

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

B E T W E E N:

CAMERON STEPHENS MORTGAGE CAPITAL LTD.

Applicant

- and -

**2011836 ONTARIO CORP., JEFFERSON PROPERTIES LIMITED PARTNERSHIP,
1000162801 ONTARIO CORP., AMERICAN CORPORATION
and 1000199992 ONTARIO CORP.**

Respondents

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

**RESPONDING AFFIDAVIT OF JOSEPH BOZZO
(sworn May 21, 2024)**

I, JOSEPH BOZZO, of the City of Vaughan, in the Province of Ontario, **MAKE
OATH AND SAY:**

1. I am a Partner and New Homes Manager at Spectrum Realty Services Inc., Brokerage (“**Spectrum**”), a creditor of 2011836 Ontario Corp. (“**2011836**”) and Jefferson Properties Limited Partnership (“**Jefferson**” and, collectively with 2011836, the “**Builders**”), and, as such, I have personal knowledge of the matters to which I herein depose. Where the source of my information or belief is other than my own personal knowledge, I have identified the source and basis for my information and believe it to be true.

2. I swear this Affidavit in opposition to the motion of the Receiver, Albert Gelman Inc. (the “**Receiver**”), to disclaim twenty-eight (28) agreements of purchase and sale (the “**Freehold APSs**”) in respect to the freehold townhomes at 39, 53, and 67 Jefferson Side Road, Richmond Hill, Ontario (the “**Project**”).

Spectrum’s Relationship with the Builder

3. Spectrum is a company incorporated in the Province of Ontario, and carries on business as a real estate company. Amongst other things, Spectrum provides services as a broker for builders to market and sell new developments properties.

4. In addition to employing its own staff, Spectrum also works with a number of independent real estate agents and brokers (“**Co-Operating Brokers**”), to carry out our business and to assist in the marketing and sale of properties.

5. In or around September 2020, Spectrum entered into an Exclusive Sales Agreement (the “**ESA**”) with the Builders, in respect to the Project. A copy of the ESA is attached as **Exhibit “A”**. In or around January 2021, the ESA was modified by way of an Amendment to the Exclusive Sales Agreement (the “**Amendment**”), a copy of which is attached at **Exhibit “B”**. In or around April 2021, the ESA was modified again by way of a further Amendment to the Exclusive Sales Agreement (the “**Amendment No. 2**”), a copy of which is attached at **Exhibit “C”**. In or around March 2022, the ESA was modified once more by way of a further Amendment to the Exclusive Sales Agreement (the “**Amendment No. 3**” and collectively, with the ESA, the Amendment, and the Amendment No. 2, the “**Real Estate Agreement**”), a copy of which is attached at **Exhibit “D”**.

6. Pursuant to the Real Estate Agreement, it was agreed that Spectrum would act as the exclusive sales representative and agent for the Builders, that Spectrum would provide its sales and marketing experience, that Spectrum would commit a sales staff to the Project, and

that Spectrum would deal with purchasers and prospective purchasers (including, *inter alia*, completing agreements of purchase and sale and amendments, completing colour, materials, and finishes selection and associated paperwork, and advising purchasers as to extra costs), for the overarching purpose of selling the dwelling units erected upon or to be erected upon the Project (collectively, the “**Real Estate Services**”).

7. In exchange, the Builders would pay Spectrum commissions, equal to 1.00% (plus HST) of the sale price for all deals written or 1.10% (plus HST) for all deals written as a result of a sales event hosted within the Spectrum Sky Sales Gallery; 2.00% on the delta increase in purchase price for all deals previously written, sold firm, and subsequently subject to a pricing increase; and 7% (plus HST) for all upgrades sold during colour board selections (collectively, the “**Commissions**”). The Commissions were to be paid in tranches - 50.00% of the Commissions would be payable after a firm offer was accepted (the “**Initial Commissions**”) and the remaining 50.00% would be payable upon closing (the “**Commissions Upon Closing**”).

8. In accordance with the Real Estate Agreement, Spectrum undertook significant efforts and expended considerable resources to perform the Real Estate Services, to satisfy its obligations, and to sell the dwelling units at the Project, including the stacked condominiums (the “**Condos**”) and the freehold townhomes (the “**Freehold Towns**”) thereon.

9. To this effect, Spectrum also entered into a series of agreements with Co-Operating Brokers, to assist in the marketing and sale of the units at the Project, through Spectrum’s ‘Broker Co-operation Program’. In exchange, Spectrum agreed to remit certain portions / percentages of the Commissions to the respective Co-Operating Brokers (the “**Co-Operating Broker Fees**”), after receiving said funds from the Builders.

10. By all accounts, Spectrum was effective in performing the Real Estate Services. Its efforts to sell the units at the Project, on behalf of and for the benefit of the Builders, were successful - with Spectrum's assistance, the Builders entered into agreements of purchase and sale with purchasers (the "**Purchasers**") for the vast majority of the units at the Project - including agreements of purchase and sale for 28 of the Freehold Towns (i.e. the Freehold APSs which the Receiver now seeks to disclaim) and agreements of purchase and sale for 52 of the Condos (the "**Condo Purchase Agreements**" and collectively, with the Freehold APSs, the "**Sales Agreements**").

Status of the Commissions

11. The Builders have paid to Spectrum the Initial Commissions.

12. However, given that the Project has yet to be completed and the above Sales Agreements have yet to 'close', Spectrum has not yet received the Commissions Upon Closing. Accordingly, Spectrum has also been unable to remit the Co-Operating Broker Fees portion of the Commissions Upon Closing to the many Co-Operating Brokers who assisted with the Project.

13. Upon closing of the existing Sales Agreements, and pursuant to the Real Estate Agreement, Spectrum would be entitled to Commissions Upon Closing, equal to more than \$3.6 million (inclusive of HST) - of which approximately \$2.5 million (inclusive of HST) would be remitted to the Co-Operating Brokers as Co-Operating Broker Fees.

14. From the Commissions Upon Closing, approximately \$1.4 million (inclusive of HST) is attributable to the Freehold Towns and Freehold APSs (which the Receiver now seeks to disclaim) and approximately \$2.2 million (inclusive of HST) is attributable to Condos and the Condo Purchase Agreements.

15. Attached at **Exhibit “E”** is a copy Spectrum’s invoice summary for the Project, which shows the total Commissions for the Project, the amounts already paid (i.e. the Initial Commissions), and the balances due upon closing (i.e. the Commissions Upon Closing), together with the Condos and Freehold Towns to which these amounts correspond.

16. Attached at **Exhibit “F”** is Spectrum’s summary of the Commissions Upon Closing for the Project, based on the existing Sales Agreements - broken down between those amounts attributable to the Freehold Towns (and the Freehold APSs) and those attributable to the Condos (and the Condo Purchase Agreements), and also showing those amounts which will be remitted as Co-Operating Broker Fees.

Spectrum’s Efforts to Assist in the Completion of the Project

17. In or around January 2024, Spectrum learned that the Builders were placed into receivership. Upon reviewing the materials available on the Receiver’s website, Spectrum understood that it was the Receiver’s intention to bring the Project to completion.

18. We believed this approach (i.e. bringing the Project to completion) would be in the best interest of not only Spectrum, but also other interested parties - such as the Co-Operating Brokers and the Purchasers.

19. Spectrum maintains an ongoing business relationship with many of these Co-Operating Brokers. Additionally, Spectrum places considerable value upon its strong reputation within the real estate industry (including amongst Co-Operating Brokers, purchasers, and prospective purchasers), and this reputation is integral to Spectrum’s business and success.

20. Since learning about the receivership, Spectrum has continued to expend considerable time, resources, and expense, in cooperating in and assisting with the completion of the Project.

21. On January 24, 2024, Spectrum's lawyers at Camenzuli Workplace Law Professional Corporation ("CWL") wrote to the Receiver, advising of the nature of Spectrum's relationship with the Builders and the monies to which Spectrum was entitled to in respect to the Project. A copy of CWL's email correspondence is attached as **Exhibit "G"**.

22. On or around February 2, 2024, Spectrum was contacted by Mr. Michal Wywrot ("**Mr. Wywrot**") of LCH Developments ("**LCH**"). He advised that LCH had been retained as "development manager" in connection with the Project, and requested that Spectrum provide a number of documents and information related to the Project. I clarified that Spectrum was prepared to assist, pending confirmation from the Receiver that LCH had been retained and the Receiver's approval to share the requested information with LCH. The Receiver subsequently confirmed that Mr. Wywrot and his team had been engaged to assist the Receiver, and asked that Spectrum provide any requested documentation to LCH. The email correspondence between Spectrum, LCH, and the Receiver, dated February 2, 2024 - February 5, 2024, is attached at **Exhibit "H"**.

23. On February 5, 2024, Spectrum's lawyers at CWL wrote to the Receiver and LCH, confirming that it was Spectrum's understanding that the Receiver's intended to work towards the completion of the Project and the sale of any remaining units thereon, and that Spectrum was supportive of this overall objective and was willing to assist and cooperate with such efforts. CWL also asked LCH to confirm what specific documentation, information, and/or materials were being requested. A copy of CWL's correspondence is attached at **Exhibit "I"**.

24. Per the instructions of the Receiver, Spectrum had its staff compile all of the materials requested by LCH. On or around February 12, 2024, Spectrum sent these materials to LCH. And again, Spectrum expended its time and resources to do so, based on the expectation and understanding that it was the Receiver's intention to complete the Project. Copies of this correspondence, between Spectrum, LCH, and the Receiver, dated February 5, 2024 - February 12, 2024, are attached at **Exhibit "J"**.

25. Throughout this period, myself and other Spectrum staff members were frequently contacted by Co-Operating Brokers, Purchasers, and their agents and representatives, asking for updates about the Project and the status of their respective Sales Agreements. Spectrum staff and I communicated our understanding, based on the information Spectrum was provided by the Receiver, that it was the Receiver's intention to complete the Project.

Spectrum Discovers the Receiver's Intention to Disclaim the Freehold APSs

26. In or around early-April, 2024, I was contacted by Fanseay Wang ("**Mr. Wang**"). Amongst other things, he sent me an excerpt of a letter, stating, in part, "... the Receiver intends to bring a motion to disclaim the home purchaser agreements". This came as a significant surprise to me - again, up until this point, I understood that the Receiver intended to complete the Project and, as far as I was aware, there had been no mention of disclaiming any of the Sales Agreements.

27. I was also unsure about what the Receiver's exact intentions now were (or whether this letter excerpt accurately reflected the Receiver's intentions). Despite the Receiver being aware of the nature of Spectrum's involvement with the Project and despite myself and Spectrum's counsel (CWL) previously having been in contact with the Receiver's counsel, prior to being contacted by Mr. Wang, neither I nor Spectrum were advised by the Receiver

(or anyone for that matter) that the Receiver would be asking the Court to permit them to disclaim certain Sales Agreements at the Project.

28. Therefore, I instructed Spectrum's counsel at CWL, to contact the Receiver's counsel for more information. I have been advised by Julia A. Cecchetto, a lawyer with CWL, and do verily believe, that she spoke with the Receiver's counsel on or around April 16, 2024, at which time the Receiver's counsel advised that it was the Receiver's intention to bring a motion to disclaim certain Sales Agreements at the Project and that the Receiver would be serving a Motion Record confirming same shortly thereafter.

The Adverse Impact of Disclaiming the Freehold APSs

29. I believe that if the Receiver is granted the relief sought - namely, if the Receiver is permitted to disclaim the Freehold APSs - this will have significant negative impacts on Spectrum.

30. Particularly, if the existing Freehold APSs are not allowed to 'close', Spectrum will, in all likelihood, suffer a loss of approximately \$1.4 million - being the Commissions Upon Closing attributable to the Freehold Towns and Freehold APSs (which the Receiver now seeks to disclaim).

31. I believe this to be entirely unreasonable and unfair to Spectrum, given the significant time, effort, and resources expended by Spectrum to date, in performing the Real Estate Services and in assisting with the completion of the Project and the sale of the units thereon (including both prior to and following the appointment of the Receiver). Again, Spectrum expended its time, effort, and resources, based upon the understanding that the Receiver intended to complete the Project and that Spectrum was entitled to the Commissions and the Commissions Upon Closing (including those amounts attributable to the Freehold Towns and Freehold APSs).

32. I also believe that if the Receiver is granted the relief sought - namely, if the Receiver is permitted to disclaim the Freehold APSs - this will have significant negative impacts on the Co-Operating Brokers, who have also expended their time, effort, and resources towards assisting with the sale of the units at the Project (including the Freehold Towns and Freehold APSs). As noted above, approximately \$2.5 million (inclusive of HST) of the Commissions Upon Closing would be remitted to the Co-Operating Brokers as Co-Operating Broker Fees - and a significant portion of these Co-Operating Broker Fees are attributable to the Freehold Towns. Absent the Freehold APSs closing, Spectrum will be unable to remit the corresponding portion of Co-Operating Broker Fees, and the Co-Operating Brokers will also be deprived of the benefits of their efforts and work.

33. Finally, I verily believe that those Purchasers of the Freehold Towns will be significantly impacted by the disclaimer the Freehold APSs - insofar as they may lose the ability to purchase the Freehold Towns pursuant to the terms of their respective Freehold APSs (which in many cases, were entered into a significant time ago). I understand that many of the Purchasers are unsure about what will happen to the deposits they paid.

34. I am also concerned that the Receiver did not contact or consult with Spectrum prior to bringing the within motion to disclaim the Freehold APSs - as I believe that Spectrum may have had valuable information and input into same.

35. For example, the Receiver has alleged that several of the Freehold APSs contemplate “infeasible add-ons”. While I cannot speak to whether such add-ons are ‘feasible’, I believe that Spectrum should have been provided the opportunity to consult with the Purchasers of the affected Freehold Towns, to see whether they would be prepared to renegotiate and amend any such transactions to remove any offending ‘add-ons’. As noted, Spectrum maintains an ongoing business relationship with many of the applicable Co-Operating Brokers and

Purchasers - therefore, I believe that there would be some value in allowing Spectrum to at least *attempt* to address this with the Purchasers and Co-Operating Brokers.

36. The Receiver has also alleged that the sales prices of the Freehold APSs are “considerably below the current market value”. Based on my experience in the real estate industry, I do not believe this to be the case. Attached at **Exhibit “K”** is a copy of Spectrum’s 2024 price suggestion for the units.

37. I also do not believe that there is any guarantee that the Freehold Towns can necessarily be sold for any given price.

38. In support of their assertion that the sales prices of the Freehold APSs are “considerably below the current market value”, I understand that the Receiver is relying upon the appraisals of Cushman & Wakefield and CBRE Limited - their appraisals are included as ‘confidential’ appendices to the Receiver’s Motion Record and therefore, I have not had the opportunity to review same. With that being said, my understanding is that both Cushman & Wakefield and CBRE Limited are *commercial* real estate services firms and *do not* provide residential real estate services. I do not believe that Cushman & Wakefield and CBRE Limited have any particular expertise in housing market retail pricing.

39. In the event that any of the sale prices of the Freehold APSs are found to be below the “current market value”, I believe that Spectrum ought to be given the opportunity to go back to the affected Purchasers to see whether they would be prepared to renegotiate and amend any such transactions for a higher price. Again, Spectrum maintains an ongoing business relationship with many of the applicable Co-Operating Brokers and Purchasers - therefore, I believe that there would be some value in allowing Spectrum to at least *attempt* to address this with the Purchasers and Co-Operating Brokers.

40. Finally, the Receiver suggests that the “best path forward” is the completion of the Project with the disclaimer of the Freehold APSs, to permit the Receiver to enter into new agreements of purchase and sale for the Freehold Towns, either with the existing Purchasers or new purchasers. If this is to occur, I see no reason why Spectrum should not be offered the opportunity to first attempt to re-sell the Freehold Towns to the existing Purchasers.

41. Again, Spectrum maintains a relationship with many of these Purchasers and their representatives. Spectrum and its representatives are familiar with the Project and the fact is that Spectrum has already demonstrated its ability to effectively market and sell the units at the Project. This would also help address Spectrum’s loss of the portion of the Commissions Upon Closing attributable to the Freehold Towns.

42. I believe that permitting Spectrum the opportunity to take the above measures may lessen the impacts of the Receiver’s contemplated course of action - including the negative impacts on Spectrum, the Co-Operating Brokers, and the Purchasers.

43. I make this Affidavit in opposition to the Receiver’s motion to disclaim the Freehold APSs and for no other or improper purpose or delay.

SWORN BEFORE ME at the City of
Vaughan, in the Province of Ontario, on
May 21, 2024.



Commissioner for Taking Affidavits
Julia A. Cecchetto (LSO #76941U)

**In accordance with O. Reg. 431/20
Administering Oath or Declaration
Remotely.**



Joe Bozzo (May 21, 2024 14:45 EDT)

JOSEPH BOZZO

**THIS IS EXHIBIT "A" REFERRED TO IN THE
AFFIDAVIT OF JOSEPH BOZZO
SWORN BEFORE ME
ON THE 21st DAY OF MAY, 2024.**



A COMMISSIONER FOR TAKING AFFIDAVITS

JULIA A. CECCHETTO (LSO # 76941U)



EXCLUSIVE SALES AGREEMENT

THIS AGREEMENT made this 14th Day of September, 2020

BETWEEN: **SPECTRUM REALTY SERVICES INC., BROKERAGE**
a Corporation incorporated under the laws of
the Province of Ontario,
(hereinafter called the "Realtor")

OF THE FIRST PART,

- and -

**2011836 ONTARIO CORP O/A GRAND GRACE DEVELOPMENT ON BEHALF OF JEFFERSON
PROPERTIES LIMITED PARTNERSHIPS C/O OLLIESWITCH CORPORATION**
a Corporation incorporated under the laws of
the Province of Ontario,
(hereinafter called the "Builder")

OF THE SECOND PART,

WHEREAS the Builder has agreed to employ the Realtor and the Realtor has accepted such employment to act as the sales representative and agent of the Builder for the sale of residential dwelling units erected or to be erected upon the subdivision described as follows (hereinafter the "Subdivision"): 28 remaining freehold and stacked inventory townhome units known as Modern Manors development and located at 39 Jefferson Side Road in the City of Richmond Hill.

NOW THEREFORE, IN CONSIDERATION OF the sum of One (\$1.00) Dollar of lawful money of Canada, paid by each of the parties hereto to the other, the receipt and sufficiency of which is hereby respectively acknowledged, and in consideration of the mutual covenants and agreements herein contained, the parties hereto mutually covenant and agree as follows:

1. The Builder hereby engages and appoints the Realtor for the sale of dwelling units erected or to be erected upon the Subdivision, such engagement and appointment to be irrevocable until completion of the sale of all dwelling units constructed by the Builder upon the Subdivision, subject only to early revocation as herein provided. The Builder or the Realtor may ~~only terminate this Agreement for just cause, and, shall give the other upon~~ party thirty (30) days written notice of such termination.

[Signature] **MB**

- (a) The parties hereto acknowledge and agree that the Agent is and shall remain a sales representative of Spectrum Realty Services Inc. The builder hereby further agrees that while this agreement is in force, and for a period of one year thereafter, the builder will not employ directly or indirectly the agent outside of his/her employment with Spectrum Realty Services Inc.
2. The Builder agrees to pay to the Realtor commission as set out in this Agreement, and agrees that if the selling price of any dwelling unit is reduced in any way, the commission will be based on the original selling price and not on such reduced selling price. The Builder's obligation to pay commission hereunder shall survive the termination of this Agreement by either party, for any reason, with respect to all sales agreements existing at the time of such termination.
3. The Builder covenants and agrees to pay the Realtor on the following basis:
- (a) a commission equal to **1.00%** of the sale price per each respective dwelling unit (net of H.S.T.), for all deals written; or
- (b) a commission equal to **1.10%** of the sale price per each respective dwelling unit (net of H.S.T.), for all deals written as a result of any sales event(s) hosted within the Spectrum Sky Sales Gallery;
- (c) The Builder agrees to pay 50% of said commission plus applicable H.S.T., within thirty (30) days of receipt of invoice, which occurs monthly, after a firm offer is accepted.
- (d) The Builder acknowledges that the Realtor is a full service Brokerage with re-sale department. As such, the Realtor may also be acting on the Buyer's behalf under Dual Representation. The Builder agrees to pay such co-op commission to the Realtors agent as acknowledged by a co-op agreement form, over and above the commission agreed upon in this contract.

The commission outlined above shall be applied on a per dwelling unit basis in respect of all agreements to sell dwelling units erected or to be erected upon the subdivision received from any source whatsoever during the currency of this Agreement, and accepted by the Builder, plus applicable H.S.T. The Builder shall direct its Solicitor to pay the Realtor the commission outlined above within thirty (30) days of each receipt.

If a Purchase Agreement is terminated by reason of a default of the purchaser, or pursuant to an agreement between the purchaser and Builder, then the Broker shall be deemed to earn the Commission paid upfront, provided that the Builder retains the deposits paid under the Purchase Agreement. When the said lot/unit is re-sold to a new purchaser(s), the Broker shall invoice the Builder in full as per the commission amount and structure herein agreed upon. ~~If a Purchase Agreement is terminated by reason of default of the purchaser, and the builder does not retain the deposits paid under the Purchase Agreement, any commission paid will be credited against future sales commissions.~~

If a Purchase Agreement is terminated through no fault of the purchaser, Broker shall be entitled to retain the Commission paid upfront in respect of such Sale. When the said lot/unit is re-sold to a new purchaser(s), the Broker shall invoice the Builder in full as per the commission amount and structure herein agreed upon.



4. In the event that any of the dwelling units are Condominium Units, the commission for the remaining 50% portion shall be payable to the Realtor on final closing date for each respective unit.
5. It is agreed that commission payable to the Realtor shall not be subject to holdbacks or back charges without the written consent of the Realtor. The Builder shall deliver written notice to the Realtor within fifteen (15) days of the occurrence of any matter for which the Builder claims any holdbacks or back charges against commission. In default of such notice, the Builder hereby waives such claim.
6. The Realtor accepts the engagement and appointment as exclusive sales agent for the Builder on the terms herein set out, and further agrees as follows:
 - a) To provide the Builder with sales and marketing expertise of the Realtor to assist the Builder in consummating sales of dwelling units erected or to be erected upon the Subdivision.
 - b) To provide a reasonable size sales staff upon the Subdivision site, having regard to the nature of the Subdivision and the number of dwelling units, during those normal hours in each day that sales offices are open in the normal course of the home builder business.
 - c) To cause its own on-site personnel to deal with purchasers of dwelling units in all matters ancillary to each individual Agreement of Purchase and Sale and the successful closing thereof, including, without limiting the generality of the foregoing, the completion of all Amendments to the Agreement of Purchase and Sale; the completion of documentation of purchaser's selection of colour and materials from the builder's samples; advising the purchaser as to extra costs; and with respect to the delay or refusal by any purchaser to select finishes from Builder's samples or to pay for extras ordered.
7. The parties each agree that they shall do or cause to be done such acts or things as may reasonably be necessary to effectuate the performance of this Agreement and to facilitate and promote the sales of dwelling units erected or to be erected upon the Subdivision.
8. The Builder covenants and agrees, at its sole cost expense, to supply all newspaper and other advertising as may reasonably be necessary in order to promote the sales of dwelling units upon the Subdivision, and further, to supply the following items:
 - a) Advertising and sales signs;
 - b) Forms of Agreement of Purchase and Sale and other specific forms and agreements relating to the Subdivision;
 - c) Sales assistance material including brochures;
 - d) Telephone: 

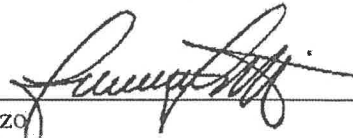
See Schedule "A" for full list of items required.

9. Any amendment, alteration or addition to this Agreement shall be null and void unless made in writing and executed by the Parties hereto, in which case, such amendment, alteration or addition shall be incorporated herein and shall form part hereof.
10. It is agreed that there is no representation, warranty, collateral agreement or condition affecting this Agreement except as specifically expressed herein.
11. This Agreement shall endure to the benefit of and be binding upon the respective successors and assigns of each of the parties hereto.
12. The Builder acknowledges that the Spectrum Sky Sales Gallery is available for events and appointments only and is not for the exclusive use of said builder.

IN WITNESS WHEREOF the parties hereto have hereunder affixed their corporate seals under the hands of their proper signing officers duly authorized in that regard.

DATED this 14th day of September, 2020

SPECTRUM REALTY SERVICES INC., BROKERAGE

Per:  c/s
Name: Joseph Bozzo
Position: Partner/New Homes Manager

I have authority to bind the Corporation

**2011836 ONTARIO CORP O/A GRAND GRACE
DEVELOPMENT ON BEHALF OF JEFFERSON
PROPERTIES LIMITED PARTNERSHIPS C/O
OLLIESWITCH CORPORATION**

Per:  c/s
Name: Fansey Wang
Position: Signing Officer

I have authority to bind the Corporation

SCHEDULE "A"

LIST OF ITEMS BUILDER SHALL PROVIDE AT BUILDER'S EXPENSE

1. Builder shall provide, at Builder's sole cost and expense, the following:
 - (a) Wireless Telephone;
 - (b) E-mail address with log-in credentials;
 - (c) Builders point of sale program and/or agreement preparation software;
 - (d) Personal Protective Equipment (PPE) and Supplies;
 - (e) All site branded stationery, including brochure folders, letterhead, envelopes, business cards, and such other equipment and supplies as required;
 - (f) All signs;
 - (g) Hostess and administrative staff for functions, if deemed necessary by Builder;
 - (h) Plans and renderings pertaining to the Project, including floor plans;
 - (i) Price lists;
 - (j) All documents, including Purchase Agreement and any disclosure package, for use by Broker;
 - (k) Features and finishes pertaining to the Units; and
 - (l) Any additional costs and/or expenses incurred by the broker on behalf of the builder, to be immediately reimbursed upon receipt of invoice.

**THIS IS EXHIBIT "B" REFERRED TO IN THE
AFFIDAVIT OF JOSEPH BOZZO
SWORN BEFORE ME
ON THE 21st DAY OF MAY, 2024.**



A COMMISSIONER FOR TAKING AFFIDAVITS

JULIA A. CECCHETTO (LSO # 76941U)



AMENDMENT TO THE EXCLUSIVE SALES AGREEMENT

BETWEEN: SPECTRUM REALTY SERVICES INC., BROKERAGE
a Corporation incorporated under the laws of
the Province of Ontario,

(hereinafter called the "Realtor")

OF THE FIRST PART,

- and -

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PROPERTIES LIMITED PARTNERSHIPS C/O OLLIESWITCH CORPORATION**
a Corporation incorporated under the laws of
the Province of Ontario,

(hereinafter called the "Builder")

OF THE SECOND PART,

RE: AMENDMENT TO EXCLUSIVE SALES AGREEMENT DATED SEPTEMBER 14TH, 2020

DELETE:

WHEREAS the Builder has agreed to employ the Realtor and the Realtor has accepted such employment to act as the sales representative and agent of the Builder for the sale of residential dwelling units erected or to be erected upon the subdivision described as follows (hereinafter the "Subdivision"): 28 remaining freehold and stacked inventory townhome units known as Modern Manors development and located at 39 Jefferson Side Road in the City of Richmond Hill.

INSERT:

WHEREAS the Builder has agreed to employ the Realtor and the Realtor has accepted such employment to act as the sales representative and agent of the Builder for the sale of residential dwelling units erected or to be erected upon the subdivision described as follows (hereinafter the "Subdivision"): 12 Traditional Townhome units, 12 Back-to-Back Townhome units, 12 Rear Lane Townhome units and 60 Stacked Townhome units (for a total of 96 units) at their development known as Richmond Hill Grace, located at 39, 53 and 67 Jefferson Side Road in the City of Richmond Hill, Regional Municipality of York, Ontario and as per attached Schedule "B".

IN WITNESS WHEREOF, the parties have signed this Agreement

DATED this 13th day of January, 2021

SPECTRUM REALTY SERVICES INC., BROKERAGE

**2011836 ONTARIO CORP O/A GRAND GRACE
DEVELOPMENT ON BEHALF OF JEFFERSON
PROPERTIES LIMITED PARTNERSHIPS C/O
OLLIESWITCH CORPORATION**

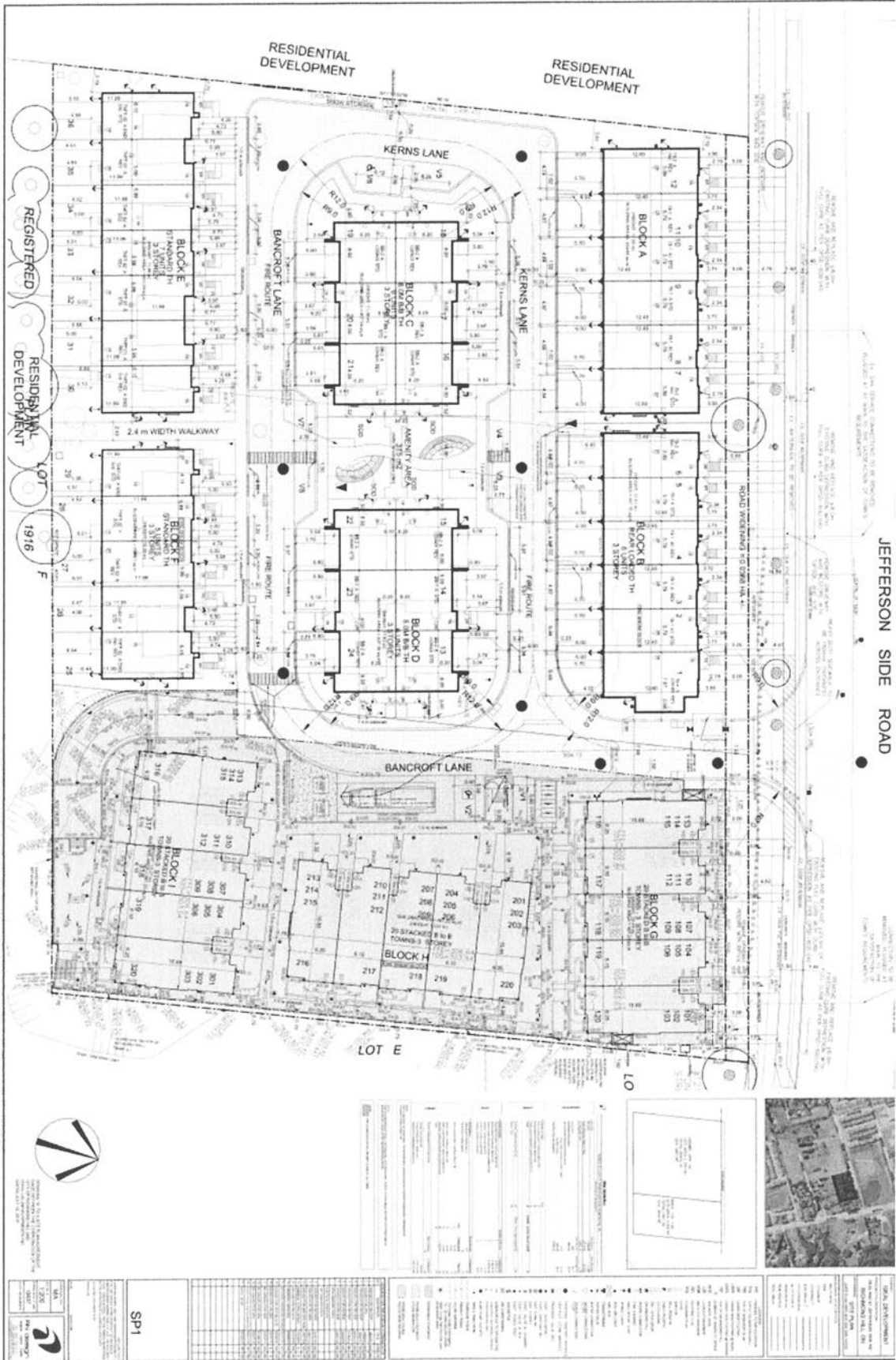
Per:  c/s
Name: Joseph Pozzo
Position: Partner/New Homes Manager

Per:  c/s
Name: Fahseal Wang
Position: Signing Officer

I have authority to bind the Corporation

I have authority to bind the Corporation

JEFFERSON SIDE ROAD



**THIS IS EXHIBIT "C" REFERRED TO IN THE
AFFIDAVIT OF JOSEPH BOZZO
SWORN BEFORE ME
ON THE 21st DAY OF MAY, 2024.**



A COMMISSIONER FOR TAKING AFFIDAVITS

JULIA A. CECCHETTO (LSO # 76941U)



AMENDMENT TO THE EXCLUSIVE SALES AGREEMENT

BETWEEN: SPECTRUM REALTY SERVICES INC., BROKERAGE
a Corporation incorporated under the laws of
the Province of Ontario,

(hereinafter called the "Realtor")

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- and -

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PROPERTIES LIMITED PARTNERSHIPS C/O OLLIESWITCH CORPORATION**
a Corporation incorporated under the laws of
the Province of Ontario,

(hereinafter called the "Builder")

OF THE SECOND PART,

RE: AMENDMENT TO EXCLUSIVE SALES AGREEMENT DATED SEPTEMBER 14TH, 2020

INSERT:

The vendor agrees to pay a commission of seven (7%) percent on all upgrades sold during time of color board selections. The vendor agrees to pay 50% of said commission on receipt of funds for said upgrade and the balance on final closing. HST to be added on top of the seven (7%) percent commission per each invoice.

IN WITNESS WHEREOF, the parties have signed this Agreement

DATED this 20th day of April, 2021

SPECTRUM REALTY SERVICES INC., BROKERAGE

**2011836 ONTARIO CORP O/A GRAND GRACE
DEVELOPMENT ON BEHALF OF JEFFERSON
PROPERTIES LIMITED PARTNERSHIPS C/O
OLLIESWITCH CORPORATION**

Per:  c/s
Name: Joseph Bozzo
Position: Partner New Homes Manager

Per:  c/s
Name: Fanson Wang
Position: Signing Officer

**THIS IS EXHIBIT "D" REFERRED TO IN THE
AFFIDAVIT OF JOSEPH BOZZO
SWORN BEFORE ME
ON THE 21st DAY OF MAY, 2024.**



A COMMISSIONER FOR TAKING AFFIDAVITS

JULIA A. CECCHETTO (LSO # 76941U)



AMENDMENT TO THE EXCLUSIVE SALES AGREEMENT

BETWEEN: SPECTRUM REALTY SERVICES INC., BROKERAGE
a Corporation incorporated under the laws of
the Province of Ontario,

(hereinafter called the "Realtor")

OF THE FIRST PART,

- and -

**2011836 ONTARIO CORP O/A GRAND GRACE DEVELOPMENT ON BEHALF OF JEFFERSON
PROPERTIES LIMITED PARTNERSHIPS C/O OLLIESWITCH CORPORATION**
a Corporation incorporated under the laws of
the Province of Ontario,

(hereinafter called the "Builder")

OF THE SECOND PART,

RE: AMENDMENT TO EXCLUSIVE SALES AGREEMENT DATED SEPTEMBER 14TH, 2020

DELETE:

3. The Builder covenants and agrees to pay the Realtor on the following basis:
- (a) a commission equal to **1.00%** of the sale price per each respective dwelling unit (net of H.S.T.), for all deals written; or
 - (b) a commission equal to **1.10%** of the sale price per each respective dwelling unit (net of H.S.T.), for all deals written as a result of any sales event(s) hosted within the Spectrum Sky Sales Gallery;
 - (c) The Builder agrees to pay 50% of said commission plus applicable H.S.T., within thirty (30) days of receipt of invoice, which occurs monthly, after a firm offer is accepted.
 - (d) The Builder acknowledges that the Realtor is a full service Brokerage with re-sale department. As such, the Realtor may also be acting on the Buyer's behalf under Dual Representation. The Builder agrees to pay such co-op commission to the Realtors agent as acknowledged by a co-op agreement form, over and above the commission agreed upon in this contract.

The commission outlined above shall be applied on a per dwelling unit basis in respect of all agreements to sell dwelling units erected or to be erected upon the subdivision received from any source whatsoever during the currency of this Agreement, and accepted by the Builder, plus applicable H.S.T. The Builder shall direct its Solicitor to pay the Realtor the commission outlined above within thirty (30) days of each receipt.

If a Purchase Agreement is terminated by reason of a default of the purchaser, or pursuant to an agreement between the purchaser and Builder, then the Broker shall be deemed to earn the Commission paid upfront, provided that the Builder retains the deposits paid under the Purchase Agreement. When the said lot/unit is re-sold to a new purchaser(s), the Broker shall invoice the Builder in full as per the commission amount and structure

INSERT:

3. The Builder covenants and agrees to pay the Realtor on the following basis:

- (a) a commission equal to **1.00%** of the sale price per each respective dwelling unit (net of H.S.T.), for all deals written;
- (b) a commission equal to **1.10%** of the sale price per each respective dwelling unit (net of H.S.T.), for all deals written as a result of any sales event(s) hosted within the Spectrum Sky Sales Gallery;
- (c) a commission equal to **2.00%** on the delta (increase) in purchase price (net of H.S.T.) for all deals that were previously written, sold firm, and subsequently subject to a pricing increase **as of March 10th, 2022**;
- (d) The Builder agrees to pay 50% of said commission plus applicable H.S.T., within thirty (30) days of receipt of invoice, which occurs monthly, after a firm offer is accepted; and
- (e) The Builder acknowledges that the Realtor is a full service Brokerage with re-sale department. As such, the Realtor may also be acting on the Buyer's behalf under Dual Representation. The Builder agrees to pay such co-op commission to the Realtors agent as acknowledged by a co-op agreement form, over and above the commission agreed upon in this contract.

The commission outlined above shall be applied on a per dwelling unit basis in respect of all agreements to sell dwelling units erected or to be erected upon the subdivision received from any source whatsoever during the currency of this Agreement, and accepted by the Builder, plus applicable H.S.T. The Builder shall direct its Solicitor to pay the Realtor the commission outlined above within thirty (30) days of each receipt.

If a Purchase Agreement is terminated by reason of a default of the purchaser, or pursuant to an agreement between the purchaser and Builder, then the Broker shall be deemed to earn the Commission paid upfront, provided that the Builder retains the deposits paid under the Purchase Agreement. When the said lot/unit is re-sold to a new purchaser(s), the Broker shall invoice the Builder in full as per the commission amount and structure herein agreed upon.

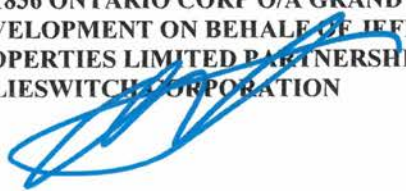
If a Purchase Agreement is terminated through no fault of the purchaser, Broker shall be entitled to retain the Commission paid upfront in respect of such Sale. When the said lot/unit is re-sold to a new purchaser(s), the Broker shall invoice the Builder in full as per the commission amount and structure herein agreed upon.

IN WITNESS WHEREOF, the parties have signed this Agreement

DATED this 17th day of March, 2022

SPECTRUM REALTY SERVICES INC., BROKERAGE

2011836 ONTARIO CORP O/A GRAND GRACE
DEVELOPMENT ON BEHALF OF JEFFERSON
PROPERTIES LIMITED PARTNERSHIPS C/O
OLLIESWITCH CORPORATION



**THIS IS EXHIBIT "E" REFERRED TO IN THE
AFFIDAVIT OF JOSEPH BOZZO
SWORN BEFORE ME
ON THE 21st DAY OF MAY, 2024.**



A COMMISSIONER FOR TAKING AFFIDAVITS

JULIA A. CECCHETTO (LSO # 76941U)



Invoice#: Grand Grace Entire

Sold To:

GRAND GRACE DEVELOPMENT~MODERN MANORS~RH
442 WOBURN AVENUE
TORONTO,, ON M5M-1L7

Date: January 24, 2024
HST#: 895322659

Invoice - Commission for Closings in 2024

Lot: A-07	ClosingDate: Jan 30, 2022
Street: GRAND GRACE	Selling Price: \$1,198,990.00
Purchaser: BEKERMAN NATALIE	
	Selling Commission: \$10,822.92
	Referral Fee: \$32,468.76
Ref. #: GG-33 - 27-May-21	Payments Made: (Subtract): \$5,411.46
	Balance Due: \$37,880.22

Lot: A-08	ClosingDate: Jun 30, 2022
Street: GRAND GRACE	Selling Price: \$1,098,990.00
Purchaser: LEE HSIN YANG	
	Selling Commission: \$11,053.00
	Referral Fee: \$36,504.16
Ref. #: GG-24 - 20-May-21	Payments Made: (Subtract): \$4,968.98
	Balance Due: \$42,588.18

Lot: A-09	ClosingDate: Jun 30, 2022
Street: GRAND GRACE	Selling Price: \$1,178,990.00
Purchaser: LAM TSZ-SING	
	Selling Commission: \$11,760.96
	Referral Fee: \$38,628.05
Ref. #: GG-37 - 2-Jun-21	Payments Made: (Subtract): \$5,322.96
	Balance Due: \$45,066.05

Lot: A-10	ClosingDate: Jun 30, 2022
Street: GRAND GRACE	Selling Price: \$1,178,990.00
Purchaser: KHAJEVAND VAHID MOSTAFAEE NASTARAN	
	Selling Commission: \$11,760.96
	Referral Fee: \$38,628.05
Ref. #: GG-54 - 16-Jun-21	Payments Made: (Subtract): \$5,322.96
	Balance Due: \$45,066.05



Invoice#: Grand Grace Entire

Sold To:

GRAND GRACE DEVELOPMENT~MODERN MANORS~RH
442 WOBURN AVENUE
TORONTO,, ON M5M-1L7

Date: January 24, 2024
HST#: 895322659

Invoice - Commission for Closings in 2024

Lot:	A-11	ClosingDate:	Jun 30, 2022
Street:	GRAND GRACE	Selling Price:	\$1,098,990.00
Purchaser:	NA HO HYUN & HO GYUN		
	Selling Commission:	\$11,053.00	
Ref. #:	GG-26 - 20-May-21	Referral Fee:	\$36,504.15
	Payments Made: (Subtract):	\$4,968.98	
	Balance Due:	\$42,588.17	

Lot:	B-02	ClosingDate:	Jun 30, 2022
Street:	GRAND GRACE	Selling Price:	\$1,178,990.00
Purchaser:	AHMED ASHFAQUE		
	Selling Commission:	\$11,763.96	
Ref. #:	GG-49 - 16-Jun-21	Referral Fee:	\$38,628.05
	Payments Made: (Subtract):	\$5,322.96	
	Balance Due:	\$45,069.05	

Lot:	B-03	ClosingDate:	May 10, 2022
Street:	GRAND GRACE	Selling Price:	\$1,178,990.00
Purchaser:	ABDOU AMIR A.		
	Selling Commission:	\$10,645.92	
Ref. #:	GG-59 - 2-Jul-21	Payments Made: (Subtract):	\$5,322.96
	Balance Due:	\$5,322.96	

Lot:	B-4	ClosingDate:	Jun 30, 2022
Street:	GRAND GRACE	Selling Price:	\$1,038,990.00
Purchaser:	MOHAMMADESMAEIL ROUZBEH		
	Selling Commission:	\$10,522.04	
Ref. #:	GG-12 - 8-May-21	Payments Made: (Subtract):	\$4,703.50
	Balance Due:	\$5,818.54	



Invoice#: Grand Grace Entire

Sold To:

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442 WOBURN AVENUE
TORONTO,, ON M5M-1L7

Date: January 24, 2024

HST#: 895322659

Invoice - Commission for Closings in 2024

Lot:	B-5	ClosingDate:	Jun 30, 2022
Street:	GRAND GRACE	Selling Price:	\$1,038,990.00
Purchaser:	CIACCIA ANTONIETA NAIME MARTINEZ GUILLERMO JOSE MARTIZ		
	Selling Commission:	\$10,522.04	
	Referral Fee:	\$34,911.23	
Ref. #:	GG-10 - 8-May-21	Payments Made: (Subtract):	\$4,703.50
		Balance Due:	\$40,729.77

Lot:	B-6	ClosingDate:	Jun 30, 2022
Street:	GRAND GRACE	Selling Price:	\$1,168,990.00
Purchaser:	HAMID RANA BABIR		
	Selling Commission:	\$11,672.48	
	Referral Fee:	\$38,362.56	
Ref. #:	GG-13 - 8-May-21	Payments Made: (Subtract):	\$5,278.72
		Balance Due:	\$44,756.32

Lot:	C-16	ClosingDate:	Jun 30, 2022
Street:	GRAND GRACE	Selling Price:	\$968,990.00
Purchaser:	SINGH HARPREET KAUR GUZMAN ALEXANDER ANDRES		
	Selling Commission:	\$8,787.52	
	Referral Fee:	\$26,362.57	
Ref. #:	GG-20 - 8-May-21	Payments Made: (Subtract):	\$4,393.76
		Balance Due:	\$30,756.33

Lot:	C-17	ClosingDate:	Jun 30, 2022
Street:	GRAND GRACE	Selling Price:	\$898,990.00
Purchaser:	. COVE LINKS INC.		
	Selling Commission:	\$8,168.06	
	Referral Fee:	\$24,504.16	
Ref. #:	GG-25 - 20-May-21	Payments Made: (Subtract):	\$4,084.03
		Balance Due:	\$28,588.19



Invoice#: Grand Grace Entire

Sold To:

GRAND GRACE DEVELOPMENT~MODERN MANORS~RH
442 WOBURN AVENUE
TORONTO,, ON M5M-1L7

Date: January 24, 2024
HST#: 895322659

Invoice - Commission for Closings in 2024

Lot:	C-18	ClosingDate:	Jun 30, 2022
Street:	GRAND GRACE	Selling Price:	\$978,990.00
Purchaser:	XU XING TRAN JOHNY		
	Selling Commission:	\$9,973.55	
	Referral Fee:	\$31,725.40	
Ref. #:	GG-17 - 8-May-21	Payments Made: (Subtract):	\$4,438.01
		Balance Due:	\$37,260.94
Lot:	C-19	ClosingDate:	Jun 30, 2022
Street:	GRAND GRACE	Selling Price:	\$988,990.00
Purchaser:	SHAN WEN YANG		
	Selling Commission:	\$10,062.05	
	Referral Fee:	\$31,990.89	
Ref. #:	GG-21 - 8-May-21	Payments Made: (Subtract):	\$4,482.26
		Balance Due:	\$37,570.68
Lot:	C-20	ClosingDate:	Jun 30, 2022
Street:	GRAND GRACE	Selling Price:	\$908,990.00
Purchaser:	EXETER AARON MITCHELL SOUTH		
	Selling Commission:	\$9,354.07	
	Referral Fee:	\$29,867.00	
Ref. #:	GG-15 - 8-May-21	Payments Made: (Subtract):	\$4,128.27
		Balance Due:	\$35,092.80
Lot:	C-21	ClosingDate:	May 10, 2022
Street:	GRAND GRACE	Selling Price:	\$978,990.00
Purchaser:	SINGH AMRITPAL		
	Selling Commission:	\$8,876.02	
	Payments Made: (Subtract):	\$4,438.01	
Ref. #:	GG-22 - 8-May-21	Balance Due:	\$4,438.01



Invoice#: Grand Grace Entire

Sold To:

GRAND GRACE DEVELOPMENT~MODERN MANORS~RH
442 WOBURN AVENUE
TORONTO,, ON M5M-1L7

Date: January 24, 2024
HST#: 895322659

Invoice - Commission for Closings in 2024

Lot:	D-13	ClosingDate:	Jun 30, 2022
Street:	GRAND GRACE	Selling Price:	\$918,990.00
Purchaser:	GURSHUMOV VICTORIA DVOSKINE MAXIM		
	Selling Commission:	\$9,442.57	
	Referral Fee:	\$30,132.48	
Ref. #:	GG-11 - 8-May-21	Payments Made: (Subtract):	\$4,172.52
		Balance Due:	\$35,402.53
Lot:	D-14	ClosingDate:	Jun 30, 2022
Street:	GRAND GRACE	Selling Price:	\$868,990.00
Purchaser:	IKRAM SHOAIB NAWAZ ANAUM		
	Selling Commission:	\$9,000.09	
	Referral Fee:	\$28,805.05	
Ref. #:	GG-14 - 8-May-21	Payments Made: (Subtract):	\$3,951.28
		Balance Due:	\$33,853.86
Lot:	D-15	ClosingDate:	Jun 30, 2022
Street:	GRAND GRACE	Selling Price:	\$928,990.00
Purchaser:	HASHMI JAMSHAD		
	Selling Commission:	\$9,531.07	
	Referral Fee:	\$30,397.97	
Ref. #:	GG-23 - 8-May-21	Payments Made: (Subtract):	\$4,216.77
		Balance Due:	\$35,712.27
Lot:	D-22	ClosingDate:	Jun 30, 2022
Street:	GRAND GRACE	Selling Price:	\$938,990.00
Purchaser:	DESSOURCES DAVID TYSON		
	Selling Commission:	\$9,619.57	
	Referral Fee:	\$30,663.46	
Ref. #:	GG-18 - 5-May-21	Payments Made: (Subtract):	\$4,261.02
		Balance Due:	\$36,022.01



Invoice#: Grand Grace Entire

Sold To:

GRAND GRACE DEVELOPMENT~MODERN MANORS~RH
442 WOBURN AVENUE
TORONTO,, ON M5M-1L7

Date: January 24, 2024
HST#: 895322659

Invoice - Commission for Closings in 2024

Lot:	D-23	ClosingDate:	Jun 30, 2022
Street:	GRAND GRACE	Selling Price:	\$878,990.00
Purchaser:	GOZUKARA CENGIZ		
	Selling Commission:	\$9,088.59	
	Referral Fee:	\$29,070.54	
Ref. #:	GG-16 - 8-May-21	Payments Made: (Subtract):	\$3,995.53
		Balance Due:	\$34,163.60
Lot:	D-24	ClosingDate:	Jun 30, 2022
Street:	GRAND GRACE	Selling Price:	\$928,990.00
Purchaser:	CHEN JIE		
	Selling Commission:	\$9,531.07	
	Referral Fee:	\$30,397.97	
Ref. #:	GG-19 - 8-May-21	Payments Made: (Subtract):	\$4,216.77
		Balance Due:	\$35,712.27
Lot:	E-30	ClosingDate:	May 10, 2022
Street:	GRAND GRACE	Selling Price:	\$1,260,990.00
Purchaser:	SONG YUZHEN		
	Selling Commission:	\$11,371.60	
	Payments Made: (Subtract):	\$5,685.80	
Ref. #:	GG-02 - 7-Mar-21	Balance Due:	\$5,685.80
Lot:	E-31	ClosingDate:	May 10, 2022
Street:	GRAND GRACE	Selling Price:	\$1,155,990.00
Purchaser:	HU BIN ZHANG JIE		
	Selling Commission:	\$11,557.42	
	Referral Fee:	\$38,017.43	
Ref. #:	GG-05 - 7-Mar-21	Payments Made: (Subtract):	\$5,221.19
		Balance Due:	\$44,353.66



Invoice#: Grand Grace Entire

Sold To:

GRAND GRACE DEVELOPMENT~MODERN MANORS~RH
442 WOBURN AVENUE
TORONTO,, ON M5M-1L7

Date: January 24, 2024
HST#: 895322659

Invoice - Commission for Closings in 2024

Lot:	E-32	ClosingDate:	Nov 30, 2022
Street:	GRAND GRACE	Selling Price:	\$1,155,990.00
Purchaser:	HUANG ZHIGANG		
	Selling Commission:	\$10,442.38	
	Referral Fee:	\$31,327.17	
Ref. #:	GG-03 - 7-Mar-21	Payments Made: (Subtract):	\$5,221.19
		Balance Due:	\$36,548.36
Lot:	E-33	ClosingDate:	Jan 31, 2022
Street:	GRAND GRACE	Selling Price:	\$1,338,990.00
Purchaser:	LIU SUEJIA CHEN CI		
	Selling Commission:	\$12,061.86	
	Payments Made: (Subtract):	\$6,030.93	
Ref. #:	GG-36 - 2-Jun-21	Balance Due:	\$6,030.93
Lot:	E-34	ClosingDate:	May 10, 2022
Street:	GRAND GRACE	Selling Price:	\$1,225,990.00
Purchaser:	HU XIAOYAN		
	Selling Commission:	\$12,176.90	
	Referral Fee:	\$39,875.83	
Ref. #:	GG-04 - 7-Mar-21	Payments Made: (Subtract):	\$5,530.93
		Balance Due:	\$46,521.80
Lot:	E-35	ClosingDate:	May 10, 2022
Street:	GRAND GRACE	Selling Price:	\$1,155,990.00
Purchaser:	MINAS LIYON EDMON WARTAN		
	Selling Commission:	\$10,442.38	
	Payments Made: (Subtract):	\$5,221.19	
Ref. #:	GG-06 - 7-Mar-21	Balance Due:	\$5,221.19



Invoice#: Grand Grace Entire

Sold To:

GRAND GRACE DEVELOPMENT~MODERN MANORS~RH
442 WOBURN AVENUE
TORONTO,, ON M5M-1L7

Date: January 24, 2024
HST#: 895322659

Invoice - Commission for Closings in 2024

Lot:	F-25	ClosingDate:	Feb 28, 2022
Street:	GRAND GRACE	Selling Price:	\$1,274,398.00
Purchaser:	KHALAJ RAMIN DERAVI DARYA		
	Selling Commission:	\$11,490.24	
	Referral Fee:	\$22,980.50	
Ref. #:	GG-09 - 21-Apr-21	Payments Made: (Subtract):	\$5,745.12
	Balance Due:	\$28,725.62	
Lot:	F-27	ClosingDate:	Jun 30, 2022
Street:	GRAND GRACE	Selling Price:	\$1,338,990.00
Purchaser:	LEEKHA SANJEEV, SANJANA & ARCHANA		
	Selling Commission:	\$13,176.90	
	Referral Fee:	\$42,875.83	
Ref. #:	GG-75 - 6-Oct-21	Payments Made: (Subtract):	\$6,030.93
	Balance Due:	\$50,021.80	
Lot:	F-28	ClosingDate:	May 10, 2022
Street:	GRAND GRACE	Selling Price:	\$1,225,990.00
Purchaser:	CAI ZHIJUN		
	Selling Commission:	\$11,061.86	
	Payments Made: (Subtract):	\$5,530.93	
Ref. #:	GG-07 - 7-Mar-21	Balance Due:	\$5,530.93
Lot:	F-29	ClosingDate:	May 10, 2022
Street:	GRAND GRACE	Selling Price:	\$1,260,990.00
Purchaser:	GUO FEI LIN LE		
	Selling Commission:	\$12,486.64	
	Referral Fee:	\$40,805.05	
Ref. #:	GG-01 - 7-Mar-21	Payments Made: (Subtract):	\$5,685.80
	Balance Due:	\$47,605.89	



Invoice#: Grand Grace Entire

Sold To:

GRAND GRACE DEVELOPMENT~MODERN MANORS~RH
442 WOBURN AVENUE
TORONTO,, ON M5M-1L7

Date: January 24, 2024
HST#: 895322659

Invoice - Commission for Closings in 2024

Lot:	G-101	ClosingDate:	Mar 01, 2023
Street:	GRAND GRACE	Selling Price:	\$865,990.00
Purchaser:	WU LIHONG ZHENG QI HUAN		
	Selling Commission:	\$8,486.63	
	Referral Fee:	\$27,212.12	
Ref. #:	GG-82 - 13-Nov-21	Payments Made: (Subtract):	\$3,951.28
		Balance Due:	\$31,747.47
Lot:	G-102	ClosingDate:	Mar 01, 2023
Street:	GRAND GRACE	Selling Price:	\$1,068,990.00
Purchaser:	RAMIREZ GLORIA ANDRADE & MARIO CRUZ		
	Selling Commission:	\$10,255.66	
	Referral Fee:	\$32,521.86	
Ref. #:	GG-77 - 6-Oct-21	Payments Made: (Subtract):	\$4,836.24
		Balance Due:	\$37,941.28
Lot:	G-103	ClosingDate:	Mar 01, 2023
Street:	GRAND GRACE	Selling Price:	\$968,990.00
Purchaser:	AGWUEGBO IFEOMA P.		
	Selling Commission:	\$9,371.59	
	Referral Fee:	\$29,866.99	
Ref. #:	GG-66 - 13-Sep-21	Payments Made: (Subtract):	\$4,393.76
		Balance Due:	\$34,844.82
Lot:	G-104	ClosingDate:	Mar 01, 2023
Street:	GRAND GRACE	Selling Price:	\$885,790.00
Purchaser:	YIU BRIAN CHUEN HO RODRIGUES SHARON CHRISTINE		
	Selling Commission:	\$8,635.31	
	Referral Fee:	\$27,658.14	
Ref. #:	GG-86 - 15-Dec-21	Payments Made: (Subtract):	\$4,025.62
		Balance Due:	\$32,267.83



Invoice#: Grand Grace Entire

Sold To:

GRAND GRACE DEVELOPMENT~MODERN MANORS~RH
442 WOBURN AVENUE
TORONTO,, ON M5M-1L7

Date: January 24, 2024
HST#: 895322659

Invoice - Commission for Closings in 2024

Lot:	G-105	ClosingDate:	Mar 01, 2023
Street:	GRAND GRACE	Selling Price:	\$1,038,990.00
Purchaser:	DAR SHAHNAZ NIZAMI SYED VIJDAN		
	Selling Commission:	\$9,991.07	
	Referral Fee:	\$28,220.97	
Ref. #:	GG-65 - 24-Aug-21	Payments Made: (Subtract):	\$4,703.50
		Balance Due:	\$33,508.54
Lot:	G-106	ClosingDate:	Mar 01, 2023
Street:	GRAND GRACE	Selling Price:	\$938,990.00
Purchaser:	WANG YANYUN		
	Selling Commission:	\$9,106.11	
	Referral Fee:	\$25,566.11	
Ref. #:	GG-67 - 13-Sep-21	Payments Made: (Subtract):	\$4,261.02
		Balance Due:	\$30,411.20
Lot:	G-107	ClosingDate:	May 10, 2022
Street:	GRAND GRACE	Selling Price:	\$838,990.00
Purchaser:	KONG XIANG QIONG		
	Selling Commission:	\$7,637.08	
	Payments Made: (Subtract):	\$3,818.54	
Ref. #:	GG-85 - 29-Nov-21	Balance Due:	\$3,818.54
Lot:	G-108	ClosingDate:	Mar 01, 2023
Street:	GRAND GRACE	Selling Price:	\$1,038,990.00
Purchaser:	SETHI ENA		
	Selling Commission:	\$9,991.07	
	Referral Fee:	\$31,725.39	
Ref. #:	GG-84 - 29-Nov-21	Payments Made: (Subtract):	\$4,703.50
		Balance Due:	\$37,012.96



Invoice#: Grand Grace Entire

Sold To:

GRAND GRACE DEVELOPMENT~MODERN MANORS~RH
442 WOBURN AVENUE
TORONTO,, ON M5M-1L7

Date: January 24, 2024
HST#: 895322659

Invoice - Commission for Closings in 2024

Lot:	G-109	ClosingDate:	May 10, 2022
Street:	GRAND GRACE	Selling Price:	\$938,990.00
Purchaser:	ALMEIDA ANTONIO CABREIRO OTILIA D.		
	Selling Commission:	\$8,522.04	
	Payments Made: (Subtract):	\$4,261.02	
Ref. #:	GG-81 - 14-Oct-21	Balance Due:	\$4,261.02

Lot:	G-110	ClosingDate:	Mar 01, 2023
Street:	GRAND GRACE	Selling Price:	\$838,990.00
Purchaser:	SADEGHI SEYED ALIREZA		
	Selling Commission:	\$8,221.15	
	Referral Fee:	\$26,415.66	
	Payments Made: (Subtract):	\$3,818.54	
Ref. #:	GG-83 - 29-Nov-21	Balance Due:	\$30,818.27

Lot:	G-111	ClosingDate:	Mar 01, 2023
Street:	GRAND GRACE	Selling Price:	\$1,038,990.00
Purchaser:	PERETT ELIZAVETA & JOURI		
	Selling Commission:	\$9,991.07	
	Referral Fee:	\$31,725.39	
	Payments Made: (Subtract):	\$4,703.50	
Ref. #:	GG-79 - 14-Oct-21	Balance Due:	\$37,012.96

Lot:	G-112	ClosingDate:	Mar 01, 2023
Street:	GRAND GRACE	Selling Price:	\$938,990.00
Purchaser:	PANAGAKOS JACOB SAMUEL UZGUR RUKIYE		
	Selling Commission:	\$9,106.11	
	Referral Fee:	\$29,070.53	
	Payments Made: (Subtract):	\$4,261.02	
Ref. #:	GG-71 - 22-Sep-21	Balance Due:	\$33,915.62



Invoice#: Grand Grace Entire

Sold To:

GRAND GRACE DEVELOPMENT~MODERN MANORS~RH
442 WOBURN AVENUE
TORONTO,, ON M5M-1L7

Date: January 24, 2024

HST#: 895322659

Invoice - Commission for Closings in 2024

Lot:	G-113	ClosingDate:	Mar 01, 2023
Street:	GRAND GRACE	Selling Price:	\$868,990.00
Purchaser:	ZHANG FAN		
	Selling Commission:	\$8,486.63	
	Referral Fee:	\$27,212.12	
Ref. #:	GG-69 - 22-Sep-21	Payments Made: (Subtract):	\$3,951.28
		Balance Due:	\$31,747.47

Lot:	G-114	ClosingDate:	Mar 01, 2023
Street:	GRAND GRACE	Selling Price:	\$1,068,990.00
Purchaser:	EHSANISERESHT NEDA ESFAHANI ALI SANAEI		
	Selling Commission:	\$10,256.55	
	Referral Fee:	\$32,521.86	
Ref. #:	GG-68 - 13-Sep-21	Payments Made: (Subtract):	\$4,836.24
		Balance Due:	\$37,942.17

Lot:	G-116	ClosingDate:	Mar 01, 2023
Street:	GRAND GRACE	Selling Price:	\$948,990.00
Purchaser:	ESFAHANI ALI SANAEI		
	Selling Commission:	\$34,442.13	
	Payments Made: (Subtract):	\$4,305.27	
Ref. #:	GG-88 - 14-Mar-22	Balance Due:	\$30,136.86

Lot:	G-117	ClosingDate:	Mar 01, 2023
Street:	GRAND GRACE	Selling Price:	\$928,990.00
Purchaser:	SANDHU RICKEY		
	Selling Commission:	\$8,433.54	
	Referral Fee:	\$25,300.62	
Ref. #:	GG-92 - 28-Mar-22	Payments Made: (Subtract):	\$4,216.77
		Balance Due:	\$29,517.39



Invoice#: Grand Grace Entire

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442 WOBURN AVENUE
TORONTO,, ON M5M-1L7

Date: January 24, 2024
HST#: 895322659

Invoice - Commission for Closings in 2024

Lot:	G-118	ClosingDate:	Mar 01, 2023
Street:	GRAND GRACE	Selling Price:	\$928,990.00
Purchaser:	ATANAHWEMERA ONORIODE PETER		
	Selling Commission:	\$8,433.54	
	Payments Made: (Subtract):	\$4,216.77	
Ref. #:	GG-91 - 28-Mar-22	Balance Due:	\$4,216.77

Lot:	G-119	ClosingDate:	Mar 01, 2023
Street:	GRAND GRACE	Selling Price:	\$928,990.00
Purchaser:	MAHENDRARAJAH THUSAINTHA		
	Selling Commission:	\$8,740.54	
	Referral Fee:	\$25,300.62	
	Payments Made: (Subtract):	\$4,216.77	
Ref. #:	GG-89 - 14-Mar-22	Balance Due:	\$29,824.39

Lot:	G-120	ClosingDate:	Mar 01, 2023
Street:	GRAND GRACE	Selling Price:	\$898,990.00
Purchaser:	ZAHIROLESLAM-ZADEH LOUIZA		
	Selling Commission:	\$8,460.10	
	Referral Fee:	\$26,256.37	
	Payments Made: (Subtract):	\$4,084.03	
Ref. #:	GG-87 - 15-Dec-21	Balance Due:	\$30,632.44

Lot:	H-201	ClosingDate:	Jan 30, 2023
Street:	GRAND GRACE	Selling Price:	\$768,990.00
Purchaser:	KIM DUKUH LEE HYESEON		
	Selling Commission:	\$7,017.62	
	Referral Fee:	\$21,052.83	
	Payments Made: (Subtract):	\$3,508.81	
Ref. #:	GG-27 - 27-May-21	Balance Due:	\$24,561.64



Invoice#: Grand Grace Entire

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442 WOBURN AVENUE
TORONTO,, ON M5M-1L7

Date: January 24, 2024
HST#: 895322659

Invoice - Commission for Closings in 2024

Lot:	H-202	ClosingDate:	May 10, 2022
Street:	GRAND GRACE	Selling Price:	\$978,990.00
Purchaser:	HASSAN SAMEH MANSOUR H.		
	Selling Commission:	\$8,876.02	
	Payments Made: (Subtract):	\$4,438.01	
Ref. #:	GG-32 - 27-May-21	Balance Due:	\$4,438.01

Lot:	H-203	ClosingDate:	Jan 30, 2023
Street:	GRAND GRACE	Selling Price:	\$878,990.00
Purchaser:	SALEEM AMJAD		
	Selling Commission:	\$8,575.13	
	Referral Fee:	\$27,477.60	
	Payments Made: (Subtract):	\$3,995.53	
Ref. #:	GG-41 - 9-Jun-21	Balance Due:	\$32,057.20

Lot:	H-205	ClosingDate:	Jan 30, 2023
Street:	GRAND GRACE	Selling Price:	\$988,990.00
Purchaser:	RATHEE AKANKSHA		
	Selling Commission:	\$9,548.59	
	Referral Fee:	\$30,397.96	
	Payments Made: (Subtract):	\$4,482.26	
Ref. #:	GG-61 - 27-Jul-21	Balance Due:	\$35,464.29

Lot:	H-206	ClosingDate:	Jan 30, 2023
Street:	GRAND GRACE	Selling Price:	\$838,990.00
Purchaser:	LEE P.J. DANIEL NGAN H.K. BERARDINE		
	Selling Commission:	\$8,221.15	
	Referral Fee:	\$26,415.66	
	Payments Made: (Subtract):	\$3,818.54	
Ref. #:	GG-31 - 27-May-21	Balance Due:	\$30,818.27



Invoice#: Grand Grace Entire

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442 WOBURN AVENUE
TORONTO,, ON M5M-1L7

Date: January 24, 2024
HST#: 895322659

Invoice - Commission for Closings in 2024

Lot:	H-207	ClosingDate:	Jan 30, 2023
Street:	GRAND GRACE	Selling Price:	\$738,990.00
Purchaser:	LEE KATELYN KAYLA LIN LILY LAI NGOR		
	Selling Commission:	\$6,752.12	
	Referral Fee:	\$20,256.37	
Ref. #:	GG-34 - 27-May-21	Payments Made: (Subtract):	\$3,376.06
		Balance Due:	\$23,632.43
Lot:	H-208	ClosingDate:	Jan 30, 2023
Street:	GRAND GRACE	Selling Price:	\$998,990.00
Purchaser:	SAROSH SHAHANA		
	Selling Commission:	\$9,637.07	
	Referral Fee:	\$30,663.45	
Ref. #:	GG-73 - 22-Sep-21	Payments Made: (Subtract):	\$4,526.50
		Balance Due:	\$35,774.02
Lot:	H-209	ClosingDate:	May 10, 2022
Street:	GRAND GRACE	Selling Price:	\$838,990.00
Purchaser:	PANACCI STEVEN ADAM KORAIAN ROSA		
	Selling Commission:	\$7,637.08	
	Payments Made: (Subtract):	\$3,818.54	
Ref. #:	GG-39 - 9-Jun-21	Balance Due:	\$3,818.54
Lot:	H-210	ClosingDate:	Jan 30, 2023
Street:	GRAND GRACE	Selling Price:	\$785,790.00
Purchaser:	LAU JACKELYN		
	Selling Commission:	\$7,166.28	
	Referral Fee:	\$21,498.85	
Ref. #:	GG-46 - 9-Jun-21	Payments Made: (Subtract):	\$3,583.14
		Balance Due:	\$25,081.99



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TORONTO,, ON M5M-1L7

Date: January 24, 2024
HST#: 895322659

Invoice - Commission for Closings in 2024

Lot:	H-211	ClosingDate:	Jan 30, 2023
Street:	GRAND GRACE	Selling Price:	\$988,990.00
Purchaser:	PARMASIVIAM AHROORAN		
	Selling Commission:	\$9,548.59	
	Referral Fee:	\$30,397.96	
Ref. #:	GG-63 - 6-Aug-21	Payments Made: (Subtract):	\$4,482.26
		Balance Due:	\$35,464.29
Lot:	H-212	ClosingDate:	Jan 30, 2023
Street:	GRAND GRACE	Selling Price:	\$838,990.00
Purchaser:	KHAN WAFEEQA AZAM		
	Selling Commission:	\$8,221.15	
	Referral Fee:	\$26,415.66	
Ref. #:	GG-57 - 16-Jun-21	Payments Made: (Subtract):	\$3,818.54
		Balance Due:	\$30,818.27
Lot:	H-213	ClosingDate:	Jan 30, 2023
Street:	GRAND GRACE	Selling Price:	\$758,990.00
Purchaser:	PANDYA KOONAL & BHAVNA		
	Selling Commission:	\$7,513.19	
	Referral Fee:	\$24,291.77	
Ref. #:	GG-30 - 27-May-21	Payments Made: (Subtract):	\$3,464.56
		Balance Due:	\$28,340.40
Lot:	H-214	ClosingDate:	Jan 30, 2023
Street:	GRAND GRACE	Selling Price:	\$968,990.00
Purchaser:	WANG LEI		
	Selling Commission:	\$8,787.52	
	Referral Fee:	\$26,362.57	
Ref. #:	GG-28 - 27-May-21	Payments Made: (Subtract):	\$4,393.76
		Balance Due:	\$30,756.33



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Date: January 24, 2024
HST#: 895322659

Invoice - Commission for Closings in 2024

Lot:	H-215	ClosingDate:	May 10, 2022
Street:	GRAND GRACE	Selling Price:	\$868,990.00
Purchaser:	SHAHID GHEZAL		
	Selling Commission:	\$7,902.56	
	Payments Made: (Subtract):	\$3,951.28	
Ref. #:	GG-38 - 9-Jun-21	Balance Due:	\$3,951.28

Lot:	H-216	ClosingDate:	Jan 30, 2023
Street:	GRAND GRACE	Selling Price:	\$798,990.00
Purchaser:	KHAN ASIF		
	Selling Commission:	\$7,867.17	
	Referral Fee:	\$25,353.71	
	Payments Made: (Subtract):	\$3,641.55	
Ref. #:	GG-29 - 27-May-21	Balance Due:	\$29,579.33

Lot:	H-217	ClosingDate:	Jan 30, 2023
Street:	GRAND GRACE	Selling Price:	\$798,990.00
Purchaser:	OKEZIE JAYIKE OVIANERI		
	Selling Commission:	\$7,867.17	
	Referral Fee:	\$25,353.71	
	Payments Made: (Subtract):	\$3,641.55	
Ref. #:	GG-74 - 22-Sep-21	Balance Due:	\$29,579.33

Lot:	H-218	ClosingDate:	Jan 30, 2023
Street:	GRAND GRACE	Selling Price:	\$798,990.00
Purchaser:	VASILACHE GEORGE & MARICELA & ALEXANDRU		
	Selling Commission:	\$7,283.10	
	Referral Fee:	\$24,843.98	
	Payments Made: (Subtract):	\$3,641.55	
Ref. #:	GG-70 - 22-Sep-21	Balance Due:	\$28,485.53



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TORONTO,, ON M5M-1L7

Date: January 24, 2024
HST#: 895322659

Invoice - Commission for Closings in 2024

Lot:	H-219	ClosingDate:	Jan 30, 2023
Street:	GRAND GRACE	Selling Price:	\$818,990.00
Purchaser:	ZAMAN NASREEN MEHMUD ALAM YOUNNA		
	Selling Commission:	\$8,044.15	
	Referral Fee:	\$25,884.69	
Ref. #:	GG-62 - 6-Aug-21	Payments Made: (Subtract):	\$3,730.04
		Balance Due:	\$30,198.80
Lot:	H-220	ClosingDate:	Nov 30, 2022
Street:	GRAND GRACE	Selling Price:	\$808,990.00
Purchaser:	OGUNLEYE OLUGBENGA & OIUFUNKE		
	Selling Commission:	\$7,955.67	
	Referral Fee:	\$25,619.20	
Ref. #:	GG-35 - 2-Jun-21	Payments Made: (Subtract):	\$3,685.80
		Balance Due:	\$29,889.07
Lot:	I-301	ClosingDate:	Jan 30, 2023
Street:	GRAND GRACE	Selling Price:	\$768,990.00
Purchaser:	BOYINEPALLY VIJAY ANAND		
	Selling Commission:	\$7,601.69	
	Referral Fee:	\$24,557.25	
Ref. #:	GG-52 - 16-Jun-21	Payments Made: (Subtract):	\$3,508.81
		Balance Due:	\$28,650.13
Lot:	I-302	ClosingDate:	Jan 30, 2023
Street:	GRAND GRACE	Selling Price:	\$978,990.00
Purchaser:	. NASAR HOLDINGS INC. ALI ASFIYA		
	Selling Commission:	\$9,460.09	
	Referral Fee:	\$30,132.47	
Ref. #:	GG-55 - 16-Jun-21	Payments Made: (Subtract):	\$4,438.01
		Balance Due:	\$35,154.55



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Date: January 24, 2024
HST#: 895322659

Invoice - Commission for Closings in 2024

Lot:	I-303	ClosingDate:	Jan 30, 2023
Street:	GRAND GRACE	Selling Price:	\$878,990.00
Purchaser:	KHAN MAHRUKH		
	Selling Commission:	\$8,575.13	
	Referral Fee:	\$27,477.60	
Ref. #:	GG-53 - 16-Jun-21	Payments Made: (Subtract):	\$3,995.53
		Balance Due:	\$32,057.20
Lot:	I-304	ClosingDate:	May 10, 2022
Street:	GRAND GRACE	Selling Price:	\$785,790.00
Purchaser:	CALEB GALVIN G.T.		
	Selling Commission:	\$7,166.28	
	Payments Made: (Subtract):	\$3,583.14	
Ref. #:	GG-44 - 9-Jun-21	Balance Due:	\$3,583.14
Lot:	I-305	ClosingDate:	Jan 30, 2023
Street:	GRAND GRACE	Selling Price:	\$938,990.00
Purchaser:	KHAWAR KHAWAJA SALMAN		
	Selling Commission:	\$9,106.11	
	Referral Fee:	\$29,070.53	
Ref. #:	GG-56 - 16-Jun-21	Payments Made: (Subtract):	\$4,261.02
		Balance Due:	\$33,915.62
Lot:	I-306	ClosingDate:	Jan 30, 2023
Street:	GRAND GRACE	Selling Price:	\$888,990.00
Purchaser:	SAMRAH VIQUAR AHMED UZMA LATEEFI AMTUL		
	Selling Commission:	\$8,663.63	
	Referral Fee:	\$27,743.09	
Ref. #:	GG-60 - 2-Jul-21	Payments Made: (Subtract):	\$4,039.78
		Balance Due:	\$32,366.94



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Date: January 24, 2024
HST#: 895322659

Invoice - Commission for Closings in 2024

Lot:	I-307	ClosingDate:	Jan 30, 2023
Street:	GRAND GRACE	Selling Price:	\$738,990.00
Purchaser:	PARAMANATHAN MAHENDRAN MAHENDRAN UMA		
	Selling Commission:	\$7,336.19	
	Referral Fee:	\$23,760.79	
Ref. #:	GG-43 - 9-Jun-21	Payments Made: (Subtract):	\$3,376.06
		Balance Due:	\$27,720.92
Lot:	I-308	ClosingDate:	Jan 30, 2023
Street:	GRAND GRACE	Selling Price:	\$988,990.00
Purchaser:	BHUGRA CHITRA		
	Selling Commission:	\$9,548.59	
	Referral Fee:	\$30,397.96	
Ref. #:	GG-78 - 6-Oct-21	Payments Made: (Subtract):	\$4,482.26
		Balance Due:	\$35,464.29
Lot:	I-309	ClosingDate:	Jan 30, 2023
Street:	GRAND GRACE	Selling Price:	\$838,990.00
Purchaser:	AHMED ASHFAQUE		
	Selling Commission:	\$8,221.15	
	Referral Fee:	\$26,415.66	
Ref. #:	GG-58 - 16-Jun-21	Payments Made: (Subtract):	\$3,818.54
		Balance Due:	\$30,818.27
Lot:	I-310	ClosingDate:	Jan 30, 2023
Street:	GRAND GRACE	Selling Price:	\$738,990.00
Purchaser:	KHAN RAJA HANNAN ULLAH JAMIL SALMAN		
	Selling Commission:	\$7,336.19	
	Referral Fee:	\$23,760.79	
Ref. #:	GG-45 - 9-Jun-21	Payments Made: (Subtract):	\$3,376.06
		Balance Due:	\$27,720.92



Invoice#: Grand Grace Entire

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442 WOBURN AVENUE
TORONTO,, ON M5M-1L7

Date: January 24, 2024
HST#: 895322659

Invoice - Commission for Closings in 2024

Lot:	I-311	ClosingDate:	Jan 30, 2023
Street:	GRAND GRACE	Selling Price:	\$938,990.00
Purchaser:	CHANDRAVATHANAN SURENDRAN JANARDHANAM MADHURA		
	Selling Commission:	\$9,106.11	
	Referral Fee:	\$29,070.53	
Ref. #:	GG-51 - 16-Jun-21	Payments Made: (Subtract):	\$4,261.02
		Balance Due:	\$33,915.62
Lot:	I-312	ClosingDate:	Jan 30, 2023
Street:	GRAND GRACE	Selling Price:	\$838,990.00
Purchaser:	THIYAGARAJAH PIRABAHINY		
	Selling Commission:	\$8,221.15	
	Referral Fee:	\$26,415.66	
Ref. #:	GG-48 - 16-Jun-21	Payments Made: (Subtract):	\$3,818.54
		Balance Due:	\$30,818.27
Lot:	I-313	ClosingDate:	May 10, 2022
Street:	GRAND GRACE	Selling Price:	\$758,990.00
Purchaser:	NAHABET VICKY ARMINAK ARMINAK NAHABET MASIS AL-BAQAEN REEM SALIBA		
	Selling Commission:	\$6,929.12	
	Payments Made: (Subtract):	\$3,464.56	
Ref. #:	GG-42 - 9-Jun-21	Balance Due:	\$3,464.56
Lot:	I-314	ClosingDate:	Jan 30, 2023
Street:	GRAND GRACE	Selling Price:	\$968,990.00
Purchaser:	. BHATTI CANADA HOLDINGS INC. KOUSER FERZANA		
	Selling Commission:	\$9,371.59	
	Referral Fee:	\$29,866.99	
Ref. #:	GG-50 - 16-Jun-21	Payments Made: (Subtract):	\$4,393.76
		Balance Due:	\$34,844.82



Invoice#: Grand Grace Entire

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442 WOBURN AVENUE
TORONTO,, ON M5M-1L7

Date: January 24, 2024
HST#: 895322659

Invoice - Commission for Closings in 2024

Lot:	I-315	ClosingDate:	Jan 30, 2023
Street:	GRAND GRACE	Selling Price:	\$868,990.00
Purchaser:	BATTAGLIA BRIAN JOSEPH		
	Selling Commission:	\$8,486.63	
	Referral Fee:	\$27,212.12	
Ref. #:	GG-47 - 9-Jun-21	Payments Made: (Subtract):	\$3,951.28
		Balance Due:	\$31,747.47
Lot:	I-316	ClosingDate:	Jan 30, 2023
Street:	GRAND GRACE	Selling Price:	\$868,990.00
Purchaser:	HEJLAN AHMAD ROSHD		
	Selling Commission:	\$8,486.63	
	Referral Fee:	\$27,212.12	
Ref. #:	GG-72 - 22-Sep-21	Payments Made: (Subtract):	\$3,951.28
		Balance Due:	\$31,747.47
Lot:	I-317	ClosingDate:	Jan 30, 2023
Street:	GRAND GRACE	Selling Price:	\$798,990.00
Purchaser:	ODIADI LEONARD OKECHUKWU EZZEH ANTHONY OKEY		
	Selling Commission:	\$7,867.17	
	Referral Fee:	\$25,353.71	
Ref. #:	GG-76 - 6-Oct-21	Payments Made: (Subtract):	\$3,641.55
		Balance Due:	\$29,579.33
Lot:	I-318	ClosingDate:	Mar 01, 2023
Street:	GRAND GRACE	Selling Price:	\$975,790.00
Purchaser:	ZANDBIGLARI MOHAMMAD AZIZPOUR NAHID		
	Selling Commission:	\$9,431.77	
	Referral Fee:	\$26,553.10	
Ref. #:	GG-90 - 14-Mar-22	Payments Made: (Subtract):	\$4,423.85
		Balance Due:	\$31,561.02



Invoice#: Grand Grace Entire

Sold To:

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442 WOBURN AVENUE
TORONTO,, ON M5M-1L7

Date: January 24, 2024
HST#: 895322659

Invoice - Commission for Closings in 2024

Lot:	I-319	ClosingDate:	Jan 30, 2023
Street:	GRAND GRACE	Selling Price:	\$798,990.00
Purchaser:	. SOHNI BEAUTY & SLIMMING INC DAR SHAHNAZ		
	Selling Commission:	\$7,867.17	
	Referral Fee:	\$21,849.29	
Ref. #:	GG-80 - 14-Oct-21	Payments Made: (Subtract):	\$3,641.55
		Balance Due:	\$26,074.91
Lot:	I-320	ClosingDate:	Jan 30, 2023
Street:	GRAND GRACE	Selling Price:	\$868,990.00
Purchaser:	LYONS HALINA & THOMAS		
	Selling Commission:	\$8,486.63	
	Referral Fee:	\$27,212.12	
Ref. #:	GG-64 - 6-Aug-21	Payments Made: (Subtract):	\$3,951.28
		Balance Due:	\$31,747.47
Lot:	021	ClosingDate:	Aug 29, 2023
Street:	GRAND GRACE	Selling Price:	\$1,188,990.00
Purchaser:	DAJANI MARWA HAFEZ		
	Selling Commission:	\$10,734.42	
	Payments Made: (Subtract):	\$5,367.21	
Ref. #:	GG-96 - 24-May-23	Balance Due:	\$5,367.21

Sub Total Due This Invoice:	\$2,628,311.93
HST:	\$341,680.56
Total Due This Invoice:	\$2,969,992.49



Invoice#: grand grace colours

Sold To:

GRAND GRACE DEVELOPMENT~MODERN MANORS~RH
442 WOBURN AVENUE
TORONTO,, ON M5M-1L7

Date: January 24, 2024
HST#: 895322659

Invoice - Commission for Colour Charts

Lot: A-07	ClosingDate: Jan 30, 2022
Street: GRAND GRACE	
Purchaser: BEKERMANNATALIE	
Ref. #: GG-33 - D	
Total	\$1,316.00
Lot: A-09	ClosingDate: Jun 30, 2022
Street: GRAND GRACE	
Purchaser: LAM TSZ-SING	
Ref. #: GG-37 - D	
Total	\$1,316.00
Lot: A-10	ClosingDate: Jun 30, 2022
Street: GRAND GRACE	
Purchaser: KHAJEVAND VAHID MOSTAFABEE NASTARAN	
Ref. #: GG-54 - D	
Total	\$3,741.43
Lot: A-11	ClosingDate: Jun 30, 2022
Street: GRAND GRACE	
Purchaser: NA HO HYUN & HO GYUN	
Ref. #: GG-26 - D	
Total	\$1,316.00



spectrum
sky

Invoice#: grand grace colours

Sold To:

GRAND GRACE DEVELOPMENT~MODERN MANORS~RH
442 WOBURN AVENUE
TORONTO,, ON M5M-1L7

Date: January 24, 2024
HST#: 895322659

Invoice - Commission for Colour Charts

Lot: B-02	ClosingDate: Jun 30, 2022
Street: GRAND GRACE	
Purchaser: AHMED ASHFAQUE	
Ref. #: GG-49 - D	
Total	\$1,792.00

Lot: B-03	ClosingDate: May 10, 2022
Street: GRAND GRACE	
Purchaser: ABDOL AMIR A.	
Ref. #: GG-59 - D	
Total	\$1,316.00

Lot: B-4	ClosingDate: Jun 30, 2022
Street: GRAND GRACE	
Purchaser: MOHAMMADESMAEIL ROUZBEH	
Ref. #: GG-12 - D	
Total	\$1,316.00

Lot: B-5	ClosingDate: Jun 30, 2022
Street: GRAND GRACE	
Purchaser: CIACCIA ANTONIETA NAIME MARTINEZ GUILLERMO JOSE MARTIZ	
Ref. #: GG-10 - D	
Total	\$3,311.00



Invoice#: grand grace colours

Sold To:

GRAND GRACE DEVELOPMENT~MODERN MANORS~RH
442 WOBURN AVENUE
TORONTO,, ON M5M-1L7

Date: January 24, 2024
HST#: 895322659

Invoice - Commission for Colour Charts

Lot:	C-16	ClosingDate:	Jun 30, 2022
Street:	GRAND GRACE		
Purchaser:	SINGH HARPREET KAUR GUZMAN ALEXANDER ANDRES		
Ref. #:	GG-20 - D		
		Total	\$1,176.00
Lot:	C-18	ClosingDate:	Jun 30, 2022
Street:	GRAND GRACE		
Purchaser:	XU XING TRAN JOHNY		
Ref. #:	GG-17 - D		
		Total	\$1,176.00
Lot:	C-20	ClosingDate:	Jun 30, 2022
Street:	GRAND GRACE		
Purchaser:	EXETER AARON MITCHELL SOUTH		
Ref. #:	GG-15 - D		
		Total	\$1,862.00
Lot:	D-15	ClosingDate:	Jun 30, 2022
Street:	GRAND GRACE		
Purchaser:	HASHMI JAMSHAI		
Ref. #:	GG-23 - D		
		Total	\$1,176.00



Invoice#: grand grace colours

Sold To:

GRAND GRACE DEVELOPMENT~MODERN MANORS~RH
442 WOBURN AVENUE
TORONTO,, ON M5M-1L7

Date: January 24, 2024
HST#: 895322659

Invoice - Commission for Colour Charts

Lot:	D-22	ClosingDate:	Jun 30, 2022
Street:	GRAND GRACE		
Purchaser:	DESSOURCES DAVID TYSON		
Ref. #:	GG-18 - D		
Total			\$3,787.00

Lot:	E-31	ClosingDate:	May 10, 2022
Street:	GRAND GRACE		
Purchaser:	HU BIN ZHANG JIE		
Ref. #:	GG-05 - D		
Total			\$1,106.00

Lot:	E-34	ClosingDate:	May 10, 2022
Street:	GRAND GRACE		
Purchaser:	HU XIAOYAN		
Ref. #:	GG-04 - D		
Total			\$1,106.00

Lot:	E-35	ClosingDate:	May 10, 2022
Street:	GRAND GRACE		
Purchaser:	MINAS LIYON EDMON WARTAN		
Ref. #:	GG-06 - D		
Total			\$1,456.00



Invoice#: grand grace colours

Sold To:

GRAND GRACE DEVELOPMENT~MODERN MANORS~RH
442 WOBURN AVENUE
TORONTO,, ON M5M-1L7

Date: January 24, 2024
HST#: 895322659

Invoice - Commission for Colour Charts

Lot:	F-25	ClosingDate:	Feb 28, 2022
Street:	GRAND GRACE		
Purchaser:	KHALAJ RAMIN DERAVI DARYA		
Ref. #:	GG-09 - D		
		Total	\$1,456.00
Lot:	F-29	ClosingDate:	May 10, 2022
Street:	GRAND GRACE		
Purchaser:	GUO FEI LIN LE		
Ref. #:	GG-01 - D		
		Total	\$1,456.00
Lot:	G-105	ClosingDate:	Mar 01, 2023
Street:	GRAND GRACE		
Purchaser:	DAR SHAHNAZ NIZAMI SYED VIJDAN		
Ref. #:	GG-65 - D		
		Total	\$1,389.50
Lot:	G-113	ClosingDate:	Mar 01, 2023
Street:	GRAND GRACE		
Purchaser:	ZHANG FAN		
Ref. #:	GG-69 - D		
		Total	\$689.50



Invoice#: grand grace colours

Sold To:

GRAND GRACE DEVELOPMENT~MODERN MANORS~RH
442 WOBURN AVENUE
TORONTO,, ON M5M-1L7

Date: January 24, 2024
HST#: 895322659

Invoice - Commission for Colour Charts

Lot: G-119
Street: GRAND GRACE
Purchaser: MAHENDRARAJAH THUSAINTHA

ClosingDate: Mar 01, 2023

Ref. #: GG-89 - D

Total \$2,149.00

Lot: H-201
Street: GRAND GRACE
Purchaser: KIM DUKUH
LEE HYESEON

ClosingDate: Jan 30, 2023

Ref. #: GG-27 - D

Total \$689.50

Lot: H-211
Street: GRAND GRACE
Purchaser: PARMASIVIAM AHROORAN

ClosingDate: Jan 30, 2023

Ref. #: GG-63 - D

Total \$899.50

Lot: H-217
Street: GRAND GRACE
Purchaser: OKEZIE JAYIKE OVIANERI

ClosingDate: Jan 30, 2023

Ref. #: GG-74 - D

Total \$1,491.04



Invoice#: grand grace colours

Sold To:

GRAND GRACE DEVELOPMENT~MODERN MANORS~RH
442 WOBURN AVENUE
TORONTO,, ON M5M-1L7

Date: January 24, 2024
HST#: 895322659

Invoice - Commission for Colour Charts

Lot:	H-220	ClosingDate:	Nov 30, 2022
Street:	GRAND GRACE		
Purchaser:	OGUNLEYE OLUGBENGA & OIUFUNKE		
Ref. #:	GG-35 - D		
Total			\$969.50

Lot:	I-305	ClosingDate:	Jan 30, 2023
Street:	GRAND GRACE		
Purchaser:	KHAWAR KHAWAJA SALMAN		
Ref. #:	GG-56 - D		
Total			\$1,570.14

Lot:	I-318	ClosingDate:	Mar 01, 2023
Street:	GRAND GRACE		
Purchaser:	ZANDBIGLARI MOHAMMAD AZIZPOUR NAHID		
Ref. #:	GG-90 - D		
Total			\$1,319.50

Lot:	I-319	ClosingDate:	Jan 30, 2023
Street:	GRAND GRACE		
Purchaser:	. SOHNI BEAUTY & SLIMMING INC DAR SHAHNAZ		
Ref. #:	GG-80 - D		
Total			\$1,319.50

Sub Total Due This Invoice:	\$43,668.11
HST:	\$5,676.90
Total Due This Invoice:	\$49,345.01

Please make cheque payable to Spectrum Realty Services Inc.

**THIS IS EXHIBIT "F" REFERRED TO IN THE
AFFIDAVIT OF JOSEPH BOZZO
SWORN BEFORE ME
ON THE 21st DAY OF MAY, 2024.**



A COMMISSIONER FOR TAKING AFFIDAVITS

JULIA A. CECCHETTO (LSO # 76941U)

Freehold	Sub Total	With HST	Total Amount of Freehold Dwellings Sold
Total owed to Spectrum	\$ 390,830.11	\$ 441,638.02	28 out of 29
Total owed to Outside Brokers	\$ 863,929.61	\$ 976,240.46	

Condo	Sub Total	With HST	Total Amount of Condo Units Sold
Total owed to Spectrum	\$ 546,434.12	\$ 617,470.56	52 out of 60
Total owed to Outside Brokers	\$ 1,407,284.42	\$ 1,590,231.39	

**THIS IS EXHIBIT "G" REFERRED TO IN THE
AFFIDAVIT OF JOSEPH BOZZO
SWORN BEFORE ME
ON THE 21st DAY OF MAY, 2024.**



A COMMISSIONER FOR TAKING AFFIDAVITS

JULIA A. CECCHETTO (LSO # 76941U)

2011826 Ontario Corp. and Jefferson Properties Limited Partnership - 39 Jefferson Side Road, Richmond Hill

Julia Cecchetto <jcecchetto@dcworkplacelaw.ca>

24 January 2024 at 14:46

To: tmcclroy@albertgelman.com

Cc: Daniel Camenzuli <dcamenzuli@dcworkplacelaw.ca>, Cinzia Quatela <admin@dcworkplacelaw.ca>, Joe Bozzo <jbozzo@spectrumrealtyservices.com>, Paolo DiPede <paolo@spectrumsky.com>, Maria Fraioli <mfraioli@spectrumrealtyservices.com>, Marianne Iannetta <mmontori@spectrumrealtyservices.com>, dwoo@albertgelman.com

Good afternoon,

Our office represents Spectrum Realty Services Inc., Brokerage ("**Spectrum**") in relation to the above matter. We are writing to you further to our voicemail message from earlier today.

Spectrum has provided services and acted as a real estate brokerage, in relation to 39 Jefferson Side Road, Richmond Hill (the "**Property**"), pursuant to an Exclusive Sales Agreement with 2011826 Ontario Corp. and Jefferson Properties Limited Partnership. Under that Agreement, our client is entitled to certain amounts and commissions arising from the sale of certain units at the Property.

Our client has learned that your office has been appointed as Receiver for 2011826 Ontario Corp. and Jefferson Properties Limited Partnership. Accordingly, we are writing to notify you of our client's claim, and to ensure that Spectrum is kept apprised of any updates in this matter moving forward.

Please let us know what materials and information you require to substantiate and document our client's claim. Thank you.

Julia Cecchetto
Associate Lawyer
J.D. | B.A.



3901 Highway 7 West
Suite 600, Vaughan, ON, L4L 8L5
Main: 905.850.3828
Direct: 416.999.8494
Fax: 905.605.8494
info@dcworkplacelaw.ca
www.dcworkplacelaw.ca

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**THIS IS EXHIBIT "H" REFERRED TO IN THE
AFFIDAVIT OF JOSEPH BOZZO
SWORN BEFORE ME
ON THE 21st DAY OF MAY, 2024.**



A COMMISSIONER FOR TAKING AFFIDAVITS

JULIA A. CECCHETTO (LSO # 76941U)



Julia Cecchetto <jcecchetto@dcworkplacelaw.ca>

FW: Broker of Record Data Room and Final Commissions Summary

Joe Bozzo <jbozzo@spectrumrealtyservices.com>

2 February 2024 at 16:07

To: Michal Wywrot <mw@lch.to>, Julia Cecchetto <jcecchetto@dcworkplacelaw.ca>, Daniel Camenzuli <dcamenzuli@dcworkplacelaw.ca>

Cc: Dan Woo <dwoo@albertgelman.com>, James Circosta <james.circosta@camcos.ca>, Mitch Chevrier <mitch@lch.to>

Michal nice speaking with you.

I'm on board in helping in any manner we can hear at Spectrum.

I'm including my lawyers in my reply.

I need the Receiver to confirm you are who you are and I'm able to release information to you as you have requested.

Thank you.

Joseph Bozzo

Partner

Spectrum Realty Services Inc., Brokerage | 8400 Jane Street, Unit #9 | Vaughan, Ont | L4K 4L8

Tel: 416-736-6500 | Fax: 416-736-9766

www.spectrumrealtyservices.com | jbozzo@spectrumrealtyservices.com | joseph@spectrumsky.com

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From: Commissions <commissions@spectrumrealtyservices.com>

Sent: Friday, February 2, 2024 1:22 PM

To: Joe Bozzo <jbozzo@spectrumrealtyservices.com>

Subject: FW: Broker of Record Data Room and Final Commissions Summary

Hi Joe,

Please see below.

Sincerely,

Larissa Noel & Marianne Iannetta

New Homes Administrators

Spectrum Realty Services Inc., Brokerage

8400 Jane Street, Unit #9 | Vaughan, On | L4K 4L8

416-736-6500 ext. 127

416-736-9766

commissions@spectrumrealtyservices.com | www.spectrumrealtyservices.com



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From: Michal Wywrot <mw@lch.to>

Sent: Friday, February 2, 2024 1:01 PM

To: Commissions <commissions@spectrumrealtyservices.com>

Cc: Dan Woo <dwoo@albertgelman.com>; James Circosta <james.circosta@camcos.ca>; Mitch Chevrier <mitch@lch.to>

Subject: Broker of Record Data Room and Final Commissions Summary

Hello,

As per my conversation with your reception, LCH has been retained as a development manager to assist the receiver in the Jefferson side road townhomes and the richmond hill grace development.

Could we please arrange a phone call with the broker of record to receive a data room of the available broker commissions, and sales data that is held with your brokerage? We are performing a review of the information that is held with the condo lawyer on record and will need to cross reference this with any information you may have on your end as well.

I can be reached at 6472059942 for a quick conversation and introduction and will be available after 3pm today, or after 2pm on Monday.

Thank you

Michal



Julia Cecchetto <jcecchetto@dcworkplacelaw.ca>

FW: Broker of Record Data Room and Final Commissions Summary

Joe Bozzo <jbozzo@spectrumrealtyservices.com>

5 February 2024 at 09:08

To: Dan Woo <dwoo@albertgelman.com>, Michal Wywrot <mw@lch.to>, Julia Cecchetto <jcecchetto@dcworkplacelaw.ca>, Daniel Camenzuli <dcamenzuli@dcworkplacelaw.ca>

Cc: James Circosta <james.circosta@camcos.ca>, Mitch Chevrier <mitch@lch.to>

Good morning.

Dan, thanks for getting back to me. Spectrum is prepared to help in any manner you may need. We can provide copies of all agreements and all amendments, including broker referral forms and full accounting of what Spectrum and all outside brokers will be owed if purchasers close the transaction.

We want to ensure that the increase in the loan amount to complete this project does NOT only cover the expenses of the receiver, construction manager and any trades, contractors, or suppliers. It must include enough monies to cover our outstanding closing proceeds.

I'm discussing this matter with my legal team this morning and they will get back to everyone.

Thank you.

Joseph Bozzo

Partner

Spectrum Realty Services Inc., Brokerage | 8400 Jane Street, Unit #9 | Vaughan, Ont | L4K 4L8

Tel: 416-736-6500 | Fax: 416-736-9766

www.spectrumrealtyservices.com | jbozzo@spectrumrealtyservices.com | joseph@spectrumsky.com

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From: Dan Woo <dwoo@albertgelman.com>

Sent: Friday, February 2, 2024 5:06 PM

To: Joe Bozzo <jbozzo@spectrumrealtyservices.com>; Michal Wywrot <mw@lch.to>; Julia Cecchetto <jcecchetto@dcworkplacelaw.ca>; Daniel Camenzuli <dcamenzuli@dcworkplacelaw.ca>

Cc: James Circosta <james.circosta@camcos.ca>; Mitch Chevrier <mitch@lch.to>
Subject: RE: Broker of Record Data Room and Final Commissions Summary

Hello Joe,

As you are aware, Albert Gelman Inc. was appointed as the Receiver for Jefferson Properties Limited Partnership and 2011836 Ontario Corp. as its general partner. We attach a copy of the receivership order for your records.

In our capacity as Receiver we confirm that Mr. Michal Wywrot and his team are engaged to assist the Receiver. Kindly provide any documentation requested by Mr. Wywrot to assist the Receiver with the discharge of its duties.

Should you have any questions, do not hesitate to reach out to our office.

Thank you.

Dan

Dan Woo, CPA, CMA, CIRP, Licensed Insolvency Trustee (LIT)

Managing Director (Prairies) – Financial Restructuring Group



[Quoted text hidden]

[Quoted text hidden]

**THIS IS EXHIBIT "I" REFERRED TO IN THE
AFFIDAVIT OF JOSEPH BOZZO
SWORN BEFORE ME
ON THE 21st DAY OF MAY, 2024.**



A COMMISSIONER FOR TAKING AFFIDAVITS

JULIA A. CECCHETTO (LSO # 76941U)

February 5, 2024

TO: Albert Gelman Inc. (the “**Receiver**”)
c/o Paliare Roland Rosenberg Rothstein LLP
Attention: Jeffrey Larry and Ryan Shah
155 Wellington Street West, 35th Floor
Toronto, ON M5V 3H1

Delivered via e-mail

AND TO: LCH Developments (the “**Development Manager**”)
Attention: Michal Wywrot
2229 Kingston Road
Scarborough, ON M1N 1T8

Delivered via e-mail

Dear Sirs:

Re: 39,53, and 67 Jefferson Side Road, Richmond Hill, Ontario (the “Project”)

As you are aware, our office represents Spectrum Realty Services Inc. Brokerage (“**Spectrum**”) in respect to the above-noted matter.

As we have previously indicated, our client entered into an Exclusive Sales Agreement with 2011836 Ontario Corp. and Jefferson Properties Limited Partnerships (collectively, the “**Builder**”), pursuant to which Spectrum assisted in the sale of approximately eighty (80) units at the Project.

We understand that it is the Receiver’s intention to work towards the completion of the Project, and the sale of any remaining units thereon. We further understand that the Development Manager has been retained by the Receiver to assist in this process. Spectrum is supportive of this overall objective and is willing to assist and cooperate with such efforts.

We understand that the Development Manager has contacted Spectrum to request documentation, information, and/or materials, and that the Receiver has approved Spectrum sharing same with the Development Manager. To this effect, please advise as to what specific documentation, information, and/or materials are being requested. Spectrum will endeavour to provide copies, to the extent possible and permitted by applicable privacy legislation.

Should you have any questions about the above, please contact our office directly.

Yours truly,

CAMENZULI WORKPLACE LAW PROFESSIONAL CORPORATION

Per:



JULIA CECCHETTO
c.c. Client

Your work is our business



**THIS IS EXHIBIT "J" REFERRED TO IN THE
AFFIDAVIT OF JOSEPH BOZZO
SWORN BEFORE ME
ON THE 21st DAY OF MAY, 2024.**



A COMMISSIONER FOR TAKING AFFIDAVITS

JULIA A. CECCHETTO (LSO # 76941U)



Julia Cecchetto <jcecchetto@dcworkplacelaw.ca>

FW: Broker of Record Data Room and Final Commissions Summary

Michal Wywrot <mw@lch.to>

5 February 2024 at 17:19

To: Julia Cecchetto <jcecchetto@dcworkplacelaw.ca>, "Jeff.Larry@paliarerland.com" <Jeff.Larry@paliarerland.com>, "ryan.shah@paliarerland.com" <ryan.shah@paliarerland.com>

Cc: Daniel Camenzuli <dcamenzuli@dcworkplacelaw.ca>, Mitch Chevrier <mitch@lch.to>, Joe Bozzo <jbozzo@spectrumrealtyservices.com>

Hello Julia,

The information we will require is as follows:

- Unit APS and amendments for each unit/suite
- Co-Broker referral agreement/summary excel if available
- Lead Broker agreement
- Last available sales/condo docs package spectrum had used

To the extent that this information was organized by spectrum:

- Suite deposit schedule
- Final/Cobroker commissions schedule
- Any recent mortgage pre-approvals that have been provided 2023 and beyond direct to the sales agent

Thank you

From: Julia Cecchetto <jcecchetto@dcworkplacelaw.ca>

Sent: Monday, February 5, 2024 4:59 PM

To: Michal Wywrot <mw@lch.to>; jeff.larry@paliarerland.com <Jeff.Larry@paliarerland.com>; ryan.shah@paliarerland.com <ryan.shah@paliarerland.com>

Cc: Daniel Camenzuli <dcamenzuli@dcworkplacelaw.ca>; Mitch Chevrier <mitch@lch.to>; Joe Bozzo <jbozzo@spectrumrealtyservices.com>

Subject: Re: Broker of Record Data Room and Final Commissions Summary

[Quoted text hidden]



Julia Cecchetto <jcecchetto@dcworkplacelaw.ca>

FW: Broker of Record Data Room and Final Commissions Summary

Joe Bozzo <jbozzo@spectrumrealtyservices.com>

12 February 2024 at 12:26

To: Julia Cecchetto <jcecchetto@dcworkplacelaw.ca>

Cc: Daniel Camenzuli <dcamenzuli@dcworkplacelaw.ca>, Marianne Iannetta <mmontori@spectrumrealtyservices.com>, Maria Fraioli <mfraioli@spectrumrealtyservices.com>

Documents for grand grace the were asked of us have now been forwarded to the new construction team. If you have any questions co tact Marianne in my office.

Thanks.

Joseph Bozzo.
Partner
Spectrum Realty Services Inc.
Brokerage

Begin forwarded message:

From: Marianne Iannetta <mmontori@spectrumrealtyservices.com>
Date: February 12, 2024 at 10:03:58 AM EST
To: Joe Bozzo <jbozzo@spectrumrealtyservices.com>, Michal Wywrot <mw@lch.to>, Maria Fraioli <mfraioli@spectrumrealtyservices.com>, Larissa <larissa@spectrumrealtyservices.com>, Paolo DiPede <paolo@spectrumsky.com>, Sonia Simone Visconti <sonia@spectrumsky.com>
Subject: RE: Broker of Record Data Room and Final Commissions Summary

Good Morning Michal,

As stated last week during our telephone conversation, here is a link to access the following that you requested for [Jefferson Properties](#) :

- All Pending APS Deals that include: any amendments, purchaser extras, broker referrals and mortgage letters (2021) at the back of every deal.
- Our Most Recent Condo Docs
- Lead Broker Contracts
- Last provided Purchaser Database showing deposits (Oct 7 2022)
- Commission breakdown for Spectrum Realty and Broker Cooperation Agreements – Complete totals at the bottom of the Spreadsheet

Michal, I invite you to arrange a date and time to come into our office to discuss any questions or concerns you may have with what I have provided.

Have a nice day.

Sincerely,

Marianne Iannetta

New Homes Administrator

Spectrum Realty Services Inc., Brokerage

8400 Jane Street, Unit #9 | Vaughan, On | L4K 4L8

416-736-6500 ext. 127

416-736-9766

mmontori@spectrumrealtyservices.com | www.spectrumrealtyservices.com

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From: Joe Bozzo <jbozzo@spectrumrealtyservices.com>

Sent: Tuesday, February 6, 2024 9:23 AM

To: Michal Wywrot <mw@lch.to>; Julia Cecchetto <jcecchetto@dcworkplacelaw.ca>; jeff.larry@paliareroland.com; ryan.shah@paliareroland.com; Maria Fraioli <mfraioli@spectrumrealtyservices.com>; Marianne Iannetta <mmontori@spectrumrealtyservices.com>; Larissa <larissa@spectrumrealtyservices.com>; Paolo DiPede <paolo@spectrumsky.com>; Sonia Simone Visconti <sonia@spectrumsky.com>

Cc: Daniel Camenzuli <dcamenzuli@dcworkplacelaw.ca>; Mitch Chevrier <mitch@lch.to>

Subject: RE: Broker of Record Data Room and Final Commissions Summary

Morning.

Michal including my staff in my reply.

As our lawyer has advised we are prepared to do everything you and your team will need to help facilitate the closing of the 80 odd transactions at Grand Grace.

Maria/Marianne/Larissa please see below with all items we need to prepare for this new construction management team. Paolo and Sonia to help with whatever you require.

Michal, Marianne Montori will contact you directly if she has any questions and would suggest the two of you arrange a time to meet in a week or so here at Spectrum to exchange all this paperwork and discuss if anything is missing. Marianne make sure I'm around when this happens so I can pop in to introduce myself.

Thank you.

Joseph Bozzo

Partner

Spectrum Realty Services Inc., Brokerage | 8400 Jane Street, Unit #9 | Vaughan, Ont | L4K 4L8

Tel: 416-736-6500 | Fax: 416-736-9766

www.spectrumrealtyservices.com | jbozzo@spectrumrealtyservices.com | joseph@spectrumsky.com

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From: Michal Wywrot <mw@lch.to>

Sent: Monday, February 5, 2024 5:20 PM

To: Julia Cecchetto <jcecchetto@dcworkplacelaw.ca>; jeff.larry@paliareroland.com; ryan.shah@paliareroland.com

Cc: Daniel Camenzuli <dcamenzuli@dcworkplacelaw.ca>; Mitch Chevrier <mitch@lch.to>; Joe Bozzo <jbozzo@spectrumrealtyservices.com>

Subject: Re: Broker of Record Data Room and Final Commissions Summary

Hello Julia,

The information we will require is as follows:

- Unit APS and amendments for each unit/suite
- Co-Broker referral agreement/summary excel if available
- Lead Broker agreement
- Last available sales/condo docs package spectrum had used

To the extent that this information was organized by spectrum:

- Suite deposit schedule
- Final/Cobroker commissions schedule
- Any recent mortgage pre-approvals that have been provided 2023 and beyond direct to the sales agent

Thank you

From: Julia Cecchetto <jcecchetto@dcworkplacelaw.ca>

Sent: Monday, February 5, 2024 4:59 PM

To: Michal Wywrot <mw@lch.to>; jeff.larry@paliarerland.com <Jeff.Larry@paliarerland.com>; ryan.shah@paliarerland.com <ryan.shah@paliarerland.com>

Cc: Daniel Camenzuli <dcamenzuli@dcworkplacelaw.ca>; Mitch Chevrier <mitch@lch.to>; Joe Bozzo <jbozzo@spectrumrealtyservices.com>

Subject: Re: Broker of Record Data Room and Final Commissions Summary

Good afternoon Sirs,

Please find attached correspondence for your review and attention.

Mr. Larry and Mr. Shah, we have not copied your client on this email. Please let us know if you would like to do so for any further communications/correspondence from our office. Thank you.

Julia Cecchetto

Associate Lawyer

J.D. | B.A.



CAUTION - PLEASE READ NOTICE BELOW

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**THIS IS EXHIBIT "K" REFERRED TO IN THE
AFFIDAVIT OF JOSEPH BOZZO
SWORN BEFORE ME
ON THE 21st DAY OF MAY, 2024.**



A COMMISSIONER FOR TAKING AFFIDAVITS

JULIA A. CECCHETTO (LSO # 76941U)

RICHMOND HILL GRACE - 2024 PRICES

02-May-24

Lot	Original Price	Delta Increase	New Price	Sq Ft	SqFt Incl Fin Base	Condition	2024 Price Suggestion	PPSQ	POTL Fee
Rear Lane Townhomes (2 Car Garage)									
A-08	\$ 1,098,990.00	\$ 126,000.00	\$ 1,224,990.00	1905	Yes	Int	\$ 1,160,000.00	\$ 608.92	\$249/Mon
A-09	\$ 1,178,990.00	\$ 126,000.00	\$ 1,304,990.00	1905	Yes	Int	\$ 1,160,000.00	\$ 608.92	\$249/Mon
A-10	\$ 1,178,990.00	\$ 126,000.00	\$ 1,304,990.00	1905	Yes	Int	\$ 1,160,000.00	\$ 608.92	\$249/Mon
A-11	\$ 1,098,990.00	\$ 126,000.00	\$ 1,224,990.00	1905	Yes	Int	\$ 1,160,000.00	\$ 608.92	\$249/Mon
B-02	\$ 1,178,990.00	\$ 126,000.00	\$ 1,304,990.00	1905	Yes	Int	\$ 1,160,000.00	\$ 608.92	\$249/Mon
B-04	\$ 1,038,990.00	\$ 126,000.00	\$ 1,164,990.00	1905	Yes	Int	\$ 1,160,000.00	\$ 608.92	\$249/Mon
B-05	\$ 1,038,990.00	\$ 126,000.00	\$ 1,164,990.00	1905	Yes	Int	\$ 1,160,000.00	\$ 608.92	\$249/Mon
B-03				1905	Yes	Int	\$ 1,160,000.00	\$ 608.92	\$249/Mon
A-07	\$ 1,198,990.00	\$ -	\$ 1,198,990.00	2080	Yes	End	\$ 1,210,000.00	\$ 581.73	\$249/Mon
A-12				2080	Yes	End	\$ 1,210,000.00	\$ 581.73	\$249/Mon
B-06	\$ 1,168,990.00	\$ 126,000.00	\$ 1,294,990.00	2080	Yes	End	\$ 1,210,000.00	\$ 581.73	\$249/Mon
B-01				2550	Yes	Corner	\$ 1,300,000.00	\$ 509.80	\$249/Mon
Back-to-Back (2 Car Garage)									
C-17	\$ 898,990.00	\$ -	\$ 898,990.00	1530	N/A	Int	\$ 990,000.00	\$ 647.06	\$249/Mon
C-20	\$ 908,990.00	\$ 96,000.00	\$ 1,004,990.00	1530	N/A	Int	\$ 990,000.00	\$ 647.06	\$249/Mon
D-14	\$ 868,990.00	\$ 96,000.00	\$ 964,990.00	1530	N/A	Int	\$ 990,000.00	\$ 647.06	\$249/Mon
D-23	\$ 878,990.00	\$ 96,000.00	\$ 974,990.00	1530	N/A	Int	\$ 990,000.00	\$ 647.06	\$249/Mon
C-16	\$ 968,990.00	\$ -	\$ 968,990.00	1705	N/A	Corner	\$ 1,040,000.00	\$ 609.97	\$249/Mon
C-18	\$ 978,990.00	\$ 96,000.00	\$ 1,074,990.00	1705	N/A	Corner	\$ 1,040,000.00	\$ 609.97	\$249/Mon
C-19	\$ 988,990.00	\$ 96,000.00	\$ 1,084,990.00	1705	N/A	Corner	\$ 1,040,000.00	\$ 609.97	\$249/Mon
C-21				1705	N/A	Corner	\$ 1,040,000.00	\$ 609.97	\$249/Mon
D-13	\$ 918,990.00	\$ 96,000.00	\$ 1,014,990.00	1705	N/A	Corner	\$ 1,040,000.00	\$ 609.97	\$249/Mon
D-15	\$ 928,990.00	\$ 96,000.00	\$ 1,024,990.00	1705	N/A	Corner	\$ 1,040,000.00	\$ 609.97	\$249/Mon
D-22	\$ 938,990.00	\$ 96,000.00	\$ 1,034,990.00	1705	N/A	Corner	\$ 1,040,000.00	\$ 609.97	\$249/Mon
D-24	\$ 928,990.00	\$ 96,000.00	\$ 1,024,990.00	1705	N/A	Corner	\$ 1,040,000.00	\$ 609.97	\$249/Mon
Traditional Townhomes (1 Car Garage)									
E-35				2305	Yes	Int	\$ 1,190,000.00	\$ 516.27	\$249/Mon
E-31	\$ 1,155,990.00	\$ 126,000.00	\$ 1,281,990.00	2305	Yes	Int	\$ 1,190,000.00	\$ 516.27	\$249/Mon
E-32	\$ 1,155,990.00	\$ -	\$ 1,155,990.00	2305	Yes	Int	\$ 1,190,000.00	\$ 516.27	\$249/Mon
F-26	\$ 1,155,990.00	\$ 126,000.00	\$ 1,281,990.00	2305	Yes	Int	\$ 1,190,000.00	\$ 516.27	\$249/Mon
E-33	\$ 1,338,990.00	\$ -	\$ 1,338,990.00	2885	Yes	Int	\$ 1,290,000.00	\$ 447.14	\$249/Mon
E-34	\$ 1,225,990.00	\$ 126,000.00	\$ 1,351,990.00	2885	Yes	Int	\$ 1,290,000.00	\$ 447.14	\$249/Mon
F-27	\$ 1,338,990.00	\$ 126,000.00	\$ 1,464,990.00	2885	Yes	Int	\$ 1,290,000.00	\$ 447.14	\$249/Mon
F-28				2885	Yes	Int	\$ 1,290,000.00	\$ 447.14	\$249/Mon
E-30				2970	Yes	End	\$ 1,340,000.00	\$ 451.18	\$249/Mon
E-36				2970	Yes	End	\$ 1,340,000.00	\$ 451.18	\$249/Mon
F-25	\$ 1,274,398.00	\$ -	\$ 1,274,398.00	2970	Yes	End	\$ 1,340,000.00	\$ 451.18	\$249/Mon
F-29	\$ 1,260,990.00	\$ 126,000.00	\$ 1,386,990.00	2970	Yes	End	\$ 1,340,000.00	\$ 451.18	\$249/Mon

CAMERON STEPHENS MORTGAGE CAPITAL LTD.
Applicant

AND

2011836 ONTARIO CORP. et al.
Respondents

ONTARIO
SUPERIOR COURT OF JUSTICE
(COMMERCIAL LIST)

PROCEEDING COMMENCED AT TORONTO

RESPONDING AFFIDAVIT OF JOSEPH BOZZO
(sworn May 21, 2024)

Camenzuli Workplace Law
Professional Corporation
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Vaughan, Ontario, L4L 8L5

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