

**ONTARIO
SUPERIOR COURT OF JUSTICE
COMMERCIAL LIST**

IN THE MATTER OF THE *COMPANIES' CREDITORS ARRANGEMENT ACT*,
R.S.C. 1985, C. C-36, AS AMENDED

B E T W E E N:

FINDEV LENDING INC.

Applicant

and

1682 VICTORIA PARK AVENUE INC.

Respondent (Debtor)

**SUPPLEMENTARY MOTION RECORD
(Returnable September 15, 2026)
(Re Approval and Reverse Vesting Order)**

Date: September 11, 2026

MANIS LAW
2300 Yonge Street, Suite 1600
Toronto, Ontario, M4P 1E4

Howard Manis (LSO # 34336V)
Email: hmanis@manislaw.ca
Phone: (416)364-5289

Daniel Litsos (LSO #79628V)
Email: dlitsos@manislaw.ca

Lawyers for Applicant, Findev Lending Inc.

TO: THE SERVICE LIST

ONTARIO
SUPERIOR COURT OF JUSTICE
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TAB	DOCUMENT
1	Supplementary Affidavit of Anthony Heller, sworn September 11, 2026
EXHIBIT	
A	Findev Lending Inc. Payout Statement- September 9, 2026

TAB 1

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SUPERIOR COURT OF JUSTICE
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Respondent (Debtor)

I, ANTHONY HELLER, of the City of Toronto, in the Province of Ontario, **MAKE
OATH AND SAY:**

1. I am an officer and director of Findev Lending Inc. (the “**Applicant**”) a secured creditor of the debtor, 1682 Victoria Park Avenue Inc. (the “**Debtor**”) and as such, have knowledge of the matters to which I hereinafter depose. Where I rely on information received from others, I state the source of such information and verily believe such information to be true.
2. I previously swore affidavits in this proceeding on July 13, 2026 (the “**First Affidavit**”), on July 22, 2026 (the “**Second Affidavit**”) and on August 28, 2026 (the “**Third Affidavit**”). All capitalized terms used herein and not otherwise defined shall the same respective meaning ascribed thereto as in the First Affidavit, Second Affidavit and/or the Third Affidavit.
3. On September 10, 2026, the Applicant provided the Monitor with a payout statement calculating the indebtedness owing on the Applicant’s Charge, a copy of which is attached as Appendix J to the Monitor’s Second Report and reproduced here as **Exhibit “A”**.
4. Below is a breakdown particularizing the indebtedness owing on the Applicant’s Charge that comprises the Applicant’s credit bid contemplated in the Amended and Restated

Subscription Agreement signed September 10, 2026 and appended to the Monitor's Second Report as Appendix G:

- a. Construction, development, legal, insurance: \$11,570,831.38;
 - b. Accrued Interest: \$12,047,006.06;
 - c. Realty Taxes: \$271,375.12;
 - d. Utilities, property operating costs, Common Element Fees: \$260,505.12
 - e. Statement Fees: \$700.00
 - f. **TOTAL:** \$25,780,435.06
5. I make this Affidavit in support of the relief sought in the Notice of Motion and for no other or improper purpose.

SWORN remotely by Anthony Heller)
stated to be at the City of Toronto in the)
Province of Ontario before me at the)
City of Toronto, in the Province of)
Ontario on September 11, 2026 in)
accordance with O.Reg. 431/20,)
Administering Oath or Declaration)
Remotely.



Commissioner for Taking Affidavits
Daniel Litsos (LSO: 79628V)



ANTHONY HELLER

Exhibit "A"
to the Affidavit of Anthony Heller
Sworn this 11th day of September, 2026

A handwritten signature in blue ink, appearing to be 'DL', is centered above a horizontal line.

Commissioner for Taking Affidavits
Daniel Litsos LSO: 79628V

FINDEV LENDING INC.

September 9, 2026

1682 Victoria Park Avenue Inc.
Suite 115, 3830 Bathurst Street,
Toronto, ON M3H 6C5

RE: Borrower: 1682 Victoria Park Avenue Inc.
Property Address: 1648-1682 Victoria Park Avenue, Toronto, ON M1R 1P7

As requested, below is the payout statement assuming repayment on September 9, 2026.

As of 2026.06.30	24,347,706
2026-07-01 to 2026-09-06	<u>1,432,729</u>
Total Current Debt	25,780,435

Please do not hesitate to contact the undersigned if you have any questions or concerns.

Yours very truly,
FINDEV LENDING INC.

Prime	Margin	Interest	Date	Opening Balance	Interest Earned	Principal Advance	Payment	Protective Payments	Statement Fees	Ending Balance
			27-Jan-17			\$ 1,035,000.00				\$ 1,035,000.00
		15.00%	31-Mar-17	\$ 1,035,000.00	\$ 26,796.58					\$ 1,061,796.58
		15.00%	30-Jun-17	\$ 1,061,796.58	\$ 39,708.28					\$ 1,101,504.86
		15.00%	30-Sep-17	\$ 1,101,504.86	\$ 41,645.94					\$ 1,143,150.80
		15.00%	30-Nov-17	\$ 1,143,150.80	\$ 28,657.07					\$ 1,171,807.87
		15.00%	30-Nov-17	\$ 1,171,807.87	\$ -					\$ 1,171,807.87
		15.00%	31-Dec-17	\$ 1,171,807.87	\$ 14,928.51					\$ 1,186,736.38
		15.00%	31-Mar-18	\$ 1,186,736.38	\$ 43,892.99					\$ 1,230,629.37
		15.00%	18-Apr-18	\$ 1,230,629.37	\$ 9,103.29	\$ 500,000.00				\$ 1,739,732.66
		15.00%	14-May-18	\$ 1,739,732.66	\$ 18,588.92	\$ 320,000.00				\$ 2,078,321.58
		15.00%	30-Jun-18	\$ 2,078,321.58	\$ 40,142.92					\$ 2,118,464.50
		15.00%	4-Jul-18	\$ 2,118,464.50	\$ 3,482.41		\$ (320,000.00)			\$ 1,801,946.91
		15.00%	4-Jul-18	\$ 1,801,946.91	\$ -	\$ 465,000.00				\$ 2,266,946.91
		15.00%	3-Aug-18	\$ 2,266,946.91	\$ 27,948.66	\$ 600,000.00				\$ 2,894,895.57
		15.00%	30-Sep-18	\$ 2,894,895.57	\$ 69,001.62					\$ 2,963,897.19
		15.00%	13-Dec-18	\$ 2,963,897.19	\$ 90,134.96	\$ 350,000.00				\$ 3,404,032.15
		15.00%	31-Dec-18	\$ 3,404,032.15	\$ 25,180.51				\$ 100.00	\$ 3,429,312.66
		15.00%	15-Jan-19	\$ 3,429,312.66	\$ 21,139.60	\$ 200,000.00				\$ 3,650,452.26
		15.00%	28-Feb-19	\$ 3,650,452.26	\$ 66,008.18	\$ 350,000.00				\$ 4,066,460.44
		15.00%	31-Mar-19	\$ 4,066,460.44	\$ 51,805.59					\$ 4,118,266.03
		15.00%	30-Jun-19	\$ 4,118,266.03	\$ 154,011.87					\$ 4,272,277.90
		15.00%	31-Dec-19	\$ 4,272,277.90	\$ 323,054.44			\$ 61,031.85		\$ 4,656,364.19
		15.00%	31-Dec-19	\$ 4,656,364.19	\$ -			\$ 7,771.64		\$ 4,664,135.83
		15.00%	31-May-20	\$ 4,664,135.83	\$ 291,348.76			\$ 72,857.69		\$ 5,028,342.28
		15.00%	31-May-20	\$ 5,028,342.28	\$ -			\$ 56,500.00		\$ 5,084,842.28
		15.00%	30-Sep-19	\$ 5,084,842.28	\$ (509,877.34)					\$ 4,574,964.94
		15.00%	15-Nov-19	\$ 4,574,964.94	\$ 86,485.64			\$ 100.00		\$ 4,661,550.58
		15.00%	19-Dec-19	\$ 4,661,550.58	\$ 65,133.99			\$ 100.00		\$ 4,726,784.57
		15.00%	31-Dec-19	\$ 4,726,784.57	\$ 23,310.17					\$ 4,750,094.74
		15.00%	31-Mar-20	\$ 4,750,094.74	\$ 177,640.53					\$ 4,927,735.27
		15.00%	31-May-20	\$ 4,927,735.27	\$ 123,530.90			\$ 100.00		\$ 5,051,366.17
		15.00%	5-Jun-20	\$ 5,051,366.17	\$ 10,379.52			\$ 100.00		\$ 5,061,845.69
		15.00%	30-Jun-20	\$ 5,061,845.69	\$ 52,005.26					\$ 5,113,850.95
		15.00%	30-Sep-20	\$ 5,113,850.95	\$ 193,345.60					\$ 5,307,196.55
		20.00%	30-Nov-20	\$ 5,307,196.55	\$ 177,391.23	\$ 1,601,838.82				\$ 7,086,426.60
		20.00%	31-Dec-20	\$ 7,086,426.60	\$ 120,372.18					\$ 7,206,798.78
		20.00%	31-Mar-21	\$ 7,206,798.78	\$ 355,403.78					\$ 7,562,202.56
		20.00%	30-Jun-21	\$ 7,562,202.56	\$ 377,074.21					\$ 7,939,276.77
		20.00%	30-Sep-21	\$ 7,939,276.77	\$ 400,226.55					\$ 8,339,503.32
		20.00%	31-Dec-21	\$ 8,339,503.32	\$ 420,402.36					\$ 8,759,905.68
		20.00%	31-Mar-22	\$ 8,759,905.68	\$ 431,995.35			\$ 100.00		\$ 9,192,001.03
		20.00%	30-Jun-22	\$ 9,192,001.03	\$ 458,340.87					\$ 9,650,341.90
		20.00%	30-Sep-22	\$ 9,650,341.90	\$ 486,482.99					\$ 10,136,824.89
		20.00%	31-Dec-22	\$ 10,136,824.89	\$ 511,007.06					\$ 10,647,831.95
		20.00%	31-Mar-23	\$ 10,647,831.95	\$ 525,098.56					\$ 11,172,930.51
		20.00%	30-Jun-23	\$ 11,172,930.51	\$ 557,115.99					\$ 11,730,046.50
		20.00%	30-Sep-23	\$ 11,730,046.50	\$ 591,322.89					\$ 12,321,369.39
		20.00%	31-Dec-23	\$ 12,321,369.39	\$ 621,132.05					\$ 12,942,501.44
		20.00%	31-Mar-24	\$ 12,942,501.44	\$ 645,352.13					\$ 13,587,853.57
		20.00%	30-Jun-24	\$ 13,587,853.57	\$ 677,531.33					\$ 14,265,384.90
		20.00%	30-Sep-24	\$ 14,265,384.90	\$ 719,131.73					\$ 14,984,516.63
6.00%		20.00%	31-Dec-24	\$ 14,984,516.63	\$ 755,383.85					\$ 15,739,900.48
			2-Jan-25	\$ 15,739,900.48				\$ 103,311.56		\$ 15,843,212.04
			6-Jan-25	\$ 15,843,212.04				\$ 500,000.00		\$ 16,343,212.04
			30-Jan-25	\$ 16,343,212.04				\$ 1,350,000.00		\$ 17,693,212.04
5.45%	1.75%	7.20%	31-Jan-25	\$ 17,693,212.04	\$ 96,250.57					\$ 17,789,462.61
5.20%	1.75%	6.95%	28-Feb-25	\$ 17,789,462.61	\$ 84,430.55					\$ 17,873,893.16
			3-Mar-25	\$ 17,873,893.16				\$ 415,000.00		\$ 18,288,893.16
4.95%	1.75%	6.70%	31-Mar-25	\$ 18,288,893.16	\$ 90,594.65					\$ 18,379,487.81
			28-Apr-25	\$ 18,379,487.81				\$ 600,000.00		\$ 18,979,487.81
4.95%	1.75%	6.70%	30-Apr-25	\$ 18,979,487.81	\$ 88,171.13					\$ 19,067,658.94
			2-May-25	\$ 19,067,658.94				\$ 50,000.00		\$ 19,117,658.94
			26-May-25	\$ 19,117,658.94				\$ 66,400.00		\$ 19,184,058.94
			30-May-25	\$ 19,184,058.94				\$ 400,000.00		\$ 19,584,058.94
4.95%	1.75%	6.70%	31-May-25	\$ 19,584,058.94	\$ 91,611.90			\$ 100.00		\$ 19,675,770.84
			4-Jun-25	\$ 19,675,770.84				\$ 600,000.00		\$ 20,275,770.84
			24-Jun-25	\$ 20,275,770.84				\$ 500,000.00		\$ 20,775,770.84
			30-Jun-25	\$ 20,775,770.84				\$ 400,000.00		\$ 21,175,770.84
4.95%	1.75%	6.70%	30-Jun-25	\$ 21,175,770.84	\$ 89,161.72					\$ 21,264,932.56
			2-Jul-25	\$ 21,264,932.56				\$ 445,000.00		\$ 21,709,932.56
4.95%	1.75%	6.70%	31-Jul-25	\$ 21,709,932.56	\$ 92,641.15					\$ 21,802,573.71
4.95%	1.75%	6.70%	31-Aug-25	\$ 21,802,573.71	\$ 93,168.31					\$ 21,895,742.02
4.95%	1.75%	6.70%	30-Sep-25	\$ 21,895,742.02	\$ 90,675.95					\$ 21,986,417.97
4.70%	1.75%	6.45%	31-Oct-25	\$ 21,986,417.97	\$ 90,699.00					\$ 22,077,116.97
4.70%	1.75%	6.45%	30-Nov-25	\$ 22,077,116.97	\$ 88,254.05					\$ 22,165,371.02
			5-Dec-25	\$ 22,165,371.02				\$ 100,000.00		\$ 22,265,371.02
4.45%	1.75%	6.20%	31-Dec-25	\$ 22,265,371.02	\$ 88,125.86					\$ 22,353,496.88
			9-Jan-26	\$ 22,353,496.88				\$ 63,280.00		\$ 22,416,776.88
			9-Jan-26	\$ 22,416,776.88				\$ 79,590.00		\$ 22,496,366.88
4.45%	1.75%	6.20%	31-Jan-26	\$ 22,496,366.88	\$ 88,589.91					\$ 22,584,956.79
			2-Feb-26	\$ 22,584,956.79				\$ 245,381.95		\$ 22,830,338.74
			11-Feb-26	\$ 22,830,338.74				\$ 143,005.45		\$ 22,973,344.19
			17-Feb-26	\$ 22,973,344.19				\$ 71,769.52		\$ 23,045,113.71
			19-Feb-26	\$ 23,045,113.71				\$ 156,507.38		\$ 23,201,621.09
4.45%	1.75%	6.20%	28-Feb-26	\$ 23,201,621.09	\$ 80,438.04					\$ 23,282,059.13
4.45%	1.75%	6.20%	31-Mar-26	\$ 23,282,059.13	\$ 89,479.96					\$ 23,371,539.09
			1-Apr-26	\$ 23,371,539.09				\$ 129,021.08		\$ 23,500,560.17
			30-Apr-26	\$ 23,500,560.17				\$ 123,973.24		\$ 23,624,533.41
			30-Apr-26	\$ 23,624,533.41				\$ 179,879.28		\$ 23,804,412.69
			30-Apr-26	\$ 23,804,412.69				\$ 4,301.62		\$ 23,808,714.31
4.45%	1.75%	6.20%	30-Apr-26	\$ 23,808,714.31	\$ 87,049.49					\$ 23,895,763.80
			6-May-26	\$ 23,895,763.80				\$ 21,500.00		\$ 23,917,263.80
			29-May-26	\$ 23,917,263.80				\$ 128,105.68		\$ 24,045,369.48
4.45%	1.75%	6.20%	31-May-26	\$ 24,045,369.48	\$ 90,409.53					\$ 24,135,779.01
			30-Jun-26	\$ 24,135,779.01				\$ 123,973.24		\$ 24,259,752.25
4.45%	1.75%	6.20%	30-Jun-26	\$ 24,259,752.25	\$ 87,953.81					\$ 24,347,706.06
		0.00%	1-Jul-26	\$ 24,347,706.06				\$ 500,000.00		\$ 24,847,706.06
		0.00%	13-Jul-26	\$ 24,847,706.06				\$ 110,545.00		\$ 24,958,251.06
		0.00%	27-Jul-26	\$ 24,958,251.06				\$ 331,419.00		\$ 25,289,670.06
		0.00%	31-Jul-26	\$ 25,289,670.06						\$ 25,289,670.06
		0.00%	24-Aug-26	\$ 25,289,670.06				\$ 163,929.00		\$ 25,453,599.06
		0.00%	31-Aug-26	\$ 25,453,599.06				\$ 326,836.00		\$ 25,780,435.06
TOTALS					\$ 12,047,006.06	\$ 5,421,838.82	\$ (320,000.00)	\$ 8,630,890.18	\$ 700.00	\$ 25,780,435.06

**IN THE MATTER OF THE *COMPANIES' CREDITORS ARRANGEMENT ACT*,
R.S.C. 1985, C. C-36, AS AMENDED**

**AND IN THE MATTER OF A PLAN OF COMPROMISE OR ARRANGEMENT OF
1682 VICTORIA PARK AVENUE INC.**

Court File No.

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SUPERIOR COURT OF JUSTICE
(Commercial List)

Proceeding commenced at
TORONTO

AFFIDAVIT OF A. HELLER
(Sworn September 11, 2026)

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