Court File No. CL-26-00000439-0000

ONTARIO
SUPERIOR COURT OF JUSTICE
COMMERCIAL LIST

B E T W E E N:

HMT HOLDINGS INC.

Applicant

-and-

SIREG HOLDINGS (NORTH) INC., SI 2500 BRANT INC., SIREG 5581 HERITAGE INC., SIREG 3438 SINNICKS INC., SIREG BROCK STREET INC., SIREG PELLETIER STREET INC., SI 280 PARK INC., SI 280 ERIE INC., SIREG 236 MARGARET INC. and SIREG 300 PARK INC.

Respondents

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

APPLICATION RECORD
(Returnable October 20, 2026)

October 15, 2026

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Lawyers for the Applicant

TO: **THE SERVICE LIST**

SERVICE LIST
(AS OF OCTOBER 14, 2026)

HMT Holdings Inc. v. Sireg Holdings (North) Inc., et al

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TAB 1

Electronically issued / Délivré par voie électronique : 15-Oct-2026
Superior Court of Justice - Toronto - Commercial List / Cour supérieure de justice

Court File No.

ONTARIO
SUPERIOR COURT OF JUSTICE
COMMERCIAL LIST

B E T W E E N:

(Court Seal)

HMT HOLDINGS INC.

Applicant

-and-

SIREG HOLDINGS (NORTH) INC., SI 2500 BRANT INC.,
SIREG 5581 HERITAGE INC., SIREG 3438 SINNICKS INC.,
SIREG BROCK STREET INC., SIREG PELLETIER STREET INC.,
SI 280 PARK INC., SI 280 ERIE INC., SIREG 236 MARGARET INC. and
SIREG 300 PARK INC.

Respondents

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

NOTICE OF APPLICATION

TO THE RESPONDENTS

A LEGAL PROCEEDING HAS BEEN COMMENCED by the Applicant. The claim made by the Applicant appears on the following page.

THIS APPLICATION will come on for a hearing *(choose one of the following)*

☐ In writing
☐ In person
☐ By telephone conference
☒ By video conference – details to be provided

at the following location:

330 University Avenue
Toronto ON M5G 1R7

on a date to be determined by the Commercial List Office before a judge presiding over the Commercial List

IF YOU WISH TO OPPOSE THIS APPLICATION, to receive notice of any step in the application or to be served with any documents in the application, you or an Ontario lawyer acting for you must forthwith prepare a notice of appearance in Form 38A prescribed by the *Rules of Civil Procedure*, serve it on the Applicant's lawyer or, where the Applicant does not have a lawyer, serve it on the Applicant, and file it, with proof of service, in this court office, and you or your lawyer must appear at the hearing.

IF YOU WISH TO PRESENT AFFIDAVIT OR OTHER DOCUMENTARY EVIDENCE TO THE COURT OR TO EXAMINE OR CROSS-EXAMINE WITNESSES ON THE APPLICATION, you or your lawyer must, in addition to serving your notice of appearance, serve a copy of the evidence on the Applicant's lawyer or, where the Applicant does not have a lawyer, serve it on the Applicant, and file it, with proof of service, in the court office where the application is to be heard as soon as possible, but at least four days before the hearing.

IF YOU FAIL TO APPEAR AT THE HEARING, JUDGMENT MAY BE GIVEN IN YOUR ABSENCE AND WITHOUT FURTHER NOTICE TO YOU. IF YOU WISH TO OPPOSE THIS APPLICATION BUT ARE UNABLE TO PAY LEGAL FEES, LEGAL AID MAY BE AVAILABLE TO YOU BY CONTACTING A LOCAL LEGAL AID OFFICE.

Date October , 2026 Issued by _____
Local Registrar

Address of court office: Superior Court of Justice
330 University Avenue
Toronto ON M5G 1R7

TO: Sireg Holdings (North) Inc.
1075 Sutton Drive
Burlington ON L7L 5Z8

AND TO: SI 2500 Brant Inc.
1075 Sutton Drive
Burlington ON L7L 5Z8

AND TO: Sireg 5581 Heritage Inc.
1075 Sutton Drive
Burlington ON L7L 5Z8

AND TO: Sireg 3438 Sinnicks Inc.
1075 Sutton Drive
Burlington ON L7L 5Z8

AND TO: Sireg Brock Street Inc.
7275 Rapistan Court
Mississauga ON L5M 5Z4

AND TO: Sireg Pelletier Street Inc.
7275 Rapistan Court
Mississauga ON L5N 5Z4

AND TO: SI 280 Park Inc.
7275 Rapistan Court
Mississauga ON L5N 5Z4

AND TO: SI 280 Erie Inc.
7275 Rapistan Court
Mississauga ON L5N 5Z4

AND TO: Sireg 236 Margaret Inc.
7275 Rapistan Court
Mississauga ON L5N 5Z4

AND TO: Sireg 300 Park Inc.
7275 Rapistan Court
Mississauga ON L5N 5Z4

APPLICATION

1. The Applicant makes application for:

   (a) An Order pursuant to s. 243 of the *Bankruptcy and Insolvency Act*, R.S.C. 1985 c-B-3, (the "**BIA**") and pursuant to s.101 of the Courts of Justice Act, R.S.O. 1990, c.C-43 (the "**CJA**") appointing AlixPartners Restructuring, Inc. ("**AP**") as Court-Appointed Receiver over all of the assets and undertaking of the Respondents, including, without limitation, the real property described in Schedule "A", on the terms set out in the draft Receivership Order attached as Schedule "B".

   (b) An Order lifting the stay of proceedings resulting form the filing of a Notice of Intention ("**NOI**") to File a Proposal pursuant to the *Bankruptcy and Insolvency Act* by the Respondent entities, Sireg 3438 Sinnicks Inc.

   (c) prejudgment interest in accordance with section 128 of the *Courts of Justice Act*, R.S.O. 1990, c. C.43, as amended;

   (d) postjudgment interest in accordance with section 129 of the *Courts of Justice Act*;

   (e) the costs of this proceeding, plus all applicable taxes; and

   (f) Such further and other Relief as to this Honourable Court may seem just.

2. The grounds for the application are:

THE APPLICANT AND THE LOANS IN QUESTION

3. On this Application, the Applicant HMT Holdings Inc. ("**HMT**") seeks the appointment of a Court-Appointed Receiver all of the assets and undertakings owned by the Respondents, including, without limitation, various real estate properties located throughout Ontario. It is just and convenient that a Receiver be appointed by this Honourable Court on the terms requested by the Applicant.

4. Harbour Mortgage is, among other things, a private mortgage lender with its head office in Toronto, Ontario that provides financing solutions for commercial real estate properties across Canada. HMT is an affiliate of Harbour Mortgage and is the secured lender in respect of the loans and security in question on this Application.

5. As of September 24, 2026, the total amount owed to HMT by all of the Respondents combined was **$42,885,017** (the "**Indebtedness**"). The Indebtedness consists of three separate loans (the "**Loans**") advanced by HMT to the various Respondents, secured by first mortgages (the "**Mortgages**") against title to ten real estate properties (the "**Properties**").

6. Events of Default have occurred in respect of all of the Mortgages, and HMT has issued written demand for repayment and a Notice of Intention to Enforce Security against each of the Respondents (collectively the "**Demands and NITES**"). HMT and its counsel have received no response from the Respondents in respect of the Demands and NITES. No steps have been taken by the Respondents to pay out or refinance the Indebtedness.

7. The Mortgages each provide that, on default, HMT is entitled to appoint a receiver or to apply for the appointment of a Court-Appointed receiver

TODD SLATER AND SIREG

8. The Respondents are each part of a larger group of a larger group of companies ("**Sireg**") controlled by Todd C. Slater ("**Slater**"). Slater is an officer and director of each of the Respondents, and in most cases, he is the sole officer and director. Slater is a former talk radio host and real estate investor who formerly promoted and sold various real estate investment products to the general public. He is a well-known media figure in Ontario mostly through his self-styled real estate investment programme, the "Simple Investor".

9. The business model employed by Slater involved the acquisition of multi-unit residential rental properties, which he would then convert into condominiums. Investors, mostly member of the general public, would then purchase a unit or units of the condominium, which would continue to be tenanted. Sireg would manage the various properties, including the collection of rent from tenants. Investors would receive a return on their investment in the form of the flow of rental payments from tenants. At one point, Sireg managed over 1800 units in 21 buildings, throughout Ontario, and held in excess of $1.3 billion of assets under management.

THE RESPONDENTS

10. The Respondents are a separate sub-group of the larger Sireg group of companies. Although the Properties in question on this Application were acquired with the intention of converting them into condominiums, only one property, located in Burlington, Ontario has been converted into a condominium. The Properties continue to be owned by the Respondents, most of whom are single purpose vehicles incorporated for the purpose of holding title to the Properties until such time as the Properties were converted into condominiums and sold to the public.

11. Currently, a Sireg entity or entities provide property management services for the Properties. Given the enterprise-level crisis that Sireg is currently experiencing (described in detail below), HMT is very concerned about the possibility of service interruptions or even a complete cessation of property management services in the event that Sireg is unable to stabilize its current situation. Even if Sireg is able to stabilize its affairs and continues as the property manager for the Sireg portfolio under the auspices of Proposal Trustee or CCAA Monitor, HMT is nonetheless not prepared to permit Sireg to continue to manage the Properties. HMT believes that it is critical that an independent, arms' length property management company should be engaged to assume property management services.

12. Other than the property management services provided by Sireg to the Properties, which HMT is of the view should by terminated in order to ensure continuity of service, the business of the Respondents is not intertwined financially or operationally with the business operations of the rest of the Sireg companies. The indebtedness owed to HMT is not cross collateralized with any Sireg companies other than the Respondents.

THE PROPERTIES

13. The Properties are multi-unit residential rental complexes, in some case townhouses and in other cases, apartment buildings located, respectively, in Windsor, North Bay, Niagara Falls, Wallaceburg, Burlington and Dresden, Ontario.

THE LOANS AND THE MORTGAGES

14. The details of the three Loans that are currently outstanding are as follows:

Loan 26090:
Principal Balance: $21,650,000

Borrowers:
Sireg Holdings (North) Inc.:
SI 2500 Brant Inc.
Sireg 5581 Heritage Inc.
Sireg 3438 Sinnicks Inc.

Amount Currently Due and Outstanding: $22,331,848

Mortgage Security Held by HMT:

Sireg Holdings (North) Inc.: Charge/Mortgage dated and registered on September 3, 2026 as Instrument No. BS262048 2026 against title to the real property known municipally as 330-598 Oakwood Avenue and 1321-1361 Burns Street, North Bay, Ontario;

SI 2500 Brant Inc.: Charge/Mortgage dated and registered on September 3, 2026 as Instrument no. HR2199815 against title to the real property known municipally as 2500 Brant Street, Burlington;

Sireg 5581 Heritage Inc.: Charge/Mortgage dated and registered on September 3, 2026 as Instrument No. SN879898 against the real property known municipally as 5581 Heritage Drive, Niagara Falls,

Sireg 3438 Sinnicks Inc.: Charge/Mortgage dated and registered on September 3, 2026 as Instrument No. SN879900 (the "**Mortgage**"), against title to the real property known municipally as 3438 Sinnicks Avenue, Niagara Falls,

Loan 26024:
Principal Balance: $15,400,000

Borrowers:
Sireg Brock Street Inc.
Sireg Pelletier Street Inc.
SI 280 Park Inc.
SI 280 Erie Inc.

Amount Currently Due and Outstanding: $14,807,356.99

Mortgage Security Held by HMT:

Sireg Brock Street Inc.: Charge/Mortgage dated and registered on March 10, 2026 as Instrument No. CE1268708 (the "**Mortgage**"), against title to the real property known municipally as 995 Brock Street, Windsor, Ontario

Sireg Pelletier Street Inc.: Charge/Mortgage dated and registered on March 10, 2026 as Instrument No. CE1268712 (the "**Mortgage**"), against title to the real properties known as 1307-1347 Pelletier Street, Windsor, Ontario and 1340 Tecumseh Street West, Windsor, Ontario

SI 280 Park Inc.: Charge/Mortgage dated and registered on March 10, 2026 as Instrument No. CE1268718 (the "**Mortgage**"), against title to the real property known as 280 Park Street West, Windsor, Ontario,

SI 280 Erie Inc.: Charge/Mortgage dated and registered on March 10, 2026, as Instrument No. CE1268722 (the "**Mortgage**"), against title to the real property known municipally as 280 Erie Street West, Windsor, Ontario,

Loan 20056:
Principal Balance: $5,625,000

Borrowers:
Sireg 236 Margaret Inc.
Sireg 300 Park Inc.

Amount Currently Due and Outstanding: $5,745,812.09

Mortgage Security Held by HMT:

Sireg 236 Margaret Inc.: Charge/Mortgage dated and registered on November 27, 2020 as Instrument No. CK181083 (the "**Mortgage**"), against title to the real property known municipally as 236 Margaret Street, Wallaceburg, Ontario

Sireg 300 Park Inc.: Charge/Mortgage dated and registered on November 27, 2020 as Instrument No. CK181086 (the "**Mortgage**"), registered against title to the real property known municipally as 300 Park Street West, Dresden, Ontario

15. Each of the Mortgages ranks first in priority against title to the specific property against which it is registered. HMT also holds the first-ranking personal property security interest against each of the Respondents.

16. The Indebtedness was guaranteed pursuant to three separate guarantees executed by various Sireg companies and by Slater in his personal capacity (collectively, the "**Guarantors**"). HMT also holds general assignments of rent registered against title to each of the Properties.

17. As far as HMT is aware, governmental obligations such as Municipal Taxes, HST and source deduction remittances are current.

THE COLLAPSE OF SERIG'S BUSINESS AND HMT'S SERIOUS CONCERNS

18. On or about September 18, 2026, Sireg issued a statement advising that it was suspending payments to its investors, citing "market and liquidity challenges." This announcement was the subject of significant media attention in Ontario.[1]

19. At least one other secured lender (who is not a lender to the Respondents) has demanded repayment and issued a Notice of Intention to Enforce Security held by it against a number of other Sireg properties (i.e., not including the Properties in question).

20. Individual investors are retaining legal counsel with the intention of commencing legal proceedings against Slater and Sireg to recover their investments.

21. Some but not all of the Sireg companies have filed Notices of Intention ("**NOI**") to File a Proposal pursuant to the *Bankruptcy and Insolvency Act* including one of the Respondent entities, Sireg 3438 Sinnicks Inc. ("**Sinnicks**"), and Harbour has been advised by the Proposal Trustee that Sinnicks will not oppose the requested receivership appointment and will consent to an Order either lifting the stay or terminating the proposal proceeding to allow this Application to proceed.

[1] See the following links to various local media sources: [CP24 - https://www.cp24.com/local/toronto/2026/09/21/ontario-real-estate-investors-in-limbo-as-simple-investor-property-firm-suspends-payments/] and

[Globe and Mail - https://www.theglobeandmail.com/gift/3755c14e476c6727a30acd61aeee2fd5193b52c1e064f0100ada7503f92c498f/VOXTNBQUA5AX3K3PVSB22FQJCM]

22. In addition, Slater has essentially abandoned his responsibilities and functions as the controlling mind of Sireg. HMT is extremely concerned by the possibility of a management vacuum at the senior management level of Sireg.

23. HMT is also extremely concerned by the fact that one of the three HMT loans, loan number 26090, pursuant to which over $22 million is due and outstanding, was advanced in early September, 2026, approximately two weeks prior to Sireg's public announcement that it was facing liquidity challenges and suspending rental payments to its investors. HMT believes that Slater was aware of Serig's financial difficulties at the time he negotiated the loan terms and accepted the advance. Slater gave HMT no indication whatsoever that Serig was experiencing, or would shortly experience, a serious cash shortage, potential insolvency, and liquidation. HMT considers this to be serious misrepresentation.

24. Neither Harbour nor any of its affiliates, including HMT, are prepared to continue any form of lending relationship with Slater or entities controlled by him, and HMT wishes to enforce its rights pursuant to the Mortgages.

THE DEMANDS AND NITES ISSUED BY HARBOUR

25. On September 26, 2026, counsel for HMT prepared and sent the Demands and NITES as well as separate demands for repayment issued against the Guarantors. The Demands and Nites were copied on counsel for the Respondents.

THE MORTGAGES SPECIFICALLY PROVIDE FOR THE APPOINTMENT OF A RECEIVER ON DEFAULT

26. Schedule "A" attached to each of the Mortgages entitles HMT to apply for the appointment of receiver on the occurrence of an event of default.

NECESSITY FOR THE APPOINTMENT OF A RECEIVER

27. The appointment of a Receiver over the Property is necessary for the following reasons:

(a) A sales process appears to be the only avenue of recovery for HMT or any of the other creditors of the Respondents. HMT is of the view that the Properties should be marketed and sold in a Court-supervised process by a Court Officer with significant experience in this type of matter. Given the diverse geographic locations of the Properties, from North Bay to Windsor, HMT believes that a viable sales process can realistically only be conducted by a Court-appointed receiver appointed over all of the Properties;

(b) The Mortgages specifically contemplate the appointment of a receiver on the occurrence of an event or events of default, which, as stated above, have occurred;

(c) In addition the need for a sales process, there is a clear need for a Court officer to take control of the Properties in order to ensure continuity of management, to ensure that property taxes and other critical payments are made, to secure the flow of rental income generated by the Properties and to ensure that the flow of rental payments is not diverted, for example, to funding head office operations, or servicing debt and security in respect of other Serig properties.

(d) HMT's concerns in this regard are clearly well-founded, given the following:

(i) The suspension of rental payments and the resulting lawsuits that Harbour anticipates will be commenced by the investors;

(ii) The potential management vacuum resulting from Slater's departure;

(iii) The enforcement steps taken by other secured creditors against other Sireg entities;

(iv) Slater's misrepresentations as to the true financial condition of Sireg at the time of the advance of Loan 26090.

(e) The proposed Receiver, AP, has the required experience and expertise to act as receiver in this case, and has consented to be appointed as Court-Appointed Receiver over the Properties.

28. Subsection 243(1) of the *Bankruptcy and Insolvency Act*, R.S.C. 1985, C. B-3, as amended.

29. Section 101 of the *Courts of Justice Act*, R.S.O. 1990, C. C.43, as amended.

30. Such further and other grounds as the lawyers may advise.

31. The following documentary evidence will be used at the hearing of the application:

(a) The Affidavit of Nelson Da Silva sworn in support of this Application;

(b) Such further and other evidence as the lawyers may advise and this Honourable Court may permit.

October , 2026

TORKIN MANES LLP
Barristers & Solicitors
151 Yonge Street, Suite 1500
Toronto ON M5C 2W7

Jeffrey J. Simpson (39663M)
jsimpson@torkinmanes.com
Tel: 416-777-5413

Lawyers for the Applicant

RCP-E 14E (September 1, 2020)

SCHEDULE “A’

LIST OF PROPERTIES

Charge/Mortgage registered as Instrument #BS262048

	PIN	Property
1.	49158-0397 (LT)	Legal Description: PART OF LOT 21, CONCESSION C (GEOGRAPHIC TOWNSHIP OF WIDDIFIELD), DESIGNATED AS PARTS 2, 3 AND 4, 36R-15538; SUBJECT TO AN EASEMENT OVER PART 3, 36R-15538 AS IN NB114584; SUBJECT TO AN EASEMENT OVER PART 3, 36R-15538 AS IN NB115431; CITY OF NORTH BAY Municipal Address:330-598 Oakwood Avenue, North Bay
2.	49158-0396 (LT)	Legal Description: PART OF LOT 21, CONCESSION C (GEOGRAPHIC TOWNSHIP OF WIDDIFIELD) DESIGNATED AS PART 1, 36R-15538; CITY OF NORTH BAY Municipal Address:1321-1361 Burns Avenue, North Bay

Charge/Mortgage registered as Instrument #HR2199815

	PIN	Property
3.	25566-0001 (LT) to 25566-0010 (LT)	Legal Description: UNITS 1-10 (INCLUSIVE), LEVEL 1, HALTON CONDOMINIUM PLAN NO. 267; PT LT 20 CON 1 SDS (NELSON), PTS 1 & 2 20R11118, AS IN SCHEDULE 'A' OF DECLARATION H596301; BURLINGTON Municipal Address: 2500 Brant Street, Burlington

Charge/Mortgage registered as Instrument #SN879898

	PIN	Property
4.	64272-0035 (LT)	Legal Description: BLK A PL NS15 NIAGARA FALLS; CITY OF NIAGARA FALLS Municipal Address: 5581 Heritage Drive, Niagara Falls

Charge/Mortgage registered as Instrument # SN879900

	PIN	Property
5.	64270-0092 (LT)	Legal Description: BLK B PL 194 STAMFORD; CITY OF NIAGARA FALLS Municipal Address: 3438 Sinnicks Avenue, Niagara Falls

Charge/Mortgage registered as Instrument # CE1268708

	PIN	Property
6.	01249-0206 (LT)	Legal Description: LT 128 PL 1365 TOWN OF SANDWICH; LT 129 PL 1365 TOWN OF SANDWICH; LT 130 PL 1365 TOWN OF SANDWICH; LT 131 PL 1365 TOWN OF SANDWICH; LT 132 PL 1365 TOWN OF SANDWICH; LT 133 PL 1365 TOWN OF SANDWICH; WINDSOR Municipal Address: 965 Brock Street, Windsor

Charge/Mortgage registered as Instrument # CE1268712

	PIN	Property
7.	01206-0264 (LT)	Legal Description: PT LOT 72 CONCESSION 1 SANDWICH WEST AS IN R503003, R503004 SAVE AND EXCEPT PT 14 12R14585; WINDSOR Municipal Address: 1340 Tecumseh Street West, Windsor
8.	01206-0452 (LT)	Legal Description: PART LOT 72 CONCESSION 1, SANDWICH WEST, BEING PART 1 ON PLAN 12R30309; CITY OF WINDSOR Municipal Address: 1307-1347 Pelletier Street, Windsor

Charge/Mortgage registered as Instrument # CE1268718

	PIN	Property
9.	01193-0381 (LT)	Legal Description: LOT 14 EAST SIDE WINDSOR AVENUE PLAN 81 WINDSOR; LOT 15 EAST SIDE WINDSOR AVENUE PLAN 81 WINDSOR; PT LOT 13 EAST SIDE WINDSOR AVENUE PLAN 81 WINDSOR AS IN R1155340; WINDSOR Municipal Address: 280 Park Street West, Windsor

Charge/Mortgage registered as Instrument # CE1268722

	PIN	Property
10.	01190-0365 (LT)	Legal Description: PT LT 80 CON 1 SANDWICH WEST AS IN R278620; WINDSOR Municipal Address: 280 Erie Street West, Windsor

Charge/Mortgage registered as Instrument # CK181083

	PIN	Property
11.	90007-0001 (LT) to 90007-0036 (LT)	Legal Description: UNITS 1 TO 18, LEVEL 1 (INCLUSIVE) and UNITS 1 TO 18 (INCLUSIVE), LEVEL 2, KENT STANDARD CONDOMINIUM PLAN NO. 39 AND ITS APPURTENANT INTEREST; SUBJECT TO AND TOGETHER WITH EASEMENTS AS SET OUT IN SCHEDULE A AS IN CK256671; CHATHAM-KENT Municipal Address: 236 Margaret Avenue, Wallaceburg
12.	00556-0495 (LT)	Legal Description: PART LOT 24, RCP 789 DESIGNATED AS PART 3 ON 24R11595; SUBJECT TO AND TOGETHER WITH EASEMENTS AS SET OUT IN SCHEDULE A AS IN CK256671; CHATHAM-KENT Municipal Address: 236 Margaret Avenue, Wallaceburg

Charge/Mortgage registered as Instrument # CK181086

	PIN	Property
13.	00981-0001 (LT) to 00981-0016 (LT)	Legal Description: UNITS 1 TO 8, LEVEL 1 (INCLUSIVE) and UNITS 1 TO 8 (INCLUSIVE), LEVEL 2, KENT STANDARD CONDOMINIUM PLAN NO. 38 AND ITS APPURTENANT INTEREST; SUBJECT TO EASEMENTS AS SET OUT IN SCHEDULE A AS IN CK253230; MUNICIPALITY CHATHAM-KENT Municipal Address: 300 Park Street West, Dresden

SCHEDULE "B"

Court File No.

ONTARIO
SUPERIOR COURT OF JUSTICE
COMMERCIAL LIST

THE HONOURABLE	)	……..……, THE ……
	)	
	)	DAY OF ……..…, 2026

B E T W E E N:

HMT HOLDINGS INC.

Applicant

-and-

SIREG HOLDINGS (NORTH) INC., SI 2500 BRANT INC., SIREG 5581 HERITAGE INC., SIREG 3438 SINNICKS INC., SIREG BROCK STREET INC., SIREG PELLETIER STREET INC., SI 280 PARK INC., SI 280 ERIE INC., SIREG 236 MARGARET INC. and SIREG 300 PARK INC.

Respondents

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

ORDER
(Appointing Receiver)

THIS APPLICATION made by the Applicant 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 AlixPartners Restructuring, Inc. as receiver (in such capacities, the "Receiver") without security, of all of the assets, undertakings and properties of the Respondents, (hereinafter called the "Debtors"),

including the real properties shown on Schedule "A" acquired for, or used in relation to a business carried on by the Debtors, was heard this day at 330 University Avenue, Toronto, Ontario.

ON READING the Affidavit of Nelson Da Silva sworn **XX** and the Exhibits thereto and on hearing the submissions of counsel for the Applicant, counsel for the Respondents, and no one appearing for **XX** although duly served as appears from the Proof of Service filed and on reading the Consent of AlixPartners Restructuring, Inc. to act as the Receiver,

SERVICE

1. THIS COURT ORDERS that the time for service of the Notice of Application and the Application 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 s. 243 of the *Bankruptcy and Insolvency Act*, R.S.C. 1985 c-B-3, and pursuant to s.101 of the Courts of Justice Act, R.S.O. 1990, c.C-43 AlixPartners Restructuring, Inc. is hereby appointed as Court-Appointed Receiver over all of the assets and undertaking of the Respondents (the "Property"), including, without limitation, the real property described in Schedule "A", on the terms set out below).

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 Debtors, 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 Debtors;

(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 Debtors or any part or parts thereof;

(f) to receive and collect all monies and accounts now owed or hereafter owing to the Debtors and to exercise all remedies of the Debtors in collecting such monies, including, without limitation, to enforce any security held by the Debtors;

(g) to settle, extend or compromise any indebtedness owing to the Debtors;

(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 Debtors, 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 Debtors, 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 $xx, provided that the aggregate consideration for all such transactions does not exceed $ **XX**; 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 Debtors;

(p) to enter into agreements with any Trustee in bankruptcy appointed in respect of the Debtors, including, without limiting the generality of the foregoing, the ability to enter into occupation agreements for any property owned or leased by the Debtors;

(q) to exercise any shareholder, partnership, joint venture or other rights which the Debtors 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 Debtors, and without interference from any other Person.

DUTY TO PROVIDE ACCESS AND CO-OPERATION TO THE RECEIVER

4. THIS COURT ORDERS that (i) the Debtors, (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.

5. 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 Debtors, 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 5 or in paragraph 6 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.

6. 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.

7. 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

8. 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 DEBTORS OR THE PROPERTY

9. THIS COURT ORDERS that no Proceeding against or in respect of the Debtors 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 Debtors or the Property are hereby stayed and suspended pending further Order of this Court.

NO EXERCISE OF RIGHTS OR REMEDIES

10. THIS COURT ORDERS that all rights and remedies against the Debtors, 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 Debtors to carry on any business which the Debtors is not lawfully entitled to carry on, (ii) exempt the Receiver or the Debtors 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

11. 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 Debtors, without written consent of the Receiver or leave of this Court.

CONTINUATION OF SERVICES

12. THIS COURT ORDERS that all Persons having oral or written agreements with the Debtors 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 Debtors 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 Debtors' 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 Debtors 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

13. 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

14. THIS COURT ORDERS that all employees of the Debtors shall remain the employees of the Debtors until such time as the Receiver, on the Debtors' 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

15. 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 Debtors, and shall return all other personal information to the Receiver, or ensure that all other personal information is destroyed.

LIMITATION ON ENVIRONMENTAL LIABILITIES

16. 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

17. 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, 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

18. 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.

19. 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.

20. 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

21. 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 $ **XX** (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.

22. 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.

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

24. 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

25. 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 http://www.ontariocourts.ca/scj/practice/practice-directions/toronto/e-service-protocol/) shall be valid and effective service. Subject to Rule 17.05 this Order shall constitute an order for substituted service pursuant to Rule 16.04 of the *Rules of Civil Procedure*. Subject to Rule 3.01(d) of the *Rules of Civil Procedure* 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 '<@>'.

26. 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 Debtors' creditors or other interested parties at their respective addresses as last shown on the records of the Debtors 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.

GENERAL

27. 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.

28. THIS COURT ORDERS that nothing in this Order shall prevent the Receiver from acting as a Trustee in bankruptcy of the Debtors.

29. 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.

30. 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.

31. THIS COURT ORDERS that the Applicant shall have its costs of this motion, 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 Debtors’ estate with such priority and at such time as this Court may determine.

32. 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.

SCHEDULE "A"

LIST OF PROPERTIES

Charge/Mortgage registered as Instrument #BS262048

	PIN	Property
1.	49158-0397 (LT)	Legal Description: PART OF LOT 21, CONCESSION C (GEOGRAPHIC TOWNSHIP OF WIDDIFIELD), DESIGNATED AS PARTS 2, 3 AND 4, 36R-15538; SUBJECT TO AN EASEMENT OVER PART 3, 36R-15538 AS IN NB114584; SUBJECT TO AN EASEMENT OVER PART 3, 36R-15538 AS IN NB115431; CITY OF NORTH BAY Municipal Address:330-598 Oakwood Avenue, North Bay
2.	49158-0396 (LT)	Legal Description: PART OF LOT 21, CONCESSION C (GEOGRAPHIC TOWNSHIP OF WIDDIFIELD) DESIGNATED AS PART 1, 36R-15538; CITY OF NORTH BAY Municipal Address:1321-1361 Burns Avenue, North Bay

Charge/Mortgage registered as Instrument #HR2199815

	PIN	Property
3.	25566-0001 (LT) to 25566-0010 (LT)	Legal Description: UNITS 1-10 (INCLUSIVE), LEVEL 1, HALTON CONDOMINIUM PLAN NO. 267; PT LT 20 CON 1 SDS (NELSON), PTS 1 & 2 20R11118, AS IN SCHEDULE 'A' OF DECLARATION H596301; BURLINGTON Municipal Address: 2500 Brant Street, Burlington

Charge/Mortgage registered as Instrument #SN879898

	PIN	Property
4.	64272-0035 (LT)	Legal Description: BLK A PL NS15 NIAGARA FALLS; CITY OF NIAGARA FALLS Municipal Address: 5581 Heritage Drive, Niagara Falls

Charge/Mortgage registered as Instrument # SN879900

	PIN	Property
5.	64270-0092 (LT)	Legal Description: BLK B PL 194 STAMFORD; CITY OF NIAGARA FALLS Municipal Address: 3438 Sinnicks Avenue, Niagara Falls

Charge/Mortgage registered as Instrument # CE1268708

	PIN	Property
6.	01249-0206 (LT)	Legal Description: LT 128 PL 1365 TOWN OF SANDWICH; LT 129 PL 1365 TOWN OF SANDWICH; LT 130 PL 1365 TOWN OF SANDWICH; LT 131 PL 1365 TOWN OF SANDWICH; LT 132 PL 1365 TOWN OF SANDWICH; LT 133 PL 1365 TOWN OF SANDWICH; WINDSOR Municipal Address: 965 Brock Street, Windsor

Charge/Mortgage registered as Instrument # CE1268712

	PIN	Property
7.	01206-0264 (LT)	Legal Description: PT LOT 72 CONCESSION 1 SANDWICH WEST AS IN R503003, R503004 SAVE AND EXCEPT PT 14 12R14585; WINDSOR Municipal Address: 1340 Tecumseh Street West, Windsor
8.	01206-0452 (LT)	Legal Description: PART LOT 72 CONCESSION 1, SANDWICH WEST, BEING PART 1 ON PLAN 12R30309; CITY OF WINDSOR Municipal Address: 1307-1347 Pelletier Street, Windsor

Charge/Mortgage registered as Instrument # CE1268718

	PIN	Property
9.	01193-0381 (LT)	Legal Description: LOT 14 EAST SIDE WINDSOR AVENUE PLAN 81 WINDSOR; LOT 15 EAST SIDE WINDSOR AVENUE PLAN 81 WINDSOR; PT LOT 13 EAST SIDE WINDSOR AVENUE PLAN 81 WINDSOR AS IN R1155340; WINDSOR Municipal Address: 280 Park Street West, Windsor

Charge/Mortgage registered as Instrument # CE1268722

	PIN	Property
10.	01190-0365 (LT)	Legal Description: PT LT 80 CON 1 SANDWICH WEST AS IN R278620; WINDSOR Municipal Address: 280 Erie Street West, Windsor

Charge/Mortgage registered as Instrument # CK181083

	PIN	Property
11.	90007-0001 (LT) to 90007-0036 (LT)	Legal Description: UNITS 1 TO 18, LEVEL 1 (INCLUSIVE) and UNITS 1 TO 18 (INCLUSIVE), LEVEL 2, KENT STANDARD CONDOMINIUM PLAN NO. 39 AND ITS APPURTENANT INTEREST; SUBJECT TO AND TOGETHER WITH EASEMENTS AS SET OUT IN SCHEDULE A AS IN CK256671; CHATHAM-KENT Municipal Address: 236 Margaret Avenue, Wallaceburg
12.	00556-0495 (LT)	Legal Description: PART LOT 24, RCP 789 DESIGNATED AS PART 3 ON 24R11595; SUBJECT TO AND TOGETHER WITH EASEMENTS AS SET OUT IN SCHEDULE A AS IN CK256671; CHATHAM-KENT Municipal Address: 236 Margaret Avenue, Wallaceburg

Charge/Mortgage registered as Instrument # CK181086

	PIN	Property
13.	00981-0001 (LT) to 00981-0016 (LT)	Legal Description: UNITS 1 TO 8, LEVEL 1 (INCLUSIVE) and UNITS 1 TO 8 (INCLUSIVE), LEVEL 2, KENT STANDARD CONDOMINIUM PLAN NO. 38 AND ITS APPURTENANT INTEREST; SUBJECT TO EASEMENTS AS SET OUT IN SCHEDULE A AS IN CK253230; MUNICIPALITY CHATHAM-KENT Municipal Address: 300 Park Street West, Dresden

SCHEDULE "B"

RECEIVER CERTIFICATE

CERTIFICATE NO. **XX**

AMOUNT $ **XX**

1. THIS IS TO CERTIFY that AlixPartners Restructuring, Inc. (the "Receiver") of all of the assets, undertakings and properties **XX** acquired for, or used in relation to a business carried on by the Debtors, including all proceeds thereof (collectively, the "Property") appointed by Order of the Ontario Superior Court of Justice (Commercial List) (the "Court") dated the **XX** day of **XX**, 2026 (the "Order") made in an action having Court file number **XX** has received as such Receiver from the holder of this certificate (the "Lender") the principal sum of $ **XX**, being part of the total principal sum of $ **XX** 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 **XX** day of each month] after the date hereof at a notional rate per annum equal to the rate of **XX** per cent above the prime commercial lending rate of Bank of **XX** 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 October, 2026.

AlixPartners Restructuring, Inc., solely in its capacity as Receiver of all the assets, undertakings and Properties of the Respondents, and not in its personal capacity

Per: _____

Name: Noah Goldstein
Title: Partner & Managing Director

HMT HOLDINGS INC.
Applicant

-and-

SIREG HOLDINGS (NORTH) INC. et al.
Respondents

Court File No.

ONTARIO
SUPERIOR COURT OF JUSTICE
COMMERCIAL LIST

PROCEEDING COMMENCED AT
TORONTO

ORDER
(Appointing Receiver)

TORKIN MANES LLP
Barristers & Solicitors
151 Yonge Street, Suite 1500
Toronto ON M5C 2W7

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Lawyers for the Applicant

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RCP-E 4C (September 1, 2020)

HMT HOLDINGS INC.
Applicant

-and-

SIREG HOLDINGS (NORTH) INC. et al.
Respondents

Court File No.

ONTARIO
SUPERIOR COURT OF JUSTICE
COMMERCIAL LIST

PROCEEDING COMMENCED AT
TORONTO

NOTICE OF APPLICATION

TORKIN MANES LLP
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RCP-E 4C (September 1, 2020)

TAB 2

Docusign Envelope ID: 6EFDF6B6-77C1-81B5-82DC-41B0A3D30500

Court File No.

ONTARIO
SUPERIOR COURT OF JUSTICE
COMMERCIAL LIST

B E T W E E N:

HMT HOLDINGS INC.

Applicant

-and-

SIREG HOLDINGS (NORTH) INC., SI 2500 BRANT INC.,
SIREG 5581 HERITAGE INC., SIREG 3438 SINNICKS INC.,
SIREG BROCK STREET INC., SIREG PELLETIER STREET INC.,
SI 280 PARK INC., SI 280 ERIE INC., SIREG 236 MARGARET INC. and
SIREG 300 PARK INC.

Respondents

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

AFFIDAVIT OF NELSON DA SILVA

(Sworn October 14, 2026)

I, Nelson Da Silva, of the City of Hamilton, in the Province of Ontario, MAKE OATH AND SAY:

1. I am the Chief Investment Officer of Harbour Mortgage Corp. ("**Harbour Mortgage**") and an Authorized Signing Officer and as such, have knowledge of the matters contained in this

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Affidavit. Where my statements in this Affidavit are based on information and belief obtained from others, I indicate the source of that information and that I verily believe same to be true.

INTRODUCTION

The Applicant and the Loans in Question

2. On this Application, the Applicant HMT Holdings Inc. ("**HMT**") seeks the appointment of a Court-Appointed Receiver over all of the assets and undertakings of the Respondents, including, without limitation, a number of real properties located throughout Ontario.

3. Harbour Mortgage is, among other things, a private mortgage lender with its head office in Toronto, Ontario that provides financing solutions for commercial real estate properties across Canada.[1] HMT is an affiliate of Harbour Mortgage and is the secured lender in respect of the loans and security in question on this Application.

4. As of September 24, 2026, the total amount owed to HMT by all of the Respondents combined was **$**$42,885,017 (the "**Indebtedness**"). The Indebtedness consists of three separate loans (the "**Loans**") advanced by HMT to the various Respondents, secured by first mortgages (the "**Mortgages**") against title to ten real estate properties (the "**Properties**" or singularly, a "**Property**"). The details of the Loans and the Properties are set out in more detail below, and in the Exhibits to my Affidavit.

5. Events of Default, which are described in detail below, have occurred in respect of all of the Mortgages, and HMT has issued written demand for repayment and a Notice of Intention to

[1] Attached as Exhibit "A" is a printout of the Home page of Harbour Mortgage's website and a Corporation Profile Report in respect of the Applicant, HMT Holdings Inc.

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Enforce Security against each of the Respondents (collectively the "**Demands and NITES**")[2]. HMT and its counsel have received no response from the Respondents in respect of the Demands and NITES. No steps have been taken by the Respondents to pay out or refinance the Indebtedness.

6. The Mortgages each provide that, on default, HMT is entitled to appoint a receiver or to apply for the appointment of a Court-Appointed receiver. For the reasons that follow, Harbour is of the view that not only is the appointment of a receiver, as requested by HMT, just and convenient, but the appoint is also necessary in order to take control of the Properties, prevent the erosion of the value of HMT's security, and to formulate and conduct a Court-Approved sales process in respect of all of the Properties.

Todd Slater and Sireg

7. The Respondents are each part of a larger group of companies ("**Sireg**") controlled by Todd C. Slater ("**Slater**"). Slater is an officer and director of each of the Respondents, and in most cases, he is the sole officer and director.[3] Slater is a former talk radio host and real estate investor who formerly promoted and sold various real estate investment products to the general public. He is a well-known media figure in Ontario mostly through his self-styled real estate investment programme, the "Simple Investor".[4]

8. The business model employed by Slater involved the acquisition of multi-unit residential rental properties, which he would then convert into condominiums. Investors, mostly member of

[2] Attached hereto as Exhibit "B" is a copy of the various Demands and NITES.

[3] Attached as Exhibit "C" are corporation profile reports in respect of each of the Respondents.

[4] Attached as Exhibit "D" is an online bio of Slater taken from the website of "The Property Show", a travelling seminar at which Slater was a presenter.

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the general public, would then purchase a unit or units of the condominium, which would continue to be tenanted. Sireg would manage the various properties, including the collection of rent from tenants. Investors would receive a return on their investment in the form of the flow of rental payments from tenants.

9. According to an online CBC news article, Sireg managed over 1800 units in 21 buildings, throughout Ontario, and held in excess of $1.3 billion of assets under management.[5]

The Respondents

10. The Respondents are a separate sub-group of the larger Sireg group of companies. Although the Properties in question on this Application were acquired with the intention of converting them into condominiums, as per the Simple Investor *modus operandi,* only one of the Properties, located in Burlington, Ontario has been converted into a condominium, and one other Property is relatively close to completing its conversion.

11. The Properties continue to be owned by the Respondents, most of whom are single purpose vehicles incorporated for the purpose of holding title to the Properties until such time as the Properties were converted into condominiums and sold to the public.

12. The income generated by the Properties is used for expenses in respect of the Properties specifically and to service mortgages registered against title to these specific Properties. I

[5] Attached as Exhibit "E" is a printout of an article written by CBC reporter Andrew Lupton, posted to CBC News Online on or about September 23, 2026.

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understand that the total income generated by the Properties collectively is not sufficient to fund expenses and service the mortgages registered against title.

13. The Respondents are not, and do not need to be, intertwined financially or operationally with the business operations of the rest of the Sireg companies. The indebtedness owed to HMT is not cross collateralized with any Sireg companies other than the Respondents.

14. I understand that Sireg operates a head office in Burlington, Ontario, employing a number of employees who perform mainly property management services (including property management services for the Properties) but also provide sales and marketing, investor relations and general administration services for the Serig portfolio. The Respondents are real estate holding companies that do not benefit from or require the sales and marketing, investor relations and general administration of the Serig head office.

15. With respect to property management services, given the enterprise-level crisis that Sireg is currently experiencing (described in detail below), HMT is very concerned about the possibility of service interruptions or even a complete cessation of property management services in the event that Sireg is unable to stabilize its current situation.

16. Even if Sireg is able to stabilize its affairs and continues as the property manager for the Sireg portfolio under the auspices of Proposal Trustee or CCAA Monitor, HMT is nonetheless not prepared to permit Sireg to continue to manage the Properties. HMT believes that it is critical that an independent, arms' length property management company should be engaged to assume property management services.

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THE PROPERTIES

17. The Properties are multi-unit residential rental complexes, in some case townhouses and in other cases, apartment buildings located, respectively, in Windsor, North Bay, Niagara Falls, Wallaceburg, Burlington and Dresden, Ontario. I attach hereto as an Exhibit a list of the Properties, identified by municipal address, legal description and PIN.[6]

THE MORTGAGES

18. The debtor/creditor relationship between Harbour and Serig commenced in 2013, the year in which Harbour Mortgage advanced its first loan to Sireg. Since then, Harbour Mortgagee has extended financing to Sireg in the form of a number of loans secured by mortgages registered against, among other registrations, title to the Properties. The three currently outstanding Loans were advanced for the purpose of financing property acquisitions and refinancing previous mortgages held against title to the Properties.

19. The details of the three Loans that are currently outstanding are as follows:[7]

Loan 26090:
Principal Balance: $21,650,000

Borrowers:
Sireg Holdings (North) Inc.
SI 2500 Brant Inc.
Sireg 5581 Heritage Inc.
Sireg 3438 Sinnicks Inc.

Amount Currently Due and Outstanding: $22,331,848

[6] Attached as Exhibit "F" is a list of the Properties identified by municipal and legal description and by PIN.

[7] Attached as Exhibit "G" is a copy of each Charges/Mortgages as registered against title to the Properties, without schedules.

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Mortgage Security Held by HMT:

Sireg Holdings (North) Inc.: Charge/Mortgage dated and registered on September 3, 2026 as Instrument No. BS262048 2026 against title to the real property known municipally as 330-598 Oakwood Avenue and 1321-1361 Burns Street, North Bay, Ontario;

SI 2500 Brant Inc.: Charge/Mortgage dated and registered on September 3, 2026 as Instrument no. HR2199815 against title to the real property known municipally as 2500 Brant Street, Burlington;

Sireg 5581 Heritage Inc.: Charge/Mortgage dated and registered on September 3, 2026 as Instrument No. SN879898 against the real property known municipally as 5581 Heritage Drive, Niagara Falls;

Sireg 3438 Sinnicks Inc.: Charge/Mortgage dated and registered on September 3, 2026 as Instrument No. SN879900 (the "**Mortgage**"), against title to the real property known municipally as 3438 Sinnicks Avenue, Niagara Falls.

Loan 26024:
Principal Balance: $15,400,000

Borrowers:
Sireg Brock Street Inc.
Sireg Pelletier Street Inc.
SI 280 Park Inc.
SI 280 Erie Inc.

Amount Currently Due and Outstanding: $14,807,356.99

Mortgage Security Held by HMT:

Sireg Brock Street Inc.: Charge/Mortgage dated and registered on March 10, 2026 as Instrument No. CE1268708 (the "**Mortgage**"), against title to the real property known municipally as 995 Brock Street, Windsor, Ontario;

Sireg Pelletier Street Inc.: Charge/Mortgage dated and registered on March 10, 2026 as Instrument No. CE1268712 (the "**Mortgage**"), against title to the real property known as 1307-1347 Pelletier Street, Windsor, Ontario, and 1340 Tecumseh Street West, Windsor, Ontario;

SI 280 Park Inc.: Charge/Mortgage dated and registered on March 10, 2026 as Instrument No. CE1268718 (the "**Mortgage**"), against title to the real property known as 280 Park Street West, Windsor, Ontario;

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SI 280 Erie Inc.: Charge/Mortgage dated and registered on March 10, 2026, as Instrument No. CE1268722 (the "**Mortgage**"), against title to the real property known municipally as 280 Erie Street West, Windsor, Ontario.

Loan 20056:
Principal Balance: $5,625,000

Borrowers:
Sireg 236 Margaret Inc.
Sireg 300 Park Inc.

Amount Currently Due and Outstanding: $5,745,812.09

Mortgage Security Held by HMT:

Sireg 236 Margaret Inc.: Charge/Mortgage dated and registered on November 27, 2020 as Instrument No. CK181083 (the "**Mortgage**"), against title to the real property known municipally as 236 Margaret Street, Wallaceburg, Ontario;

Sireg 300 Park Inc.: Charge/Mortgage dated and registered on November 27, 2020 as Instrument No. CK181086 (the "**Mortgage**"), registered against title to the real property known municipally as 300 Park Street West, Dresden, Ontario.

20. The Indebtedness was guaranteed pursuant to three separate guarantees executed by various Sireg companies and by Slater in his personal capacity (collectively, the "**Guarantors**").[8] HMT also holds general assignments of rent registered against title to each of the Properties.

OTHER CREDITORS OF THE RESPONDENTS

21. I attach hereto copies of the parcel registers for each of the Properties[9] as well as copies of PPSA searches against each of the Respondents.[10]

[8] Attached as Exhibit "H" is a copy of the three separate Guarantees executed by the Guarantors.

[9] Attached hereto as Exhibit "I" are copies of each of the Parcel Register pages in respect of the Properties.

[10] Attached hereto as Exhibit "J" are copies of PPSA searches conducted each of the Respondents.

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22. Based on the attached parcel registers, I believe that several other parties hold mortgage security against some of the Properties, in addition to HMT. These parties include Q Real Estate Asset Investment Fund, Olympia Trust Company, the Simple Investment Mortgage Corporation ("**Simple Investment**") and George Nikitopoulos. I believe that Simple Investment is an affiliate of Sireg.

23. The attached PPSA searches show subordinate security interests registered in favour of TR2 Investment Corp. and TR3 Investment Corp. I believe that these two creditors are investment funds operated by or associated with Whitehall Apartments Corp. In addition, Simple Investment has registered a security interest against several of the properties. Both the Whitehall and Simple Investment security interests have been subordinated to the HMT debt and security.

24. Based on the dates of registration of the security interests as shown on the attached searches and the various subordination agreements executed by the other secured creditors, I believe that HMT holds the first-ranking mortgages against title to the Properties as well as the first-ranking personal property security interest against each of the Respondents.

25. Harbour is not aware of any arrears in municipal taxes, source deduction or HST remittances, property management fees or property insurance on the part of any of the Respondents, but given the current crisis that Serig is facing, described below, Harbour is very concerned that critical payables may fall into arrears very shortly, if they have not fallen into arrears already.

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THE COLLAPSE OF SERIG'S BUSINESS AND HMT'S SERIOUS CONCERNS

26. On or about September 18, 2026, Sireg issued a statement advising that it was suspending payments to its investors, citing "market and liquidity challenges." This announcement was the subject of significant media attention in Ontario.[11]

27. I understand that as of October 2, 2026, three other secured creditors (who are not lenders to the Respondents and do not hold mortgages against the Properties) have demanded repayment and issued Notices of Intention to Enforce Security.

28. I further understand that individual investors are retaining legal counsel with the intention of commencing legal proceedings against Slater and Sireg to recover their investments.

29. Certain of the Sireg entities have filed Notices of Intention ("**NOI**") to File a Proposal pursuant to the *Bankruptcy and Insolvency Act*. It should be noted that only one of the Respondents is among the Sireg entities that has filed an NOI, namely, Sireg 3438 Sinnicks Inc. ("**Sinnicks**"), and Harbour has been advised by the Proposal Trustee that Sinnicks will not oppose the requested receivership appointment and will consent to an Order either lifting the stay or terminating the proposal proceeding to allow this Application to proceed.

30. I believe that there is good reason to believe that all of the Sireg companies, including each of the Respondents, are insolvent.

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[11] See the following links to various local media sources: [CP24 - https://www.cp24.com/local/toronto/2026/09/21/ontario-real-estate-investors-in-limbo-as-simple-investor-property-firm-suspends-payments/] & [Globe and Mail - https://www.theglobeandmail.com/gift/3755c14e476c6727a30acd61aeee2fd5193b52c1e064f0100ada7503f92c498f/VOXTNBQUA5AX3K3PVSB22FQJCM]

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31. In addition, I understand that Slater has essentially abandoned his responsibilities and functions as the controlling mind of Sireg. HMT is extremely concerned by the possibility of a management vacuum at the senior management level of Sireg.

32. HMT is also extremely concerned by the fact that one of the three HMT loans, loan number 26090, pursuant to which over $22 million is due and outstanding, was advanced in early September 2026, approximately two weeks prior to Sireg's public announcement that it was facing liquidity challenges and suspending rental payments to its investors. HMT believes that Slater was aware of Sireg's financial difficulties at the time he negotiated the loan terms and accepted the advance. Slater gave HMT no indication whatsoever that Serig was experiencing, or would shortly experience, a serious cash shortage, potential insolvency, and liquidation. HMT considers this to be serious misrepresentation.

33. Neither Harbour nor any of its affiliates, including HMT, are prepared to continue any form of lending relationship with Slater or entities controlled by him, and HMT wishes to enforce its rights pursuant to the Mortgages.

THE DEMANDS AND NITES ISSUED BY HARBOUR

34. Sireg's insolvency and the commencement of enforcement proceedings against some of the Sireg companies triggered events of default under the terms of each of the Loans and Mortgages. Additional events of default occurred on October 5, 2026 and October 6, 2026, when payments due from the Respondents in respect of all three Loans were returned NSF. On September 26, 2026, Harbour issued the Demands and NITES as well as separate demands for

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repayment issued against the Guarantors. The Demands and Nites were copied on counsel for the Respondents [12]

35. As stated above, no communications have been received by Harbour or its counsel from any representatives of the Respondents, and I am not aware of any steps being taken to repay or refinance the Indebtedness.

THE MORTGAGES SPECIFICALLY PROVIDE FOR THE APPOINTMENT OF A RECEIVER ON DEFAULT

36. Schedule "A" attached to each of the Mortgages entitles HMT to apply for the appointment of receiver on the occurrence of an event of default. The precise language used in each of Mortgages is:

> Appointment of Receiver
>
> At any time after this Charge hereby constituted becomes enforceable, the Chargee may from time to time appoint by writing or cause to be appointed a Receiver or a Receiver-Manager, as it shall elect (hereinafter called "**Receiver**"), with or without bond, and may from time to time remove the Receiver and appoint another in his stead, and any such Receiver appointed hereunder shall have, without limitation, the following powers…[13]

[12] Attached as Exhibit "K" is a copy of the covering email sent to counsel for the Respondents by HMT's counsel dated September 25, 2026.

[13] Attached hereto as Exhibit "L" is Schedule "A" taken from one sample Mortgage, namely the Mortgage registered against title to the Burns and Oakwood Properties located in North Bay. The receiver provision appears at paragraph 26 on page 11. I am advised by Harbour's counsel in this matter, Jeffrey J. Simpson of Torkin Manes LL, and verily believe that the identical provision appears in all of the Mortgages, albeit at different paragraph numbers.

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NECESSITY FOR THE APPOINTMENT OF A RECEIVER

37. The appointment of a Receiver over the Property is necessary for the following reasons:

(a) A sales process appears to be the only avenue of recovery for HMT or any of the other creditors of the Respondents. HMT is of the view that the Properties should be marketed and sold in a Court-supervised process by a Court Officer with significant experience in this type of matter. Given the diverse geographic locations of the Properties, from North Bay to Windsor, HMT believes that a viable sales process can realistically only be conducted by a Court-appointed receiver appointed over all of the Properties;

(b) The Mortgages specifically contemplate the appointment of a receiver on the occurrence of an event or events of default, which, as stated above, have occurred;

(c) There is a clear need for a Court officer to take control of the Properties in order to ensure continuity of management of the Properties and to ensure that the flow of rental income generated by the Properties is not diverted for the purpose of funding head office operations, or servicing debt and security owed on other Serig properties.

(d) HMT's concerns are clearly well-founded, based on the following:

(i) The suspension of rental payments and the resulting lawsuits that Harbour anticipates will be commenced by the investors;

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(ii) The potential management vacuum resulting from Slater's departure and the resulting potential that Sireg will be unable to continue effectively managing the Properties, and/or that critical payables will fall into arrears;

(iii) The enforcement steps taken by other secured creditors against other Sireg entities;

(iv) Slater's misrepresentations as to the true financial condition of Sireg at the time of the advance of Loan 26090

38. The proposed receiver, AlixPartners Restructuring Inc., has the required experience and expertise to act as receiver in this case, and has consented to be appointed as Court-Appointed Receiver over the Properties.

39. I swear this Affidavit in good faith in support of the Application for the appointment of a Receiver over certain assets of the Respondents and for no other or improper purpose.

SWORN by Nelson Da Silva at the City of Hamilton, in the Province of Ontario, before me at the City of Toronto, in the Province of Ontario on October 14, 2026 in accordance with O. Reg. 431/20, Administering Oath or Declaration Remotely.

Signed by:
AB3301D3632D43E...

Commissioner for Taking Affidavits
(or as may be)

JEFFREY J. SIMPSON

NELSON DA SILVA

RCP-E 4D (February 1, 2021)

TAB A

This is Exhibit “A” referred to in the Affidavit of Nelson Da Silva sworn by Nelson Da Silva of the City of Hamilton, in the Province of Ontario, before me at the City of Toronto, in the Province of Ontario, on October 14, 2026 in accordance with O. Reg. 431/20, Administering Oath or Declaration Remotely.



Commissioner for Taking Affidavits (or as may be)

JEFFREY J. SIMPSON

HARBOUR MORTGAGE

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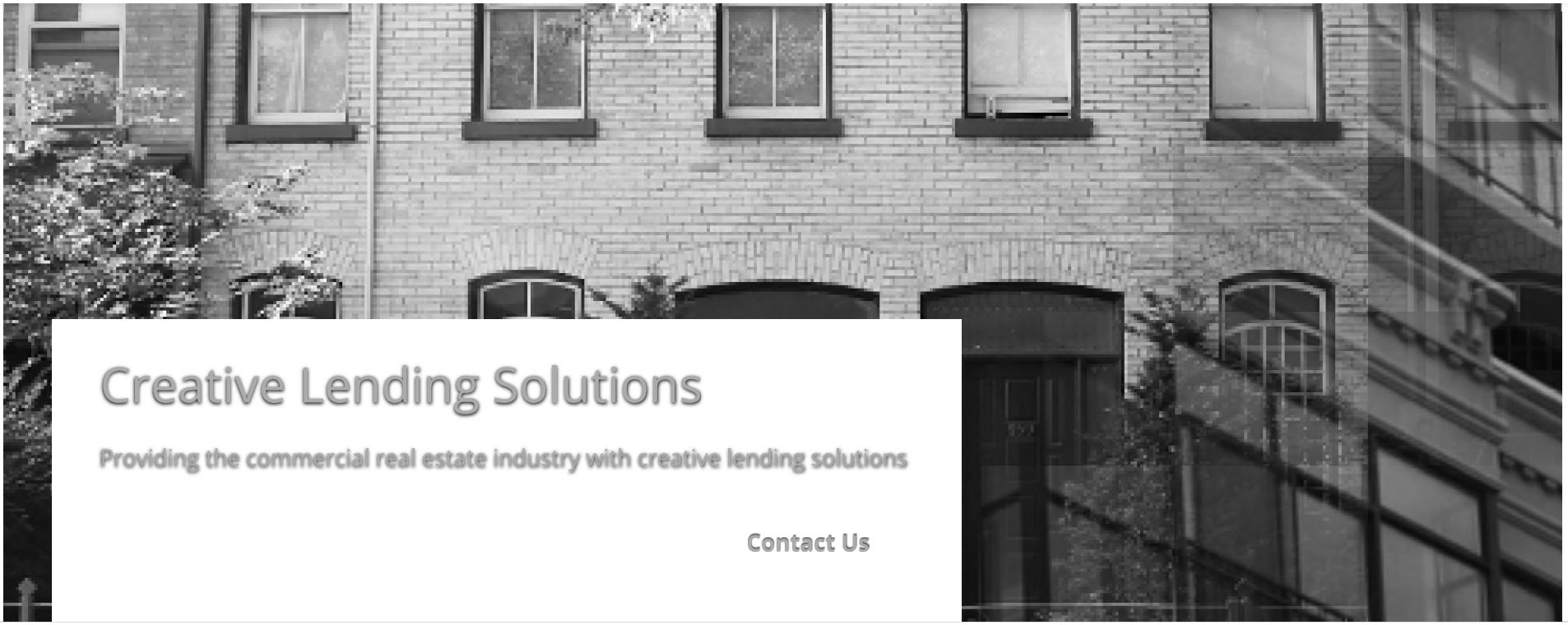

We meet your financing needs

Harbour Mortgage Corp., is a private lender and mortgage banker providing creative bridge financing solutions for commercial real estate properties across Canada. With offices in Toronto, Calgary, Montreal and Vancouver our local real estate knowledge together with our financing expertise give us the ability to react quickly to transactions across Canada. Our approach is based on a high degree of integrity that builds stronger relationships with borrowers and brokers. We work decisively, providing flexible tailored mortgage solutions.

English French

An impressive track record

Since 2001, Harbour Mortgage Corp. has provided a wide range of innovative loan products to the commercial real estate industry across Canada, originating and closing in excess of $9 billion in loan transactions.

First Mortgage Loans

Harbour's flexible lending and creative financing capabilities provide clients with first mortgage loans on a wide range of income producing properties.

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Subordinate Debt

Harbour provides second mortgage loans and mezzanine loans on development and re-development projects.

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Corporations Canada

Innovation, Sciences et Développement économique Canada
Corporations Canada

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C. D. Howe Building
235 Queen St
Ottawa ON K1A 0H5

Corporations Canada
Édifice C.D.Howe
235 rue Queen
Ottawa ON K1A 0H5

Corporate Profile / Profil corporatif

Date and time of Corporate Profile (YYYY-MM-DD)	2026-10-07 2:54 PM	(AAAA-MM-JJ) **Date et heure du Profil corporatif**

CORPORATE INFORMATION / RENSEIGNEMENTS CORPORATIFS

Corporate name		**Dénomination**
	HMT HOLDINGS INC.	
Corporation number	399362-1	**Numéro de société ou d'organisation**
Business number	858921513RC0001	**Numéro d'entreprise**
Governing legislation		**Régime législatif**
	Canada Business Corporations Act (CBCA) - 2002-05-01	
	Loi canadienne sur les sociétés par actions (LCSA) - 2002-05-01	
Status		**Statut**
	Active	
	Active	

REGISTERED OFFICE ADDRESS / ADRESSE DU SIÈGE

Care of:/Aux soins de : Alan Winer
36 TORONTO STREET, SUITE 500
TORONTO ON M5C 2C5
Canada

ANNUAL FILINGS / DÉPÔTS ANNUELS

Anniversary date (MM-DD)	05-01	(MM-JJ) **Date anniversaire**
Filing period (MM-DD)	05-01 to/au 06-30	(MM-JJ) **Période de dépôt**

Status of annual filings / **Statut des dépôts annuels**

Filed	2026	Déposé
Filed	2025	Déposé
Filed	2024	Déposé

Date of last annual meeting (YYYY-MM-DD)	2004-06-15	(AAAA-MM-JJ) **Date de la dernière assemblée annuelle**

Type / **Type**

Non-distributing corporation with 50 or fewer shareholders

Société n'ayant pas fait appel au public et comptant 50 actionnaires ou moins

DIRECTORS		ADMINISTRATEURS
Minimum number	1	**Nombre minimal**
Maximum number	10	**Nombre maximal**
Current number	2	**Nombre actuel**
ALAN WINER	88 PRUE AVENUE, NORTH YORK ON M6B 1R5, Canada	
PAUL SCHACHTER	624 CARLETON AVE., WESTMOUNT QC H3Y 2Y2, Canada	

INDIVIDUALS WITH SIGNIFICANT CONTROL		PERSONNES AYANT UN CONTRÔLE IMPORTANT
Last updated (YYYY-MM-DD)	2026-05-01	**(AAAA-MM-JJ) Dernière mise à jour**
Current	2	**Actuel**
	Alan Winer	
Address for service	**36 Toronto Street, Toronto, Ontario, M5C 2C5, Canada**	**Adresse aux fins de signification**
Type of interest or control	Owns, controls or directs 25% or more of shares / Possède, contrôle ou gère 25 % ou plus des actions	**Type d'intérêt ou de contrôle**
This individual holds the shares	Indirectly / Indirectement	**Ce particulier détient les actions**
This individual is an individual with significant control over the corporation	Individually / Individuellement	**Ce particulier possède un contrôle important de la société**
This individual holds	At least 25% and up to 50% of the shares / Au moins 25 % et jusqu'à 50 % des actions	**Ce particulier détient**
Start date (YYYY-MM-DD)	2002-05-01	**(AAAA-MM-JJ) Date de début**
	Paul Schachter	
Address for service	**36 Toronto St, Toronto, Ontario, M5C 2C5, Canada**	**Adresse aux fins de signification**
Type of interest or control	Owns, controls or directs 25% or more of shares / Possède, contrôle ou gère 25 % ou plus des actions	**Type d'intérêt ou de contrôle**
This individual holds the shares	Indirectly / Indirectement	**Ce particulier détient les actions**
This individual is an individual with significant control over the corporation	Individually / Individuellement	**Ce particulier possède un contrôle important de la société**
This individual holds	At least 25% and up to 50% of the shares / Au moins 25 % et jusqu'à 50 % des actions	**Ce particulier détient**
Start date (YYYY-MM-DD)	2002-05-01	**(AAAA-MM-JJ) Date de début**

CORPORATE HISTORY / HISTORIQUE CORPORATIF

Corporate name history (YYYY-MM-DD) — (AAAA-MM-JJ) **Historique de la dénomination**

2002-05-01 to / à 2003-02-01	3993621 CANADA INC.
2003-02-01 to present / à maintenant	HMT HOLDINGS INC.

Certificates issued (YYYY-MM-DD) — (AAAA-MM-JJ) **Certificats émis**

Certificate of Incorporation	2002-05-01	Certificat de constitution en société
Certificate of Amendment	2003-02-01	Certificat de modification
Amendment details:		Renseignements concernant les modifications aux statuts :
Corporate name		Dénomination sociale

Amendments details are only available for amendments effected after 2010-03-20. Some certificates issued prior to 2000 may not be listed.

Seuls les renseignements concernant les modifications effectuées après 2010-03-20 sont disponibles. Certains certificats émis avant 2000 pourraient ne pas être listés.

Documents filed (YYYY-MM-DD) — (AAAA-MM-JJ) **Documents déposés**

The Corporate Profile sets out the most recent information filed with and accepted by Corporations Canada as of the date and time set out on the Profile.	**Le Profil corporatif fait état des renseignements fournis et acceptés par Corporations Canada à la date et à l'heure indiquées dans le profil.**

TAB B

This is Exhibit “B” referred to in the Affidavit of Nelson Da Silva sworn by Nelson Da Silva of the City of Hamilton, in the Province of Ontario, before me at the City of Toronto, in the Province of Ontario, on October 14, 2026 in accordance with O. Reg. 431/20, Administering Oath or Declaration Remotely.



Commissioner for Taking Affidavits (or as may be)

JEFFREY J. SIMPSON

Torkin Manes LLP
Barristers & Solicitors
151 Yonge Street, Suite 1500
Toronto, Ontario M5C 2W7

Tel: 416-863-1188
Fax: 416-863-0305
www.torkin.com

Jeffrey J. Simpson
Direct: 416-777-5413
jsimpson@torkinmanes.com

Our Matter No. 17349.0552

Torkin Manes

September 25, 2026

VIA REGISTERED MAIL

Sireg Holdings (North) Inc.
1075 Sutton Drive
Burlington, ON L7L 5Z8

Attention: Todd C. Slater

Dear Sirs:

Re: Harbour Mortgage Loan Number 26090 (the "Loan") to Sireg Holdings (North) Inc. (the "Borrower")

We are the solicitors for HMT Holdings Inc. (the "**Lender**") in this matter and write to you with respect to the indebtedness of the Borrower in favour of the Lender as set out below.

As a result of defaults under the terms of the Loan, the Lender hereby declares immediately due and payable and demands repayment in full of all indebtedness owing by the Borrower in favour of the Lender, which as of September 24, 2026, i**s $22,331,848** (the "**Indebtedness**") not including legal fees and expenses incurred but not yet added to the Indebtedness.

The Loan is secured by a Charge/Mortgage dated and registered on September 3, as Instrument No. BS262048 2026 (the "**Mortgage**"), against title to the real property known municipally as 330-598 Oakwood Avenue and 1321-1361 Burns Street, North Bay, Ontario, which mortgage secured the principal amount of $21,650,000.00, together with interest thereon. As a result of the defaults under the Loan, the Lender is entitled to enforce its rights pursuant to the Mortgage and hereby puts you on notice of its intention to do so.

The Lender hereby declares that the Indebtedness is now immediately due and payable, including any part thereof which is not by its terms, payable until demand is made.

Please be advised that unless payment or arrangements satisfactory to the Lender for payment of the Indebtedness are made immediately, the Lender will take such further steps as it deems necessary to recover the Indebtedness.

Torkin Manes

We are enclosing with this letter a Notice of Intention to Enforce Security ("**NITES**") in accordance with the provisions of Section 244(1) of the *Bankruptcy and Insolvency Act.* Please note the *Bankruptcy and Insolvency Act* provides that a debtor can waive the statutory 10-day period by consenting to a waiver in writing. We enclose a waiver of the 10-day period for your consideration and, if you so elect, you can execute same and return it to our office.

The Lender expressly reserves the right to proceed without further notice to you with the enforcement of its right at any time if the Lender becomes aware of any circumstances which might impair its position.

If you have any questions concerning the demand and or NITES, we ask that you have your legal counsel contact the writer.

There are serious consequences that flow from any failure to deal with the demand, and we strongly suggest you retain legal counsel to assist you in dealing with these matters.

Yours truly,

TORKIN MANES LLP
Per:



Jeffrey J. Simpson

Enclosures

NOTICE OF INTENTION TO ENFORCE SECURITY
UNDER SECTION 244 (1) OF THE *BANKRUPTCY AND INSOLVENCY ACT*
(Statutory Form 115, SOR/92-579, s. 40)

TO: SIREG HOLDINGS (NORTH) INC.

TAKE NOTICE THAT:

1. HMT Holdings Inc., a secured creditor, intends to enforce the following security on the property of Sireg Holdings (North) Inc.

   (a) Charge/Mortgage bearing Instrument No. BS262048; and

   (b) General Assignment of Rents bearing Instrument No. BS262049.

2. The total amount of indebtedness is **$22,331,848.00** as of September 24, 2026, together with interest accruing on a per diem basis until repaid.

3. The secured creditor will not have the right to enforce the security until after the expiry of the 10-day period following the sending of this notice, unless the insolvent person consents to an earlier enforcement.

DATED at Toronto, this 25th day of September, 2026

HMT Holdings Inc.
By its Solicitors
TORKIN MANES LLP



Per: _____
Jeffrey J. Simpson

ACKNOWLEDGEMENT & CONSENT TO WAIVER OF STATUTORY 10-DAY PERIOD

TO: HMT Holdings Inc. (the "Lender")

RE: Sireg Holdings (North) Inc.

We, Sireg Holdings (North) Inc. hereby acknowledge receipt of a letter of demand, dated September 25, 2026, from the Lender for payment of the sum of **$22,331,848.00**, plus legal and enforcement fees incurred and to be incurred plus interest accruing on a per diem basis and in addition acknowledge receipt of Notice of Intention to Enforce Security under Section 244(1) of the *Bankruptcy and Insolvency Act,* dated September 25, 2026 (the "**BIA Notice**").

We hereby consent to the immediate enforcement by the Lender of its rights as a secured creditor and hereby waive the ten-day notice period provided for in the BIA Notice.

DATED THIS ____ DAY OF _____, 2026, this Acknowledgment has been executed, sealed and delivered by the parties hereto.

SIREG HOLDINGS (NORTH) INC.

Per: _____

Name:
Title:
I have the authority to bind the corporation

Torkin Manes LLP
Barristers & Solicitors
151 Yonge Street, Suite 1500
Toronto, Ontario M5C 2W7

Tel: 416-863-1188
Fax: 416-863-0305
www.torkin.com

Jeffrey J. Simpson
Direct: 416-777-5413
jsimpson@torkinmanes.com

Our Matter No. 17349.0552

Torkin Manes

September 25, 2026

VIA REGISTERED MAIL

SI 2500 Brant Inc.
1075 Sutton Drive
Burlington, ON L7L 5Z8

Attention: Todd C. Slater

Dear Sirs:

Re: Harbour Mortgage Loan Number 26090 (the "Loan") to SI 2500 Brant Inc. (the "Borrower")

We are the solicitors for HMT Holdings Inc. (the "**Lender**") in this matter and write to you with respect to the indebtedness of the Borrower in favour of the Lender as set out below.

As a result of defaults under the terms of the Loan, the Lender hereby declares immediately due and payable and demands repayment in full of all indebtedness owing by the Borrower in favour of the Lender, which as of September 24, 2026, is **$22,331,848** (the "**Indebtedness**") not including legal fees and expenses incurred but not yet added to the Indebtedness.

The Loan is secured by a Charge/Mortgage dated and registered on September 3, 2026 as Instrument no. HR2199815 (the "**Mortgage**") against title to the real property known municipally as 2500 Brant Street, Burlington, which mortgage secured the principal amount of $21,650,000.00, together with interest, costs and legal fees incurred by the Lender. As a result of the defaults under the Loan, the Lender is entitled to enforce its rights pursuant to the Mortgage and hereby puts you on notice of its intention to do so.

The Lender hereby declares that the Indebtedness is now immediately due and payable, including any part thereof which is not by its terms, payable until demand is made.

Please be advised that unless payment or arrangements satisfactory to the Lender for payment of the Indebtedness are made immediately, the Lender will take such further steps as it deems necessary to recover the Indebtedness.

Torkin Manes

We are enclosing with this letter a Notice of Intention to Enforce Security ("**NITES**") in accordance with the provisions of Section 244(1) of the *Bankruptcy and Insolvency Act.* Please note the *Bankruptcy and Insolvency Act* provides that a debtor can waive the statutory 10-day period by consenting to a waiver in writing. We enclose a waiver of the 10-day period for your consideration and, if you so elect, you can execute same and return it to our office.

The Lender expressly reserves the right to proceed without further notice to you with the enforcement of its right at any time if the Lender becomes aware of any circumstances which might impair its position.

If you have any questions concerning the demand and or NITES, we ask that you have your legal counsel contact the writer.

There are serious consequences that flow from any failure to deal with the demand, and we strongly suggest you retain legal counsel to assist you in dealing with these matters.

Yours truly,

TORKIN MANES LLP
Per:



Jeffrey J. Simpson

Enclosures

NOTICE OF INTENTION TO ENFORCE SECURITY
UNDER SECTION 244 (1) OF THE *BANKRUPTCY AND INSOLVENCY ACT*
(Statutory Form 115, SOR/92-579, s. 40)

TO: SI 2500 BRANT INC.

TAKE NOTICE THAT:

1. HMT Holdings Inc., a secured creditor, intends to enforce the following security on the property of SI 2500 Brant Inc.:

   (a) Charge/Mortgage bearing Instrument No. HR2199815; and

   (b) General Assignment of Rents bearing Instrument Number HR2199816.

2. The total amount of indebtedness is **$22,331,848.00** as of September 24, 2026, together with interest accruing on a per diem basis until repaid.

3. The secured creditor will not have the right to enforce the security until after the expiry of the 10-day period following the sending of this notice, unless the insolvent person consents to an earlier enforcement.

DATED at Toronto, this 25th day of September, 2026

HMT Holdings Inc.
By its Solicitors
TORKIN MANES LLP

Per: _____
Jeffrey J. Simpson

ACKNOWLEDGEMENT & CONSENT TO WAIVER OF STATUTORY 10-DAY PERIOD

TO: HMT Holdings Inc. (the "Lender")

RE: SI 2500 Brant Inc.

We, SI 2500 Brant Inc. hereby acknowledge receipt of a letter of demand, dated September 25, 2026, from the Lender for payment of the sum of **$22,331,848.00**, plus legal and enforcement fees incurred and to be incurred plus interest accruing on a per diem basis and in addition acknowledge receipt of Notice of Intention to Enforce Security under Section 244(1) of the *Bankruptcy and Insolvency Act,* dated September 25, 2026 (the "**BIA Notice**").

We hereby consent to the immediate enforcement by the Lender of its rights as a secured creditor and hereby waive the ten-day notice period provided for in the BIA Notice.

DATED THIS ____ DAY OF _____, 2026, this Acknowledgment has been executed, sealed and delivered by the parties hereto.

SI 2500 BRANT INC.

Per: _____

Name:
Title:
I have the authority to bind the corporation

Torkin Manes LLP
Barristers & Solicitors
151 Yonge Street, Suite 1500
Toronto, Ontario M5C 2W7

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Fax: 416-863-0305
www.torkin.com

Jeffrey J. Simpson
Direct: 416-777-5413
jsimpson@torkinmanes.com

Our Matter No. 17349.0552

Torkin Manes

September 25, 2026

VIA REGISTERED MAIL

Sireg 5581 Heritage Inc.
1075 Sutton Drive
Burlington, ON L7L 5Z8

Attention: Todd C. Slater

Dear Sirs:

Re: Harbour Mortgage Loan Number 26090 (the "Loan") to Sireg 5581 Heritage Inc. (the "Borrower")

We are the solicitors for HMT Holdings Inc. (the "**Lender**") in this matter and write to you with respect to the indebtedness of the Borrower in favour of the Lender as set out below.

As a result of defaults under the terms of the Loan, the Lender hereby declares immediately due and payable and demands repayment in full of all indebtedness owing by the Borrower in favour of the Lender, which as of September 24, 2026, **is $22,331,848** (the "**Indebtedness**") not including legal fees and expenses incurred but not yet added to the Indebtedness.

The Loan is secured by a Charge/Mortgage dated and registered on September 3, 2026 as Instrument No. SN879898 (the "**Mortgage**"), against the real property known municipally as 5581 Heritage Drive, Niagara Falls, Ontario, which mortgage secured the principal amount of $21,650,000.00, not including interest, costs and legal fees. As a result of the defaults under the Loan, the Lender is entitled to enforce its rights pursuant to the Mortgage and hereby puts you on notice of its intention to do so.

The Lender hereby declares that the Indebtedness is now immediately due and payable, including any part thereof which is not by its terms, payable until demand is made.

Please be advised that unless payment or arrangements satisfactory to the Lender for payment of the Indebtedness are made immediately, the Lender will take such further steps as it deems necessary to recover the Indebtedness.

Torkin Manes

We are enclosing with this letter a Notice of Intention to Enforce Security ("**NITES**") in accordance with the provisions of Section 244(1) of the *Bankruptcy and Insolvency Act.* Please note the *Bankruptcy and Insolvency Act* provides that a debtor can waive the statutory 10-day period by consenting to a waiver in writing. We enclose a waiver of the 10-day period for your consideration and, if you so elect, you can execute same and return it to our office.

The Lender expressly reserves the right to proceed without further notice to you with the enforcement of its right at any time if the Lender becomes aware of any circumstances which might impair its position.

If you have any questions concerning the demand and or NITES, we ask that you have your legal counsel contact the writer.

There are serious consequences that flow from any failure to deal with the demand, and we strongly suggest you retain legal counsel to assist you in dealing with these matters.

Yours truly,

TORKIN MANES LLP
Per:



Jeffrey J. Simpson

Enclosures

NOTICE OF INTENTION TO ENFORCE SECURITY
UNDER SECTION 244 (1) OF THE *BANKRUPTCY AND INSOLVENCY ACT*
(Statutory Form 115, SOR/92-579, s. 40)

TO: SIREG 5581 HERITAGE INC.

TAKE NOTICE THAT:

1. HMT Holdings Inc., a secured creditor, intends to enforce the following security on the property of Sireg 5581 Heritage Inc.

   (a) Charge/Mortgage bearing Instrument No. SN879898; and

   (b) General Assignment of Rents bearing Instrument No. SN879899.

2. The total amount of indebtedness is **$22,331,848.00** as of September 24, 2026, together with interest accruing on a per diem basis until repaid.

3. The secured creditor will not have the right to enforce the security until after the expiry of the 10-day period following the sending of this notice, unless the insolvent person consents to an earlier enforcement.

DATED at Toronto, this 25th day of September, 2026

HMT HOLDINGS INC.
By its Solicitors
TORKIN MANES LLP



Per: _____
Jeffrey J. Simpson

ACKNOWLEDGEMENT & CONSENT TO WAIVER OF STATUTORY 10-DAY PERIOD

TO: HMT HOLDINGS INC. (the "Lender")

RE: SIREG 5581 HERITAGE INC.

We, Sireg 5581 Heritage Inc. hereby acknowledge receipt of a letter of demand, dated September 25, 2026, from the Lender for payment of the sum of **$22,331,848.00**, plus legal and enforcement fees incurred and to be incurred plus interest accruing on a per diem basis and in addition acknowledge receipt of Notice of Intention to Enforce Security under Section 244(1) of the *Bankruptcy and Insolvency Act,* dated September 25, 2026 (the "**BIA Notice**").

We hereby consent to the immediate enforcement by the Lender of its rights as a secured creditor and hereby waive the ten-day notice period provided for in the BIA Notice.

DATED THIS ____ DAY OF _____, 2026, this Acknowledgment has been executed, sealed and delivered by the parties hereto.

SIREG 5581 HERITAGE INC.

Per: _____

Name:
Title:
I have the authority to bind the corporation

Torkin Manes LLP
Barristers & Solicitors
151 Yonge Street, Suite 1500
Toronto, Ontario M5C 2W7

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www.torkin.com

Jeffrey J. Simpson
Direct: 416-777-5413
jsimpson@torkinmanes.com

Our Matter No. 17349.0552

Torkin Manes

September 25, 2026

VIA REGISTERED MAIL

Sireg 3438 Sinnicks Inc.
1075 Sutton Drive
Burlington, ON L7L 5Z8

Attention: Todd C. Slater

Dear Sirs:

Re: Harbour Mortgage Loan Number 26090 (the "Loan") to Sireg 3438 Sinnicks Inc. (the "Borrower")

We are the solicitors for HMT Holdings Inc. (the "**Lender**") in this matter and write to you with respect to the indebtedness of the Borrower in favour of the Lender as set out below.

As a result of defaults under the terms of the Loan, the Lender hereby declares immediately due and payable and demands repayment in full of all indebtedness owing by the Borrower in favour of the Lender, which as of September 24, 2026, **is $22,331,848** (the "**Indebtedness**") not including legal fees and expenses incurred but not yet added to the Indebtedness.

The Loan is secured by a Charge/Mortgage dated and registered on September 3, 2026 as Instrument No. SN879900 (the "**Mortgage**"), against title to the real property known municipally as 3438 Sinnicks Avenue, Niagara Falls, which mortgage secured the principal amount of $21,650,000.00, together with interest, costs and legal fees incurred by the Lender. As a result of the defaults under the Loan, the Lender is entitled to enforce its rights pursuant to the Mortgage and hereby puts you on notice of its intention to do so.

The Lender hereby declares that the Indebtedness is now immediately due and payable, including any part thereof which is not by its terms, payable until demand is made.

Please be advised that unless payment or arrangements satisfactory to the Lender for payment of the Indebtedness are made immediately, the Lender will take such further steps as it deems necessary to recover the Indebtedness.

Torkin Manes

We are enclosing with this letter a Notice of Intention to Enforce Security ("**NITES**") in accordance with the provisions of Section 244(1) of the *Bankruptcy and Insolvency Act.* Please note the *Bankruptcy and Insolvency Act* provides that a debtor can waive the statutory 10-day period by consenting to a waiver in writing. We enclose a waiver of the 10-day period for your consideration and, if you so elect, you can execute same and return it to our office.

The Lender expressly reserves the right to proceed without further notice to you with the enforcement of its right at any time if the Lender becomes aware of any circumstances which might impair its position.

If you have any questions concerning the demand and or NITES, we ask that you have your legal counsel contact the writer.

There are serious consequences that flow from any failure to deal with the demand, and we strongly suggest you retain legal counsel to assist you in dealing with these matters.

Yours truly,

TORKIN MANES LLP
Per:



Jeffrey J. Simpson

Enclosures

NOTICE OF INTENTION TO ENFORCE SECURITY
UNDER SECTION 244 (1) OF THE *BANKRUPTCY AND INSOLVENCY ACT*
(Statutory Form 115, SOR/92-579, s. 40)

TO: **SIREG 3438 SINNICKS INC.**

TAKE NOTICE THAT:

1. HMT Holdings Inc. a secured creditor, intends to enforce the following security on the property of Sireg 3438 Sinnicks Inc.:

   (a) Charge/Mortgage bearing Instrument No. SN879900; and

   (b) General Assignment of Rents bearing Instrument No.SN879901.

2. The total amount of indebtedness is **$22,331,848** as of September 24, 2026, together with interest accruing on a per diem basis until repaid.

3. The secured creditor will not have the right to enforce the security until after the expiry of the 10-day period following the sending of this notice, unless the insolvent person consents to an earlier enforcement.

DATED at Toronto, this 25th day of September, 2026

HMT HOLDINGS INC.
By its Solicitors
TORKIN MANES LLP



Per: _____
Jeffrey J. Simpson

ACKNOWLEDGEMENT & CONSENT TO WAIVER OF STATUTORY 10-DAY PERIOD

TO: HMT HOLDINGS INC. (THE "LENDER")

RE: SIREG 3438 SINNICKS INC.

We, Sireg 3438 Sinnicks Inc. hereby acknowledge receipt of a letter of demand, dated September 25, 2026, from the Lender for payment of the sum of **$22,331,848**, plus legal and enforcement fees incurred and to be incurred plus interest accruing on a per diem basis and in addition acknowledge receipt of Notice of Intention to Enforce Security under Section 244(1) of the *Bankruptcy and Insolvency Act,* dated September 25, 2026 (the "**BIA Notice**").

We hereby consent to the immediate enforcement by the Lender of its rights as a secured creditor and hereby waive the ten-day notice period provided for in the BIA Notice.

DATED THIS ____ DAY OF _____, 2026, this Acknowledgment has been executed, sealed and delivered by the parties hereto.

SIREG 3438 SINNICKS INC.

Per: _____

Name:
Title:
I have the authority to bind the corporation

Torkin Manes LLP
Barristers & Solicitors
151 Yonge Street, Suite 1500
Toronto, Ontario M5C 2W7

Main: 416-863-1188
Fax: 416-863-0305
www.torkin.com

Jeffrey J. Simpson
Legal Services provided through
J. Simpson Professional Corporation
Direct: 416-777-5413
Email: jsimpson@torkinmanes.com

Our File No: 17349.0552

Torkin Manes

September 25, 2026

VIA REGISTERED MAIL

Todd C. Slater
172 Westminster Drive
Oakville, Ontario L6L 4H6

Sireg Acquisition Corp.
1075 Sutton Drive
Burlington, ON L7L 5Z8

Attention: Todd Slater

Sireg Holdings Inc.
1075 Sutton Drive
Burlington, ON L7L 5Z8

Attention: Todd Slater

Sireg Management Inc.
1075 Sutton Drive
Burlington, ON L7L 5Z8

Attention: Todd Slater

ALL OF THE ABOVE COLLECTIVELY REFERRED TO HEREIN AS THE "GUARANTORS"

Dear Sirs:

Re: **Harbour Mortgage Loan Number 26090 (the "Loan") to Sireg Holdings (North) Inc., SI 2500 Brant Inc., Sireg 5581 Heritage Inc. & Sireg 3438 Sinnicks Inc. (the "Borrowers")**

We are the solicitors for HMT Holdings Inc. (the "**Lender**"), in this matter and write to you with respect to the indebtedness of the Borrowers in favour of the Lender as set out below.

Torkin Manes

Please be advised that the Lender has demanded payment in full of the obligations of the Borrowers to the Lender, which obligations amount to $22,331,848.00 plus legal fees incurred and to be incurred, together with interest on that sum (the "**Indebtedness**") as at September 24, 2026.

Each of the Guarantors guaranteed payment of the Indebtedness on a joint and several basis pursuant to a guarantee dated August 20, 2026 (the "**Guarantee**").

On behalf of the Lender, we hereby demand payment from you pursuant to the terms of the Guarantee of the sum of $22,331,848.00 plus legal fees incurred and to be incurred, together with interest on that sum. The exact amount of interest accruing to any proposed date of payment may be obtained by contacting the undersigned.

Please be advised that unless payment or arrangements satisfactory to the Lender for payment of the Indebtedness are made immediately, the Lender will take such further steps as it deems necessary to recover the Indebtedness.

The Lender expressly reserves the right to proceed without further notice to you with the enforcement of its right at any time if the Lender becomes aware of any circumstances which might impair its position.

There are serious consequences that flow from any failure to deal with the demand, and we strongly suggest you retain legal counsel to assist you in dealing with these matters.

Yours truly,

TORKIN MANES LLP
Per:



Jeffrey J. Simpson

Torkin Manes LLP
Barristers & Solicitors
151 Yonge Street, Suite 1500
Toronto, Ontario M5C 2W7

Tel: 416-863-1188
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www.torkin.com

Jeffrey J. Simpson
Direct: 416-777-5413
jsimpson@torkinmanes.com

Our Matter No. 17349.0552

Torkin Manes

September 25, 2026

VIA REGISTERED MAIL

Sireg Brock Street Inc.
7275 Rapistan Court
Mississauga, ON L5N 5Z4

Attention: Todd Slater

Dear Sirs:

Re: Harbour Mortgage Loan Number 26024 (the "Loan") to Sireg Brock Street Inc. (the "Borrower")

We are the solicitors for HMT Holdings Inc. (the "**Lender**") in this matter and write to you with respect to the indebtedness of the Borrower in favour of the Lender as set out below.

As a result of defaults under the terms of the Loan, the Lender hereby declares immediately due and payable and demands repayment in full of all indebtedness owing by the Borrower in favour of the Lender, which as of September 24, 2026, **is $14,807,356.99** (the "**Indebtedness**") not including legal fees and expenses incurred but not yet added to the Indebtedness.

The Loan is secured by a Charge/Mortgage dated and registered on March 10, 2026 as Instrument No. CE1268708 (the "**Mortgage**"), against title to the real property known municipally as 995 Brock Street, Windsor, Ontario, which mortgage secured the principal amount of $15,400,000.00, together with interest thereon. As a result of the defaults under the Loan, the Lender is entitled to enforce its rights pursuant to the Mortgage and hereby puts you on notice of its intention to do so.

The Lender hereby declares that the Indebtedness is now immediately due and payable, including any part thereof which is not by its terms, payable until demand is made.

Please be advised that unless payment or arrangements satisfactory to the Lender for payment of the Indebtedness are made immediately, the Lender will take such further steps as it deems necessary to recover the Indebtedness.

We are enclosing with this letter a Notice of Intention to Enforce Security ("**NITES**") in accordance with the provisions of Section 244(1) of the *Bankruptcy and Insolvency Act.* Please

Torkin Manes

note the *Bankruptcy and Insolvency Act* provides that a debtor can waive the statutory 10-day period by consenting to a waiver in writing. We enclose a waiver of the 10-day period for your consideration and, if you so elect, you can execute same and return it to our office.

The Lender expressly reserves the right to proceed without further notice to you with the enforcement of its right at any time if the Lender becomes aware of any circumstances which might impair its position.

If you have any questions concerning the demand and or NITES, we ask that you have your legal counsel contact the writer.

There are serious consequences that flow from any failure to deal with the demand, and we strongly suggest you retain legal counsel to assist you in dealing with these matters.

Yours truly,

TORKIN MANES LLP
Per:



Jeffrey J. Simpson

Enclosures

NOTICE OF INTENTION TO ENFORCE SECURITY
UNDER SECTION 244 (1) OF THE *BANKRUPTCY AND INSOLVENCY ACT*
(Statutory Form 115, SOR/92-579, s. 40)

TO: SIREG BROCK STREET INC.

TAKE NOTICE THAT:

1. HMT Holdings Inc. a secured creditor, intends to enforce the following security on the property of Sireg Brock Street Inc.

   (a) Charge/Mortgage bearing Instrument No. CE1268708; and

   (b) General Assignment of Rents bearing Instrument No. 1268709

2. The total amount of indebtedness is **$14,807,356.99** as of September 24, 2026, together with interest accruing on a per diem basis until repaid.

3. The secured creditor will not have the right to enforce the security until after the expiry of the 10-day period following the sending of this notice, unless the insolvent person consents to an earlier enforcement.

DATED at Toronto, this 25th day of September, 2026

HMT Holdings Inc.
By its Solicitors
TORKIN MANES LLP



Per: _____
Jeffrey J. Simpson

ACKNOWLEDGEMENT & CONSENT TO WAIVER OF STATUTORY 10-DAY PERIOD

TO: HMT Holdings Inc. (the "Lender")

RE: Sireg Brock Street Inc.

We, Sireg Brock Street Inc. hereby acknowledge receipt of a letter of demand, dated September 25, 2026, from the Lender for payment of the sum of **$14,807,356.99**, plus legal and enforcement fees incurred and to be incurred plus interest accruing on a per diem basis and in addition acknowledge receipt of Notice of Intention to Enforce Security under Section 244(1) of the *Bankruptcy and Insolvency Act,* dated September 25, 2026 (the "**BIA Notice**").

We hereby consent to the immediate enforcement by the Lender of its rights as a secured creditor and hereby waive the ten-day notice period provided for in the BIA Notice.

DATED THIS ____ DAY OF _____, 2026, this Acknowledgment has been executed, sealed and delivered by the parties hereto.

SIREG BROCK STREET INC.

Per: _____

Name:
Title:
I have the authority to bind the corporation

Torkin Manes LLP
Barristers & Solicitors
151 Yonge Street, Suite 1500
Toronto, Ontario M5C 2W7

Tel: 416-863-1188
Fax: 416-863-0305
www.torkin.com

Jeffrey J. Simpson
Direct: 416-777-5413
jsimpson@torkinmanes.com

Our Matter No. 17349.0552

Torkin Manes

September 25, 2026

VIA REGISTERED MAIL

Sireg Pelletier Street Inc.
7275 Rapistan Court
Mississauga, ON L5N 5Z4

Attention: Todd Slater

Dear Sirs:

Re: Harbour Mortgage Loan Number 26024 (the "Loan") to Sireg Pelletier Street Inc. (the "Borrower")

We are the solicitors for HMT Holdings Inc. (the "**Lender**") in this matter and write to you with respect to the indebtedness of the Borrower in favour of the Lender as set out below.

As a result of defaults under the terms of the Loan, the Lender hereby declares immediately due and payable and demands repayment in full of all indebtedness owing by the Borrower in favour of the Lender, which as of September 24, 2026, **is $14,807,356.99** (the "**Indebtedness**") not including legal fees and expenses incurred but not yet added to the Indebtedness.

The Loan is secured by a Charge/Mortgage dated and registered on March 10, 2026 as Instrument No. CE1268712 (the "**Mortgage**"), against title to the real properties known municipally as 1340 Tecumseh St. and 1307-1341 Pelletier Street, Windsor, Ontario which mortgage secured the principal amount of $15,400,000.00, together with interest thereon. As a result of the defaults under the Loan, the Lender is entitled to enforce its rights pursuant to the Mortgage and hereby puts you on notice of its intention to do so.

The Lender hereby declares that the Indebtedness is now immediately due and payable, including any part thereof which is not by its terms, payable until demand is made.

Please be advised that unless payment or arrangements satisfactory to the Lender for payment of the Indebtedness are made immediately, the Lender will take such further steps as it deems necessary to recover the Indebtedness.

Torkin Manes

We are enclosing with this letter a Notice of Intention to Enforce Security ("**NITES**") in accordance with the provisions of Section 244(1) of the *Bankruptcy and Insolvency Act.* Please note the *Bankruptcy and Insolvency Act* provides that a debtor can waive the statutory 10-day period by consenting to a waiver in writing. We enclose a waiver of the 10-day period for your consideration and, if you so elect, you can execute same and return it to our office.

The Lender expressly reserves the right to proceed without further notice to you with the enforcement of its right at any time if the Lender becomes aware of any circumstances which might impair its position.

If you have any questions concerning the demand and or NITES, we ask that you have your legal counsel contact the writer.

There are serious consequences that flow from any failure to deal with the demand, and we strongly suggest you retain legal counsel to assist you in dealing with these matters.

Yours truly,

TORKIN MANES LLP
Per:



Jeffrey J. Simpson

Enclosures

NOTICE OF INTENTION TO ENFORCE SECURITY
UNDER SECTION 244 (1) OF THE *BANKRUPTCY AND INSOLVENCY ACT*
(Statutory Form 115, SOR/92-579, s. 40)

TO: SIREG PELLETIER STREET INC.

TAKE NOTICE THAT:

1. HMT Holdings Inc. a secured creditor, intends to enforce the following security on the property of Sireg Pelletier Street Inc.:

   (a) Charge/Mortgage bearing Instrument No. CE1268712; and

   (b) General Assignment of Rents bearing Instrument No. CE1268713.

2. The total amount of indebtedness is **$14,807,356.99** as of September 24, 2026, together with interest accruing on a per diem basis until repaid.

3. The secured creditor will not have the right to enforce the security until after the expiry of the 10-day period following the sending of this notice, unless the insolvent person consents to an earlier enforcement.

DATED at Toronto, this 25th day of September, 2026

HMT Holdings Inc.
By its Solicitors
TORKIN MANES LLP



Per: _____
Jeffrey J. Simpson

ACKNOWLEDGEMENT & CONSENT TO WAIVER OF STATUTORY 10-DAY PERIOD

TO: HMT Holdings Inc. (the "Lender")

RE: Sireg Pelletier Street Inc.

We, Sireg Pelletier Street Inc. hereby acknowledge receipt of a letter of demand, dated September 25, 2026, from the Lender for payment of the sum of **$14,807,356.99**, plus legal and enforcement fees incurred and to be incurred plus interest accruing on a per diem basis and in addition acknowledge receipt of Notice of Intention to Enforce Security under Section 244(1) of the *Bankruptcy and Insolvency Act,* dated September 25, 2026 (the "**BIA Notice**").

We hereby consent to the immediate enforcement by the Lender of its rights as a secured creditor and hereby waive the ten-day notice period provided for in the BIA Notice.

DATED THIS ____ DAY OF _____, 2026, this Acknowledgment has been executed, sealed and delivered by the parties hereto.

SIREG PELLETIER STREET INC.

Per: _____

Name:
Title:
I have the authority to bind the corporation

Torkin Manes LLP
Barristers & Solicitors
151 Yonge Street, Suite 1500
Toronto, Ontario M5C 2W7

Tel: 416-863-1188
Fax: 416-863-0305
www.torkin.com

Jeffrey J. Simpson
Direct: 416-777-5413
jsimpson@torkinmanes.com

Our Matter No. 17349.0552

Torkin Manes

September 25, 2026

VIA REGISTERED MAIL

SI 280 Park Inc.
7275 Rapistan Court
Mississauga, ON L5N 5Z4

Attention: Todd Slater

Dear Sirs:

Re: Harbour Mortgage Loan Number 26024 (the "Loan") to SI 280 Park Inc. (the "Borrower")

We are the solicitors for HMT Holdings Inc. (the "**Lender**") in this matter and write to you with respect to the indebtedness of the Borrower in favour of the Lender as set out below.

As a result of defaults under the terms of the Loan, the Lender hereby declares immediately due and payable and demands repayment in full of all indebtedness owing by the Borrower in favour of the Lender, which as of September 24, 2026, **is $14,807,356.99** (the "**Indebtedness**") not including legal fees and expenses incurred but not yet added to the Indebtedness.

The Loan is secured by a Charge/Mortgage dated and registered on March 10, 2026 as Instrument No. CE1268718 (the "**Mortgage**"), against title to the real property known as 280 Park Street West, Windsor, Ontario, which mortgage secured the principal amount of $15,400,000.00, together with interest thereon. As a result of the defaults under the Loan, the Lender is entitled to enforce its rights pursuant to the Mortgage and hereby puts you on notice of its intention to do so.

The Lender hereby declares that the Indebtedness is now immediately due and payable, including any part thereof which is not by its terms, payable until demand is made.

Please be advised that unless payment or arrangements satisfactory to the Lender for payment of the Indebtedness are made immediately, the Lender will take such further steps as it deems necessary to recover the Indebtedness.

We are enclosing with this letter a Notice of Intention to Enforce Security ("**NITES**") in accordance with the provisions of Section 244(1) of the *Bankruptcy and Insolvency Act.* Please

Torkin Manes

note the *Bankruptcy and Insolvency Act* provides that a debtor can waive the statutory 10-day period by consenting to a waiver in writing. We enclose a waiver of the 10-day period for your consideration and, if you so elect, you can execute same and return it to our office.

The Lender expressly reserves the right to proceed without further notice to you with the enforcement of its right at any time if the Lender becomes aware of any circumstances which might impair its position.

If you have any questions concerning the demand and or NITES, we ask that you have your legal counsel contact the writer.

There are serious consequences that flow from any failure to deal with the demand, and we strongly suggest you retain legal counsel to assist you in dealing with these matters.

Yours truly,

TORKIN MANES LLP
Per:



Jeffrey J. Simpson

Enclosures

NOTICE OF INTENTION TO ENFORCE SECURITY
UNDER SECTION 244 (1) OF THE *BANKRUPTCY AND INSOLVENCY ACT*
(Statutory Form 115, SOR/92-579, s. 40)

TO: **SI 280 PARK INC.**

TAKE NOTICE THAT:

1. HMT Holdings Inc. a secured creditor, intends to enforce the following security on the property of SI 280 Park Inc.

   (a) Charge/Mortgage bearing Instrument No. CE1268718; and

   (b) General Assignment of Rents bearing Instrument No. CE1268719.

2. The total amount of indebtedness is **$14,807,356.99** as of September 24, 2026, together with interest accruing on a per diem basis until repaid.

3. The secured creditor will not have the right to enforce the security until after the expiry of the 10-day period following the sending of this notice, unless the insolvent person consents to an earlier enforcement.

DATED at Toronto, this 25th day of September, 2026

HMT Holdings Inc.
By its Solicitors
TORKIN MANES LLP



Per: _____
Jeffrey J. Simpson

ACKNOWLEDGEMENT & CONSENT TO WAIVER OF STATUTORY 10-DAY PERIOD

TO: HMT Holdings Inc. (the "Lender")

RE: SI 280 Park Inc.

We, SI 280 Park Inc. hereby acknowledge receipt of a letter of demand, dated September 25, 2026, from the Lender for payment of the sum of **$14,807,356.99**, plus legal and enforcement fees incurred and to be incurred plus interest accruing on a per diem basis and in addition acknowledge receipt of Notice of Intention to Enforce Security under Section 244(1) of the *Bankruptcy and Insolvency Act,* dated September 25, 2026 (the "**BIA Notice**").

We hereby consent to the immediate enforcement by the Lender of its rights as a secured creditor and hereby waive the ten-day notice period provided for in the BIA Notice.

DATED THIS ____ DAY OF _____, 2026, this Acknowledgment has been executed, sealed and delivered by the parties hereto.

SI 280 PARK INC.

Per: _____

Name:
Title:
I have the authority to bind the corporation

Torkin Manes LLP
Barristers & Solicitors
151 Yonge Street, Suite 1500
Toronto, Ontario M5C 2W7

Tel: 416-863-1188
Fax: 416-863-0305
www.torkin.com

Jeffrey J. Simpson
Direct: 416-777-5413
jsimpson@torkinmanes.com

Our Matter No. 17349.0552

Torkin Manes

September 25, 2026

VIA REGISTERED MAIL

SI 280 Erie Inc.
7275 Rapistan Court
Mississauga, ON L5N 5Z4

Attention: Todd Slater

Dear Sirs:

Re: Harbour Mortgage Loan Number 26024 (the "Loan") to SI 280 Erie Inc. (the "Borrower")

We are the solicitors for HMT Holdings Inc. (the "**Lender**") in this matter and write to you with respect to the indebtedness of the Borrower in favour of the Lender as set out below.

As a result of defaults under the terms of the Loan, the Lender hereby declares immediately due and payable and demands repayment in full of all indebtedness owing by the Borrower in favour of the Lender, which as of September 24, 2026, **is $14,807,356.99** (the "**Indebtedness**") not including legal fees and expenses incurred but not yet added to the Indebtedness.

The Loan is secured by a Charge/Mortgage dated and registered on March 10, 2026, as Instrument No. CE1268722 (the "**Mortgage**"), against title to the real property known municipally as 280 Erie Street West, Windsor, Ontario, which mortgage secured the principal amount of $15,400,000.00, together with interest thereon. As a result of the defaults under the Loan, the Lender is entitled to enforce its rights pursuant to the Mortgage and hereby puts you on notice of its intention to do so.

The Lender hereby declares that the Indebtedness is now immediately due and payable, including any part thereof which is not by its terms, payable until demand is made.

Please be advised that unless payment or arrangements satisfactory to the Lender for payment of the Indebtedness are made immediately, the Lender will take such further steps as it deems necessary to recover the Indebtedness.

Torkin Manes

We are enclosing with this letter a Notice of Intention to Enforce Security ("**NITES**") in accordance with the provisions of Section 244(1) of the *Bankruptcy and Insolvency Act.* Please note the *Bankruptcy and Insolvency Act* provides that a debtor can waive the statutory 10-day period by consenting to a waiver in writing. We enclose a waiver of the 10-day period for your consideration and, if you so elect, you can execute same and return it to our office.

The Lender expressly reserves the right to proceed without further notice to you with the enforcement of its right at any time if the Lender becomes aware of any circumstances which might impair its position.

If you have any questions concerning the demand and or NITES, we ask that you have your legal counsel contact the writer.

There are serious consequences that flow from any failure to deal with the demand, and we strongly suggest you retain legal counsel to assist you in dealing with these matters.

Yours truly,

TORKIN MANES LLP
Per:



Jeffrey J. Simpson

Enclosure

NOTICE OF INTENTION TO ENFORCE SECURITY
UNDER SECTION 244 (1) OF THE *BANKRUPTCY AND INSOLVENCY ACT*
(Statutory Form 115, SOR/92-579, s. 40)

TO: **SI 280 ERIE INC.**

TAKE NOTICE THAT:

1. HMT Holdings Inc. a secured creditor, intends to enforce the following security on the property of SI 280 Erie Inc.

   (a) Charge/Mortgage bearing Instrument No. CE1268722; and

   (b) General Assignment of Rents bearing Instrument No. CE1268723.

2. The total amount of indebtedness is **$14,807,356.99** as of September 24, 2026, together with interest accruing on a per diem basis until repaid.

3. The secured creditor will not have the right to enforce the security until after the expiry of the 10-day period following the sending of this notice, unless the insolvent person consents to an earlier enforcement.

DATED at Toronto, this 25th day of September, 2026

HMT Holdings Inc.
By its Solicitors
TORKIN MANES LLP



Per: _____
Jeffrey J. Simpson

ACKNOWLEDGEMENT & CONSENT TO WAIVER OF STATUTORY 10-DAY PERIOD

TO: HMT Holdings Inc. (the "Lender")

RE: SI 280 Erie Inc.

We, SI 280 Erie Inc. hereby acknowledge receipt of a letter of demand, dated September 25, 2026, from the Lender for payment of the sum of **$14,807,356.99**, plus legal and enforcement fees incurred and to be incurred plus interest accruing on a per diem basis and in addition acknowledge receipt of Notice of Intention to Enforce Security under Section 244(1) of the *Bankruptcy and Insolvency Act,* dated September 25, 2026 (the "**BIA Notice**").

We hereby consent to the immediate enforcement by the Lender of its rights as a secured creditor and hereby waive the ten-day notice period provided for in the BIA Notice.

DATED THIS ____ DAY OF _____, 2026, this Acknowledgment has been executed, sealed and delivered by the parties hereto.

SI 280 ERIE INC.

Per: _____

Name:
Title:
I have the authority to bind the corporation

Torkin Manes LLP
Barristers & Solicitors
151 Yonge Street, Suite 1500
Toronto, Ontario M5C 2W7

Tel: 416-863-1188
Fax: 416-863-0305
www.torkin.com

Jeffrey J. Simpson
Direct: 416-777-5413
jsimpson@torkinmanes.com

Our Matter No. 17349.0552

Torkin Manes

September 26, 2026

VIA COURIER and REGISTERED MAIL

Todd C. Slater
172 Westminster Drive
Oakville, Ontario L6L 4H6

Sireg Holdings Inc.
1075 Sutton Drive
Burlington, ON L7L 5Z8

Attention: Todd Slater

Sireg Acquisition Corp.
1075 Sutton Drive
Burlington, ON L7L 5Z8

Attention: Todd Slater

Sireg 236 Margaret Inc.
7275 Rapistan Court
Mississauga, ON L5N 5Z4

Attention: Todd Slater

Sireg 300 Park Inc.
7275 Rapistan Court
Mississauga, ON L5N 5Z4

Attention: Todd Slater

ALL OF THE ABOVE COLLECTIVELY REFERRED TO HEREIN AS THE "GUARANTORS"

Dear Sir:

Re: Harbour Mortgage loan number 26024 in favour of Sireg Brock Street Inc., Sireg Pelletier Street Inc. SI 280 Park Inc. and SI 280 Erie Inc. (the "Borrowers")

Torkin Manes

We are the solicitors for HMT Holdings Inc. (the "**Lender**") in this matter and write to you with respect to the indebtedness of the Borrowers in favour of the Lender as set out below.

Please be advised that the Lender has demanded repayment in full of all obligations of the Borrowers in favour of the Lender, which obligations amount to $**14,807,356.99** (the "**Indebtedness**") as at Septemeber 24, 2026 not including costs and legal fees to be added to the Indebtedness.

Sireg Holdings Inc. guaranteed payment of the Indebtedness on a joint and several basis pursuant to a guarantee dated March 4, 2026 **(**the "**Guarantee**").

On behalf of the Lender, we hereby demand payment from you pursuant to the terms of the Guarantee of the sum of $**14,807,356.99** plus legal fees incurred and to be incurred, together with accruing interest on that sum. The exact amount of interest accruing to any proposed date of payment may be obtained by contacting the undersigned.

Please be advised that unless payment or arrangements satisfactory to the Lender for payment of the Indebtedness are made immediately, the Lender will take such further steps as it deems necessary to recover the Indebtedness.

The Lender expressly reserves the right to proceed without further notice to you with the enforcement of its rights at any time if the Lender becomes aware of any circumstances which might impair its position.

There are serious consequences that flow from any failure to deal with the demand, and we strongly suggest you retain legal counsel to assist you in dealing with these matters.

Yours truly,

TORKIN MANES LLP
Per:



Jeffrey J. Simpson

Torkin Manes LLP
Barristers & Solicitors
151 Yonge Street, Suite 1500
Toronto, Ontario M5C 2W7

Tel: 416-863-1188
Fax: 416-863-0305
www.torkin.com

Jeffrey J. Simpson
Direct: 416-777-5413
jsimpson@torkinmanes.com

Our Matter No. 17349.0552

Torkin Manes

September 25, 2026

VIA REGISTERED MAIL

Sireg 236 Margaret Inc.
7275 Rapistan Court
Mississauga, ON L5N 5Z4

Attention: Todd Slater

Dear Sirs:

Re: Harbour Mortgage Loan Number 20056 (the "Loan") to Sireg 236 Margaret Inc. (the "Borrower")

We are the solicitors for HMT Holdings Inc. (the "**Lender**") in this matter and write to you with respect to the indebtedness of the Borrower in favour of the Lender as set out below.

As a result of defaults under the terms of the Loan, the Lender hereby declares immediately due and payable and demands repayment in full of all indebtedness owing by the Borrower in favour of the Lender, which as of September 24, 2026, **is $5,745,812.09** (the "**Indebtedness**") not including legal fees and expenses incurred but not yet added to the Indebtedness.

The Loan is secured by a Charge/Mortgage dated and registered on November 27, as Instrument No. CK181083 2020 (the "**Mortgage**"), against title to the real property known municipally as 236 Margaret Street, Wallaceburg, Ontario which mortgage secured the principal amount of $5,625,000.00, together with interest thereon. As a result of the defaults under the Loan, the Lender is entitled to enforce its rights pursuant to the Mortgage and hereby puts you on notice of its intention to do so.

The Lender hereby declares that the Indebtedness is now immediately due and payable, including any part thereof which is not by its terms, payable until demand is made.

Please be advised that unless payment or arrangements satisfactory to the Lender for payment of the Indebtedness are made immediately, the Lender will take such further steps as it deems necessary to recover the Indebtedness.

Torkin Manes

We are enclosing with this letter a Notice of Intention to Enforce Security ("**NITES**") in accordance with the provisions of Section 244(1) of the *Bankruptcy and Insolvency Act.* Please note the *Bankruptcy and Insolvency Act* provides that a debtor can waive the statutory 10-day period by consenting to a waiver in writing. We enclose a waiver of the 10-day period for your consideration and, if you so elect, you can execute same and return it to our office.

The Lender expressly reserves the right to proceed without further notice to you with the enforcement of its right at any time if the Lender becomes aware of any circumstances which might impair its position.

If you have any questions concerning the demand and or NITES, we ask that you have your legal counsel contact the writer.

There are serious consequences that flow from any failure to deal with the demand, and we strongly suggest you retain legal counsel to assist you in dealing with these matters.

Yours truly,

TORKIN MANES LLP
Per:



Jeffrey J. Simpson

Enclosures

NOTICE OF INTENTION TO ENFORCE SECURITY
UNDER SECTION 244 (1) OF THE *BANKRUPTCY AND INSOLVENCY ACT*
(Statutory Form 115, SOR/92-579, s. 40)

TO: SIREG 236 MARGARET INC.

TAKE NOTICE THAT:

1. HMT Holdings Inc. a secured creditor, intends to enforce the following security on the property of Sireg 236 Margaret Inc.:

   (a) Charge/Mortgage bearing Instrument No. CK181083; and

   (b) General Assignment of Rents bearing Instrument No. .CK181084.

2. The total amount of indebtedness is **$5,745,812.09**as of September 24, 2026, together with interest accruing on a per diem basis until repaid.

3. The secured creditor will not have the right to enforce the security until after the expiry of the 10-day period following the sending of this notice, unless the insolvent person consents to an earlier enforcement.

DATED at Toronto, this 25th day of September, 2026

HMT Holdings Inc.
By its Solicitors
TORKIN MANES LLP



Per: _____
Jeffrey J. Simpson

ACKNOWLEDGEMENT & CONSENT TO WAIVER OF STATUTORY 10-DAY PERIOD

TO: HMT Holdings Inc. (the "Lender")

RE: Sireg 236 Margaret Inc.

We, Sireg 236 Margaret Inc. hereby acknowledge receipt of a letter of demand, dated September 25, 2026, from the Lender for payment of the sum of **$5,745,812.09**, plus legal and enforcement fees incurred and to be incurred plus interest accruing on a per diem basis and in addition acknowledge receipt of Notice of Intention to Enforce Security under Section 244(1) of the *Bankruptcy and Insolvency Act,* dated September 25, 2026 (the "**BIA Notice**").

We hereby consent to the immediate enforcement by the Lender of its rights as a secured creditor and hereby waive the ten-day notice period provided for in the BIA Notice.

DATED THIS ____ DAY OF _____, 2026, this Acknowledgment has been executed, sealed and delivered by the parties hereto.

SIREG 236 MARGARET INC.

Per: _____

Name:
Title:
I have the authority to bind the corporation

Torkin Manes LLP
Barristers & Solicitors
151 Yonge Street, Suite 1500
Toronto, Ontario M5C 2W7

Tel: 416-863-1188
Fax: 416-863-0305
www.torkin.com

Jeffrey J. Simpson
Direct: 416-777-5413
jsimpson@torkinmanes.com

Our Matter No. 17349.0552

Torkin Manes

September 25, 2026

VIA REGISTERED MAIL

Sireg 300 Park Inc.
7275 Rapistan Court
Mississauga, ON L5N 5Z4

Attention: Todd Slater

Dear Sirs:

Re: Harbour Mortgage Loan Number 20056 (the "Loan") to Sireg 300 Park Inc. (the "Borrower")

We are the solicitors for HMT Holdings Inc. (the "**Lender**") in this matter and write to you with respect to the indebtedness of the Borrower in favour of the Lender as set out below.

As a result of defaults under the terms of the Loan, the Lender hereby declares immediately due and payable and demands repayment in full of all indebtedness owing by the Borrower in favour of the Lender, which as of September 24, 2026, **is $5,745,812.09** (the "**Indebtedness**") not including legal fees and expenses incurred but not yet added to the Indebtedness.

The Loan is secured by a Charge/Mortgage dated and registered on November 27, 2020 as Instrument No. CK181086 (the "**Mortgage**"), registered against title to the real property known municipally as 300 Park Street West, Dresden, Ontario, which mortgage secured the principal amount of $5,625,000.00, together with interest thereon. As a result of the defaults under the Loan, the Lender is entitled to enforce its rights pursuant to the Mortgage and hereby puts you on notice of its intention to do so.

The Lender hereby declares that the Indebtedness is now immediately due and payable, including any part thereof which is not by its terms, payable until demand is made.

Please be advised that unless payment or arrangements satisfactory to the Lender for payment of the Indebtedness are made immediately, the Lender will take such further steps as it deems necessary to recover the Indebtedness.

Torkin Manes

We are enclosing with this letter a Notice of Intention to Enforce Security ("**NITES**") in accordance with the provisions of Section 244(1) of the *Bankruptcy and Insolvency Act.* Please note the *Bankruptcy and Insolvency Act* provides that a debtor can waive the statutory 10-day period by consenting to a waiver in writing. We enclose a waiver of the 10-day period for your consideration and, if you so elect, you can execute same and return it to our office.

The Lender expressly reserves the right to proceed without further notice to you with the enforcement of its right at any time if the Lender becomes aware of any circumstances which might impair its position.

If you have any questions concerning the demand and or NITES, we ask that you have your legal counsel contact the writer.

There are serious consequences that flow from any failure to deal with the demand, and we strongly suggest you retain legal counsel to assist you in dealing with these matters.

Yours truly,

TORKIN MANES LLP
Per:



Jeffrey J. Simpson

Enclosure

NOTICE OF INTENTION TO ENFORCE SECURITY
UNDER SECTION 244 (1) OF THE *BANKRUPTCY AND INSOLVENCY ACT*
(Statutory Form 115, SOR/92-579, s. 40)

TO: **SIREG 300 PARK INC.**

TAKE NOTICE THAT:

1. HMT Holdings Inc. a secured creditor, intends to enforce the following security on the property of Sireg 300 Park Inc.

   (a) Charge/ Mortgage bearing Instrument No. CK181083; and

   (b) General Assignment of Rents bearing Instrument No. CK181087.

2. The total amount of indebtedness is **$5,745,812.09** as of September 24, 2026, together with interest accruing on a per diem basis until repaid.

3. The secured creditor will not have the right to enforce the security until after the expiry of the 10-day period following the sending of this notice, unless the insolvent person consents to an earlier enforcement.

DATED at Toronto, this 25th day of September, 2026

HMT Holdings Inc.
By its Solicitors
TORKIN MANES LLP



Per: _____
Jeffrey J. Simpson

ACKNOWLEDGEMENT & CONSENT TO WAIVER OF STATUTORY 10-DAY PERIOD

TO: HMT Holdings Inc. (the "Lender")

RE: Sireg 300 Park Inc.

We, Sireg 300 Park Inc. hereby acknowledge receipt of a letter of demand, dated September 25, 2026, from the Lender for payment of the sum of **$5,745,812.09**, plus legal and enforcement fees incurred and to be incurred plus interest accruing on a per diem basis and in addition acknowledge receipt of Notice of Intention to Enforce Security under Section 244(1) of the *Bankruptcy and Insolvency Act,* dated September 25, 2026 (the "**BIA Notice**").

We hereby consent to the immediate enforcement by the Lender of its rights as a secured creditor and hereby waive the ten-day notice period provided for in the BIA Notice.

DATED THIS ____ DAY OF _____, 2026, this Acknowledgment has been executed, sealed and delivered by the parties hereto.

SIREG 300 PARK INC.

Per: _____

Name:
Title:
I have the authority to bind the corporation

Torkin Manes LLP
Barristers & Solicitors
151 Yonge Street, Suite 1500
Toronto, Ontario M5C 2W7

Tel: 416-863-1188
Fax: 416-863-0305
www.torkin.com

Jeffrey J. Simpson
Direct: 416-777-5413
jsimpson@torkinmanes.com

Our Matter No. 17349.0552

Torkin Manes

September 25, 2026

VIA COURIER and REGISTERED MAIL

Todd C. Slater
172 Westminster Drive
Oakville, Ontario L6L 4H6

Sireg Holdings Inc.
1075 Sutton Drive
Burlington, ON L7L 5Z8

Attention: Todd Slater

ALL OF THE ABOVE COLLECTIVELY REFERRED TO HEREIN AS THE "GUARANTORS"

Dear Sir:

Re: Harbour Mortgage loan number 20056 in favour of Sireg 236 Maragaret Inc. and Sireg 300 Park Inc. (the "Borrowers")

We are the solicitors for HMT Holdings Inc. (the "**Lender**") in this matter and write to you with respect to the indebtedness of the Borrowers in favour of the Lender as set out below.

Please be advised that the Lender has demanded repayment in full of all obligations of the Borrowers in favour of the Lender, which obligations amount to $**5,745,812.09** (the "**Indebtedness**") as at Septemeber 24, 2026 not including costs and legal fees to be added to the Indebtedness.

The Guarantors. guaranteed payment of the Indebtedness on a joint and several basis pursuant to a guarantee dated November 25, 2020 **(**the "**Guarantee**").

On behalf of the Lender, we hereby demand payment from you pursuant to the terms of the Guarantee of the sum of $**5,745,812.09** plus legal fees incurred and to be incurred, together with accruing interest on that sum. The exact amount of interest accruing to any proposed date of payment may be obtained by contacting the undersigned.

Please be advised that unless payment or arrangements satisfactory to the Lender for payment of the Indebtedness are made immediately, the Lender will take such further steps as it deems necessary to recover the Indebtedness.

The Lender expressly reserves the right to proceed without further notice to you with the enforcement of its rights at any time if the Lender becomes aware of any circumstances which might impair its position.

There are serious consequences that flow from any failure to deal with the demand, and we strongly suggest you retain legal counsel to assist you in dealing with these matters.

Yours truly,

TORKIN MANES LLP
Per:



Jeffrey J. Simpson

TAB C

This is Exhibit “C” referred to in the Affidavit of Nelson Da Silva sworn by Nelson Da Silva of the City of Hamilton, in the Province of Ontario, before me at the City of Toronto, in the Province of Ontario, on October 14, 2026 in accordance with O. Reg. 431/20, Administering Oath or Declaration Remotely.



Commissioner for Taking Affidavits (or as may be)

JEFFREY J. SIMPSON

Transaction Number: APP-A11217424157
Report Generated on August 12, 2026, 20:04

Ontario

Ministry of Public and
Business Service Delivery

Profile Report

SIREG HOLDINGS (NORTH) INC. as of August 12, 2026

Act	Business Corporations Act
Type	Ontario Business Corporation
Name	SIREG HOLDINGS (NORTH) INC.
Ontario Corporation Number (OCN)	2466851
Governing Jurisdiction	Canada - Ontario
Status	Active
Date of Incorporation	May 19, 2015
Registered or Head Office Address	1075 Sutton Drive, Burlington, Ontario, L7L 5Z8, 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.

Minimum Number of Directors	1
Maximum Number of Directors	10

Active Director(s)

Name	TODD C. SLATER
Address for Service	1075 Sutton Drive, Burlington, Ontario, L7L 5Z8, Canada
Resident Canadian	Yes
Date Began	May 19, 2015

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V. Quintanilla W.
Director/Registrar
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Active Officer(s)

Name	TODD C. SLATER
Position	President
Address for Service	1075 Sutton Drive, Burlington, Ontario, L7L 5Z8, Canada
Date Began	May 19, 2015

Name	TODD C. SLATER
Position	Secretary
Address for Service	1075 Sutton Drive, Burlington, Ontario, L7L 5Z8, Canada
Date Began	May 19, 2015

Name	TODD C. SLATER
Position	Treasurer
Address for Service	1075 Sutton Drive, Burlington, Ontario, L7L 5Z8, Canada
Date Began	May 19, 2015

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Director/Registrar
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Corporate Name History

Name	SIREG HOLDINGS (NORTH) INC.
Effective Date	May 19, 2015

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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.

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Director/Registrar
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Expired or Cancelled Business Names

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

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Director/Registrar
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Transaction Number: APP-A11217424157
Report Generated on August 12, 2026, 20:04

Document List

Filing Name	Effective Date
Archive Document Package	July 10, 2026
CIA - Notice of Change PAF: Todd C. SLATER	September 20, 2022
CIA - Initial Return PAF: LAWRENCE ZIMMERMAN - OTHER	May 28, 2015
BCA - Articles of Incorporation	May 19, 2015

All “PAF” (person authorizing filing) information is displayed exactly as recorded in the Ontario Business Registry. Where PAF is not shown against a document, the information has not been recorded in the Ontario Business Registry.

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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Transaction Number: APP-A11217424254
Report Generated on August 12, 2026, 20:04

Ontario

Ministry of Public and
Business Service Delivery

Profile Report

SI 2500 BRANT INC. as of August 12, 2026

Act	Business Corporations Act
Type	Ontario Business Corporation
Name	SI 2500 BRANT INC.
Ontario Corporation Number (OCN)	2815018
Governing Jurisdiction	Canada - Ontario
Status	Active
Date of Incorporation	February 09, 2021
Registered or Head Office Address	1075 Sutton Drive, Burlington, Ontario, L7L 5Z8, Canada

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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Minimum Number of Directors	1
Maximum Number of Directors	10

Active Director(s)

Name	TODD C. SLATER
Address for Service	1075 Sutton Drive, Burlington, Ontario, L7L 5Z8, Canada
Resident Canadian	Yes
Date Began	February 09, 2021

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)

Name	TODD C. SLATER
Position	President
Address for Service	1075 Sutton Drive, Burlington, Ontario, L7L 5Z8, Canada
Date Began	February 09, 2021

Name	TODD C. SLATER
Position	Secretary
Address for Service	1075 Sutton Drive, Burlington, Ontario, L7L 5Z8, Canada
Date Began	February 09, 2021

Name	TODD C. SLATER
Position	Treasurer
Address for Service	1075 Sutton Drive, Burlington, Ontario, L7L 5Z8, Canada
Date Began	February 09, 2021

Certified a true copy of the record of the Ministry of Public and Business Service Delivery.
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Director/Registrar
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Corporate Name History

Name	SI 2500 BRANT INC.
Effective Date	February 09, 2021

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

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Director/Registrar
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Transaction Number: APP-A11217424254
Report Generated on August 12, 2026, 20:04

Document List

Filing Name	Effective Date
CIA - Notice of Change PAF: Todd C. SLATER	September 23, 2022
CIA - Initial Return PAF: LAWRENCE ZIMMERMAN - OTHER	February 24, 2021
BCA - Articles of Incorporation	February 09, 2021

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Transaction Number: APP-A11217424351
Report Generated on August 12, 2026, 20:04

Ontario

Ministry of Public and
Business Service Delivery

Profile Report

SIREG 5581 HERITAGE INC. as of August 12, 2026

Act	Business Corporations Act
Type	Ontario Business Corporation
Name	SIREG 5581 HERITAGE INC.
Ontario Corporation Number (OCN)	1000020813
Governing Jurisdiction	Canada - Ontario
Status	Active
Date of Incorporation	November 08, 2021
Registered or Head Office Address	1075 Sutton Drive, Burlington, Ontario, L7L 5Z8, Canada

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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Minimum Number of Directors	1
Maximum Number of Directors	10

Active Director(s)

Name	TODD C. SLATER
Address for Service	1075 Sutton Drive, Burlington, Ontario, L7L 5Z8, Canada
Resident Canadian	Yes
Date Began	November 08, 2021

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Director/Registrar
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Active Officer(s)

Name	TODD C. SLATER
Position	President
Address for Service	1075 Sutton Drive, Burlington, Ontario, L7L 5Z8, Canada
Date Began	November 08, 2021

Name	TODD C. SLATER
Position	Secretary
Address for Service	1075 Sutton Drive, Burlington, Ontario, L7L 5Z8, Canada
Date Began	November 08, 2021

Name	TODD C. SLATER
Position	Treasurer
Address for Service	1075 Sutton Drive, Burlington, Ontario, L7L 5Z8, Canada
Date Began	November 08, 2021

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Corporate Name History

Name	SIREG 5581 HERITAGE INC.
Effective Date	November 08, 2021

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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.

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Expired or Cancelled Business Names

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Director/Registrar
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Transaction Number: APP-A11217424351
Report Generated on August 12, 2026, 20:04

Document List

Filing Name	Effective Date
CIA - Notice of Change PAF: Todd C. SLATER	September 20, 2022
CIA - Initial Return PAF: Lawrence ZIMMERMAN	November 29, 2021
BCA - Articles of Incorporation	November 08, 2021

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Transaction Number: APP-A11217424448
Report Generated on August 12, 2026, 20:04

Ontario

Ministry of Public and
Business Service Delivery

Profile Report

SIREG 3438 SINNICKS INC. as of August 12, 2026

Act	Business Corporations Act
Type	Ontario Business Corporation
Name	SIREG 3438 SINNICKS INC.
Ontario Corporation Number (OCN)	1000020799
Governing Jurisdiction	Canada - Ontario
Status	Active
Date of Incorporation	November 08, 2021
Registered or Head Office Address	1075 Sutton Drive, Burlington, Ontario, L7L 5Z8, Canada

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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Minimum Number of Directors	1
Maximum Number of Directors	10

Active Director(s)

Name	TODD C. SLATER
Address for Service	1075 Sutton Drive, Burlington, Ontario, L7L 5Z8, Canada
Resident Canadian	Yes
Date Began	November 08, 2021

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Active Officer(s)

Name	TODD C. SLATER
Position	President
Address for Service	1075 Sutton Drive, Burlington, Ontario, L7L 5Z8, Canada
Date Began	November 08, 2021

Name	TODD C. SLATER
Position	Secretary
Address for Service	1075 Sutton Drive, Burlington, Ontario, L7L 5Z8, Canada
Date Began	November 08, 2021

Name	TODD C. SLATER
Position	Treasurer
Address for Service	1075 Sutton Drive, Burlington, Ontario, L7L 5Z8, Canada
Date Began	November 08, 2021

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

Name	SIREG 3438 SINNICKS INC.
Effective Date	November 08, 2021

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Director/Registrar
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Active Business Names

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Expired or Cancelled Business Names

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Transaction Number: APP-A11217424448
Report Generated on August 12, 2026, 20:04

Document List

Filing Name	Effective Date
CIA - Notice of Change PAF: Todd C. SLATER	September 20, 2022
CIA - Initial Return PAF: Lawrence ZIMMERMAN	November 29, 2021
BCA - Articles of Incorporation	November 08, 2021

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Transaction Number: APP-A11265614824
Report Generated on October 01, 2026, 14:11

Ontario

Ministry of Public and
Business Service Delivery

Profile Report

SIREG BROCK STREET INC. as of October 01, 2026

Act	Business Corporations Act
Type	Ontario Business Corporation
Name	SIREG BROCK STREET INC.
Ontario Corporation Number (OCN)	2826387
Governing Jurisdiction	Canada - Ontario
Status	Active
Date of Incorporation	March 24, 2021
Registered or Head Office Address	1075 Sutton Drive, Burlington, Ontario, L7L 5Z8, Canada

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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Minimum Number of Directors	1
Maximum Number of Directors	10

Active Director(s)

Name	TODD C. SLATER
Address for Service	1075 Sutton Drive, Burlington, Ontario, L7L 5Z8, Canada
Resident Canadian	Yes
Date Began	March 24, 2021

Certified a true copy of the record of the Ministry of Public and Business Service Delivery.
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Director/Registrar
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Active Officer(s)

Name	TODD C. SLATER
Position	President
Address for Service	1075 Sutton Drive, Burlington, Ontario, L7L 5Z8, Canada
Date Began	March 24, 2021

Name	TODD C. SLATER
Position	Secretary
Address for Service	1075 Sutton Drive, Burlington, Ontario, L7L 5Z8, Canada
Date Began	March 24, 2021

Name	TODD C. SLATER
Position	Treasurer
Address for Service	1075 Sutton Drive, Burlington, Ontario, L7L 5Z8, Canada
Date Began	March 24, 2021

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Corporate Name History

Name	SIREG BROCK STREET INC.
Effective Date	March 24, 2021

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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.

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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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Transaction Number: APP-A11265614824
Report Generated on October 01, 2026, 14:11

Document List

Filing Name	Effective Date
Archive Document Package	July 10, 2026
Annual Return - 2023 PAF: TODD C. SLATER	March 10, 2026
Annual Return - 2022 PAF: TODD C. SLATER	March 10, 2026
Annual Return - 2025 PAF: TODD C. SLATER	March 10, 2026
Annual Return - 2024 PAF: TODD C. SLATER	March 10, 2026
CIA - Notice of Change PAF: Todd C. SLATER	September 23, 2022
CIA - Initial Return PAF: LAWRENCE ZIMMERMAN - OTHER	April 01, 2021
BCA - Articles of Incorporation	March 24, 2021

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V. Quintanilla W.
Director/Registrar
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Transaction Number: APP-A11265614921
Report Generated on October 01, 2026, 14:11

Ontario

Ministry of Public and
Business Service Delivery

Profile Report

SIREG PELLETIER STREET INC. as of October 01, 2026

Act	Business Corporations Act
Type	Ontario Business Corporation
Name	SIREG PELLETIER STREET INC.
Ontario Corporation Number (OCN)	2826398
Governing Jurisdiction	Canada - Ontario
Status	Active
Date of Incorporation	March 24, 2021
Registered or Head Office Address	1075 Sutton Drive, Burlington, Ontario, L7L 5Z8, Canada

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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Minimum Number of Directors	1
Maximum Number of Directors	10

Active Director(s)

Name	TODD C. SLATER
Address for Service	1075 Sutton Drive, Burlington, Ontario, L7L 5Z8, Canada
Resident Canadian	Yes
Date Began	March 24, 2021

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)

Name	TODD C. SLATER
Position	President
Address for Service	1075 Sutton Drive, Burlington, Ontario, L7L 5Z8, Canada
Date Began	March 24, 2021

Name	TODD C. SLATER
Position	Secretary
Address for Service	1075 Sutton Drive, Burlington, Ontario, L7L 5Z8, Canada
Date Began	March 24, 2021

Name	TODD C. SLATER
Position	Treasurer
Address for Service	1075 Sutton Drive, Burlington, Ontario, L7L 5Z8, Canada
Date Began	March 24, 2021

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	SIREG PELLETIER STREET INC.
Effective Date	March 24, 2021

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 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.

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V. Quintanilla W.
Director/Registrar
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Transaction Number: APP-A11265614921
Report Generated on October 01, 2026, 14:11

Document List

Filing Name	Effective Date
Archive Document Package	July 10, 2026
Annual Return - 2022 PAF: TODD C. SLATER	March 10, 2026
Annual Return - 2023 PAF: TODD C. SLATER	March 10, 2026
Annual Return - 2024 PAF: TODD C. SLATER	March 10, 2026
Annual Return - 2025 PAF: TODD C. SLATER	March 10, 2026
CIA - Notice of Change PAF: Todd C. SLATER	September 23, 2022
CIA - Initial Return PAF: LAWRENCE ZIMMERMAN - OTHER	April 01, 2021
BCA - Articles of Incorporation	March 24, 2021

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V. Quintanilla W.
Director/Registrar
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Transaction Number: APP-A11265615018
Report Generated on October 01, 2026, 14:11

Ontario

Ministry of Public and
Business Service Delivery

Profile Report

SI 280 PARK INC. as of October 01, 2026

Act	Business Corporations Act
Type	Ontario Business Corporation
Name	SI 280 PARK INC.
Ontario Corporation Number (OCN)	2826396
Governing Jurisdiction	Canada - Ontario
Status	Active
Date of Incorporation	March 24, 2021
Registered or Head Office Address	1075 Sutton Drive, Burlington, Ontario, L7L 5Z8, Canada

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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Minimum Number of Directors	1
Maximum Number of Directors	10

Active Director(s)

Name	TODD C. SLATER
Address for Service	1075 Sutton Drive, Burlington, Ontario, L7L 5Z8, Canada
Resident Canadian	Yes
Date Began	March 24, 2021

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)

Name	TODD C. SLATER
Position	President
Address for Service	1075 Sutton Drive, Burlington, Ontario, L7L 5Z8, Canada
Date Began	March 24, 2021

Name	TODD C. SLATER
Position	Secretary
Address for Service	1075 Sutton Drive, Burlington, Ontario, L7L 5Z8, Canada
Date Began	March 24, 2021

Name	TODD C. SLATER
Position	Treasurer
Address for Service	1075 Sutton Drive, Burlington, Ontario, L7L 5Z8, Canada
Date Began	March 24, 2021

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V. Quintanilla W.
Director/Registrar
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Corporate Name History

Name	SI 280 PARK INC.
Effective Date	March 24, 2021

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 Business Names

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

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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.

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Director/Registrar
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Transaction Number: APP-A11265615018
Report Generated on October 01, 2026, 14:11

Document List

Filing Name	Effective Date
Archive Document Package	July 10, 2026
Annual Return - 2025 PAF: TODD C. SLATER	March 10, 2026
Annual Return - 2024 PAF: TODD C. SLATER	March 10, 2026
Annual Return - 2023 PAF: TODD C. SLATER	March 10, 2026
Annual Return - 2022 PAF: TODD C. SLATER	March 10, 2026
Annual Return - 2021 PAF: TODD C. SLATER	March 10, 2026
CIA - Notice of Change PAF: Todd C. SLATER	September 23, 2022
CIA - Initial Return PAF: LAWRENCE ZIMMERMAN - OTHER	April 01, 2021
BCA - Articles of Incorporation	March 24, 2021

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Transaction Number: APP-A11265615115
Report Generated on October 01, 2026, 14:12

Ontario

Ministry of Public and
Business Service Delivery

Profile Report

SI 280 ERIE INC. as of October 01, 2026

Act	Business Corporations Act
Type	Ontario Business Corporation
Name	SI 280 ERIE INC.
Ontario Corporation Number (OCN)	2826383
Governing Jurisdiction	Canada - Ontario
Status	Active
Date of Incorporation	March 24, 2021
Registered or Head Office Address	1075 Sutton Drive, Burlington, Ontario, L7L 5Z8, Canada

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V. Quintanilla W.

Director/Registrar

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Minimum Number of Directors	1
Maximum Number of Directors	10

Active Director(s)

Name	TODD C. SLATER
Address for Service	1075 Sutton Drive, Burlington, Ontario, L7L 5Z8, Canada
Resident Canadian	Yes
Date Began	March 24, 2021

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)

Name	TODD C. SLATER
Position	President
Address for Service	1075 Sutton Drive, Burlington, Ontario, L7L 5Z8, Canada
Date Began	March 24, 2021

Name	TODD C. SLATER
Position	Secretary
Address for Service	1075 Sutton Drive, Burlington, Ontario, L7L 5Z8, Canada
Date Began	March 24, 2021

Name	TODD C. SLATER
Position	Treasurer
Address for Service	1075 Sutton Drive, Burlington, Ontario, L7L 5Z8, Canada
Date Began	March 24, 2021

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V. Quintanilla W.
Director/Registrar
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Corporate Name History

Name	SI 280 ERIE INC.
Effective Date	March 24, 2021

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

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Director/Registrar
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Expired or Cancelled Business Names

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

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Director/Registrar
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Transaction Number: APP-A11265615115
Report Generated on October 01, 2026, 14:12

Document List

Filing Name	Effective Date
Archive Document Package	July 10, 2026
Annual Return - 2025 PAF: TODD C. SLATER	March 10, 2026
Annual Return - 2024 PAF: TODD C. SLATER	March 10, 2026
Annual Return - 2023 PAF: TODD C. SLATER	March 10, 2026
Annual Return - 2022 PAF: TODD C. SLATER	March 10, 2026
Annual Return - 2021 PAF: TODD C. SLATER	March 10, 2026
CIA - Notice of Change PAF: Todd C. SLATER	September 23, 2022
CIA - Initial Return PAF: LAWRENCE ZIMMERMAN - OTHER	April 01, 2021
BCA - Articles of Incorporation	March 24, 2021

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Director/Registrar
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Transaction Number: APP-A11265615212
Report Generated on October 01, 2026, 14:12

Ontario

Ministry of Public and
Business Service Delivery

Profile Report

SIREG 236 MARGARET INC. as of October 01, 2026

Act	Business Corporations Act
Type	Ontario Business Corporation
Name	SIREG 236 MARGARET INC.
Ontario Corporation Number (OCN)	2786197
Governing Jurisdiction	Canada - Ontario
Status	Active
Date of Incorporation	October 22, 2020
Registered or Head Office Address	1075 Sutton Drive, Burlington, Ontario, L7L 5Z8, Canada

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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Minimum Number of Directors	1
Maximum Number of Directors	10

Active Director(s)

Name	TODD C. SLATER
Address for Service	1075 Sutton Drive, Burlington, Ontario, L7L 5Z8, Canada
Resident Canadian	Yes
Date Began	October 22, 2020

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 Officer(s)

Name	TODD C. SLATER
Position	President
Address for Service	1075 Sutton Drive, Burlington, Ontario, L7L 5Z8, Canada
Date Began	October 22, 2020

Name	TODD C. SLATER
Position	Secretary
Address for Service	1075 Sutton Drive, Burlington, Ontario, L7L 5Z8, Canada
Date Began	October 22, 2020

Name	TODD C. SLATER
Position	Treasurer
Address for Service	1075 Sutton Drive, Burlington, Ontario, L7L 5Z8, Canada
Date Began	October 22, 2020

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	SIREG 236 MARGARET INC.
Effective Date	October 22, 2020

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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 Business Names

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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.

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.

Transaction Number: APP-A11265615212
Report Generated on October 01, 2026, 14:12

Document List

Filing Name	Effective Date
Annual Return - 2023 PAF: TODD C. SLATER	March 10, 2026
Annual Return - 2022 PAF: TODD C. SLATER	March 10, 2026
Annual Return - 2021 PAF: TODD C. SLATER	March 10, 2026
Annual Return - 2020 PAF: TODD C. SLATER	March 10, 2026
Annual Return - 2024 PAF: TODD C. SLATER	March 10, 2026
Annual Return - 2025 PAF: TODD C. SLATER	March 10, 2026
CIA - Notice of Change PAF: Todd C. SLATER	September 23, 2022
CIA - Initial Return PAF: LAWRENCE ZIMMERMAN - OTHER	November 24, 2020
BCA - Articles of Incorporation	October 22, 2020

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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.

Transaction Number: APP-A11265616667
Report Generated on October 01, 2026, 14:12

Ontario

Ministry of Public and
Business Service Delivery

Profile Report

SIREG 300 PARK INC. as of October 01, 2026

Act	Business Corporations Act
Type	Ontario Business Corporation
Name	SIREG 300 PARK INC.
Ontario Corporation Number (OCN)	2786196
Governing Jurisdiction	Canada - Ontario
Status	Active
Date of Incorporation	October 22, 2020
Registered or Head Office Address	1075 Sutton Drive, Burlington, Ontario, L7L 5Z8, Canada

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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Minimum Number of Directors	1
Maximum Number of Directors	10

Active Director(s)

Name	TODD C. SLATER
Address for Service	1075 Sutton Drive, Burlington, Ontario, L7L 5Z8, Canada
Resident Canadian	Yes
Date Began	October 22, 2020

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Active Officer(s)

Name	TODD C. SLATER
Position	President
Address for Service	1075 Sutton Drive, Burlington, Ontario, L7L 5Z8, Canada
Date Began	October 22, 2020

Name	TODD C. SLATER
Position	Secretary
Address for Service	1075 Sutton Drive, Burlington, Ontario, L7L 5Z8, Canada
Date Began	October 22, 2020

Name	TODD C. SLATER
Position	Treasurer
Address for Service	1075 Sutton Drive, Burlington, Ontario, L7L 5Z8, Canada
Date Began	October 22, 2020

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Corporate Name History

Name	SIREG 300 PARK INC.
Effective Date	October 22, 2020

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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.

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Director/Registrar
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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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Transaction Number: APP-A11265616667
Report Generated on October 01, 2026, 14:12

Document List

Filing Name	Effective Date
Annual Return - 2023 PAF: TODD C. SLATER	March 10, 2026
Annual Return - 2021 PAF: TODD C. SLATER	March 10, 2026
Annual Return - 2025 PAF: TODD C. SLATER	March 10, 2026
Annual Return - 2022 PAF: TODD C. SLATER	March 10, 2026
Annual Return - 2024 PAF: TODD C. SLATER	March 10, 2026
CIA - Notice of Change PAF: Todd C. SLATER	September 23, 2022
CIA - Initial Return PAF: LAWRENCE ZIMMERMAN - OTHER	November 24, 2020
BCA - Articles of Incorporation	October 22, 2020

All “PAF” (person authorizing filing) information is displayed exactly as recorded in the Ontario Business Registry. Where PAF is not shown against a document, the information has not been recorded in the Ontario Business Registry.

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.

TAB D

This is Exhibit “D” referred to in the Affidavit of Nelson Da Silva sworn by Nelson Da Silva of the City of Hamilton, in the Province of Ontario, before me at the City of Toronto, in the Province of Ontario, on October 14, 2026 in accordance with O. Reg. 431/20, Administering Oath or Declaration Remotely.



Commissioner for Taking Affidavits (or as may be)

JEFFREY J. SIMPSON



Todd C. Slater

For over 30 years, Todd C. Slater has been a leader and innovator in the real estate world. Todd was one of the top Realtors Worldwide within the RE/MAX network, with a focus on protecting and educating his clients every step of the way. Todd negotiated thousands of transactions throughout his career.

His impeccable reputation was unparalleled, and his marketing techniques disrupted the entire industry. Todd was hired as the host and expert for the television show, Realty TV, a live call-in show where industry professionals would discuss and answer questions on all things Real Estate. Having personally witnessed hundreds of investors lose their properties while incurring serious losses, Todd was determined to create a better, more secure way of helping people build wealth.

Fourteen years ago, Todd shuttered his successful real estate team and turned his considerable drive and passion towards creating a simple way for people to own investment real estate. Todd created The Simple Investor and SIREG Management Inc. to accomplish that goal. The company rapidly grew into one of Canada's best real estate investment companies. Thousands have attended his Simple Seminars and taken away valuable tips and information critical in today's world of investing. With opportunities to purchase affordable, fully managed, cash flowing investment properties, along with an unmatched rental guarantee, satisfied investors began to spread the word. Today, The Simple Investor is the leader in the Real Estate Investment industry.

Todd is an accomplished speaker and educator and has published numerous articles on real estate investing. He is also an advisor to many of the real estate associations as well as Federal and Provincial Government officials. For the last 10 years, Todd has been the host of Canada's number one real estate talk show, Simply Real Estate on Newstalk 1010, where he continues to guide people through the often confusing world of real estate and real estate investment.

Todd's drive and his focus, along with his unique ability to simplify things with his refreshing honesty, truly makes him a pioneer in the world of real estate.

Todd can be reached at 905 812 2524 or by email, Todd@thesimpleinvestor.com



Back To Speakers

NEXT SHOW

Saturday, September 20, 2025.

The Countdown is on!

TAB E

This is Exhibit “E” referred to in the Affidavit of Nelson Da Silva sworn by Nelson Da Silva of the City of Hamilton, in the Province of Ontario, before me at the City of Toronto, in the Province of Ontario, on October 14, 2026 in accordance with O. Reg. 431/20, Administering Oath or Declaration Remotely.



Commissioner for Taking Affidavits (or as may be)

JEFFREY J. SIMPSON

London

'Liquidity challenges' at SIREG Management leave Ontario condo investors scrambling

Up to 1,800 investors affected as company says rental payments can no longer be guaranteed

Andrew Lupton · CBC News · Posted: Sep 23, 2026 4:00 AM EDT | Last Updated: September 23

Listen to this article
Estimated 6 minutes



Many of units in this cluster of apartments on Kipps Lane have been converted to condos and sold to investors who in turn rent them out. (Andrew Lupton/CBC News)

comments

Investors in hundreds of rental condos across Ontario are scrambling after SIREG Management, a company that manages 1,800 condo units, announced that rent payments to its owners are no longer guaranteed.

In a statement sent to individual investor-owners last week, the Burlington, Ont.-based company said they are "currently experiencing market and liquidity challenges that are affecting our ability to make timely rental payments."

Why things can get tricky when apartment buildings are 'condominiumized'

'We're stuck': Apartment residents struggle through elevator outage

Hot water outage at London apartment nears third week, with no clear end in...

The company said it could not say when payments would resume, but assured owners that their ownership of the condos “remains secure.”

Advertisement - Report

Several owners who spoke to CBC News said they were expecting rental payments last Friday that never arrived.

'Serious' situation for investors

"We recognize how serious this is, particularly for investors who rely on these payments to meet financial obligations," SIREG said in its statement.

The situation affects investors, and potentially their tenants, in 21 condo buildings SIREG manages across Ontario. The buildings are in small and mid-sized towns and cities including Sarnia, Kitchener, Welland, North Bay and a notoriously troubled group of buildings on Kipps Lane in London.

“Without the rents, the bank is going to end up with my properties," said investor-owner Tanya Petryshen. "I don’t have a lot of room before I’m in trouble.”

The 55-year-old Mississauga resident owns six condo units operated by SIREG. She began investing with SIREG, an acronym for Simple Investor Real Estate Group, after attending a seminar the company held for potential investors back in 2013.

Investors sold concept of 'hands off' ownership

Petryshen started by purchasing two condo units in Kitchener for $110,000 each. She said she was attracted to a model that offered a way to become a landlord and real estate investor without having to deal directly with tenants.

"It was supposed to be totally hands off," said Petryshen, who condos through SIREG in Hamilton, Listowel and Waterloo.

Under the model, investors buy individual condominium units in buildings managed by SIREG. Many of the units are former apartments in older buildings.

Petryshen said the company charged her $600 a month per unit to collect rents, deal with any tenant issues and to cover the condo management fees. Owners were responsible for insurance and municipal taxes.

Petryshen said she netted about $400 a month for each of her six rental units, just enough to cover the mortgage payments. She hoped that once the loans were paid off, she'd have an appreciating asset and a source of passive income.

SIREG MANAGEMENT INC

Dear Investor,

We are writing to provide you with an important update regarding this month's rental payment from The Simple Investor. At this time, we cannot provide certainty regarding the timing or amount of any payment in respect of this month's rental obligation. The Company is currently experiencing market and liquidity challenges that are affecting our ability to make timely rental payments. We recognize how serious this is, particularly for investors who rely on these payments to meet financial obligations. The Company is working with advisors to evaluate alternatives and address these challenges.
Importantly, your registered ownership of your condominium unit remains secure. We are focused on maintaining the ongoing operations of the properties, including property management and the collection of rent from occupants.

We understand that you will have questions about this update. We will provide a further written update no later than next Wednesday (September 23, 2026).

Regards,

SIREG Management

This notice was sent to owners of condos managed as rentals by SIREG Management. The company said due to problems with 'market and liquidity challenges' they can no longer guarantee 'timely rental payments.' The news has left many investor-owners scrambling. (CBC News)

Advertisement - Report

The rental payments were lower than she would have liked, she said, but they had never been missed.

“We were never in the red, but we were barely in the black," she said of the performance of the investment.

Signs of trouble started last year

About a year ago, Petryshen saw signs SIREG might be in trouble and became worried about the financial position of the condo board managing the Listowel building.

Condo corporations are required to keep enough funds in reserve to cover maintenance of common areas, including elevators, roofs and parking garages. Even condo buildings filled with owner occupants can run into trouble in cases where repair costs escalate.

Condo owners in aging building face $14M in repairs. If they can't pay their part, they risk losing homes

Last fall, Petryshen received notice that the rental payment date would shift to mid-month. She later received a $41,000 water bill for her units in Listowel (SIREG, or the tenants, generally covered utilities). A neighbour of one of her tenants who did not rent from a SIREG investor also warned her about potential problems with the building’s reserve fund.

Petryshen said she raised the issue with Todd C. Slater, president of SIREG, who until recently had a wide social media reach as a real estate

investment advisor and real estate investing commentator.

“He assured us everything was fine," said Petryshen.

Then last week, the notice arrived informing investors that their rent payments could not be guaranteed. The statement said the company will provide a written update by Wednesday, Sept. 23.

Petryshen called Slater right away and said she couldn't get a hold of him or other SIREG managers. Then later received an automatic email reply to an email to Slater, which said he was away on medical leave.

CBC News reached out to SIREG for comment but did not receive a reply.

Around the same time the notice about rent payments went out, Slater's social media accounts across multiple platforms, including YouTube and Instagram, were taken down. The sections of the SIREG website with information for potential investors became dead links.



An image from the Simple Investor website with information for potential investors was taken down last week. (SimpleInvestor.com)

A number of investors with concerns, but who did not want to be identified by name, reached out to CBC News. Many are trying to figure out how to proceed based on their comments posted to a handful of Reddit and Facebook groups for SIREG investors.

One immediate concern is how owners will collect rent if SIREG stops operating. Because the investment was marketed as a hands-off arrangement, some owners said they do not have contact information for their tenants.

Some condo owners said they visited their units last week, in some cases for the first time, to tell tenants that they may need to pay rent directly to them. Comments posted online suggest those visits have had mixed results.

Investors consider legal action

One investor-owner trying to take action is Marcin Migdal of Oakville.

Migdal owns a unit in North Bay, Ont., and also bought into SIREG's joint investor group, which offers investors a chance to buy a share in the buildings' conversion projects. Migdal said the joint investor offerings started at $250,000.

He feels those investments could be particularly vulnerable because joint investors don't hold title to units they can sell or use for rental income.

"I've talked to investors that cashed out their savings with family and friends to invest," he said. "We're not talking about people who are massive millionaires. We're talking about people who are just gathering family assets and believe in this concept."

Migdal has set up a website to gather information from other SIREG investors. He sees it as a first step of potentially launching a legal action if investors money can't be recovered any other way. More than 120 investors have already shared their information with him.

Migdal, who holds other real estate investments, said he's realistic about what might be recovered, particularly if SIREG can't find a way to continue operating.

"If I got 50 per cent back and did not have to wait years, I would be happy," he said.

Popular Now in News

1 **Florida weighs ditching property taxes and sticking Canadians with the bill**

2 **Cold reality: Canadian troops struggle in Alaska as military relearns Arctic warfare**

3 **The mental health of young men is dropping. Experts warn it could get worse**

4 **'This is home for me': Amber Marshall reflects as 20th season of Heartland set to begin**

5 **Andrew Mountbatten-Windsor challenges validity of search warrants in his Epstein-related arrest**

TAB F

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Commissioner for Taking Affidavits (or as may be)

JEFFREY J. SIMPSON

SCHEDULE "A" TO NOTICE OF APPLICATION
LIST OF PROPERTIES

Charge/Mortgage registered as Instrument #BS262048

	PIN	Property
1.	49158-0397 (LT)	Legal Description: PART OF LOT 21, CONCESSION C (GEOGRAPHIC TOWNSHIP OF WIDDIFIELD), DESIGNATED AS PARTS 2, 3 AND 4, 36R-15538; SUBJECT TO AN EASEMENT OVER PART 3, 36R-15538 AS IN NB114584; SUBJECT TO AN EASEMENT OVER PART 3, 36R-15538 AS IN NB115431; CITY OF NORTH BAY Municipal Address:330-598 Oakwood Avenue, North Bay
2.	49158-0396 (LT)	Legal Description: PART OF LOT 21, CONCESSION C (GEOGRAPHIC TOWNSHIP OF WIDDIFIELD) DESIGNATED AS PART 1, 36R-15538; CITY OF NORTH BAY Municipal Address:1321-1361 Burns Avenue, North Bay

Charge/Mortgage registered as Instrument #HR2199815

	PIN	Property
3.	25566-0001 (LT) to 25566-0010 (LT)	Legal Description: UNITS 1-10 (INCLUSIVE), LEVEL 1, HALTON CONDOMINIUM PLAN NO. 267; PT LT 20 CON 1 SDS (NELSON), PTS 1 & 2 20R11118, AS IN SCHEDULE 'A' OF DECLARATION H596301; BURLINGTON Municipal Address: 2500 Brant Street, Burlington

Charge/Mortgage registered as Instrument #SN879898

	PIN	Property
4.	64272-0035 (LT)	Legal Description: BLK A PL NS15 NIAGARA FALLS; CITY OF NIAGARA FALLS Municipal Address: 5581 Heritage Drive, Niagara Falls

Charge/Mortgage registered as Instrument # SN879900

	PIN	Property
5.	64270-0092 (LT)	Legal Description: BLK B PL 194 STAMFORD; CITY OF NIAGARA FALLS Municipal Address: 3438 Sinnicks Avenue, Niagara Falls

Charge/Mortgage registered as Instrument # CE1268708

	PIN	Property
6.	01249-0206 (LT)	Legal Description: LT 128 PL 1365 TOWN OF SANDWICH; LT 129 PL 1365 TOWN OF SANDWICH; LT 130 PL 1365 TOWN OF SANDWICH; LT 131 PL 1365 TOWN OF SANDWICH; LT 132 PL 1365 TOWN OF SANDWICH; LT 133 PL 1365 TOWN OF SANDWICH; WINDSOR Municipal Address: 965 Brock Street, Windsor

Charge/Mortgage registered as Instrument # CE1268712

	PIN	Property
7.	01206-0264 (LT)	Legal Description: PT LOT 72 CONCESSION 1 SANDWICH WEST AS IN R503003, R503004 SAVE AND EXCEPT PT 14 12R14585; WINDSOR Municipal Address: 1340 Tecumseh Street West, Windsor
8.	01206-0452 (LT)	Legal Description: PART LOT 72 CONCESSION 1, SANDWICH WEST, BEING PART 1 ON PLAN 12R30309; CITY OF WINDSOR Municipal Address: 1307-1347 Pelletier Street, Windsor

Charge/Mortgage registered as Instrument # CE1268718

	PIN	Property
9.	01193-0381 (LT)	Legal Description: LOT 14 EAST SIDE WINDSOR AVENUE PLAN 81 WINDSOR; LOT 15 EAST SIDE WINDSOR AVENUE PLAN 81 WINDSOR; PT LOT 13 EAST SIDE WINDSOR AVENUE PLAN 81 WINDSOR AS IN R1155340; WINDSOR Municipal Address: 280 Park Street West, Windsor

Charge/Mortgage registered as Instrument # CE1268722

	PIN	Property
10.	01190-0365 (LT)	Legal Description: PT LT 80 CON 1 SANDWICH WEST AS IN R278620; WINDSOR Municipal Address: 280 Erie Street West, Windsor

Charge/Mortgage registered as Instrument # CK181083

	PIN	Property
11.	90007-0001 (LT) to 90007-0036 (LT)	Legal Description: UNITS 1 TO 18, LEVEL 1 (INCLUSIVE) and UNITS 1 TO 18 (INCLUSIVE), LEVEL 2, KENT STANDARD CONDOMINIUM PLAN NO. 39 AND ITS APPURTENANT INTEREST; SUBJECT TO AND TOGETHER WITH EASEMENTS AS SET OUT IN SCHEDULE A AS IN CK256671; CHATHAM-KENT Municipal Address: 236 Margaret Avenue, Wallaceburg
12.	00556-0495 (LT)	Legal Description: PART LOT 24, RCP 789 DESIGNATED AS PART 3 ON 24R11595; SUBJECT TO AND TOGETHER WITH EASEMENTS AS SET OUT IN SCHEDULE A AS IN CK256671; CHATHAM-KENT Municipal Address: 236 Margaret Avenue, Wallaceburg

Charge/Mortgage registered as Instrument # CK181086

	PIN	Property
13.	00981-0001 (LT) to 00981-0016 (LT)	Legal Description: UNITS 1 TO 8, LEVEL 1 (INCLUSIVE) and UNITS 1 TO 8 (INCLUSIVE), LEVEL 2, KENT STANDARD CONDOMINIUM PLAN NO. 38 AND ITS APPURTENANT INTEREST; SUBJECT TO EASEMENTS AS SET OUT IN SCHEDULE A AS IN CK253230; MUNICIPALITY CHATHAM-KENT Municipal Address: 300 Park Street West, Dresden

TAB G

This is Exhibit “G” referred to in the Affidavit of Nelson Da Silva sworn by Nelson Da Silva of the City of Hamilton, in the Province of Ontario, before me at the City of Toronto, in the Province of Ontario, on October 14, 2026 in accordance with O. Reg. 431/20, Administering Oath or Declaration Remotely.



Commissioner for Taking Affidavits (or as may be)

JEFFREY J. SIMPSON

LRO # 36 **Charge/Mortgage** **Receipted as BS262048** on 2026 09 03 at 11:55
The applicant(s) hereby applies to the Land Registrar. yyyy mm dd

Properties

PIN 49158 - 0397 LT *Interest/Estate* Fee Simple

Description PART OF LOT 21, CONCESSION C (GEOGRAPHIC TOWNSHIP OF WIDDIFIELD), DESIGNATED AS PARTS 2, 3 AND 4, 36R-15538; SUBJECT TO AN EASEMENT OVER PART 3, 36R-15538 AS IN NB114584; SUBJECT TO AN EASEMENT OVER PART 3, 36R-15538 AS IN NB115431; CITY OF NORTH BAY

Address NORTH BAY

PIN 49158 - 0396 LT *Interest/Estate* Fee Simple

Description PART OF LOT 21, CONCESSION C (GEOGRAPHIC TOWNSHIP OF WIDDIFIELD) DESIGNATED AS PART 1, 36R-15538; CITY OF NORTH BAY

Address NORTH BAY

Chargor(s)

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

Name SIREG HOLDINGS (NORTH) INC.
Address for Service 1075 Sutton Drive
Burlington, Ontario, L7L 5Z8

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 HMT HOLDINGS INC.
Address for Service c/o Harbour Mortgage Corp.
36 Toronto Street, Suite 500
Toronto, Ontario, M5C 2C5

Statements

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

Provisions

Principal $21,650,000.00 *Currency* CDN
Calculation Period see schedule attached
Balance Due Date 2028/09/01
Interest Rate see schedule attached
Payments
Interest Adjustment Date 2026 09 01
Payment Date first day of each month
First Payment Date 2026 10 01
Last Payment Date 2028 09 01
Standard Charge Terms 200033
Insurance Amount Full insurable value
Guarantor SIREG MANAGEMENT INC., SIREG ACQUISITION CORP., SIREG HOLDINGS INC., AND TODD C. SLATER

Additional Provisions

See Schedules

Signed By

Leonard David Rodness 1500-151 Yonge St. Toronto M5C 2W7 acting for Chargor(s) Signed 2026 09 01

Tel 416-863-1188

Signed By

Email lrodness@torkinmanes.com

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

Submitted By

TORKIN MANES LLP	1500-151 Yonge St. Toronto M5C 2W7	2026 09 03

Tel 416-863-1188

Email lrodness@torkinmanes.com

Fees/Taxes/Payment

Statutory Registration Fee	$71.55
Total Paid	$71.55

File Number

Chargee Client File Number : 17349-544

Properties

PIN	25566 - 0001	LT	*Interest/Estate*	Fee Simple
Description	UNIT 1, LEVEL 1, HALTON CONDOMINIUM PLAN NO. 267 ; PT LT 20 CON 1 SDS (NELSON), PTS 1 & 2 20R11118, AS IN SCHEDULE 'A' OF DECLARATION H596301 ; BURLINGTON			
Address	1 UNIT 2500 BRANT STREET BURLINGTON			
PIN	25566 - 0002	LT	*Interest/Estate*	Fee Simple
Description	UNIT 2, LEVEL 1, HALTON CONDOMINIUM PLAN NO. 267 ; PT LT 20 CON 1 SDS (NELSON), PTS 1 & 2 20R11118, AS IN SCHEDULE 'A' OF DECLARATION H596301 ; BURLINGTON			
Address	2 UNIT 2500 BRANT STREET BURLINGTON			
PIN	25566 - 0003	LT	*Interest/Estate*	Fee Simple
Description	UNIT 3, LEVEL 1, HALTON CONDOMINIUM PLAN NO. 267 ; PT LT 20 CON 1 SDS (NELSON), PTS 1 & 2 20R11118, AS IN SCHEDULE 'A' OF DECLARATION H596301 ; BURLINGTON			
Address	3 UNIT 2500 BRANT STREET BURLINGTON			
PIN	25566 - 0004	LT	*Interest/Estate*	Fee Simple
Description	UNIT 4, LEVEL 1, HALTON CONDOMINIUM PLAN NO. 267 ; PT LT 20 CON 1 SDS (NELSON), PTS 1 & 2 20R11118, AS IN SCHEDULE 'A' OF DECLARATION H596301 ; BURLINGTON			
Address	4 UNIT 2500 BRANT STREET BURLINGTON			
PIN	25566 - 0005	LT	*Interest/Estate*	Fee Simple
Description	UNIT 5, LEVEL 1, HALTON CONDOMINIUM PLAN NO. 267 ; PT LT 20 CON 1 SDS (NELSON), PTS 1 & 2 20R11118, AS IN SCHEDULE 'A' OF DECLARATION H596301 ; BURLINGTON			
Address	5 UNIT 2500 BRANT STREET BURLINGTON			
PIN	25566 - 0006	LT	*Interest/Estate*	Fee Simple
Description	UNIT 6, LEVEL 1, HALTON CONDOMINIUM PLAN NO. 267 ; PT LT 20 CON 1 SDS (NELSON), PTS 1 & 2 20R11118, AS IN SCHEDULE 'A' OF DECLARATION H596301 ; BURLINGTON			
Address	6 UNIT 2500 BRANT STREET BURLINGTON			
PIN	25566 - 0007	LT	*Interest/Estate*	Fee Simple
Description	UNIT 7, LEVEL 1, HALTON CONDOMINIUM PLAN NO. 267 ; PT LT 20 CON 1 SDS (NELSON), PTS 1 & 2 20R11118, AS IN SCHEDULE 'A' OF DECLARATION H596301 ; BURLINGTON			
Address	7 UNIT 2500 BRANT STREET BURLINGTON			
PIN	25566 - 0008	LT	*Interest/Estate*	Fee Simple
Description	UNIT 8, LEVEL 1, HALTON CONDOMINIUM PLAN NO. 267 ; PT LT 20 CON 1 SDS (NELSON), PTS 1 & 2 20R11118, AS IN SCHEDULE 'A' OF DECLARATION H596301; CITY OF BURLINGTON			
Address	8 UNIT 2500 BRANT STREET BURLINGTON			
PIN	25566 - 0009	LT	*Interest/Estate*	Fee Simple
Description	UNIT 9, LEVEL 1, HALTON CONDOMINIUM PLAN NO. 267 ; PT LT 20 CON 1 SDS (NELSON), PTS 1 & 2 20R11118, AS IN SCHEDULE 'A' OF DECLARATION H596301 ; BURLINGTON			

Properties

Address 9 UNIT
2500 BRANT STREET
BURLINGTON

PIN 25566 - 0010 LT *Interest/Estate* Fee Simple

Description UNIT 10, LEVEL 1, HALTON CONDOMINIUM PLAN NO. 267 ; PT LT 20 CON 1 SDS (NELSON), PTS 1 & 2 20R11118, AS IN SCHEDULE 'A' OF DECLARATION H596301 ; BURLINGTON

Address 10 UNIT
2500 BRANT STREET
BURLINGTON

Chargor(s)

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

Name SI 2500 BRANT INC.
Address for Service 1075 Sutton Drive
Burlington, Ontario, L7L 5Z8

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 HMT HOLDINGS INC.
Address for Service c/o Harbour Mortgage Corp.
36 Toronto Street, Suite 500
Toronto, Ontario, M5C 2C5

Statements

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

Provisions

Principal	$21,650,000.00	*Currency*	CDN
Calculation Period	see schedule attached		
Balance Due Date	2028/09/01		
Interest Rate	see schedule attached		
Payments			
Interest Adjustment Date	2026 09 01		
Payment Date	first day of each month		
First Payment Date	2026 10 01		
Last Payment Date	2028 09 01		
Standard Charge Terms	200033		
Insurance Amount	Full insurable value		
Guarantor	SIREG MANAGEMENT INC., SIREG ACQUISITION CORP., SIREG HOLDINGS INC., AND TODD C. SLATER		

Additional Provisions

See Schedules

Signed By

Leonard David Rodness
1500-151 Yonge St.
Toronto
M5C 2W7
acting for Chargor(s)
Signed 2026 09 01

Tel 416-863-1188
Email lrodness@torkinmanes.com

Signed By

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

Submitted By

TORKIN MANES LLP	1500-151 Yonge St. Toronto M5C 2W7	2026 09 03

Tel 416-863-1188

Email lrodness@torkinmanes.com

Fees/Taxes/Payment

Statutory Registration Fee	$71.55
Total Paid	$71.55

File Number

Chargee Client File Number : 17349-544

LRO # 59 **Charge/Mortgage** **Receipted as SN879898** on 2026 09 03 at 12:05
The applicant(s) hereby applies to the Land Registrar. yyyy mm dd

Properties

PIN 64272 - 0035 LT *Interest/Estate* Fee Simple

Description BLK A PL NS15 NIAGARA FALLS; CITY OF NIAGARA FALLS

Address 5581 HERITAGE DR
NIAGARA FALLS

Chargor(s)

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

Name SIREG 5581 HERITAGE INC.
Address for Service 1075 Sutton Drive
Burlington, Ontario, L7L 5Z8

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 HMT HOLDINGS INC.
Address for Service c/o Harbour Mortgage Corp.
36 Toronto Street, Suite 500
Toronto, Ontario, M5C 2C5

Statements

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

Provisions

Principal $21,650,000.00 *Currency* CDN
Calculation Period see schedule attached
Balance Due Date 2028/09/01
Interest Rate see schedule attached
Payments
Interest Adjustment Date 2026 09 01
Payment Date first day of each month
First Payment Date 2026 10 01
Last Payment Date 2028 09 01
Standard Charge Terms 200033
Insurance Amount Full insurable value
Guarantor SIREG MANAGEMENT INC., SIREG ACQUISITION CORP., SIREG HOLDINGS INC., AND TODD C. SLATER

Additional Provisions

See Schedules

Signed By

Leonard David Rodness 1500-151 Yonge St. Toronto M5C 2W7 acting for Chargor(s) Signed 2026 09 01

Tel 416-863-1188
Email lrodness@torkinmanes.com

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

Submitted By

TORKIN MANES LLP 1500-151 Yonge St. Toronto 2026 09 03

Submitted By

M5C 2W7

Tel 416-863-1188

Email lrodness@torkinmanes.com

Fees/Taxes/Payment

Statutory Registration Fee	$71.55
Total Paid	$71.55

File Number

Chargee Client File Number : 17349-544

LRO # 59 **Charge/Mortgage** **Receipted as SN879900** on 2026 09 03 at 12:05
The applicant(s) hereby applies to the Land Registrar. yyyy mm dd

Properties

PIN 64270 - 0092 LT *Interest/Estate* Fee Simple

Description BLK B PL 194 STAMFORD; CITY OF NIAGARA FALLS

Address 3438 SINNICKS AVENUE
NIAGARA FALLS

Chargor(s)

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

Name SIREG 3438 SINNICKS INC.
Address for Service 1075 Sutton Drive
Burlington, Ontario, L7L 5Z8

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 HMT HOLDINGS INC.
Address for Service c/o Harbour Mortgage Corp.
36 Toronto Street, Suite 500
Toronto, Ontario, M5C 2C5

Statements

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

Provisions

Principal	$21,650,000.00	*Currency*	CDN
Calculation Period	see schedule attached		
Balance Due Date	2028/09/01		
Interest Rate	see schedule attached		
Payments			
Interest Adjustment Date	2026 09 01		
Payment Date	first day of each month		
First Payment Date	2026 10 01		
Last Payment Date	2028 09 01		
Standard Charge Terms	200033		
Insurance Amount	Full insurable value		
Guarantor	SIREG MANAGEMENT INC., SIREG ACQUISITION CORP., SIREG HOLDINGS INC., AND TODD C. SLATER		

Additional Provisions

See Schedules

Signed By

Leonard David Rodness 1500-151 Yonge St. Toronto M5C 2W7 acting for Chargor(s) Signed 2026 09 01

Tel 416-863-1188

Email lrodness@torkinmanes.com

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

Submitted By

TORKIN MANES LLP 1500-151 Yonge St. Toronto 2026 09 03

Submitted By

M5C 2W7

Tel 416-863-1188

Email lrodness@torkinmanes.com

Fees/Taxes/Payment

Statutory Registration Fee	$71.55
Total Paid	$71.55

File Number

Chargee Client File Number : 17349-544

LRO # 12 **Charge/Mortgage** **Receipted as CE1268708** on 2026 03 10 at 15:30
The applicant(s) hereby applies to the Land Registrar. yyyy mm dd

Properties

PIN 01249 - 0206 LT *Interest/Estate* Fee Simple

Description LT 128 PL 1365 TOWN OF SANDWICH; LT 129 PL 1365 TOWN OF SANDWICH; LT 130 PL 1365 TOWN OF SANDWICH; LT 131 PL 1365 TOWN OF SANDWICH; LT 132 PL 1365 TOWN OF SANDWICH; LT 133 PL 1365 TOWN OF SANDWICH; WINDSOR

Address 965 BROCK STREET
WINDSOR

Chargor(s)

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

Name SIREG BROCK STREET INC.
Address for Service 7275 Rapistan Court
Mississauga, Ontario, L5N 5Z

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 HMT HOLDINGS INC.
Address for Service 36 Toronto Street, Suite 500
Toronto, Ontario, M5C 2C5

Statements

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

Provisions

Principal $15,400,000.00 *Currency* CDN
Calculation Period
Balance Due Date 2027/05/01
Interest Rate see schedule attached
Payments
Interest Adjustment Date 2026 04 01
Payment Date first day of each month
First Payment Date 2026 05 01
Last Payment Date 2027 05 01
Standard Charge Terms 200033
Insurance Amount Full insurable value
Guarantor SIREG 236 MARGARET INC., SIREG 300 PARK INC., SIREG HOLDINGS INC., SIREG ACQUISITION CORP., AND TODD SLATER

Additional Provisions

See Schedules

Signed By

Leonard David Rodness 1500-151 Yonge St.
Toronto
M5C 2W7
acting for Chargor(s) Signed 2026 03 10

Tel 416-863-1188
Email lrodness@torkinmanes.com

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

Submitted By

TORKIN MANES LLP 1500-151 Yonge St.
Toronto
M5C 2W7 2026 03 10

Tel 416-863-1188

Email lrodness@torkinmanes.com

Fees/Taxes/Payment

Statutory Registration Fee	$71.55
Total Paid	$71.55

File Number

Chargee Client File Number : 17349-528

LRO # 12 **Charge/Mortgage** **Receipted as CE1268712** on 2026 03 10 at 15:30

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

Properties

PIN 01206 - 0264 LT *Interest/Estate* Fee Simple

Description PT LOT 72 CONCESSION 1 SANDWICH WEST AS IN R503003, R503004 SAVE AND EXCEPT PT 14 12R14585 ; WINDSOR

Address 1340 TECUMSEH ST W 1307 1341 PELLETIER
WINDSOR

PIN 01206 - 0452 LT *Interest/Estate* Fee Simple

Description PART LOT 72 CONCESSION 1, SANDWICH WEST, BEING PART 1 ON PLAN 12R30309; CITY OF WINDSOR

Address WINDSOR

Chargor(s)

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

Name SIREG PELLETIER STREET INC.
Address for Service 7275 Rapistan Court
Mississauga, Ontario, L5N 5Z4

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 HMT HOLDINGS INC.
Address for Service 36 Toronto Street, Suite 500
Toronto, Ontario, M5C 2C5

Statements

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

Provisions

Principal $15,400,000.00 *Currency* CDN
Calculation Period
Balance Due Date 2027/04/01
Interest Rate see schedule attached
Payments
Interest Adjustment Date 2026 04 01
Payment Date first day of each month
First Payment Date 2026 05 01
Last Payment Date 2027 04 01
Standard Charge Terms 200033
Insurance Amount Full insurable value
Guarantor SIREG 236 MARGARET INC., SIREG 300 PARK INC., SIREG HOLDINGS INC., SIREG ACQUISITION CORP., AND TODD SLATER

Additional Provisions

See Schedules

Signed By

Leonard David Rodness 1500-151 Yonge St. Toronto M5C 2W7 acting for Chargor(s) Signed 2026 03 10

Tel 416-863-1188
Email lrodness@torkinmanes.com

Signed By

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

Submitted By

TORKIN MANES LLP	1500-151 Yonge St. Toronto M5C 2W7	2026 03 10

Tel 416-863-1188

Email lrodness@torkinmanes.com

Fees/Taxes/Payment

Statutory Registration Fee	$71.55
Total Paid	$71.55

File Number

Chargee Client File Number : 17349-528

LRO # 12 **Charge/Mortgage** **Receipted as CE1268718** on 2026 03 10 at 15:30
The applicant(s) hereby applies to the Land Registrar. yyyy mm dd

Properties

PIN 01193 - 0381 LT *Interest/Estate* Fee Simple

Description LOT 14 EAST SIDE WINDSOR AVENUE PLAN 81 WINDSOR; LOT 15 EAST SIDE WINDSOR AVENUE PLAN 81 WINDSOR; PT LOT 13 EAST SIDE WINDSOR AVENUE PLAN 81 WINDSOR AS IN R1155340 ; WINDSOR

Address 280 PARK STREET WEST
WINDSOR

Chargor(s)

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

Name SI 280 PARK INC.
Address for Service 7275 Rapistan Court
Mississauga, Ontario, L5N 5Z4

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 HMT HOLDINGS INC.
Address for Service 36 Toronto Street, Suite 500
Toronto, Ontario, M5C 2C5

Statements

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

Provisions

Principal $15,400,000.00 *Currency* CDN
Calculation Period
Balance Due Date 2027/04/01
Interest Rate see schedule attached
Payments
Interest Adjustment Date 2026 04 01
Payment Date first day of each month
First Payment Date 2026 05 01
Last Payment Date 2027 04 01
Standard Charge Terms 200033
Insurance Amount Full insurable value
Guarantor SIREG 236 MARGARET INC., SIREG 300 PARK INC., SIREG HOLDINGS INC., SIREG ACQUISITION CORP., AND TODD SLATER

Additional Provisions

See Schedules

Signed By

Leonard David Rodness 1500-151 Yonge St.
Toronto
M5C 2W7
acting for Chargor(s) Signed 2026 03 10

Tel 416-863-1188
Email lrodness@torkinmanes.com

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

Submitted By

TORKIN MANES LLP 1500-151 Yonge St.
Toronto
M5C 2W7 2026 03 10

Tel 416-863-1188

Email lrodness@torkinmanes.com

Fees/Taxes/Payment

Statutory Registration Fee	$71.55
Total Paid	$71.55

File Number

Chargee Client File Number : 17349-528

LRO # 12 **Charge/Mortgage** **Receipted as CE1268722** on 2026 03 10 at 15:30
The applicant(s) hereby applies to the Land Registrar. yyyy mm dd

Properties

PIN 01190 - 0365 LT *Interest/Estate* Fee Simple

Description PT LT 80 CON 1 SANDWICH WEST AS IN R278620 ; WINDSOR

Address 280 ERIE ST W
WINDSOR

Chargor(s)

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

Name SI 280 ERIE INC.
Address for Service 7275 Rapistan Court
Mississauga, Ontario, L5N 5Z4

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 HMT HOLDINGS INC.
Address for Service 36 Toronto Street, Suite 500
Toronto, Ontario, M5C 2C5

Statements

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

Provisions

Principal	$15,400,000.00	*Currency*	CDN
Calculation Period			
Balance Due Date	2027/04/01		
Interest Rate	see schedule attached		
Payments			
Interest Adjustment Date	2026 04 01		
Payment Date	first day of each month		
First Payment Date	2026 05 01		
Last Payment Date	2027 04 01		
Standard Charge Terms	200033		
Insurance Amount	Full insurable value		
Guarantor	SIREG 236 MARGARET INC., SIREG 300 PARK INC., SIREG HOLDINGS INC., SIREG ACQUISITION CORP., AND TODD SLATER		

Additional Provisions

See Schedules

Signed By

Leonard David Rodness 1500-151 Yonge St.
Toronto
M5C 2W7
acting for Chargor(s) Signed 2026 03 10

Tel 416-863-1188
Email lrodness@torkinmanes.com

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

Submitted By

TORKIN MANES LLP 1500-151 Yonge St.
Toronto
M5C 2W7
2026 03 10

LRO # 12 **Charge/Mortgage** **Receipted as CE1268722** on 2026 03 10 at 15:30

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

Submitted By

Tel 416-863-1188

Email lrodness@torkinmanes.com

Fees/Taxes/Payment

Statutory Registration Fee	$71.55
Total Paid	$71.55

File Number

Chargee Client File Number : 17349-528

LRO # 24 **Charge/Mortgage** **Receipted as CK181083** on 2020 11 27 at 15:35

The applicant(s) hereby applies to the Land Registrar. yyyy mm dd Page 1 of 15

Properties

PIN	00556 - 0018 LT	*Interest/Estate*	Fee Simple
Description	PT LT 24 RCP 789 PT 1, 24R8339; CHATHAM-KENT		
Address	236 MARGARET AVENUE WALLACEBURG		

Chargor(s)

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

Name	SIREG 236 MARGARET INC.
Address for Service	7275 Rapistan Court, Mississauga, Ontario, L5N 5Z4

I, Todd C. Slater, have the authority to bind the corporation.

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

Chargee(s) *Capacity* *Share*

Name	HMT HOLDINGS INC.
Address for Service	c/o Harbour Mortgage Corp., 36 Toronto Street, Suite 500 Toronto, Ontario M5C 2C5

Provisions

Principal	$5,625,000.00	*Currency*	CDN
Calculation Period	see schedule attached		
Balance Due Date	2022/12/01		
Interest Rate	see schedule attached		
Payments			
Interest Adjustment Date	2020 12 01		
Payment Date	1st day of each month		
First Payment Date	2021 01 01		
Last Payment Date	2022 12 01		
Standard Charge Terms	200033		
Insurance Amount	Full insurable value		
Guarantor	SIREG HOLDINGS INC.; TODD C. SLATER		

Additional Provisions

See Schedules

Signed By

Leonard David Rodness	1500-151 Yonge St. Toronto M5C 2W7	acting for Chargor(s)	Signed	2020 11 27

Tel 416-863-1188

Fax 416-863-0305

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

Submitted By

TORKIN MANES LLP	1500-151 Yonge St. Toronto M5C 2W7	2020 11 27

Tel 416-863-1188

Fax 416-863-0305

Fees/Taxes/Payment

Statutory Registration Fee	$65.30
Total Paid	$65.30

File Number

Chargee Client File Number : 17349-346

LRO # 24 **Charge/Mortgage** **Receipted as CK181086** on 2020 11 27 at 15:35

The applicant(s) hereby applies to the Land Registrar. yyyy mm dd Page 1 of 15

Properties

PIN	00599 - 0116 LT	*Interest/Estate*	Fee Simple
Description	PT PARKLT 6 PL 133 AS IN 656829; S/T 650013; CHATHAM-KENT		
Address	300 PARK STREET WEST DRESDEN		

Chargor(s)

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

Name	SIREG 300 PARK INC.
Address for Service	7275 Rapistan Court, Mississauga, Ontario, L5N 5Z4

I, Todd C. Slater, have the authority to bind the corporation.

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

Chargee(s) *Capacity* *Share*

Name	HMT HOLDINGS INC.
Address for Service	c/o Harbour Mortgage Corp., 36 Toronto Street, Suite 500 Toronto, Ontario, M5C 2C5

Provisions

Principal	$5,625,000.00	*Currency*	CDN
Calculation Period	see schedule attached		
Balance Due Date	2022/12/01		
Interest Rate	see schedule attached		
Payments			
Interest Adjustment Date	2020 12 01		
Payment Date	1st day of eash month		
First Payment Date	2021 01 01		
Last Payment Date	2022 12 01		
Standard Charge Terms	200033		
Insurance Amount	Full insurable value		
Guarantor	SIREG HOLDINGS INC.; TODD C. SLATER		

Additional Provisions

See Schedules

Signed By

Leonard David Rodness	1500-151 Yonge St. Toronto M5C 2W7	acting for Chargor(s)	Signed	2020 11 27

Tel 416-863-1188

Fax 416-863-0305

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

Submitted By

TORKIN MANES LLP	1500-151 Yonge St. Toronto M5C 2W7	2020 11 27

Tel 416-863-1188

Fax 416-863-0305

Fees/Taxes/Payment

Statutory Registration Fee	$65.30
Total Paid	$65.30

File Number

Chargee Client File Number : 17349-346

TAB H

This is Exhibit “H” referred to in the Affidavit of Nelson Da Silva sworn by Nelson Da Silva of the City of Hamilton, in the Province of Ontario, before me at the City of Toronto, in the Province of Ontario, on October 14, 2026 in accordance with O. Reg. 431/20, Administering Oath or Declaration Remotely.



Commissioner for Taking Affidavits (or as may be)

JEFFREY J. SIMPSON

Docusign Envelope ID: FDA3EC6D-3692-8C45-804C-52573FE7F2A3

GUARANTEE AND ASSIGNMENT AND POSTPONEMENT OF CLAIM

TO: HMT HOLDINGS INC.

WHEREAS HMT Holdings Inc. (the "**Chargee**") has agreed to advance monies to Sireg Holdings (North) Inc., SI 2500 Brant Inc., Sireg 5581 Heritage Inc., and Sireg 3438 Sinnicks Inc (collectively, the "**Chargors**") or otherwise deal with the Chargor upon the security of charges (collectively, the "**Charges**") registered or to be registered on property as more particularly described in Schedule "A" hereto (collectively, the "**Property**");

AND WHEREAS as a condition precedent to the Chargee agreeing to deal with the Chargor, **SIREG MANAGEMENT INC.**, **SIREG ACQUISITION CORP.**, **SIREG HOLDINGS INC.**, and **TODD C. SLATER** (collectively, the "**Covenantors**") have agreed to guarantee the indebtedness of the Chargor to the Chargee in accordance with the terms hereof;

IN CONSIDERATION OF the Chargee advancing all or any part of the Principal Amount (as defined in the Charges) to the Chargors or as the Chargors direct, the Covenantors hereby covenant and agree, as principal debtors and not merely as sureties, to duly pay and discharge all present and future liabilities and obligations of the Chargors to the Chargee under the Charges or otherwise (the "Liabilities") including, without limiting the foregoing, to pay the Principal Amount, all Interest and Costs (all as defined in the Charges) and to perform all of the Chargors' obligations under the Charges and agree that:

1. Regardless of whether or not any other person shall be or become in any way responsible to the Chargee for, or in respect of, the Liabilities or any part thereof, and regardless of whether or not any other person now or hereafter responsible to the Chargee for the Liabilities or any part thereof shall cease to be so liable, this Guarantee shall be a continuing guarantee and

   (a) shall not be determined or otherwise affected by the exercise of the Chargee's rights hereunder or prejudiced by the discontinuance of the obligations under the Charges against any other person who may be liable hereunder; and

   (b) shall not be determined or otherwise affected by any amendments, renewals, extensions or novations of the Charges regardless of whether the Covenantors were aware of, or consented to such amendments, renewals, extensions or novations unless a written release of the Covenantors has been authorized by the Chargee.

2. The Chargee may from time to time grant to the Chargors or to any other person liable to the Chargee for the Liabilities time for payment or any other indulgence without in any way prejudicing or affecting any of the Chargee's rights against the Covenantors.

3. The statement in writing from the Chargee as to the outstanding amount of the Liabilities shall be binding upon the Covenantors and conclusive against the Covenantors. All right to question in any way the Chargee's present or future method of dealing with the Chargors or with any other person now or hereafter liable to the Chargee for the Liabilities or any part thereof or with the Property is hereby waived. The Covenantors hereby renounce all benefits of discussion and division, and the Chargee shall not be bound to exhaust its recourse against the Chargors or any other person or the Property before requiring or being entitled to payment from the Covenantors.

4. All debts and liabilities, present and future, of the Chargors to the Covenantors are hereby assigned to the Chargee and postponed to the Liabilities and all monies received from the Chargors or for its account by the Covenantors shall be received in trust for the Chargee, and forthwith upon receipt paid over to the Chargee until the Liabilities are fully paid and satisfied, all without prejudice to and without in any way limiting or lessening the liability of the Covenantors to the Chargee hereunder.

5. The Covenantors hereby expressly waive in favour of the Chargee notice of the existence or creation of all or any of the Liabilities, all diligence in collection or protection of or realization upon the Liabilities or any part thereof, any obligation hereunder, or any security for any of the foregoing, and presentment, demand, notice of dishonour, protest and all other notices whatsoever.

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6. No delay on the Chargee's part in the exercise of any right or remedy shall operate as a waiver thereof, and no single or partial exercise by the Chargee of any right or remedy shall preclude other or further exercise thereof or the exercise of any other right or remedy.

7. This Guarantee shall be jointly and severally binding upon the Covenantors and upon the Covenantors' heirs, legal representatives, successors and assigns as the case may be and shall enure to the benefit of the Chargee and its successors and assigns.

8. The Covenantors shall be held and bound to the Chargee directly as principal debtors in respect of the due payment and full discharge of the Liabilities.

9. Any notice or demand which the Chargee may wish to give may be served on the Covenantors or the Covenantors' legal representatives either personally, by email to the last known email address of the party being served or by ordinary mail to the address for service of the party being served as shown below, and any notice served personally, by email or mail shall be deemed to be served on the day it was delivered, emailed or mailed, respectively:

   (a) Sireg Management Inc.: 7275 Rapistan Court, Mississauga, Ontario, L5N 5Z4

   (b) Sireg Acquisition Corp.: 7275 Rapistan Court, Mississauga, Ontario, L5N 5Z4

   (c) Sireg Holdings Inc.: 7275 Rapistan Court, Mississauga, Ontario, L5N 5Z4

   (d) Todd C. Slater: 7275 Rapistan Court, Mississauga, Ontario, L5N 5Z4

10. Execution and delivery of an electronic, pdf or facsimile transmission of this document shall constitute, for purposes of this document, delivery of an executed original and shall be binding upon the party whose signature appears on the electronic or transmitted copy.

[remainder of page intentionally left blank; signature page follows]

Docusign Envelope ID: FDA3EC6D-3692-8C45-804C-52573FE7F2A3

IN WITNESS WHEREOF the undersigned Covenantors have executed this Guarantee, this 20 August 2026 day of August, 2026.

SIREG MANAGEMENT INC.

Per: Signed by: Todd C. Slater 508EA2204B2B479...
Name: Todd C. Slater
Title: President
I have the authority to bind the corporation

SIREG ACQUISITION CORP.

Per: Signed by: Todd C. Slater 508EA2204B2B479...
Name: Todd C. Slater
Title: President
I have the authority to bind the corporation

SIREG HOLDINGS INC.

Per: Signed by: Todd C. Slater 508EA2204B2B479...
Name: Todd C. Slater
Title: President
I have the authority to bind the corporation

DocuSigned by: Lawrence Zimmerman E9084320FC864DB...
Witness Lawrence Zimmerman

Signed by: Todd C. Slater 508EA2204B2B479...
Todd C. Slater

Docusign Envelope ID: 7EFD04DA-3C97-4F2C-96A9-716C548B1847

GUARANTEE AND ASSIGNMENT AND POSTPONEMENT OF CLAIM

TO: **HMT HOLDINGS INC.**

WHEREAS HMT Holdings Inc. (the "**Chargee**") has agreed to advance monies to Sireg Brock Street Inc., Sireg Pelletier Street Inc., SI 280 Park Inc., and SI 280 Erie Inc. (collectively, the "**Chargors**") or otherwise deal with the Chargors upon the security of charges (the "**Charges**") registered or to be registered on property as more particularly described in Schedule "A" hereto (collectively, the "**Property**");

AND WHEREAS as a condition precedent to the Chargee agreeing to deal with the Chargors, Todd C. Slater, Sireg Holdings Inc., Sireg 236 Margaret Inc., Sireg 300 Park Inc., and Sireg Acquisition Corp. (collectively, the "**Covenantors**") have agreed to guarantee the indebtedness of the Chargors to the Chargee in accordance with the terms hereof;

IN CONSIDERATION OF the Chargee advancing all or any part of the Principal Amount (as defined in the Charges) to the Chargors or as the Chargors directs, the Covenantors hereby covenant and agree, as principal debtors and not merely as sureties, to duly pay and discharge all present and future liabilities and obligations of the Chargors to the Chargee under the Charges or otherwise (the "**Liabilities**") including, without limiting the foregoing, to pay the Principal Amount, all Interest and Costs (all as defined in the Charges) and to perform all of the Chargors' obligations under the Charges and agree that:

1. Regardless of whether or not any other person shall be or become in any way responsible to the Chargee for, or in respect of, the Liabilities or any part thereof, and regardless of whether or not any other person now or hereafter responsible to the Chargee for the Liabilities or any part thereof shall cease to be so liable, this Guarantee shall be a continuing guarantee and

   (a) shall not be determined or otherwise affected by the exercise of the Chargee's rights hereunder or prejudiced by the discontinuance of the obligations under the Charges against any other person who may be liable hereunder; and

   (b) shall not be determined or otherwise affected by any amendments, renewals, extensions or novations of the Charges regardless of whether the Covenantors were aware of, or consented to such amendments, renewals, extensions or novations unless a written release of the Covenantors has been authorized by the Chargee.

2. The Chargee may from time to time grant to the Chargors or to any other person liable to the Chargee for the Liabilities time for payment or any other indulgence without in any way prejudicing or affecting any of the Chargee's rights against the Covenantors.

3. The statement in writing from the Chargee as to the outstanding amount of the Liabilities shall be binding upon the Covenantors and conclusive against the Covenantors. All right to question in any way the Chargee's present or future method of dealing with the Chargors or with any other person now or hereafter liable to the Chargee for the Liabilities or any part thereof or with the Property is hereby waived. The Covenantors hereby renounce all benefits of discussion and division, and the Chargee shall not be bound to exhaust its recourse against the Chargors or any other person or the Property before requiring or being entitled to payment from the Covenantors.

4. All debts and liabilities, present and future, of the Chargors to the Covenantors are hereby assigned to the Chargee and postponed to the Liabilities and all monies received from the Chargors or for its account by the Covenantors shall be received in trust for the Chargee, and forthwith upon receipt paid over to the Chargee until the Liabilities are fully paid and satisfied, all without prejudice to and without in any way limiting or lessening the liability of the Covenantors to the Chargee hereunder.

5. The Covenantors hereby expressly waive in favour of the Chargee notice of the existence or creation of all or any of the Liabilities, all diligence in collection or protection of or realization upon the Liabilities or any part thereof, any obligation hereunder, or any security for any of the foregoing, and presentment, demand, notice of dishonour, protest and all other notices whatsoever.

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6. No delay on the Chargee's part in the exercise of any right or remedy shall operate as a waiver thereof, and no single or partial exercise by the Chargee of any right or remedy shall preclude other or further exercise thereof or the exercise of any other right or remedy.

7. This Guarantee shall be jointly and severally binding upon the Covenantors and upon the Covenantors' heirs, legal representatives, successors and assigns as the case may be and shall enure to the benefit of the Chargee and its successors and assigns.

8. The Covenantors shall be held and bound to the Chargee directly as principal debtors in respect of the due payment and full discharge of the Liabilities.

9. Any notice or demand which the Chargee may wish to give may be served on the Covenantors or the Covenantors' legal representatives either personally, by telecopy ("**fax**") to the last known fax number of the party being served or by ordinary mail to the address for service of the party being served as shown herein, and any notice served personally, by fax or mail shall be deemed to be served on the day it was delivered, faxed or mailed, respectively.

10. Execution and delivery of an electronic, pdf or facsimile transmission of this document shall constitute, for purposes of this document, delivery of an executed original and shall be binding upon the party whose signature appears on the electronic or transmitted copy.

[remainder of page intentionally left blank; signature page follows]

Docusign Envelope ID: 7EFD04DA-3C97-4F2C-96A9-716C548B1847

IN WITNESS WHEREOF the undersigned Covenantors have executed this Guarantee, this 4th day of March, 2026.

DocuSigned by:
Lawrence Zimmerman
E9091326EC064DB...
Witness Lawrence Zimmerman

Signed by:
Todd C. Slater
508EA2204B2B479...
Todd C. Slater

SIREG HOLDINGS INC.

Per: Signed by:
Todd C. Slater
508EA2204B2B479...
Name: Todd C. Slater
Title: President
I have the authority to bind the corporation

SIREG 236 MARGARET INC.

Per: Signed by:
Todd C. Slater
508EA2204B2B479...
Name: Todd C. Slater
Title: President
I have the authority to bind the corporation

SIREG 300 PARK INC.

Per: Signed by:
Todd C. Slater
508EA2204B2B479...
Name: Todd C. Slater
Title: President
I have the authority to bind the corporation

SIREG ACQUISITION CORP.

Per: Signed by:
Todd C. Slater
508EA2204B2B479...
Name: Todd C. Slater
Title: President
I have the authority to bind the corporation

Docusign Envelope ID: 7EFD04DA-3C97-4F2C-96A9-716C548B1847

SCHEDULE "A"

PROPERTY DESCRIPTIONS

1. **965-985 Brock Street, Windsor, Ontario**

   PIN 01249-0206 (LT) being LT 128 PL 1365 Town of Sandwich; LT 129 PL 1365 Town of Sandwich, LT 130 PL 1365, Town of Sandwich, LT 131 PL 1365, Town of Sandwich, LT 132 PL 1365, Town of Sandwich, and LT 133 PL 1365, Town of Sandwich; Windsor

2. **1340 Tecumseh Road West, Windsor, Ontario**

   PIN 01206-0264 (LT) being Part of Lot 72, Concession 1, Sandwich West, as in R503003, R503004 save and except Part 14, Plan 12R14585, Windsor

3. **1307-1341 Pelletier Street, Windsor, Ontario**

   PIN 01206-0452 (LT) being Part of Lot 72 Concession 1, Sandwich West, being Part 1 on Plan 12R30309; Windsor

4. **280 Park Street West, Windsor, Ontario**

   PIN 01993-0381 (LT) being Lot 14 east side of Windsor Avenue, Plan 81, Windsor, Lot 15 east side of Windsor Avenue, Plan 81, and Part of Lot 13 east side of Windsor Avenue, Plan 81, Windsor, as in R1155340, Windsor

5. **280 Erie Street West, Windsor, Ontario**

   PIN 01190-0365 (LT) being PT LT 80 Con 1 Sandwich West as in R278620, Windsor

DocuSign Envelope ID: D99886CF-CC90-4522-8BD3-2C2C101F08CD

GUARANTEE AND ASSIGNMENT AND POSTPONEMENT OF CLAIM

TO: HMT HOLDINGS INC.

WHEREAS HMT HOLDINGS INC. (the "Chargee") has agreed to advance monies to SIREG 236 MARGARET INC. and SIREG 300 PARK INC. (the "Chargor") or otherwise deal with the Chargor upon the security of a charge (the "Charge") registered or to be registered on property legally described as PIN 00556-0018 (LT) being Part of Lot 24 on Plan RCP789; Part 1 on Plan 24R8339; Chatham-Kent, municipally known as 236 Margaret Avenue, Wallaceburg and PIN 00599-0116 (LT) being Part of Parklot 6 on Plan 133 as in 656829; S/T 650013; Chatham-Kent, municipally known as 300 Park Street, Wallaceburg (the "Property");

AND WHEREAS as a condition precedent to the Chargee agreeing to deal with the Chargor, SIREG HOLDINGS INC. and TODD C. SLATER (collectively, the "Covenantors") have agreed to guarantee the indebtedness of the Chargor to the Chargee in accordance with the terms hereof;

IN CONSIDERATION OF the Chargee advancing all or any part of the Principal Amount (as defined in the Charge) to the Chargor or as the Chargor directs, the Covenantors hereby covenant and agree, as principal debtors and not merely as sureties, to duly pay and discharge all present and future liabilities and obligations of the Chargor to the Chargee under the Charge or otherwise (the "Liabilities") including, without limiting the foregoing, to pay the Principal Amount, all Interest and Costs (all as defined in the Charge) and to perform all of the Chargor's obligations under the Charge and agree that:

1. Regardless of whether or not any other person shall be or become in any way responsible to the Chargee for, or in respect of, the Liabilities or any part thereof, and regardless of whether or not any other person now or hereafter responsible to the Chargee for the Liabilities or any part thereof shall cease to be so liable, this Guarantee shall be a continuing guarantee and

   (a) shall not be determined or otherwise affected by the exercise of the Chargee's rights hereunder or prejudiced by the discontinuance of the obligations under the Charge against any other person who may be liable hereunder; and

   (b) shall not be determined or otherwise affected by any amendments, renewals, extensions or novations of the Charge regardless of whether the Covenantors were aware of, or consented to such amendments, renewals, extensions or novations unless a written release of the Covenantors has been authorized by the Chargee.

2. The Chargee may from time to time grant to the Chargor or to any other person liable to the Chargee for the Liabilities time for payment or any other indulgence without in any way prejudicing or affecting any of the Chargee's rights against the Covenantors.

3. The statement in writing from the Chargee as to the outstanding amount of the Liabilities shall be binding upon the Covenantors and conclusive against the Covenantors. All right to question in any way the Chargee's present or future method of dealing with the Chargor or with any other person now or hereafter liable to the Chargee for the Liabilities or any part thereof or with the Property is hereby waived. The Covenantors hereby renounce all benefits of discussion and division, and the Chargee shall not be bound to exhaust its recourse against the Chargor or any other person or the Property before requiring or being entitled to payment from the Covenantors.

4. All debts and liabilities, present and future, of the Chargor to the Covenantors are hereby assigned to the Chargee and postponed to the Liabilities and all monies received from the Chargor or for its account by the Covenantors shall be received in trust for the Chargee, and forthwith upon receipt paid over to the Chargee until the Liabilities are fully paid and satisfied, all without prejudice to and without in any way limiting or lessening the liability of the Covenantors to the Chargee hereunder.

5. The Covenantors hereby expressly waive in favour of the Chargee notice of the existence or creation of all or any of the Liabilities, all diligence in collection or protection of or realization upon the Liabilities or any part thereof, any obligation hereunder, or any security for any of the foregoing, and presentment, demand, notice of dishonour, protest and all other notices whatsoever.

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6. No delay on the Chargee's part in the exercise of any right or remedy shall operate as a waiver thereof, and no single or partial exercise by the Chargee of any right or remedy shall preclude other or further exercise thereof or the exercise of any other right or remedy.

7. This Guarantee shall be jointly and severally binding upon the Covenantors and upon the Covenantors' heirs, legal representatives, successors and assigns as the case may be and shall enure to the benefit of the Chargee and its successors and assigns.

8. The Covenantors shall be held and bound to the Chargee directly as principal debtors in respect of the due payment and full discharge of the Liabilities.

9. Any notice or demand which the Chargee may wish to give may be served on the Covenantors or the Covenantors' legal representatives either personally, by telecopy ("fax") to the last known fax number of the party being served or by ordinary mail to the address for service of the party being served as shown herein, and any notice served personally, by fax or mail shall be deemed to be served on the day it was delivered, faxed or mailed, respectively.

10. Execution and delivery of an electronic or facsimile transmission of this document shall constitute, for purposes of this document, delivery of an executed original and shall be binding upon the party whose signature appears on the electronic or transmitted copy.

IN WITNESS WHEREOF the undersigned Covenantors have executed this Guarantee, this 11/25/2020 day of November, 2020.

SIREG HOLDINGS INC.
Per: DocuSigned by: Todd C. Slater 508EA2204B2B479...
Todd C. Slater
President

I have authority to bind the Corporation

WITNESS: DocuSigned by: Lawrence Zimmerman E9091326FC064DB...

DocuSigned by: Todd C. Slater 508EA2204B2B479...
TODD C. SLATER

7275 RAPISTAN COURT Mississauga L5N 5Z4

TAB I

This is Exhibit “I” referred to in the Affidavit of Nelson Da Silva sworn by Nelson Da Silva of the City of Hamilton, in the Province of Ontario, before me at the City of Toronto, in the Province of Ontario, on October 14, 2026 in accordance with O. Reg. 431/20, Administering Oath or Declaration Remotely.



Commissioner for Taking Affidavits (or as may be)

JEFFREY J. SIMPSON

PROPERTY DESCRIPTION: PART OF LOT 21, CONCESSION C (GEOGRAPHIC TOWNSHIP OF WIDDIFIELD), DESIGNATED AS PARTS 2, 3 AND 4, 36R-15538; SUBJECT TO AN EASEMENT OVER PART 3, 36R-15538 AS IN NB114584; SUBJECT TO AN EASEMENT OVER PART 3, 36R-15538 AS IN NB115431; CITY OF NORTH BAY

PROPERTY REMARKS: FOR THE PURPOSE OF THE QUALIFIER THE DATE OF REGISTRATION OF ABSOLUTE TITLE 2026/07/02.

ESTATE/QUALIFIER:	RECENTLY:	PIN CREATION DATE:
FEE SIMPLE LT ABSOLUTE PLUS	RE-ENTRY FROM 49158-0281	2026/07/03

OWNERS' NAMES	CAPACITY	SHARE
SIREG HOLDINGS (NORTH) INC.	ROWN	

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/ CHKD
** PRINTOUT INCLUDES ALL DOCUMENT TYPES AND DELETED INSTRUMENTS SINCE 2026/07/03 **						
**SUBJECT TO SUBSECTION 44(1) OF THE LAND TITLES ACT, EXCEPT PARAGRAPHS 3 AND 14 AND *						
** PROVINCIAL SUCCESSION DUTIES AND EXCEPT PARAGRAPH 11 AND ESCHEATS OR FORFEITURE **						
** TO THE CROWN UP TO THE DATE OF REGISTRATION WITH AN ABSOLUTE TITLE. **						
NB114584	1986/01/17	TRANSFER EASEMENT			NEW ERA HOMES LIMITED	C
NB115431	1986/05/01	TRANSFER EASEMENT			NEW ERA HOMES LIMITED	C
BS135375	2015/05/29	TRANSFER	$3,100,000	OAKGLEN ESTATES LIMITED	SIREG HOLDINGS (NORTH) INC.	C
REMARKS: PLANNING ACT STATEMENTS.						
BS183936	2019/12/18	CHARGE	$3,646,532	SIREG HOLDINGS (NORTH) INC.	Q REAL ESTATE ASSET INCOME FUND	C
BS197421	2021/04/06	CHARGE		*** DELETED AGAINST THIS PROPERTY *** SIREG HOLDINGS (NORTH) INC.	Q REAL ESTATE ASSET INCOME FUND	
BS240879	2024/09/17	CHARGE		*** DELETED AGAINST THIS PROPERTY *** SIREG HOLDINGS (NORTH) INC.	HMT HOLDINGS INC.	
BS240880	2024/09/17	NO ASSGN RENT GEN		*** DELETED AGAINST THIS PROPERTY *** SIREG HOLDINGS (NORTH) INC.	HMT HOLDINGS INC.	
REMARKS: BS240879						
BS240881	2024/09/17	POSTPONEMENT		*** DELETED AGAINST THIS PROPERTY *** Q REAL ESTATE ASSET INCOME FUND	HMT HOLDINGS INC.	
REMARKS: BS183936 TO BS240879						
BS240882	2024/09/17	POSTPONEMENT		*** DELETED AGAINST THIS PROPERTY *** Q REAL ESTATE ASSET INCOME FUND	HMT HOLDINGS INC.	
REMARKS: BS197421 TO BS240879						
BS240883	2024/09/17	CHARGE		*** DELETED AGAINST THIS PROPERTY ***		

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

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/ CHKD
				SIREG HOLDINGS (NORTH) INC.	OLYMPIA TRUST COMPANY MEYER, GLENN YUSUF, IFTIKAR BRODIE, MARILYN ANAND, DAMANDEEP MERALI, RAHIM ULAGANATHAN, NITYA	
BS240884	2024/09/17	CHARGE	$454,750	SIREG HOLDINGS (NORTH) INC.	OLYMPIA TRUST COMPANY	C
BS241701	2024/10/11	POSTPONEMENT		*** DELETED AGAINST THIS PROPERTY *** Q REAL ESTATE ASSET INCOME FUND	OLYMPIA TRUST COMPANY MEYER, GLENN YUSUF, IFTIKAR BRODIE, MARILYN ANAND, DAMANDEEP MERALI, RAHIM ULAGANATHAN, NITYA	
	REMARKS: BS197421 TO BS240883					
BS241702	2024/10/11	POSTPONEMENT		Q REAL ESTATE ASSET INCOME FUND	OLYMPIA TRUST COMPANY	C
	REMARKS: BS183936 TO BS240884					
BS241703	2024/10/11	POSTPONEMENT		*** DELETED AGAINST THIS PROPERTY *** Q REAL ESTATE ASSET INCOME FUND	OLYMPIA TRUST COMPANY MEYER, GLENN YUSUF, IFTIKAR BRODIE, MARILYN ANAND, DAMANDEEP MERALI, RAHIM ULAGANATHAN, NITYA	
	REMARKS: BS183936 TO BS240883					
BS241704	2024/10/11	POSTPONEMENT		*** DELETED AGAINST THIS PROPERTY *** Q REAL ESTATE ASSET INCOME FUND	OLYMPIA TRUST COMPANY	
	REMARKS: BS197421 TO BS240884					
36R15538	2026/07/02	PLAN REFERENCE				C
	REMARKS: BS259961.					
BS259979	2026/07/02	APL ABSOLUTE TITLE		SIREG HOLDINGS (NORTH) INC.	SIREG HOLDINGS (NORTH) INC.	C
	REMARKS: BS257767 BS256270					

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/ CHKD
BS261269	2026/08/13	TRANSFER OF CHARGE		*** COMPLETELY DELETED *** OLYMPIA TRUST COMPANY MEYER, GLENN YUSUF, IFTIKAR BRODIE, MARILYN ANAND, DAMANDEEP MERALI, RAHIM ULAGANATHAN, NITYA	OLYMPIA TRUST COMPANY MEYER, GLENN	
	REMARKS: BS240883.					
BS262048	2026/09/03	CHARGE	$21,650,000	SIREG HOLDINGS (NORTH) INC.	HMT HOLDINGS INC.	C
BS262049	2026/09/03	NO ASSGN RENT GEN		SIREG HOLDINGS (NORTH) INC.	HMT HOLDINGS INC.	C
	REMARKS: BS262048					
BS262075	2026/09/03	NOTICE	$4,917,387	SIREG HOLDINGS (NORTH) INC.	Q REAL ESTATE ASSET INCOME FUND	C
	REMARKS: BS183936					
BS262085	2026/09/03	POSTPONEMENT		Q REAL ESTATE ASSET INCOME FUND	HMT HOLDINGS INC.	C
	REMARKS: BS183936 TO BS262048 & BS262049					
BS262086	2026/09/03	POSTPONEMENT		OLYMPIA TRUST COMPANY	HMT HOLDINGS INC	C
	REMARKS: BS240884 TO BS262048 & BS262049					
BS262087	2026/09/03	POSTPONEMENT		OLYMPIA TRUST COMPANY	Q REAL ESTATE ASSET INCOME FUND	C
	REMARKS: BS240884 TO BS262075					
BS262088	2026/09/03	DISCH OF CHARGE		*** COMPLETELY DELETED *** Q REAL ESTATE ASSET INCOME FUND		
	REMARKS: BS197421.					
BS262101	2026/09/03	DISCH OF CHARGE		*** COMPLETELY DELETED *** HMT HOLDINGS INC.		
	REMARKS: BS240879.					
BS262138	2026/09/04	DISCH OF CHARGE		*** COMPLETELY DELETED *** OLYMPIA TRUST COMPANY MEYER, GLENN		
	REMARKS: BS240883.					

PARCEL REGISTER (ABBREVIATED) FOR PROPERTY IDENTIFIER

LAND REGISTRY OFFICE #36

49158-0396 (LT)

PREPARED FOR Laurel01
ON 2026/09/18 AT 14:59:47

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

PROPERTY DESCRIPTION: PART OF LOT 21, CONCESSION C (GEOGRAPHIC TOWNSHIP OF WIDDIFIELD) DESIGNATED AS PART 1, 36R-15538; CITY OF NORTH BAY

PROPERTY REMARKS: FOR THE PURPOSE OF THE QUALIFIER THE DATE OF REGISTRATION OF ABSOLUTE TITLE 2026/07/02.

ESTATE/QUALIFIER:	RECENTLY:	PIN CREATION DATE:
FEE SIMPLE LT ABSOLUTE PLUS	RE-ENTRY FROM 49158-0063	2026/07/03

OWNERS' NAMES	CAPACITY	SHARE
SIREG HOLDINGS (NORTH) INC.	ROWN	

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/ CHKD
*** PRINTOUT INCLUDES ALL DOCUMENT TYPES AND DELETED INSTRUMENTS SINCE 2026/07/03 **						
**SUBJECT TO SUBSECTION 44(1) OF THE LAND TITLES ACT, EXCEPT PARAGRAPHS 3 AND 14 AND *						
** PROVINCIAL SUCCESSION DUTIES AND EXCEPT PARAGRAPH 11 AND ESCHEATS OR FORFEITURE **						
** TO THE CROWN UP TO THE DATE OF REGISTRATION WITH AN ABSOLUTE TITLE. **						
BS135375	2015/05/29	TRANSFER	$3,100,000	OAKGLEN ESTATES LIMITED	SIREG HOLDINGS (NORTH) INC.	C
	REMARKS: PLANNING ACT STATEMENTS.					
BS183936	2019/12/18	CHARGE	$3,646,532	SIREG HOLDINGS (NORTH) INC.	Q REAL ESTATE ASSET INCOME FUND	C
BS197421	2021/04/06	CHARGE		*** DELETED AGAINST THIS PROPERTY *** SIREG HOLDINGS (NORTH) INC.	Q REAL ESTATE ASSET INCOME FUND	
BS240879	2024/09/17	CHARGE		*** DELETED AGAINST THIS PROPERTY *** SIREG HOLDINGS (NORTH) INC.	HMT HOLDINGS INC.	
BS240880	2024/09/17	NO ASSGN RENT GEN		*** DELETED AGAINST THIS PROPERTY *** SIREG HOLDINGS (NORTH) INC.	HMT HOLDINGS INC.	
	REMARKS: BS240879					
BS240881	2024/09/17	POSTPONEMENT		*** DELETED AGAINST THIS PROPERTY *** Q REAL ESTATE ASSET INCOME FUND	HMT HOLDINGS INC.	
	REMARKS: BS183936 TO BS240879					
BS240882	2024/09/17	POSTPONEMENT		*** DELETED AGAINST THIS PROPERTY *** Q REAL ESTATE ASSET INCOME FUND	HMT HOLDINGS INC.	
	REMARKS: BS197421 TO BS240879					
BS240883	2024/09/17	CHARGE		*** DELETED AGAINST THIS PROPERTY *** SIREG HOLDINGS (NORTH) INC.	OLYMPIA TRUST COMPANY MEYER, GLENN YUSUF, IFTIKAR BRODIE, MARILYN ANAND, DAMANDEEP	

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
					MERALI, RAHIM ULAGANATHAN, NITYA	
BS240884	2024/09/17	CHARGE	$454,750	SIREG HOLDINGS (NORTH) INC.	OLYMPIA TRUST COMPANY	C
BS241701	2024/10/11	POSTPONEMENT		*** DELETED AGAINST THIS PROPERTY *** Q REAL ESTATE ASSET INCOME FUND	OLYMPIA TRUST COMPANY MEYER, GLENN YUSUF, IFTIKAR BRODIE, MARILYN ANAND, DAMANDEEP MERALI, RAHIM ULAGANATHAN, NITYA	
	REMARKS: BS197421 TO BS240883					
BS241702	2024/10/11	POSTPONEMENT		Q REAL ESTATE ASSET INCOME FUND	OLYMPIA TRUST COMPANY	C
	REMARKS: BS183936 TO BS240884					
BS241703	2024/10/11	POSTPONEMENT		*** DELETED AGAINST THIS PROPERTY *** Q REAL ESTATE ASSET INCOME FUND	OLYMPIA TRUST COMPANY MEYER, GLENN YUSUF, IFTIKAR BRODIE, MARILYN ANAND, DAMANDEEP MERALI, RAHIM ULAGANATHAN, NITYA	
	REMARKS: BS183936 TO BS240883					
BS241704	2024/10/11	POSTPONEMENT		*** DELETED AGAINST THIS PROPERTY *** Q REAL ESTATE ASSET INCOME FUND	OLYMPIA TRUST COMPANY	
	REMARKS: BS197421 TO BS240884					
36R15538	2026/07/02	PLAN REFERENCE				C
	REMARKS: BS259961.					
BS259979	2026/07/02	APL ABSOLUTE TITLE		SIREG HOLDINGS (NORTH) INC.	SIREG HOLDINGS (NORTH) INC.	C
	REMARKS: BS257767					
BS261269	2026/08/13	TRANSFER OF CHARGE		*** COMPLETELY DELETED *** OLYMPIA TRUST COMPANY MEYER, GLENN YUSUF, IFTIKAR BRODIE, MARILYN	OLYMPIA TRUST COMPANY MEYER, GLENN	

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/ CHKD
				ANAND, DAMANDEEP MERALI, RAHIM ULAGANATHAN, NITYA		
	REMARKS: BS240883.					
BS262048	2026/09/03	CHARGE	$21,650,000	SIREG HOLDINGS (NORTH) INC.	HMT HOLDINGS INC.	C
BS262049	2026/09/03	NO ASSGN RENT GEN		SIREG HOLDINGS (NORTH) INC.	HMT HOLDINGS INC.	C
	REMARKS: BS262048					
BS262075	2026/09/03	NOTICE	$4,917,387	SIREG HOLDINGS (NORTH) INC.	Q REAL ESTATE ASSET INCOME FUND	C
	REMARKS: BS183936					
BS262085	2026/09/03	POSTPONEMENT		Q REAL ESTATE ASSET INCOME FUND	HMT HOLDINGS INC.	C
	REMARKS: BS183936 TO BS262048 & BS262049					
BS262086	2026/09/03	POSTPONEMENT		OLYMPIA TRUST COMPANY	HMT HOLDINGS INC	C
	REMARKS: BS240884 TO BS262048 & BS262049					
BS262087	2026/09/03	POSTPONEMENT		OLYMPIA TRUST COMPANY	Q REAL ESTATE ASSET INCOME FUND	C
	REMARKS: BS240884 TO BS262075					
BS262088	2026/09/03	DISCH OF CHARGE		*** COMPLETELY DELETED *** Q REAL ESTATE ASSET INCOME FUND		
	REMARKS: BS197421.					
BS262101	2026/09/03	DISCH OF CHARGE		*** COMPLETELY DELETED *** HMT HOLDINGS INC.		
	REMARKS: BS240879.					
BS262138	2026/09/04	DISCH OF CHARGE		*** COMPLETELY DELETED *** OLYMPIA TRUST COMPANY MEYER, GLENN		
	REMARKS: BS240883.					

PROPERTY DESCRIPTION: UNIT 5, LEVEL 1, HALTON CONDOMINIUM PLAN NO. 267 ; PT LT 20 CON 1 SDS (NELSON), PTS 1 & 2 20R11118, AS IN SCHEDULE 'A' OF DECLARATION H596301 ; BURLINGTON

PROPERTY REMARKS:

ESTATE/QUALIFIER:
FEE SIMPLE
ABSOLUTE

RECENTLY:
FIRST CONVERSION FROM BOOK

PIN CREATION DATE:
1995/03/27

OWNERS' NAMES
SI 2500 BRANT INC.

CAPACITY SHARE
ROWN

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/ CHKD
EFFECTIVE 2000/07/29 THE NOTATION OF THE "BLOCK IMPLEMENTATION DATE" OF 1995/03/27 ON THIS PIN						
WAS REPLACED WITH THE "PIN CREATION DATE" OF 1995/03/27						
*** PRINTOUT INCLUDES ALL DOCUMENT TYPES AND DELETED INSTRUMENTS SINCE 1995/03/24 ***						
563242	1982/09/14	NOTICE AGREEMENT			THE CORPORATION OF THE CITY OF BURLINGTON	C
788703	1992/07/16	NOTICE AGREEMENT		**** COMPLETELY DELETED ****	THE CORPORATION OF THE CITY OF BURLINGTON	
H596301	1995/01/09	DECLARATION CONDO			TENERIFE INVESTMENTS INC.	C
H623121	1996/01/29	BYLAW		HALTON CONDOMINIUM CORPORATION NO. 267		C
	REMARKS: BY-LAW NO. 1					
H623122	1996/01/29	BYLAW		HALTON CONDOMINIUM CORPORATION NO. 267		C
	REMARKS: BY-LAW NO. 2					
H623123	1996/01/29	BYLAW		HALTON CONDOMINIUM CORPORATION NO. 267		C
	REMARKS: BY-LAW NO. 3					
HR1548538	2018/06/11	APL (GENERAL)		**** COMPLETELY DELETED **** THE CORPORATION OF THE CITY OF BURLINGTON		
	REMARKS: DELETE 788703					
HR1549200	2018/06/14	APL (GENERAL)		TENERIFE INVESTMENTS INC.		C
	REMARKS: PARTIAL RELEASE 563242					
HR1549660	2018/06/15	TRANSFER		**** COMPLETELY DELETED **** TENERIFE INVESTMENTS INC.	DANBAR 2500 BRANT LTD.	
HR1549666	2018/06/15	CHARGE		**** COMPLETELY DELETED **** DANBAR 2500 BRANT LTD.	CMLS FINANCIAL LTD.	

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
HR1549667	2018/06/15	NO ASSGN RENT GEN		*** COMPLETELY DELETED *** DANBAR 2500 BRANT LTD.	CMLS FINANCIAL LTD.	
	REMARKS: HR1549666					
HR1663415	2019/11/05	CHARGE		*** COMPLETELY DELETED *** DANBAR 2500 BRANT LTD.	MERIDIAN CREDIT UNION LIMITED	
HR1663416	2019/11/05	NO ASSGN RENT GEN		*** COMPLETELY DELETED *** DANBAR 2500 BRANT LTD.	MERIDIAN CREDIT UNION LIMITED	
	REMARKS: HR1663415.					
HR1674635	2019/12/23	DISCH OF CHARGE		*** COMPLETELY DELETED *** CMLS FINANCIAL LTD.		
	REMARKS: HR1549666.					
HR1769966	2021/02/26	TRANSFER	$510,000	DANBAR 2500 BRANT LTD.	SI 2500 BRANT INC.	C
HR1769972	2021/02/26	CHARGE		*** COMPLETELY DELETED *** SI 2500 BRANT INC.	HMT HOLDINGS INC.	
HR1769973	2021/02/26	NO ASSGN RENT GEN		*** COMPLETELY DELETED *** SI 2500 BRANT INC.	HMT HOLDINGS INC.	
	REMARKS: TO BE DELETED UPON THE DELETION OF HR1769972					
HR1769974	2021/02/26	CHARGE	$750,000	SI 2500 BRANT INC.	NIKITOPOULOS, GEORGE	C
HR1769975	2021/02/26	NO ASSGN RENT GEN		SI 2500 BRANT INC.	NIKITOPOULOS, GEORGE	C
	REMARKS: TO BE DELETED UPON THE DELETION OF HR1769974					
HR1769976	2021/02/26	CHARGE	$1,825,000	SI 2500 BRANT INC.	THE SIMPLE MORTGAGE INVESTMENT CORPORATION	C
HR1769977	2021/02/26	NO ASSGN RENT GEN		SI 2500 BRANT INC.	THE SIMPLE MORTGAGE INVESTMENT CORPORATION	C
	REMARKS: TO BE DELETED UPON THE DELETION OF HR1769976					
HR1771746	2021/03/05	DISCH OF CHARGE		*** COMPLETELY DELETED *** MERIDIAN CREDIT UNION LIMITED		
	REMARKS: HR1663415.					
HR2057688	2024/09/17	CHARGE		*** COMPLETELY DELETED *** SI 2500 BRANT INC.	HMT HOLDINGS INC.	
HR2057689	2024/09/17	NO ASSGN RENT GEN		*** COMPLETELY DELETED *** SI 2500 BRANT INC.	HMT HOLDINGS INC.	
	REMARKS: HR2057688					

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/ CHKD
HR2057690	2024/09/17	POSTPONEMENT		*** COMPLETELY DELETED *** NIKITOPOULOS, GEORGE	HMT HOLDINGS INC.	
	REMARKS: HR1769974 TO HR2057688.					
HR2057691	2024/09/17	POSTPONEMENT		*** COMPLETELY DELETED *** NIKITOPOULOS, GEORGE	HMT HOLDINGS INC.	
	REMARKS: HR1769975 TO HR2057689.					
HR2057692	2024/09/17	POSTPONEMENT		*** COMPLETELY DELETED *** THE SIMPLE MORTGAGE INVESTMENT CORPORATION	HMT HOLDINGS INC.	
	REMARKS: HR1769976 TO HR2057688.					
HR2057693	2024/09/17	POSTPONEMENT		*** COMPLETELY DELETED *** THE SIMPLE MORTGAGE INVESTMENT CORPORATION	HMT HOLDINGS INC.	
	REMARKS: HR1769977 TO HR2057689.					
HR2057948	2024/09/18	DISCH OF CHARGE		*** COMPLETELY DELETED *** HMT HOLDINGS INC.		
	REMARKS: HR1769972.					
HR2119000	2025/07/24	NOTICE	$2,305,000	SI 2500 BRANT INC.	THE SIMPLE MORTGAGE INVESTMENT CORPORATION	C
	REMARKS: HR1769976					
HR2199815	2026/09/03	CHARGE	$21,650,000	SI 2500 BRANT INC.	HMT HOLDINGS INC.	C
HR2199816	2026/09/03	NO ASSGN RENT GEN		SI 2500 BRANT INC.	HMT HOLDINGS INC	C
	REMARKS: HR2199815.					
HR2199948	2026/09/03	POSTPONEMENT		NIKITOPOULOS, GEORGE	HMT HOLDINGS INC.	C
	REMARKS: HR1769974 TO HR2199815 AND HR2199816					
HR2199949	2026/09/03	POSTPONEMENT		NIKITOPOULOS, GEORGE	HMT HOLDINGS INC.	C
	REMARKS: HR1769975 TO HR2199815					
HR2199950	2026/09/03	POSTPONEMENT		THE SIMPLE MORTGAGE INVESTMENT CORPORATION	HMT HOLDINGS INC.	C
	REMARKS: HR1769976 TO HR2199815					
HR2199951	2026/09/03	POSTPONEMENT		THE SIMPLE MORTGAGE INVESTMENT CORPORATION	HMT HOLDINGS INC.	C
	REMARKS: HR1769977 TO HR2199815					
HR2199966	2026/09/03	DISCH OF CHARGE		*** COMPLETELY DELETED ***		

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/ CHKD
				HMT HOLDINGS INC.		
REMARKS: HR2057688.						

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

PROPERTY DESCRIPTION: BLK A PL NS15 NIAGARA FALLS; CITY OF NIAGARA FALLS

PROPERTY REMARKS:

ESTATE/QUALIFIER:
FEE SIMPLE
LT CONVERSION QUALIFIED

RECENTLY:
FIRST CONVERSION FROM BOOK

PIN CREATION DATE:
1999/08/16

OWNERS' NAMES
SIREG 5581 HERITAGE INC.

CAPACITY SHARE

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/ CHKD
EFFECTIVE 2000/07/29 THE NOTATION OF THE "BLOCK IMPLEMENTATION DATE" OF 1999/08/16 ON THIS PIN						
WAS REPLACED WITH THE "PIN CREATION DATE" OF 1999/08/16						
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***SUBJECT, ON FIRST REGISTRATION UNDER THE LAND TITLES ACT, TO:*						
*** SUBSECTION 44(1) OF THE LAND TITLES ACT, EXCEPT PARAGRAPH 11, PARAGRAPH 14, PROVINCIAL SUCCESSION DUTIES **						
*** AND ESCHEATS OR FORFEITURE TO THE CROWN.*						
*** THE RIGHTS OF ANY PERSON WHO WOULD, BUT FOR THE LAND TITLES ACT, BE ENTITLED TO THE LAND OR ANY PART OF*						
*** IT THROUGH LENGTH OF ADVERSE POSSESSION, PRESCRIPTION, MISDESCRIPTION OR BOUNDARIES SETTLED BY*						
*** CONVENTION.*						
*** ANY LEASE TO WHICH THE SUBSECTION 70(2) OF THE REGISTRY ACT APPLIES.*						
***DATE OF CONVERSION TO LAND TITLES: 1999/08/16 ***						
AA62067	1961/10/23	BYLAW				C
RO156178	1972/01/14	AGR SUBDIVISION			THE CORPORATION OF THE CITY OF NIAGARA FALLS	C
RO162642	1972/05/01	TRANSFER		*** COMPLETELY DELETED ***	JULIUS KLEIN CONSTRUCTION LIMITED	
RO162642Z	1972/05/01	REST COV APL ANNEX				C
RO289731	1977/08/09	CHARGE		*** COMPLETELY DELETED ***	LONDON LIFE INSURANCE CO.	
LT153236	2000/03/14	TRANSFER OF CHARGE		*** COMPLETELY DELETED *** LONDON LIFE INSURANCE COMPANY	THE GREAT-WEST LIFE ASSURANCE COMPANY	
REMARKS: RO289731						
LT226658	2002/10/29	DISCH OF CHARGE		*** COMPLETELY DELETED ***		

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REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/ CHKD
				THE GREAT-WEST LIFE ASSURANCE COMPANY		
	REMARKS: RE: RO289731					
SN684964	2021/07/28	APL CH NAME OWNER		*** COMPLETELY DELETED *** JULIUS KLEIN CONSTRUCTION LIMITED	KLEIN DEVELOPMENTS LIMITED	
SN702800	2021/11/30	TRANSFER	$7,600,000	KLEIN DEVELOPMENTS LIMITED	SIREG 5581 HERITAGE INC.	C
	REMARKS: PLANNING ACT STATEMENTS.					
SN702801	2021/11/30	CHARGE		*** COMPLETELY DELETED *** SIREG 3438 SINNICKS INC. SIREG 5581 HERITAGE INC.	HMT HOLDINGS INC.	
SN702802	2021/11/30	NO ASSGN RENT GEN		*** COMPLETELY DELETED *** SIREG 3438 SINNICKS INC. SIREG 5581 HERITAGE INC.	HMT HOLDINGS INC.	
	REMARKS: SN702801					
SN704741	2021/12/10	CHARGE		*** COMPLETELY DELETED *** SIREG 5581 HERITAGE INC.	OLYMPIA TRUST COMPANY	
SN704742	2021/12/10	CHARGE		*** COMPLETELY DELETED *** SIREG 5581 HERITAGE INC.	OLYMPIA TRUST COMPANY	
SN704743	2021/12/10	NO ASSGN RENT GEN		*** COMPLETELY DELETED *** SIREG 5581 HERITAGE INC.	OLYMPIA TRUST COMPANY	
	REMARKS: SN704741					
SN715937	2022/03/03	CHARGE		*** COMPLETELY DELETED *** SIREG 3438 SINNICKS INC. SIREG 5581 HERITAGE INC.	HMT HOLDINGS INC.	
SN715938	2022/03/03	NO ASSGN RENT GEN		*** COMPLETELY DELETED *** SIREG 3438 SINNICKS INC. SIREG 5581 HERITAGE INC.	HMT HOLDINGS INC.	
	REMARKS: SN715937					
SN745329	2022/10/13	DISCH OF CHARGE		*** COMPLETELY DELETED *** HMT HOLDINGS INC.		
	REMARKS: SN715937.					
SN814641	2024/09/17	CHARGE		*** COMPLETELY DELETED *** SIREG 5581 HERITAGE INC.	HMT HOLDINGS INC.	

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/ CHKD
SN814642	2024/09/17	NO ASSGN RENT GEN		*** COMPLETELY DELETED *** SIREG 5581 HERITAGE INC.	HMT HOLDINGS INC.	
REMARKS: SN814641						
SN814644	2024/09/17	CHARGE		*** COMPLETELY DELETED *** SIREG 5581 HERITAGE INC.	OLYMPIA TRUST COMPANY MEYER, GLENN YUSUF, IFTIKAR BRODIE, MARILYN ANAND, DAMANDEEP MERALI, RAHIM ULAGANATHAN, NITYA	
SN814646	2024/09/17	CHARGE	$454,750	SIREG 5581 HERITAGE INC.	OLYMPIA TRUST COMPANY	C
SN814664	2024/09/17	DISCH OF CHARGE		*** COMPLETELY DELETED *** OLYMPIA TRUST COMPANY		
REMARKS: SN704742.						
SN814669	2024/09/17	DISCH OF CHARGE		*** COMPLETELY DELETED *** OLYMPIA TRUST COMPANY		
REMARKS: SN704741.						
SN814767	2024/09/18	DISCH OF CHARGE		*** COMPLETELY DELETED *** HMT HOLDINGS INC.		
REMARKS: SN702801.						
SN831124	2025/03/05	NOTICE OF LEASE	$2	SIREG 5581 HERITAGE INC.	COINAMATIC CANADA INC.	C
SN877893	2026/08/13	TRANSFER OF CHARGE		*** COMPLETELY DELETED *** OLYMPIA TRUST COMPANY MEYER, GLENN YUSUF, IFTIKAR BRODIE, MARILYN ANAND, DAMANDEEP MERALI, RAHIM ULAGANATHAN, NITYA	OLYMPIA TRUST COMPANY MEYER, GLENN	
REMARKS: SN814644.						
SN879898	2026/09/03	CHARGE	$21,650,000	SIREG 5581 HERITAGE INC.	HMT HOLDINGS INC.	C
SN879899	2026/09/03	NO ASSGN RENT GEN		SIREG 5581 HERITAGE INC.	HMT HOLDINGS INC.	C
REMARKS: SN879898						

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/ CHKD
SN879960	2026/09/03	POSTPONEMENT		OLYMPIA TRUST COMPANY	HMT HOLDINGS INC.	C
	REMARKS: SN814646 TO SN879898, SN879899					
SN879973	2026/09/03	DISCH OF CHARGE		*** COMPLETELY DELETED *** HMT HOLDINGS INC.		
	REMARKS: SN814641.					
SN880056	2026/09/04	DISCH OF CHARGE		*** COMPLETELY DELETED *** OLYMPIA TRUST COMPANY MEYER, GLENN		
	REMARKS: SN814644.					

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

PROPERTY DESCRIPTION: BLK B PL 194 STAMFORD; CITY OF NIAGARA FALLS

PROPERTY REMARKS:

ESTATE/QUALIFIER:
FEE SIMPLE
LT CONVERSION QUALIFIED

RECENTLY:
FIRST CONVERSION FROM BOOK

PIN CREATION DATE:
1999/08/16

OWNERS' NAMES
SIREG 3438 SINNICKS INC.

CAPACITY SHARE

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/ CHKD
EFFECTIVE 2000/07/29 THE NOTATION OF THE "BLOCK IMPLEMENTATION DATE" OF 1999/08/16 ON THIS PIN						
WAS REPLACED WITH THE "PIN CREATION DATE" OF 1999/08/16						
*** PRINTOUT INCLUDES ALL DOCUMENT TYPES AND DELETED INSTRUMENTS SINCE 1999/08/13 ***						
***SUBJECT, ON FIRST REGISTRATION UNDER THE LAND TITLES ACT, TO:*						
*** SUBSECTION 44(1) OF THE LAND TITLES ACT, EXCEPT PARAGRAPH 11, PARAGRAPH 14, PROVINCIAL SUCCESSION DUTIES **						
*** AND ESCHEATS OR FORFEITURE TO THE CROWN.*						
*** THE RIGHTS OF ANY PERSON WHO WOULD, BUT FOR THE LAND TITLES ACT, BE ENTITLED TO THE LAND OR ANY PART OF*						
*** IT THROUGH LENGTH OF ADVERSE POSSESSION, PRESCRIPTION, MISDESCRIPTION OR BOUNDARIES SETTLED BY*						
*** CONVENTION.*						
*** ANY LEASE TO WHICH THE SUBSECTION 70(2) OF THE REGISTRY ACT APPLIES.*						
***DATE OF CONVERSION TO LAND TITLES: 1999/08/16 ***						
AA34065	1960/01/08	BYLAW				C
BB52811	1966/10/04	AGREEMENT			THE CORPORATION OF THE CITY OF NIAGARA FALLS	C
	REMARKS: SITE PLAN					
BB54260	1966/11/02	TRANSFER		*** COMPLETELY DELETED ***	KLEIN, JULIUS KLEIN, LYDIA	
RO534526	1988/08/24	CHARGE		*** COMPLETELY DELETED ***	CANADA TRUSTCO MORTGAGE CO.	
RO640770	1992/10/13	AGREEMENT		*** COMPLETELY DELETED ***		
	REMARKS: RO534526					
RO646042	1993/01/12	AGR AM CH		*** COMPLETELY DELETED ***		

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REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/ CHKD
	REMARKS: RO534526 & RO640770					
RO752088	1998/08/28	CHARGE		*** COMPLETELY DELETED ***	CANADA TRUSTCO MORTGAGE COMPANY	
RO752089	1998/08/28	ASSIGNMENT GENERAL		*** COMPLETELY DELETED ***		
	REMARKS: LEASES & RENTS, RO752088					
LT158926	2000/06/08	DISCH OF CHARGE		*** COMPLETELY DELETED *** CANADA TRUSTCO MORTGAGE COMPANY		
	REMARKS: RE: RO534526					
LT227222	2002/11/01	TRANSFER		*** COMPLETELY DELETED *** KLEIN, JULIUS KLEIN, LYDIA	KLEIN DEVELOPMENTS LIMITED	
SN226009	2008/10/20	DISCH OF CHARGE		*** COMPLETELY DELETED *** THE CANADA TRUST COMPANY		
	REMARKS: RE: RO752088					
SN702799	2021/11/30	TRANSFER	$6,500,000	KLEIN DEVELOPMENTS LIMITED	SIREG 3438 SINNICKS INC.	C
	REMARKS: PLANNING ACT STATEMENTS.					
SN702801	2021/11/30	CHARGE		*** COMPLETELY DELETED *** SIREG 3438 SINNICKS INC. SIREG 5581 HERITAGE INC.	HMT HOLDINGS INC.	
SN702802	2021/11/30	NO ASSGN RENT GEN		*** COMPLETELY DELETED *** SIREG 3438 SINNICKS INC. SIREG 5581 HERITAGE INC.	HMT HOLDINGS INC.	
	REMARKS: SN702801					
SN704739	2021/12/10	CHARGE		*** COMPLETELY DELETED *** SIREG 3438 SINNICKS INC.	OLYMPIA TRUST COMPANY	
SN704740	2021/12/10	NO ASSGN RENT GEN		*** COMPLETELY DELETED *** SIREG 3438 SINNICKS INC.	OLYMPIA TRUST COMPANY	
	REMARKS: SN704739					
SN704744	2021/12/10	CHARGE		*** COMPLETELY DELETED *** SIREG 3438 SINNICKS INC.	OLYMPIA TRUST COMPANY	
SN715937	2022/03/03	CHARGE		*** COMPLETELY DELETED *** SIREG 3438 SINNICKS INC. SIREG 5581 HERITAGE INC.	HMT HOLDINGS INC.	

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/ CHKD
SN715938	2022/03/03	NO ASSGN RENT GEN		*** COMPLETELY DELETED *** SIREG 3438 SINNICKS INC. SIREG 5581 HERITAGE INC.	HMT HOLDINGS INC.	
	REMARKS: SN715937					
SN745329	2022/10/13	DISCH OF CHARGE		*** COMPLETELY DELETED *** HMT HOLDINGS INC.		
	REMARKS: SN715937.					
SN814639	2024/09/17	CHARGE		*** COMPLETELY DELETED *** SIREG 3438 SINNICKS INC.	HMT HOLDINGS INC.	
SN814640	2024/09/17	NO ASSGN RENT GEN		*** COMPLETELY DELETED *** SIREG 3438 SINNICKS INC.	HMT HOLDINGS INC.	
	REMARKS: SN814639					
SN814643	2024/09/17	CHARGE		*** COMPLETELY DELETED *** SIREG 3438 SINNICKS INC.	OLYMPIA TRUST COMPANY MEYER, GLENN YUSUF, IFTIKAR BRODIE, MARILYN ANAND, DAMANDEEP MERALI, RAHIM ULAGANATHAN, NITYA	
SN814645	2024/09/17	CHARGE	$454,750	SIREG 3438 SINNICKS INC.	OLYMPIA TRUST COMPANY	C
SN814663	2024/09/17	DISCH OF CHARGE		*** COMPLETELY DELETED *** OLYMPIA TRUST COMPANY		
	REMARKS: SN704744.					
SN814667	2024/09/17	DISCH OF CHARGE		*** COMPLETELY DELETED *** OLYMPIA TRUST COMPANY		
	REMARKS: SN704739.					
SN814767	2024/09/18	DISCH OF CHARGE		*** COMPLETELY DELETED *** HMT HOLDINGS INC.		
	REMARKS: SN702801.					
SN831125	2025/03/05	NOTICE OF LEASE	$2	SIREG 3438 SINNICKS INC.	COINAMATIC CANADA INC.	C
SN877892	2026/08/13	TRANSFER OF CHARGE		*** COMPLETELY DELETED *** OLYMPIA TRUST COMPANY MEYER, GLENN	OLYMPIA TRUST COMPANY MEYER, GLENN	

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/ CHKD
				YUSUF, IFTIKAR BRODIE, MARILYN ANAND, DAMANDEEP MERALI, RAHIM ULAGANATHAN, NITYA		
	REMARKS: SN814643.					
SN879900	2026/09/03	CHARGE	$21,650,000	SIREG 3438 SINNICKS INC.	HMT HOLDINGS INC.	C
SN879901	2026/09/03	NO ASSGN RENT GEN		SIREG 3438 SINNICKS INC.	HMT HOLDINGS INC.	C
	REMARKS: SN879900					
SN879961	2026/09/03	POSTPONEMENT		OLYMPIA TRUST COMPANY	HMT HOLDINGS INC.	C
	REMARKS: SN814645 SN879900 SN879901					
SN879974	2026/09/03	DISCH OF CHARGE		*** COMPLETELY DELETED *** HMT HOLDINGS INC.		
	REMARKS: SN814639.					
SN880057	2026/09/04	DISCH OF CHARGE		*** COMPLETELY DELETED *** OLYMPIA TRUST COMPANY MEYER, GLENN		
	REMARKS: SN814643. SN877892					

PROPERTY DESCRIPTION: LT 128 PL 1365 TOWN OF SANDWICH; LT 129 PL 1365 TOWN OF SANDWICH; LT 130 PL 1365 TOWN OF SANDWICH; LT 131 PL 1365 TOWN OF SANDWICH; LT 132 PL 1365 TOWN OF SANDWICH; LT 133 PL 1365 TOWN OF SANDWICH; WINDSOR

PROPERTY REMARKS:

ESTATE/QUALIFIER:
FEE SIMPLE
LT CONVERSION QUALIFIED

RECENTLY:
RE-ENTRY FROM 01249-0286

PIN CREATION DATE:
2000/11/27

OWNERS' NAMES
SIREG BROCK STREET INC.

CAPACITY SHARE

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/ CHKD
** PRINTOUT INCLUDES ALL DOCUMENT TYPES AND DELETED INSTRUMENTS SINCE 2000/11/24 **						
**SUBJECT, ON FIRST REGISTRATION UNDER THE LAND TITLES ACT, TO:						
** SUBSECTION 44(1) OF THE LAND TITLES ACT, EXCEPT PARAGRAPH 11, PARAGRAPH 14, PROVINCIAL SUCCESSION DUTIES *						
** AND ESCHEATS OR FORFEITURE TO THE CROWN.						
** THE RIGHTS OF ANY PERSON WHO WOULD, BUT FOR THE LAND TITLES ACT, BE ENTITLED TO THE LAND OR ANY PART OF						
** IT THROUGH LENGTH OF ADVERSE POSSESSION, PRESCRIPTION, MISDESCRIPTION OR BOUNDARIES SETTLED BY						
** CONVENTION.						
** ANY LEASE TO WHICH THE SUBSECTION 70(2) OF THE REGISTRY ACT APPLIES.						
**DATE OF CONVERSION TO LAND TITLES: 2000/11/27 **						
R329427	1965/05/12	TRANSFER		*** COMPLETELY DELETED ***	MORE CUSTOM HOMES LIMITED	
R1188679	1992/02/06	CHARGE		*** COMPLETELY DELETED ***	LONDON LIFE INSURANCE CO.	
LT320575	2001/10/04	TRANSFER		*** COMPLETELY DELETED *** MORE CUSTOM HOMES LIMITED	MORE CUSTOM HOMES (WINDSOR) LIMITED	
LT320576	2001/10/04	CHARGE		*** COMPLETELY DELETED *** MORE CUSTOM HOMES (WINDSOR) LIMITED	FIRST NATIONAL FINANCIAL CORPORATION	
LT320577	2001/10/04	NOTICE		*** COMPLETELY DELETED *** MORE CUSTOM HOMES (WINDSOR) LIMITED	FIRST NATIONAL FINANCIAL CORPORATION	
REMARKS: LT320576						
LT326697	2001/11/21	DISCH OF CHARGE		*** COMPLETELY DELETED *** LONDON LIFE INSURANCE COMPANY		
REMARKS: RE: R1188679						

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REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/ CHKD
CE279918	2007/06/28	TRANSFER		*** COMPLETELY DELETED *** MORE CUSTOM HOMES (WINDSOR) LIMITED	TIMBERCREEK 965 BROCK INC.	
CE664708	2015/06/30	TRANSFER		*** COMPLETELY DELETED *** TIMBERCREEK 965 BROCK INC.	2442521 ONTARIO LIMITED	
	REMARKS: PLANNING ACT STATEMENTS.					
CE664709	2015/06/30	CHARGE		*** COMPLETELY DELETED *** 2442521 ONTARIO LIMITED	ROYAL BANK OF CANADA	
CE664710	2015/06/30	NO ASSGN RENT GEN		*** COMPLETELY DELETED *** 2442521 ONTARIO LIMITED	ROYAL BANK OF CANADA	
	REMARKS: CE664709.					
CE673690	2015/08/25	DISCH OF CHARGE		*** COMPLETELY DELETED *** FIRST NATIONAL FINANCIAL CORPORATION		
	REMARKS: LT320576.					
CE757588	2017/02/06	TRANSFER		*** COMPLETELY DELETED *** 2442521 ONTARIO LIMITED	1104381 B.C. LTD.	
CE757589	2017/02/06	CHARGE		*** COMPLETELY DELETED *** 1104381 B.C. LTD.	MOTOR CITY COMMUNITY CREDIT UNION LIMITED	
CE757591	2017/02/06	NO ASSGN RENT GEN		*** COMPLETELY DELETED *** 1104381 B.C. LTD.	MOTOR CITY COMMUNITY CREDIT UNION LIMITED	
	REMARKS: CE757589					
CE764466	2017/03/30	DISCH OF CHARGE		*** COMPLETELY DELETED *** ROYAL BANK OF CANADA		
	REMARKS: CE664709.					
CE1001663	2021/04/13	TRANSFER	$3,692,320	1104381 B.C. LTD.	SIREG BROCK STREET INC.	C
	REMARKS: PLANNING ACT STATEMENTS.					
CE1001665	2021/04/13	CHARGE		*** COMPLETELY DELETED *** SIREG BROCK STREET INC. SIREG PELLETIER STREET INC. SI 280 PARK INC. SI 280 ERIE INC.	HMT HOLDINGS INC.	
CE1001666	2021/04/13	NO ASSGN RENT GEN		*** COMPLETELY DELETED *** SIREG BROCK STREET INC. SIREG PELLETIER STREET INC.	HMT HOLDINGS INC.	

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/ CHKD
				SI 280 PARK INC. SI 280 ERIE INC.		
	REMARKS: CE1001665 RENTS					
CE1001667	2021/04/13	CHARGE		*** COMPLETELY DELETED *** SIREG BROCK STREET INC.	RUOFF, AIMEE O'LEARY, MARIA	
	REMARKS: DELETED 2026/02/23 NKEFALAS					
CE1001668	2021/04/13	NO ASSGN RENT GEN		*** COMPLETELY DELETED *** SIREG BROCK STREET INC.	O'LEARY, MARIA RUOFF, AIMEE	
	REMARKS: RE CE1001667					
CE1019479	2021/07/09	CHARGE		*** COMPLETELY DELETED *** SIREG BROCK STREET INC.	OLYMPIA TRUST COMPANY	
CE1081976	2022/06/01	CHARGE		*** COMPLETELY DELETED *** SIREG BROCK STREET INC. SIREG PELLETIER STREET INC. SI 280 PARK INC. SI 280 ERIE INC.	THE SIMPLE MORTGAGE INVESTMENT CORPORATION	
CE1120795	2023/01/26	DISCH OF CHARGE		*** COMPLETELY DELETED *** MOTOR CITY COMMUNITY CREDIT UNION LIMITED		
	REMARKS: CE757589.					
CE1193130	2024/08/09	TRANSFER OF CHARGE		*** COMPLETELY DELETED *** RUOFF, AIMEE	O'LEARY, MARIA	
	REMARKS: CE1001667.					
CE1195460	2024/08/27	NOTICE OF LEASE	$2	SIREG BROCK STREET INC.	COINAMATIC CANADA INC.	C
CE1214757	2025/01/20	DISCH OF CHARGE		*** COMPLETELY DELETED *** O'LEARY, MARIA		
	REMARKS: CE1001667.					
CE1268708	2026/03/10	CHARGE	$15,400,000	SIREG BROCK STREET INC.	HMT HOLDINGS INC.	C
CE1268709	2026/03/10	NO ASSGN RENT GEN		SIREG BROCK STREET INC.	HMT HOLDINGS INC.	C
	REMARKS: CE1268708					
CE1268710	2026/03/10	POSTPONEMENT		*** COMPLETELY DELETED *** OLYMPIA TRUST COMPANY	HMT HOLDINGS INC.	

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/ CHKD
	REMARKS: CE1019479 TO CE1268708					
CE1268711	2026/03/10	POSTPONEMENT		*** COMPLETELY DELETED *** THE SIMPLE MORTGAGE INVESTMENT CORPORATION	HMT HOLDINGS INC.	
	REMARKS: CE1081976 TO CE1268708					
CE1268728	2026/03/10	DISCH OF CHARGE		*** COMPLETELY DELETED *** HMT HOLDINGS INC.		
	REMARKS: CE1001665.					
CE1268784	2026/03/11	POSTPONEMENT		*** COMPLETELY DELETED *** OLYMPIA TRUST COMPANY	HMT HOLDINGS INC.	
	REMARKS: CE1019479 TO CE1268708					
CE1268785	2026/03/11	POSTPONEMENT		*** COMPLETELY DELETED *** THE SIMPLE MORTGAGE INVESTMENT CORPORATION	HMT HOLDINGS INC.	
	REMARKS: CE1081976 TO CE1268708					
CE1272450	2026/04/13	APL (GENERAL)		*** COMPLETELY DELETED *** HMT HOLDINGS INC.		
	REMARKS: DELETES CE1268710					
CE1276354	2026/05/14	DISCH OF CHARGE		*** COMPLETELY DELETED *** THE SIMPLE MORTGAGE INVESTMENT CORPORATION		
	REMARKS: CE1081976.					
CE1276523	2026/05/14	DISCH OF CHARGE		*** COMPLETELY DELETED *** OLYMPIA TRUST COMPANY		
	REMARKS: CE1019479.					

PROPERTY DESCRIPTION: PT LOT 72 CONCESSION 1 SANDWICH WEST AS IN R503003, R503004 SAVE AND EXCEPT PT 14 12R14585 ; WINDSOR

PROPERTY REMARKS:

ESTATE/QUALIFIER:
FEE SIMPLE
LT CONVERSION QUALIFIED

RECENTLY:
RE-ENTRY FROM 01206-0426

PIN CREATION DATE:
1999/01/25

OWNERS' NAMES
SIREG PELLETIER STREET INC.

CAPACITY SHARE

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/ CHKD
EFFECTIVE 2000/07/29 THE NOTATION OF THE "BLOCK IMPLEMENTATION DATE" OF 1996/01/08 ON THIS PIN						
WAS REPLACED WITH THE "PIN CREATION DATE" OF 1999/01/25						
*** PRINTOUT INCLUDES ALL DOCUMENT TYPES AND DELETED INSTRUMENTS SINCE 1999/01/25 ***						
***SUBJECT, ON FIRST REGISTRATION UNDER THE LAND TITLES ACT, TO:*						
*** SUBSECTION 44(1) OF THE LAND TITLES ACT, EXCEPT PARAGRAPH 11, PARAGRAPH 14, PROVINCIAL SUCCESSION DUTIES **						
*** AND ESCHEATS OR FORFEITURE TO THE CROWN.*						
*** THE RIGHTS OF ANY PERSON WHO WOULD, BUT FOR THE LAND TITLES ACT, BE ENTITLED TO THE LAND OR ANY PART OF*						
*** IT THROUGH LENGTH OF ADVERSE POSSESSION, PRESCRIPTION, MISDESCRIPTION OR BOUNDARIES SETTLED BY*						
*** CONVENTION.*						
*** ANY LEASE TO WHICH THE SUBSECTION 70(2) OF THE REGISTRY ACT APPLIES.*						
***DATE OF CONVERSION TO LAND TITLES: 1999/01/26 ***						
R503003	1971/06/25	TRANSFER		*** COMPLETELY DELETED ***	HORWOOD CONSTRUCTION LIMITED	
R503004	1971/06/25	TRANSFER		*** COMPLETELY DELETED ***	HORWOOD CONSTRUCTION LIMITED	
R918460	1984/09/14	DEBENTURE		*** COMPLETELY DELETED ***	HORWOOD HOLDINGS (1984) LTD	
R1309772	1995/06/01	DEBENTURE		*** DELETED AGAINST THIS PROPERTY *** HORWOOD HOLDINGS (WINDSOR) LIMITED	HORWOOD HOLDINGS (1984) LIMITED	
CORRECTIONS: 'PARTY: HORWOOD HOLDINGS (1984) LIMITED' DELETED ON 2000/07/20 BY LINDA LOCK. 'PARTY: HORWOOD HOLDINGS (WINDSOR) LIMITED' ADDED ON 2000/07/20 BY LINDA LOCK. 'PARTY' CHANGED FROM 'HORWOOD HOLDINGS (WINDSOR) LIMITED' TO 'HORWOOD HOLDINGS (1984) LIMITED' ON 2004/12/15 BY TRACI LESPERANCE.						
LT261317	1999/11/29	APL (GENERAL)		THE CORPORATION OF THE CITY OF WINDSOR	HORWOOD HOLDINGS (WINDSOR) LIMITED	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
LT275899	2000/06/29	APL (GENERAL)		*** DELETED AGAINST THIS PROPERTY *** HORWOOD HOLDINGS (WINDSOR) LIMITED		
	REMARKS: R1309772 DELETED 2016/11/02					
LT275904	2000/06/29	DISCH PART CHARGE		*** DELETED AGAINST THIS PROPERTY *** HORWOOD HOLDINGS (WINDSOR) LIMITED		
	REMARKS: RE: R1309772 DELETED 2016/11/02					
LT378932	2002/11/14	APL CH NAME OWNER		*** COMPLETELY DELETED *** HORWOOD CONSTRUCTION LIMITED	HORWOOD HOLDINGS (WINDSOR) LIMITED	
	REMARKS: R916488					
LT378934	2002/11/14	APL CH NAME OWNER		*** COMPLETELY DELETED *** HORWOOD HOLDINGS (1984) LIMITED)	HORWOOD HOLDINGS (WINDSOR) LIMITED	
	REMARKS: R918460					
LT378938	2002/11/14	DISCH PART CHARGE		*** COMPLETELY DELETED *** HORWOOD HOLDINGS (WINDSOR) LIMITED		
	REMARKS: RE: R918460					
LT378945	2002/11/14	TRANSFER		*** COMPLETELY DELETED *** HORWOOD HOLDINGS (WINDSOR) LIMITED	1522194 ONTARIO LTD.	
CE202314	2006/03/08	APL CH NAME OWNER		*** COMPLETELY DELETED *** 1522194 ONTARIO LTD.	PH TRUSTEE LTD.	
CE202315	2006/03/08	CHARGE		*** COMPLETELY DELETED *** PH TRUSTEE LTD.	WINDSOR FAMILY CREDIT UNION LIMITED	
CE202324	2006/03/08	NO ASSGN RENT GEN		*** COMPLETELY DELETED *** PH TRUSTEE LTD.	WINDSOR FAMILY CREDIT UNION LIMITED	
CE210849	2006/04/28	DISCH OF CHARGE		*** COMPLETELY DELETED *** HORWOOD HOLDINGS (WINDSOR) LIMITED		
	REMARKS: RE: R1309772					
CE323277	2008/04/14	CHARGE		*** COMPLETELY DELETED *** PH TRUSTEE LTD.	WINDSOR FAMILY CREDIT UNION LIMITED	
CE323278	2008/04/14	NO ASSGN RENT GEN		*** COMPLETELY DELETED *** PH TRUSTEE LTD.	WINDSOR FAMILY CREDIT UNION LIMITED	
	REMARKS: CE323277					
CE325499	2008/04/29	DISCH OF CHARGE		*** COMPLETELY DELETED *** WINDSOR FAMILY CREDIT UNION LIMITED		

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/ CHKD
	REMARKS: RE: CE202315					
CE400637	2009/11/03	CHARGE		*** COMPLETELY DELETED *** PH TRUSTEE LTD.	ROYAL BANK OF CANADA	
CE400638	2009/11/03	NO ASSGN RENT GEN		*** COMPLETELY DELETED *** PH TRUSTEE LTD.	ROYAL BANK OF CANADA	
	REMARKS: CE400637					
CE402790	2009/11/19	DISCH OF CHARGE		*** COMPLETELY DELETED *** WINDSOR FAMILY CREDIT UNION LIMITED		
	REMARKS: CE323277.					
CE498728	2011/12/07	CHARGE		*** COMPLETELY DELETED *** PH TRUSTEE LTD.	ROYAL BANK OF CANADA	
CE498729	2011/12/07	NO ASSGN RENT GEN		*** COMPLETELY DELETED *** PH TRUSTEE LTD.	ROYAL BANK OF CANADA	
	REMARKS: CE498728.					
CE501551	2011/12/30	DISCH OF CHARGE		*** COMPLETELY DELETED *** ROYAL BANK OF CANADA		
	REMARKS: CE400637.					
CE521770	2012/06/05	TRANSFER		*** COMPLETELY DELETED *** PH TRUSTEE LTD.	0939632 B.C. LTD.	
	REMARKS: PLANNING ACT STATEMENTS					
CE521771	2012/06/05	CHARGE		*** COMPLETELY DELETED *** 0939632 B.C. LTD.	MOTOR CITY COMMUNITY CREDIT UNION LIMITED	
CE521772	2012/06/05	ASSIGNMENT GENERAL		*** COMPLETELY DELETED *** 0939632 B.C. LTD.	MOTOR CITY COMMUNITY CREDIT UNION LIMITED	
	REMARKS: CE521771					
CE525375	2012/06/29	DISCH OF CHARGE		*** COMPLETELY DELETED *** ROYAL BANK OF CANADA		
	REMARKS: CE498728.					
CE594162	2013/12/11	CHARGE		*** COMPLETELY DELETED *** 0939632 B.C. LTD.	MOTOR CITY COMMUNITY CREDIT UNION LIMITED	
CE727805	2016/08/08	CHARGE		*** COMPLETELY DELETED *** 0939632 B.C. LTD.	MOTOR CITY COMMUNITY CREDIT UNION LIMITED	

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/ CHKD
CE727806	2016/08/08	NO ASSGN RENT GEN		*** COMPLETELY DELETED *** 0939632 B.C. LTD.		
	REMARKS: CE727805					
CE738690	2016/10/07	DISCH OF CHARGE		*** COMPLETELY DELETED *** MOTOR CITY COMMUNITY CREDIT UNION LIMITED		
	REMARKS: CE521771.					
CE738691	2016/10/07	DISCH OF CHARGE		*** COMPLETELY DELETED *** MOTOR CITY COMMUNITY CREDIT UNION LIMITED		
	REMARKS: CE594162.					
CE1001664	2021/04/13	TRANSFER	$4,337,395	0939632 B.C. LTD.	SIREG PELLETIER STREET INC.	C
	REMARKS: PLANNING ACT STATEMENTS.					
CE1001665	2021/04/13	CHARGE		*** COMPLETELY DELETED *** SIREG BROCK STREET INC. SIREG PELLETIER STREET INC. SI 280 PARK INC. SI 280 ERIE INC.	HMT HOLDINGS INC.	
CE1001666	2021/04/13	NO ASSGN RENT GEN		*** COMPLETELY DELETED *** SIREG BROCK STREET INC. SIREG PELLETIER STREET INC. SI 280 PARK INC. SI 280 ERIE INC.	HMT HOLDINGS INC.	
	REMARKS: CE1001665 RENTS					
CE1001671	2021/04/13	CHARGE		*** COMPLETELY DELETED *** SIREG PELLETIER STREET INC.	WANG, TONG HUANG, HUAN	
CE1001672	2021/04/13	NO ASSGN RENT GEN		*** COMPLETELY DELETED *** SIREG PELLETIER STREET INC.	WANG, TONG HUANG, HUAN	
	REMARKS: CE1001671					
CE1019480	2021/07/09	CHARGE		*** COMPLETELY DELETED *** SIREG PELLETIER STREET INC.	OLYMPIA TRUST COMPANY	
CE1081976	2022/06/01	CHARGE		*** COMPLETELY DELETED *** SIREG BROCK STREET INC. SIREG PELLETIER STREET INC. SI 280 PARK INC.	THE SIMPLE MORTGAGE INVESTMENT CORPORATION	

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/ CHKD
				SI 280 ERIE INC.		
CE1094582	2022/08/08	DISCH OF CHARGE		*** COMPLETELY DELETED *** MOTOR CITY COMMUNITY CREDIT UNION LIMITED		
	REMARKS: CE727805.					
CE1101185	2022/09/15	DISCH OF CHARGE		*** COMPLETELY DELETED *** WANG, TONG HUANG, HUAN		
	REMARKS: CE1001671.					
CE1268712	2026/03/10	CHARGE	$15,400,000	SIREG PELLETIER STREET INC.	HMT HOLDINGS INC.	C
CE1268713	2026/03/10	NO ASSGN RENT GEN		SIREG PELLETIER STREET INC.	HMT HOLDINGS INC.	C
	REMARKS: CE1268712					
CE1268714	2026/03/10	POSTPONEMENT		*** COMPLETELY DELETED *** OLYMPIA TRUST COMPANY	HMT HOLDINGS INC.	
	REMARKS: CE1019480 TO CE1268712 CE1268713					
CE1268716	2026/03/10	POSTPONEMENT		*** COMPLETELY DELETED *** THE SIMPLE MORTGAGE INVESTMENT CORPORATION	HMT HOLDINGS INC.	
	REMARKS: CE1081976 TO CE1268712 CE1268713					
CE1268728	2026/03/10	DISCH OF CHARGE		*** COMPLETELY DELETED *** HMT HOLDINGS INC.		
	REMARKS: CE1001665.					
CE1276354	2026/05/14	DISCH OF CHARGE		*** COMPLETELY DELETED *** THE SIMPLE MORTGAGE INVESTMENT CORPORATION		
	REMARKS: CE1081976.					
CE1276525	2026/05/14	DISCH OF CHARGE		*** COMPLETELY DELETED *** OLYMPIA TRUST COMPANY		
	REMARKS: CE1019480.					

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

PROPERTY DESCRIPTION: PART LOT 72 CONCESSION 1, SANDWICH WEST, BEING PART 1 ON PLAN 12R30309; CITY OF WINDSOR

PROPERTY REMARKS:

ESTATE/QUALIFIER:
FEE SIMPLE
LT CONVERSION QUALIFIED

RECENTLY:
RE-ENTRY FROM 01206-0263

PIN CREATION DATE:
2026/03/03

OWNERS' NAMES
SIREG PELLETIER STREET INC.

CAPACITY SHARE

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/ CHKD
*** PRINTOUT INCLUDES ALL DOCUMENT TYPES AND DELETED INSTRUMENTS SINCE 2026/03/03 **						
**SUBJECT, ON FIRST REGISTRATION UNDER THE LAND TITLES ACT, TO:						
** SUBSECTION 44(1) OF THE LAND TITLES ACT, EXCEPT PARAGRAPH 11, PARAGRAPH 14, PROVINCIAL SUCCESSION DUTIES *						
** AND ESCHEATS OR FORFEITURE TO THE CROWN.						
** THE RIGHTS OF ANY PERSON WHO WOULD, BUT FOR THE LAND TITLES ACT, BE ENTITLED TO THE LAND OR ANY PART OF						
** IT THROUGH LENGTH OF ADVERSE POSSESSION, PRESCRIPTION, MISDESCRIPTION OR BOUNDARIES SETTLED BY						
** CONVENTION.						
** ANY LEASE TO WHICH THE SUBSECTION 70(2) OF THE REGISTRY ACT APPLIES.						
**DATE OF CONVERSION TO LAND TITLES: 2026/03/03 **						
R1555065	2021/04/13	CHARGE		*** DELETED AGAINST THIS PROPERTY *** SIREG PELLETIER STREET INC.	HMT HOLDINGS INC.	
R1555066	2021/04/13	ASSIGNMENT GENERAL		SIREG PELLETIER STREET INC.	HMT HOLDINGS INC.	C
REMARKS: ASSIGNMENT OF RENTS						
R1555067	2021/04/13	CHARGE		*** DELETED AGAINST THIS PROPERTY *** SIREG PELLETIER STREET INC.	WANG, TONG HUANG, HUAN	
R1555068	2021/04/13	ASSIGNMENT GENERAL		*** DELETED AGAINST THIS PROPERTY *** SIREG PELLETIER STREET INC.	WANG, TONG HUANG, HUAN	
REMARKS: ASSIGNMENT OF RENTS						
R1555143	2021/07/15	CHARGE		*** DELETED AGAINST THIS PROPERTY *** SIREG PELLETIER STREET INC.	OLYMPIA TRUST COMPANY	
R1555481	2022/06/01	CHARGE		*** DELETED AGAINST THIS PROPERTY *** SIREG PELLETIER STREET INC.	THE SIMPLE MORTGAGE INVESTMENT CORPORATION	

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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
12R30309	2025/12/02	PLAN REFERENCE				C
R1556620	2026/02/19	TRANSFER	$2	SIREG PELLETIER STREET INC.	SIREG PELLETIER STREET INC.	C
	REMARKS: PLANNING ACT STATEMENTS.					
CE1268126	2026/03/05	DISCH OF CHARGE		*** COMPLETELY DELETED *** WANG, TONG HUANG, HUAN		
	REMARKS: R1555067.					
CE1268712	2026/03/10	CHARGE	$15,400,000	SIREG PELLETIER STREET INC.	HMT HOLDINGS INC.	C
CE1268713	2026/03/10	NO ASSGN RENT GEN		SIREG PELLETIER STREET INC.	HMT HOLDINGS INC.	C
	REMARKS: CE1268712					
CE1268715	2026/03/10	POSTPONEMENT		*** COMPLETELY DELETED *** OLYMPIA TRUST COMPANY	HMT HOLDINGS INC.	
CE1268717	2026/03/10	POSTPONEMENT		THE SIMPLE MORTGAGE INVESTMENT CORPORATION	HMT HOLDINGS INC.	C
CE1268729	2026/03/10	DISCH OF CHARGE		*** COMPLETELY DELETED *** HMT HOLDINGS INC.		
	REMARKS: R1555065.					
CE1276355	2026/05/14	DISCH OF CHARGE		*** COMPLETELY DELETED *** THE SIMPLE MORTGAGE INVESTMENT CORPORATION		
	REMARKS: R1555481.					
CE1276524	2026/05/14	DISCH OF CHARGE		*** COMPLETELY DELETED *** OLYMPIA TRUST COMPANY		
	REMARKS: R1555143.					

PROPERTY DESCRIPTION: LOT 14 EAST SIDE WINDSOR AVENUE PLAN 81 WINDSOR; LOT 15 EAST SIDE WINDSOR AVENUE PLAN 81 WINDSOR; PT LOT 13 EAST SIDE WINDSOR AVENUE PLAN 81 WINDSOR AS IN R1155340 ; WINDSOR

PROPERTY REMARKS:

ESTATE/QUALIFIER:
FEE SIMPLE
LT CONVERSION QUALIFIED

RECENTLY:
RE-ENTRY FROM 01193-0622

PIN CREATION DATE:
1999/01/25

OWNERS' NAMES
SI 280 PARK INC.

CAPACITY SHARE

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/ CHKD
EFFECTIVE 2000/07/29 THE NOTATION OF THE "BLOCK IMPLEMENTATION DATE" OF 1996/01/08 ON THIS PIN						
WAS REPLACED WITH THE "PIN CREATION DATE" OF 1999/01/25						
*** PRINTOUT INCLUDES ALL DOCUMENT TYPES AND DELETED INSTRUMENTS SINCE 1999/01/25 ***						
***SUBJECT, ON FIRST REGISTRATION UNDER THE LAND TITLES ACT, TO:*						
*** SUBSECTION 44(1) OF THE LAND TITLES ACT, EXCEPT PARAGRAPH 11, PARAGRAPH 14, PROVINCIAL SUCCESSION DUTIES **						
*** AND ESCHEATS OR FORFEITURE TO THE CROWN.*						
*** THE RIGHTS OF ANY PERSON WHO WOULD, BUT FOR THE LAND TITLES ACT, BE ENTITLED TO THE LAND OR ANY PART OF*						
*** IT THROUGH LENGTH OF ADVERSE POSSESSION, PRESCRIPTION, MISDESCRIPTION OR BOUNDARIES SETTLED BY*						
*** CONVENTION.*						
*** ANY LEASE TO WHICH THE SUBSECTION 70(2) OF THE REGISTRY ACT APPLIES.*						
***DATE OF CONVERSION TO LAND TITLES: 1999/01/26 ***						
R1054167	1988/07/22	ASSIGNMENT LEASE		**** COMPLETELY DELETED ****	PONOR INVESTMENTS LIMITED	
	REMARKS: RENTS; R1054166					
R1054170	1988/07/22	ASSIGNMENT LEASE		**** COMPLETELY DELETED ****	G.M.S. SECURITIES AND APPRAISALS LTD	
	REMARKS: RENTS; R1054169					
R1065897	1988/10/31	ASSIGNMENT LEASE		**** COMPLETELY DELETED ****	INVESTORS GROUP TRUST CO LTD.	
	REMARKS: RENTS; R1065896					
R1402115	1997/10/07	TRANS POWER SALE		**** DELETED AGAINST THIS PROPERTY **** INVESTORS GROUP TRUST CO. LTD.	ROYAL WINDSOR APARTMENTS LTD.	
	REMARKS: CHARGE # 1112207					

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
	CORRECTIONS: 'INSTRUMENT TYPE' CHANGED FROM 'TRANSFER' TO 'TRANS PWR OF SALE' ON 1999/01/22 BY LAND REGISTRAR#46.					
R1402116	1997/10/07	CHARGE		*** DELETED AGAINST THIS PROPERTY *** ROYAL WINDSOR APARTMENTS LTD.	THE TORONTO-DOMINION BANK	
R1402117	1997/10/07	ASSIGNMENT GENERAL		*** DELETED AGAINST THIS PROPERTY *** ROYAL WINDSOR APARTMENTS LTD.	THE TORONTO-DOMINION BANK	
	REMARKS: R1402116					
LT279480	2000/08/09	CHARGE		*** COMPLETELY DELETED *** ROYAL WINDSOR APARTMENTS LTD.	WINDSOR FAMILY CREDIT UNION LIMITED	
LT279481	2000/08/09	NOTICE		*** COMPLETELY DELETED *** ROYAL WINDSOR APARTMENTS LTD.	WINDSOR FAMILY CREDIT UNION LIMITED	
	REMARKS: LT279480-RENTS					
LT301008	2001/04/24	DISCH OF CHARGE		*** COMPLETELY DELETED *** THE TORONTO-DOMINION BANK		
	REMARKS: RE: R1402116					
LT397462	2003/03/05	CHARGE		*** COMPLETELY DELETED *** ROYAL WINDSOR APARTMENTS LTD.	SORGE, TANIA	
CE208051	2006/04/11	DISCH OF CHARGE		*** COMPLETELY DELETED *** SORGE, TANIA		
	REMARKS: RE: LT397462					
CE209402	2006/04/20	CHARGE		*** COMPLETELY DELETED *** ROYAL WINDSOR APARTMENTS LTD.	MOTOR CITY COMMUNITY CREDIT UNION	
CE209411	2006/04/20	NO ASSGN RENT GEN		*** COMPLETELY DELETED *** ROYAL WINDSOR APARTMENTS LTD.	MOTOR CITY COMMUNITY CREDIT UNION	
	REMARKS: CE209402 - RENTS					
CE210535	2006/04/27	DISCH OF CHARGE		*** COMPLETELY DELETED *** WINDSOR FAMILY CREDIT UNION LIMITED		
	REMARKS: RE: LT279480					
CE263204	2007/03/12	NO SEC INTEREST		*** COMPLETELY DELETED *** UNION ENERGY INC.		
CE403891	2009/11/27	CONSTRUCTION LIEN		*** COMPLETELY DELETED *** ARC BOILER REPAIR (1983) LTD.		
CE409352	2010/01/14	CERTIFICATE		*** COMPLETELY DELETED *** ARC BOILER REPAIR (1983) LTD.	ROYAL WINDSOR APARTMENTS LTD.	

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/ CHKD
	REMARKS: CE403891					
CE430611	2010/06/30	APL (GENERAL)		*** COMPLETELY DELETED *** MOTOR CITY COMMUNITY CREDIT UNION LIMITED		
	REMARKS: DELETE R1054167					
CE430612	2010/06/30	APL (GENERAL)		*** COMPLETELY DELETED *** MOTOR CITY COMMUNITY CREDIT UNION LIMITED		
	REMARKS: DELETE R1054170					
CE430613	2010/06/30	APL (GENERAL)		*** COMPLETELY DELETED *** MOTOR CITY COMMUNITY CREDIT UNION LIMITED		
	REMARKS: DELETE R1065897					
CE431187	2010/07/02	TRANS POWER SALE		*** COMPLETELY DELETED *** MOTOR CITY COMMUNITY CREDIT UNION	THE ROYAL WINDSOR APARTMENTS INC.	
	REMARKS: CE209402.					
CE431188	2010/07/02	CHARGE		*** COMPLETELY DELETED *** THE ROYAL WINDSOR APARTMENTS INC.	MOTOR CITY COMMUNITY CREDIT UNION LIMITED	
CE431189	2010/07/02	NO ASSGN RENT GEN		*** COMPLETELY DELETED *** THE ROYAL WINDSOR APARTMENTS INC.	MOTOR CITY COMMUNITY CREDIT UNION LIMITED	
	REMARKS: CE431188					
CE431267	2010/07/02	DIS CONSTRUCT LIEN		*** COMPLETELY DELETED *** ARC BOILER REPAIR (1983) LTD.		
	REMARKS: CE403891. DELETE CE409352					
CE495531	2011/11/15	CHARGE		*** COMPLETELY DELETED *** THE ROYAL WINDSOR APARTMENTS INC.	MOTOR CITY COMMUNITY CREDIT UNION LIMITED	
CE511890	2012/03/27	DISCHARGE INTEREST		*** COMPLETELY DELETED *** UNION ENERGY INC.		
	REMARKS: CE263204.					
CE696805	2016/01/15	CHARGE		*** COMPLETELY DELETED *** THE ROYAL WINDSOR APARTMENTS INC.	NATIONAL BANK OF CANADA	
CE696806	2016/01/15	NO ASSGN RENT GEN		*** COMPLETELY DELETED *** THE ROYAL WINDSOR APARTMENTS INC.	NATIONAL BANK OF CANADA	
	REMARKS: CE696805					
CE699006	2016/02/01	DISCH OF CHARGE		*** COMPLETELY DELETED *** MOTOR CITY COMMUNITY CREDIT UNION LIMITED		

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/ CHKD
	REMARKS: CE431188.					
CE699007	2016/02/01	DISCH OF CHARGE		*** COMPLETELY DELETED *** MOTOR CITY COMMUNITY CREDIT UNION LIMITED		
	REMARKS: CE495531.					
CE785225	2017/08/03	CHARGE		*** COMPLETELY DELETED *** THE ROYAL WINDSOR APARTMENTS INC.	NATIONAL BANK OF CANADA	
CE785226	2017/08/03	NO ASSGN RENT GEN		*** COMPLETELY DELETED *** THE ROYAL WINDSOR APARTMENTS INC.	NATIONAL BANK OF CANADA	
	REMARKS: CE785225.					
CE789504	2017/08/29	DISCH OF CHARGE		*** COMPLETELY DELETED *** NATIONAL BANK OF CANADA		
	REMARKS: CE696805.					
CE1001662	2021/04/13	TRANSFER	$6,383,775	THE ROYAL WINDSOR APARTMENTS INC.	SI 280 PARK INC.	C
	REMARKS: PLANNING ACT STATEMENTS.					
CE1001665	2021/04/13	CHARGE		*** COMPLETELY DELETED *** SIREG BROCK STREET INC. SIREG PELLETIER STREET INC. SI 280 PARK INC. SI 280 ERIE INC.	HMT HOLDINGS INC.	
CE1001666	2021/04/13	NO ASSGN RENT GEN		*** COMPLETELY DELETED *** SIREG BROCK STREET INC. SIREG PELLETIER STREET INC. SI 280 PARK INC. SI 280 ERIE INC.	HMT HOLDINGS INC.	
	REMARKS: CE1001665 RENTS					
CE1019477	2021/07/09	CHARGE		*** COMPLETELY DELETED *** SI 280 PARK INC.	OLYMPIA TRUST COMPANY	
CE1019478	2021/07/09	NO ASSGN RENT GEN		*** COMPLETELY DELETED *** SI 280 PARK INC.	OLYMPIA TRUST COMPANY	
	REMARKS: CE1019477					
CE1055158	2022/01/11	DISCH OF CHARGE		*** COMPLETELY DELETED *** NATIONAL BANK OF CANADA		
	REMARKS: CE785225.					

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/ CHKD
CE1081976	2022/06/01	CHARGE		*** COMPLETELY DELETED *** SIREG BROCK STREET INC. SIREG PELLETIER STREET INC. SI 280 PARK INC. SI 280 ERIE INC.	THE SIMPLE MORTGAGE INVESTMENT CORPORATION	
CE1190516	2024/07/22	NOTICE OF LEASE	$2	SI 280 PARK INC.	COINAMATIC CANADA INC.	C
CE1268718	2026/03/10	CHARGE	$15,400,000	SI 280 PARK INC.	HMT HOLDINGS INC.	C
CE1268719	2026/03/10	NO ASSGN RENT GEN		SI 280 PARK INC.	HMT HOLDINGS INC.	C
	REMARKS: CE1268718					
CE1268720	2026/03/10	POSTPONEMENT		*** COMPLETELY DELETED *** OLYMPIA TRUST COMPANY	HMT HOLDINGS INC.	
	REMARKS: CE1019477 TO CE1268718, CE1268719					
CE1268721	2026/03/10	POSTPONEMENT		*** COMPLETELY DELETED *** THE SIMPLE MORTGAGE INVESTMENT CORPORATION	HMT HOLDINGS INC.	
	REMARKS: CE1081976 TO CE1268718,CE1268719					
CE1268728	2026/03/10	DISCH OF CHARGE		*** COMPLETELY DELETED *** HMT HOLDINGS INC.		
	REMARKS: CE1001665.					
CE1276354	2026/05/14	DISCH OF CHARGE		*** COMPLETELY DELETED *** THE SIMPLE MORTGAGE INVESTMENT CORPORATION		
	REMARKS: CE1081976.					
CE1276526	2026/05/14	DISCH OF CHARGE		*** COMPLETELY DELETED *** OLYMPIA TRUST COMPANY		
	REMARKS: CE1019477.					

PROPERTY DESCRIPTION: PT LT 80 CON 1 SANDWICH WEST AS IN R278620 ; WINDSOR

PROPERTY REMARKS:

ESTATE/QUALIFIER:
FEE SIMPLE
LT CONVERSION QUALIFIED

RECENTLY:
RE-ENTRY FROM 01190-0512

PIN CREATION DATE:
1999/07/23

OWNERS' NAMES
SI 280 ERIE INC.

CAPACITY SHARE

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/ CHKD
EFFECTIVE 2000/07/29 THE NOTATION OF THE "BLOCK IMPLEMENTATION DATE" OF 1996/01/08 ON THIS PIN						
WAS REPLACED WITH THE "PIN CREATION DATE" OF 1999/07/23						
*** PRINTOUT INCLUDES ALL DOCUMENT TYPES AND DELETED INSTRUMENTS SINCE 1999/07/23 ***						
***SUBJECT, ON FIRST REGISTRATION UNDER THE LAND TITLES ACT, TO:*						
*** SUBSECTION 44(1) OF THE LAND TITLES ACT, EXCEPT PARAGRAPH 11, PARAGRAPH 14, PROVINCIAL SUCCESSION DUTIES **						
*** AND ESCHEATS OR FORFEITURE TO THE CROWN.*						
*** THE RIGHTS OF ANY PERSON WHO WOULD, BUT FOR THE LAND TITLES ACT, BE ENTITLED TO THE LAND OR ANY PART OF*						
*** IT THROUGH LENGTH OF ADVERSE POSSESSION, PRESCRIPTION, MISDESCRIPTION OR BOUNDARIES SETTLED BY*						
*** CONVENTION.*						
*** ANY LEASE TO WHICH THE SUBSECTION 70(2) OF THE REGISTRY ACT APPLIES.*						
***DATE OF CONVERSION TO LAND TITLES: 1999/07/26 ***						
R898614	1984/01/05	TRANS POWER SALE		*** COMPLETELY DELETED ***	J.P. BONENFANT ENTERPRISES LIMITED	
R1033070	1987/12/16	CHARGE		*** COMPLETELY DELETED ***	TURCOTTE, JEAN-CLAUDE	
R1040017	1988/03/11	CHARGE		*** COMPLETELY DELETED ***	ONTARIO MORT. CORP.	
LT317385	2001/09/07	DISCH OF CHARGE		*** COMPLETELY DELETED *** TURCOTTE, JEAN-CLAUDE		
REMARKS: RE: R1033070						
LT317386	2001/09/07	CHARGE		*** COMPLETELY DELETED *** J.P. BONENFANT ENTERPRISES LIMITED	TURCOTTE, JEAN-CLAUDE	
CE44168	2003/11/18	DISCH OF CHARGE		*** COMPLETELY DELETED ***		

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
				ONTARIO MORT. CORP.		
	REMARKS: RE: R1040017					
CE252692	2006/12/19	DISCH OF CHARGE		*** COMPLETELY DELETED *** TURCOTTE, JEAN-CLAUDE		
	REMARKS: RE: LT317386					
CE252697	2006/12/19	TRANSFER		*** COMPLETELY DELETED *** J.P. BONENFANT ENTERPRISES LIMITED	WESTEND INVESTMENTS INC.	
	REMARKS: PLANNING ACT STATEMENTS					
CE252698	2006/12/19	CHARGE		*** COMPLETELY DELETED *** WESTEND INVESTMENTS INC.	J.P. BONENFANT ENTERPRISES LIMITED	
CE413743	2010/02/19	TRANSFER OF CHARGE		*** COMPLETELY DELETED *** J.P. BONENFANT ENTERPRISES LIMITED	ATC HOLDINGS INC. BERTHIAUME, GARY	
	REMARKS: CE252698.					
CE510185	2012/03/13	TRANSFER OF CHARGE		*** COMPLETELY DELETED *** ATC HOLDINGS INC. BERTHIAUME, GARY	J.P. BONENFANT ENTERPRISES LIMITED	
	REMARKS: CE252698.					
CE510197	2012/03/13	TRANS POWER SALE		*** COMPLETELY DELETED *** J.P. BONENFANT ENTERPRISES LIMITED	0934501 B. C. LTD	
	REMARKS: CE252698. PLANNING ACT STATEMENTS					
CE510198	2012/03/13	CHARGE		*** COMPLETELY DELETED *** 0934501 B.C. LTD.	MOTOR CITY COMMUNITY CREDIT UNION LIMITED	
CE510199	2012/03/13	NO ASSGN RENT GEN		*** COMPLETELY DELETED *** 0934501 B.C. LTD.	MOTOR CITY COMMUNITY CREDIT UNION LIMITED	
	REMARKS: CE510198.					
CE552208	2013/01/21	CHARGE		*** COMPLETELY DELETED *** 0934501 B. C. LTD	MOTOR CITY COMMUNITY CREDIT UNION LIMITED	
CE591856	2013/11/27	CHARGE		*** COMPLETELY DELETED *** 0934501 B. C. LTD	MOTOR CITY COMMUNITY CREDIT UNION LIMITED	
CE593736	2013/12/09	DISCH OF CHARGE		*** COMPLETELY DELETED *** MOTOR CITY COMMUNITY CREDIT UNION LIMITED		
	REMARKS: CE510198.					

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/ CHKD
CE593737	2013/12/09	DISCH OF CHARGE		*** COMPLETELY DELETED *** MOTOR CITY COMMUNITY CREDIT UNION LIMITED		
	REMARKS: CE552208.					
CE666632	2015/07/13	CHARGE		*** COMPLETELY DELETED *** 0934501 B. C. LTD	NATIONAL BANK	
CE666633	2015/07/13	NO ASSGN RENT GEN		*** COMPLETELY DELETED *** 0934501 B.C. LTD.	NATIONAL BANK	
	REMARKS: CE666632.					
CE669606	2015/07/31	DISCH OF CHARGE		*** COMPLETELY DELETED *** MOTOR CITY COMMUNITY CREDIT UNION LIMITED		
	REMARKS: CE591856.					
CE1001661	2021/04/13	TRANSFER	$3,282,950	0934501 B. C. LTD	SI 280 ERIE INC.	C
	REMARKS: PLANNING ACT STATEMENTS.					
CE1001665	2021/04/13	CHARGE		*** COMPLETELY DELETED *** SIREG BROCK STREET INC. SIREG PELLETIER STREET INC. SI 280 PARK INC. SI 280 ERIE INC.	HMT HOLDINGS INC.	
CE1001666	2021/04/13	NO ASSGN RENT GEN		*** COMPLETELY DELETED *** SIREG BROCK STREET INC. SIREG PELLETIER STREET INC. SI 280 PARK INC. SI 280 ERIE INC.	HMT HOLDINGS INC.	
	REMARKS: CE1001665 RENTS					
CE1001669	2021/04/13	CHARGE		*** COMPLETELY DELETED *** SI 280 ERIE INC.	BRENMAN, FIM	
CE1001670	2021/04/13	NO ASSGN RENT GEN		*** COMPLETELY DELETED *** SI 280 ERIE INC.	BRENMAN, FIM	
	REMARKS: CE1001669					
CE1019481	2021/07/09	CHARGE		*** COMPLETELY DELETED *** SI 280 ERIE INC.	OLYMPIA TRUST COMPANY	
CE1055176	2022/01/11	DISCH OF CHARGE		*** COMPLETELY DELETED *** NATIONAL BANK		
	REMARKS: CE666632.					

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/ CHKD
CE1081976	2022/06/01	CHARGE		*** COMPLETELY DELETED *** SIREG BROCK STREET INC. SIREG PELLETIER STREET INC. SI 280 PARK INC. SI 280 ERIE INC.	THE SIMPLE MORTGAGE INVESTMENT CORPORATION	
CE1190530	2024/07/22	NOTICE OF LEASE	$2	SI 280 ERIE INC.	COINAMATIC CANADA INC.	C
	REMARKS: EXPIRY DATE: DECEMBER 31, 2030					
CE1268722	2026/03/10	CHARGE	$15,400,000	SI 280 ERIE INC.	HMT HOLDINGS INC.	C
CE1268723	2026/03/10	NO ASSGN RENT GEN		SI 280 ERIE INC.	HMT HOLDINGS INC.	C
	REMARKS: CE1268722					
CE1268724	2026/03/10	POSTPONEMENT		*** COMPLETELY DELETED *** BRENMAN, FIM	HMT HOLDINGS INC.	
	REMARKS: CE1001669 TO CE1268722, CE1268723					
CE1268725	2026/03/10	POSTPONEMENT		*** COMPLETELY DELETED *** BRENMAN, FIM	HMT HOLDINGS INC.	
	REMARKS: CE1001670 TO CE1268722, CE1268723					
CE1268726	2026/03/10	POSTPONEMENT		*** COMPLETELY DELETED *** OLYMPIA TRUST COMPANY	HMT HOLDINGS INC.	
	REMARKS: CE1019481 TO CE1268722, CE1268723					
CE1268727	2026/03/10	POSTPONEMENT		*** COMPLETELY DELETED *** THE SIMPLE MORTGAGE INVESTMENT CORPORATION	HMT HOLDINGS INC.	
	REMARKS: CE1081976 TO CE1268722, CE1268723					
CE1268728	2026/03/10	DISCH OF CHARGE		*** COMPLETELY DELETED *** HMT HOLDINGS INC.		
	REMARKS: CE1001665.					
CE1276354	2026/05/14	DISCH OF CHARGE		*** COMPLETELY DELETED *** THE SIMPLE MORTGAGE INVESTMENT CORPORATION		
	REMARKS: CE1081976.					
CE1276471	2026/05/14	DISCH OF CHARGE		*** COMPLETELY DELETED *** BRENMAN, FIM		
	REMARKS: CE1001669.					
CE1276527	2026/05/14	DISCH OF CHARGE		*** COMPLETELY DELETED ***		

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/ CHKD
				OLYMPIA TRUST COMPANY		
REMARKS: CE1019481.						

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

PROPERTY DESCRIPTION: UNIT 10, LEVEL 1, KENT STANDARD CONDOMINIUM PLAN NO. 39 AND ITS APPURTENANT INTEREST; SUBJECT TO AND TOGETHER WITH EASEMENTS AS SET OUT IN SCHEDULE A AS IN CK256671; CHATHAM-KENT

PROPERTY REMARKS:

ESTATE/QUALIFIER:
FEE SIMPLE
LT ABSOLUTE PLUS

RECENTLY:
CONDOMINIUM FROM 00556-0494

PIN CREATION DATE:
2026/02/13

OWNERS' NAMES
SIREG 236 MARGARET INC.

CAPACITY SHARE
ROWN

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/ CHKD
*** PRINTOUT INCLUDES ALL DOCUMENT TYPES AND DELETED INSTRUMENTS SINCE 2026/02/13 **						
**SUBJECT TO SUBSECTION 44(1) OF THE LAND TITLES ACT, EXCEPT PARAGRAPHS 3 AND 14 AND *						
** PROVINCIAL SUCCESSION DUTIES AND EXCEPT PARAGRAPH 11 AND ESCHEATS OR FORFEITURE **						
** TO THE CROWN UP TO THE DATE OF REGISTRATION WITH AN ABSOLUTE TITLE. **						
CK181083	2020/11/27	CHARGE	$5,625,000	SIREG 236 MARGARET INC.	HMT HOLDINGS INC.	C
CK181084	2020/11/27	NO ASSGN RENT GEN		SIREG 236 MARGARET INC.	HMT HOLDINGS INC.	C
REMARKS: CK181083.						
CK181088	2020/11/27	CHARGE		*** DELETED AGAINST THIS PROPERTY *** SIREG 236 MARGARET INC. SIREG 300 PARK INC.	THE SIMPLE MORTGAGE INVESTMENT CORPORATION	
CK181090	2020/11/27	NO ASSGN RENT GEN		*** DELETED AGAINST THIS PROPERTY *** SIREG 236 MARGARET INC.	THE SIMPLE MORTGAGE INVESTMENT CORPORATION	
REMARKS: CK181088.						
CK246893	2025/05/21	NOTICE		*** DELETED AGAINST THIS PROPERTY *** SIREG 236 MARGARET INC. SIREG 300 PARK INC.	THE SIMPLE MORTGAGE INVESTMENT CORPORATION	
REMARKS: CK181088						
24CON39	2026/02/11	STANDARD CONDO PLN				C
CK256671	2026/02/11	CONDO DECLARATION		SIREG 236 MARGARET INC.		C
CK257395	2026/03/10	CHARGE		*** COMPLETELY DELETED *** SIREG 236 MARGARET INC.	HMT HOLDINGS INC.	
CK257396	2026/03/10	NO ASSGN RENT GEN		*** COMPLETELY DELETED *** SIREG 236 MARGARET INC.	HMT HOLDINGS INC.	

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

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/ CHKD
	REMARKS: CK257395					
CK257397	2026/03/10	POSTPONEMENT		*** COMPLETELY DELETED *** THE SIMPLE MORTGAGE INVESTMENT CORPORATION	HMT HOLDINGS INC.	
	REMARKS: CK181088 & CK181090 TO CK257395 & CK257396					
CK257905	2026/03/27	DISCH OF CHARGE		*** COMPLETELY DELETED *** THE SIMPLE MORTGAGE INVESTMENT CORPORATION		
	REMARKS: CK181088.					
CK258356	2026/04/13	DISCH OF CHARGE		*** COMPLETELY DELETED *** HMT HOLDINGS INC.		
	REMARKS: CK257395.					

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

PROPERTY DESCRIPTION: PART LOT 24, RCP 789 DESIGNATED AS PART 3 ON 24R11595; SUBJECT TO AND TOGETHER WITH EASEMENTS AS SET OUT IN SCHEDULE A AS IN CK256671; CHATHAM-KENT

PROPERTY REMARKS: FOR THE PURPOSE OF THE QUALIFIER THE DATE OF REGISTRATION OF ABSOLUTE TITLE IS 2025/08/14.

ESTATE/QUALIFIER:	RECENTLY:	PIN CREATION DATE:
FEE SIMPLE LT ABSOLUTE PLUS	DIVISION FROM 00556-0494	2026/02/13

OWNERS' NAMES	CAPACITY	SHARE
SIREG 236 MARGARET INC.		

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/ CHKD
*** PRINTOUT INCLUDES ALL DOCUMENT TYPES AND DELETED INSTRUMENTS SINCE 2026/02/13 **						
**SUBJECT TO SUBSECTION 44(1) OF THE LAND TITLES ACT, EXCEPT PARAGRAPHS 3 AND 14 AND *						
** PROVINCIAL SUCCESSION DUTIES AND EXCEPT PARAGRAPH 11 AND ESCHEATS OR FORFEITURE **						
** TO THE CROWN UP TO THE DATE OF REGISTRATION WITH AN ABSOLUTE TITLE. **						
CK181082	2020/11/27	TRANSFER	$5,279,107	AMBERLEY PROPERTIES LTD.	SIREG 236 MARGARET INC.	C
	REMARKS: PLANNING ACT STATEMENTS.					
CK181083	2020/11/27	CHARGE	$5,625,000	SIREG 236 MARGARET INC.	HMT HOLDINGS INC.	C
CK181084	2020/11/27	NO ASSGN RENT GEN		SIREG 236 MARGARET INC.	HMT HOLDINGS INC.	C
	REMARKS: CK181083.					
CK181088	2020/11/27	CHARGE	$2,200,000	SIREG 236 MARGARET INC. SIREG 300 PARK INC.	THE SIMPLE MORTGAGE INVESTMENT CORPORATION	C
CK181090	2020/11/27	NO ASSGN RENT GEN		SIREG 236 MARGARET INC.	THE SIMPLE MORTGAGE INVESTMENT CORPORATION	C
	REMARKS: CK181088.					
CK246893	2025/05/21	NOTICE		SIREG 236 MARGARET INC. SIREG 300 PARK INC.	THE SIMPLE MORTGAGE INVESTMENT CORPORATION	C
	REMARKS: CK181088					
24R11570	2025/08/14	PLAN REFERENCE				C
	REMARKS: CK250141.					
CK250171	2025/08/14	APL ABSOLUTE TITLE		SIREG 236 MARGARET INC.	SIREG 236 MARGARET INC.	C
	REMARKS: CK243601					
24R11595	2025/10/08	PLAN REFERENCE				C
	REMARKS: CK252196.					

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
24CON39	2026/02/11	STANDARD CONDO PLN				C
CK256671	2026/02/11	CONDO DECLARATION		SIREG 236 MARGARET 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.

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

PROPERTY DESCRIPTION: UNIT 3, LEVEL 1, KENT STANDARD CONDOMINIUM PLAN NO. 38 AND ITS APPURTENANT INTEREST; SUBJECT TO EASEMENTS AS SET OUT IN SCHEDULE A AS IN CK253230; MUNICIPALITY CHATHAM-KENT

PROPERTY REMARKS: FOR THE PURPOSE OF THE QUALIFIER THE DATE OF REGISTRATION OF ABSOLUTE TITLE IS 2025/07/18.

ESTATE/QUALIFIER:
FEE SIMPLE
LT ABSOLUTE PLUS

RECENTLY:
CONDOMINIUM FROM 00599-0572

PIN CREATION DATE:
2025/11/03

OWNERS' NAMES
SIREG 300 PARK INC.

CAPACITY SHARE

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/ CHKD
** PRINTOUT INCLUDES ALL DOCUMENT TYPES AND DELETED INSTRUMENTS SINCE 2025/11/03 **						
**SUBJECT TO SUBSECTION 44(1) OF THE LAND TITLES ACT, EXCEPT PARAGRAPHS 3 AND 14 AND *						
** PROVINCIAL SUCCESSION DUTIES AND EXCEPT PARAGRAPH 11 AND ESCHEATS OR FORFEITURE **						
** TO THE CROWN UP TO THE DATE OF REGISTRATION WITH AN ABSOLUTE TITLE. **						
650013	2006/01/31	TRANSFER EASEMENT	$2	806540 ONTARIO INC.	CHATHAM-KENT HYDRO INC.	C
CK181086	2020/11/27	CHARGE	$5,625,000	SIREG 300 PARK INC.	HMT HOLDINGS INC.	C
CK181087	2020/11/27	NO ASSGN RENT GEN		SIREG 300 PARK INC.	HMT HOLDINGS INC.	C
REMARKS: CK181086.						
CK181088	2020/11/27	CHARGE		*** DELETED AGAINST THIS PROPERTY *** SIREG 236 MARGARET INC. SIREG 300 PARK INC.	THE SIMPLE MORTGAGE INVESTMENT CORPORATION	
CK181089	2020/11/27	NO ASSGN RENT GEN		*** DELETED AGAINST THIS PROPERTY *** SIREG 300 PARK INC.	THE SIMPLE MORTGAGE INVESTMENT CORPORATION	
REMARKS: CK181088.						
CK246893	2025/05/21	NOTICE		*** DELETED AGAINST THIS PROPERTY *** SIREG 236 MARGARET INC. SIREG 300 PARK INC.	THE SIMPLE MORTGAGE INVESTMENT CORPORATION	
REMARKS: CK181088						
KCOND38	2025/11/03	STANDARD CONDO PLN				C
CK253230	2025/11/03	CONDO DECLARATION		SIREG 300 PARK INC.		C
CK257398	2026/03/10	CHARGE		*** COMPLETELY DELETED *** SIREG 300 PARK INC.	HMT HOLDINGS INC.	
CK257399	2026/03/10	NO ASSGN RENT GEN		*** COMPLETELY DELETED ***		

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
				SIREG 300 PARK INC.	HMT HOLDINGS INC.	
	REMARKS: CK257398					
CK257400	2026/03/10	POSTPONEMENT		*** COMPLETELY DELETED ***		
				THE SIMPLE MORTGAGE INVESTMENT CORPORATION	HMT HOLDINGS INC.	
	REMARKS: CK181088 TO CK257398					
CK257906	2026/03/27	DISCH OF CHARGE		*** COMPLETELY DELETED ***		
				THE SIMPLE MORTGAGE INVESTMENT CORPORATION		
	REMARKS: CK181088.					
CK258357	2026/04/13	DISCH OF CHARGE		*** COMPLETELY DELETED ***		
				HMT HOLDINGS INC.		
	REMARKS: CK257398.					

TAB J

This is Exhibit “J” referred to in the Affidavit of Nelson Da Silva sworn by Nelson Da Silva of the City of Hamilton, in the Province of Ontario, before me at the City of Toronto, in the Province of Ontario, on October 14, 2026 in accordance with O. Reg. 431/20, Administering Oath or Declaration Remotely.



Commissioner for Taking Affidavits (or as may be)

JEFFREY J. SIMPSON

ServiceOntario

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Enquiry Result

File Currency: **30SEP 2026**

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Type of Search	Business Debtor								
Search Conducted On	SIREG HOLDINGS (NORTH) INC.								
File Currency	30SEP 2026								
	File Number	**Family**	**of Families**	**Page**	**of Pages**	**Expiry Date**	**Status**		
	505877643	1	2	1	5	04SEP 2026	D DISCHARGED		
FORM 1C FINANCING STATEMENT / CLAIM FOR LIEN									
File Number	**Caution Filing**	**Page of**	**Total Pages**	**Motor Vehicle Schedule**		**Registration Number**	**Registered Under**	**Registration Period**	
505877643		001	2			20240530 1334 1590 4414	P PPSA	4	
Individual Debtor	**Date of Birth**	**First Given Name**			**Initial**	**Surname**			
Business Debtor	**Business Debtor Name**						**Ontario Corporation Number**		
	SIREG HOLDINGS (NORTH) INC.								
	Address					**City**	**Province**	**Postal Code**	
	1075 SUTTON DRIVE					BURLINGTON	ON	L7L 5Z8	
Individual Debtor	**Date of Birth**	**First Given Name**			**Initial**	**Surname**			
Business Debtor	**Business Debtor Name**						**Ontario Corporation Number**		
	Address					**City**	**Province**	**Postal Code**	
Secured Party	**Secured Party / Lien Claimant**								
	HMT HOLDINGS INC.								
	Address					**City**	**Province**	**Postal Code**	
	C/O HARBOUR MTG, 36 TORONTO ST, STE 500					TORONTO	ON	M5C 2C5	
Collateral Classification	**Consumer Goods**	**Inventory**	**Equipment**	**Accounts**	**Other**	**Motor Vehicle Included**	**Amount**	**Date of Maturity or**	**No Fixed Maturity Date**
		X	X	X	X	X			
Motor Vehicle Description	**Year**	**Make**				**Model**		**V.I.N.**	
General Collateral Description	**General Collateral Description**								
	ALL RIGHTS, TITLE AND INTEREST OF THE DEBTOR IN ALL PERSONAL PROPERTY								
	LOCATED AT, RELATING TO OR USED IN CONNECTION WITH THE REAL PROPERTY								

	DESCRIBED IN PINS 49158-0063 (LT) AND 49158-0281 (LT) IN THE

Registering Agent	**Registering Agent**			
	TORKIN MANES LLP (L. RODNESS/LD 17349.0448)			
	Address	**City**	**Province**	**Postal Code**
	1500-151 YONGE STREET	TORONTO	ON	M5C 2W7

CONTINUED

Type of Search	Business Debtor								
Search Conducted On	SIREG HOLDINGS (NORTH) INC.								
File Currency	30SEP 2026								
	File Number	**Family**	**of Families**	**Page**	**of Pages**	**Expiry Date**	**Status**		
	505877643	1	2	2	5	04SEP 2026	D DISCHARGED		
FORM 1C FINANCING STATEMENT / CLAIM FOR LIEN									
File Number	**Caution Filing**	**Page of**	**Total Pages**	**Motor Vehicle Schedule**		**Registration Number**	**Registered Under**	**Registration Period**	
505877643		002	2			20240530 1334 1590 4414			

Individual Debtor	**Date of Birth**	**First Given Name**	**Initial**	**Surname**
Business Debtor	**Business Debtor Name**			**Ontario Corporation Number**
	Address		**City**	**Province** / **Postal Code**

Individual Debtor	**Date of Birth**	**First Given Name**	**Initial**	**Surname**
Business Debtor	**Business Debtor Name**			**Ontario Corporation Number**
	Address		**City**	**Province** / **Postal Code**

Secured Party	**Secured Party / Lien Claimant**			
	Address		**City**	**Province** / **Postal Code**

Collateral Classification	**Consumer Goods**	**Inventory**	**Equipment**	**Accounts**	**Other**	**Motor Vehicle Included**	**Amount**	**Date of Maturity or**	**No Fixed Maturity Date**

Motor Vehicle Description	**Year**	**Make**	**Model**	**V.I.N.**

General Collateral Description	**General Collateral Description**
	NIPISSING LAND TITLES OFFICE AND RESPECTIVELY MUNICIPALLY KNOWN AS
	1321-1361 BURNS AVENUE AND 350-598 OAKWOD AVENUE, NORTH BAY, ONTARIO,
	AND ALL PROCEEDS THEREOF

Registering Agent	**Registering Agent**			
	Address	**City**	**Province**	**Postal Code**

CONTINUED

Type of Search	Business Debtor								
Search Conducted On	SIREG HOLDINGS (NORTH) INC.								
File Currency	30SEP 2026								
	File Number	**Family**	**of Families**	**Page**	**of Pages**				
	505877643	1	2	3	5				
FORM 2C FINANCING CHANGE STATEMENT / CHANGE STATEMENT									
	Caution Filing	**Page of**	**Total Pages**	**Motor Vehicle Schedule Attached**	**Registration Number**			**Registered Under**	
		001	1		20260904 1747 1590 5727				
Record Referenced	**File Number**		**Page Amended**	**No Specific Page Amended**	**Change Required**		**Renewal Years**	**Correct Period**	
	505877643				C DISCHRG				
Reference Debtor/ Transferor	**First Given Name**				**Initial**	**Surname**			
	Business Debtor Name								
	SIREG HOLDINGS (NORTH) INC.								
Other Change	**Other Change**								
Reason / Description	**Reason / Description**								
Debtor/ Transferee	**Date of Birth**		**First Given Name**			**Initial**	**Surname**		
	Business Debtor Name							**Ontario Corporation Number**	
	Address					**City**		**Province**	**Postal Code**
Assignor Name	**Assignor Name**								
Secured Party	**Secured party, lien claimant, assignee**								
	Address					**City**		**Province**	**Postal Code**
Collateral Classification	**Consumer Goods**	**Inventory**	**Equipment**	**Accounts**	**Other**	**Motor Vehicle Included**	**Amount**	**Date of Maturity or**	**No Fixed Maturity Date**
Motor Vehicle Description	**Year**	**Make**				**Model**		**V.I.N.**	
General Collateral Description	**General Collateral Description**								

Registering Agent	Registering Agent or Secured Party/ Lien Claimant			
	TORKIN MANES LLP (L. RODNESS/LD/17349.0544)			
	Address	**City**	**Province**	**Postal Code**
	1500-151 YONGE STREET	TORONTO	ON	M5C 2W7

END OF FAMILY

Type of Search	Business Debtor							
Search Conducted On	SIREG HOLDINGS (NORTH) INC.							
File Currency	30SEP 2026							
	File Number	**Family**	**of Families**	**Page**	**of Pages**	**Expiry Date**	**Status**	
	530050905	2	2	4	5	21AUG 2030		
FORM 1C FINANCING STATEMENT / CLAIM FOR LIEN								
File Number	**Caution Filing**	**Page of**	**Total Pages**	**Motor Vehicle Schedule**		**Registration Number**	**Registered Under**	**Registration Period**
530050905		001	2			20260821 1656 1590 3768	P PPSA	4

Individual Debtor	Date of Birth	First Given Name	Initial	Surname	
Business Debtor	**Business Debtor Name**			**Ontario Corporation Number**	
	SIREG HOLDINGS (NORTH) INC.				
	Address		**City**	**Province**	**Postal Code**
	1075 SUTTON DRIVE		BURLINGTON	ON	L7L 5Z8

Individual Debtor	Date of Birth	First Given Name	Initial	Surname	
Business Debtor	**Business Debtor Name**			**Ontario Corporation Number**	
	Address		**City**	**Province**	**Postal Code**

Secured Party	Secured Party / Lien Claimant			
	HMT HOLDINGS INC.			
	Address	**City**	**Province**	**Postal Code**
	C/O HARBOUR MTG, 36 TORONTO ST, STE 500	TORONTO	ON	M5C 2C5

Collateral Classification	Consumer Goods	Inventory	Equipment	Accounts	Other	Motor Vehicle Included	Amount	Date of Maturity or	No Fixed Maturity Date
		X	X	X	X	X			

Motor Vehicle Description	Year	Make	Model	V.I.N.

General Collateral Description	General Collateral Description
	ALL RIGHTS, TITLE AND INTEREST OF THE DEBTOR IN ALL PERSONAL PROPERTY
	LOCATED AT, RELATING TO OR USED IN CONNECTION WITH THE REAL PROPERTY
	DESCRIBED IN PINS 49158-0396 (LT) AND 49158-0397 (LT) IN THE

Registering Agent	Registering Agent			
	TORKIN MANES LLP (L. RODNESS/LD/17349.0544)			
	Address	**City**	**Province**	**Postal Code**
	1500-151 YONGE STREET	TORONTO	ON	M5C 2W7

CONTINUED

Type of Search	Business Debtor							
Search Conducted On	SIREG HOLDINGS (NORTH) INC.							
File Currency	30SEP 2026							
	File Number	**Family**	**of Families**	**Page**	**of Pages**	**Expiry Date**	**Status**	
	530050905	2	2	5	5	21AUG 2030		
FORM 1C FINANCING STATEMENT / CLAIM FOR LIEN								
File Number	**Caution Filing**	**Page of**	**Total Pages**	**Motor Vehicle Schedule**		**Registration Number**	**Registered Under**	**Registration Period**
530050905		002	2			20260821 1656 1590 3768		
Individual Debtor	**Date of Birth**		**First Given Name**			**Initial**	**Surname**	
Business Debtor	**Business Debtor Name**						**Ontario Corporation Number**	
	Address					**City**	**Province**	**Postal Code**
Individual Debtor	**Date of Birth**		**First Given Name**			**Initial**	**Surname**	
Business Debtor	**Business Debtor Name**						**Ontario Corporation Number**	
	Address					**City**	**Province**	**Postal Code**
Secured Party	**Secured Party / Lien Claimant**							
	Address					**City**	**Province**	**Postal Code**
Collateral Classification	**Consumer Goods**	**Inventory**	**Equipment**	**Accounts**	**Other**	**Motor Vehicle Included**	**Amount**	**Date of Maturity or**	**No Fixed Maturity Date**
Motor Vehicle Description	**Year**	**Make**				**Model**		**V.I.N.**	
General Collateral Description	**General Collateral Description**								
	NIPISSING LAND TITLES OFFICE AND RESPECTIVELY MUNICIPALLY KNOWN AS								
	1321-1361 BURNS AVENUE AND 350-598 OAKWOOD AVENUE, NORTH BAY,								
	ONTARIO, AND ALL PROCEEDS THEREOF								
Registering Agent	**Registering Agent**								
	Address					**City**	**Province**	**Postal Code**	

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File Currency: **30SEP 2026**

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Type of Search	Business Debtor								
Search Conducted On	SI 2500 BRANT INC.								
File Currency	30SEP 2026								
	File Number	**Family**	**of Families**	**Page**	**of Pages**	**Expiry Date**	**Status**		
	505877247	1	2	1	5	04SEP 2026	D DISCHARGED		
FORM 1C FINANCING STATEMENT / CLAIM FOR LIEN									
File Number	**Caution Filing**	**Page of**	**Total Pages**	**Motor Vehicle Schedule**		**Registration Number**	**Registered Under**	**Registration Period**	
505877247		001	2			20240530 1324 1590 4404	P PPSA	4	
Individual Debtor	**Date of Birth**	**First Given Name**			**Initial**	**Surname**			
Business Debtor	**Business Debtor Name**						**Ontario Corporation Number**		
	SI 2500 BRANT INC.								
	Address					**City**	**Province**	**Postal Code**	
	1075 SUTTON DRIVE					BURLINGTON	ON	L7L 5Z8	
Individual Debtor	**Date of Birth**	**First Given Name**			**Initial**	**Surname**			
Business Debtor	**Business Debtor Name**						**Ontario Corporation Number**		
	Address					**City**	**Province**	**Postal Code**	
Secured Party	**Secured Party / Lien Claimant**								
	HMT HOLDINGS INC.								
	Address					**City**	**Province**	**Postal Code**	
	C/O HARBOUR MTG, 36 TORONTO ST, STE 500					TORONTO	ON	M5C 2C5	
Collateral Classification	**Consumer Goods**	**Inventory**	**Equipment**	**Accounts**	**Other**	**Motor Vehicle Included**	**Amount**	**Date of Maturity or**	**No Fixed Maturity Date**
		X	X	X	X	X			
Motor Vehicle Description	**Year**	**Make**				**Model**		**V.I.N.**	
General Collateral Description	**General Collateral Description**								
	ALL RIGHTS, TITLE AND INTEREST OF THE DEBTOR IN ALL PERSONAL PROPERTY								
	LOCATED AT, RELATING TO OR USED IN CONNECTION WITH THE REAL PROPERTY								

	DESCRIBED IN PINS 25566-0001 (LT) TO 25566-0010 (LT), INCLUSIVE, IN

Registering Agent	**Registering Agent**			
	TORKIN MANES LLP (L. RODNESS/LD 17349.0448)			
	Address	**City**	**Province**	**Postal Code**
	1500-151 YONGE STREET	TORONTO	ON	M5C 2W7

CONTINUED

Type of Search	Business Debtor						
Search Conducted On	SI 2500 BRANT INC.						
File Currency	30SEP 2026						
	File Number	**Family**	**of Families**	**Page**	**of Pages**	**Expiry Date**	**Status**
	505877247	1	2	2	5	04SEP 2026	D DISCHARGED

FORM 1C FINANCING STATEMENT / CLAIM FOR LIEN

File Number	**Caution Filing**	**Page of**	**Total Pages**	**Motor Vehicle Schedule**	**Registration Number**	**Registered Under**	**Registration Period**
505877247		002	2		20240530 1324 1590 4404		

Individual Debtor	**Date of Birth**	**First Given Name**	**Initial**	**Surname**
Business Debtor	**Business Debtor Name**			**Ontario Corporation Number**
	Address		**City**	**Province** / **Postal Code**

Individual Debtor	**Date of Birth**	**First Given Name**	**Initial**	**Surname**
Business Debtor	**Business Debtor Name**			**Ontario Corporation Number**
	Address		**City**	**Province** / **Postal Code**

Secured Party	**Secured Party / Lien Claimant**			
	Address		**City**	**Province** / **Postal Code**

Collateral Classification	**Consumer Goods**	**Inventory**	**Equipment**	**Accounts**	**Other**	**Motor Vehicle Included**	**Amount**	**Date of Maturity or**	**No Fixed Maturity Date**

Motor Vehicle Description	**Year**	**Make**	**Model**	**V.I.N.**

General Collateral Description	**General Collateral Description**
	THE HALTON LAND TITLES OFFICE AND MUNICIPALLY KNOWN AS 2500 BRANT
	STREET, UNITS 1 TO 10, INCLUSIVE, BURLINGTON, ONTARIO, AND ALL
	PROCEEDS THEREOF

Registering Agent	**Registering Agent**			
	Address	**City**	**Province**	**Postal Code**

CONTINUED

Type of Search	Business Debtor								
Search Conducted On	SI 2500 BRANT INC.								
File Currency	30SEP 2026								
	File Number	**Family**	**of Families**	**Page**	**of Pages**				
	505877247	1	2	3	5				
FORM 2C FINANCING CHANGE STATEMENT / CHANGE STATEMENT									
	Caution Filing	**Page of**	**Total Pages**	**Motor Vehicle Schedule Attached**	**Registration Number**			**Registered Under**	
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	505877247				C DISCHRG				
Reference Debtor/ Transferor	**First Given Name**				**Initial**	**Surname**			
	Business Debtor Name								
	SI 2500 BRANT INC.								
Other Change	**Other Change**								
Reason / Description	**Reason / Description**								
Debtor/ Transferee	**Date of Birth**		**First Given Name**			**Initial**	**Surname**		
	Business Debtor Name							**Ontario Corporation Number**	
	Address					**City**		**Province**	**Postal Code**
Assignor Name	**Assignor Name**								
Secured Party	**Secured party, lien claimant, assignee**								
	Address					**City**		**Province**	**Postal Code**
Collateral Classification	**Consumer Goods**	**Inventory**	**Equipment**	**Accounts**	**Other**	**Motor Vehicle Included**	**Amount**	**Date of Maturity or**	**No Fixed Maturity Date**
Motor Vehicle Description	**Year**	**Make**				**Model**		**V.I.N.**	
General Collateral Description	**General Collateral Description**								

Registering Agent	Registering Agent or Secured Party/ Lien Claimant			
	TORKIN MANES LLP (L. RODNESS/LD/17349.0544)			
	Address	**City**	**Province**	**Postal Code**
	1500-151 YONGE STREET	TORONTO	ON	M5C 2W7

END OF FAMILY

Type of Search	Business Debtor							
Search Conducted On	SI 2500 BRANT INC.							
File Currency	30SEP 2026							
	File Number	**Family**	**of Families**	**Page**	**of Pages**	**Expiry Date**	**Status**	
	530050959	2	2	4	5	21AUG 2030		
FORM 1C FINANCING STATEMENT / CLAIM FOR LIEN								
File Number	**Caution Filing**	**Page of**	**Total Pages**	**Motor Vehicle Schedule**		**Registration Number**	**Registered Under**	**Registration Period**
530050959		001	2			20260821 1657 1590 3769	P PPSA	4

Individual Debtor	Date of Birth	First Given Name	Initial	Surname	
Business Debtor	**Business Debtor Name**			**Ontario Corporation Number**	
	SI 2500 BRANT INC.				
	Address		**City**	**Province**	**Postal Code**
	1075 SUTTON DRIVE		BURLINGTON	ON	L7L 5Z8

Individual Debtor	Date of Birth	First Given Name	Initial	Surname	
Business Debtor	**Business Debtor Name**			**Ontario Corporation Number**	
	Address		**City**	**Province**	**Postal Code**

Secured Party	Secured Party / Lien Claimant			
	HMT HOLDINGS INC.			
	Address	**City**	**Province**	**Postal Code**
	C/O HARBOUR MTG, 36 TORONTO ST, STE 500	TORONTO	ON	M5C 2C5

Collateral Classification	Consumer Goods	Inventory	Equipment	Accounts	Other	Motor Vehicle Included	Amount	Date of Maturity or	No Fixed Maturity Date
		X	X	X	X	X			

Motor Vehicle Description	Year	Make	Model	V.I.N.

General Collateral Description	General Collateral Description
	ALL RIGHTS, TITLE AND INTEREST OF THE DEBTOR IN ALL PERSONAL PROPERTY
	LOCATED AT, RELATING TO OR USED IN CONNECTION WITH THE REAL PROPERTY
	DESCRIBED IN PINS 25566-0001 (LT) TO 25566-0010 (LT), INCLUSIVE, IN

Registering Agent	Registering Agent			
	TORKIN MANES LLP (L. RODNESS/LD/17349.0544)			
	Address	**City**	**Province**	**Postal Code**
	1500-151 YONGE STREET	TORONTO	ON	M5C 2W7

CONTINUED

Type of Search	Business Debtor								
Search Conducted On	SI 2500 BRANT INC.								
File Currency	30SEP 2026								
	File Number	**Family**	**of Families**	**Page**	**of Pages**	**Expiry Date**	**Status**		
	530050959	2	2	5	5	21AUG 2030			
FORM 1C FINANCING STATEMENT / CLAIM FOR LIEN									
File Number	**Caution Filing**	**Page of**	**Total Pages**	**Motor Vehicle Schedule**		**Registration Number**	**Registered Under**	**Registration Period**	
530050959		002	2			20260821 1657 1590 3769			
Individual Debtor	**Date of Birth**		**First Given Name**			**Initial**	**Surname**		
Business Debtor	**Business Debtor Name**						**Ontario Corporation Number**		
	Address					**City**	**Province**	**Postal Code**	
Individual Debtor	**Date of Birth**		**First Given Name**			**Initial**	**Surname**		
Business Debtor	**Business Debtor Name**						**Ontario Corporation Number**		
	Address					**City**	**Province**	**Postal Code**	
Secured Party	**Secured Party / Lien Claimant**								
	Address					**City**	**Province**	**Postal Code**	
Collateral Classification	**Consumer Goods**	**Inventory**	**Equipment**	**Accounts**	**Other**	**Motor Vehicle Included**	**Amount**	**Date of Maturity or**	**No Fixed Maturity Date**
Motor Vehicle Description	**Year**	**Make**				**Model**		**V.I.N.**	
General Collateral Description	**General Collateral Description**								
	THE HALTON LAND TITLES OFFICE AND MUNICIPALLY KNOWN AS 2500 BRANT								
	STREET, UNITS 1 TO 10, INCLUSIVE, BURLINGTON, ONTARIO, AND ALL								
	PROCEEDS THEREOF								
Registering Agent	**Registering Agent**								
	Address					**City**	**Province**	**Postal Code**	

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File Currency: **30SEP 2026**

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Type of Search	Business Debtor								
Search Conducted On	SIREG 5581 HERITAGE INC.								
File Currency	30SEP 2026								
	File Number	**Family**	**of Families**	**Page**	**of Pages**	**Expiry Date**	**Status**		
	505877319	1	2	1	5	04SEP 2026	D DISCHARGED		
FORM 1C FINANCING STATEMENT / CLAIM FOR LIEN									
File Number	**Caution Filing**	**Page of**	**Total Pages**	**Motor Vehicle Schedule**		**Registration Number**	**Registered Under**	**Registration Period**	
505877319		001	2			20240530 1326 1590 4406	P PPSA	4	
Individual Debtor	**Date of Birth**	**First Given Name**			**Initial**	**Surname**			
Business Debtor	**Business Debtor Name**						**Ontario Corporation Number**		
	SIREG 5581 HERITAGE INC.								
	Address					**City**	**Province**	**Postal Code**	
	1075 SUTTON DRIVE					BURLINGTON	ON	L7L 5Z8	
Individual Debtor	**Date of Birth**	**First Given Name**			**Initial**	**Surname**			
Business Debtor	**Business Debtor Name**						**Ontario Corporation Number**		
	Address					**City**	**Province**	**Postal Code**	
Secured Party	**Secured Party / Lien Claimant**								
	HMT HOLDINGS INC.								
	Address					**City**	**Province**	**Postal Code**	
	C/O HARBOUR MTG, 36 TORONTO ST, STE 500					TORONTO	ON	M5C 2C5	
Collateral Classification	**Consumer Goods**	**Inventory**	**Equipment**	**Accounts**	**Other**	**Motor Vehicle Included**	**Amount**	**Date of Maturity or**	**No Fixed Maturity Date**
		X	X	X	X	X			
Motor Vehicle Description	**Year**	**Make**				**Model**		**V.I.N.**	
General Collateral Description	**General Collateral Description**								
	ALL RIGHTS, TITLE AND INTEREST OF THE DEBTOR IN ALL PERSONAL PROPERTY								
	LOCATED AT, RELATING TO OR USED IN CONNECTION WITH THE REAL PROPERTY								

	DESCRIBED IN PIN 64272-0035 (LT) IN THE NIAGARA SOUTH LAND TITLES

Registering Agent	**Registering Agent**			
	TORKIN MANES LLP (L. RODNESS/LD 17349.0448)			
	Address	**City**	**Province**	**Postal Code**
	1500-151 YONGE STREET	TORONTO	ON	M5C 2W7

CONTINUED

Type of Search	Business Debtor						
Search Conducted On	SIREG 5581 HERITAGE INC.						
File Currency	30SEP 2026						
	File Number	**Family**	**of Families**	**Page**	**of Pages**	**Expiry Date**	**Status**
	505877319	1	2	2	5	04SEP 2026	D DISCHARGED

FORM 1C FINANCING STATEMENT / CLAIM FOR LIEN

File Number	**Caution Filing**	**Page of**	**Total Pages**	**Motor Vehicle Schedule**	**Registration Number**	**Registered Under**	**Registration Period**
505877319		002	2		20240530 1326 1590 4406		

Individual Debtor	**Date of Birth**	**First Given Name**	**Initial**	**Surname**
Business Debtor	**Business Debtor Name**			**Ontario Corporation Number**
	Address		**City**	**Province** / **Postal Code**

Individual Debtor	**Date of Birth**	**First Given Name**	**Initial**	**Surname**
Business Debtor	**Business Debtor Name**			**Ontario Corporation Number**
	Address		**City**	**Province** / **Postal Code**

Secured Party	**Secured Party / Lien Claimant**			
	Address		**City**	**Province** / **Postal Code**

Collateral Classification	**Consumer Goods**	**Inventory**	**Equipment**	**Accounts**	**Other**	**Motor Vehicle Included**	**Amount**	**Date of Maturity or**	**No Fixed Maturity Date**

Motor Vehicle Description	**Year**	**Make**	**Model**	**V.I.N.**

General Collateral Description	**General Collateral Description**
	OFFICE AND MUNICIPALLY KNOWN AS 5581 HERITAGE DRIVE, NIAGARA FALLS,
	ONTARIO, AND ALL PROCEEDS THEREOF

Registering Agent	**Registering Agent**			
	Address	**City**	**Province**	**Postal Code**

CONTINUED

Type of Search	Business Debtor								
Search Conducted On	SIREG 5581 HERITAGE INC.								
File Currency	30SEP 2026								
	File Number	**Family**	**of Families**	**Page**	**of Pages**				
	505877319	1	2	3	5				
FORM 2C FINANCING CHANGE STATEMENT / CHANGE STATEMENT									
	Caution Filing	**Page of**	**Total Pages**	**Motor Vehicle Schedule Attached**	**Registration Number**			**Registered Under**	
		001	1		20260904 1748 1590 5729				
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	505877319				C DISCHRG				
Reference Debtor/ Transferor	**First Given Name**				**Initial**	**Surname**			
	Business Debtor Name								
	SIREG 5581 HERITAGE INC								
Other Change	**Other Change**								
Reason / Description	**Reason / Description**								
Debtor/ Transferee	**Date of Birth**		**First Given Name**			**Initial**	**Surname**		
	Business Debtor Name							**Ontario Corporation Number**	
	Address					**City**		**Province**	**Postal Code**
Assignor Name	**Assignor Name**								
Secured Party	**Secured party, lien claimant, assignee**								
	Address					**City**		**Province**	**Postal Code**
Collateral Classification	**Consumer Goods**	**Inventory**	**Equipment**	**Accounts**	**Other**	**Motor Vehicle Included**	**Amount**	**Date of Maturity or**	**No Fixed Maturity Date**
Motor Vehicle Description	**Year**	**Make**				**Model**		**V.I.N.**	
General Collateral Description	**General Collateral Description**								

Registering Agent	Registering Agent or Secured Party/ Lien Claimant			
	TORKIN MANES LLP (L. RODNESS/LD/17349.0544)			
	Address	**City**	**Province**	**Postal Code**
	1500-151 YONGE STREET	TORONTO	ON	M5C 2W7

END OF FAMILY

Type of Search	Business Debtor							
Search Conducted On	SIREG 5581 HERITAGE INC.							
File Currency	30SEP 2026							
	File Number	**Family**	**of Families**	**Page**	**of Pages**	**Expiry Date**	**Status**	
	530051031	2	2	4	5	21AUG 2030		
FORM 1C FINANCING STATEMENT / CLAIM FOR LIEN								
File Number	**Caution Filing**	**Page of**	**Total Pages**	**Motor Vehicle Schedule**		**Registration Number**	**Registered Under**	**Registration Period**
530051031		001	2			20260821 1658 1590 3770	P PPSA	4

Individual Debtor	Date of Birth	First Given Name	Initial	Surname	
Business Debtor	**Business Debtor Name**			**Ontario Corporation Number**	
	SIREG 5581 HERITAGE INC.				
	Address		**City**	**Province**	**Postal Code**
	1075 SUTTON DRIVE		BURLINGTON	ON	L7L 5Z8

Individual Debtor	Date of Birth	First Given Name	Initial	Surname	
Business Debtor	**Business Debtor Name**			**Ontario Corporation Number**	
	Address		**City**	**Province**	**Postal Code**

Secured Party	Secured Party / Lien Claimant			
	HMT HOLDINGS INC.			
	Address	**City**	**Province**	**Postal Code**
	C/O HARBOUR MTG, 36 TORONTO ST, STE 500	TORONTO	ON	M5C 2C5

Collateral Classification	Consumer Goods	Inventory	Equipment	Accounts	Other	Motor Vehicle Included	Amount	Date of Maturity or	No Fixed Maturity Date
		X	X	X	X	X			

Motor Vehicle Description	Year	Make	Model	V.I.N.

General Collateral Description	General Collateral Description
	ALL RIGHTS, TITLE AND INTEREST OF THE DEBTOR IN ALL PERSONAL PROPERTY
	LOCATED AT, RELATING TO OR USED IN CONNECTION WITH THE REAL PROPERTY
	DESCRIBED IN PIN 64272-0035 (LT) IN THE NIAGARA SOUTH LAND TITLES

Registering Agent	Registering Agent			
	TORKIN MANES LLP (L. RODNESS/LD/17349.0544)			
	Address	**City**	**Province**	**Postal Code**
	1500-151 YONGE STREET	TORONTO	ON	M5C 2W7

CONTINUED

Type of Search	Business Debtor							
Search Conducted On	SIREG 5581 HERITAGE INC.							
File Currency	30SEP 2026							
	File Number	**Family**	**of Families**	**Page**	**of Pages**	**Expiry Date**	**Status**	
	530051031	2	2	5	5	21AUG 2030		
FORM 1C FINANCING STATEMENT / CLAIM FOR LIEN								
File Number	**Caution Filing**	**Page of**	**Total Pages**	**Motor Vehicle Schedule**		**Registration Number**	**Registered Under**	**Registration Period**
530051031		002	2			20260821 1658 1590 3770		
Individual Debtor	**Date of Birth**		**First Given Name**			**Initial**	**Surname**	
Business Debtor	**Business Debtor Name**						**Ontario Corporation Number**	
	Address					**City**	**Province**	**Postal Code**
Individual Debtor	**Date of Birth**		**First Given Name**			**Initial**	**Surname**	
Business Debtor	**Business Debtor Name**						**Ontario Corporation Number**	
	Address					**City**	**Province**	**Postal Code**
Secured Party	**Secured Party / Lien Claimant**							
	Address					**City**	**Province**	**Postal Code**
Collateral Classification	**Consumer Goods**	**Inventory**	**Equipment**	**Accounts**	**Other**	**Motor Vehicle Included**	**Amount**	**Date of Maturity or**	**No Fixed Maturity Date**
Motor Vehicle Description	**Year**	**Make**				**Model**		**V.I.N.**	
General Collateral Description	**General Collateral Description**								
	OFFICE AND MUNICIPALLY KNOWN AS 5581 HERITAGE DRIVE, NIAGARA FALLS,								
	ONTARIO, AND ALL PROCEEDS THEREOF								
Registering Agent	**Registering Agent**								
	Address					**City**	**Province**	**Postal Code**	

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File Currency: **30SEP 2026**

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Type of Search	Business Debtor								
Search Conducted On	SIREG 3438 SINNICKS INC.								
File Currency	30SEP 2026								
	File Number	**Family**	**of Families**	**Page**	**of Pages**	**Expiry Date**	**Status**		
	505877274	1	2	1	5	04SEP 2026	D DISCHARGED		
FORM 1C FINANCING STATEMENT / CLAIM FOR LIEN									
File Number	**Caution Filing**	**Page of**	**Total Pages**	**Motor Vehicle Schedule**		**Registration Number**	**Registered Under**	**Registration Period**	
505877274		001	2			20240530 1325 1590 4405	P PPSA	4	
Individual Debtor	**Date of Birth**	**First Given Name**			**Initial**	**Surname**			
Business Debtor	**Business Debtor Name**						**Ontario Corporation Number**		
	SIREG 3438 SINNICKS INC.								
	Address					**City**	**Province**	**Postal Code**	
	1075 SUTTON DRIVE					BURLINGTON	ON	L7L 5Z8	
Individual Debtor	**Date of Birth**	**First Given Name**			**Initial**	**Surname**			
Business Debtor	**Business Debtor Name**						**Ontario Corporation Number**		
	Address					**City**	**Province**	**Postal Code**	
Secured Party	**Secured Party / Lien Claimant**								
	HMT HOLDINGS INC.								
	Address					**City**	**Province**	**Postal Code**	
	C/O HARBOUR MTG, 36 TORONTO ST, STE 500					TORONTO	ON	M5C 2C5	
Collateral Classification	**Consumer Goods**	**Inventory**	**Equipment**	**Accounts**	**Other**	**Motor Vehicle Included**	**Amount**	**Date of Maturity or**	**No Fixed Maturity Date**
		X	X	X	X	X			
Motor Vehicle Description	**Year**	**Make**				**Model**		**V.I.N.**	
General Collateral Description	**General Collateral Description**								
	ALL RIGHTS, TITLE AND INTEREST OF THE DEBTOR IN ALL PERSONAL PROPERTY								
	LOCATED AT, RELATING TO OR USED IN CONNECTION WITH THE REAL PROPERTY								

	DESCRIBED IN PIN 64270-0092 (LT) IN THE NIAGARA SOUTH LAND TITLES

Registering Agent	**Registering Agent**			
	TORKIN MANES LLP (L. RODNESS/LD 17349.0448)			
	Address	**City**	**Province**	**Postal Code**
	1500-151 YONGE STREET	TORONTO	ON	M5C 2W7

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Type of Search	Business Debtor						
Search Conducted On	SIREG 3438 SINNICKS INC.						
File Currency	30SEP 2026						
	File Number	**Family**	**of Families**	**Page**	**of Pages**	**Expiry Date**	**Status**
	505877274	1	2	2	5	04SEP 2026	D DISCHARGED

FORM 1C FINANCING STATEMENT / CLAIM FOR LIEN

File Number	**Caution Filing**	**Page of**	**Total Pages**	**Motor Vehicle Schedule**	**Registration Number**	**Registered Under**	**Registration Period**
505877274		002	2		20240530 1325 1590 4405		

Individual Debtor	**Date of Birth**	**First Given Name**	**Initial**	**Surname**
Business Debtor	**Business Debtor Name**			**Ontario Corporation Number**
	Address		**City**	**Province** / **Postal Code**

Individual Debtor	**Date of Birth**	**First Given Name**	**Initial**	**Surname**
Business Debtor	**Business Debtor Name**			**Ontario Corporation Number**
	Address		**City**	**Province** / **Postal Code**

Secured Party	**Secured Party / Lien Claimant**			
	Address		**City**	**Province** / **Postal Code**

Collateral Classification	**Consumer Goods**	**Inventory**	**Equipment**	**Accounts**	**Other**	**Motor Vehicle Included**	**Amount**	**Date of Maturity or**	**No Fixed Maturity Date**

Motor Vehicle Description	**Year**	**Make**	**Model**	**V.I.N.**

General Collateral Description	**General Collateral Description**
	OFFICE AND MUNICIPALLY KNOWN AS 3438 SINNICKS AVENUE, NIAGARA FALLS,
	ONTARIO, AND ALL PROCEEDS THEREOF

Registering Agent	**Registering Agent**			
	Address	**City**	**Province**	**Postal Code**

CONTINUED

Type of Search	Business Debtor						
Search Conducted On	SIREG 3438 SINNICKS INC.						
File Currency	30SEP 2026						
	File Number	**Family**	**of Families**	**Page**	**of Pages**		
	505877274	1	2	3	5		
FORM 2C FINANCING CHANGE STATEMENT / CHANGE STATEMENT							
	Caution Filing	**Page of**	**Total Pages**	**Motor Vehicle Schedule Attached**	**Registration Number**		**Registered Under**
		001	1		20260904 1748 1590 5730		
Record Referenced	**File Number**		**Page Amended**	**No Specific Page Amended**	**Change Required**	**Renewal Years**	**Correct Period**
	505877274				C DISCHRG		
Reference Debtor/ Transferor	**First Given Name**			**Initial**	**Surname**		
	Business Debtor Name						
	SIREG 3438 SINNICKS INC.						
Other Change	**Other Change**						
Reason / Description	**Reason / Description**						
Debtor/ Transferee	**Date of Birth**		**First Given Name**		**Initial**	**Surname**	
	Business Debtor Name						**Ontario Corporation Number**
	Address				**City**	**Province**	**Postal Code**
Assignor Name	**Assignor Name**						
Secured Party	**Secured party, lien claimant, assignee**						
	Address				**City**	**Province**	**Postal Code**
Collateral Classification	**Consumer Goods**	**Inventory**	**Equipment**	**Accounts**	**Other**	**Motor Vehicle Included**	**Amount**	**Date of Maturity or**	**No Fixed Maturity Date**
Motor Vehicle Description	**Year**	**Make**				**Model**		**V.I.N.**	
General Collateral Description	**General Collateral Description**								

Registering Agent	Registering Agent or Secured Party/ Lien Claimant			
	TORKIN MANES LLP (L. RODNESS/LD/17349.0544)			
	Address	**City**	**Province**	**Postal Code**
	1500-151 YONGE STREET	TORONTO	ON	M5C 2W7

END OF FAMILY

Type of Search	Business Debtor							
Search Conducted On	SIREG 3438 SINNICKS INC.							
File Currency	30SEP 2026							
	File Number	**Family**	**of Families**	**Page**	**of Pages**	**Expiry Date**	**Status**	
	530051049	2	2	4	5	21AUG 2030		
FORM 1C FINANCING STATEMENT / CLAIM FOR LIEN								
File Number	**Caution Filing**	**Page of**	**Total Pages**	**Motor Vehicle Schedule**		**Registration Number**	**Registered Under**	**Registration Period**
530051049		001	2			20260821 1659 1590 3771	P PPSA	4

Individual Debtor	Date of Birth	First Given Name	Initial	Surname	
Business Debtor	**Business Debtor Name**			**Ontario Corporation Number**	
	SIREG 3438 SINNICKS INC.				
	Address		**City**	**Province**	**Postal Code**
	1075 SUTTON DRIVE		BURLINGTON	ON	L7L 5Z8

Individual Debtor	Date of Birth	First Given Name	Initial	Surname	
Business Debtor	**Business Debtor Name**			**Ontario Corporation Number**	
	Address		**City**	**Province**	**Postal Code**

Secured Party	Secured Party / Lien Claimant			
	HMT HOLDINGS INC.			
	Address	**City**	**Province**	**Postal Code**
	C/O HARBOUR MTG, 36 TORONTO ST, STE 500	TORONTO	ON	M5C 2C5

Collateral Classification	Consumer Goods	Inventory	Equipment	Accounts	Other	Motor Vehicle Included	Amount	Date of Maturity or	No Fixed Maturity Date
		X	X	X	X	X			

Motor Vehicle Description	Year	Make	Model	V.I.N.

General Collateral Description	General Collateral Description
	ALL RIGHTS, TITLE AND INTEREST OF THE DEBTOR IN ALL PERSONAL PROPERTY
	LOCATED AT, RELATING TO OR USED IN CONNECTION WITH THE REAL PROPERTY
	DESCRIBED IN PIN 64270-0092 (LT) IN THE NIAGARA SOUTH LAND TITLES

Registering Agent	Registering Agent			
	TORKIN MANES LLP (L. RODNESS/LD/17349.0544)			
	Address	**City**	**Province**	**Postal Code**
	1500-151 YONGE STREET	TORONTO	ON	M5C 2W7

CONTINUED

Type of Search	Business Debtor								
Search Conducted On	SIREG 3438 SINNICKS INC.								
File Currency	30SEP 2026								
	File Number	**Family**	**of Families**	**Page**	**of Pages**	**Expiry Date**	**Status**		
	530051049	2	2	5	5	21AUG 2030			
FORM 1C FINANCING STATEMENT / CLAIM FOR LIEN									
File Number	**Caution Filing**	**Page of**	**Total Pages**	**Motor Vehicle Schedule**		**Registration Number**	**Registered Under**	**Registration Period**	
530051049		002	2			20260821 1659 1590 3771			
Individual Debtor	**Date of Birth**		**First Given Name**			**Initial**	**Surname**		
Business Debtor	**Business Debtor Name**						**Ontario Corporation Number**		
	Address					**City**	**Province**	**Postal Code**	
Individual Debtor	**Date of Birth**		**First Given Name**			**Initial**	**Surname**		
Business Debtor	**Business Debtor Name**						**Ontario Corporation Number**		
	Address					**City**	**Province**	**Postal Code**	
Secured Party	**Secured Party / Lien Claimant**								
	Address					**City**	**Province**	**Postal Code**	
Collateral Classification	**Consumer Goods**	**Inventory**	**Equipment**	**Accounts**	**Other**	**Motor Vehicle Included**	**Amount**	**Date of Maturity or**	**No Fixed Maturity Date**
Motor Vehicle Description	**Year**	**Make**				**Model**		**V.I.N.**	
General Collateral Description	**General Collateral Description**								
	OFFICE AND MUNICIPALLY KNOWN AS 3438 SINNICKS AVENUE, NIAGARA FALLS,								
	ONTARIO, AND ALL PROCEEDS THEREOF								
Registering Agent	**Registering Agent**								
	Address					**City**	**Province**	**Postal Code**	

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Type of Search	Business Debtor							
Search Conducted On	SIREG BROCK STREET INC.							
File Currency	27SEP 2026							
	File Number	**Family**	**of Families**	**Page**	**of Pages**	**Expiry Date**	**Status**	
	524746935	1	2	1	5	05MAR 2029		
FORM 1C FINANCING STATEMENT / CLAIM FOR LIEN								
File Number	**Caution Filing**	**Page of**	**Total Pages**	**Motor Vehicle Schedule**		**Registration Number**	**Registered Under**	**Registration Period**
524746935		001	2			20260305 1107 1590 0186	P PPSA	3
Individual Debtor	**Date of Birth**	**First Given Name**			**Initial**		**Surname**	
Business Debtor	**Business Debtor Name**						**Ontario Corporation Number**	
	SIREG BROCK STREET INC.							
	Address					**City**	**Province**	**Postal Code**
	7275 RAPISTAN COURT					MISSISSAUGA	ON	L5N 5Z4
Individual Debtor	**Date of Birth**	**First Given Name**			**Initial**		**Surname**	
Business Debtor	**Business Debtor Name**						**Ontario Corporation Number**	
	Address					**City**	**Province**	**Postal Code**
Secured Party	**Secured Party / Lien Claimant**							
	HMT HOLDINGS INC.							
	Address					**City**	**Province**	**Postal Code**
	C/O HARBOUR MTG, 36 TORONTO ST, STE 500					TORONTO	ON	M5C 2C5
Collateral Classification	**Consumer Goods**	**Inventory**	**Equipment**	**Accounts**	**Other**	**Motor Vehicle Included**	**Amount**	**Date of Maturity or**	**No Fixed Maturity Date**
		X	X	X	X	X			
Motor Vehicle Description	**Year**	**Make**				**Model**		**V.I.N.**	
General Collateral Description	**General Collateral Description**								
	ALL RIGHTS, TITLE AND INTEREST OF THE DEBTOR IN ALL PERSONAL PROPERTY								
	LOCATED AT, RELATING TO OR USED IN CONNECTION WITH THE REAL PROPERTY								

	DESCRIBED IN PIN 01249-0206 (LT) IN THE ESSEX LAND TITLES OFFICE AND

Registering Agent	Registering Agent			
	TORKIN MANES LLP (L. RODNESS/LD/17349.0528)			
	Address	**City**	**Province**	**Postal Code**
	1500-151 YONGE STREET	TORONTO	ON	M5C 2W7

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Type of Search	Business Debtor						
Search Conducted On	SIREG BROCK STREET INC.						
File Currency	27SEP 2026						
	File Number	**Family**	**of Families**	**Page**	**of Pages**	**Expiry Date**	**Status**
	524746935	1	2	2	5	05MAR 2029	

FORM 1C FINANCING STATEMENT / CLAIM FOR LIEN

File Number	Caution Filing	Page of	Total Pages	Motor Vehicle Schedule	Registration Number	Registered Under	Registration Period
524746935		002	2		20260305 1107 1590 0186		

Individual Debtor	Date of Birth	First Given Name	Initial	Surname
Business Debtor	**Business Debtor Name**			**Ontario Corporation Number**
	Address		**City**	**Province** / **Postal Code**

Individual Debtor	Date of Birth	First Given Name	Initial	Surname
Business Debtor	**Business Debtor Name**			**Ontario Corporation Number**
	Address		**City**	**Province** / **Postal Code**

Secured Party	Secured Party / Lien Claimant			
	Address		**City**	**Province** / **Postal Code**

Collateral Classification	Consumer Goods	Inventory	Equipment	Accounts	Other	Motor Vehicle Included	Amount	Date of Maturity or	No Fixed Maturity Date

Motor Vehicle Description	Year	Make	Model	V.I.N.

General Collateral Description	General Collateral Description
	MUNICIPALLY KNOWN AS 965-985 BROCK STREET, WINDSOR, ONTARIO, AND ALL
	PROCEEDS THEREOF

Registering Agent	Registering Agent			
	Address		**City**	**Province** / **Postal Code**

END OF FAMILY

Type of Search	Business Debtor							
Search Conducted On	SIREG BROCK STREET INC.							
File Currency	27SEP 2026							
	File Number	Family	of Families	Page	of Pages	Expiry Date	Status	
	526655511	2	2	3	5	06MAY 2029		

FORM 1C FINANCING STATEMENT / CLAIM FOR LIEN

File Number	Caution Filing	Page of	Total Pages	Motor Vehicle Schedule	Registration Number	Registered Under	Registration Period
526655511		001	3		20260506 1150 1902 3012	P PPSA	03

Individual Debtor	Date of Birth	First Given Name	Initial	Surname	
Business Debtor	Business Debtor Name			Ontario Corporation Number	
	SI 280 ERIE INC.				
	Address		City	Province	Postal Code
	1075 SUTTON DRIVE		BURLINGTON	ON	L7L 5Z8

Individual Debtor	Date of Birth	First Given Name	Initial	Surname	
Business Debtor	Business Debtor Name			Ontario Corporation Number	
	SI 280 PARK INC.				
	Address		City	Province	Postal Code
	1075 SUTTON DRIVE		BURLINGTON	ON	L7L 5Z8

Secured Party	Secured Party / Lien Claimant			
	TR3 INVESTMENT CORP.			
	Address	City	Province	Postal Code
	220 WYECROFT ROAD, SUITE 203	OAKVILLE	ON	L6K 3V1

Collateral Classification	Consumer Goods	Inventory	Equipment	Accounts	Other	Motor Vehicle Included	Amount	Date of Maturity or	No Fixed Maturity Date
		X	X	X	X	X			

Motor Vehicle Description	Year	Make	Model	V.I.N.

General Collateral Description	General Collateral Description

Registering Agent	Registering Agent			
	GROPPER PROFESSIONAL CORPORATION			
	Address	City	Province	Postal Code
	1701 AVENUE ROAD, SUITE 200	TORONTO	ON	M5M 3Y3

CONTINUED

Type of Search	Business Debtor
Search Conducted On	SIREG BROCK STREET INC.
File Currency	27SEP 2026

	File Number	Family	of Families	Page	of Pages	Expiry Date	Status
	526655511	2	2	4	5	06MAY 2029	

FORM 1C FINANCING STATEMENT / CLAIM FOR LIEN

File Number	Caution Filing	Page of	Total Pages	Motor Vehicle Schedule	Registration Number	Registered Under	Registration Period
526655511		002	3		20260506 1150 1902 3012		

Individual Debtor	Date of Birth	First Given Name	Initial	Surname	
Business Debtor	Business Debtor Name			Ontario Corporation Number	
	SIREG PELLETIER STREET INC.				
	Address		City	Province	Postal Code
	1075 SUTTON DRIVE		BURLINGTON	ON	L7L 5Z8

Individual Debtor	Date of Birth	First Given Name	Initial	Surname	
Business Debtor	Business Debtor Name			Ontario Corporation Number	
	SIREG BROCK STREET INC.				
	Address		City	Province	Postal Code
	1075 SUTTON DRIVE		BURLINGTON	ON	L7L 5Z8

Secured Party	Secured Party / Lien Claimant				
	Address		City	Province	Postal Code

Collateral Classification	Consumer Goods	Inventory	Equipment	Accounts	Other	Motor Vehicle Included	Amount	Date of Maturity or	No Fixed Maturity Date

Motor Vehicle Description	Year	Make	Model	V.I.N.

General Collateral Description	General Collateral Description

Registering Agent	Registering Agent			
	Address	City	Province	Postal Code

CONTINUED

Type of Search	Business Debtor
Search Conducted On	SIREG BROCK STREET INC.
File Currency	27SEP 2026

	File Number	Family	of Families	Page	of Pages	Expiry Date	Status
	526655511	2	2	5	5	06MAY 2029	

FORM 1C FINANCING STATEMENT / CLAIM FOR LIEN

File Number	Caution Filing	Page of	Total Pages	Motor Vehicle Schedule	Registration Number	Registered Under	Registration Period

526655511		003	3		20260506 1150 1902 3012		

Individual Debtor	**Date of Birth**	**First Given Name**	**Initial**	**Surname**	
Business Debtor	**Business Debtor Name**			**Ontario Corporation Number**	
	SIREG 1075 SUTTON INC.				
	Address		**City**	**Province**	**Postal Code**
	1075 SUTTON DRIVE		BURLINGTON	ON	L7L 5Z8

Individual Debtor	**Date of Birth**	**First Given Name**	**Initial**	**Surname**	
Business Debtor	**Business Debtor Name**			**Ontario Corporation Number**	
	SIREG HOLDINGS INC.				
	Address		**City**	**Province**	**Postal Code**
	1075 SUTTON DRIVE		BURLINGTON	ON	L7L 5Z8

Secured Party	**Secured Party / Lien Claimant**				
	Address		**City**	**Province**	**Postal Code**

Collateral Classification	**Consumer Goods**	**Inventory**	**Equipment**	**Accounts**	**Other**	**Motor Vehicle Included**	**Amount**	**Date of Maturity or**	**No Fixed Maturity Date**

Motor Vehicle Description	**Year**	**Make**	**Model**	**V.I.N.**

General Collateral Description	**General Collateral Description**

Registering Agent	**Registering Agent**			
	Address	**City**	**Province**	**Postal Code**

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Type of Search	Business Debtor							
Search Conducted On	SIREG PELLETIER STREET INC.							
File Currency	27SEP 2026							
	File Number	**Family**	**of Families**	**Page**	**of Pages**	**Expiry Date**	**Status**	
	524746971	1	2	1	5	05MAR 2029		
FORM 1C FINANCING STATEMENT / CLAIM FOR LIEN								
File Number	**Caution Filing**	**Page of**	**Total Pages**	**Motor Vehicle Schedule**		**Registration Number**	**Registered Under**	**Registration Period**
524746971		001	2			20260305 1108 1590 0187	P PPSA	3
Individual Debtor	**Date of Birth**	**First Given Name**			**Initial**	**Surname**		
Business Debtor	**Business Debtor Name**					**Ontario Corporation Number**		
	SIREG PELLETIER STREET INC.							
	Address				**City**	**Province**	**Postal Code**	
	7275 RAPISTAN COURT				MISSISSAUGA	ON	L5N 5Z4	
Individual Debtor	**Date of Birth**	**First Given Name**			**Initial**	**Surname**		
Business Debtor	**Business Debtor Name**					**Ontario Corporation Number**		
	Address				**City**	**Province**	**Postal Code**	
Secured Party	**Secured Party / Lien Claimant**							
	HMT HOLDINGS INC.							
	Address				**City**	**Province**	**Postal Code**	
	C/O HARBOUR MTG, 36 TORONTO ST, STE 500				TORONTO	ON	M5C 2C5	

Collateral Classification	**Consumer Goods**	**Inventory**	**Equipment**	**Accounts**	**Other**	**Motor Vehicle Included**	**Amount**	**Date of Maturity or**	**No Fixed Maturity Date**
		X	X	X	X	X			

Motor Vehicle Description	**Year**	**Make**	**Model**	**V.I.N.**

General Collateral Description	**General Collateral Description**
	ALL RIGHTS, TITLE AND INTEREST OF THE DEBTOR IN ALL PERSONAL PROPERTY
	LOCATED AT, RELATING TO OR USED IN CONNECTION WITH THE REAL PROPERTY

	DESCRIBED IN PINS 01206-0264 (LT) AND 01206-0452 (LT) IN THE ESSEX

Registering Agent	Registering Agent			
	TORKIN MANES LLP (L. RODNESS/LD/17349.0528)			
	Address	**City**	**Province**	**Postal Code**
	1500-151 YONGE STREET	TORONTO	ON	M5C 2W7

CONTINUED

Type of Search	Business Debtor						
Search Conducted On	SIREG PELLETIER STREET INC.						
File Currency	27SEP 2026						
	File Number	**Family**	**of Families**	**Page**	**of Pages**	**Expiry Date**	**Status**
	524746971	1	2	2	5	05MAR 2029	

FORM 1C FINANCING STATEMENT / CLAIM FOR LIEN

File Number	Caution Filing	Page of	Total Pages	Motor Vehicle Schedule	Registration Number	Registered Under	Registration Period
524746971		002	2		20260305 1108 1590 0187		

Individual Debtor	Date of Birth	First Given Name	Initial	Surname
Business Debtor	**Business Debtor Name**			**Ontario Corporation Number**
	Address		**City**	**Province** / **Postal Code**

Individual Debtor	Date of Birth	First Given Name	Initial	Surname
Business Debtor	**Business Debtor Name**			**Ontario Corporation Number**
	Address		**City**	**Province** / **Postal Code**

Secured Party	Secured Party / Lien Claimant			
	Address		**City**	**Province** / **Postal Code**

Collateral Classification	Consumer Goods	Inventory	Equipment	Accounts	Other	Motor Vehicle Included	Amount	Date of Maturity or	No Fixed Maturity Date

Motor Vehicle Description	Year	Make	Model	V.I.N.

General Collateral Description	General Collateral Description
	LAND TITLES OFFICE AND MUNICIPALLY KNOWN AS 1340 TECUMSEH ROAD WEST,
	WINDSOR, ONTARIO AND 1307-1341 PELLETIER STREET, WINDSOR, ONTARIO,
	AND ALL PROCEEDS THEREOF

Registering Agent	Registering Agent			
	Address	**City**	**Province**	**Postal Code**

END OF FAMILY

Type of Search	Business Debtor							
Search Conducted On	SIREG PELLETIER STREET INC.							
File Currency	27SEP 2026							
	File Number	Family	of Families	Page	of Pages	Expiry Date	Status	
	526655511	2	2	3	5	06MAY 2029		
FORM 1C FINANCING STATEMENT / CLAIM FOR LIEN								
File Number	Caution Filing	Page of	Total Pages	Motor Vehicle Schedule		Registration Number	Registered Under	Registration Period
526655511		001	3			20260506 1150 1902 3012	P PPSA	03
Individual Debtor	Date of Birth	First Given Name			Initial	Surname		
Business Debtor	Business Debtor Name					Ontario Corporation Number		
	SI 280 ERIE INC.							
	Address				City	Province	Postal Code	
	1075 SUTTON DRIVE				BURLINGTON	ON	L7L 5Z8	
Individual Debtor	Date of Birth	First Given Name			Initial	Surname		
Business Debtor	Business Debtor Name					Ontario Corporation Number		
	SI 280 PARK INC.							
	Address				City	Province	Postal Code	
	1075 SUTTON DRIVE				BURLINGTON	ON	L7L 5Z8	
Secured Party	Secured Party / Lien Claimant							
	TR3 INVESTMENT CORP.							
	Address				City	Province	Postal Code	
	220 WYECROFT ROAD, SUITE 203				OAKVILLE	ON	L6K 3V1	
Collateral Classification	Consumer Goods	Inventory	Equipment	Accounts	Other	Motor Vehicle Included	Amount	Date of Maturity or	No Fixed Maturity Date
		X	X	X	X	X			
Motor Vehicle Description	Year	Make				Model	V.I.N.		
General Collateral Description	General Collateral Description								
Registering Agent	Registering Agent								
	GROPPER PROFESSIONAL CORPORATION								
	Address				City	Province	Postal Code		
	1701 AVENUE ROAD, SUITE 200				TORONTO	ON	M5M 3Y3		

CONTINUED

Type of Search	Business Debtor
Search Conducted On	SIREG PELLETIER STREET INC.
File Currency	27SEP 2026

	File Number	Family	of Families	Page	of Pages	Expiry Date	Status
	526655511	2	2	4	5	06MAY 2029	

FORM 1C FINANCING STATEMENT / CLAIM FOR LIEN

File Number	Caution Filing	Page of	Total Pages	Motor Vehicle Schedule	Registration Number	Registered Under	Registration Period
526655511		002	3		20260506 1150 1902 3012		

Individual Debtor	Date of Birth	First Given Name	Initial	Surname	
Business Debtor	**Business Debtor Name**			**Ontario Corporation Number**	
	SIREG PELLETIER STREET INC.				
	Address		**City**	**Province**	**Postal Code**
	1075 SUTTON DRIVE		BURLINGTON	ON	L7L 5Z8

Individual Debtor	Date of Birth	First Given Name	Initial	Surname	
Business Debtor	**Business Debtor Name**			**Ontario Corporation Number**	
	SIREG BROCK STREET INC.				
	Address		**City**	**Province**	**Postal Code**
	1075 SUTTON DRIVE		BURLINGTON	ON	L7L 5Z8

Secured Party	Secured Party / Lien Claimant			
	Address	**City**	**Province**	**Postal Code**

Collateral Classification	Consumer Goods	Inventory	Equipment	Accounts	Other	Motor Vehicle Included	Amount	Date of Maturity or	No Fixed Maturity Date

Motor Vehicle Description	Year	Make	Model	V.I.N.

General Collateral Description	General Collateral Description

Registering Agent	Registering Agent			
	Address	**City**	**Province**	**Postal Code**

CONTINUED

Type of Search	Business Debtor
Search Conducted On	SIREG PELLETIER STREET INC.
File Currency	27SEP 2026

	File Number	Family	of Families	Page	of Pages	Expiry Date	Status
	526655511	2	2	5	5	06MAY 2029	

FORM 1C FINANCING STATEMENT / CLAIM FOR LIEN

File Number	Caution Filing	Page of	Total Pages	Motor Vehicle Schedule	Registration Number	Registered Under	Registration Period

526655511		003	3		20260506 1150 1902 3012		

Individual Debtor	**Date of Birth**	**First Given Name**	**Initial**	**Surname**	
Business Debtor	**Business Debtor Name**			**Ontario Corporation Number**	
	SIREG 1075 SUTTON INC.				
	Address		**City**	**Province**	**Postal Code**
	1075 SUTTON DRIVE		BURLINGTON	ON	L7L 5Z8

Individual Debtor	**Date of Birth**	**First Given Name**	**Initial**	**Surname**	
Business Debtor	**Business Debtor Name**			**Ontario Corporation Number**	
	SIREG HOLDINGS INC.				
	Address		**City**	**Province**	**Postal Code**
	1075 SUTTON DRIVE		BURLINGTON	ON	L7L 5Z8

Secured Party	**Secured Party / Lien Claimant**								
	Address					**City**	**Province**	**Postal Code**	

Collateral Classification	**Consumer Goods**	**Inventory**	**Equipment**	**Accounts**	**Other**	**Motor Vehicle Included**	**Amount**	**Date of Maturity or**	**No Fixed Maturity Date**

Motor Vehicle Description	**Year**	**Make**	**Model**	**V.I.N.**

General Collateral Description	**General Collateral Description**

Registering Agent	**Registering Agent**			
	Address	**City**	**Province**	**Postal Code**

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Type of Search	Business Debtor								
Search Conducted On	SI 280 PARK INC.								
File Currency	27SEP 2026								
	File Number	**Family**	**of Families**	**Page**	**of Pages**	**Expiry Date**	**Status**		
	526655511	1	1	1	3	06MAY 2029			
FORM 1C FINANCING STATEMENT / CLAIM FOR LIEN									
File Number	**Caution Filing**	**Page of**	**Total Pages**	**Motor Vehicle Schedule**		**Registration Number**	**Registered Under**	**Registration Period**	
526655511		001	3			20260506 1150 1902 3012	P PPSA	03	
Individual Debtor	**Date of Birth**	**First Given Name**			**Initial**	**Surname**			
Business Debtor	**Business Debtor Name**						**Ontario Corporation Number**		
	SI 280 ERIE INC.								
	Address					**City**	**Province**	**Postal Code**	
	1075 SUTTON DRIVE					BURLINGTON	ON	L7L 5Z8	
Individual Debtor	**Date of Birth**	**First Given Name**			**Initial**	**Surname**			
Business Debtor	**Business Debtor Name**						**Ontario Corporation Number**		
	SI 280 PARK INC.								
	Address					**City**	**Province**	**Postal Code**	
	1075 SUTTON DRIVE					BURLINGTON	ON	L7L 5Z8	
Secured Party	**Secured Party / Lien Claimant**								
	TR3 INVESTMENT CORP.								
	Address					**City**	**Province**	**Postal Code**	
	220 WYECROFT ROAD, SUITE 203					OAKVILLE	ON	L6K 3V1	
Collateral Classification	**Consumer Goods**	**Inventory**	**Equipment**	**Accounts**	**Other**	**Motor Vehicle Included**	**Amount**	**Date of Maturity or**	**No Fixed Maturity Date**
		X	X	X	X	X			
Motor Vehicle Description	**Year**	**Make**				**Model**		**V.I.N.**	
General Collateral Description	**General Collateral Description**								

Registering Agent	**Registering Agent**			
	GROPPER PROFESSIONAL CORPORATION			
	Address	**City**	**Province**	**Postal Code**
	1701 AVENUE ROAD, SUITE 200	TORONTO	ON	M5M 3Y3

CONTINUED

Type of Search	Business Debtor								
Search Conducted On	SI 280 PARK INC.								
File Currency	27SEP 2026								
	File Number	**Family**	**of Families**	**Page**	**of Pages**	**Expiry Date**		**Status**	
	526655511	1	1	2	3	06MAY 2029			
FORM 1C FINANCING STATEMENT / CLAIM FOR LIEN									
File Number	**Caution Filing**	**Page of**	**Total Pages**	**Motor Vehicle Schedule**		**Registration Number**		**Registered Under**	**Registration Period**
526655511		002	3			20260506 1150 1902 3012			
Individual Debtor	**Date of Birth**		**First Given Name**			**Initial**		**Surname**	
Business Debtor	**Business Debtor Name**							**Ontario Corporation Number**	
	SIREG PELLETIER STREET INC.								
	Address					**City**		**Province**	**Postal Code**
	1075 SUTTON DRIVE					BURLINGTON		ON	L7L 5Z8
Individual Debtor	**Date of Birth**		**First Given Name**			**Initial**		**Surname**	
Business Debtor	**Business Debtor Name**							**Ontario Corporation Number**	
	SIREG BROCK STREET INC.								
	Address					**City**		**Province**	**Postal Code**
	1075 SUTTON DRIVE					BURLINGTON		ON	L7L 5Z8
Secured Party	**Secured Party / Lien Claimant**								
	Address					**City**		**Province**	**Postal Code**
Collateral Classification	**Consumer Goods**	**Inventory**	**Equipment**	**Accounts**	**Other**	**Motor Vehicle Included**	**Amount**	**Date of Maturity or**	**No Fixed Maturity Date**
Motor Vehicle Description	**Year**	**Make**				**Model**		**V.I.N.**	
General Collateral Description	**General Collateral Description**								
Registering Agent	**Registering Agent**								
	Address					**City**		**Province**	**Postal Code**

CONTINUED

Type of Search	Business Debtor								
Search Conducted On	SI 280 PARK INC.								
File Currency	27SEP 2026								
	File Number	**Family**	**of Families**	**Page**	**of Pages**	**Expiry Date**	**Status**		
	526655511	1	1	3	3	06MAY 2029			
FORM 1C FINANCING STATEMENT / CLAIM FOR LIEN									
File Number	**Caution Filing**	**Page of**	**Total Pages**	**Motor Vehicle Schedule**		**Registration Number**	**Registered Under**	**Registration Period**	
526655511		003	3			20260506 1150 1902 3012			
Individual Debtor	**Date of Birth**		**First Given Name**			**Initial**	**Surname**		
Business Debtor	**Business Debtor Name**						**Ontario Corporation Number**		
	SIREG 1075 SUTTON INC.								
	Address					**City**	**Province**	**Postal Code**	
	1075 SUTTON DRIVE					BURLINGTON	ON	L7L 5Z8	
Individual Debtor	**Date of Birth**		**First Given Name**			**Initial**	**Surname**		
Business Debtor	**Business Debtor Name**						**Ontario Corporation Number**		
	SIREG HOLDINGS INC.								
	Address					**City**	**Province**	**Postal Code**	
	1075 SUTTON DRIVE					BURLINGTON	ON	L7L 5Z8	
Secured Party	**Secured Party / Lien Claimant**								
	Address					**City**	**Province**	**Postal Code**	
Collateral Classification	**Consumer Goods**	**Inventory**	**Equipment**	**Accounts**	**Other**	**Motor Vehicle Included**	**Amount**	**Date of Maturity or**	**No Fixed Maturity Date**
Motor Vehicle Description	**Year**	**Make**				**Model**		**V.I.N.**	
General Collateral Description	**General Collateral Description**								
Registering Agent	**Registering Agent**								
	Address					**City**	**Province**	**Postal Code**	

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Type of Search	Business Debtor							
Search Conducted On	SI 280 ERIE INC.							
File Currency	27SEP 2026							
	File Number	**Family**	**of Families**	**Page**	**of Pages**	**Expiry Date**	**Status**	
	524747034	1	2	1	5	05MAR 2029		
FORM 1C FINANCING STATEMENT / CLAIM FOR LIEN								
File Number	**Caution Filing**	**Page of**	**Total Pages**	**Motor Vehicle Schedule**		**Registration Number**	**Registered Under**	**Registration Period**
524747034		001	2			20260305 1111 1590 0189	P PPSA	3
Individual Debtor	**Date of Birth**	**First Given Name**			**Initial**	**Surname**		
Business Debtor	**Business Debtor Name**					**Ontario Corporation Number**		
	SI 280 ERIE INC.							
	Address				**City**	**Province**	**Postal Code**	
	7275 RAPISTAN COURT				MISSISSAUGA	ON	L5N 5Z4	
Individual Debtor	**Date of Birth**	**First Given Name**			**Initial**	**Surname**		
Business Debtor	**Business Debtor Name**					**Ontario Corporation Number**		
	Address				**City**	**Province**	**Postal Code**	
Secured Party	**Secured Party / Lien Claimant**							
	HMT HOLDINGS INC.							
	Address				**City**	**Province**	**Postal Code**	
	C/O HARBOUR MTG, 36 TORONTO ST, STE 500				TORONTO	ON	M5C 2C5	

Collateral Classification	**Consumer Goods**	**Inventory**	**Equipment**	**Accounts**	**Other**	**Motor Vehicle Included**	**Amount**	**Date of Maturity or**	**No Fixed Maturity Date**
		X	X	X	X	X			

Motor Vehicle Description	**Year**	**Make**	**Model**	**V.I.N.**

General Collateral Description	**General Collateral Description**
	ALL RIGHTS, TITLE AND INTEREST OF THE DEBTOR IN ALL PERSONAL PROPERTY
	LOCATED AT, RELATING TO OR USED IN CONNECTION WITH THE REAL PROPERTY

	DESCRIBED IN PIN 01190-0365 (LT) IN THE ESSEX LAND TITLES OFFICE AND

Registering Agent	**Registering Agent**			
	TORKIN MANES LLP (L. RODNESS/LD/17349.0528)			
	Address	**City**	**Province**	**Postal Code**
	1500-151 YONGE STREET	TORONTO	ON	M5C 2W7

CONTINUED

Type of Search	Business Debtor						
Search Conducted On	SI 280 ERIE INC.						
File Currency	27SEP 2026						
	File Number	**Family**	**of Families**	**Page**	**of Pages**	**Expiry Date**	**Status**
	524747034	1	2	2	5	05MAR 2029	

FORM 1C FINANCING STATEMENT / CLAIM FOR LIEN

File Number	**Caution Filing**	**Page of**	**Total Pages**	**Motor Vehicle Schedule**	**Registration Number**	**Registered Under**	**Registration Period**
524747034		002	2		20260305 1111 1590 0189		

Individual Debtor	**Date of Birth**	**First Given Name**	**Initial**	**Surname**
Business Debtor	**Business Debtor Name**			**Ontario Corporation Number**
	Address		**City**	**Province** / **Postal Code**

Individual Debtor	**Date of Birth**	**First Given Name**	**Initial**	**Surname**
Business Debtor	**Business Debtor Name**			**Ontario Corporation Number**
	Address		**City**	**Province** / **Postal Code**

Secured Party	**Secured Party / Lien Claimant**			
	Address		**City**	**Province** / **Postal Code**

Collateral Classification	**Consumer Goods**	**Inventory**	**Equipment**	**Accounts**	**Other**	**Motor Vehicle Included**	**Amount**	**Date of Maturity or**	**No Fixed Maturity Date**

Motor Vehicle Description	**Year**	**Make**	**Model**	**V.I.N.**

General Collateral Description	**General Collateral Description**
	MUNICIPALLY KNOWN AS 280 ERIE STREET WEST, WINDSOR, ONTARIO, AND ALL
	PROCEEDS THEREOF

Registering Agent	**Registering Agent**			
	Address		**City**	**Province** / **Postal Code**

END OF FAMILY

Type of Search	Business Debtor							
Search Conducted On	SI 280 ERIE INC.							
File Currency	27SEP 2026							
	File Number	Family	of Families	Page	of Pages	Expiry Date	Status	
	526655511	2	2	3	5	06MAY 2029		
FORM 1C FINANCING STATEMENT / CLAIM FOR LIEN								
File Number	Caution Filing	Page of	Total Pages	Motor Vehicle Schedule		Registration Number	Registered Under	Registration Period
526655511		001	3			20260506 1150 1902 3012	P PPSA	03

Individual Debtor	Date of Birth	First Given Name	Initial	Surname	
Business Debtor	Business Debtor Name			Ontario Corporation Number	
	SI 280 ERIE INC.				
	Address		City	Province	Postal Code
	1075 SUTTON DRIVE		BURLINGTON	ON	L7L 5Z8

Individual Debtor	Date of Birth	First Given Name	Initial	Surname	
Business Debtor	Business Debtor Name			Ontario Corporation Number	
	SI 280 PARK INC.				
	Address		City	Province	Postal Code
	1075 SUTTON DRIVE		BURLINGTON	ON	L7L 5Z8

Secured Party	Secured Party / Lien Claimant			
	TR3 INVESTMENT CORP.			
	Address	City	Province	Postal Code
	220 WYECROFT ROAD, SUITE 203	OAKVILLE	ON	L6K 3V1

Collateral Classification	Consumer Goods	Inventory	Equipment	Accounts	Other	Motor Vehicle Included	Amount	Date of Maturity or	No Fixed Maturity Date
		X	X	X	X	X			

Motor Vehicle Description	Year	Make	Model	V.I.N.

General Collateral Description	General Collateral Description

Registering Agent	Registering Agent			
	GROPPER PROFESSIONAL CORPORATION			
	Address	City	Province	Postal Code
	1701 AVENUE ROAD, SUITE 200	TORONTO	ON	M5M 3Y3

CONTINUED

Type of Search	Business Debtor
Search Conducted On	SI 280 ERIE INC.
File Currency	27SEP 2026

	File Number	Family	of Families	Page	of Pages	Expiry Date	Status
	526655511	2	2	4	5	06MAY 2029	

FORM 1C FINANCING STATEMENT / CLAIM FOR LIEN

File Number	Caution Filing	Page of	Total Pages	Motor Vehicle Schedule	Registration Number	Registered Under	Registration Period
526655511		002	3		20260506 1150 1902 3012		

Individual Debtor	Date of Birth	First Given Name	Initial	Surname	
Business Debtor	**Business Debtor Name**			**Ontario Corporation Number**	
	SIREG PELLETIER STREET INC.				
	Address		**City**	**Province**	**Postal Code**
	1075 SUTTON DRIVE		BURLINGTON	ON	L7L 5Z8

Individual Debtor	Date of Birth	First Given Name	Initial	Surname	
Business Debtor	**Business Debtor Name**			**Ontario Corporation Number**	
	SIREG BROCK STREET INC.				
	Address		**City**	**Province**	**Postal Code**
	1075 SUTTON DRIVE		BURLINGTON	ON	L7L 5Z8

Secured Party	Secured Party / Lien Claimant			
	Address	**City**	**Province**	**Postal Code**

Collateral Classification	Consumer Goods	Inventory	Equipment	Accounts	Other	Motor Vehicle Included	Amount	Date of Maturity or	No Fixed Maturity Date

Motor Vehicle Description	Year	Make	Model	V.I.N.

General Collateral Description	General Collateral Description

Registering Agent	Registering Agent			
	Address	**City**	**Province**	**Postal Code**

CONTINUED

Type of Search	Business Debtor
Search Conducted On	SI 280 ERIE INC.
File Currency	27SEP 2026

	File Number	Family	of Families	Page	of Pages	Expiry Date	Status
	526655511	2	2	5	5	06MAY 2029	

FORM 1C FINANCING STATEMENT / CLAIM FOR LIEN

File Number	Caution Filing	Page of	Total Pages	Motor Vehicle Schedule	Registration Number	Registered Under	Registration Period

526655511		003	3		20260506 1150 1902 3012		

Individual Debtor	**Date of Birth**	**First Given Name**	**Initial**	**Surname**	
Business Debtor	**Business Debtor Name**			**Ontario Corporation Number**	
	SIREG 1075 SUTTON INC.				
	Address		**City**	**Province**	**Postal Code**
	1075 SUTTON DRIVE		BURLINGTON	ON	L7L 5Z8

Individual Debtor	**Date of Birth**	**First Given Name**	**Initial**	**Surname**	
Business Debtor	**Business Debtor Name**			**Ontario Corporation Number**	
	SIREG HOLDINGS INC.				
	Address		**City**	**Province**	**Postal Code**
	1075 SUTTON DRIVE		BURLINGTON	ON	L7L 5Z8

Secured Party	**Secured Party / Lien Claimant**								
	Address					**City**	**Province**	**Postal Code**	

Collateral Classification	**Consumer Goods**	**Inventory**	**Equipment**	**Accounts**	**Other**	**Motor Vehicle Included**	**Amount**	**Date of Maturity or**	**No Fixed Maturity Date**

Motor Vehicle Description	**Year**	**Make**	**Model**	**V.I.N.**

General Collateral Description	**General Collateral Description**

Registering Agent	**Registering Agent**			
	Address	**City**	**Province**	**Postal Code**

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Type of Search	Business Debtor								
Search Conducted On	SIREG 236 MARGARET INC.								
File Currency	30SEP 2026								
	File Number	**Family**	**of Families**	**Page**	**of Pages**	**Expiry Date**	**Status**		
	516347046	1	4	1	12	16MAY 2028			
FORM 1C FINANCING STATEMENT / CLAIM FOR LIEN									
File Number	**Caution Filing**	**Page of**	**Total Pages**	**Motor Vehicle Schedule**		**Registration Number**	**Registered Under**	**Registration Period**	
516347046		001	1			20250516 1102 1901 4223	P PPSA	03	
Individual Debtor	**Date of Birth**	**First Given Name**			**Initial**	**Surname**			
Business Debtor	**Business Debtor Name**						**Ontario Corporation Number**		
	SIREG 236 MARGARET INC.								
	Address					**City**	**Province**	**Postal Code**	
	7275 RAPISTAN COURT					MISSISSAUGA	ON	L5N 5Z4	
Individual Debtor	**Date of Birth**	**First Given Name**			**Initial**	**Surname**			
Business Debtor	**Business Debtor Name**						**Ontario Corporation Number**		
	Address					**City**	**Province**	**Postal Code**	
Secured Party	**Secured Party / Lien Claimant**								
	THE SIMPLE MORTGAGE INVESTMENT CORPORATION								
	Address					**City**	**Province**	**Postal Code**	
	7275 RAPISTAN COURT					MISSISSAUGA	ON	L5N 5Z4	
Collateral Classification	**Consumer Goods**	**Inventory**	**Equipment**	**Accounts**	**Other**	**Motor Vehicle Included**	**Amount**	**Date of Maturity or**	**No Fixed Maturity Date**
		X	X	X	X	X			
Motor Vehicle Description	**Year**	**Make**				**Model**		**V.I.N.**	
General Collateral Description	**General Collateral Description**								
	GENERAL SECURITY AGREEMENT AND GENERAL ASSIGNMENT OF RENTS IN RESPECT								
	OF THE REAL PROPERTY LOCATED AT 236 MARGARET AVENUE, WALLACEBURG ON								

Registering Agent	Registering Agent			
	BERNIE GROPPER			
	Address	**City**	**Province**	**Postal Code**
	1701 AVENUE ROAD, SUITE 200	TORONTO	ON	M5M 3Y3

CONTINUED

Type of Search	Business Debtor					
Search Conducted On	SIREG 236 MARGARET INC.					
File Currency	30SEP 2026					
	File Number	**Family**	**of Families**	**Page**	**of Pages**	
	516347046	1	4	2	12	
FORM 2C FINANCING CHANGE STATEMENT / CHANGE STATEMENT						
	Caution Filing	**Page of**	**Total Pages**	**Motor Vehicle Schedule Attached**	**Registration Number**	**Registered Under**
		001	1		20260310 1609 1590 0784	

Record Referenced	File Number	Page Amended	No Specific Page Amended	Change Required	Renewal Years	Correct Period
	516347046			J OTHER		

Reference Debtor/ Transferor	First Given Name	Initial	Surname
	Business Debtor Name		
	SIREG 236 MARGARET INC.		

Other Change	Other Change
	SUBORDINATION

Reason / Description	Reason / Description
	THE SIMPLE MORTGAGE INVESTMENT CORPORATION HEREBY SUBORDINATES ALL
	REGISTRATIONS RELATED TO REFERENCE FILE NUMBER 516347046 IN FAVOUR
	OF REFERENCE FILE NO. 524747079 IN FAVOUR OF HMT HOLDINGS INC.

Debtor/ Transferee	Date of Birth	First Given Name	Initial	Surname	
	Business Debtor Name				**Ontario Corporation Number**
	Address		**City**	**Province**	**Postal Code**

Assignor Name	Assignor Name
Secured Party	**Secured party, lien claimant, assignee**
	Address	**City**	**Province**	**Postal Code**

Collateral Classification	Consumer Goods	Inventory	Equipment	Accounts	Other	Motor Vehicle Included	Amount	Date of Maturity or	No Fixed Maturity Date

Motor Vehicle Description	Year	Make	Model	V.I.N.

General Collateral Description	**General Collateral Description**

Registering Agent	**Registering Agent or Secured Party/ Lien Claimant**			
	TORKIN MANES LLP (L. RODNESS/LD/17349.0528)			
	Address	**City**	**Province**	**Postal Code**
	1500-151 YONGE STREET	TORONTO	ON	M5C 2W7

END OF FAMILY

Type of Search	Business Debtor						
Search Conducted On	SIREG 236 MARGARET INC.						
File Currency	30SEP 2026						
	File Number	**Family**	**of Families**	**Page**	**of Pages**	**Expiry Date**	**Status**
	524747115	2	4	3	12	05MAR 2029	

FORM 1C FINANCING STATEMENT / CLAIM FOR LIEN

File Number	**Caution Filing**	**Page of**	**Total Pages**	**Motor Vehicle Schedule**	**Registration Number**	**Registered Under**	**Registration Period**
524747115		001	3		20260305 1114 1590 0192	P PPSA	3

Individual Debtor	**Date of Birth**	**First Given Name**	**Initial**	**Surname**	
	14SEP1966	TODD	C	SLATER	
Business Debtor	**Business Debtor Name**			**Ontario Corporation Number**	
	Address		**City**	**Province**	**Postal Code**
	7275 RAPISTAN COURT		MISSISSAUGA	ON	L5N 5Z4

Individual Debtor	**Date of Birth**	**First Given Name**	**Initial**	**Surname**	
Business Debtor	**Business Debtor Name**			**Ontario Corporation Number**	
	SIREG HOLDINGS INC.				
	Address		**City**	**Province**	**Postal Code**
	7275 RAPISTAN COURT		MISSISSAUGA	ON	L5N 5Z4

Secured Party	**Secured Party / Lien Claimant**				
	HMT HOLDINGS INC.				
	Address		**City**	**Province**	**Postal Code**
	C/O HARBOUR MTG, 36 TORONTO ST, STE 500		TORONTO	ON	M5C 2C5

Collateral Classification	**Consumer Goods**	**Inventory**	**Equipment**	**Accounts**	**Other**	**Motor Vehicle Included**	**Amount**	**Date of Maturity or**	**No Fixed Maturity Date**
				X	X				

Motor Vehicle Description	**Year**	**Make**	**Model**	**V.I.N.**

General Collateral Description	**General Collateral Description**
	ASSIGNMENT AND POSTPONEMENT OF CLAIM CONTAINED IN A GUARANTEE BY THE
	DEBTOR OF THE LIABILITIES AND OBLIGATIONS OF SIREG BROCK STREET INC.,
	SIREG PELLETIER STREET INC., SI 280 PARK INC., SI 280 ERIE INC.

Registering Agent	Registering Agent			
	TORKIN MANES LLP (L. RODNESS/LD/17349.0528)			
	Address	**City**	**Province**	**Postal Code**
	1500-151 YONGE STREET	TORONTO	ON	M5C 2W7

CONTINUED

Type of Search	Business Debtor							
Search Conducted On	SIREG 236 MARGARET INC.							
File Currency	30SEP 2026							
	File Number	**Family**	**of Families**	**Page**	**of Pages**	**Expiry Date**	**Status**	
	524747115	2	4	4	12	05MAR 2029		
FORM 1C FINANCING STATEMENT / CLAIM FOR LIEN								
File Number	**Caution Filing**	**Page of**	**Total Pages**	**Motor Vehicle Schedule**		**Registration Number**	**Registered Under**	**Registration Period**
524747115		002	3			20260305 1114 1590 0192		

Individual Debtor	Date of Birth	First Given Name	Initial	Surname	
Business Debtor	**Business Debtor Name**			**Ontario Corporation Number**	
	SIREG 236 MARGARET INC.				
	Address		**City**	**Province**	**Postal Code**
	7275 RAPISTAN COURT		MISSISSAUGA	ON	L5N 5Z4

Individual Debtor	Date of Birth	First Given Name	Initial	Surname	
Business Debtor	**Business Debtor Name**			**Ontario Corporation Number**	
	SIREG 300 PARK INC.				
	Address		**City**	**Province**	**Postal Code**
	7275 RAPISTAN COURT		MISSISSAUGA	ON	L5N 5Z4

Secured Party	Secured Party / Lien Claimant			
	Address	**City**	**Province**	**Postal Code**

Collateral Classification	Consumer Goods	Inventory	Equipment	Accounts	Other	Motor Vehicle Included	Amount	Date of Maturity or	No Fixed Maturity Date

Motor Vehicle Description	Year	Make	Model	V.I.N.

General Collateral Description	General Collateral Description

Registering Agent	Registering Agent			
	Address	**City**	**Province**	**Postal Code**

CONTINUED

Type of Search	Business Debtor						
Search Conducted On	SIREG 236 MARGARET INC.						
File Currency	30SEP 2026						
	File Number	**Family**	**of Families**	**Page**	**of Pages**	**Expiry Date**	**Status**
	524747115	2	4	5	12	05MAR 2029	

FORM 1C FINANCING STATEMENT / CLAIM FOR LIEN

File Number	**Caution Filing**	**Page of**	**Total Pages**	**Motor Vehicle Schedule**	**Registration Number**	**Registered Under**	**Registration Period**
524747115		003	3		20260305 1114 1590 0192		

Individual Debtor	**Date of Birth**	**First Given Name**	**Initial**	**Surname**	
Business Debtor	**Business Debtor Name**			**Ontario Corporation Number**	
	SIREG ACQUISITION CORP.				
	Address		**City**	**Province**	**Postal Code**
	7275 RAPISTAN COURT		MISSISSAUGA	ON	L5N 5Z4

Individual Debtor	**Date of Birth**	**First Given Name**	**Initial**	**Surname**	
Business Debtor	**Business Debtor Name**			**Ontario Corporation Number**	
	Address		**City**	**Province**	**Postal Code**

Secured Party	**Secured Party / Lien Claimant**								
	Address					**City**		**Province**	**Postal Code**

Collateral Classification	**Consumer Goods**	**Inventory**	**Equipment**	**Accounts**	**Other**	**Motor Vehicle Included**	**Amount**	**Date of Maturity or**	**No Fixed Maturity Date**

Motor Vehicle Description	**Year**	**Make**	**Model**	**V.I.N.**

General Collateral Description	**General Collateral Description**

Registering Agent	**Registering Agent**			
	Address	**City**	**Province**	**Postal Code**

END OF FAMILY

Type of Search	Business Debtor						
Search Conducted On	SIREG 236 MARGARET INC.						
File Currency	30SEP 2026						
	File Number	**Family**	**of Families**	**Page**	**of Pages**	**Expiry Date**	**Status**

	525327912	3	4	6	12	26MAR 2029	

FORM 1C FINANCING STATEMENT / CLAIM FOR LIEN

File Number	Caution Filing	Page of	Total Pages	Motor Vehicle Schedule	Registration Number	Registered Under	Registration Period
525327912		001	2		20260326 1525 1901 2204	P PPSA	03

Individual Debtor	**Date of Birth**	**First Given Name**	**Initial**	**Surname**
		TODD	C	SLATER
Business Debtor	**Business Debtor Name**			**Ontario Corporation Number**
	Address		**City**	**Province** / **Postal Code**
	4369 LAKESHORE ROAD		BURLINGTON	ON / L7L 1A9

Individual Debtor	**Date of Birth**	**First Given Name**	**Initial**	**Surname**
Business Debtor	**Business Debtor Name**			**Ontario Corporation Number**
	SIREG HOLDINGS INC.			
	Address		**City**	**Province** / **Postal Code**
	1075 SUTTON DRIVE		BURLINGTON	ON / L7L 5Z8

Secured Party	**Secured Party / Lien Claimant**
	TR2 INVESTMENT CORP.
	Address / **City** / **Province** / **Postal Code**
	220 WYECROFT ROAD, SUITE 203 / OAKVILLE / ON / L6K 3V1

Collateral Classification	Consumer Goods	Inventory	Equipment	Accounts	Other	Motor Vehicle Included	Amount	Date of Maturity or	No Fixed Maturity Date
		X	X	X	X	X			

Motor Vehicle Description	Year	Make	Model	V.I.N.

General Collateral Description	General Collateral Description

Registering Agent	Registering Agent			
	GROPPER PROFESSIONAL CORPORATION			
	Address	**City**	**Province**	**Postal Code**
	1701 AVENUE ROAD, SUITE 200	TORONTO	ON	M5M 3Y3

CONTINUED

Type of Search	Business Debtor
Search Conducted On	SIREG 236 MARGARET INC.
File Currency	30SEP 2026

	File Number	Family	of Families	Page	of Pages	Expiry Date	Status
	525327912	3	4	7	12	26MAR 2029	

FORM 1C FINANCING STATEMENT / CLAIM FOR LIEN

File Number	Caution Filing	Page of	Total Pages	Motor Vehicle Schedule	Registration Number	Registered Under	Registration Period
525327912		002	2		20260326 1525 1901 2204		

Individual Debtor	Date of Birth	First Given Name	Initial	Surname	
Business Debtor	**Business Debtor Name**			**Ontario Corporation Number**	
	SIREG 300 PARK INC.				
	Address		**City**	**Province**	**Postal Code**
	1075 SUTTON DRIVE		BURLINGTON	ON	L7L 5Z8

Individual Debtor	Date of Birth	First Given Name	Initial	Surname	
Business Debtor	**Business Debtor Name**			**Ontario Corporation Number**	
	SIREG 236 MARGARET INC.				
	Address		**City**	**Province**	**Postal Code**
	1075 SUTTON DRIVE		BURLINGTON	ON	L7L 5Z8

Secured Party	Secured Party / Lien Claimant			
	Address	**City**	**Province**	**Postal Code**

Collateral Classification	Consumer Goods	Inventory	Equipment	Accounts	Other	Motor Vehicle Included	Amount	Date of Maturity or	No Fixed Maturity Date

Motor Vehicle Description	Year	Make	Model	V.I.N.

General Collateral Description	General Collateral Description

Registering Agent	Registering Agent			
	Address	**City**	**Province**	**Postal Code**

END OF FAMILY

Type of Search	Business Debtor						
Search Conducted On	SIREG 236 MARGARET INC.						
File Currency	30SEP 2026						
	File Number	**Family**	**of Families**	**Page**	**of Pages**	**Expiry Date**	**Status**
	768034017	4	4	8	12	26NOV 2027	

FORM 1C FINANCING STATEMENT / CLAIM FOR LIEN

File Number	Caution Filing	Page of	Total Pages	Motor Vehicle Schedule	Registration Number	Registered Under	Registration Period
768034017		001	3		20201126 0853 1590 7525	P PPSA	3

Individual Debtor	Date of Birth	First Given Name	Initial	Surname	
Business Debtor	**Business Debtor Name**			**Ontario Corporation Number**	
	SIREG 236 MARGARET INC.				
	Address		**City**	**Province**	**Postal Code**
	7275 RAPISTAN COURT		MISSISSAUGA	ON	L5N 5Z4

Individual Debtor	Date of Birth	First Given Name	Initial	Surname

Business Debtor	Business Debtor Name		Ontario Corporation Number	
	SIREG 300 PARK INC.			
	Address	**City**	**Province**	**Postal Code**
	7275 RAPISTAN COURT	MISSISSAUGA	ON	L5N 5Z4

Secured Party	Secured Party / Lien Claimant			
	HMT HOLDINGS INC.			
	Address	**City**	**Province**	**Postal Code**
	C/O HARBOUR MTG, 36 TORONTO ST, STE 500	TORONTO	ON	M5C 2C5

Collateral Classification	Consumer Goods	Inventory	Equipment	Accounts	Other	Motor Vehicle Included	Amount	Date of Maturity or	No Fixed Maturity Date
		X	X	X	X	X	5625000		

Motor Vehicle Description	Year	Make	Model	V.I.N.

General Collateral Description	General Collateral Description
	ALL RIGHTS, TITLE AND INTEREST OF SIREG 236 MARGARET INC. IN ALL
	PERSONAL PROPERTY LOCATED AT, RELATING TO OR USED IN CONNECTION WITH
	THE REAL PROPERTY DESCRIBED IN PIN 00556-0018 (LT) IN THE KENT LAND

Registering Agent	Registering Agent			
	TORKIN MANES LLP (LDR/LAD)			
	Address	**City**	**Province**	**Postal Code**
	1500-151 YONGE STREET	TORONTO	ON	M5C 2W7

CONTINUED

Type of Search	Business Debtor						
Search Conducted On	SIREG 236 MARGARET INC.						
File Currency	30SEP 2026						
	File Number	**Family**	**of Families**	**Page**	**of Pages**	**Expiry Date**	**Status**
	768034017	4	4	9	12	26NOV 2027	

FORM 1C FINANCING STATEMENT / CLAIM FOR LIEN

File Number	Caution Filing	Page of	Total Pages	Motor Vehicle Schedule	Registration Number	Registered Under	Registration Period
768034017		002	3		20201126 0853 1590 7525		

Individual Debtor	Date of Birth	First Given Name	Initial	Surname

Business Debtor	Business Debtor Name		Ontario Corporation Number	
	Address	**City**	**Province**	**Postal Code**

Individual Debtor	Date of Birth	First Given Name	Initial	Surname

Business Debtor	Business Debtor Name		Ontario Corporation Number	
	Address	**City**	**Province**	**Postal Code**

Secured Party	**Secured Party / Lien Claimant**			
	Address	**City**	**Province**	**Postal Code**

Collateral Classification	**Consumer Goods**	**Inventory**	**Equipment**	**Accounts**	**Other**	**Motor Vehicle Included**	**Amount**	**Date of Maturity or**	**No Fixed Maturity Date**

Motor Vehicle Description	**Year**	**Make**	**Model**	**V.I.N.**

General Collateral Description	**General Collateral Description**
	TITLES OFFICE AND MUNICIPALLY KNOWN AS 236 MARGARET AVENUE,
	WALLACEBURG, ONTARIO, AND ALL PROCEEDS THEREOF. ALL RIGHTS, TITLE AND
	INTEREST OF SIREG 300 PARK INC. IN ALL PERSONAL PROPERTY LOCATED AT,

Registering Agent	**Registering Agent**			
	Address	**City**	**Province**	**Postal Code**

CONTINUED

Type of Search	Business Debtor						
Search Conducted On	SIREG 236 MARGARET INC.						
File Currency	30SEP 2026						
	File Number	**Family**	**of Families**	**Page**	**of Pages**	**Expiry Date**	**Status**
	768034017	4	4	10	12	26NOV 2027	

FORM 1C FINANCING STATEMENT / CLAIM FOR LIEN

File Number	**Caution Filing**	**Page of**	**Total Pages**	**Motor Vehicle Schedule**	**Registration Number**	**Registered Under**	**Registration Period**
768034017		003	3		20201126 0853 1590 7525		

Individual Debtor	**Date of Birth**	**First Given Name**	**Initial**	**Surname**
Business Debtor	**Business Debtor Name**			**Ontario Corporation Number**
	Address		**City**	**Province**	**Postal Code**

Individual Debtor	**Date of Birth**	**First Given Name**	**Initial**	**Surname**
Business Debtor	**Business Debtor Name**			**Ontario Corporation Number**
	Address		**City**	**Province**	**Postal Code**

Secured Party	**Secured Party / Lien Claimant**			
	Address	**City**	**Province**	**Postal Code**

Collateral Classification	Consumer Goods	Inventory	Equipment	Accounts	Other	Motor Vehicle Included	Amount	Date of Maturity or	No Fixed Maturity Date

Motor Vehicle Description	Year	Make	Model	V.I.N.

General Collateral Description	General Collateral Description
	RELATING TO OR USED IN CONNECTION WITH THE REAL PROPERTY DESCRIBED IN
	PIN 00599-0116 (LT) IN THE KENT LAND TITLES OFFICE AND MUNICIPALLY
	KNOWN AS 300 PARK STREET, DRESDEN, ONTARIO, AND ALL PROCEEDS THEREOF.

Registering Agent	Registering Agent			
	Address	City	Province	Postal Code

CONTINUED

Type of Search	Business Debtor					
Search Conducted On	SIREG 236 MARGARET INC.					
File Currency	30SEP 2026					
	File Number	Family	of Families	Page	of Pages	
	768034017	4	4	11	12	
FORM 2C FINANCING CHANGE STATEMENT / CHANGE STATEMENT						
	Caution Filing	Page of	Total Pages	Motor Vehicle Schedule Attached	Registration Number	Registered Under
		01	001		20231102 1454 1590 6838	

Record Referenced	File Number	Page Amended	No Specific Page Amended	Change Required	Renewal Years	Correct Period
	768034017			B RENEWAL	2	

Reference Debtor/ Transferor	First Given Name	Initial	Surname
	Business Debtor Name		
	SIREG 236 MARGARET INC.		

Other Change	Other Change

Reason / Description	Reason / Description

Debtor/ Transferee	Date of Birth	First Given Name	Initial	Surname	
	Business Debtor Name				Ontario Corporation Number
	Address		City	Province	Postal Code

Assignor Name	Assignor Name

Secured Party	**Secured party, lien claimant, assignee**								
	Address					**City**		**Province**	**Postal Code**

Collateral Classification	**Consumer Goods**	**Inventory**	**Equipment**	**Accounts**	**Other**	**Motor Vehicle Included**	**Amount**	**Date of Maturity or**	**No Fixed Maturity Date**

Motor Vehicle Description	**Year**	**Make**	**Model**	**V.I.N.**

General Collateral Description	**General Collateral Description**

Registering Agent	**Registering Agent or Secured Party/ Lien Claimant**			
	TORKIN MANES LLP (L. RODNESS/JMA 17340.0346)			
	Address	**City**	**Province**	**Postal Code**
	1500-151 YONGE STREET	TORONTO	ON	M5C 2W7

CONTINUED

Type of Search	Business Debtor					
Search Conducted On	SIREG 236 MARGARET INC.					
File Currency	30SEP 2026					
	File Number	**Family**	**of Families**	**Page**	**of Pages**	
	768034017	4	4	12	12	
FORM 2C FINANCING CHANGE STATEMENT / CHANGE STATEMENT						
	Caution Filing	**Page of**	**Total Pages**	**Motor Vehicle Schedule Attached**	**Registration Number**	**Registered Under**
		01	001		20251120 1046 1590 5680	

Record Referenced	**File Number**	**Page Amended**	**No Specific Page Amended**	**Change Required**	**Renewal Years**	**Correct Period**
	768034017			B RENEWAL	2	

Reference Debtor/ Transferor	**First Given Name**	**Initial**	**Surname**
	Business Debtor Name		
	SIREG 236 MARGARET INC.		

Other Change	**Other Change**

Reason / Description	**Reason / Description**

Debtor/ Transferee	**Date of Birth**	**First Given Name**	**Initial**	**Surname**	
	Business Debtor Name				**Ontario Corporation Number**

	Address					**City**		**Province**	**Postal Code**
Assignor Name	**Assignor Name**								
Secured Party	**Secured party, lien claimant, assignee**								
	Address					**City**		**Province**	**Postal Code**
Collateral Classification	**Consumer Goods**	**Inventory**	**Equipment**	**Accounts**	**Other**	**Motor Vehicle Included**	**Amount**	**Date of Maturity or**	**No Fixed Maturity Date**
Motor Vehicle Description	**Year**	**Make**				**Model**		**V.I.N.**	
General Collateral Description	**General Collateral Description**								
Registering Agent	**Registering Agent or Secured Party/ Lien Claimant**								
	TORKIN MANES LLP (L. RODNESS/JMA 17349.0346)								
	Address					**City**		**Province**	**Postal Code**
	1500-151 YONGE STREET					TORONTO		ON	M5C 2W7

LAST PAGE

Note: All pages have been returned.

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File Currency: **30SEP 2026**

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Note: All pages have been returned.

Type of Search	Business Debtor							
Search Conducted On	SIREG 300 PARK INC.							
File Currency	30SEP 2026							
	File Number	**Family**	**of Families**	**Page**	**of Pages**	**Expiry Date**	**Status**	
	516347073	1	4	1	12	16MAY 2028		
FORM 1C FINANCING STATEMENT / CLAIM FOR LIEN								
File Number	**Caution Filing**	**Page of**	**Total Pages**	**Motor Vehicle Schedule**		**Registration Number**	**Registered Under**	**Registration Period**
516347073		001	1			20250516 1103 1901 4224	P PPSA	03
Individual Debtor	**Date of Birth**	**First Given Name**			**Initial**	**Surname**		
Business Debtor	**Business Debtor Name**					**Ontario Corporation Number**		
	SIREG 300 PARK INC.							
	Address				**City**	**Province**	**Postal Code**	
	7275 RAPISTAN COURT				MISSISSAUGA	ON	L5N 5Z4	
Individual Debtor	**Date of Birth**	**First Given Name**			**Initial**	**Surname**		
Business Debtor	**Business Debtor Name**					**Ontario Corporation Number**		
	Address				**City**	**Province**	**Postal Code**	
Secured Party	**Secured Party / Lien Claimant**							
	THE SIMPLE MORTGAGE INVESTMENT CORPORATION							
	Address				**City**	**Province**	**Postal Code**	
	7275 RAPISTAN COURT				MISSISSAUGA	ON	L5N 5Z4	
Collateral Classification	**Consumer Goods**	**Inventory**	**Equipment**	**Accounts**	**Other**	**Motor Vehicle Included**	**Amount**	**Date of Maturity or**	**No Fixed Maturity Date**
		X	X	X	X	X			
Motor Vehicle Description	**Year**	**Make**				**Model**		**V.I.N.**	
General Collateral Description	**General Collateral Description**								
	GENERAL SECURITY AGREEMENT AND GENERAL ASSIGNMENT OF RENTS IN RESPECT								
	OF THE REAL PROPERTY MUNICIPALLY KNOWN AS 300 PARK STREET WEST,								

	DRESDEN ON

Registering Agent	Registering Agent			
	BERNIE GROPPER			
	Address	**City**	**Province**	**Postal Code**
	1701 AVENUE ROAD, SUITE 200	TORONTO	ON	M5M 3Y3

CONTINUED

Type of Search	Business Debtor					
Search Conducted On	SIREG 300 PARK INC.					
File Currency	30SEP 2026					
	File Number	**Family**	**of Families**	**Page**	**of Pages**	
	516347073	1	4	2	12	

FORM 2C FINANCING CHANGE STATEMENT / CHANGE STATEMENT

	Caution Filing	**Page of**	**Total Pages**	**Motor Vehicle Schedule Attached**	**Registration Number**	**Registered Under**
		001	1		20260310 1611 1590 0787	

Record Referenced	**File Number**	**Page Amended**	**No Specific Page Amended**	**Change Required**	**Renewal Years**	**Correct Period**
	516347073			J OTHER		

Reference Debtor/ Transferor	**First Given Name**	**Initial**	**Surname**
	Business Debtor Name		
	SIREG 300 PARK INC.		

Other Change	**Other Change**
	SUBORDINATION

Reason / Description	**Reason / Description**
	THE SIMPLE MORTGAGE INVESTMENT CORPORATION HEREBY SUBORDINATES ALL
	REGISTRATIONS RELATED TO REFERENCE FILE NUMBER 516347073 IN FAVOUR
	OF REFERENCE FILE NO. 524747088 IN FAVOUR OF HMT HOLDINGS INC.

Debtor/ Transferee	**Date of Birth**	**First Given Name**	**Initial**	**Surname**	
	Business Debtor Name				**Ontario Corporation Number**
	Address		**City**	**Province**	**Postal Code**

Assignor Name	**Assignor Name**
Secured Party	**Secured party, lien claimant, assignee**

	Address	**City**	**Province**	**Postal Code**

Collateral Classification	**Consumer Goods**	**Inventory**	**Equipment**	**Accounts**	**Other**	**Motor Vehicle Included**	**Amount**	**Date of Maturity or**	**No Fixed Maturity Date**

Motor Vehicle Description	**Year**	**Make**	**Model**	**V.I.N.**

General Collateral Description	General Collateral Description

Registering Agent	Registering Agent or Secured Party/ Lien Claimant			
	TORKIN MANES LLP (L. RODNESS/LD/17348.0528)			
	Address	**City**	**Province**	**Postal Code**
	1500-151 YONGE STREET	TORONTO	ON	M5C 2W7

END OF FAMILY

Type of Search	Business Debtor						
Search Conducted On	SIREG 300 PARK INC.						
File Currency	30SEP 2026						
	File Number	**Family**	**of Families**	**Page**	**of Pages**	**Expiry Date**	**Status**
	524747115	2	4	3	12	05MAR 2029	

FORM 1C FINANCING STATEMENT / CLAIM FOR LIEN

File Number	Caution Filing	Page of	Total Pages	Motor Vehicle Schedule	Registration Number	Registered Under	Registration Period
524747115		001	3		20260305 1114 1590 0192	P PPSA	3

Individual Debtor	Date of Birth	First Given Name	Initial	Surname
	14SEP1966	TODD	C	SLATER
Business Debtor	**Business Debtor Name**			**Ontario Corporation Number**
	Address		**City**	**Province** / **Postal Code**
	7275 RAPISTAN COURT		MISSISSAUGA	ON / L5N 5Z4

Individual Debtor	Date of Birth	First Given Name	Initial	Surname
Business Debtor	**Business Debtor Name**			**Ontario Corporation Number**
	SIREG HOLDINGS INC.			
	Address		**City**	**Province** / **Postal Code**
	7275 RAPISTAN COURT		MISSISSAUGA	ON / L5N 5Z4

Secured Party	Secured Party / Lien Claimant			
	HMT HOLDINGS INC.			
	Address		**City**	**Province** / **Postal Code**
	C/O HARBOUR MTG, 36 TORONTO ST, STE 500		TORONTO	ON / M5C 2C5

Collateral Classification	Consumer Goods	Inventory	Equipment	Accounts	Other	Motor Vehicle Included	Amount	Date of Maturity or	No Fixed Maturity Date
				X	X				

Motor Vehicle Description	Year	Make	Model	V.I.N.

General Collateral Description	General Collateral Description
	ASSIGNMENT AND POSTPONEMENT OF CLAIM CONTAINED IN A GUARANTEE BY THE
	DEBTOR OF THE LIABILITIES AND OBLIGATIONS OF SIREG BROCK STREET INC.,
	SIREG PELLETIER STREET INC., SI 280 PARK INC., SI 280 ERIE INC.

Registering Agent	Registering Agent			
	TORKIN MANES LLP (L. RODNESS/LD/17349.0528)			
	Address	**City**	**Province**	**Postal Code**
	1500-151 YONGE STREET	TORONTO	ON	M5C 2W7

CONTINUED

Type of Search	Business Debtor							
Search Conducted On	SIREG 300 PARK INC.							
File Currency	30SEP 2026							
	File Number	**Family**	**of Families**	**Page**	**of Pages**	**Expiry Date**	**Status**	
	524747115	2	4	4	12	05MAR 2029		
FORM 1C FINANCING STATEMENT / CLAIM FOR LIEN								
File Number	**Caution Filing**	**Page of**	**Total Pages**	**Motor Vehicle Schedule**		**Registration Number**	**Registered Under**	**Registration Period**
524747115		002	3			20260305 1114 1590 0192		

Individual Debtor	Date of Birth	First Given Name	Initial	Surname	
Business Debtor	**Business Debtor Name**			**Ontario Corporation Number**	
	SIREG 236 MARGARET INC.				
	Address		**City**	**Province**	**Postal Code**
	7275 RAPISTAN COURT		MISSISSAUGA	ON	L5N 5Z4

Individual Debtor	Date of Birth	First Given Name	Initial	Surname	
Business Debtor	**Business Debtor Name**			**Ontario Corporation Number**	
	SIREG 300 PARK INC.				
	Address		**City**	**Province**	**Postal Code**
	7275 RAPISTAN COURT		MISSISSAUGA	ON	L5N 5Z4

Secured Party	Secured Party / Lien Claimant			
	Address	**City**	**Province**	**Postal Code**

Collateral Classification	Consumer Goods	Inventory	Equipment	Accounts	Other	Motor Vehicle Included	Amount	Date of Maturity or	No Fixed Maturity Date

Motor Vehicle Description	Year	Make	Model	V.I.N.

General Collateral Description	General Collateral Description

Registering Agent	Registering Agent			
	Address	**City**	**Province**	**Postal Code**

CONTINUED

Type of Search	Business Debtor						
Search Conducted On	SIREG 300 PARK INC.						
File Currency	30SEP 2026						
	File Number	**Family**	**of Families**	**Page**	**of Pages**	**Expiry Date**	**Status**
	524747115	2	4	5	12	05MAR 2029	

FORM 1C FINANCING STATEMENT / CLAIM FOR LIEN

File Number	**Caution Filing**	**Page of**	**Total Pages**	**Motor Vehicle Schedule**	**Registration Number**	**Registered Under**	**Registration Period**
524747115		003	3		20260305 1114 1590 0192		

Individual Debtor	**Date of Birth**	**First Given Name**	**Initial**	**Surname**	
Business Debtor	**Business Debtor Name**			**Ontario Corporation Number**	
	SIREG ACQUISITION CORP.				
	Address		**City**	**Province**	**Postal Code**
	7275 RAPISTAN COURT		MISSISSAUGA	ON	L5N 5Z4

Individual Debtor	**Date of Birth**	**First Given Name**	**Initial**	**Surname**	
Business Debtor	**Business Debtor Name**			**Ontario Corporation Number**	
	Address		**City**	**Province**	**Postal Code**

Secured Party	**Secured Party / Lien Claimant**								
	Address					**City**		**Province**	**Postal Code**

Collateral Classification	**Consumer Goods**	**Inventory**	**Equipment**	**Accounts**	**Other**	**Motor Vehicle Included**	**Amount**	**Date of Maturity or**	**No Fixed Maturity Date**

Motor Vehicle Description	**Year**	**Make**	**Model**	**V.I.N.**

General Collateral Description	**General Collateral Description**

Registering Agent	**Registering Agent**			
	Address	**City**	**Province**	**Postal Code**

END OF FAMILY

Type of Search	Business Debtor						
Search Conducted On	SIREG 300 PARK INC.						
File Currency	30SEP 2026						
	File Number	**Family**	**of Families**	**Page**	**of Pages**	**Expiry Date**	**Status**

	525327912	3	4	6	12	26MAR 2029	

FORM 1C FINANCING STATEMENT / CLAIM FOR LIEN

File Number	Caution Filing	Page of	Total Pages	Motor Vehicle Schedule	Registration Number	Registered Under	Registration Period
525327912		001	2		20260326 1525 1901 2204	P PPSA	03

Individual Debtor	**Date of Birth**	**First Given Name**	**Initial**	**Surname**
		TODD	C	SLATER
Business Debtor	**Business Debtor Name**			**Ontario Corporation Number**
	Address		**City**	**Province** / **Postal Code**
	4369 LAKESHORE ROAD		BURLINGTON	ON / L7L 1A9

Individual Debtor	**Date of Birth**	**First Given Name**	**Initial**	**Surname**
Business Debtor	**Business Debtor Name**			**Ontario Corporation Number**
	SIREG HOLDINGS INC.			
	Address		**City**	**Province** / **Postal Code**
	1075 SUTTON DRIVE		BURLINGTON	ON / L7L 5Z8

Secured Party	**Secured Party / Lien Claimant**
	TR2 INVESTMENT CORP.
	Address / **City** / **Province** / **Postal Code**
	220 WYECROFT ROAD, SUITE 203 / OAKVILLE / ON / L6K 3V1

Collateral Classification	Consumer Goods	Inventory	Equipment	Accounts	Other	Motor Vehicle Included	Amount	Date of Maturity or	No Fixed Maturity Date
		X	X	X	X	X			

Motor Vehicle Description	Year	Make	Model	V.I.N.

General Collateral Description

Registering Agent
GROPPER PROFESSIONAL CORPORATION
Address / **City** / **Province** / **Postal Code**
1701 AVENUE ROAD, SUITE 200 / TORONTO / ON / M5M 3Y3

CONTINUED

Type of Search	Business Debtor
Search Conducted On	SIREG 300 PARK INC.
File Currency	30SEP 2026

	File Number	Family	of Families	Page	of Pages	Expiry Date	Status
	525327912	3	4	7	12	26MAR 2029	

FORM 1C FINANCING STATEMENT / CLAIM FOR LIEN

File Number	Caution Filing	Page of	Total Pages	Motor Vehicle Schedule	Registration Number	Registered Under	Registration Period
525327912		002	2		20260326 1525 1901 2204		

Individual Debtor	Date of Birth	First Given Name	Initial	Surname	
Business Debtor	**Business Debtor Name**			**Ontario Corporation Number**	
	SIREG 300 PARK INC.				
	Address		**City**	**Province**	**Postal Code**
	1075 SUTTON DRIVE		BURLINGTON	ON	L7L 5Z8

Individual Debtor	Date of Birth	First Given Name	Initial	Surname	
Business Debtor	**Business Debtor Name**			**Ontario Corporation Number**	
	SIREG 236 MARGARET INC.				
	Address		**City**	**Province**	**Postal Code**
	1075 SUTTON DRIVE		BURLINGTON	ON	L7L 5Z8

Secured Party	Secured Party / Lien Claimant			
	Address	**City**	**Province**	**Postal Code**

Collateral Classification	Consumer Goods	Inventory	Equipment	Accounts	Other	Motor Vehicle Included	Amount	Date of Maturity or	No Fixed Maturity Date

Motor Vehicle Description	Year	Make	Model	V.I.N.

General Collateral Description	General Collateral Description

Registering Agent	Registering Agent			
	Address	**City**	**Province**	**Postal Code**

END OF FAMILY

Type of Search	Business Debtor						
Search Conducted On	SIREG 300 PARK INC.						
File Currency	30SEP 2026						
	File Number	**Family**	**of Families**	**Page**	**of Pages**	**Expiry Date**	**Status**
	768034017	4	4	8	12	26NOV 2027	

FORM 1C FINANCING STATEMENT / CLAIM FOR LIEN

File Number	Caution Filing	Page of	Total Pages	Motor Vehicle Schedule	Registration Number	Registered Under	Registration Period
768034017		001	3		20201126 0853 1590 7525	P PPSA	3

Individual Debtor	Date of Birth	First Given Name	Initial	Surname	
Business Debtor	**Business Debtor Name**			**Ontario Corporation Number**	
	SIREG 236 MARGARET INC.				
	Address		**City**	**Province**	**Postal Code**
	7275 RAPISTAN COURT		MISSISSAUGA	ON	L5N 5Z4

Individual Debtor	Date of Birth	First Given Name	Initial	Surname

Business Debtor	Business Debtor Name		Ontario Corporation Number	
	SIREG 300 PARK INC.			
	Address	**City**	**Province**	**Postal Code**
	7275 RAPISTAN COURT	MISSISSAUGA	ON	L5N 5Z4

Secured Party	Secured Party / Lien Claimant			
	HMT HOLDINGS INC.			
	Address	**City**	**Province**	**Postal Code**
	C/O HARBOUR MTG, 36 TORONTO ST, STE 500	TORONTO	ON	M5C 2C5

Collateral Classification	Consumer Goods	Inventory	Equipment	Accounts	Other	Motor Vehicle Included	Amount	Date of Maturity or	No Fixed Maturity Date
		X	X	X	X	X	5625000		

Motor Vehicle Description	Year	Make	Model	V.I.N.

General Collateral Description	General Collateral Description
	ALL RIGHTS, TITLE AND INTEREST OF SIREG 236 MARGARET INC. IN ALL
	PERSONAL PROPERTY LOCATED AT, RELATING TO OR USED IN CONNECTION WITH
	THE REAL PROPERTY DESCRIBED IN PIN 00556-0018 (LT) IN THE KENT LAND

Registering Agent	Registering Agent			
	TORKIN MANES LLP (LDR/LAD)			
	Address	**City**	**Province**	**Postal Code**
	1500-151 YONGE STREET	TORONTO	ON	M5C 2W7

CONTINUED

Type of Search	Business Debtor
Search Conducted On	SIREG 300 PARK INC.
File Currency	30SEP 2026

	File Number	Family	of Families	Page	of Pages	Expiry Date	Status
	768034017	4	4	9	12	26NOV 2027	

FORM 1C FINANCING STATEMENT / CLAIM FOR LIEN

File Number	Caution Filing	Page of	Total Pages	Motor Vehicle Schedule	Registration Number	Registered Under	Registration Period
768034017		002	3		20201126 0853 1590 7525		

Individual Debtor	Date of Birth	First Given Name	Initial	Surname

Business Debtor	Business Debtor Name		Ontario Corporation Number	
	Address	**City**	**Province**	**Postal Code**

Individual Debtor	Date of Birth	First Given Name	Initial	Surname

Business Debtor	Business Debtor Name		Ontario Corporation Number	
	Address	**City**	**Province**	**Postal Code**

Secured Party	**Secured Party / Lien Claimant**			
	Address	**City**	**Province**	**Postal Code**

Collateral Classification	**Consumer Goods**	**Inventory**	**Equipment**	**Accounts**	**Other**	**Motor Vehicle Included**	**Amount**	**Date of Maturity or**	**No Fixed Maturity Date**

Motor Vehicle Description	**Year**	**Make**	**Model**	**V.I.N.**

General Collateral Description	**General Collateral Description**
	TITLES OFFICE AND MUNICIPALLY KNOWN AS 236 MARGARET AVENUE,
	WALLACEBURG, ONTARIO, AND ALL PROCEEDS THEREOF. ALL RIGHTS, TITLE AND
	INTEREST OF SIREG 300 PARK INC. IN ALL PERSONAL PROPERTY LOCATED AT,

Registering Agent	**Registering Agent**			
	Address	**City**	**Province**	**Postal Code**

CONTINUED

Type of Search	Business Debtor						
Search Conducted On	SIREG 300 PARK INC.						
File Currency	30SEP 2026						
	File Number	**Family**	**of Families**	**Page**	**of Pages**	**Expiry Date**	**Status**
	768034017	4	4	10	12	26NOV 2027	

FORM 1C FINANCING STATEMENT / CLAIM FOR LIEN

File Number	**Caution Filing**	**Page of**	**Total Pages**	**Motor Vehicle Schedule**	**Registration Number**	**Registered Under**	**Registration Period**
768034017		003	3		20201126 0853 1590 7525		

Individual Debtor	**Date of Birth**	**First Given Name**	**Initial**	**Surname**
Business Debtor	**Business Debtor Name**			**Ontario Corporation Number**
	Address		**City**	**Province**	**Postal Code**

Individual Debtor	**Date of Birth**	**First Given Name**	**Initial**	**Surname**
Business Debtor	**Business Debtor Name**			**Ontario Corporation Number**
	Address		**City**	**Province**	**Postal Code**

Secured Party	**Secured Party / Lien Claimant**			
	Address		**City**	**Province**	**Postal Code**

Collateral Classification	Consumer Goods	Inventory	Equipment	Accounts	Other	Motor Vehicle Included	Amount	Date of Maturity or	No Fixed Maturity Date

Motor Vehicle Description	Year	Make	Model	V.I.N.

General Collateral Description	General Collateral Description
	RELATING TO OR USED IN CONNECTION WITH THE REAL PROPERTY DESCRIBED IN
	PIN 00599-0116 (LT) IN THE KENT LAND TITLES OFFICE AND MUNICIPALLY
	KNOWN AS 300 PARK STREET, DRESDEN, ONTARIO, AND ALL PROCEEDS THEREOF.

Registering Agent	Registering Agent			
	Address	City	Province	Postal Code

CONTINUED

Type of Search	Business Debtor					
Search Conducted On	SIREG 300 PARK INC.					
File Currency	30SEP 2026					
	File Number	Family	of Families	Page	of Pages	
	768034017	4	4	11	12	
FORM 2C FINANCING CHANGE STATEMENT / CHANGE STATEMENT						
	Caution Filing	Page of	Total Pages	Motor Vehicle Schedule Attached	Registration Number	Registered Under
		01	001		20231102 1454 1590 6838	

Record Referenced	File Number	Page Amended	No Specific Page Amended	Change Required	Renewal Years	Correct Period
	768034017			B RENEWAL	2	

Reference Debtor/ Transferor	First Given Name	Initial	Surname
	Business Debtor Name		
	SIREG 236 MARGARET INC.		

Other Change	Other Change

Reason / Description	Reason / Description

Debtor/ Transferee	Date of Birth	First Given Name	Initial	Surname	
	Business Debtor Name				Ontario Corporation Number
	Address		City	Province	Postal Code

Assignor Name	Assignor Name

Secured Party	**Secured party, lien claimant, assignee**								
	Address					**City**		**Province**	**Postal Code**

Collateral Classification	**Consumer Goods**	**Inventory**	**Equipment**	**Accounts**	**Other**	**Motor Vehicle Included**	**Amount**	**Date of Maturity or**	**No Fixed Maturity Date**

Motor Vehicle Description	**Year**	**Make**	**Model**	**V.I.N.**

General Collateral Description	**General Collateral Description**

Registering Agent	**Registering Agent or Secured Party/ Lien Claimant**			
	TORKIN MANES LLP (L. RODNESS/JMA 17340.0346)			
	Address	**City**	**Province**	**Postal Code**
	1500-151 YONGE STREET	TORONTO	ON	M5C 2W7

CONTINUED

Type of Search	Business Debtor					
Search Conducted On	SIREG 300 PARK INC.					
File Currency	30SEP 2026					
	File Number	**Family**	**of Families**	**Page**	**of Pages**	
	768034017	4	4	12	12	
FORM 2C FINANCING CHANGE STATEMENT / CHANGE STATEMENT						
	Caution Filing	**Page of**	**Total Pages**	**Motor Vehicle Schedule Attached**	**Registration Number**	**Registered Under**
		01	001		20251120 1046 1590 5680	

Record Referenced	**File Number**	**Page Amended**	**No Specific Page Amended**	**Change Required**	**Renewal Years**	**Correct Period**
	768034017			B RENEWAL	2	

Reference Debtor/ Transferor	**First Given Name**	**Initial**	**Surname**
	Business Debtor Name		
	SIREG 236 MARGARET INC.		

Other Change	**Other Change**

Reason / Description	**Reason / Description**

Debtor/ Transferee	**Date of Birth**	**First Given Name**	**Initial**	**Surname**
	Business Debtor Name			**Ontario Corporation Number**

	Address						**City**	**Province**	**Postal Code**
Assignor Name	**Assignor Name**								
Secured Party	**Secured party, lien claimant, assignee**								
	Address						**City**	**Province**	**Postal Code**
Collateral Classification	**Consumer Goods**	**Inventory**	**Equipment**	**Accounts**	**Other**	**Motor Vehicle Included**	**Amount**	**Date of Maturity or**	**No Fixed Maturity Date**
Motor Vehicle Description	**Year**	**Make**				**Model**		**V.I.N.**	
General Collateral Description	**General Collateral Description**								
Registering Agent	**Registering Agent or Secured Party/ Lien Claimant**								
	TORKIN MANES LLP (L. RODNESS/JMA 17349.0346)								
	Address						**City**	**Province**	**Postal Code**
	1500-151 YONGE STREET						TORONTO	ON	M5C 2W7

LAST PAGE

Note: All pages have been returned.

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TAB K

This is Exhibit “K” referred to in the Affidavit of Nelson Da Silva sworn by Nelson Da Silva of the City of Hamilton, in the Province of Ontario, before me at the City of Toronto, in the Province of Ontario, on October 14, 2026 in accordance with O. Reg. 431/20, Administering Oath or Declaration Remotely.



Commissioner for Taking Affidavits (or as may be)

JEFFREY J. SIMPSON

Josset-Patricia Johnson

From: Josset-Patricia Johnson on behalf of Jeffrey Simpson
Sent: September 25, 2026 4:33 PM
To: jbellissimo@cassels.com; larry@zimlaw.ca; noah.goldstein@alixpartners.com
Cc: Jeffrey Simpson
Subject: Demands & NITES - HMT {Slater et al} _ Our File #17349.0552
Attachments: Demand & NITES _ borrower Sireg 3438.pdf; Demand & NITES _ borrower Sireg 5581.pdf; Demand & NITES _ borrower Sireg Holdings.pdf; Demand & NITES _ borrower SI 2500.pdf; demand _ Guarantors re $21M.pdf; Demand & NITES _ borrower SI 280 Park.pdf; Demand & NITES _ borrower Sireg Pelletier Street.pdf; Demand & NITES _ borrower Sireg Brock Street.pdf; Demand & NITES _ borrower SI 280 Erie.pdf; demand - Guarantors re $15M.pdf; demand - Guarantors 236 Margaret and 300 Park.pdf; Demand & NITES _ borrower Sireg 236.pdf; Demand & NITES _ borrower Sireg 300 Park.pdf

Good Afternoon All,

Attached for your records are the Demands and Notices of Intention to Enforce Security we have prepared.

Thank you.

Jeffrey Simpson

Direct: 416-777-5413
Fax: 1-888-587-9143
Email: jsimpson@torkinmanes.com

Torkin Manes LLP
151 Yonge Street, Suite 1500
Toronto ON M5C 2W7
www.torkin.com



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Ranked the #1 Ontario Regional Law Firm by *Canadian Lawyer*

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TAB L

This is Exhibit “L” referred to in the Affidavit of Nelson Da Silva sworn by Nelson Da Silva of the City of Hamilton, in the Province of Ontario, before me at the City of Toronto, in the Province of Ontario, on October 14, 2026 in accordance with O. Reg. 431/20, Administering Oath or Declaration Remotely.



Commissioner for Taking Affidavits (or as may be)

JEFFREY J. SIMPSON

SCHEDULE - PAGE 1

1. STANDARD CHARGE TERMS

The terms contained in this schedule are in addition to the terms contained in the Standard Charge Terms. In the event of any conflict between the terms contained in this schedule and those contained in the Standard Charge Terms, the terms contained in this schedule shall, to the extent of the conflict, prevail. If the Standard Charge Terms or the Charge refer to a Guarantor, the term "**Guarantor**" shall include any party named anywhere in the Charge as a guarantor or covenantor.

2. SHORT FORMS OF MORTGAGES ACT

If any of the forms of words contained herein are also contained in Column One of Schedule B of the *Short Forms of Mortgages Act*, R.S.O. 1980, Ch. 474 ("**SFMA**") and distinguished by a number therein, the Charge shall be deemed to include and shall have the same effect as if the Charge contained the form of words in Column Two of Schedule B of the SFMA distinguished by the same number, and the Charge shall be interpreted as if the SFMA was still in full force and effect. The provisions of the Charge and its short form clauses shall not derogate from the Chargee's rights under the long clauses in the SFMA which shall be in addition thereto or in substitution for part or parts thereof as the Chargee may elect and all shall have the force of covenant.

3. DEFINITIONS

In this schedule, the following definitions apply:

(a) **Balance Due Date** means the date set out in the Provisions section of the Charge under the heading "Balance Due Date";

(b) **Charge** means the Charge/Mortgage to which this Schedule is attached and including the Standard Charge Terms and including this Schedule;

(c) **Chargee** means each party named as a chargee or mortgagee in the Charge under the "Chargee(s)" section and its or his heirs, executors, administrators, successors and assigns, as the case may be;

(d) **Chargor** means each party named as a chargor or mortgagor in the Charge under the "Chargor(s)" section and its or his heirs, executors, administrators, successors, and assigns, as the case may be;

(e) **Commitment Letter** means the letter issued by the Chargee or the Chargee's agent dated July 28, 2026, and addressed to the Chargor or the Chargor's agent setting out the terms of the loan secured by the Charge, as it may be amended from time to time;

(f) **Costs** means all of the fees, costs, charges, losses, damages and expenses incurred by the Chargee as a direct or indirect consequence of granting the loan secured by the Charge including, without limitation, all expenses incurred in the construction, preservation, maintenance, repair, insuring and realization of the security contained herein, and all legal costs incurred by the Chargee as between a solicitor and his own client;

(g) **Covenantor** means each party named as a guarantor in the Provisions section of the Charge and each Covenantor's heirs, executors, administrators, successors and assigns, as the case may be;

(h) **Governmental Authority** means any government, regulatory authority, governmental department, agency, commission, bureau, official, minister, Crown corporation, court, body, board, tribunal or dispute settlement panel or other law or regulation-making organization or entity: (a) having or purporting to have jurisdiction on behalf of any nation, province, republic, territory, state or other geographic or political subdivision thereof; or (b) exercising, or entitled or purporting to exercise any administrative, executive, judicial, legislative, policy, regulatory or taxing authority or power;

(i) **Interest** means interest at the Interest Rate calculated monthly, not in advance and payable on the Principal Amount and such other amounts as provided in the Charge, both before and after maturity, default, and judgment;

(j) **Interest Adjustment Date** means the date set out in the Provisions section of the Charge under the heading "Interest Adjustment Date";

(k) **Interest Rate** means the interest rate per annum which is the greater of (i) the Prime Rate plus 3.80% per annum, adjusted daily, or (ii) 8.25% per annum, both calculated monthly;

(l) **Land Registry Office** means the Land Registry Office in which this Charge is registered;

(m) **Monthly Payments** means the payments made each month in the amount of interest only on the outstanding Principal Amount;

(n) **Prime Rate** means the floating annual rate of interest (which is calculated daily) established from time to time by the head office in Toronto of Royal Bank of Canada (the "**Bank**") as the reference rate it will use to determine rates of interest payable by the most preferred commercial borrowers of the Bank on loans to such borrowers in Canada evidenced and secured only by a promissory note (as distinct from the rate of interest chargeable for small business loans sometimes referred to as the "prime small business loans interest rate");

(o) **Principal Amount** means the principal amount in lawful money of Canada set out in the Provisions section of the Charge under the heading "Principal" as it may be increased or decreased prior to registration of a discharge of the Charge;

(p) **Project** means the renovations to the Property as set out in the Commitment;

(q) **Project Monitor** means the project monitor retained by the Chargor, as approved by the Chargee, in connection with the Project;

(r) **Property** means the lands described in the Properties section of the Charge and all buildings, fixtures and improvements now or hereafter brought or erected thereon;

(s) **Receiver** means a receiver or receiver-manager of the Property;

(t) **Standard Charge Terms** means the set of Standard Charge Terms referred to in the Provisions section of the Charge under the heading "Standard Charge Terms";

(u) **Superpriority Remittances** means all amounts owing or required to be paid, where failure to pay any such amount could give rise to a claim pursuant to any law, statute, regulation or otherwise, which rank or are capable of ranking in priority to the Charge or otherwise ranking in priority to any claim by the Chargee for repayment of any amounts owing under this Charge including, but not limited to, amounts owing or required to be paid for federal and provincial income taxes, capital taxes, goods and services taxes, value added taxes, harmonized sales taxes and employee pensions and/or other benefits including but not limited to Workplace Safety and Insurance Board premiums, Employer Health Tax premiums, Canada Pension Plan contributions and Employment Insurance Commission premiums;

(v) **Brant Property** means the property legally described as PINs 25566-0001 (LT) to 25566-0010 (LT), inclusive, being Units 1 to 10, Level 1, inclusive, Halton Condominium Plan No. 267; Part of Lot 20 Concession 1 SDS (Nelson), Parts 1 & 2 20R11118, as in Schedule "A" of Declaration H596301; Burlington, and municipally known as Units 1-10, inclusive, 2500 Brant Street, Burlington, Ontario;

(w) **Heritage Property** means those lands and premises legally described as PIN 64272-0035 (LT) being Block A, Plan NS15 Niagara Falls, City of Niagara Falls, and municipally known as 5581 Heritage Drive, Niagara Falls, Ontario; and

(x) **Sinnicks Property** means those lands and premises legally described as PIN 64270-0092 (LT) being Block B, Plan 194 Stamford, City of Niagara Falls, and municipally known as 3438 Sinnicks Avenue, Niagara Falls, Ontario.

4. CHARGE

Upon the request of the Chargee, the Chargor hereby gives the Charge and charges the Property as security for full payment to the Chargee of the Principal Amount, Interest and all other amounts payable hereunder and as security for the observance and performance of all of the obligations of the Chargor to the Chargee pursuant to the Charge or otherwise.

This Charge shall be jointly and severally binding upon the Chargor (if more than one), and upon the Chargor's heirs, legal representatives, successors and assigns as the case may be.

5. MONTHLY PAYMENTS

Interest on the Principal Amount from time to time advanced prior to the Interest Adjustment Date, computed from the respective dates of such advances to the Interest Adjustment Date, shall, at the option of the Chargee, be deducted from the advances or paid by the Chargor at such time or times as the Chargee may require and such Interest may be so deducted or paid in advance; after the Interest Adjustment Date, interest on the Principal Amount with Interest computed from the Interest Adjustment Date, shall become due and be paid in Monthly Payments as provided in the Charge and the balance, if any, of the Principal Amount and Interest shall become due and payable on the Balance Due Date. The Monthly Payments, when received, shall be applied firstly to outstanding Costs, secondly to outstanding Interest and the balance, if any, in reduction of the outstanding Principal Amount.

6. CHARGOR'S COVENANTS

The Chargor covenants with the Chargee that the Chargor:

(a) has a good title in fee simple to the Property except as the records of the Land Registry Office disclose;

(b) will execute such further assurances of the Property as may be requisite;

(c) does hereby release to the Chargee all of the Chargor's claims upon the Property;

(d) shall deliver to the Chargee a copy of a current rent roll within ten (10) days of receipt of a request from the Chargee;

(e) will deliver to the Chargee a true and complete copy of all agreements to lease, leases and lease extensions or renewals entered into after the date of registration of this Charge in respect of the Property, within ten (10) days of such document being signed by both landlord and tenant and (ii) all agreements of purchase and sale entered into by the Chargor to sell condominium units, parking units or locker units in the Property;

(f) shall cause, during the term of this Charge, all deposits which are payable pursuant to the terms of any agreement of purchase and sale of condominium units to be sold from the Property to be held in trust by the Chargor's solicitors in accordance with the terms of the *Condominium Act* (Ontario);

(g) shall not cancel, terminate or accept the surrender of any lease, agreement to lease or tenancy without the prior written consent of the Chargee except in accordance with good management practices and/or in furtherance of a condominium conversion of the Property in order to sell condominium units;

(h) will deliver to the Chargee, quarterly by the tenth (10th) day of each month until the amounts outstanding under this Charge have been repaid in full, an updated leasing report setting out the leasing status of the Property, in a form satisfactory to the Chargee, acting reasonably;

(i) shall not demolish or redevelop any portion of the Property without the Chargee's prior written approval;

(j) shall not declare any dividends or distribute any profits or funds from proceeds received from the Property without the prior written consent of the Chargee or repay any shareholder loans or loans which have been made by any related party to the Chargor, without the prior written consent of the Chargee;

(k) shall not cancel, terminate or accept the surrender of any lease, agreement to lease or tenancy without the prior written consent of the Chargee; and

(l) shall notify the Chargee, in writing, of any default, abandonment or other change in the status of the tenants and any leases of the Property.

7. CROSS-DEFAULT

The debt secured by this Charge is cross-defaulted to the charges granted in favour of the Chargee on the Brant Property, the Heritage Property and the Sinnicks Property securing the original principal sum of $21,650,000.00 registered against title to those properties (collectively, the "**Other Charges**"). The debt is one and the same as the debt expressed to be owing to the Chargee in the Other Charges and all payments of principal and interest received by the Chargee under this Charge shall be deemed to be payment to the Chargee under the Other Charges and vice versa. Any default under the Other Charges shall be deemed to be a default under this Charge, and vice versa, and the Chargee shall be entitled to exercise any of the remedies available to it under this Charge and/or the Other Charges or at law as a result of such default.

8. TAXES

The Chargor shall, if it is in default of its obligation to pay Taxes as set out herein and if required by the Chargee, pay to the Chargee monthly on each payment date hereunder, 1/12th of the amount (as estimated by the Chargee) of all taxes, rates and assessments, municipal, local, parliamentary or otherwise, which affect the Property ("**Taxes**") payable within one year following the Chargee's request and the Chargor hereby authorizes the Chargee to remit such amounts to pay such Taxes. The Chargee shall pay interest to the Chargor, on the date or dates and at a rate or rates, from time to time determined by the Chargee, on the amount of such payments by the Chargor to the Chargee from the date such payments are received by the Chargee until the Taxes are paid. If the Chargee does not require the Chargor to pay the Taxes to the Chargee as herein provided, the Chargor shall pay to the relevant taxing authority all Taxes when due and, upon the Chargee's request, the Chargor shall deliver to the Chargee, no less frequently than quarterly, within seven (7) days of request therefor evidence of payment of Taxes.

9. COSTS

Costs shall be forthwith due and payable by the Chargor to the Chargee and shall bear Interest until fully paid.

10. INSURANCE PROVISIONS

(a) In addition to the insurance provided for under the Standard Charge Terms, the Chargor, in accordance with the provisions of this paragraph, shall maintain insurance against the perils therein described on all chattels used on, in or about the Property and shall maintain boiler and machinery insurance, builder's risk insurance and such other insurance as may be reasonably required by the Chargee including loss of rental income insurance on a one hundred percent (100%) basis. The fire insurance on the buildings and chattels on the Property shall contain a standard extended coverage endorsement of one hundred percent (100%) replacement cost or the full insurable value, whichever shall be the greater, but in no event less than the Principal Amount and shall contain the standard mortgage endorsement clause (IBC 3000). All policies must allow for partial occupancy. The Chargor shall also maintain comprehensive public liability coverage for a minimum of FIVE MILLION DOLLARS ($5,000,000.00) per each occurrence. No insurance may be subject to a co-insurance clause.

(b) The Chargor shall provide upon the anniversary date of the Charge or at such further time or times as requested by the Chargee written evidence of the existence and continuation of the insurance as required by the Charge.

(c) In the event that evidence of continuation of insurance as herein required has not been delivered to the Chargee, the Chargee shall be entitled to a servicing fee for each written enquiry which the Chargee shall make to the insurers pertaining to such renewal (or resulting from the Chargor's non-performance of the within covenant). In the event that the Chargee pursuant to the within provision arranges insurance coverage in accordance with this provision, the Chargee, in addition to the aforenoted servicing fee, shall be entitled to a further servicing fee for arranging the necessary insurance coverage.

11. SALE OF PROPERTY

The Chargor covenants and agrees with the Chargee that in the event of the Chargor selling, conveying, transferring or entering into an agreement for sale or transfer of title of the Property hereby charged to a purchaser or transferee not approved, in writing, by the Chargee, all monies hereby secured with accrued interest thereon shall at the option of the Chargee, forthwith become due and payable.

12. PREPAYMENT PRIVILEGE

The Chargor, when not in default, shall have the privilege of prepaying the whole or a part of the Principal Amount outstanding without bonus or penalty from time to time either (i) at any time after the expiry of twelve (12) months from the Interest Adjustment Date of this Charge upon delivery of not less than thirty (30) days' prior written notice, or (ii) upon delivery of not less than thirty (30) days' prior written notice and upon payment to the Chargee of an amount equal to twelve (12) months' interest, provided that regular Monthly Payments of interest shall be credited against the amount payable hereunder. Save and except as set out in Section 13, the Chargor shall have no other right to prepay the Principal Amount outstanding.

13. PARTIAL DISCHARGES

Provided the loan herein is in good standing, the Chargee will allow partial discharges of this Charge from condominium units in accordance with the following terms:

(a) The Chargee shall receive 100% of gross sale proceeds from sales of condominium units less HST, and reasonable arm's length sales commissions and legal fees, as approved by the Chargee, and provided that the net sale proceeds shall not be less than $300,000.00;

(b) No sale shall be for less than 95% of the sale price list approved by the Chargee without the Chargee's prior consent;

(c) Until the loan herein is paid in full, a discharge fee of $500 per unit will be charged, which amount is exclusive of any Chargee's legal fees or registration costs; and

(d) Upon receipt by the Chargee of a principal payment in the amount of at least $12,000,000.00 (resulting in the Principal Amount being reduced to no more than $9,650,000.00), the Chargee shall grant a discharge of this Charge as against the Property.

14. DANGEROUS SUBSTANCES

To the best of the Chargor's knowledge, the Chargor represents and warrants that there are not in, on, under or about the Property, or any part thereof, any Dangerous Substances as defined herein, and neither the Property nor any adjacent lands have ever been used as or for a waste disposal or coal gasification site, nor have they ever contained any underground storage tanks and the use of the Property has not involved and will not involve, during the term of the Charge, the handling of Dangerous Substances nor will such use result in any environmental damage, and there are no outstanding or threatened claims or work orders against the Property relating to environmental matters. "**Dangerous Substances**" means any contaminants, toxic, dangerous, noxious or

hazardous substances including, without limitation, urea formaldehyde foam insulation, asbestos fireproofing insulation, polychlorinated byphenyls (PCBs) or radioactive materials.

15. HAZARDOUS WASTE

In consideration of the advance of funds by the Chargee, the Chargor and the Covenantor hereby agree that, in addition to any liability imposed on the Chargor and Covenantor under any instrument evidencing or securing the loan indebtedness, the Chargor and Covenantor shall be jointly and severally liable for any and all of the costs, expenses, damages or liabilities of the Chargee, its directors and officers and/or any Receiver (as hereinafter defined) (including, without limitation, all reasonable legal fees) directly or indirectly arising out of or attributable to the use, generation, storage, release, threatened release, discharge, disposal or presence on, under or about the Property of any Dangerous Substances and such liability shall survive foreclosure of the security for the Charge and any other existing obligations of the Chargor and Covenantor to the Chargee in respect of the Charge and any other exercise by the Chargee of any remedies available to it for any default under the Charge.

16. ENVIRONMENTAL CLAUSE

The Chargee or agent of the Chargee may, at any time, before and after default, and for any purpose deemed necessary by the Chargee or its agent, enter upon the Property or any portion thereof to inspect the land and buildings thereon. Without in any way limiting the generality of the foregoing, the Chargee or its agent may enter upon the Property or any portion thereof to conduct any environmental testing, site assessment, investigation or study deemed necessary by the Chargee or its agent and the reasonable cost of such testing, assessment, investigation or study, as the case may be, with interest at the Interest Rate, shall be payable by the Chargor forthwith and shall be a charge upon the whole of the Property. The exercise of any of the powers enumerated in this clause shall not deem the Chargee or its agent to be in possession, management or control of the Property or any portion thereof.

17. CONSTRUCTION ACT

The Chargor shall at all times comply with the provisions of the *Construction Act* (Ontario).

18. PROPERTY MANAGEMENT

The Chargor shall maintain at all times professional property management for the Property acceptable to the Chargee. Any change in the property management of the Property shall be subject to the prior approval of the Chargee, both as to the manager and the terms and conditions of the management agreement.

19. INSPECTION

The Chargee, its agents and employees shall have the right to enter upon the Property at all reasonable times to inspect and the costs of such inspections shall be forthwith payable by the Chargor to the Chargee.

20. SURVIVAL OF COMMITMENT LETTER

The agreements, covenants, representations, warranties, provisions and stipulations (in this section collectively referred to as "**Provisions**") contained in the Commitment Letter form an integral part of the Charge and all such Provisions shall be deemed to be contained in the Charge and have the same force and effect as if they were fully set forth herein. To the extent that any Provision or Provisions of the Commitment Letter conflict with any provision or provisions of the Charge, the Chargee shall elect which Provision or Provisions shall apply to the extent of the conflict.

21. SUBSEQUENT FINANCING

The Chargor agrees that no subsequent encumbrances may be placed on the Property without the prior written consent of the Chargee which may be unreasonably withheld.

22. CONDOMINIUM PROVISIONS

If the Property is or includes a unit or units of a condominium corporation, then the Chargor covenants with the Chargee that:

(a) The Chargor shall at all times observe and perform all duties and obligations imposed on the Chargor by the *Condominium Act* (Ontario), as amended from time to time, and by the Declaration, By-laws, Rules and Regulations, as amended from time to time, of the Condominium Corporation;

(b) Without limiting the generality of the foregoing, the Chargor shall pay promptly, when due, any contributions to common expenses required of the Chargor and, in the event of default in doing so, the Chargee may, at the Chargee's sole option, pay such contributions which shall thereupon constitute a Cost as defined hereunder. At the Chargee's request, the Chargor shall pay to the Chargee the sums payable by the Chargor in respect of common expense which the Chargee shall forthwith remit to the Condominium Corporation, or as it directs, on behalf of the Chargor;

(c) Forthwith upon request by the Chargor, the Chargor shall deliver to the Chargee, by prepaid registered mail, copies of any notices of

(i) any breach by the Chargor of any provision of the *Condominium Act* (Ontario), Declaration, By-laws, Rules or Regulations of the Condominium Corporation;

(ii) each request or demand for consent of the Chargor to any matter affecting the Property or common elements of the Condominium Corporation;

(iii) any information known to the Chargor concerning the termination of the management agreement or insurance trust agreement of the Condominium Corporation;

(iv) each claim against the Chargor or demand for payment by the Chargor in connection with the Property; and

(v) each notice of meetings sent to the Chargor pursuant to the provision of the Declaration or By-laws of the Condominium Corporation *Condominium Act* (Ontario); and

(d) Upon the occurrence of an Event of Default, the Chargor hereby irrevocably authorizes and empowers the Chargee to exercise the right of the Chargor as owner of the unit or units to vote or consent in all matters relating to the affairs of the Condominium Corporation. The Chargee shall not be obliged to vote or to consent or not to consent or to protect the interests of the Chargor.

23. CONSTRUCTION CLAUSES

(a) The Chargee hereby acknowledges and agrees that, notwithstanding anything contained herein to the contrary, no provisions of this Charge shall apply so as to prohibit the current construction of the Project provided that the Project is constructed in accordance with the provisions of this Charge and in accordance with all building plans and specifications approved by the City of North Bay (the "**City**"). Without limiting the generality of the foregoing, it is understood and agreed by the parties hereto that, if during or after construction of the Project:

(i) the building plans or the Project itself or any portion thereof have been physically altered without the prior written approval of the City, if required; or

(ii) the Project is not constructed in accordance with those plans and specifications approved by the City,

then, at the option of the Chargee, all moneys hereby secured together with all Interest accrued thereon, shall forthwith become due and payable.

(b) The Chargor and the Chargee covenant and agree as follows:

(i) that the Project and/or all renovation and/or additions to the Project shall be continued and completed in a good and workmanlike manner, with all due diligence and in accordance with the plans and specifications delivered to the City and to the satisfaction of the City and all governmental and regulatory authorities having jurisdiction;

(ii) provided that, should construction on the Project cease for any reason whatsoever (strikes, material shortages and weather conditions beyond the control of the Chargor excepted, in which case the period shall be one hundred and twenty (120) continuous days) for a period of thirty (30) continuous days, then this Charge shall, at the option of the Chargee, immediately become due and payable. In the event that construction does cease as aforesaid, then the Chargee shall have the right, at its sole option, to assume complete control of the construction of the Project in such manner and on such terms as it deems advisable. The cost of completion of the Project by the Chargee and all expenses incidental thereto, together with a management fee of 15% of all such costs and expenses, shall be added to the principal amount of this Charge, shall be payable forthwith to the Chargee, shall bear Interest and shall form part of the Principal Amount hereunder, and the Chargee shall have the same rights and remedies as set out herein with respect to collection of principal and interest in arrears hereunder or at law. All costs and expenses, as well as the management fee of 15% added to the Principal Amount of this Charge and due under it in accordance with this paragraph, shall bear Interest at the Interest Rate;

(iii) the Principal Amount outstanding hereunder from time to time in connection with hard and soft construction costs in place, after giving effect to all advances, shall not exceed at any time 90% of the hard and soft construction costs in place, all as determined and certified from time to time by the Project Monitor;

(iv) at all times there shall be sufficient funds unadvanced and retained by the Chargee to complete the construction and/or renovation of the Project, including a reasonable amount for cost overruns, as well as a holdback of 10% with respect to work already completed, all as determined and certified from time to time by the Project Monitor;

(v) prior to any advance of the Principal Amount the Chargor shall deliver to the Chargee an appraisal of the Property prepared by an AACI accredited appraiser, dated no earlier than 9 months prior to the first advance under this Charge and addressed to the Chargee or together with a letter from the appraiser to the Chargee confirming that the Chargee has the right to rely on the contents of the appraisal, confirming the fair market value of the Property on the basis of completed serviced lots, which shall be subject to the approval of the Chargee, in its sole discretion,

(vi) all advances which are made from time to time hereunder shall be made in accordance with the terms of the Commitment Letter and shall be based on certificates of the Project Monitor, at the expense of the Chargor, which certificates shall, without limitation, certify the value of the work completed and the estimated costs of any incomplete work together with the Certificates required in subparagraphs (iii) and (iv) above and shall contain the information set out in the Commitment Letter. Such certificates shall further certify that the completed construction and/or renovation to the date of such certificate is/are in accordance with the approved plans and specifications for the said construction and, further, in accordance with the building permits issued for such construction and in accordance with all municipal and other governmental requirements of any Governmental Authority having jurisdiction pertaining to such construction, that there are no outstanding work orders or other requirements pertaining to construction on the Property and that all trades and sub-trades have been paid and that

all necessary workplace Safety and Insurance Board clearances have been obtained. Such certificates with respect to any values shall not include materials on the site which are not incorporated into the building(s);

(vii) prior to any advance under this Charge, the Chargee shall be provided with a solicitor's opinion that a subsearch of the title to the Property has been completed and disclosed no lien, mortgage, charge or encumbrance registered against the Property except for such liens, mortgages, charges or encumbrances as have been expressly consented to by the Chargee;

(viii) prior to any advance under this Charge, the Chargor shall provide to the Chargee evidence that all municipal realty taxes accrued to the date of the advance have been paid in full;

(ix) the Chargor covenants and agrees, upon completion of the Project, to deliver as further security for the loan herein secured a security agreement mortgaging and charging by way of a chattel mortgage or otherwise the goods, equipment and chattels to be installed in the said building, the security agreement to be in a form approved by the solicitor for the Chargee; and

(c) Each of the following conditions shall be satisfied prior to any advance being made by the Chargee hereunder:

(i) An Event of Default shall not have occurred;

(ii) a request for advance must be made in writing and not more frequently than once per month, with 5 business days' written notice from receipt of submitted invoices, and each advance shall be for a minimum of at least $250,000.00;

(iii) the Chargee's solicitor must deliver to the Chargee, at the Chargor's cost, confirmation that no encumbrances have been registered against the Property subsequent to this Charge;

(iv) review and approval by the Chargee of the up-to-date construction draw report certified by the Project Monitor to confirm work in place (with copies of invoices) and completion estimates and containing the information set out in the Commitment Letter;

(v) delivery to the Chargee of a statutory declaration, in the Chargee's standard form which shall include confirmation that all costs have been fully paid through the date of the last draw preceding the current request (subject to holdback requirements);

(vi) all holdback and other requirements under the *Construction Act* (Ontario) shall have been complied with.

24. EVENTS OF DEFAULT

The Chargor at the sole option of the Chargee shall be in default under the Charge if any one or more of the following events of default (an "**Event of Default**") occurs at any time or times prior to registration of a complete discharge of the Charge:

(a) the Chargor defaults under any one or more of the covenants, conditions, terms, agreements, provisions and obligations contained in the Charge to be kept, observed and performed by the Chargor;

(b) the Chargor or any subsidiary becomes insolvent, bankrupt or a trustee in bankruptcy, receiver or receiver and manager is appointed for the Chargor or the Chargor or any subsidiary makes a general assignment for the benefit of creditors or goes into liquidation either voluntarily or under an order of the court of competent jurisdiction or otherwise acknowledges its insolvency;

(c) there is shown to be any discrepancy or inaccuracy in any written information, statement, warranty or representations made or furnished to the Chargee by or on behalf of the Chargor or Covenantor with respect to the Property or the Chargor's or any Covenantor's financial condition and if such discrepancies or inaccuracies are material in the opinion of the Chargee;

(d) any charge or encumbrance affecting the Property is in default or any encumbrancer takes any action to enforce its security or any portion thereof;

(e) the Chargor obtains subsequent financing or refinancing of the Property without the prior written consent of the Chargee;

(f) the Chargor or any subsidiary defaults under any of its obligations to any creditors;

(g) the Chargor or any other party providing security to the Chargee in connection with the Principal Amount defaults under any one or more covenants, representations, warranties, certifications, conditions, terms, agreements, provisions and obligations contained in any document, including but not limited to the Environmental Indemnity, delivered by the Chargor to the Chargee contemporaneously with this Charge and/or otherwise submitted to the Chargee by or on behalf of the Chargor in connection with the Charge;

(h) if any event, action or condition occurs, of any nature whatsoever, which in the sole opinion of the Chargee, could materially adversely affect the business, operations, assets or affairs of the Chargor;

(i) upon the death of the Chargor or one or more of the Covenantors;

(j) the Chargor sells, conveys or transfers the Property or enters into an agreement to effect any of the foregoing without the prior written consent of the Chargee;

(k) any or all of the shares issued and outstanding in the capital stock of the Chargor are directly or indirectly transferred, pledged, encumbered, hypothecated or dealt with in any manner whatsoever without the Chargee's prior written consent or the Chargee determines, in its sole and unfettered discretion, that there is a change in control of the Chargor which has occurred without the Chargee's prior written consent;

(l) there is litigation or any other proceeding, application, claim or action pending or threatened before any court, administrative board, or other tribunal which, if determined adversely to the Chargor or Covenantor, in the sole opinion of the Chargee, acting reasonably, would materially affect the Property, the financial condition of the Chargor, Covenantor or the value of the Property;

(m) there is rendered against the Chargor a final judgment, order or decree for the payment of money which, in the sole opinion of the Chargee, will materially affect the Property, the financial condition of the Chargor or Covenantor or the value of the Property;

(n) any material changes, additions or alterations are made to the Property, including material changes in usage, without the prior written consent of the Chargee; or

(o) the reserve fund for the condominium corporation on the Property is, at any time, undercapitalized or the Chargee believes, acting reasonably that any process in place to capitalize the reserve fund is deficient or is not in compliance with the requirements of the *Condominium Act* (Ontario), as it may be amended from time to time.

If any of the foregoing Events of Default shall occur then, notwithstanding the provisions of any other agreement between the Chargor and the Chargee and at the option of the Chargee, the whole of the Principal Amount and Interest and all other amounts payable hereunder shall immediately become due and payable and the Chargee shall be relieved of any further obligations to advance monies to the Chargor. If an Event of Default is waived by the Chargee, such waiver shall not operate as a waiver of any other, further or continuation of the same Event of Default.

25. RIGHT TO DISTRAIN

The Chargee may distrain for arrears of any portion of the Principal Amount, Interest or any other amounts due and unpaid hereunder. The Chargor waives all rights to claim exemption and confirms that there is no limit in the amount for which the Chargee may distrain.

26. APPOINTMENT OF RECEIVER

(a) At any time after the security hereby constituted becomes enforceable, or the Principal Amount shall have become payable, the Chargee may from time to time appoint by writing or cause to be appointed a Receiver or a Receiver-Manager, as it shall elect (hereinafter called "**Receiver**"), with or without bond, and may from time to time remove the Receiver and appoint another in his stead, and any such Receiver appointed hereunder shall have, without limitation, the following powers:

(i) To take possession of the Property and to collect all rent and other revenues arising from the Property or any portion thereof and for such purpose to enter into and upon any lands, buildings and premises wheresoever and whatsoever and for such purpose to do any act and take any proceedings in the name of the Chargor or otherwise as he shall deem necessary;

(ii) To carry on or concur in carrying on the business of the Chargor, and to employ and discharge agents, workmen, accountants and others upon such terms and with such salaries, wages or remuneration as he shall think proper, and to repair and keep in repair the Property and to do all necessary acts and things for the carrying on of the business of the Chargor and the protection of the Property of the Chargor;

(iii) To sell or lease or concur in selling or leasing any or all of the Property, or any part thereof, and to carry any such sale or lease into effect by conveying in the name of or on behalf of the Chargor or otherwise; and any such sale may be made either at public auction or private sale as seen fit by the Receiver and any such sale may be made from time to time as to the whole or any part or parts of the Property; and he may make any stipulations as to title or conveyance or commencement of title or otherwise which he shall deem proper; and he may buy or rescind or vary any contracts for the sale of any part of the Property and may resell the same; and he may sell any of the same on such terms as to credit or part cash and part credit or otherwise as shall appear in his sole opinion to be most advantageous and at such prices as can reasonably be obtained therefor and in the event of a sale on credit neither he nor the Chargee shall be accountable for or charged with any monies until actually received;

(iv) To make any arrangement or compromise which the Receiver may think expedient in the interest of the Chargee and to consent to any modification or change in or omission from the provisions of the Charge and to exchange any part or part of the Property for any other property suitable for the purposes of the Chargee and upon such terms as may seem expedient and either with or without payment or exchange of money or regard to the equality of the exchange or otherwise;

(v) To borrow money to carry on the business of the Chargor and to charge the whole or any part of the Property in such amounts as the Receiver may from time to time deem necessary and in so doing the Receiver may issue certificates that may be payable when the Receiver thinks expedient and shall bear interest as stated therein and the amounts from time to time payable under such certificates shall charge the Property in priority to the Charge;

(vi) To execute and prosecute all suits, proceedings and actions which the Receiver in his opinion considers necessary for the proper protection of the Property, to defend all suits, proceedings and actions against the Chargor or the Receiver, to appear in and conduct the prosecution and defense of any

suit, proceedings or action then pending or thereafter instituted and to appeal any suit, proceeding or action; and

(vii) To execute and deliver to the purchaser of any part or parts of the Property, good and sufficient transfer or transfers for the same, the Receiver hereby being constituted the irrevocable attorney of the Chargor for the purpose of making such sale and executing such transfer or transfers, and any such sale made as aforesaid shall be a perpetual bar both in law and equity against the Chargor, and all other persons claiming the Property or any part thereof by, from, through or under the Chargor, and the proceeds of any such sale shall be distributed in the manner hereinafter provided.

(b) It is agreed that no purchaser at any sale purporting to be made in pursuance of the aforesaid power or powers shall be bound or concerned to see or inquire whether any default has been made or continued, or whether any notice required hereunder has been given, or as to the necessity or expediency of the stipulations subject to which such sale shall have been made, or otherwise as to the propriety of such sale or regularity of its proceedings, or be affected by notice that no such default has been made or continues, or notice given as aforesaid, or that the sale is otherwise unnecessary, improper or irregular; and notwithstanding any impropriety or irregularity or notice thereof to such purchaser, the sale as regards such purchaser shall be deemed to be within the aforesaid power and be valid accordingly and the remedy (if any) of the Chargor, or of any party claiming by or under the Chargor, in respect of any impropriety or irregularity whatsoever in any such sale shall be in damages only.

(c) The revenue of the business of the Chargor and the net proceeds of any sale of the Property or part or parts thereof shall be applied by the Receiver subject to the claims of any creditors ranking in priority to the Charge:

(i) Firstly, in payment of all costs, charges and expenses of and incidental to the appointment of the Receiver and the exercise by him of all or any of the powers aforesaid including the reasonable remuneration of the Receiver and all amounts properly payable by him;

(ii) Secondly, in payment of all Costs;

(iii) Thirdly, in payment to the Chargee of the Principal Amount hereunder;

(iv) Fourthly, in payment to the Chargee of all Interest, arrears of Interest and any other monies remaining unpaid hereunder; and

(v) Fifthly, any surplus shall be paid to the Chargor provided that, in the event that any party claims a charge against all or a portion of the surplus, the Receiver shall make such disposition of all or a portion of the surplus as the Receiver deems appropriate in the circumstances.

(d) The Chargee shall not be liable to the Receiver for his remuneration costs, charges or expenses, and the Receiver shall not be liable for any loss howsoever arising unless the same shall be caused by his own negligence or wilful default; and he shall, when so appointed by notice in writing pursuant hereto, be deemed to be the agent of the Chargor and the Chargor shall be solely responsible for his acts and defaults and for his remuneration.

27. CHARGEE NOT A CHARGEE IN POSSESSION

It is agreed that the Chargee, in exercising any of its rights under the Charge, shall be deemed not to be a chargee in possession or a mortgagee in possession of the Property or any portion thereof.

28. SPECIFIC ASSIGNMENT OF LEASES

As further security for the Charge, the Chargor covenants and agrees to grant to the Chargee upon thirty (30) days prior written notice from the Chargee to the Chargor, a specific assignment of any lease or leases of part or all of the Property.

29. ADDITIONAL SECURITY

In the event that the Chargee, in addition to the Property, holds or shall hold, in the future, further security on account of the Principal Amount, it is agreed that no single or partial exercise of any of the Chargee's powers under the Charge or any of such further security (the Charge and any such further security are hereinafter together referred to as the "**Security**"), shall preclude other and further exercise of any other right, power or remedy pursuant to the Security. The Chargee shall at all times have the right to proceed against all, any or any portion of the Security in such order and in such a manner as the Chargee shall, in the Chargee's sole and unfettered discretion, deem fit without waiving any rights which the Chargee might have with respect to the Security and the exercise of any such powers or remedies from time to time shall in no way affect the liability of the Chargor under the remaining Security.

30. FINANCIAL STATEMENTS AND INFORMATION

As long as there is any amount owing by the Chargor to the Chargee pursuant to the Charge and/or the Charge is in force and effect, the Chargor shall deliver to the Chargee:

(a) within 120 days after the end of each fiscal year of the Chargor, or within 120 days after the end of each calendar year, if applicable or if the Chargor is an individual, and at least quarterly from the date of registration of this Charge, or more often if requested by the Chargee, a detailed financial statement of the Chargor including a separate income and expense statement for the Property, an operating statement and an updated rent roll containing relevant lease terms for the Property, all satisfactory to the Chargee in form and content;

(b) a detailed financial statement within 120 days after the end of each fiscal year of each corporate Covenantor, or more often if requested by the Chargee, and, in the case of each individual Covenantor, a personal net worth statement within 120 days after the end of each calendar year, or more often, if requested by the Chargee, such statements to be in form and content satisfactory to the Chargee; and

(c) as soon as reasonably possible, such further information as the Chargee may reasonably require from time to time.

31. TAXES, EMPLOYEE PENSION PLANS AND BENEFITS

As long as there is any amount owing by the Chargor to the Chargee pursuant to the Charge, the Chargor shall deliver to the Chargee, quarterly, confirmation satisfactory to the Chargee that the Chargor is not in arrears with respect to any Superpriority Remittances owing to any Governmental Authority.

32. CHANGES AND ALTERATIONS

The Chargor covenants and agrees that any major changes to the Property outside of the ordinary course of the proposed development of or on the Property including, without limitation, major changes in easements and in the structures forming part of the Property, shall not be commenced without first obtaining the Chargee's written approval. The Chargor covenants and agrees that, during the course of any work being performed on the Property, such work shall proceed in a diligent manner and shall not be stopped for more than ten consecutive days before recommencing on an ongoing basis failing which the Chargee shall be entitled, but not obliged, to proceed with such work and any expenses incurred by the Chargee shall be deemed a Cost hereunder.

33. FURTHER ASSURANCES

The Chargor shall, at any time and from time to time, make, execute and deliver or cause to be made, executed and delivered to the Chargee such further and other reasonable acts, deeds, mortgages, charges, conveyances and assurances as may be required to fully and essentially carry out the true intention and meaning of the Charge and the costs to the Chargee, if any, of obtaining such further assurances shall be forthwith paid by the Chargor to the Chargee. No amendment, approval, waiver or consent relating to this Charge shall be valid unless same is in writing and executed by the Chargee.

34. PAYMENT AFTER DEFAULT

After default in the payment of part or all of the Principal Amount, the Chargee shall not be required to accept payment in satisfaction of the outstanding Principal Amount without, in addition to all monies payable under the Charge, a bonus equal to 3 months' Interest in advance on the Principal Amount outstanding. The Chargor shall not be entitled to a discharge of the Charge without payment of such bonus or 3 months' written notice of such payment in lieu thereof. Nothing in this section shall, however, affect or limit the right of the Chargee to recover by action or otherwise the Principal Amount in arrears.

35. SALE BY CHARGOR

No sale or other dealing by the Chargor with the Property or any part thereof shall in any way change or affect the liability of the Chargor hereunder, or in any way alter the rights of the Chargee as against the Property, the Chargor or any other person or persons liable for payment of the Principal Amount.

36. RESIDENTIAL RENTS

(a) **Acknowledgement, Warranty and Representation** The Chargor acknowledges that the Chargee has relied upon the residential rent information supplied by the Chargor in deciding to grant the loan to the Chargor secured by the Charge. The Chargor warrants and represents that the statutory declaration provided by the Chargor to the Chargee in connection with this transaction dealing with the rents payable by the tenants of the Property and including the rent roll for the Property is true and accurate as of the date hereof. In the event that one or more of the rents set out in the rent roll is reduced in the future, for any reason whatsoever, the Chargor agrees that, at the request of the Chargee, the Chargor shall provide to the Chargee additional security of a type and in an amount satisfactory to the Chargee, in the Chargee's absolute discretion, to take into account the decreased rent.

(b) **Covenants** The Chargor covenants:

(i) to keep the Property in good order, condition and repair and operate the Property in a lawful manner and in compliance with all applicable laws, by-laws, rules, regulations, directions, maintenance or housing standards, and ordinances of any governmental or quasi-governmental authority whatsoever;

(ii) to comply in all respects with all legislation that affects the ownership and use of the Property in Ontario;

(iii) to ensure that all of the rents payable by tenants of the Property are legal rents properly increased in accordance with all applicable laws and that all rebates of rent, if any, owed to any present or former tenant of the Property have been paid; and

(iv) to give prompt notice to the Chargee of, and to prosecute or defend as the case may be, any litigation, proceeding, action, application, order or claim before any court, administration board or other tribunal related to or affecting the Property and in accordance with the *Powers of Attorney Act* (Ontario), the Chargor hereby irrevocably appoints any officer of the Chargee as its attorney in fact to do all such acts and things in connection with the above subsequent to an event of default hereunder, with full power of substitution, it being agreed that the Chargee has no obligation but only the power when exercised in the Chargee's discretion to so act, and the Chargor agrees to notify and confirm all acts of the said attorney lawfully done.

37. GUARANTEE AND POSTPONEMENT OF CLAIM

In consideration of the Chargee advancing all or any part of the Principal Amount to the Chargor or as the Chargor directs, the Covenantor hereby covenants and agrees, as principal debtor and not merely as surety, to duly pay and discharge all present and future liabilities and obligations of the

Chargor to the Chargee under the Charge or otherwise (the "**Liabilities**") including, without limiting the foregoing, to pay the Principal Amount, all Interest and Costs and to perform all of the Chargor's obligations under the Charge and agrees that:

(a) Regardless of whether or not any other person shall be or become in any way responsible to the Chargee for, or in respect of, the Liabilities or any part thereof, and regardless of whether or not any other person now or hereafter responsible to the Chargee for the Liabilities or any part thereof shall cease to be so liable, this Guarantee shall be a continuing guarantee and:

(i) shall not be determined or otherwise affected or the Chargee's rights hereunder prejudiced by the discontinuance of the obligations under the Charge against any other person who may be liable hereunder; and

(ii) shall not be determined or otherwise affected by any amendments, renewals, extensions or novations of the Charge regardless of whether the Covenantor was aware of, or consented to such amendments, renewals, extensions or novations unless a written release of the Covenantor has been authorized by the Chargee;

(b) The Chargee may from time to time grant to the Chargor or to any other person liable to the Chargee for the Liabilities time for payment or any other indulgence without in any way prejudicing or affecting any of the Chargee's rights against the Covenantor;

(c) The statement in writing from the Chargee as to the outstanding amount of the Liabilities shall be binding upon the Covenantor and conclusive against the Covenantor. All right to question in any way the Chargee's present or future method of dealing with the Chargor or with any other person now or hereafter liable to the Chargee for the Liabilities or any part thereof or with the Property is hereby waived. The Covenantor hereby renounces all benefits of discussion and division, and the Chargee shall not be bound to exhaust its recourse against the Chargor or any other person or the Property before requiring or being entitled to payment from the Covenantor;

(d) All debts and liabilities, present and future, of the Chargor to the Covenantor are hereby assigned to the Chargee and postponed to the Liabilities and all monies received from the Chargor or for its account by the Covenantor shall be received in trust for the Chargee, and forthwith upon receipt paid over to the Chargee until the Liabilities are fully paid and satisfied, all without prejudice to and without in any way limiting or lessening the liability of the Covenantor to the Chargee hereunder;

(e) The Covenantor hereby expressly waives in favour of the Chargee notice of the existence or creation of all or any of the Liabilities, all diligence in collection or protection of or realization upon the Liabilities or any part thereof, any obligation hereunder, or any security for any of the foregoing, and presentment, demand, notice of dishonour, protest and all other notices whatsoever;

(f) No delay on the Chargee's part in the exercise of any right or remedy shall operate as a waiver thereof, and no single or partial exercise by the Chargee of any right or remedy shall preclude other or further exercise thereof or the exercise of any other right or remedy;

(g) This Guarantee shall be jointly and severally binding upon the Covenantor (if more than one), and upon the Covenantor's heirs, legal representatives, successors and assigns and shall enure to the benefit of the Chargee and its successors and assigns;

(h) The Covenantor shall be held and bound to the Chargee directly as principal debtor in respect of the due payment and full discharge of the Liabilities; and

(i) Any notice or demand which the Chargee may wish to give may be served on the Covenantor or the Covenantor's legal representatives either personally, by email to the last known email address of the party being served or by ordinary mail to the address for service of the party being served as shown below, and any notice served

personally, by email or mail shall be deemed to be served on the day it was delivered, emailed or mailed, respectively, as follows:

In the case of the Chargor to:

1075 Sutton Drive, Burlington, Ontario, L7L 5Z8

In the case of the Covenantors to:

7275 Rapistan Court, Mississauga, Ontario, L5N 5Z4

38. ASSIGNMENT BY CHARGEE

The Chargee may assign or syndicate the loan for which this Charge is security without the consent of the Chargor.

39. MAXIMUM RATE OF RETURN

Notwithstanding any provision of any document to the contrary, in no event will the aggregate "interest" (as defined in Section 347 of the *Criminal Code* (Canada)) payable under the Charge exceed the effective annual rate of interest lawfully permitted under that Section and, if any payment, collection or demand pursuant to the Charge in respect of "interest" (as defined in that Section) is determined to be contrary to the provisions of that Section, such payment, collection or demand will be deemed to have been made by mutual mistake of the Chargor and Chargee and the amount of such payment or collection shall either be applied to the Principal Amount (whether or not due and payable), and not to the payment of interest (as defined in section 347 of the said Criminal Code), or be refunded to the Chargor at the option of the Chargee. For purposes of each document, the effective annual rate of interest will be determined in accordance with generally accepted actuarial practices and principles over the term of the Charge on the basis of annual compounding of the lawfully permitted rate of interest. In the event of dispute, a certificate of a Fellow of the Canadian Institute of Actuaries appointed by the Chargee will be conclusive for the purposes of such determination.

40. OVERHOLDING FEE

If the amounts outstanding secured by this Charge are not repaid in full on or before the Balance Due Date, the Chargor shall be required to pay to the Chargee an over holding fee, in addition to any and all other rates, fees and costs to be paid to the Chargee by the Chargor pursuant to the Commitment Letter or this Charge. More particularly, the over holding fee shall be earned by and be payable to the Chargee monthly, in advance, on the first business day of each month, including the month in which the Balance Due Date occurs and shall be payable at the rate of 0.25% per month, or part thereof, multiplied by the then outstanding amount secured by this Charge (the "**Over Holding Fee**"). The Chargor hereby acknowledges that the requirement to pay the Over Holding Fee does not constitute an extension of the Balance Due Date. If the Charge is not repaid in full by the Balance Due Date, the same shall constitute a default by the Chargor under the Commitment Letter and this Charge notwithstanding payment of the Over Holding Fee. The Chargor further acknowledges that the Chargee, at its option, may add the Over Holding Fee to the outstanding principal amount secured by this Charge and that this Charge also secures any Over Holding Fee outstanding. The Chargor acknowledges and agrees that the Over Holding Fee is a genuine pre-estimate of the value of the services performed by the Chargee in the event the amounts outstanding secured by this Charge are not repaid in full on or before the Balance Due Date and is not a penalty or additional interest on the loan secured by this Charge.

41. PAYMENTS

Any payment made by the Chargor to the Chargee which is received by the Chargee on a non-business day of the Chargee or after 12:00 p.m. (EST) on any business day of the Chargee shall be deemed to have been received by the Chargee on the next business day of the Chargee.

42. ADMINISTRATIVE FEES

The Chargor shall pay to the Chargee the following administrative fees in the following circumstances, all of which fees are exclusive of legal fees and H.S.T.:

(a) In the event that the Chargor fails to make any payment when due or if any of the Chargor's cheques or payments are not honoured when presented for payment, the Chargor shall pay to the Chargee for each such occurrence the amount of $500.00; commencing with the third such occurrence, this fee shall increase to $1,000.00 for each such occurrence;

(b) $500.00 for each advance of funds by the Chargee;

(c) $500.00 for each discharge or partial discharge;

(d) $250.00 plus the out of pocket cost incurred by the Chargee or its solicitors to conduct a search to determine the status of payment of Taxes;

(e) $500.00 plus the out of pocket cost incurred by the Chargee or its solicitors in connection with receipt by the Chargee of a notice of lapse of insurance;

(f) $500.00 for each inspection fee by the Chargee;

(g) $1,000.00 per month for each event of non-compliance or each Event of Default, so long as such event of non-compliance or Event of Default remains uncured;

(h) $1,000.00 for each request received by the Chargee for consent or postponement (whether a simple consent or postponement or a document executed by the Chargee) including, but not limited to, requests for consent to new subordinate debt or amendments to subordinate debt, consent to registration of a condominium declaration, or postponement to municipal agreements or transfers of easements or rights-of-way;

(i) $1,000.00 plus the out of pocket cost incurred by the Chargee or its solicitors for each demand letter or written notice of an Event of Default issued by the Chargee or its solicitors;

(j) $2,500.00 plus the out of pocket cost incurred by the Chargee or its solicitors for each enforcement action, other than issuance of a demand letter or notice of default, taken by the Chargee or its solicitors, as a result of an Event of Default, including but not limited to a notice of issuance of power of sale, notice of foreclosure, appointment of a property manager, appointment of a receiver or receiver-manager, or attornment of rent; and

(k) $5,000.00 plus the out of pocket cost incurred by the Chargee or its solicitors for each appointment of a receiver or receiver-manager as the result of an Event of Default.

Any service or administrative fee set out herein or in the Commitment Letter, including any costs owing by the Chargor to the Chargee which are not paid shall be added to the indebtedness secured by this Charge and shall bear interest at the rates set out herein set forth calculated from the date such fees and costs became due and payable. The Chargor acknowledges and agrees that the service fees, administrative fees, and costs provided for herein and in the Commitment Letter are a genuine pre-estimate of the value of the services performed by the Chargee for the same and are not a penalty or additional interest on the loan secured by this Charge.

43. VALIDITY OF PROVISIONS

If any provision of the Charge is held to any extent invalid or unenforceable, the remainder of the Charge shall not be affected and shall remain valid and enforceable.

44. TIME OF THE ESSENCE

Time shall be of the essence in all matters relating to the Charge.

45. INTERPRETATION AND HEADINGS

Wherever in the Charge the singular or masculine is used, the same shall be construed as meaning the plural or the feminine or the neuter where the context or the parties hereto so require. The headings do not form part of the Charge and have been inserted for convenience of reference only.

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HMT HOLDINGS INC.
Applicant

-and-

SIREG HOLDINGS (NORTH) INC. et al.
Respondents

Court File No.

ONTARIO
SUPERIOR COURT OF JUSTICE
COMMERCIAL LIST

PROCEEDING COMMENCED AT
TORONTO

AFFIDAVIT OF NELSON DA SILVA
(Sworn October 14, 2026)

TORKIN MANES LLP
Barristers & Solicitors
151 Yonge Street, Suite 1500
Toronto ON M5C 2W7

Jeffrey J. Simpson (39663M)
jsimpson@torkinmanes.com
Tel: 416-777-5413

Lawyers for the Applicant

RCP-E 4C (September 1, 2020)

367

TAB 3

Court File No.

ONTARIO
SUPERIOR COURT OF JUSTICE
COMMERCIAL LIST

B E T W E E N:

HMT HOLDINGS INC.

Applicant

-and-

SIREG HOLDINGS (NORTH) INC., SI 2500 BRANT INC., SIREG 5581 HERITAGE INC., SIREG 3438 SINNICKS INC., SIREG BROCK STREET INC., SIREG PELLETIER STREET INC., SI 280 PARK INC., SI 280 ERIE INC., SIREG 236 MARGARET INC. and SIREG 300 PARK INC.

Respondents

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

CONSENT TO ACT AS RECEIVER

The undersigned, AlixPartners Restructuring, Inc. ("**AlixPartners**"), hereby consents to its appointment as receiver and manager, without security, of all the assets, undertakings and properties of the Respondents (hereinafter called the "Debtors") acquired for, or used in relation to a business carried on by one or more of the Debtors, pursuant to the terms of the order contained in the Applicant's Application Record and the provisions of section 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.

DATED AT TORONTO, this day of October, 2026

ALIXPARTNERS RESTRUCTURING, INC.
Per:

Name: Noah Goldstein
Title: Partner & Managing Director

HMT HOLDINGS INC.
Applicant

-and-

SIREG HOLDINGS (NORTH) INC. et al.
Respondents

Court File No.

ONTARIO
SUPERIOR COURT OF JUSTICE
COMMERCIAL LIST

PROCEEDING COMMENCED AT
TORONTO

CONSENT TO ACT AS RECEIVER

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Tel: 416-777-5413

Lawyers for the Applicant

RCP-E 4C (September 1, 2020)

TAB 4

Court File No. CL-26-00000439-0000

ONTARIO
SUPERIOR COURT OF JUSTICE
COMMERCIAL LIST

THE HONOURABLE	)	TUESDAY, THE 20TH
	)	
MADAM JUSTICE STEELE	)	DAY OF OCTOBER, 2026

B E T W E E N:

HMT HOLDINGS INC.

Applicant

-and-

SIREG HOLDINGS (NORTH) INC., SI 2500 BRANT INC., SIREG 5581 HERITAGE INC., SIREG 3438 SINNICKS INC., SIREG BROCK STREET INC., SIREG PELLETIER STREET INC., SI 280 PARK INC., SI 280 ERIE INC., SIREG 236 MARGARET INC. and SIREG 300 PARK INC.

Respondents

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

ORDER
(Appointing Receiver)

THIS APPLICATION made by the Applicant 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 AlixPartners Restructuring, Inc. as receiver (in such capacities, the "Receiver") without security, of all of the assets, undertakings and properties of the Respondents, (hereinafter called the "Debtors"),

including the real properties shown on Schedule "A" acquired for, or used in relation to a business carried on by the Debtors, was heard this day at 330 University Avenue, Toronto, Ontario.

ON READING the Affidavit of Nelson Da Silva sworn October 14, 2026 and the Exhibits thereto and on hearing the submissions of counsel for the Applicant, counsel for the Respondents, and no one appearing for **XX** although duly served as appears from the Proof of Service filed and on reading the Consent of AlixPartners Restructuring, Inc. to act as the Receiver,

SERVICE

1. THIS COURT ORDERS that the time for service of the Notice of Application and the Application 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 s. 243 of the *Bankruptcy and Insolvency Act*, R.S.C. 1985 c-B-3, and pursuant to s.101 of the Courts of Justice Act, R.S.O. 1990, c.C-43 AlixPartners Restructuring, Inc. is hereby appointed as Court-Appointed Receiver over all of the assets and undertaking of the Respondents (the "Property"), including, without limitation, the real property described in Schedule "A", on the terms set out below).

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 Debtors, 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 Debtors;

(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 Debtors or any part or parts thereof;

(f) to receive and collect all monies and accounts now owed or hereafter owing to the Debtors and to exercise all remedies of the Debtors in collecting such monies, including, without limitation, to enforce any security held by the Debtors;

(g) to settle, extend or compromise any indebtedness owing to the Debtors;

(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 Debtors, 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 Debtors, 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 $xx, provided that the aggregate consideration for all such transactions does not exceed $ **XX**; 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 Debtors;

(p) to enter into agreements with any Trustee in bankruptcy appointed in respect of the Debtors, including, without limiting the generality of the foregoing, the ability to enter into occupation agreements for any property owned or leased by the Debtors;

(q) to exercise any shareholder, partnership, joint venture or other rights which the Debtors 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 Debtors, and without interference from any other Person.

DUTY TO PROVIDE ACCESS AND CO-OPERATION TO THE RECEIVER

4. THIS COURT ORDERS that (i) the Debtors, (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.

5. 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 Debtors, 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 5 or in paragraph 6 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.

6. 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.

7. 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

8. 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 DEBTORS OR THE PROPERTY

9. THIS COURT ORDERS that no Proceeding against or in respect of the Debtors 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 Debtors or the Property are hereby stayed and suspended pending further Order of this Court.

NO EXERCISE OF RIGHTS OR REMEDIES

10. THIS COURT ORDERS that all rights and remedies against the Debtors, 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 Debtors to carry on any business which the Debtors is not lawfully entitled to carry on, (ii) exempt the Receiver or the Debtors 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

11. 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 Debtors, without written consent of the Receiver or leave of this Court.

CONTINUATION OF SERVICES

12. THIS COURT ORDERS that all Persons having oral or written agreements with the Debtors 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 Debtors 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 Debtors' 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 Debtors 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

13. 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

14. THIS COURT ORDERS that all employees of the Debtors shall remain the employees of the Debtors until such time as the Receiver, on the Debtors' 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

15. 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 Debtors, and shall return all other personal information to the Receiver, or ensure that all other personal information is destroyed.

LIMITATION ON ENVIRONMENTAL LIABILITIES

16. 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

17. 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, 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

18. 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.

19. 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.

20. 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

21. 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 $ **XX** (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.

22. 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.

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

24. 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

25. 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 http://www.ontariocourts.ca/scj/practice/practice-directions/toronto/e-service-protocol/) shall be valid and effective service. Subject to Rule 17.05 this Order shall constitute an order for substituted service pursuant to Rule 16.04 of the *Rules of Civil Procedure*. Subject to Rule 3.01(d) of the *Rules of Civil Procedure* 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 '<@>'.

26. 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 Debtors' creditors or other interested parties at their respective addresses as last shown on the records of the Debtors 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.

GENERAL

27. 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.

28. THIS COURT ORDERS that nothing in this Order shall prevent the Receiver from acting as a Trustee in bankruptcy of the Debtors.

29. 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.

30. 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.

31. THIS COURT ORDERS that the Applicant shall have its costs of this motion, 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 Debtors’ estate with such priority and at such time as this Court may determine.

32. 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.

SCHEDULE "A"

LIST OF PROPERTIES

Charge/Mortgage registered as Instrument #BS262048

	PIN	Property
1.	49158-0397 (LT)	Legal Description: PART OF LOT 21, CONCESSION C (GEOGRAPHIC TOWNSHIP OF WIDDIFIELD), DESIGNATED AS PARTS 2, 3 AND 4, 36R-15538; SUBJECT TO AN EASEMENT OVER PART 3, 36R-15538 AS IN NB114584; SUBJECT TO AN EASEMENT OVER PART 3, 36R-15538 AS IN NB115431; CITY OF NORTH BAY Municipal Address:330-598 Oakwood Avenue, North Bay
2.	49158-0396 (LT)	Legal Description: PART OF LOT 21, CONCESSION C (GEOGRAPHIC TOWNSHIP OF WIDDIFIELD) DESIGNATED AS PART 1, 36R-15538; CITY OF NORTH BAY Municipal Address:1321-1361 Burns Avenue, North Bay

Charge/Mortgage registered as Instrument #HR2199815

	PIN	Property
3.	25566-0001 (LT) to 25566-0010 (LT)	Legal Description: UNITS 1-10 (INCLUSIVE), LEVEL 1, HALTON CONDOMINIUM PLAN NO. 267; PT LT 20 CON 1 SDS (NELSON), PTS 1 & 2 20R11118, AS IN SCHEDULE 'A' OF DECLARATION H596301; BURLINGTON Municipal Address: 2500 Brant Street, Burlington

Charge/Mortgage registered as Instrument #SN879898

	PIN	Property
4.	64272-0035 (LT)	Legal Description: BLK A PL NS15 NIAGARA FALLS; CITY OF NIAGARA FALLS Municipal Address: 5581 Heritage Drive, Niagara Falls

Charge/Mortgage registered as Instrument # SN879900

	PIN	Property
5.	64270-0092 (LT)	Legal Description: BLK B PL 194 STAMFORD; CITY OF NIAGARA FALLS Municipal Address: 3438 Sinnicks Avenue, Niagara Falls

Charge/Mortgage registered as Instrument # CE1268708

	PIN	Property
6.	01249-0206 (LT)	Legal Description: LT 128 PL 1365 TOWN OF SANDWICH; LT 129 PL 1365 TOWN OF SANDWICH; LT 130 PL 1365 TOWN OF SANDWICH; LT 131 PL 1365 TOWN OF SANDWICH; LT 132 PL 1365 TOWN OF SANDWICH; LT 133 PL 1365 TOWN OF SANDWICH; WINDSOR Municipal Address: 965 Brock Street, Windsor

Charge/Mortgage registered as Instrument # CE1268712

	PIN	Property
7.	01206-0264 (LT)	Legal Description: PT LOT 72 CONCESSION 1 SANDWICH WEST AS IN R503003, R503004 SAVE AND EXCEPT PT 14 12R14585; WINDSOR Municipal Address: 1340 Tecumseh Street West, Windsor
8.	01206-0452 (LT)	Legal Description: PART LOT 72 CONCESSION 1, SANDWICH WEST, BEING PART 1 ON PLAN 12R30309; CITY OF WINDSOR Municipal Address: 1307-1347 Pelletier Street, Windsor

Charge/Mortgage registered as Instrument # CE1268718

	PIN	Property
9.	01193-0381 (LT)	Legal Description: LOT 14 EAST SIDE WINDSOR AVENUE PLAN 81 WINDSOR; LOT 15 EAST SIDE WINDSOR AVENUE PLAN 81 WINDSOR; PT LOT 13 EAST SIDE WINDSOR AVENUE PLAN 81 WINDSOR AS IN R1155340; WINDSOR Municipal Address: 280 Park Street West, Windsor

Charge/Mortgage registered as Instrument # CE1268722

	PIN	Property
10.	01190-0365 (LT)	Legal Description: PT LT 80 CON 1 SANDWICH WEST AS IN R278620; WINDSOR Municipal Address: 280 Erie Street West, Windsor

Charge/Mortgage registered as Instrument # CK181083

	PIN	Property
11.	90007-0001 (LT) to 90007-0036 (LT)	Legal Description: UNITS 1 TO 18, LEVEL 1 (INCLUSIVE) and UNITS 1 TO 18 (INCLUSIVE), LEVEL 2, KENT STANDARD CONDOMINIUM PLAN NO. 39 AND ITS APPURTENANT INTEREST; SUBJECT TO AND TOGETHER WITH EASEMENTS AS SET OUT IN SCHEDULE A AS IN CK256671; CHATHAM-KENT Municipal Address: 236 Margaret Avenue, Wallaceburg
12.	00556-0495 (LT)	Legal Description: PART LOT 24, RCP 789 DESIGNATED AS PART 3 ON 24R11595; SUBJECT TO AND TOGETHER WITH EASEMENTS AS SET OUT IN SCHEDULE A AS IN CK256671; CHATHAM-KENT Municipal Address: 236 Margaret Avenue, Wallaceburg

Charge/Mortgage registered as Instrument # CK181086

	PIN	Property
13.	00981-0001 (LT) to 00981-0016 (LT)	Legal Description: UNITS 1 TO 8, LEVEL 1 (INCLUSIVE) and UNITS 1 TO 8 (INCLUSIVE), LEVEL 2, KENT STANDARD CONDOMINIUM PLAN NO. 38 AND ITS APPURTENANT INTEREST; SUBJECT TO EASEMENTS AS SET OUT IN SCHEDULE A AS IN CK253230; MUNICIPALITY CHATHAM-KENT Municipal Address: 300 Park Street West, Dresden

SCHEDULE "B"

RECEIVER CERTIFICATE

CERTIFICATE NO. **XX**

AMOUNT $ **XX**

1. THIS IS TO CERTIFY that AlixPartners Restructuring, Inc. (the "Receiver") of all of the assets, undertakings and properties **XX** acquired for, or used in relation to a business carried on by the Debtors, including all proceeds thereof (collectively, the "Property") appointed by Order of the Ontario Superior Court of Justice (Commercial List) (the "Court") dated the **XX** day of **XX**, 2026 (the "Order") made in an action having Court file number **XX** has received as such Receiver from the holder of this certificate (the "Lender") the principal sum of $ **XX**, being part of the total principal sum of $ **XX** 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 **XX** day of each month] after the date hereof at a notional rate per annum equal to the rate of **XX** per cent above the prime commercial lending rate of Bank of **XX** 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 October, 2026.

AlixPartners Restructuring, Inc., solely in its capacity as Receiver of all the assets, undertakings and Properties of the Respondents, and not in its personal capacity

Per: _____

Name: Noah Goldstein
Title: Partner & Managing Director

HMT HOLDINGS INC.
Applicant

-and-

SIREG HOLDINGS (NORTH) INC. et al.
Respondents

Court File No. CL-26-00000439-0000

ONTARIO
SUPERIOR COURT OF JUSTICE
COMMERCIAL LIST

PROCEEDING COMMENCED AT
TORONTO

ORDER
(Appointing Receiver)

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Lawyers for the Applicant

Parties Served:
See Service List

RCP-E 4C (September 1, 2020)

TAB 5

~~Revised: January 21, 2014~~
~~s.243(1) BIA (National Receiver) and s. 101 CJA (Ontario) Receiver~~

~~Court File No. ———~~

Court File No. CL-26-00000439-0000

ONTARIO
SUPERIOR COURT OF JUSTICE
COMMERCIAL LIST

THE HONOURABLE	)	TUESDAY, THE 20TH
	)	
~~THE HONOURABLE ——~~	~~)~~	~~WEEKDAY, THE #~~
~~JUSTICE~~ MADAM JUSTICE STEELE	)	DAY OF ~~MONTH~~OCTOBER, ~~20YR~~2026

~~**PLAINTIFF**[1]~~

B E T W E E N:
~~Plaintiff~~

HMT HOLDINGS INC.

Applicant

-and-

SIREG HOLDINGS (NORTH) INC., SI 2500 BRANT INC., SIREG 5581 HERITAGE INC., SIREG 3438 SINNICKS INC., SIREG BROCK STREET INC., SIREG PELLETIER STREET INC., SI 280 PARK INC., SI 280 ERIE INC., SIREG 236 MARGARET INC. and SIREG 300 PARK INC.

Respondents
~~**DEFENDANT**~~

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

~~Defendant~~

~~[1] The Model Order Subcommittee notes that a receivership proceeding may be commenced by action or by application. This model order is drafted on the basis that the receivership proceeding is commenced by way of an action.~~

ORDER
(~~APPOINTING~~Appointing Receiver)

THIS ~~MOTION~~APPLICATION made by the ~~Plaintiff~~[2]Applicant 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 ~~[RECEIVER'S NAME]~~AlixPartners Restructuring, Inc. as receiver ~~[and manager]~~ (in such capacities, the ~~"~~"Receiver~~"~~") without security, of all of the assets, undertakings and properties of ~~[DEBTOR'S NAME] (the "Debtor")~~the Respondents, (hereinafter called the "Debtors"), including the real properties shown on Schedule "A" acquired for, or used in relation to a business carried on by the ~~Debtor~~Debtors, was heard this day at 330 University Avenue, Toronto, Ontario.

ON READING the ~~affidavit of [NAME] sworn [DATE]~~Affidavit of Nelson Da Silva sworn October 14, 2026 and the Exhibits thereto and on hearing the submissions of counsel for ~~[NAMES],~~the Applicant, counsel for the Respondents, and no one appearing for ~~[NAME]~~**XX** although duly served as appears from the ~~affidavit of service of [NAME] sworn [DATE]~~Proof of Service filed and on reading the ~~consent of [RECEIVER'S NAME]~~Consent of AlixPartners Restructuring, Inc. to act as the Receiver,

SERVICE

~~[2] Section 243(1) of the BIA provides that the Court may appoint a receiver "on application by a secured creditor".~~

1. THIS COURT ORDERS that the time for service of the Notice of ~~Motion~~Application and the ~~Motion~~Application is hereby abridged and validated[3] so that this ~~motion~~Application is properly returnable today and hereby dispenses with further service thereof.

APPOINTMENT

2. THIS COURT ORDERS that pursuant to ~~section~~s. 243~~(1)~~ of the ~~BIA and section~~ *Bankruptcy and Insolvency Act*, R.S.C. 1985 c-B-3, and pursuant to s.101 of the ~~CJA, [RECEIVER'S NAME]~~Courts of Justice Act, R.S.O. 1990, c.C-43 AlixPartners Restructuring, Inc. is hereby appointed as Court-Appointed Receiver~~, without security, of~~ over all of the assets~~,~~ ~~undertakings and properties of the Debtor acquired for, or used in relation to a business carried on by the Debtor, including all proceeds thereof (the "Property").~~ and undertaking of the Respondents (the "Property"), including, without limitation, the real property described in Schedule "A", on the terms set out below).

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;

[3] ~~If service is effected in a manner other than as authorized by the Ontario *Rules of Civil Procedure*, an order validating irregular service is required pursuant to Rule 16.08 of the *Rules of Civil Procedure* and may be granted in appropriate circumstances.~~

(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~~Debtors, 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~~Debtors;

(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~~Debtors or any part or parts thereof;

(f) to receive and collect all monies and accounts now owed or hereafter owing to the ~~Debtor~~Debtors and to exercise all remedies of the ~~Debtor~~Debtors in collecting such monies, including, without limitation, to enforce any security held by the ~~Debtor~~Debtors;

(g) to settle, extend or compromise any indebtedness owing to the ~~Debtor~~Debtors;

(h) to execute, assign, issue and endorse documents of whatever nature in respect of any of the Property, whether in the ~~Receiver's~~Receiver's name or in the name and on behalf of the ~~Debtor~~Debtors, 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~~Debtors, the Property or the Receiver, and to settle or compromise any such proceedings.[4] 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,

[4] ~~This model order does not include specific authority permitting the Receiver to either file an assignment in bankruptcy on behalf of the Debtor, or to consent to the making of a bankruptcy order against the Debtor. A bankruptcy may have the effect of altering the priorities among creditors, and therefore the specific authority of the Court should be sought if the Receiver wishes to take one of these steps.~~

(i) without the approval of this Court in respect of any transaction not exceeding $~~_____~~xx, provided that the aggregate consideration for all such transactions does not exceed $~~_____~~ **XX**; 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,~~]~~[5] shall not be required~~, and in each case the Ontario *Bulk Sales Act* shall not apply.~~;

(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~~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;

~~[5] If the Receiver will be dealing with assets in other provinces, consider adding references to applicable statutes in other provinces. If this is done, those statutes must be reviewed to ensure that the Receiver is exempt from or can be exempted from such notice periods, and further that the Ontario Court has the jurisdiction to grant such an exemption.~~

(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~~Debtors;

(p) to enter into agreements with any ~~trustee~~Trustee in bankruptcy appointed in respect of the ~~Debtor~~Debtors, including, without limiting the generality of the foregoing, the ability to enter into occupation agreements for any property owned or leased by the ~~Debtor~~Debtors;

(q) to exercise any shareholder, partnership, joint venture or other rights which the ~~Debtor~~Debtors 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~~Debtors, and without interference from any other Person.

DUTY TO PROVIDE ACCESS AND CO-OPERATION TO THE RECEIVER

4. THIS COURT ORDERS that (i) the ~~Debtor~~Debtors, (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~~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~~Receiver's request.

5. 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~~Debtors, 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~~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 5 or in paragraph 6 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.

6. 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.

7. 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

8. 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~~DEBTORS OR THE PROPERTY

9. THIS COURT ORDERS that no Proceeding against or in respect of the ~~Debtor~~Debtors 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~~Debtors or the Property are hereby stayed and suspended pending further Order of this Court.

NO EXERCISE OF RIGHTS OR REMEDIES

10. THIS COURT ORDERS that all rights and remedies against the ~~Debtor~~Debtors, 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~~Debtors to carry on any business which the ~~Debtor~~Debtors is not lawfully entitled to carry on, (ii) exempt the Receiver or the ~~Debtor~~Debtors 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

11. 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~~Debtors, without written consent of the Receiver or leave of this Court.

CONTINUATION OF SERVICES

12. THIS COURT ORDERS that all Persons having oral or written agreements with the ~~Debtor~~Debtors 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~~Debtors 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~~Debtors' 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~~Debtors or such other practices as may be agreed upon by the ~~supplier~~Supplier or service provider and the Receiver, or as may be ordered by this Court.

RECEIVER TO HOLD FUNDS

13. 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

14. THIS COURT ORDERS that all employees of the ~~Debtor~~Debtors shall remain the employees of the ~~Debtor~~Debtors until such time as the Receiver, on the ~~Debtor's~~Debtors' 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

15. 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~~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~~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~~Debtors, and shall return all other personal information to the Receiver, or ensure that all other personal information is destroyed.

LIMITATION ON ENVIRONMENTAL LIABILITIES

16. 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~~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

17. 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, 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~~RECEIVER'S ACCOUNTS

18. 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~~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.[6]

19. 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~~Judge of the Commercial List of the Ontario Superior Court of Justice.

20. 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

~~[6] Note that subsection 243(6) of the BIA provides that the Court may not make such an order "unless it is satisfied that the secured creditors who would be materially affected by the order were given reasonable notice and an opportunity to make representations".~~

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

21. 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 $~~_____~~ **XX** (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~~"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.

22. THIS COURT ORDERS that neither the ~~Receiver's~~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.

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

24. 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~~Receiver's Certificates.

SERVICE AND NOTICE

25. 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/files/guides/the-guide-concerning-commercial-list-e-service-en.pdf~~http://www.ontariocourts.ca/scj/practice/practice-directions/toronto/e-service-protocol/) shall be valid and effective service. Subject to Rule 17.05 this Order shall constitute an order for substituted service pursuant to Rule 16.04 of the *Rules of Civil Procedure*. Subject to Rule 3.01(d) of the *Rules of Civil Procedure* 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 '<@>'.

26. 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~~Debtors' creditors or other interested parties at their respective

addresses as last shown on the records of the ~~Debtor~~Debtors 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.

GENERAL

27. 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.

28. THIS COURT ORDERS that nothing in this Order shall prevent the Receiver from acting as a ~~trustee~~Trustee in bankruptcy of the ~~Debtor~~Debtors.

29. 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.

30. 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.

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

32. 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.

~~SCHEDULE "~~SCHEDULE "A~~"~~"

LIST OF PROPERTIES

Charge/Mortgage registered as Instrument #BS262048

	PIN	Property
1.	49158-0397 (LT)	Legal Description: PART OF LOT 21, CONCESSION C (GEOGRAPHIC TOWNSHIP OF WIDDIFIELD), DESIGNATED AS PARTS 2, 3 AND 4, 36R-15538; SUBJECT TO AN EASEMENT OVER PART 3, 36R-15538 AS IN NB114584; SUBJECT TO AN EASEMENT OVER PART 3, 36R-15538 AS IN NB115431; CITY OF NORTH BAY Municipal Address:330-598 Oakwood Avenue, North Bay
2.	49158-0396 (LT)	Legal Description: PART OF LOT 21, CONCESSION C (GEOGRAPHIC TOWNSHIP OF WIDDIFIELD) DESIGNATED AS PART 1, 36R-15538; CITY OF NORTH BAY Municipal Address:1321-1361 Burns Avenue, North Bay

Charge/Mortgage registered as Instrument #HR2199815

	PIN	Property
3.	25566-0001 (LT) to 25566-0010 (LT)	Legal Description: UNITS 1-10 (INCLUSIVE), LEVEL 1, HALTON CONDOMINIUM PLAN NO. 267; PT LT 20 CON 1 SDS (NELSON), PTS 1 & 2 20R11118, AS IN SCHEDULE 'A' OF DECLARATION H596301; BURLINGTON Municipal Address: 2500 Brant Street, Burlington

Charge/Mortgage registered as Instrument #SN879898

	PIN	Property
4.	64272-0035 (LT)	Legal Description: BLK A PL NS15 NIAGARA FALLS; CITY OF NIAGARA FALLS Municipal Address: 5581 Heritage Drive, Niagara Falls

Charge/Mortgage registered as Instrument # SN879900

	PIN	Property
5.	64270-0092 (LT)	Legal Description: BLK B PL 194 STAMFORD; CITY OF NIAGARA FALLS Municipal Address: 3438 Sinnicks Avenue, Niagara Falls

Charge/Mortgage registered as Instrument # CE1268708

	PIN	Property
6.	01249-0206 (LT)	Legal Description: LT 128 PL 1365 TOWN OF SANDWICH; LT 129 PL 1365 TOWN OF SANDWICH; LT 130 PL 1365 TOWN OF SANDWICH; LT 131 PL 1365 TOWN OF SANDWICH; LT 132 PL 1365 TOWN OF SANDWICH; LT 133 PL 1365 TOWN OF SANDWICH; WINDSOR Municipal Address: 965 Brock Street, Windsor

Charge/Mortgage registered as Instrument # CE1268712

	PIN	Property
7.	01206-0264 (LT)	Legal Description: PT LOT 72 CONCESSION 1 SANDWICH WEST AS IN R503003, R503004 SAVE AND EXCEPT PT 14 12R14585; WINDSOR Municipal Address: 1340 Tecumseh Street West, Windsor
8.	01206-0452 (LT)	Legal Description: PART LOT 72 CONCESSION 1, SANDWICH WEST, BEING PART 1 ON PLAN 12R30309; CITY OF WINDSOR Municipal Address: 1307-1347 Pelletier Street, Windsor

Charge/Mortgage registered as Instrument # CE1268718

	PIN	Property
9.	01193-0381 (LT)	Legal Description: LOT 14 EAST SIDE WINDSOR AVENUE PLAN 81 WINDSOR; LOT 15 EAST SIDE WINDSOR AVENUE PLAN 81 WINDSOR; PT LOT 13 EAST SIDE WINDSOR AVENUE PLAN 81 WINDSOR AS IN R1155340; WINDSOR Municipal Address: 280 Park Street West, Windsor

Charge/Mortgage registered as Instrument # CE1268722

	PIN	Property
10.	01190-0365 (LT)	Legal Description: PT LT 80 CON 1 SANDWICH WEST AS IN R278620; WINDSOR Municipal Address: 280 Erie Street West, Windsor

Charge/Mortgage registered as Instrument # CK181083

	PIN	Property
11.	90007-0001 (LT) to 90007-0036 (LT)	Legal Description: UNITS 1 TO 18, LEVEL 1 (INCLUSIVE) and UNITS 1 TO 18 (INCLUSIVE), LEVEL 2, KENT STANDARD CONDOMINIUM PLAN NO. 39 AND ITS APPURTENANT INTEREST; SUBJECT TO AND TOGETHER WITH EASEMENTS AS SET OUT IN SCHEDULE A AS IN CK256671; CHATHAM-KENT Municipal Address: 236 Margaret Avenue, Wallaceburg
12.	00556-0495 (LT)	Legal Description: PART LOT 24, RCP 789 DESIGNATED AS PART 3 ON 24R11595; SUBJECT TO AND TOGETHER WITH EASEMENTS AS SET OUT IN SCHEDULE A AS IN CK256671; CHATHAM-KENT Municipal Address: 236 Margaret Avenue, Wallaceburg

Charge/Mortgage registered as Instrument # CK181086

	PIN	Property
13.	00981-0001 (LT) to 00981-0016 (LT)	Legal Description: UNITS 1 TO 8, LEVEL 1 (INCLUSIVE) and UNITS 1 TO 8 (INCLUSIVE), LEVEL 2, KENT STANDARD CONDOMINIUM PLAN NO. 38 AND ITS APPURTENANT INTEREST; SUBJECT TO EASEMENTS AS SET OUT IN SCHEDULE A AS IN CK253230; MUNICIPALITY CHATHAM-KENT Municipal Address: 300 Park Street West, Dresden

SCHEDULE "B"

RECEIVER CERTIFICATE

CERTIFICATE NO. ~~_____~~XX

AMOUNT $~~_____~~ XX

1. THIS IS TO CERTIFY that ~~[RECEIVER'S NAME], the receiver (the "~~AlixPartners Restructuring, Inc. (the "Receiver~~"~~") of all of the assets, undertakings and properties ~~[DEBTOR'S NAME]~~XX acquired for, or used in relation to a business carried on by the ~~Debtor~~Debtors, including all proceeds thereof (collectively, the "Property") appointed by Order of the Ontario Superior Court of Justice (Commercial List) (the ~~"~~"Court~~"~~") dated the ~~__~~XX day of ~~_____~~XX, ~~20~~ 2026 (the ~~"~~"Order~~"~~") made in an action having Court file number ~~CL-_____,~~XX has received as such Receiver from the holder of this certificate (the ~~"~~"Lender~~"~~") the principal sum of $~~_____~~ XX, being part of the total principal sum of $~~_____~~ XX 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 ~~_____~~XX day of each month] after the date hereof at a notional rate per annum equal to the rate of ~~_____~~XX per cent above the prime commercial lending rate of Bank of ~~_____~~XX 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__~~October, 2026.

~~[RECEIVER'S NAME]~~AlixPartners Restructuring, Inc., solely in its capacity
- as Receiver of all the ~~Property~~assets, undertakings and Properties of the Respondents, and not in its personal capacity

Per:

Name: Noah Goldstein
Title: Partner & Managing Director

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HMT HOLDINGS INC. Applicant	-and-	SIREG HOLDINGS (NORTH) INC. et al. Respondents

Court File No. CL-26-00000439-0000

ONTARIO
SUPERIOR COURT OF JUSTICE
COMMERCIAL LIST

PROCEEDING COMMENCED AT
TORONTO

ORDER
(Appointing Receiver)

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Parties Served:
See Service List

RCP-E 4C (September 1, 2020)

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Embedded Excel	0
Format changes	0
Total Changes:	403

HMT HOLDINGS INC.
Applicant

-and-

SIREG HOLDINGS (NORTH) INC. et al.
Respondents

Court File No. CL-26-00000439-0000

ONTARIO
SUPERIOR COURT OF JUSTICE
COMMERCIAL LIST

PROCEEDING COMMENCED AT
TORONTO

APPLICATION RECORD
(Returnable October 20, 2026)

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