this would likely result in a loss to your position. Given that the bulk of our portfolio are real estate developments (24 projects), our Personal Covenants have been seriously diluted and impaired by the low liquidation values in that sector. We feel the best solution is to enter into a forbearance agreement whereby we can, on a formal and collaborative basis, list the property with an acceptable Realtor and do so without advertising that it is a Receivership or a Power of Sale, which would only serve to get very low offers in this market.

If we can sell the building and exit Tandia in whole, then an objective is achieved. In the meantime, we will work in the background to catch up payments and prepared the building to be sold as separate condominium units using both straight sale and rent to own strategies (we have experience in that).

I may suggest we meet next week to discuss.

Sincerely,

Richard

Richard G. Hall
President
Valour Group

phone 289.288.3430 x 234 **email** rghall@valourgroup.ca **website** valourgroup.ca
1.833.582.5687 3410 South Service Road, Suite 201, Burlington Ontario, L7N 3T2

VALOUR

ValourGroup.ca
CAPITAL • MORTGAGE • DEVELOPMENT • CONSTRUCTION

Valour Capital Management Inc.
Valour Mortgage Services Inc. (Mortgage Admin FSRA Licence #12394)
Valour Management Inc. (Property & Asset Management)
Valour Development Group Inc.

VALCON Management Inc. (Construction)

OUR GROUP OF COMPANIES



VALOUR

VALOUR
PARTNERS



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TANDIA FINANCIAL CREDIT UNION LIMITED
Applicant

- and -

OSCAR BOLD INC.
Respondent

Court File No. CV-25-00092187-0000

ONTARIO
SUPERIOR COURT OF JUSTICE
Proceedings commenced at Hamilton

AFFIDAVIT OF DAWOOD KHAN
(sworn October 21, 2025)

AIRD & BERLIS LLP

Brookfield Place
181 Bay Street, Suite 1800
Toronto, ON M5J 2T9

Kyle B. Plunkett (LSO # 61044N)

Tel: (416) 865-3406

Email: kplunkett@airdberlis.com

Matilda Lici (LSO #79621D)

Tel: (416) 865-3428

Email: mlici@airdberlis.com

Lawyers for Tandia Financial Credit Union Limited

TANDIA FINANCIAL CREDIT UNION LIMITED - and -

OSCAR BOLD INC.

Applicant
(Respondent in appeal)

Respondent
(Appellant)

Court of Appeal File No. COA-25-CV-1502
Court File No.: CV-25-00092187-0000

COURT OF APPEAL FOR ONTARIO

Proceedings commenced at Hamilton

**MOTION RECORD OF THE MOVING PARTY,
TANDIA FINANCIAL CREDIT UNION LIMITED**
(Motion to Quash)

AIRD & BERLIS LLP

Brookfield Place
181 Bay Street, Suite 1800
Toronto, ON M5J 2T9

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Tel: (416) 865-3406

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Lawyers for Tandia Financial Credit Union Limited