

N

NOT TO BE FILLED IN
"N"
sworn before me, this
day of November, 2016

Alvin
.....
NOTAR PUBLIC FOR TAKING AFFIDAVITS

Request ID: 019381189
Transaction ID: 62207498
Category ID: UN/E

Province of Ontario
Ministry of Government Services

Date Report Produced: 2016/09/15
Time Report Produced: 15:21:07
Page: 1

CORPORATION PROFILE REPORT

Ontario Corp Number	Corporation Name	Incorporation Date
994654	ROMSPEN INVESTMENT CORPORATION	1992/07/14
		Jurisdiction
		ONTARIO
Corporation Type	Corporation Status	Former Jurisdiction
ONTARIO BUSINESS CORP.	ACTIVE	NOT APPLICABLE
Registered Office Address		Date Amalgamated
		NOT APPLICABLE
162 CUMBERLAND STREET SUITE 300		Amalgamation Ind.
		NOT APPLICABLE
TORONTO ONTARIO CANADA M5R 3N5		New Amal. Number
		NOT APPLICABLE
		Notice Date
		NOT APPLICABLE
Mailing Address		Letter Date
		NOT APPLICABLE
162 CUMBERLAND STREET		Revival Date
		NOT APPLICABLE
Suite # SUITE 300 TORONTO ONTARIO CANADA M5R 3N5		Continuation Date
		NOT APPLICABLE
		Transferred Out Date
		NOT APPLICABLE
		Cancel/Inactive Date
		NOT APPLICABLE
		EP Licence Eff.Date
		NOT APPLICABLE
		EP Licence Term.Date
		NOT APPLICABLE
	Number of Directors	Date Commenced
	Minimum	in Ontario
	00001	NOT APPLICABLE
	Maximum	Date Ceased
	00005	in Ontario
Activity Classification		NOT APPLICABLE
NOT AVAILABLE		

Request ID: 019381189
Transaction ID: 62207498
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Province of Ontario
Ministry of Government Services

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CORPORATION PROFILE REPORT

Ontario Corp Number

Corporation Name

994654

ROMSPEN INVESTMENT CORPORATION

Corporate Name History

Effective Date

ROMSPEN INVESTMENT CORPORATION

1992/07/14

Current Business Name(s) Exist:

NO

Expired Business Name(s) Exist:

YES - SEARCH REQUIRED FOR DETAILS

Administrator:
Name (Individual / Corporation)

Address

BLAKE
CASSIDY

162 CUMBERLAND STREET
Suite # 300
TORONTO
ONTARIO
CANADA M5R 3N5

Date Began

First Director

2008/09/26

NOT APPLICABLE

Designation

Officer Type

Resident Canadian

DIRECTOR

Y

Request ID: 019381189
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Ministry of Government Services

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CORPORATION PROFILE REPORT

Ontario Corp Number	Corporation Name
994654	ROMSPEN INVESTMENT CORPORATION

Administrator:
Name (Individual / Corporation)

BLAKE
CASSIDY

Address

162 CUMBERLAND STREET
Suite # 300
TORONTO
ONTARIO
CANADA M5R 3N5

Date Began
2008/09/26

First Director
NOT APPLICABLE

Designation
OFFICER

Officer Type
VICE-PRESIDENT

Resident Canadian
Y

Administrator:
Name (Individual / Corporation)

SHELDON
C.
ESBIN

Address

1 CHADWICK AVENUE
TORONTO
ONTARIO
CANADA M5P 1Z7

Date Began
1992/07/22

First Director
NOT APPLICABLE

Designation
DIRECTOR

Officer Type

Resident Canadian
Y

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CORPORATION PROFILE REPORT

Ontario Corp Number

Corporation Name

994654

ROMSPEN INVESTMENT CORPORATION

Administrator:
Name (Individual / Corporation)

Address

SHELDON
C.
ESBIN

1 CHADWICK AVENUE

TORONTO
ONTARIO
CANADA M5P 1Z7

Date Began

First Director

1992/07/22

NOT APPLICABLE

Designation

Officer Type

Resident Canadian

OFFICER

PRESIDENT

Y

Administrator:
Name (Individual / Corporation)

Address

MARK
HILSON

162 CUMBERLAND STREET

Suite # 300
TORONTO
ONTARIO
CANADA M5R 3N5

Date Began

First Director

2008/09/26

NOT APPLICABLE

Designation

Officer Type

Resident Canadian

DIRECTOR

Y

Request ID: 019381189
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Category ID: UN/E

Province of Ontario
Ministry of Government Services

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CORPORATION PROFILE REPORT

Ontario Corp Number

Corporation Name

994654

ROMSPEN INVESTMENT CORPORATION

Administrator:
Name (Individual / Corporation)

Address

MARK
HILSON

162 CUMBERLAND STREET
Suite # 300
TORONTO
ONTARIO
CANADA M5R 3N5

Date Began

First Director

2008/09/26

NOT APPLICABLE

Designation

Officer Type

Resident Canadian

OFFICER

VICE-PRESIDENT

Y

Administrator:
Name (Individual / Corporation)

Address

JOEL
MICKELSON

162 CUMBERLAND STREET
Suite # 300
TORONTO
ONTARIO
CANADA M5R 3N5

Date Began

First Director

2008/09/26

NOT APPLICABLE

Designation

Officer Type

Resident Canadian

OFFICER

SECRETARY

Request ID: 019381189
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Province of Ontario
Ministry of Government Services

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CORPORATION PROFILE REPORT

Ontario Corp Number

Corporation Name

994654

ROMSPEN INVESTMENT CORPORATION

Administrator:
Name (Individual / Corporation)

Address

ARTHUR
RESNICK

162 CUMBERLAND STREET
Suite # 300
TORONTO
ONTARIO
CANADA M5R 3N5

Date Began

First Director

1992/07/14

NOT APPLICABLE

Designation

Officer Type

Resident Canadian

DIRECTOR

Y

Administrator:
Name (Individual / Corporation)

Address

ARTHUR
RESNICK

162 CUMBERLAND STREET
Suite # 300
TORONTO
ONTARIO
CANADA M5R 3N5

Date Began

First Director

2008/09/26

NOT APPLICABLE

Designation

Officer Type

Resident Canadian

OFFICER

Y

VICE-PRESIDENT

Request ID: 019381189
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Province of Ontario
Ministry of Government Services

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CORPORATION PROFILE REPORT

Ontario Corp Number

Corporation Name

994654

ROMSPEN INVESTMENT CORPORATION

Administrator:
Name (Individual / Corporation)

Address

WESLEY
ROITMAN

162 CUMBERLAND STREET
Suite # 300
TORONTO
ONTARIO
CANADA M5R 3N5

Date Began

First Director

2004/06/01

NOT APPLICABLE

Designation

Officer Type

Resident Canadian

OFFICER

OTHER

Y

Administrator:
Name (Individual / Corporation)

Address

WESLEY
ROITMAN

162 CUMBERLAND STREET
Suite # 300
TORONTO
ONTARIO
CANADA M5R 3N5

Date Began

First Director

2004/06/01

NOT APPLICABLE

Designation

Officer Type

Resident Canadian

DIRECTOR

Y

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CORPORATION PROFILE REPORT

Ontario Corp Number

Corporation Name

994654

ROMSPEN INVESTMENT CORPORATION

Administrator:
Name (Individual / Corporation)

Address

WESLEY
ROITMAN

162 CUMBERLAND STREET
Suite # 300
TORONTO
ONTARIO
CANADA M5R 3N5

Date Began

First Director

2004/06/01

NOT APPLICABLE

Designation

Officer Type

Resident Canadian

OFFICER

CHIEF FINANCIAL OFFICER Y

Request ID: 019381189
Transaction ID: 62207498
Category ID: UN/E

Province of Ontario
Ministry of Government Services

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CORPORATION PROFILE REPORT

Ontario Corp Number

Corporation Name

994654

ROMSPEN INVESTMENT CORPORATION

Last Document Recorded

Act/Code	Description	Form	Date
CIA	ANNUAL RETURN 2015	1C	2016/07/03 (ELECTRONIC FILING)

THIS REPORT SETS OUT THE MOST RECENT INFORMATION FILED BY THE CORPORATION ON OR AFTER JUNE 27, 1992, AND RECORDED IN THE ONTARIO BUSINESS INFORMATION SYSTEM AS AT THE DATE AND TIME OF PRINTING. ALL PERSONS WHO ARE RECORDED AS CURRENT DIRECTORS OR OFFICERS ARE INCLUDED IN THE LIST OF ADMINISTRATORS.

PLEASE NOTE THAT WHEN THE SAME INDIVIDUAL HOLDS MULTIPLE 'OTHER UNTITLED' OFFICER POSITIONS, AS INDICATED ON A FORM 1 UNDER THE *CORPORATIONS INFORMATION ACT*, ONLY ONE OF THESE 'OTHER UNTITLED' POSITIONS HELD BY THAT INDIVIDUAL WILL BE REFLECTED ON THIS REPORT.

ADDITIONAL HISTORICAL INFORMATION MAY EXIST ON MICROFICHE.

The issuance of this report in electronic form is authorized by the Ministry of Government Services.



This is Exhibit 10 returned to the
custody of Linda Rosemary
Susan (Miss) M. M. 02
day of November 2016

[Signature]
A. [Illegible]

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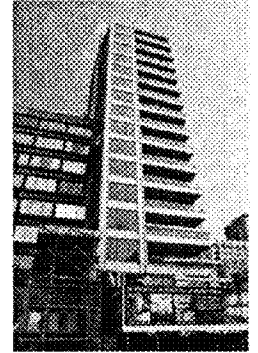
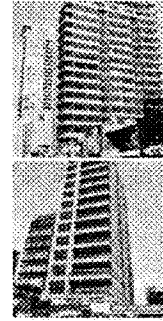
Privacy Policy

Museum House

Toronto, Ontario, Canada

Welcome new customers
with an ad on Gyaajle.

Start Now



Identification

Also Known As [Museum House^{\[1\]}](#), and [MuseumHouse^{\[1\]}](#)

Corp # [Toronto Standard Condominium Corporation #2254](#)

Address [206 Bloor Street West^{\[1\]\[2\]\[3\]}](#)

Postal Code [M5S 1T8^{\[1\]\[2\]\[3\]}](#)

Neighbourhood [Annex](#)

City [Toronto, Ontario, Canada](#)

Urban Agglomeration [Greater Golden Horseshoe](#)

Nearby Buildings [Royal Ontario Museum, ROM Condo, Exhibit Private Residences, The Doctors Building, Intercontinental Hotel, 180 Bloor West, Queen's Park Plaza, and Park Hyatt North](#)

Nearby Parks [Bloor/Bedford Parkette, Boswell Parkette, Jesse Ketchum Park, Taddle Creek Park, and Village of Yorkville Park](#)

Ward [Trinity-Spadina \(20\)](#)



Technical

Type [High-Rise](#)

Designation [Commercial^{\[6\]}](#), and [Residential Condominium^{\[1\]\[3\]\[4\]}](#)

Status [Registered](#)

Floors Above-Ground [10^{\[5\]\[6\]\[8\]}](#)

Floors Below-Ground [5^{\[8\]}](#)

Height (Non-Specific) [71m \(232.94ft\)^{\[8\]}](#)

Suite Maxsize [521.93m² \(5,618ft²\)^{\[11\]\[14\]}](#)

Suite Minsize [180.42m² \(1,942ft²\)^{\[2\]}](#)

Residential Suite Count [27^{\[16\]}](#)

Amenities [Business Centre^{\[9\]}](#), [Concierge^{\[6\]\[9\]\[11\]}](#), [Fitness Facilities^{\[3\]\[4\]\[6\]}](#), [Garden^{\[9\]}](#), [Guest Suite^{\[5\]\[17\]}](#), [Events Room^{\[9\]}](#), [Security System^{\[4\]}](#), and [Valet Parking^{\[5\]\[9\]}](#)

Companies

Architect [IBI Group^{\[6\]\[14\]\[15\]}](#)

Architect [Page & Steele Architects Inc.^{\[2\]\[6\]\[8\]}](#)

Developer [Romspen Investment^{\[11\]}](#)

Developer [Sheldon Esbin^{\[2\]}](#)

Developer	The Yorkville Group ^{[8][7][12]}
Developer	Veisman Consulting Ltd. ^{[6][6][17]}
Electrical Engineering	Merber Corporation Consulting Engineers ^[17]
Excavating Contractor	Anpro Excavating & Grading Ltd ^[17]
Interior Design	Munge//Leung Interior Design ^{[14][15]}
Interior Design	Patty Xenos Design ^{[14][15]}
Interior Design	Powell and Bonnell ^{[9][14][15]}
Mechanical Engineering	Merber Corporation Consulting Engineers ^[17]
Sitework Contractor	The Atlas Corporation ^[17]
Structural Engineering	Jablonsky, Ast and Partners ^{[8][17]}

History

Complete (2012)

Construction (2010 to 2012)



Site Preparation (2008 to 2010)

Proposed (2006 to 2008)



Excavation (2009 to 2006)

References

- 2013-04-29: Ontario Land Registry. <http://www.gecwarehouse.ca>. "Growarehouse Observations"
- 2007-03-17: The Toronto Star. "Building a fine 'fall' on Bloor". Ellen Moorhouse
- 2010-05-25: Condo Life. "June 2010 Edition"
- 2010-11-01: Condo Life. "November 2010 Edition"
- 2010-11-19: The Toronto Star. "Condos on the Market: Toronto Central"
- 2011-01-17: Reed Construction Data, Daily Commercial News and Construction Record. "Construction continues on MuseumHouse condos in Toronto"
- 2011-04-01: Condo Life. "April 2011 Edition"
- 2006-09-22: City of Toronto. "204 Bloor: Toronto City Hall - Final Report - 2006-08-22"
- 2008-09-01: HomeGuides. CondoGuide - The GTA Edition. "Distinguished team unites to present the extraordinary MuseumHouse", page(s) 1-8
- 2009-03-27: City of Toronto - Toronto and East York Community Council. "192, 192A, 194 and 200 Bloor Street West Rezoning"
- 2009-12-05: The Toronto Star. YourHome.ca. "HIGH-END MARKET - Luxury condos create mansions in the sky". Ryan Starr
- 2010-09-08: Urban Toronto. "Quick Pic: Yorkville Group's MuseumHouse Condo Rising Across The Street From The RCM"
- 2010-09-30: Urban Toronto. "Quick Pic: Cladding Starts To Be Added To Yorkville Group's MuseumHouse Condo"
- 2010-10-29: Urban Toronto. "Unique Penthouse Designs at the Yorkville Group's MuseumHouse Condo: Patty Xenos Design"
- 2010-10-29: Urban Toronto. "Unique Penthouse Designs at the Yorkville Corporation's MuseumHouse Condo"
- 2010-12-15: Urban Toronto. "Quick Pic: Yorkville Group's MuseumHouse Condo Adds To The Reshaping Of Bloor West"
- 2011-03-01: Reed Construction Data, Daily Commercial News and Construction Record. "Construction continues on MuseumHouse condos in Toronto"
- 2011-07-05: Email communications with Caitlin

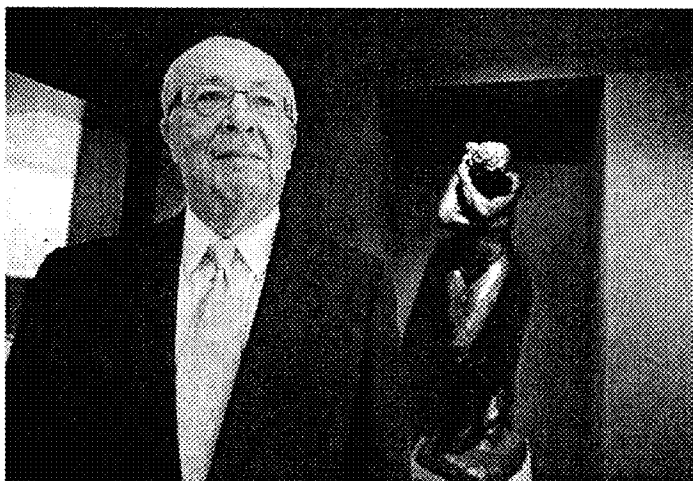
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MUSEUMHOUSE

Luxury condos create mansions in the sky

Toronto's super-luxury condo market has blossomed in recent years, even in the midst of an economic downturn.



Sheldon Esbin at MuseumHouse sales centre with sculpture cast from a Rodin. (COLIN MCCONNELL / TORONTO STAR) | ORDER THIS PHOTO

By **RYAN STARR** Special to The Star
Sat., Dec. 5, 2009

Toronto's super-luxury condo market has blossomed in recent years, even in the midst of an economic downturn.

The flurry of highrise projects from big names such as Trump, Four Seasons, Ritz-Carlton and Shangri-La is a testament to this city's high-end real estate coming of age.

Topping the sleek towers, poised to be among Toronto's tallest, will be a glittering array of lavish multimillion-dollar penthouses.

These mansions in the sky will represent some of the most exclusive and expensive addresses in the city. MuseumHouse, located across from the Royal Ontario Museum on Bloor Street W., is a bit different.

At a relatively modest 19 storeys, this glass and steel structure, designed by Page + Steele architects — the firm that did Toronto's new Ritz-Carlton Hotel and Residences and the Windsor Arms, among others — won't be as tall as the other towers.

But with only 26 full- and half-floor residences, MuseumHouse will offer an intimacy those big-name projects can't match, insists Romspen Investment Corp. founder Sheldon Esbin, a partner in the development.

"What's attractive about this building is that it's small and you're not going to meet 20 people in the elevator," he says. "Plus, there are no hallways. So you have privacy. You're part of a small, exclusive community."

Just because MuseumHouse's two-storey, 5.618-square-foot penthouse won't be nestled in the clouds, however, doesn't mean its offerings will be any less rarefied.



Esbin says the \$12-million suite will be nothing less than a "crystal jewel sitting atop a steel and limestone building."

The penthouse, occupying MuseumHouse's 18th and 19th floors, will offer 360-degree vistas of downtown Toronto and beyond.

"No one can build over us or in front, so you have a pretty unrestricted view of the university and Queen's Park," says Esbin. "Indeed, you can see down to the water."

Serviced by private elevator, the two-storey penthouse will have three bedrooms, each with access to one of the unit's four terraces (a total of 1,152 square feet of outdoor space).

The terraces will be finished in stone and accented by glass rails and stainless steel planter boxes. There will also be a private outdoor hot tub on one balcony.

With 11-foot ceilings throughout, the penthouse will include a media room, music room, library/office space, a Zen garden and a winding staircase connecting the two levels.

The master bathroom will boast a cedar sauna, steam room and heated floors. The roomy kitchen will be equipped with Miele and Sub-Zero appliances, a wine cooler and walk-in pantry. The penthouse will also have two gas fireplaces and a built-in safe.

MuseumHouse residents get round-the-clock concierge and valet services, as well.

But no final interior design decisions have been made for the top unit, meaning the purchaser can customize the penthouse to suit his or her personal tastes.

There's a fine line between luxurious and gaudy, of course. But Esbin believes the penthouse at MuseumHouse won't cross it.

Esbin describes the overall MuseumHouse motif as "minimalist Japanese," with clean, sharp lines that complement the building's steel and glass shell.

It counts for something that Page + Steele principal Sol Wassermuhl bought the 2,300 square-foot sub-penthouse on the 17th floor and plans to live there with his wife.

Esbin has also purchased an upper-floor unit. *more high-end condos*

Toronto may not be in the same league as London, New York or Singapore when it comes to super luxury real estate, but the market for opulent digs here is expanding rapidly, with scores of high-end condos under development at the moment.

"The city has evolved really quickly," says Robbyn Hayden, sales manager for Shangri-La Toronto, a 66-storey hotel-condo, with two \$13.3 million penthouses, under construction at University Ave. and Adelaide St.

"You can be sure the major hotel brands and developers have done their demographic studies and know that there are people here who want and can afford these luxury properties."

"Toronto is catching up to the international trend of mixed-use hotel-condo developments, common in places like New York, Hong Kong and London," adds Miri Ng, vice-president of marketing with Menkes Developments.

Menkes is building the Four Seasons Private Residences in Yorkville. At \$30 million, its penthouse will be the most expensive in Canada.

"In the past you would get only *one* luxury building come along every five years or so, and that would be the building everyone would buy into," Ng says. "In recent years we've seen a number of projects all come onto the market at the same time."


Still, the luxury living market in Toronto remains a "limited niche," Hayden says. But the city's high-end properties are proving attractive to international investors.

"We have clients from other parts of the world who think being able to buy luxury property for \$1,700 to \$2,000 a square foot is very good value," she says.

Back at MuseumHouse, sales have been good -- at last count nearly 80 per cent of the units had been sold -- with buyers ranging from a rock drummer ("the last person I thought would buy," Esbin says) to the former president of one of the world's largest investment banks.

And while there have been "a few nibbles" for the penthouse, Esbin says there have been no takers thus far.

To sweeten the pot -- and add a dash of museum flavour -- he's offering the would-be buyer a lifesize sculpture cast from an original Rodin: *Eve*, a work worth about \$800,000 that sits in the sales office awaiting a suitor.

This is Exhibit "P" referred to in the
affidavit of Lynn Rosenberg
sworn before me, this 02
day of November, 2016

Notary Public for the State of New York

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Duct-Sealing Technology Eliminates Leaks at Ultraluxurious Condominiums

HPAC Engineering

By AEROSEAL

Mon, 2013-03-04 15:12

Internal sealing process reduces leakage by 90 percent

The [MuseumHouse](#) is a centerpiece of luxury living located on Toronto's prestigious Bloor Street West. The 19-story building has 27 luxury condominiums. At \$2 million to \$12 million apiece, each condo offers residents a stunning panoramic view of the city, a private elevator, a grand terrace, and sparkling glass walls. Until recently, each condo also featured excessively leaky ductwork: in some cases, 300 cfm of leakage per unit.

To pass its performance audit and meet air-handling specifications, Yorkville Corp., the owners of this newly constructed high-rise building, were faced with the prospect of tearing down interior drywall and manually sealing each of the building's 25 duct systems. Instead, the owners enlisted the help of JW Danforth, a residential and commercial HVAC contracting company based in Tonawanda, N.Y., and the area's experts on Aeroseal duct-sealing technology. Aeroseal was used to quickly seal the leaky ducts and get the HVAC system working to specification, with no costly renovation required.

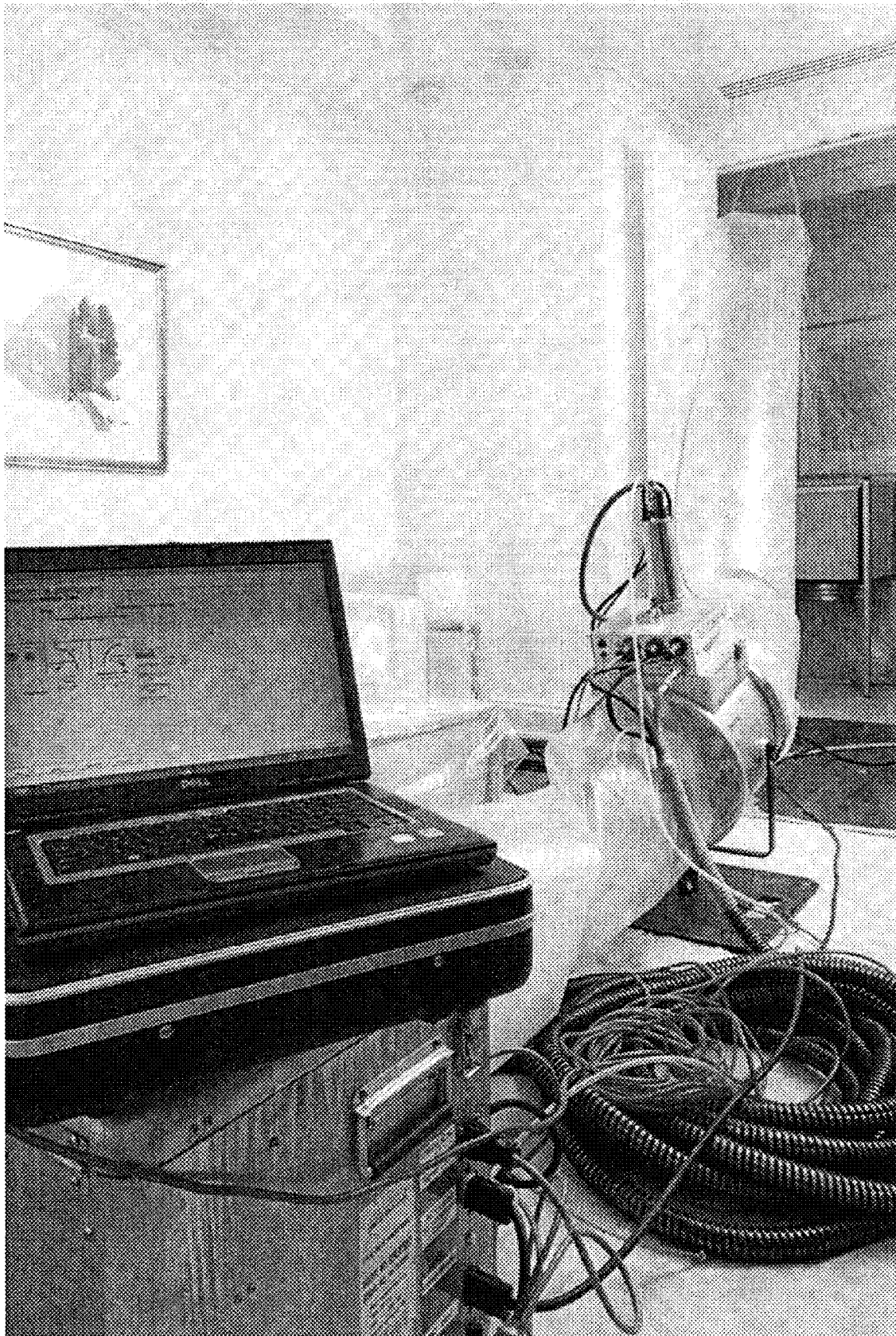
Aeroseal was developed at Lawrence Berkeley National Laboratory in 1994. It is the only duct-sealant technology that is applied from the inside of the duct system. It is delivered as a non-toxic aerosol mist that seeks out and plugs leaks. The Department of Energy named Aeroseal technology one of the top 23 most important energy-conservation technologies to be introduced since the department was established.

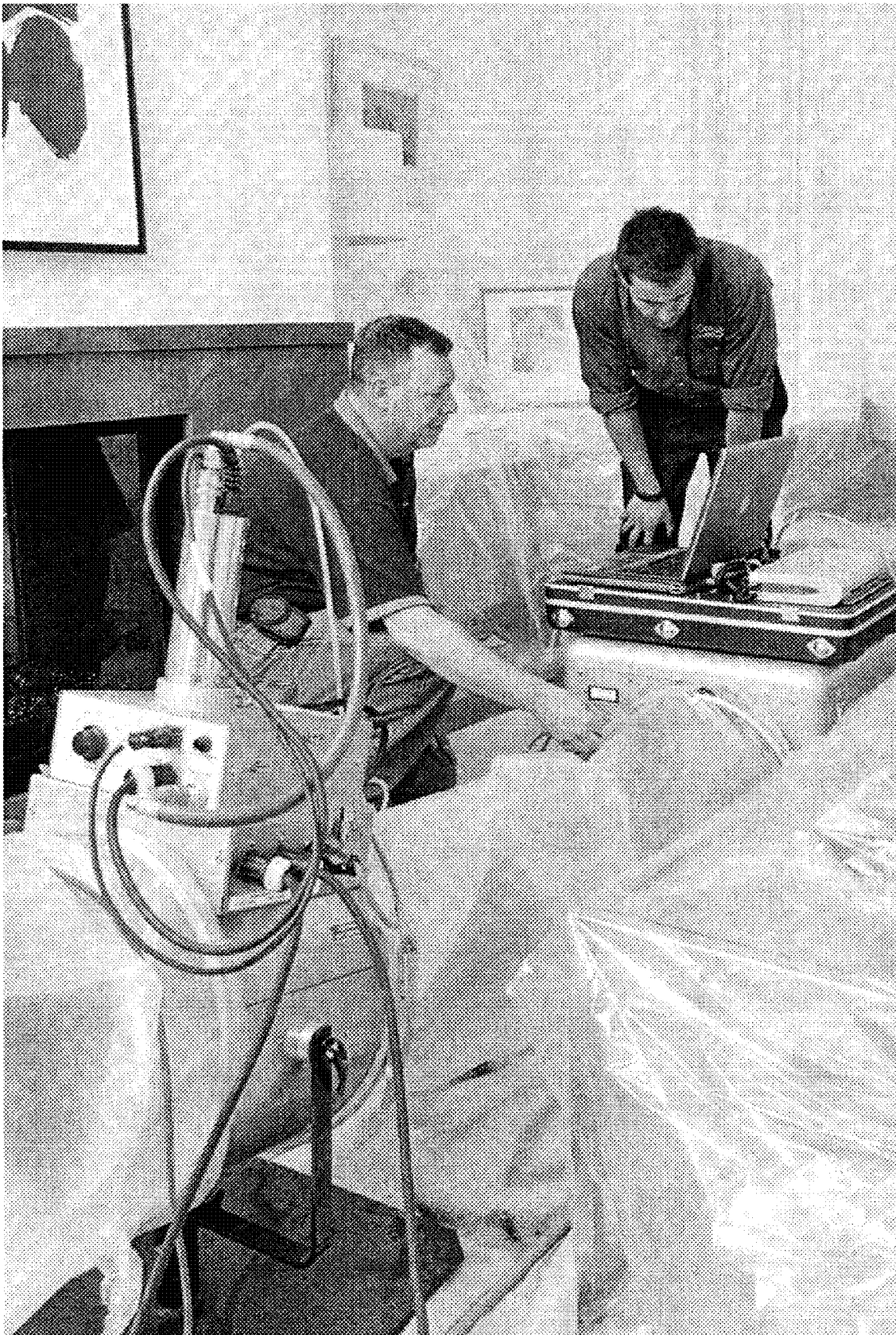
To prepare for the Aeroseal process, furniture, artwork, and other valuables in the occupied apartments were covered in plastic, and filtration fans were set up to catch any errant sealant particles, minimizing cleanup requirements. Then, the Aeroseal sealant was sprayed throughout the inside of the ductwork. The average time required to seal an apartment, including cleanup, was one day. The average results: 90 percent of duct leakage was eliminated, with air loss in the leakiest units reduced from 300 cfm to 6.5 cfm.

"Aeroseal was the only viable option," David Hart, project manager, Yorkville Construction, said. "Our only other alternative was to tear down the walls inside each apartment and seal the individual duct systems manually. From a purely monetary standpoint, this approach saved us hundreds of thousands of dollars in renovation costs."

"Even if we were able to access the ductwork to manually seal the leaks, the design of the building itself would have made the work impossible," Ken Kwasniak, service operations manager, JW Danforth, said. "The space between the duct system and the surrounding structures left no room to apply sealant on all sides of each joint. The unique supply grilles left little space to reach the leaks typically found there as well. By sealing from inside the ductwork, Aeroseal made us heroes. It allowed us to access all the leaks while

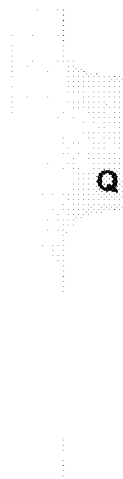
leaving the walls and all the beautiful detailing intact.”





“Aeroseal saved The MuseumHouse thousands of dollars in project costs while proving minimally disruptive to its residents,” Neal Walsh, vice president, Aeroseal LLC, said. “It allowed the building engineers to easily get the HVAC system well under legal specifications and will save the condo owners hundreds of dollars each year in utility costs.”

Source URL: <http://hvac.com/archive/duct-sealing-technology-eliminates-leaks-ultraluxurious-condominiums>



This is to certify that 40 returned to in the
office of Anna Rosenberg
secretary to me, this 07
day of November 2016

Julie
A.C. [unclear] [unclear] [unclear]

Call Us: (416) 923-2300

Yorkville Corporation

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Our Developments

Current Developments

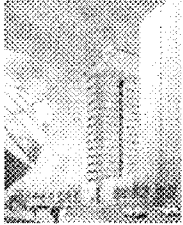
Yorkville Corporation / Our Developments

MuseumHouse

MuseumHouse: an ultra-luxury (\$1.5M to \$12.8M) 19 storey, 26 suite condominium on Toronto's Bloor Street West, directly across from the new Royal Ontario Museum Crystal entrance. Regarded as Toronto's most exclusive boutique building, with suites in the \$1,000 to \$2,250 per square foot range.

Occupancy Summer/Fall 2011

<http://www.museumhouseonbloor.com/>



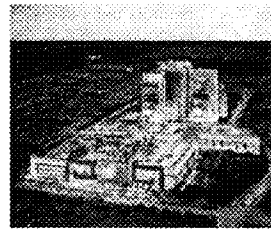
Splendid China Tower

A major condominium retail mall (500,000 square feet – 5 phases) and hotel development in Toronto at the heart of Canada's largest Asian community, and incorporated with the area's transportation hub and GO Transit station.

Phase I – Complete

Phase II – presold with construction beginning spring 2011

<http://www.splendidchinemail.com>

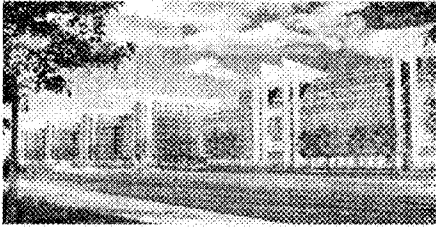


Markham Town Centre

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[Projects](#)

The Woodbine International Centre: an 800K square foot condominium complex comprising a 400 suite hotel, conference centre and spa, 300K square feet of retail and a three acre roof garden.



Yorkville Corporation



This is Exhibit "B" returned to as the
attendant of Luca Formaggio
owner before me, this 08
day of November 2016

[Handwritten Signature]

A CRIMINAL JUSTICE PIAZ TASCOS AFFIDAVIT

206 Bloor st w unit 801



206 BLOOR ST W 801
TORONTO | M5S 1T8
Search By Block | Enhanced Report | GeoWarehouse Store

ACTIVE | PIN 762540011

Land Registry Information - PIN: 762540011



Address: 206 BLOOR ST W 801
Municipality: TORONTO LRO: E0 Area: N/A
Land Registry Status: ACTIVE Registration Type: LT Perimeter: N/A
Description: UNIT 1, LEVEL 8, TORONTO STANDARD CONDOMINIUM PLAN NO. 2254 AND ITS APPURTENANT INTEREST THE NORTH LIMIT OF BLOOR STREET WEST AS CONFIRMED UNDER THE BOUNDARIES ACT BY PLAN BA-2683 AS IN CT-624306, THE NORTH LIMIT OF BLOOR STREET WEST AS CONFIRMED UNDER THE BOUNDARIES ACT BY PLAN BA-2083 AS IN CT-624306. SUBJECT TO AND TOGETHER WITH EASEMENTS AS SET OUT IN SCHEDULE A AS IN AT3088641 CITY OF TORONTO
Party To: CHE, CHI-WAN; SITU, HONG;

Condominium Information

Condominium Corporation: TORONTO STANDARD CONDOMINIUM CORPORATION NO. 2254
Common Name: N/A Suite Number: N/A
SELECTED PIN: 762540011 TYPE: SUITE LEGAL LEVEL: 8 LEGAL UNIT: 1
RELATED PINS: 762540009 OTHER 8 4
762540047 OTHER 8 12

Sales History Information

DATE: 06/06/2014 TYPE: T AMOUNT: \$1,535,278
PARTY TO: SITU, HONG; CHE, CHI-WAN;

206 bloor st w unit 1201



206 BLOOR ST W 1201
TORONTO | M5S 1T8
Search By Block | Enhanced Report | GeoWarehouse Store

ACTIVE | PIN 762540019

Land Registry Information - PIN: 762540019



Address: 206 BLOOR ST W 1201
Municipality: TORONTO LRO: SO Area: N/A
Land Registry Status: ACTIVE Registration Type: LT Perimeter: N/A
Description: UNIT 1, LEVEL 12, TORONTO STANDARD CONDOMINIUM PLAN NO. 2254 AND ITS APPURTENANT INTEREST THE NORTH LIMIT OF BLOOR STREET WEST AS CONFIRMED UNDER THE BOUNDARIES ACT BY PLAN BA-2083 AS IN CT-624306.; THE NORTH LIMIT OF BLOOR STREET WEST AS CONFIRMED UNDER THE BOUNDARIES ACT BY PLAN BA-2083 AS IN CT-624306. SUBJECT TO AND TOGETHER WITH EASEMENTS AS SET OUT IN SCHEDULE A AS IN AT3089641 CITY OF TORONTO
Party To: LOCKSHIN, ARNOLD; LOCKSHIN, NATALIA;

Condominium Information

Condominium Corporation: TORONTO STANDARD CONDOMINIUM CORPORATION NO. 2254
Common Name: N/A Suite Number: N/A
SELECTED PIN: TYPE: LEGAL LEVEL: LEGAL UNIT:
762540019 SUITE 12 1
RELATED PINS:
762540036 OTHER 8 1
762540048 OTHER 8 13

Sales History Information

DATE: TYPE: AMOUNT:
07/31/2014 T \$1,297,225
PARTY TO: LOCKSHIN, NATALIA; LOCKSHIN, ARNOLD;

206 Bloor st w unit 1401



206 BLOOR ST W 1401
TORONTO | M5G 1T8
Search By Block | Enhanced Report | GeoWarehouse Store

ACTIVE | PIN 762540021

Land Registry Information - PIN: 762540021



Address: 206 BLOOR ST W 1401
 Municipality: TORONTO LRO: EG Area: N/A
 Land Registry Status: ACTIVE Registration Type: LT Perimeter: N/A
 Description: UNIT 1, LEVEL 13, TORONTO STANDARD CONDOMINIUM PLAN NO. 2254 AND ITS APPURTENANT INTEREST THE NORTH LIMIT OF BLOOR STREET WEST AS CONFIRMED UNDER THE BOUNDARIES ACT BY PLAN B4-2083 AS IN CT-624366.; THE NORTH LIMIT OF BLOOR STREET WEST AS CONFIRMED UNDER THE BOUNDARIES ACT BY PLAN B4-2083 AS IN CT-624306. SUBJECT TO AND TOGETHER WITH EASEMENTS AS SET OUT IN SCHEDULE A AS IN AT3089641 CITY OF TORONTO
 Party To: RODRIGUES, MARY CATHERINE LYNNE;

Condominium Information

Condominium Corporation: TORONTO STANDARD CONDOMINIUM CORPORATION NO. 2254
 Common Name: N/A Suite Number: N/A
 SELECTED PIN: 762540021 TYPE: SUITE LEGAL LEVEL: 13 LEGAL UNIT: 1
 RELATED PINS:
 762540061 OTHER C 12
 762540044 OTHER B 9
 762540053 OTHER C 4

Sales History Information

DATE: 03/23/2015 TYPE: T AMOUNT: \$1,314,039
 PARTY TO: RODRIGUES, MARY CATHERINE LYNNE;

206 Bloor st w unit 901



206 BLOOR ST W 901
TORONTO (M5S 1T8)
Search By Block | Enhanced Report | GeoWarehouse Store

ACTIVE | PIN 762540013

Land Registry Information - PIN: 762540013

Print Parcel Register

Address: 206 BLOOR ST W 901
Municipality: TORONTO LEO: SQ Area: N/A
Land Registry Status: ACTIVE Registration Type: LT Perimeter: N/A
Description: UNIT 1, LEVEL B, TORONTO STANDARD CONDOMINIUM PLAN NO. 2254 AND ITS APPURTENANT INTEREST THE NORTH LIMIT OF BLOOR STREET WEST AS CONFIRMED UNDER THE BOUNDARIES ACT BY PLAN BA-2083 AS IN CT-624306., THE NORTH LIMIT OF BLOOR STREET WEST AS CONFIRMED UNDER THE BOUNDARIES ACT BY PLAN BA-2083 AS IN CT-624306. SUBJECT TO AND TOGETHER WITH EASEMENTS AS SET OUT IN SCHEDULE A AS IN AT3089541 CITY OF TORONTO
Party To: GOLDEN, BRIAN; LEE, LYDIA;

Condominium Information

Condominium Corporation: TORONTO STANDARD CONDOMINIUM CORPORATION NO. 2254
Common Name: N/A Suite Number: N/A
SELECTED PIN: TYPE: LEGAL LEVEL: LEGAL UNIT:
762540013 SUITE 9 1
RELATED PINS:
762540014 OTHER A 7

Sales History Information

DATE: TYPE: AMOUNT:
07/04/2016 T \$1,579,526
PARTY TO: LEE, LYDIA; GOLDEN, BRIAN;

This is to certify that _____ returned to in the
office of Linda Rosenberg
on or before me, this 27
day of November, 2016.

A CHIEF OF POLICE VOUCHER APPROVAL



MCAP

200 King Street West
Suite 400
Toronto, ON M5H 3T4
Tel 416 598-2665

1 800 387-4405
www.mcap.com

November 8, 2016

Re: Ontario Superior Court of Justice Court File No.: CV-16-531221

To Whom It May Concern:

This Letter is intended to provide an opinion regarding the commercial reasonability of the Rompsen mortgage placed on the property on May 15, 2014 in the amount of \$5MM bearing interest at 24% as detailed in the Statement of Claim dated September 26, 2016.

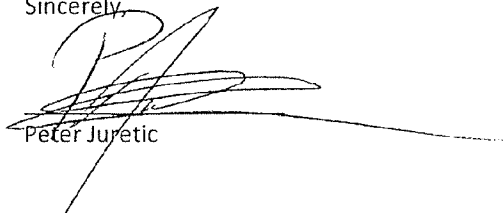
The subject \$5MM mortgage was registered in second priority position. The first mortgage at the time was held by Home Trust Company in the amount of \$4MM resulting in total debt of \$9MM. The property value as at May 2014 is assumed to be \$15.5MM. On this basis, the Rompsen mortgage represented 58% loan to value.

58% loan to value in 2014 was considered to be a conservative amount of leverage. Notwithstanding, the Rompsen loan was secured via a 2nd mortgage, the conservative leverage would suggest an interest rate ranging from 10% to 13%. Assuming additional underwriting of the subject Project resulted in a higher risk rating, the interest rate could conceivably increase to a rate of 14% - 18%. An interest rate of 24% for the Rompsen loan as detailed above is considered to be high and above a commercially reasonable range.

Regarding my qualifications on this matter, since 2005 I have been involved with originating, underwriting and structuring all forms of commercial mortgage for residential development projects, similar to the 206 Bloor Street West / Museum House project throughout the GTA with over \$3 Billion of projects financed to date.

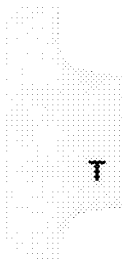
Please do not hesitate to contact me for any clarifications or with any questions.

Sincerely,



Peter Juretic

Peter Juretic
Director
MCAP Financial Corporation
Office: 416 847 3875
Mobile: 416 276 1308
Email: peter.juretic@mcap.com



This is to certify that ST returned to in the
office of Linda Thompson
on or before me, this 23
day of November 2016
Alison

Court File No.:

Cv-16-561221

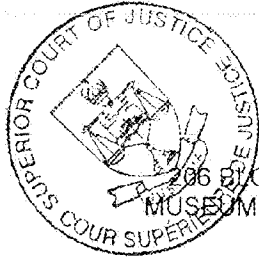
ONTARIO
SUPERIOR COURT OF JUSTICE

BETWEEN:

LINDA PARIS FAITH ROSENBERG

Plaintiff

-and-



206 BLOOR STREET WEST LIMITED carrying on business as
MUSEUMHOUSE and ROMSPEN INVESTMENT CORPORATION

Defendants

STATEMENT OF CLAIM

TO THE DEFENDANTS:

A LEGAL PROCEEDING HAS BEEN COMMENCED AGAINST YOU by the plaintiff. The claim made against you is set out in the following pages.

IF YOU WISH TO DEFEND THIS PROCEEDING, you or an Ontario lawyer acting for you must prepare a statement of defence in Form 18A prescribed by the Rules of Civil Procedure, serve it on the plaintiff's lawyer or, where the plaintiff does not have a lawyer, serve it on the plaintiff, and file it, with proof of service, in this court office, WITHIN TWENTY DAYS after this statement of claim is served on you, if you are served in Ontario.

If you are served in another province or territory of Canada or in the United States of America, the period for serving and filing your statement of defence is forty days. If you are served outside Canada and the United States of America, the period is sixty days.

Instead of serving and filing a statement of defence, you may serve and file a notice of intent to defend in Form 18B prescribed by the Rules of Civil Procedure. This will entitle you to ten more days within which to serve and file your statement of defence.

IF YOU FAIL TO DEFEND THIS PROCEEDING, JUDGMENT MAY BE GIVEN AGAINST YOU IN YOUR ABSENCE AND WITHOUT FURTHER NOTICE TO YOU. IF YOU WISH TO DEFEND THIS PROCEEDING BUT ARE UNABLE TO PAY LEGAL FEES, LEGAL AID MAY BE AVAILABLE TO YOU BY CONTACTING A LOCAL LEGAL AID OFFICE.

TAKE NOTICE: THIS ACTION WILL AUTOMATICALLY BE DISMISSED if it has not been set down for trial or terminated by any means within five years after the action is commenced unless otherwise ordered by the court.

Date

Sept. 26, 2016

Issued by

[Signature]
Local registrar

Address of court office Ontario Superior Court of Justice
393 University Avenue, 10th Fl
Toronto, Ontario
M5G 1E6

TO: 206 BLOOR STREET WEST LIMITED o/a MUSEUMHOUSE
206 Bloor Street West
Toronto, Ontario
M5S 1T8

AND TO: ROMSPEN INVESTMENT CORPORATION
300 – 162 Cumberland Street
Toronto, Ontario
M5R 3N5

CLAIM

1. The Plaintiff claims as follows as against the Defendants:

- (a) A declaration that a fraudulent mortgage was placed on the property listed municipally as 206 Bloor Street West, Toronto, Ontario, M5S 1T8, (the "property") by Romspen Mortgage Investment Corporation, pursuant to S. 2 of the *Fraudulent Conveyances Act* or alternatively, the *Assignment and Preferences Act*;
- (b) Damages in the sum of \$300,000;
- (c) A declaration that funds being held to the credit of the action bearing court file number CV-12-469391 be returned to the Plaintiff Linda Paris Faith Rosenberg;
- (d) An Order that this action be consolidated with the action bearing court file number CV-12-469391 pursuant to Rule 6.01 of the *Rules of Civil Procedure*;
- (e) Costs of this action on a substantial indemnity basis inclusive of HST where applicable; and
- (f) Such further and other relief as this Honourable Court may deem just.

2. The Plaintiff Linda Paris Faith Rosenberg is an individual currently residing in Toronto, in the Province of Ontario. She purchased unit 901 at 206 Bloor Street West, Toronto, Ontario ("the unit") on August 16, 2010.

3. The Defendant 206 Bloor Street West Limited ("206") is a corporation incorporated pursuant to the laws of the Province of Ontario. At all material times, 206 was the developer and/or owner of the condominium building located at 206 Bloor Street West, Toronto, Ontario.

4. The Defendant Romspen Investment Corporation ("Romspen") is a corporation incorporated pursuant to the laws of the Province of Ontario. Romspen holds a mortgage over the unsold units of 206. The only remaining unsold unit is the penthouse.

5. The Plaintiff purchased unit 901 at 206. Her agreement of purchase and sale and partial upgrade agreement ("the agreements") guaranteed that certain work would be done to the unit, including certain fixtures to be installed, etc. At the time the agreements were signed, 206 was aware that they would not be able to provide the unit to the Plaintiff as guaranteed by the agreements. Subsequently, 206 requested more than \$300,000 from the Plaintiff for upgrades

that were unclear and or already included in the agreements and that they knew they could not provide. The agreements were terminated but 206 did not return the Plaintiff's deposit.

6. This dispute resulted in an action bearing Court File No. CV-12-469391, the Statement of Claim for which was issued on December 6, 2012.
7. The Plaintiff states that the subject matter of the action primarily concerned the Plaintiff's right to the return of the deposit monies.
8. The action was heard in front of the Honourable Justice Myers in the summer and fall of 2015.
9. In his reasons of the decision released on January 4, 2016, the Honourable Justice Myers awarded the Plaintiff summary judgment and the return of her deposit of \$514,750 plus interest. On February 12, 2016 he awarded a further \$9,000 and costs in the amount of \$225,000.
10. 206 signed an Agreement of Purchase and Sale on January 5, 2016, the day after the release of the decision of the Honourable Justice Myers, to sell the unit on June 30, 2016.
11. After the decision of the Honourable Justice Myers was released, the Plaintiff and 206 were unable to agree on terms of the Judgment and the Judgment was not issued.
12. As a result of the Judgment not being issued, the Plaintiff placed a caution on 206 Bloor West Limited on May 12, 2016. The caution was removed on or about June 30, 2016 and the unit was sold on the same day.
13. The mortgages on the property include a United Overseas Bank Limited mortgage which was taken out on January 17, 2013 and discharged on March 11, 2014. The mortgage was for \$10 million bearing interest at the Lender's Prime Rate plus 1.25%. A mortgage with Home Trust Company was taken out on February 28, 2014 and discharged on April 8, 2015. The mortgage was for \$4 million bearing interest at a rate of 5.99% per annum. The mortgage with Rompsen was taken out on May 15, 2014. It is for \$5 million bearing interest at 24%.
14. Several of the Directors of Rompsen and 206 are the same, including but not limited to Sheldon Esbin, Arthur Resnick and Wesley Roitman, resulting in a close relationship between the companies.

15. When the Romspen mortgage was issued to 206, it was done in the face of threatened legal proceedings as 206 had notice of the Plaintiff's claim prior to the mortgage being registered.

16. The Romspen mortgage is on title to create artificial protection for the developer, as it was put on title with the intent to protect against unsecured creditors.

17. The Plaintiff states, and the fact is, that 206 gave a mortgage interest to Romspen with the intent to defeat creditors such as the Plaintiff. The Plaintiff alleges the giving of the mortgage was a conveyance as that term is defined in the *Fraudulent Conveyances Act*, and the *Assignment and Preferences Act*, cited below.

18. The Plaintiff pleads and relies on section 5 of the *Limitations Act, 2002*.

19. The Plaintiff pleads and relies on the provisions of the following:

- (a) *Assignments and Preferences Act*, R.S.O. 1990, c. A.33
- (b) *Fraudulent Conveyances Act*, R.S.O. 1990, C.F.29
- (c) *Courts of Justice Act*, R.S.O. 1990, c.C.43, section 103
- (d) *Rules of Civil Procedure*, R.R.O. 1990, Regulation 194; Rule 42
- (e) *Limitations Act, 2002*, S.O. 2002, c. 24, Schedule B, section 5.

20. The Plaintiff proposes this matter be tried in the City of Toronto.

Sep 26th, 2016

ARONOVITCH MACAULAY ROLLO LLP
Barristers and Solicitors
300 – 145 Wellington Street West
Toronto, Ontario
M5J 1H8

R. Donald Rollo
LSUC No. 27075G
Tel: (416) 369-9393
Fax: (416) 369-0665

Lawyers for the Plaintiff

ROSENBERG
Plaintiff vs. 206 Bloor Street West Limited et al.
Defendants

Court File No:
(v-16-561221)

ONTARIO
SUPERIOR COURT OF JUSTICE
Proceeding commenced at Toronto

STATEMENT OF CLAIM

AMR LLP
Barristers and Solicitors
300 – 145 Wellington Street West
Toronto, ON M5J 1H8

R. Donald Rollo
LSUC#: 27075G
Tel: (416) 369-9393
Fax: (416) 369-0665

Lawyers for the Plaintiff

ROMSPEN INVESTMENT CORP.
Applicant

-and-

206 BLOOR STREET WEST LTD
Respondent

Court File No. CV-16-11529-00CL

**ONTARIO
SUPERIOR COURT OF JUSTICE**

**PROCEEDING COMMENCED AT
TORONTO
(COMMERCIAL LIST)**

MOTION RECORD

AMR LLP
Barristers & Solicitors
300 - 145 Wellington Street West
Toronto, ON M5J 1H8

R. Donald Rollo
LSUC# 27075G
Tel: (416) 369-9393 Ext. 291
Fax: (416) 369-0665

Lawyers for the Responding Party, Linda Rosenberg